

**CITY OF KENMORE**  
Community Development

# Middle Housing Findings

September 25, 2023



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# Overview

- Review Recent State Legislation for Accessory Dwelling Units (ADUs) and Middle Housing
- ADU & Middle Housing Implementation Considerations
- Public Outreach Findings (Community Event, Small Groups, Survey)
- Community Based Organization Outreach Findings
- Racial Equity Analysis Findings
- Next Steps

# New State Law HB 1337

## Accessory Dwelling Units (ADUs) - Includes the following:

- Must allow two ADUs on all single-family lots but may restrict ADUs on lots that contain critical areas
- Prohibits owner occupancy requirements
- Must allow an ADU on any lot that meets minimum lot size
- Legalizes the sale of ADU's as condominiums and must allow separate sale of units
- Lots < 6,000 sq.ft. 1 parking space. >6,000 sq.ft. 2 spaces. Within ½ mile of a major transit stop, 0 spaces

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**ADUS (ACCESSORY DWELLING UNITS)**

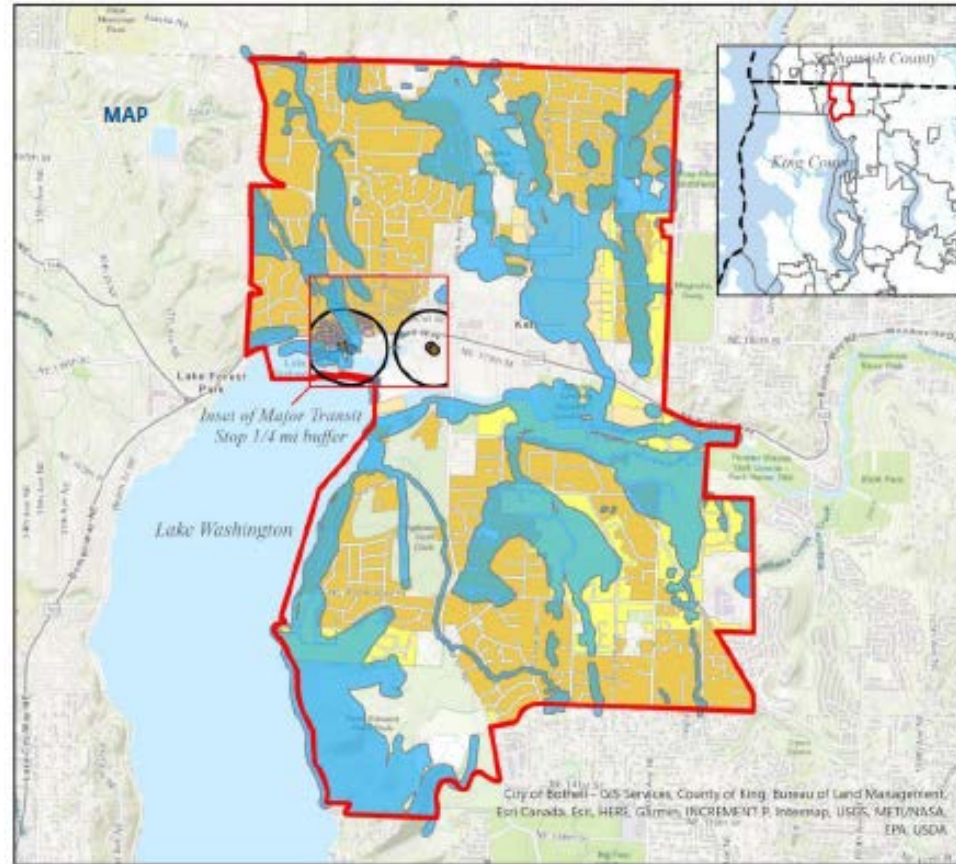


**DADUS (DETACHED ACCESSORY DWELLING UNITS)**

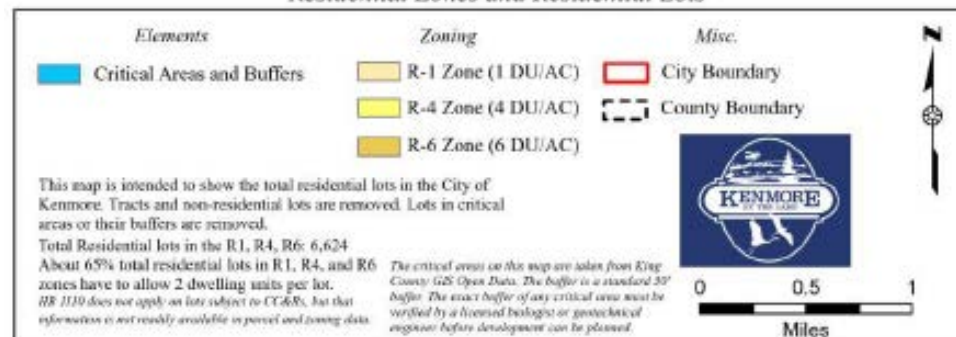


# Location of ADUs

- R1, R-4, R-6 Zones
- Lots outside of critical areas and assumed 50' buffer
- Lots which meet or exceed minimum lot size of the zone



**City of Kenmore**  
Residential Zones and Residential Lots



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# Implementation Considerations

- Whether to change setbacks for ADUs to encourage detached ADUs
- Whether to consider additional reforms like a permit-ready ADU program to make permitting and design easier for homeowners
- Whether the City should encourage different combinations of two ADUs in different areas e.g. lots with critical areas
- How to assign housing capacity to ADUs based on implementation of this law

**ADUS (ACCESSORY DWELLING UNITS)**



**DADUS (DETACHED ACCESSORY DWELLING UNITS)**



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# New State Law HB 1110

## Middle Housing - Includes the following:

A city with a population less than 25,000 must allow at least\*:

- two units per lot

## HI 1110 – Middle Housing

A city with a population of at least 25,000 but less than 75,000 must allow at least\*:

- two units per lot;
- four units per lot within 0.25 miles walking distance of a major transit stop; and
- four units per lot if at least one unit is affordable housing

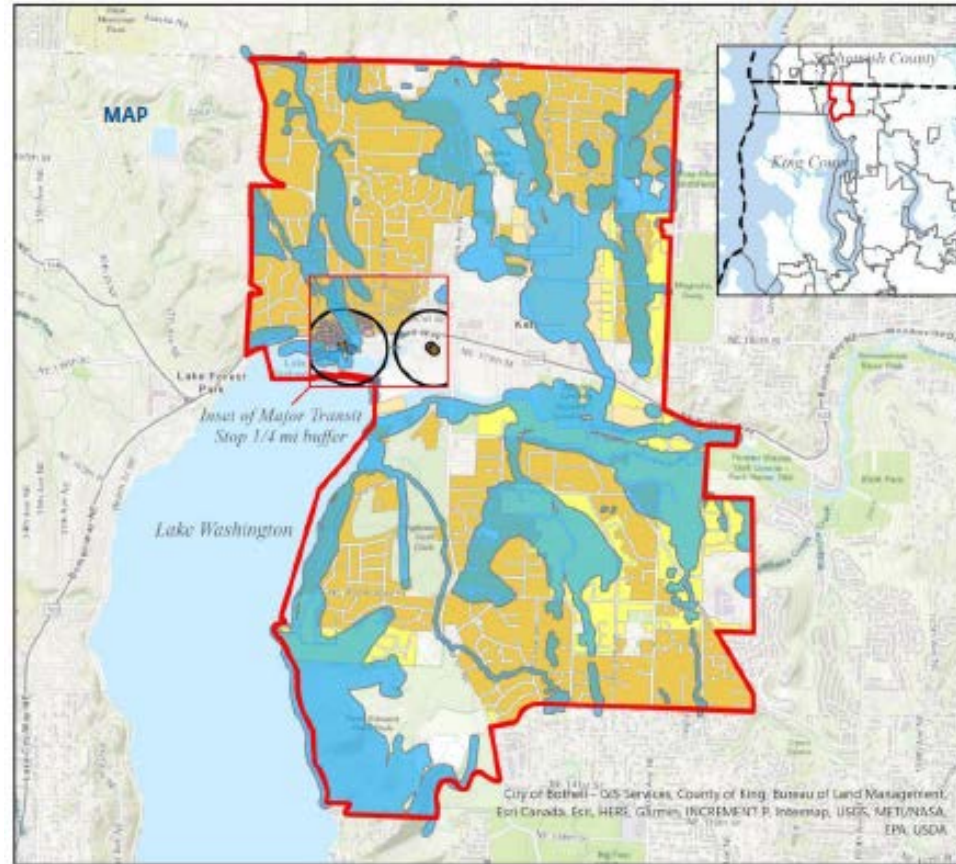
\*not applicable to lots with critical areas and buffers

COTTAGE HOUSING

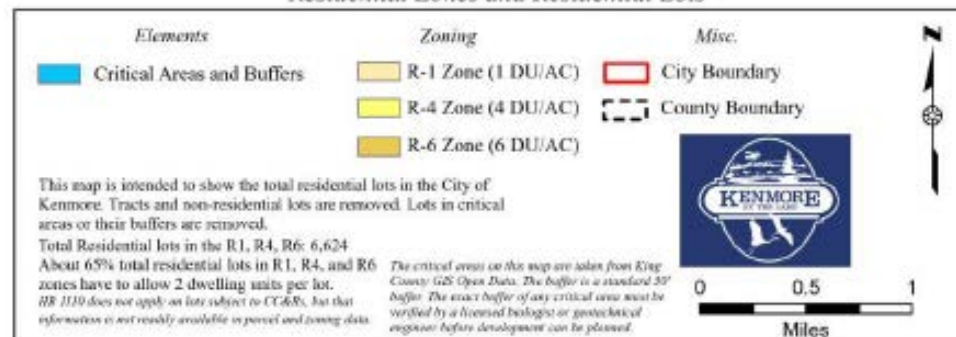


# Location of Residential Zones & Lots

- R1, R-4, R-6 Zones
- Lots outside of critical areas and buffers
- Lots which meet or exceed minimum lot size
- Lots within ¼ mile of major transit stop



**City of Kenmore**  
Residential Zones and Residential Lots



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# Implementation Considerations

- The 2022 Kenmore population was 24,090. The city must weigh what to implement now and what can wait until the City crosses the 25,000-person threshold
- Whether the City should consider the alternative implementation process to implement the density requirements on 75 percent of single-family lots
- For areas within cities where 2 units per lot are required, six of the nine middle housing types must be allowed (does not include ADUs)

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COTTAGE HOUSING





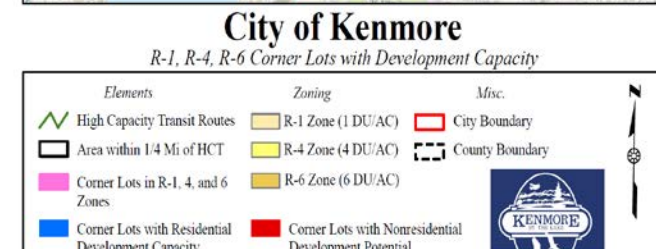
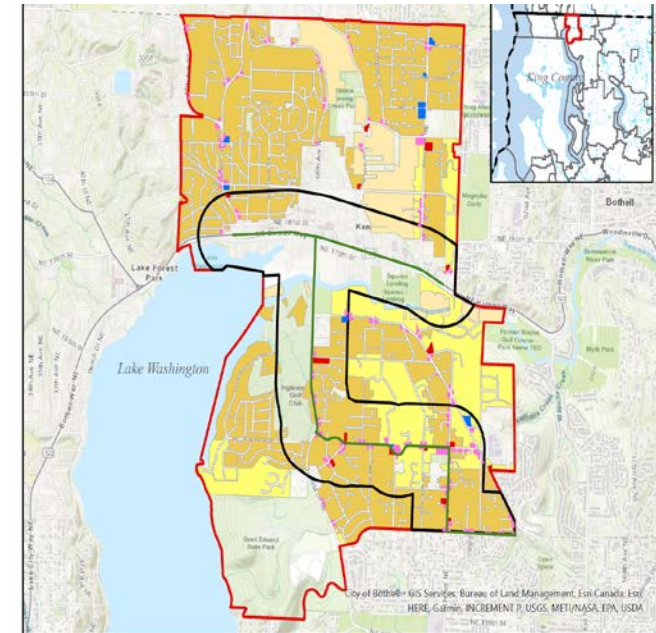
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# Neighborhood Commercial Analysis

- Preliminary analysis and areas for potential small-scale commercial development that could support middle housing
- Reviewed code examples from other jurisdictions

## Criteria:

- Areas within ¼ mile transit routes
- Corner lots in R1, R4, R6 zones
- Corner lots with residential capacity
- Corner lots with neighborhood development capacity



# Public Engagement: Framing the Future of Housing

June 3, 2023 community event at the downtown plaza. 50+ attendees.

- Activities: Draw your place; Dots for dwelling types; mapping housing locations; comment cards.
- Comment pros: middle housing a step in the right direction. Support for duplexes and cottage housing.
- Community cons: worries about maintaining green space, increased traffic and impact to neighborhood tranquility

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# Public Engagement: Small Groups

Five virtual small group meetings. 53 registrants and 35 participants.

- Goals: Engagement; Grow positive relationships; Continue dialogue about middle housing
- Overall support for including more middle housing choices in Kenmore
- Participants did raise concerns regarding green space, supportive infrastructure, housing affordability, neighborhood character

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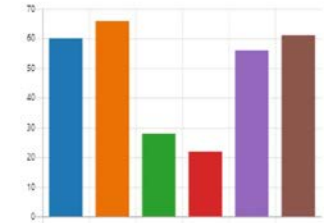


# Public Engagement: Survey Results

- 181 responses (166 Kenmore residents):
- 84% own, 9% rent, 7% different living situation
- 45% don't believe there's enough affordable housing
- 75% of renters believe not enough; 42% owners
- 75% support some level of middle housing; 21% do not
- 36% think all residential zones should allow middle housing; 38% near transit; 6% only some zones; 13% none

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What sorts of middle housing should Kenmore consider allowing in residential neighborhoods? Check all that apply.



5. Which areas in Kenmore do you think would be suitable for middle housing? Choose all that apply.



# Community Based Organization Outreach – Eastside for All

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Eastside for All worked with community-based organizations in five cities (Kenmore, Bothell, Bellevue, Redmond and Newcastle) who engaged with 650+ households from a wide range of ethnic and social communities

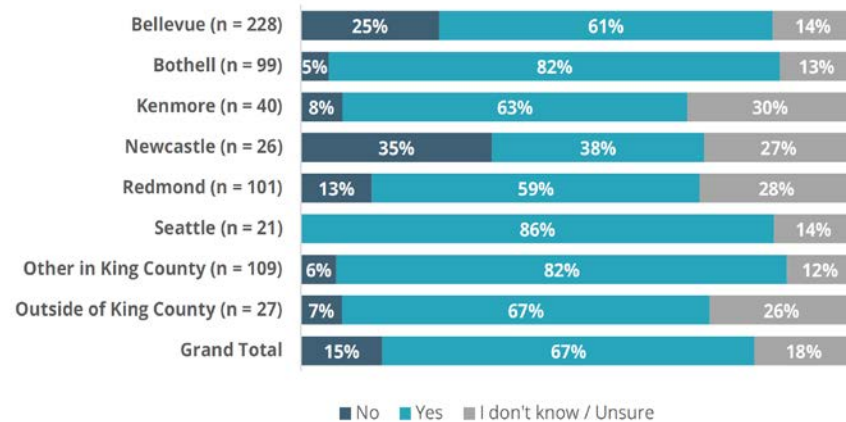


# Community Based Organization Outreach by Eastside for All

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**Exhibit 13. Support for Middle Housing by City of Residence**

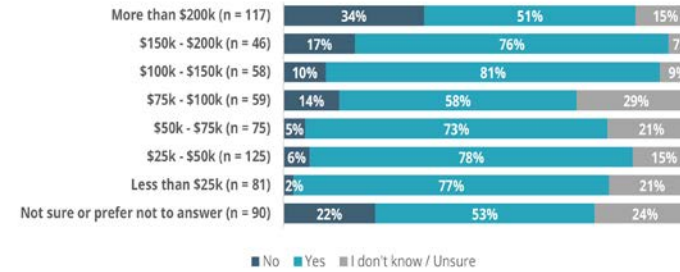
Q: "Do you support having Middle Housing options in your city even if you may not be able to afford it?"



Note: 651 respondents. "n" refers to the number of people who responded in the category shown to the left, for example, 228 Bothell residents.  
Source: Eastside For All, 2023.

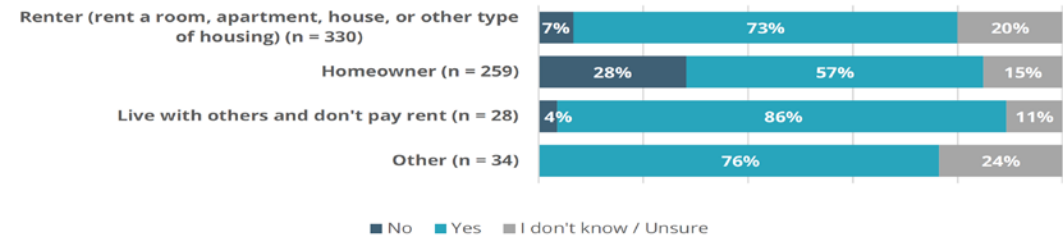
**Exhibit 15. Support for Middle Housing by Income Level**

Q: "Do you support having Middle Housing options in your city even if you may not be able to afford it?"



Note: 651 Respondents  
Source: Eastside For All, 2023.

**Exhibit 16. Support for Middle Housing by Current Housing Situation**



Note: 651 Respondents  
Source: Eastside For All, 2023.

There was broad support for middle housing across self-identified racial categories, although the limited number of respondents of some ethnicities and races make this data less reliable. More detail is available in Appendix

# Racial Equity Analysis

- Create a wider historical context
- Understand the risks associated with displacement
- Prioritize investing in people and places that need stabilizing
- Establish an equitable and regional approach to population growth and housing
- Consider public health equity with displacement risks
- Deepen equity considerations within community engagement

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# Next Steps

- September 2023 apply for Commerce grant (if authorized by Council) to assist with development of missing middle housing regulations consistent with state law
- January 2024 staff brings forward recommendations for the 2024 docket work program for Council approval including:
  - Amendments to the land use and housing elements of the Comprehensive plan consistent with state law
  - Developing implementing zoning regulations for missing middle housing and ADUs consistent with state law
- January-November 2024: Planning Commission review/recommendation and Council review/ordinance adoption