

# Mukilteo Housing Action Plan

## Community Meeting #1 Summary

November 5<sup>th</sup>, 2020 | 7:00 – 9:20 pm | Recording from Facebook Live

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### 1 Introductions & Welcome (Meeting minute 0:00)

Lauren Balisky, City of Mukilteo Planning Manager, welcomed everyone to the meeting. Lauren introduced other present staff members and the consulting team and provided an overview of the evening's program. She said that the purpose of the community meeting is to review the available data in order to better understand who currently lives and works in Mukilteo and what the existing housing needs may be. The first two parts of the evening will be presentations and the second hour will focus on hearing participant feedback on the community's housing needs.

Lauren addressed concerns about the Housing Action Plan (HAP) and planning process (meeting minute 3:04). These concerns include the concern that the HAP intends to rezone the City into high-density housing or to develop low-income housing. She clarified that the HAP is neither of these things. It cannot and will not approve any rezoning in the City or approve any low-income housing.

Lauren addressed the concern that there is a pre-determined outcome to the HAP. She affirmed that community input is extremely important to helping the City understand how the community wants to move forward and for ensuring the recommendations presented to City Council reflect community values.

Lastly, Lauren addressed concerns around how COVID-19 and recent announcements by Boeing impact the data and HAP recommendations. She explained that the impacts of these events are not clear, and that the draft Housing Needs Assessment (HNA) will be updated as new data becomes available.

Lauren explained that the meeting will be recorded and provided guidance for participating via Zoom or by phone.

### 2 Growth Planning Context and Role of the Housing Action Plan (Meeting minute 07:00)

Dawn Couch, BERK Consulting, provided some background and context on the Housing Action Plan (HAP) and



why the City chose to pursue it. She explained that growth planning is set out by state law through the Growth Management Act. Information on the Growth Management Act is available on the [City's HAP FAQ Webpage](#). She also gave a more comprehensive overview of growth planning in Washington at the last SAG meeting, a recording of which is available on the [City's HAP Project Library website](#).

Dawn reiterated that while the HAP will make recommendations to the City to consider as it undergoes its long-range planning process, any new policies or regulatory changes will have their own public process. The HAP is due back to the State in Spring 2021, before the City will begin its next major comprehensive plan update due in 2024.

Dawn reviewed the HAP planning process, describing the work that has been completed to date. The first Community Meeting will focus on the HNA findings. The next Community Meeting (January 2021) will consider options for the community to consider. After the strategies are developed and vetted, the consulting team will make recommendations to the Planning Commission. The Planning Commission will make a formal recommendation to the City Council. These are both public hearings, at which public input is welcome.

A participant asked about the cost of the project to the taxpayers. Dawn explained that the grant is a one-time opportunity, funded by the state legislature in 2019. She clarified that the grant supports the research activities of the HAP planning process. The City would have to do its long-range planning activities regardless of whether it participated in the HAP grant. The City does consider any fiscal impacts to policy changes it makes, as it always does whenever they make a change to long-range plans, which will happen in 2021 through 2024.

A participant asked what the HAP does and if there is still a planning process beyond that. Dawn explained the grant gave the City some resources to conduct additional background research, fund additional community outreach activities, and provide some additional land use planning expertise for the City to draw on as it considers its options for addressing housing needs in the future. It also gets the conversation around housing started earlier.

A caller commented that at the City Council meeting there was a petition presented with 441 signatures against this process and asked why the City did not put this off for a while given the challenges with COVID-19? Dawn noted that the grant was a one-time opportunity. The recording of the Council's discussion of whether to pursue the grant is available on the [City's website](#).

A participant asked why Mukilteo must do a HAP. Dawn clarified that the question is more about why the City must do long-range planning. Cities are required to plan for growth by state law, even when cities are not expecting much growth to occur.

A participant asked how the study determines housing needs, given that many people may have different ideas on housing needs. Dawn clarified that the study uses a couple of approaches, including a review of available data to tease out patterns in needs. Community input is very important to building a strong understanding of existing community needs.

A participant shared that they had submitted a comment about the restrictive code on ADUs and asked when that would be considered in the process. Dawn clarified that the consulting team is still conducting that analysis. Lauren recommended that anyone with a suggestion submit a comment to the city's HAP page. This will allow the city to follow up with the commenter.



A participant asked about whether the data is already outdated given the loss of jobs at Boeing and urban flight from Seattle. Dawn explained that the change in jobs at Boeing is not expected to have a significant region-wide impact, though it may feel more significant given Mukilteo's proximity to Boeing jobs in Everett. We don't expect the Boeing change to have as big of an impact as it may have a few decades ago. When thinking about housing, what would really change demand is if the regional economy were weak relative to other job centers in the country, which would trigger migration. Because COVID-19 is impacting everyone similarly, we don't expect to see big migration shifts so currently there is nothing to suggest that regional growth will be much different from its current trajectory. Dawn noted that housing prices are a topic in the next part of the presentation.

A participant asked why the draft HAP doesn't give greater consideration of housing availability in surrounding cities. If they have surpluses, how is making surpluses in Mukilteo useful? Dawn clarified that the analysis focuses on who lives in Mukilteo and what housing is available. In terms of the capacity that may or may not be in other cities, the market does do some of the work of sorting that out, but the City is required to ensure the underlying land-use policies allow for enough capacity to meet its planning targets. If there is indeed a surplus elsewhere, it is unlikely that the market will deliver new housing when there is a surplus.

A caller asked when the last time Mukilteo went through a long-range planning process. Dawn clarified that the last major update of the Comprehensive Plan was in 2015. Lauren clarified that the last Housing Needs Assessment was conducted by Snohomish County in 2014. There is a link to that report on the [HAP webpage](#). Snohomish County is now updating that analysis.

The caller asked if you didn't add any new housing, there wouldn't be growth. Is that right? Dawn explained that the purpose of long-range planning isn't to assume that growth is happening, it is to plan for growth that is forecasted. It is to make sure the rules and regulations in the City could accommodate growth should someone want to build it.

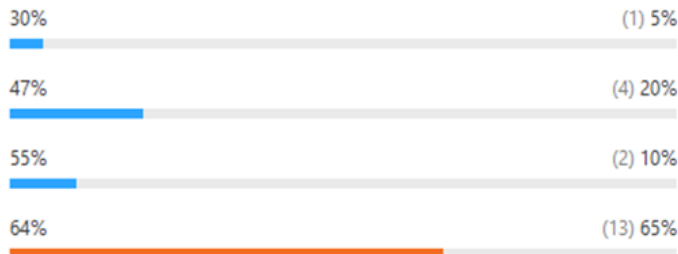
### 3 Review of draft Housing Needs Assessment

(Meeting minute 37:00)

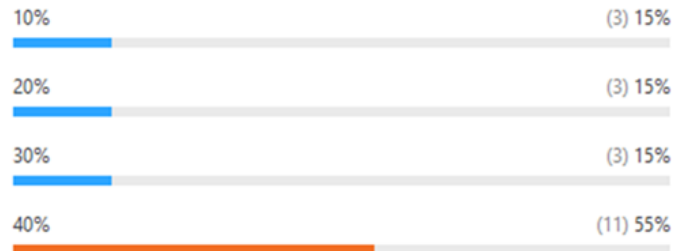
Kristin Maidt, BERK Consulting, shared that the full draft of the Housing Needs Assessment is available on the website. To start her presentation, Kristin conducted a quick poll of five questions.



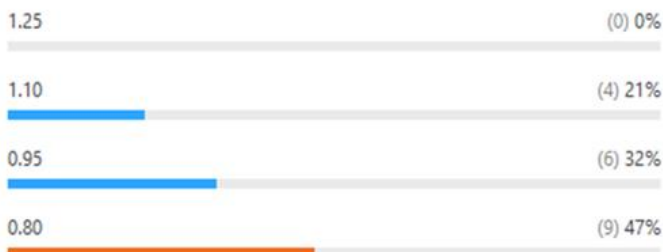
1. Since 2010, median household income in the region has increased by 32%. During that same time, how much did the median house price in Mukilteo increase?



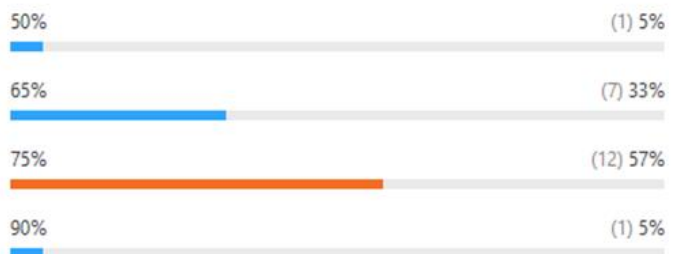
1. A major factor of housing need in a community is the number of households that spend a large portion of their income on housing. What percent of Mukilteo residents pay more than 30% of their total household income on housing (including utilities)?



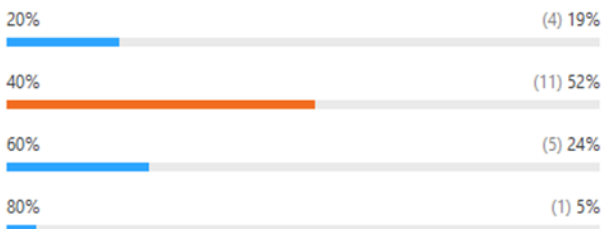
1. Ideally, the ratio of jobs to housing is at one (1) or below. In 2010, the jobs-to-housing ratio in Mukilteo was 1.01, meaning there were enough housing units to accommodate workers. What was the ratio in Mukilteo in 2019?



1. What proportion of housing units are single-family in Mukilteo?



1. What percentage of households in Mukilteo are made up of only one (1) or two (2) occupants?



Kristin presented an overview of key findings from the draft Housing Needs Assessment (presentation starts at meeting minute 46:02). The presentation reviewed population growth, demographic characteristics, job growth, market trends, housing supply, housing cost burden, and housing gaps and needs.



A caller commented that the central planning form of government failed and that in America we have a free-market economy. Why not leave housing to the free market economy? Our economy is the model for the world. The caller commented that the presentation sounds like Soviet Union central planning and drives him up the wall. He asked why do you think this is good for America? Dawn offered a response to part of the question, she noted that there have been similar comments from other community members that housing is driven by supply and demand, that it should be left up to the free market. She explained that the quality of a community is because of the land use planning. It is the existing land use regulations that limit what can be built where and makes Mukilteo the community that people value today. If it were left up to supply and demand, the regional growth and demand for housing would result in a lot more housing in Mukilteo and it would not be the community it is today. The community planning process allows the community to decide how it wants to handle growth. The market is there, but there is a lot of benefit to the community and quality of life that the land use regulations protect.

Lauren reminded everyone that there will be responses to all the questions posted in the chat to the project website.

## 4 Discussion (Meeting minute 1:20:00)

Marcia Wagoner, BERK Consulting, introduced the first discussion question: **What information surprised you?**

A caller noted that the Mayor and the Councilmembers previously said that they were going to be honest brokers of information and they didn't have any preconceived ideas. But the analysis seemed to suggest a bias toward adding more units and more affordable housing units. He asked if this interpretation was accurate? Dawn clarified that the City has an obligation under state law to plan for growth and also to ensure the planning rules allow for a variety of housing types to meet the need for housing across income groups.

Dawn noted that a chat commenter was surprised more people commute into Mukilteo for work than commute out of it.

A commenter was surprised that there was so much traffic congestion and parking constraints when the community is relatively low-density. By the numbers and data 65% of households have only 1 or 2 people. She commented that nobody wants more density, it's not that kind of community.

There were no further comments about what ways people were surprised by the data.

Marcia introduced the second discussion question: **In what ways do the findings reflect your experience?**

A participant said that findings reflect his family's experience in Mukilteo. Had they not bought their home in 2015, they would not be able to afford a house now even though both he and his wife have master's degrees and well-paying jobs.

Marcia introduced to the third discussion question: **What housing needs would you prioritize in Mukilteo and why?**



A participant said that she put several of her comments in the chat. One thing she did not see in the draft is that Mukilteo is a geographically long community and the topography is very hilly. That should be addressed because it is a unique factor of the community. We have a lot of view property. She questions the finding that the city needs a greater variety of housing. The city has duplex and triplex housing and that housing continues to sell well and quickly, which suggest the pricing is appropriate. The community has turned over in her neighborhood a couple of ways since people's kids grow up and move away. She shared that many people choose to stay in the home they have had for years, that is why we have such a large elderly community. She says the report has some opinions about how people should live, and we choose to not live that way. People can move here if they can afford it, if they can't, they can live in Everett or elsewhere. She reaffirmed that she thought there was a lot of personal choices that are not considered in the report.

A caller who has lived in Mukilteo since 1969 shared that one explanation for why so many people commute to work in Mukilteo is that the City encouraged businesses to come in a number of years ago to diversify its income. Unfortunately, a lot of the business that came are wholesale and processing businesses that don't collect sales tax. They moved their businesses here because it was cheaper than where they were. They bring a lot of their low-wage workers here for work with no intent for those people to live here. He commented that most of us who live here do so because we like the environment of not so crowded living. We're concerned that a greater concentration of people would reduce the value of homes and reduce property tax revenues for the City and the school district to fund their services. Dawn clarified that it was not true that keeping housing density low keeps housing values high and property taxes high. Increasing the land-use density in fact increases tax revenue because it increases property values. The caller clarified that he was concerned about impacts to adjacent properties. Dawn noted that the City's long-range plan works to limit the impacts of non-residential uses to adjacent residential uses, that has been an articulated value of the community for some time.

The caller said that he thought most residents would not want to have more density. He thinks the people who live here can afford to do so, maybe because they bought their home a while ago. He feels that businesses are not paying their full share of city services.

A commenter suggested that Accessory Dwelling Units (ADUs) should be a priority consideration. The regulations are too burdensome and prevent the housing form from being built.

Another commenter noted fees associated that lot subdivisions are cost prohibitive.

Marcia provided an overview of next steps [meeting minute 1:42:30]. The next meeting will focus on policy options and review. The City will continue to take community input and comments on the city's website.

A commenter shared that an ADU was started on Prospect Avenue. He feels that ADUs tend to be in everyone else's face, they tend to be in the face of the neighbors. He doesn't want any ADUs in his neighborhood. They are unsightly and he doesn't want them. He reaffirmed that he is against ADUs.

Dawn explained what an ADU was.

Dawn and Marcia invited the participants to ask any questions they have, even if they already posted to the chat.





A participant shared that she doesn't want density. To her, density means putting in more housing. She wants no high-level housing, no multi-story housing, and no trying to fit smaller units on existing property. She shared that she lives in Harbour Pointe and traffic is already backed up. She moved here because she likes the suburban feel and when you add more units it makes it urban.

A commenter from the HAP study group (Stakeholder Advisory Group) pointed out that in the next 15 years only between 400 – 600 people are expected. He stated that all of the talk about density, and the flood of people that are not like us, is irrelevant because nothing in the planning process suggests that it will increase the number of people moving here. Dawn confirmed that the commenter was correct, under the last planning target Mukilteo would only have to plan for an additional 400 people. She clarified that the planning targets will be updated in the next couple of years, but those planning target will take into consideration the capacity issues in Mukilteo.

A chat commenter asked whether we are already running out of land. Dawn explained that Snohomish County is currently conducting a buildable lands analysis that examines where there is available land, we know that it is limited in Mukilteo. They will also look at where the land is underdeveloped, meaning there is development capacity that is not used. They will also look at where there are areas suitable for redevelopment.

A caller commented that he is totally against any more growth. The City has grown immensely. He disagrees that growth is not going to happen and says that agreements in the past regarding Paine Field weren't kept. He does not want any more people.

A commenter shared that one problem he has with the HNA is that there is no detail about what will be built and where. If the City says we are going to build 10 or so townhouses and five (5) cottages in the next 15 years, there will be one reaction. If the City says we are going to build a multi-unit apartment building with a lot of Section 8 people, and a halfway house next to a school where recovering drug addicts will live, there will be a different reaction. He is encouraging our representative leaders to clarify to the people what will be built and where so that the community can make a decision as opposed to some ephemeral statistics.

A commenter said that she has trouble looking at all the demographic figures and understanding how the analysts get to the needs and units. How are we considering how our demographics are changing? How is our existing housing going to accommodate those changes? A lot of older residents will eventually die, and their houses will get sold, and new families moving in may have 4 or more people and take care of the 400 more people that are going to move to Mukilteo with no additional housing. She said that in looking at the study there seems to be a lot missing in how they get to their projections. She also noted that we're also looking at a lot of factors that are changing, we're in a unique situation with the economy, interest rates, and employment shifting in Everett, a lot of factors are going to change and decisions will have been made on bad data. She is very concerned about that, that the City is going to make decisions that are going to impact the whole community. People made the decision to live in Mukilteo because the way Mukilteo is, then you need to make those decisions based on good data on and make those extrapolations that are well thought out.

Dawn clarified that the metrics, approaches, and the data that are in the report is the best available data and follows the state guidance on the housing variables to use when doing an HNA. In fact, some of the analysis is required by the grant. In addition, state law gives guidance on how to think about housing needs. HUD publishes



special data tabulations so that we can do that analysis responsibly, with a known margin of error, in a way that is specific to the community being analyzed.

The commenter said that the report needs to do better in clarifying how all the conclusions were made. Dawn invited the commenter to give some detailed feedback on where it seems the analysis is making a leap in the conclusions so that the report can be improved for readability and clarify how the analysis arrives at the conclusions.

Dawn reviewed how the report concludes a housing need for smaller units suitable for aging in place. A participant questioned whether it was the obligation of the community to ensure that every housing option is available to community members.

The commenter noted that the report said as many as 3,000 people will need to downsize over the next 15 years but we're not considering building housing for 3,000 people. That would be ridiculous. Mukilteo has some apartment housing for people if they do not want to deal with maintenance on their house and Lynnwood may have a surplus of housing. Why does it make sense for us to build a surplus in Mukilteo if there is housing available elsewhere? Dawn said that there isn't a surplus of housing in Snohomish County, which makes the conversation trickier. But as a community you get to decide what additional housing options you would like in your community.

Lauren thanked everyone for coming and for all the contributions people made through their questions and comments. She invited all participants to send any and all additional comments to the webform on the HAP webpage.

Meeting ended at 2 hours 18 minutes.

## Chat Questions

Questions are grouped by topic in the order the topic was initially brought up in the Zoom chat.

### 1. How much does, or will, does the Housing Action Plan (HAP) cost?

Time	Commenter	Comment
07:12 PM	Boris Zaretsky	The \$100K grant was funded by WA taxpayers. The effect of HAP recommendations on our finances is unclear
07:38 PM	David Wachob	Did the \$100K grant go to payoff Berk?
08:57 PM	David Wachob	How much was BERK paid for this report and meetings?

**Staff Response:** The project has a budget of \$100,000, funded by a grant from the Washington State Department of Commerce. As with most grant funds, the City is reimbursed for work by the State after the work is complete.





Other than staff time, no additional funds from the City budget are being used for this project.

The grant documents can be found in the HAP Project Library at: <https://mukilteowa.gov/departments/planning-development/planning-long-range/housing-action-plan/housing-action-plan-project-library/#grant>

## 2. What are the costs to the taxpayer now and in the future?

Time	Commenter	Comment
07:10 PM	Kelli Armstrong	What is the cost to taxpayers going forward?
07:16 PM	David Wachob	So what is going to be the long range cost to the taxpayer beyond the study?
08:03 PM	Lisa	The higher our property taxes go, the higher those rents have to go to cover mortgage, Insurance, maintenance.
08:04 PM	georgia fisher	yes, rents go up with costs of the property owner.
08:06 PM	Marianne Conger	Good comment about property taxes - it's much higher here than anywhere else in Western Washington.
08:06 PM	Karl Almgren	Property tax rate in Mukilteo is lower than surrounding areas.
08:06 PM	Marianne Conger	I don't think so
08:07 PM	Marianne Conger	And sales tax is higher here than other communities in greater Seattle.
08:09 PM	Karl Almgren	Tax rate of Mukilteo was recently approved by voters to fund local transportation projects including sidewalks
08:09 PM	Karl Almgren	<b>**Sales tax rate**</b> of Mukilteo was recently approved by voters to fund local transportation projects including sidewalks

**Staff Response:** The Housing Action Plan (HAP) will contain a set of recommended strategies and future actions for the City to take in relation to housing. Those actions are not immediately in effect with the adoption of the HAP, and most (if not all) will need to go through their own public process. In other words, adoption of the HAP itself will not impact tax rates in Mukilteo.

Property owners always have the right to request revaluation of their property from the Snohomish County Assessor due to any project within their vicinity.

## 3. What does adopting the Housing Action Plan do?

Time	Commenter	Comment
07:15 PM	Marianne Conger	So what does adopting the plan actually do if there is still a planning process beyond that?
07:17 PM	Marianne Conger	So what does accepting it actually mean then?



**Staff Response:** The HAP allows the City to do two things:

**1. Get an early start on the major 2024 Comprehensive Plan update.**

The City is required to understand its housing needs as part of its long-range planning process. Under state law, the goal is to plan for Mukilteo's proportionate share (relative to Snohomish County) of projected population, housing units, and employment in a way that meets the requirements of the Washington State Growth Management Act. For housing, we are required to adopt a "housing element" in our long-range planning document for the City, also known as [Mukilteo's Comprehensive Plan](#).

Specifically [the law states that](#):

... Each comprehensive plan shall include a plan, scheme, or design for each of the following: ...

(2) *A housing element ensuring the vitality and character of established residential neighborhoods that:*

*(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;*

*(b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;*

*(c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and*

*(d) makes adequate provisions for existing and projected needs of all economic segments of the community.*

*In counties and cities subject to the review and evaluation requirements of RCW [36.70A.215](#), any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified.*

The HNA helps us start meeting the above requirements, particularly in Items (2)(a) and (d). The current Comprehensive Plan, linked above, walks through each of the above items in turn for the growth projected through 2035.

**2. Start the community conversation about housing and the 2024 major Comprehensive Plan update early.**

The grant funds are used to supplement existing staffing at the City. This funding allows the City and staff to have a longer and significantly more detailed discussion with the community about housing and housing needs than would otherwise be possible.

By accepting the recommended strategies in the HAP, Council will indicate which strategies merit further,



detailed investigation in the future as part of the 2024 major Comprehensive Plan update.

#### 4. Who or what is BERK, and why did the city engage them for this project?

Time	Commenter	Comment
07:16 PM	Anthony Sarno	We have city planners, so why do we need an outside agency to advise us?
07:21 PM	Peter Zieve	Dawn, how much time have you spent in Mukilteo?
07:31 PM	Anthony Sarno	Dawn, if you ACTUALLY LIVED HERE.. you would realize that we are over-developed, and that greedy developers have nearly ruined this town.
07:33 PM	David Wachob	Where do BERK committee members live?
07:38 PM	Peter Zieve	I want to know if Dawn or Kristin have ever been to Mukilteo. How much time have they spent here?
07:39 PM	Peter Zieve	I didn't hear anything said that indicates that they know anything about our community.
08:22 PM	Anthony Sarno	They are trying to ram their social justice agenda down our throats
08:23 PM	Jayne Gracom	absolutely!
08:23 PM	David Wachob	Agreed
07:57 PM	David Wachob	When did BERK start?
07:58 PM	Boris Zaretsky	Accepting the grant was approved by the city Council sometime this summer with a 4 - 3 vote

**Staff Response:** **BERK** is an interdisciplinary consultancy that works with public and nonprofit agencies to address challenges and position themselves for success. Its core areas of practice include strategy, planning, policy development, analysis, and communications. Information about the firm and team can be found on the firm's [website](#).

The primary team on the project include **[Dawn Couch](#)**, **[Marcia Wagoner](#)**, **[Kristin Maidt](#)**, **[Deborah Munkberg](#)** and **[Rebecca Fornaby](#)**. Four of them live in Seattle and one lives in Kirkland and they have spent limited time in Mukilteo. They are land use planning and demographic experts, not experts on Mukilteo per se, and rely on the contributions of residents to ensure the analysis reflects local conditions and recommendations are aligned to community values. The HAP project includes a broad range of strategies for hearing resident feedback and vetting preliminary analysis with residents, including consultation with a **[Stakeholder Advisory Group](#)** comprised of community members. The full range of opportunities for public input is also available on the **[HAP website](#)**.

The City often supplements the work done by staff with outside assistance, whether that be experts in land use issues (such as BERK), certified arborists to help assess our tree canopy, or mutual aid agreements with other emergency response agencies. BERK was selected for this project after review of over 350 other firms for their strong project understanding, exceptional public outreach materials, and experience with similar projects.

BERK started on the project in late July 2020.

Additional information about the selection process can be found in the HAP Project Library for [the July 6, 2020 Council Meeting](#).

## 5. Questions or comments about the process:

Time	Commenter	Comment
07:17 PM	Anthony Sarno	You said "community outreach"... that has nothing to do with housing.
07:19 PM	Skip Ferderber	Can the phone speaker identify himself?
07:31 PM	Marianne Conger	Can you make sure phone people identify themselves?
07:33 PM	Leslie Gregg	Will the Mukilteo Council and Mayor review the questions and answers in this zoom meeting so they understand the residences' concerns and possible weaknesses of the draft plan?
08:18 PM	Leslie Gregg	Are you going to answer the chat questions?
08:20 PM	georgia fisher	We like the chat scroll, we can move it around the screen if we wish.
08:44 PM	bob champion	Thank you for the presentation. How many people are participating on this call? Are traditionally under-represented groups cited in the demographics chart participating in this community outreach? If not, what is the plan to increase participation for the next community outreach meeting?
08:46 PM	Tiki	If traditionally under-represented groups are current residents of Mukilteo then yes, please include them in the next community outreach
08:48 PM	georgia fisher	What's next??

**Staff Response:** As part of the grant funding (and really, most planning and land use processes), the City is required to complete public outreach around how various topics may impact the public. Based on the level of input on the HAP so far, it is clear to staff that public outreach and feedback around housing is incredibly important to both the HAP and to the future 2024 major Comprehensive Plan update.

All questions and comments received by the Planning & Community Development Department, whether in a meeting, via the City's HAP Comment / Question form, or by email, will be provided to Planning Commission and City Council as they complete formal review of the final draft HAP in Spring 2021.

Approximately 40 people total, including staff and BERK, participated on the Zoom call. Staff did not require registration or demographic information in order to participate in the call, and so is unable to answer with certainty whether traditionally underrepresented groups participated in the public outreach. No requests for accommodation or language support were received in advance of the meeting.



Notification for this meeting was provided to all email contacts on the City's Parties of Interest list, via banners at the City's community banner locations, via the City's website and Facebook page, and in the Mukilteo Beacon. If there are specific suggestions and contact information for how to increase community outreach efforts, please send them to City staff via the online [HAP Comments and Questions Form](#).

## 6. How does the Housing Needs Assessment determine housing needs? Why is housing availability in other cities not considered?

Time	Commenter	Comment
07:21 PM	georgia fisher	how do we actually determine Housing Needs? Is that Decided tonight?? We may have different ideas of our needs.
07:24 PM	Leslie Gregg	Why doesn't the draft HAP give greater consideration to housing availability in surrounding cities? If they have a surplus, why would more surplus in Mukilteo be smart?
07:30 PM	David Wachob	what housing are we talking about? Low income, section 8, high-rise buildings
07:31 PM	Tiki	The City of Mukilteo may have a requirement to plan for growth but why does that automatically mean government mandated low income housing?
08:17 PM	Sharon	I still think study needs to take into account housing in surrounding areas, but it doesn't.

**Staff Response:** There are two levels of housing need that are part of the HAP: one is the amount of housing that the City is required to plan for under the 2024 major Comprehensive Plan update process; and the other the amount of affordable housing actually needed in Mukilteo as it exists today.

The draft Housing Needs Assessment (HNA) is evaluating the actual need for affordable housing in Mukilteo. Affordable housing and low-income housing overlap, but are not the same thing for planning purposes:

- **Affordable housing** is housing affordable to the person or household in it. This varies greatly based on everyone's unique situation, but the metric used industry-wide is whether an individual or household is spending 30% or more of their income on rent / mortgage and utilities.
- **Low-income housing** is a form of housing that is subsidized (and therefore affordable) for people generally earning 80% or below Area Median Income (e.g. In Mukilteo the 80% AMI cutoff is \$76,200 for a family of two and \$119,000 for a family of four). These can be programs (such as Housing Choice Vouchers) or places (such as some of the units at Vantage, just outside the City, and Carvel, inside the City).

The City is required to understand its housing needs as part of its long-range planning process. Under state law, the goal is to plan for Mukilteo's proportionate share (relative to Snohomish County) of projected population, housing units, and employment in a way that meets the requirements of the Washington State Growth Management Act. For housing, we are required to adopt a "housing element" in our long-range planning document



for the City, also known as **Mukilteo's Comprehensive Plan**.

The most recent numbers we have for Mukilteo's fair (proportionate) share of low-income housing is from **Snohomish County's 2025 Fair Share Housing Allocation** (see page 2), which states that Mukilteo's fair share of low- to moderate-income housing units is 1,537 in 2025.

For rental households, the draft HNA estimates that as of 2016, there are 1,480 units affordable to low-income households making less than 80% of Area Median Income, or a gap of 57 units that needs to be made up by 2025 under our growth allocation (see draft HNA document page 46). Unfortunately, we do not have access to similar data for homeowner households, however staff presumes that the number of units affordable to low- to moderate-income households has shrunk since 2016.

Snohomish County is in the process of updating growth allocations, including fair share of housing, and the City expects to receive new growth targets by the end of 2021. The City, through a public process, then gets to decide how it wants to accommodate the growth. An important nuance here is that the City is required to demonstrate that it can accommodate the growth, not to force the growth to happen.

Another key component is that state, regional, and county-level planning policies all recognize that significant public investment is required for low-income housing. Mukilteo works with Snohomish County and other cities as part of the **Alliance for Housing Affordability** and the **Housing Authority of Snohomish County** to provide low-income housing services regionally.

## 7. What strategies or policies will the Housing Action Plan consider?

Time	Commenter	Comment
07:22 PM	Jerry Bauer	I pointed out in a comment to the HAP that the current code for Accessory Dwelling Units (ADUs) intentionally limits affordable housing. When would the code for ADUs and other zoning issues be reviewed?
08:14 PM	Karl Almgren	Feedback from previous outreach events of the 2015 Comprehensive Plan focused on facilitating a Town Center - Will the HAP make recommendations to review regulatory barriers to facilitate a Town Center?
08:49 PM	Karl Almgren	Will the HAP make recommendations to review regulatory barriers to facilitate a Town Center in Sector 3?

**Staff Response:** As part of the HAP process, the City is required to look at how effective existing long-range policies and development regulations are. Specifically, the grant encourages cities to review:

- How well do your housing element policies meet your community's needs for housing?
- What is your progress in meeting housing targets or objectives for housing types and units?
- What opportunities have arisen that were not foreseen by the comprehensive plan?



- What related changes may be needed in other comprehensive plan elements to achieve the community's housing goals?
- What are regulatory barriers to achieving goals and policies, such as development regulations, permitting processes or fee structures that may be at conflict with housing goals and policies?
- How are existing programs working to influence housing production, such as tax exemptions and density provisions?
- What are real estate market barriers that can be addressed by city policy and program changes to achieve housing objectives?

BERK will be completing an initial review of the City's existing development regulations and policies in order to draft a set of recommendations based on this review and input to date. The Stakeholder Advisory Group (SAG) will provide input on December 10, 2020 (the public is invited to watch) and the Planning Commission will also be providing input on December 10, 2020 (the public is invited to attend and may comment). These program, policy, and regulatory recommendations will be further refined prior to the second Community Meeting in January 2021.

If there are specific suggestions for new programs or amendments to existing policies or development regulations, please send them to City staff via the online [\*\*HAP Comments and Questions Form\*\*](#).

## 8. What will the Housing Action Plan impacts be to transportation and traffic in Mukilteo?

Time	Commenter	Comment
07:41 PM	Lisa	Our roads are always busy, we have a major highway running through our town, and our schools are packed. Where will all these new homes go?
08:18 PM	Jayne Gracom	With increased density, where are the new roads going for all the added traffic? higher taxes and Let me guess... this will push forced rapid transit. That's the collateral damage.

**Staff Response:** As with taxes, the recommended strategies in the Housing Action Plan (HAP) do not immediately go in effect with the adoption of the HAP, and most (if not all) will need to go through their own public process. In other words, adoption of the HAP itself will not impact transportation in Mukilteo.

If the public process leads to recommendation of any zoning or density changes in the HAP, and the City Council chooses to adopt that recommendation, there would be further analysis about the transportation impacts and opportunities for public input prior to adoption of any rezone.

## 9. Why does the Housing Needs Assessment consider the needs of people who work in Mukilteo?

Time	Commenter	Comment
07:48 PM	David Wachob	Why do you need to live in Muk to work here? Not everyone will want to live here.
07:50 PM	Boris Zaretsky	I thought of Mukilteo as a bedroom community, so was surprised to find out that more people commute into Mukilteo for work than commute out of Mukilteo.
07:54 PM	Lisa	So why is it necessary to provide housing for all the people who work in Mukilteo?
07:55 PM	Anthony Sarno	Just because you work in Mukilteo, it doesn't mean you can afford to live here.
07:56 PM	Boris Zaretsky	This is why I pointed out to Berk that the job growth in Mukilteo is not relevant to our housing plan

**Staff Response:** The draft Housing Needs Assessment (HNA) evaluates jobs-to-housing ratio, which is a measure of how many housing units are available in relation to the number of jobs in a community. Goals of the Growth Management Act include reducing sprawl, encouraging efficient transportation, and encouraging the availability of housing affordable to all income levels. Having a balance of housing and jobs within a community helps meet all of these goals.

Mukilteo is responsible for demonstrating compliance with the GMA goals, the Puget Sound Regional Council (PSRC) *Vision 2050* Multi-County Planning Policies (MPPs), and the Snohomish County Countywide Planning Policies (CPPs) when we complete the 2024 major Comprehensive Plan update. PSRC has adopted the following MPP standards for housing in relation to jobs (*emphasis added*):

- RGS-Action-3: Growth Targets: PSRC, together with its member jurisdictions, will provide guidance and participate with countywide processes that set or modify local housing and employment targets. This effort will include consideration of the timing of Regional Growth Strategy implementation in relation to anticipated completion of regional transit investments and corresponding market responses. *PSRC will also provide guidance on growth targets for designated regional centers and improving jobs-housing balance*, and coordinate with member jurisdictions regarding buildable lands reporting.
- RGS-Action-8: Plan for Jobs-Housing Balance: *Countywide planning groups will consider data on jobs-housing balance*, especially recent and projected employment growth within Metropolitan and Core cities, *to set housing growth targets that substantially improve jobs-housing balance consistent with the Regional Growth Strategy*. Metropolitan and Core cities experiencing high job growth will take measures to provide additional housing capacity for a range of housing types and affordability levels to meet the needs of those workers as well as the needs of existing residents who may be at risk of displacement.
- MPP-H-1: Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to *make significant progress towards jobs/housing balance*.
- H-Action-4: Local Housing Needs: Counties and cities will *conduct a housing needs analysis and evaluate the*



*effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs.*

In other words, while Mukilteo is not required to provide housing specifically for people who work in here, Mukilteo is required to plan for adequate supply and variety of housing types for the jobs available in Mukilteo. The City, PSRC, and the County fully expect that individual households will continue to make housing choice based on their unique circumstances.

## 10. Why is the City preparing a Housing Action Plan?

Time	Commenter	Comment
07:18 PM	Jayne Gracom	With only 21,000 residents and low growth in our city of .5% why do we need to do this?
07:20 PM	R.J. Armstrong (from Facebook)	"With such a low rate of growth, why are we spending time on this? There are many bigger fish to fry. I have a laundry list if you like."

**Staff Response:** Completing the HAP is a first step towards addressing the State-mandated Growth Management Act (GMA) periodic Comprehensive Plan update that must be completed by June 30, 2024. Regardless of how much or how little growth Mukilteo expects over the next 20 years, the City is required to plan for that growth under the GMA.

The State legislature has been exploring several ways to encourage increased housing supply. The original version of [\*\*Washington State Legislature House Bill 1923\*\*](#) mandated that cities adopt changes to zoning and development regulations. The legislation was amended to make changes optional and to allow residents and elected officials to be in control of the process and the outcome, rather than being required to follow a one-size-fits-all solution.

The City of Mukilteo is undertaking the HAP to better understand what housing challenges are facing city residents, workers, and employers and how to best address them. Examples of housing challenges include:

- Older adults that may be unable to stay in our community.
- Families who may be unable to find suitable housing or who face housing instability due to rising costs and must choose between housing that does not meet their needs and leaving our community.
- Businesses that may be unable to hire and retain the best employees because housing prices make them uncompetitive employers.
- Workers that are unable to live near their jobs, resulting in longer commutes that add to traffic congestion, pollution, and costs to both themselves and the region.

The following HAP requirements will support the 2024 Comprehensive Plan update:



- Quantifying existing and projected housing needs (RCW 36.70A.070(2)(a));
- Analyzing population and employment trends (RCW 36.70A.070(1));
- Evaluating existing zoning, policies, regulations, and permit processes (RCW 36.70A.070(2)(c));
- Obtaining public input from a variety of community members and stakeholders (RCW 36.70A.600(f), public participation requirements for HAP); and
- Providing a prioritized list of recommended future actions. Such actions could include permit process improvements, updates to development regulations, or programs to support existing residents of Mukilteo (RCW 36.70A.070(2)(d)).

Work on the HAP coincides with the State Mandated Buildable Lands Report due June 2021. The Buildable Lands Report documents how well local governments are progressing towards meeting their adopted Comprehensive Plan growth targets and is used to assign new population and employment targets for the 2024 major Comprehensive Plan update. The HAP could identify actions the City could take, if needed, to address residential capacity to accommodate future growth targets.

To learn more about Buildable Lands, visit the Snohomish County [\*\*2021 Buildable Lands Report Project\*\*](#) webpage.

To learn more about the periodic Comprehensive Plan update process, please visit the Municipal Research Services Center (MRSC) [\*\*Comprehensive Plan Update Process\*\*](#) webpage.

## 11. Isn't the data in the Needs Assessment already outdated?

Time	Commenter	Comment
07:22 PM	Leslie Gregg	Isn't this draft HAP already outdated given COVID, over 1000 jobs leaving Boeing in Everett, flight from Seattle to the suburbs, 0 - .25% Federal Reserve Interest rates driving up the cost of homes, and other factors that are unique to this time but will not be present by the time decisions are made on how to implement?
07:30 PM	Liana Ding	Please read any study regarding the impacts to economy, especially to the aviation industry and suppliers. It will take years to recover!
08:10 PM	Leslie Gregg	The draft HAP has interesting baseline data, but it is not a guarantee of what will exist in the future. Home prices will not necessarily go up because they did in the past. Wages and composition of the workforce can change. A better understanding of how projections are developed to determine our future needs is in order before decisions are made by City Council.

**Staff Response:** The data in any study is outdated the moment it is published; our role is to use the best available information to make the best possible decisions we can at any point in time. Staff has directed BERK to check for

data updates for the HNA prior to completing the draft HAP for public review, and to better explain what information is (and is not) available. At this point in time, no organization has enough information to know with certainty how the pandemic and decisions by Boeing will impact the region

## 12. How does the needs assessment interpret household income?

Time	Commenter	Comment
07:30 PM	Leslie Gregg	Does the draft HAP consider that many low income earners are part of a family unit, whose resources are pooled, such as a husband and wife and children, increasing the income available for housing. Also, family units don't necessarily work in the same cities, and why should we plan to accommodate them as if they did.
07:58 PM	David Wachob	Does your income increase account for more people retiring and having their incomes reduced?
07:59 PM	Boris Zaretsky	I don't think it does and I pointed this out to Berk during the last SAG meeting

**Staff Response:** When the draft HNA compares housing costs to incomes, it always considers household income, or the pooled incomes of all individuals living in a household. The HNA presents data on households, household income, and housing cost burden. The data are derived from self-reported income and self-reported housing costs collected by the U.S. Census Bureau. The U.S. Census Bureau and the U.S. Department of Housing and Urban Development (HUD) define housing affordability metrics as:

- A household is a group of people living within the same housing unit and can include a person living alone, a family, or a group of unrelated people sharing a housing unit.
- Household income is the sum of the income from all people 15 years and older living together in a household.
- Housing Cost Burden is when a household pays more than 30% of their gross income on housing, including utilities.

The data do account for people retiring or temporarily leaving the workforce. For example, trends in Mukilteo show that median income increased since 2010. This trend accounts for people retiring whose incomes may have been reduced, as well as people who have remained employed and whose incomes have increased. Regardless of these individual changes, the median income (or middle value) for the community has increased.

## 13. Isn't Mukilteo already built out? If there is no vacant land, how can we plan for growth?

Time	Commenter	Comment
07:34 PM	Lisa	The last Mukilteo Comprehensive Plan stated that Mukilteo was virtually "Built-Out," Please address this issue.



Time	Commenter	Comment
07:35 PM	Karl Almgren	No it didn't. The Moving Mukilteo Forward Comp Plan focused on supporting growth planning for up to 22K resident. The Comp Plan recognized growth was going to still occur, but within the existing zoning and development regulations
07:39 PM	Lisa	I did not ask about "the Moving Mukilteo Forward plan" There was a previous COMPREHENSIVE PLAN
08:34 PM	David Wachob	What land are we talking about that will provide this housing?
08:35 PM	Boris Zaretsky	Skip and I have asked this question several times during the SAG meetings and never got an answer
08:52 PM	georgia fisher	Aren't we running out of land? I don't mean that we go high. Already there are few lots available.

**Staff Response:** The short answer is no; the City is not already built out.

As part of the 2024 major Comprehensive Plan update process, Snohomish County provides significant support to its cities. Part of this work includes preparation of a Buildable Lands Report, which looks at the existing land in a community and constraints. Constraints could be easements, critical areas (such as wetlands, streams or steep slopes), or some other special agreement that may be in place. Examples of these types of agreements could be conservation agreements for agricultural or timber land, or a transfer of development rights that takes density from one area and moves it to another. To be clear, Mukilteo does not have any density transfer areas.

The Buildable Lands process also looks at the existing use of properties, the existing zoning of a property, and the estimated market values of land and improvements on a property. This information tells communities whether the land on each parcel, under existing zoning, is:

- Vacant (empty, and has complete capacity available under the current zoning)
- Underdeveloped (not developed to the full extent under current zoning, and may have capacity for additional housing units or jobs)
- Redevelopable (based on data, may be likely to redevelop in the upcoming planning period through 2044)
- Constant (developed, and unlikely to redevelop by 2044)

The County also meets with local jurisdictions to get information on pending development application. All this information together gives us an indication of how much development capacity is available in the City at this given point in time. As noted elsewhere in these responses, the City is required to demonstrate adequate capacity for growth – not force growth to happen.

The County then uses this information to help with the growth target allocation process, where it assigns proportional shares of population, housing units, and employment to local jurisdictions. These growth targets may be adjusted up or down some based on an individual community's actual ability to accommodate the growth and what was learned during the Buildable Lands process.



It is possible that the City will be allocated more growth than can be accommodated under current zoning. This information will not be available until sometime in late 2021. For more information about the Buildable Lands process, please visit the County's [2021 Buildable Lands Report](#) webpage or watch the Planning Commission's [August 20, 2020 meeting](#).

## 14. Does the Housing Action Plan intend to bring high density housing to Mukilteo?

Time	Commenter	Comment
07:36 PM	Jayne Gracom	They want to change zoning and build upwards. ie, high-rise building.
07:38 PM	Anthony Sarno	High rises will further ruin Mukilteo. People with view homes (not me) will fight tooth and nail.
07:52 PM	Leslie Gregg	A believe a statement was made at the beginning of the discussion that this is not about increasing density. If we have basically no vacant land to build on, how else can growth targets be met without increasing density?
07:53 PM	Anthony Sarno	More density can be achieved with taller buildings.
07:54 PM	Jayne Gracom	That's what I said earlier...changing the zoning to build high-rise buildings.

**Staff Response:** The recommended strategies in the HAP will be based on the Housing Needs Assessment data, review of existing policies and development regulations, and public input such as from this meeting. Community input to date would not lead staff to make a recommendation for rezoning at this time; however, this is subject to change as the process continues.

As mentioned above, the HAP cannot and will not approve any rezoning for the City. If such a recommendation is adopted, it would need to go through its own, separate public process.

## 15. What are the data sources used in the Housing Needs Assessment?

Time	Commenter	Comment
08:01 PM	Lisa	What? There are many SFH rentals in Mukilteo. Where did you get your statistics?
08:06 PM	Anthony Sarno	These stats being presented are completely irrelevant.
08:09 PM	Lisa	Where did you get these stats? Was there a city-wide poll?
08:09 PM	Anthony Sarno	Doesn't matter where the stats came from, they prove nothing
08:15 PM	Anthony Sarno	the data is cooked!!!!

**Staff Response:** A complete list of data sources is available in Appendix A of the [draft Housing Needs Assessment](#) (HNA). None of the information is available to the City at an individual person or household level –



only by Census tract, zip code, or places (such as Mukilteo as a whole, Snohomish County as a whole, the King-Snohomish area as a whole, etc.).

Census data is publicly available on their website, here: <https://data.census.gov/cedsci/>. Other data, such as from Housing and Urban Development (HUD), Puget Sound Regional Council (PSRC), Snohomish County Point-In-Time homeless counts, Zillow data, etc. are all also publicly available.

## 16. Can we reduce city staff?

Time	Commenter	Comment
07:55 PM	David Wachob	Maybe we need to cut down on the number of City employees
07:55 PM	Crandy Nuksuk	Agreed!
07:57 PM	Karl Almgren	Staffing at Mukilteo has not been maintained with the service demands of the City since development of Harbour Pointe.

**Staff Response:** The number of City staff is outside the scope of the HAP process. Staffing at the City is set in part by City Council (the legislative branch), which adopts the budget; and by the Mayor (the executive branch), who is responsible for staffing levels within that budget. The City is currently in the budget process, and more information can be found online here: <https://mukilteowa.gov/departments/finance/budget/2021-prelim-budget/>

## 17. Whom from city leadership is attending?

Time	Commenter	Comment
08:04 PM	Peter Zieve	Why isn't the Mayor on this call? This is the second call and she hasn't been on either.
08:04 PM	Peter Zieve	I am offended by her absence. Wasn't this her idea?
08:04 PM	Anthony Sarno	Yes... where is her royal highness ?
08:06 PM	Peter Zieve	And I keep looking for the four council members that voted for the HAP. I can't see any of them on the call. That is also frustrating.
08:07 PM	Peter Zieve	I see Bob Champion, but he voted against the HAP.
08:39 PM	Tiki	Why aren't the members of our local government not involved in this meeting? Do they have any interest in listening to the citizens of Mukilteo on this subject?
08:42 PM	Boris Zaretsky	I see City Council member Bob Champion listening in.

**Staff Response:** Councilmembers must be careful to ensure that they do not accidentally form a quorum, which means that a voting majority of them are in attendance at any given event. Quorums are subject to additional noticing and legal requirements to ensure that the meeting is fully open and available to the public. This is why you typically will not see many Councilmembers at open houses, board and commission meetings, or Coffee with



Council.

The Mayor did join briefly to assist staff with ensuring that the meeting was available live on Facebook and Councilmember Bob Champion joined for the entire meeting.

The Mayor, members of City Council, and the Planning Commission are very interested to hear the community's input on the Housing Needs Assessment and the Housing Action Plan and will review all public input.

## 18. What are the Needs Assessment's assumptions about housing affordability?

Time	Commenter	Comment
08:05 PM	Lisa	And what interest rate are you assuming? What kind of Mortgage loan? VA, etc. This median home price of 632K is nothing compared to Seattle
08:08 PM	georgia fisher	Burden is very subjective
08:12 PM	Boris Zaretsky	Do you think the the cost burden statistics presented by Berk accurately reflects what is really going on in Mukilteo? I don't
08:17 PM	georgia fisher	When rental prices are too high we would have a large vacancy rate. Supply and Demand drives the market. Our large senior homeowner group has lower income than the working force BUT they can afford their homes which were purchased years ago. Mortgage pmt is lower than rent, so we stay here. Much of the Draft report is OPINION about how we should live.
08:20 PM	georgia fisher	Why do we assume lower income people need to find "affordable" housing here when we don't have a supply and demand problem?
08:21 PM	Boris Zaretsky	We don't assume that, Berk consulting does. This is why I think that most of the statistics presented here, while interesting, is irrelevant
08:31 PM	David Wachob	Good comments Georgia
08:32 PM	Boris Zaretsky	Bravo, Georgia!
08:36 PM	Lisa	Mukilteo has always been considered a "destination" place to live, not a "transitional" housing community.

**Staff Response:** The draft Housing Needs Assessment (HNA) uses several established measures and assumptions about housing, housing costs, and housing affordability.

- Homeownership affordability. The **draft Housing Needs Assessment** relies on several researched assumptions to determine the affordability of a median priced home in Mukilteo, all of which are documented in Exhibit 39, Cost of Homeownership for Typical and Lower Market Homes in Mukilteo, June 2020 (*note: exhibit number may change in future drafts*).
- Housing Cost Burden is defined by the U.S. Department of Housing and Urban Development (HUD) and has



been used to understand housing affordability since at least 1937 with the creation of the United States National Housing Act. Housing Cost Burden is defined as when a household pays more than 30% of their gross income on housing, including utilities.

All housing cost burden data presented in the draft HNA is from the [\*\*Comprehensive Housing Affordability Strategy \(CHAS\) data set\*\*](#), published by HUD, which receives custom tabulations of the American Community Survey (ACS) from the US Census Bureau. This data is available at different geographic summary levels, including by city. All data presented in the draft HNA reflects data for Mukilteo based on the annual American Community Survey (ACS) survey methods. [\*\*Learn more about the ACS here\*\*](#).

- The grant requires that the draft HNA analyze the affordability of existing housing stock in Mukilteo to the households that currently reside in the City. Two pieces of data required by the grant that help understand this relationship are breakdowns of existing households in Mukilteo by income level and estimates of cost-burdened households by income level.

## 19. What does race or ethnicity have to do with the Mukilteo's housing needs?

Time	Commenter	Comment
08:53 PM	Michael Lechnar	So we are racist for opposing high-density, subsidised housing?
08:55 PM	Michael Lechnar	Well Skip, Why are we doing this then if there isn't really a problem? Virtue signaling by her honor and the council?
08:59 PM	Sharon	This is at least the third time it's been implied or outright said that any opposition to growth is based on racism--and that is not true, or fair or helpful to say.
09:01 PM	Jayne Gracom	I agree, we have subsidized housing already here in Mukilteo. Racism is not a factor!
09:05 PM	Boris Zaretsky	I am curious, who brought up the whole issue of racism? I did not see it anywhere in the report. Mukilteo is a welcoming community to people of all ethnicities, who can afford to live here.
09:07 PM	Jayne Gracom	Michael Lechnar brought racism brought this up.
09:07 PM	Sharon	Skip started to say it--he said our opposition was based on people who don't look like us, which is wrong. I agree with Boris that Muk is welcoming to lots of people.
09:07 PM	Boris Zaretsky	We are welcoming to all people. Barrier to entry here is purely economic. ;)
09:09 PM	Boris Zaretsky	As to people who look or don't look like me. Most people don't look like me and that's a good thing
09:10 PM	Michael Lechnar	I was just surprised that Skip brought it up. I was kind of offended. As Boris just mentioned, this is economic.
09:12 PM	Boris Zaretsky	As a member of SAG, I advised Berk to downplay the ethnic demographics, as they are irrelevant in our community. But they are required to provide this information as part of the HAP report.



**Staff Response:** The draft Housing Needs Assessment (HNA) explores race and ethnicity as one of the optional pieces of analysis suggested by the grant received from the WA Department of Commerce. This information can help a community understand how their racial and ethnic makeup is changing over time. Information about languages spoken can be valuable to inform community outreach and engagement strategies in order to collect information related to assessing housing needs.

In addition, Vision 2050, the region's plan to guide growth through 2050, has recognized the historic context that has led to continued patterns of inequity in housing today. Vision 2050 seeks to reduce risks of displacement of lower-income people and businesses and is encouraging the integration of equity in local 2024 comprehensive plan updates.

## Other Questions

Time	Commenter	Comment	Staff Response
09:01 PM	georgia fisher	What happened to the mental health facility on the speedway that closed?	The <a href="#">Snohomish County Evaluation &amp; Treatment Center</a> , which is contracted with Compass Health, is still open on Mukilteo Speedway.
09:03 PM	georgia fisher	How many cars per residence? I don't know, 2 or 3?	<p>The number of parking spaces required varies depending on the type of housing unit.</p> <p>For single-family residences, the minimum number of spaces is two (2).</p> <p>For multi-family residences, the requirement is 1.5 spaces per studio or one (1) bedroom unit, two (2) spaces per two (2) or more bedroom unit, plus one (1) additional stall per four (4) units for guests.</p>

## Chat Comments

Additional comments posted during the meeting are grouped by topic, listed in alphabetical order, with individual comments for that topic listed in the order they were offered. Staff clarifications are offered where additional information would be helpful.

Time	Commenter	Comment
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Time	Commenter	Comment
<b>City Services</b>		
08:38 PM	Sharon	We don't need additional services!
08:38 PM	Jayne Gracom	I agree

<b>Decision-Making Process</b>		
08:44 PM	David Wachob	They already made up their minds and don't care what the residents think
08:46 PM	Jayne Gracom	We all need to sign a petition to not move forward with any development.

**Staff Clarification:** The public has the opportunity to provide input throughout the HAP process, including at community meetings, via comments or questions submitted via the [HAP webpage](#), at Planning Commission and at City Council meetings. Community input is critical to ensuring that the HAP reflects the needs and values of the community.

<b>Development Proposals</b>		
08:59 PM	georgia fisher	5 ac of trees behind me has been purchased. Trees go, deer, possum, raccoons, all kinds of birds including a beautiful barn owl. The surveyor has been here, I talked to him, and trees are tagged. Ugh. Actually its the 5 ac, 4ac and part of another parcel.

**Staff Clarification:** Information about specific development proposals can be found on the City's [Land Use Action Notices](#) webpage.

<b>First-Time Homebuyers</b>		
07:57 PM	Lisa	I worked in Edmonds and Seattle for years but I lived in Lynnwood because that was what I could afford. Community Transit worked fine.
08:10 PM	Jerry Bauer	Mukilteo is a destination for home ownership. My family started in South Everett, moved to Seattle Hill area and then ended up here. This isn't a place to buy a "starter" home.

<b>General Comments</b>		
07:24 PM	Anne Windsor	I am interested in hearing the demographics and information in your presentation.
08:42 PM	Sharon	I just wanted to say that I think the Berk reps are very professional. My anger/concerns about this issue are directed toward the state and city council members who are forcing this on us.
08:43 PM	Jayne Gracom	I agree
08:44 PM	georgia fisher	Agree, the draft report is very detailed and furnishes good information.
08:44 PM	David Wachob	Agree
09:15 PM	Sharon	I agree--Berk is very professional!





Time	Commenter	Comment
<b>Housing Density</b>		
08:18 PM	Sharon	People who live here want to live in a suburban setting--we don't want urban.
08:34 PM	Sharon	Density also lowers quality of life.
08:38 PM	georgia fisher	Builder's look at "highest and best use" to get the most return for their investment, that means a high quality home or a multifamily, so we as citizens have concerns about density. Quality of life is our highest desire, that's what we're all hearing.
08:38 PM	Jayne Gracom	Yes
08:48 PM	Sharon	We don't want density!
08:49 PM	Peter Zieve	agree with Sharon!
08:12 PM	Sharon	It's very clear residents here do not want increased density.

<b>Housing Needs</b>		
07:23 PM	David Wachob	There are no housing needs, stop the growth that we can not afford without taxing the elderly home owners out of Mukilteo
07:28 PM	Anthony Sarno	Mukilteo does NOT need any further development.
07:48 PM	David Wachob	1 to 2 residence per household is good. We won't need to build more schools and tax us
08:47 PM	georgia fisher	I WAS surprised about the homeless problem on page 23/24, ** not working, drugs, mental/emotional issues, domestic violence... so these are social problems, not truly a housing problem, in my view. We have many homes in this area that are split level which made great MIL residences. Instead of ADU, family lives on the lower floor of the home. They have access to medical assistance also
08:47 PM	David Wachob	Agree

**Staff Clarification:** Taxes for Mukilteo School District (MSD) are separate from any taxes imposed by the City and are voted on by those within MSD boundaries. If you are aged 61 years or older or are disabled, own your own home and have an income of \$35,000 or less per year, you may qualify for an exception from voter-approved levies and bonds. For more information, go to [Snohomish County Assessor's website](#) or call 425-388-3540.

<b>Housing Supply</b>		
07:47 PM	Jayne Gracom	This shows we have PLENTY of apartments and condo's.
07:48 PM	Anthony Sarno	We LIKE the slow rate.. this is a bedroom community and we like it that way.
08:26 PM	Kim Nelson	I'd like to note that when I read through the HAP, Mukilteo was compared to Edmonds, Shoreline, and I believe Redmond. It should be noted that both Edmonds and Shoreline's city limits extend to highway 99 in places. So much of their high density housing that



Time	Commenter	Comment
		meets lower income needs are in these corridors. Mukilteo's boundary does not do the same, so our lower income housing units should not be compared.
08:27 PM	Boris Zaretsky	Good point, Kim. Much of the high density housing is near Mukilteo, but not part of the city
08:33 PM	Boris Zaretsky	Georgia, you have made very similar comments to those I have made during the SAG meeting and separately in writing
08:32 PM	georgia fisher	On page 36 of the draft, it says Mukilteo has fewer single family homes and more multifamily homes than Snohomish County, So, aren't we ahead of any compliance requirements?

**Staff Clarification:** The draft HNA shows there is no surplus of rentals available in Mukilteo. UW provides rental market data for counties and the Snohomish County rental vacancy rate is 5.2%, which is typical of a healthy housing market. When vacancy falls below 5% it is considered a tight housing market, and when vacancy falls below 3% this is characterized as an acute shortage of rental units. It is likely Mukilteo's vacancy rate is even lower than in the County. Per 2017 HUD CHAS data, there was a 4.2% rental unit vacancy rate in Mukilteo.

The draft HNA provides a comparison between Mukilteo and similar jurisdictions for the percentage of workers living elsewhere and traveling to the city to work. This one metric was compared to Edmonds, Redmond, and Shoreline. It was found that Mukilteo had more workers living elsewhere and traveling to work (94%) than all the other cities (Edmonds – 88%, Redmond – 89%, and Shoreline – 86%). No comparison of housing stock or housing affordability was made between Mukilteo and other cities.

In several places, the draft HNA compares Mukilteo metrics to Snohomish County or the state. This is often done to provide context but does not indicate any sort of requirement or target.

#### External Influences - Impacts of COVID-19 on Rental Housing

08:08 PM	Lisa	Rents are on HOLD for some landlords, thanks to covid and the State moratorium on rent for the vulnerable. (Even though some tenants are lying and still not paying rent!) Some of those landlords are going to lose their rentals.
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#### External Influences – Impacts of Market Factors

08:05 PM	Crandy Nuksuk	It is supply and demand pure and simple... social engineering for more affordable housing sounds like socialism to me
08:18 PM	georgia fisher	Homes currently are selling in one day to a few weeks, therefore, the home prices are not outside the market. The market says our pricing is appropriate.

#### External Influences – Impacts of Paine Field



Time	Commenter	Comment
08:49 PM	Michael Lechnar	I don't see any mention of the negative effects on property values that will certainly arise from any expansion of Paine Field. If it turns into "SEATAC" north, property here will definitely become more affordable.

**Staff Clarification:** The Land Use and Economic Development Committee (a subcommittee of City Council) recently discussed the potential future impacts of expansion of commercial service at Paine Field, and the process related to this work. The October 2020 meeting notes can be found on the City's website here: <https://mukilteowa.gov/city-council/mukilteo-commissions-committees-boards/economic-development-committee/land-use-economic-development-minutes/>

### Subsidized Housing

07:59 PM	Lisa	There is many Section 8 housing participants in Mukilteo houses and Apts. I called the Apts. and they are always accepting Sec. 8. (it's the law)
08:10 PM	Jayne Gracom	On Sept.30, 2018 WA law went into effect that landlords must accept section 8 vouchers.
08:59 PM	Jayne Gracom	We have subsidized housing in Mukilteo.

**Staff Clarification:** The draft HNA provides information about subsidized and income-restricted housing in Mukilteo in Section 3. Housing Inventory. There are several subsidized housing programs available through the U.S. Department of Housing and Urban Development (HUD) including project-based public housing, tenant-based assistance, and privately owned multifamily project-based subsidized housing.

As of 2019, Mukilteo had 46 residents using tenant-based assistance vouchers and one (1) income-restricted apartment complex which provides half the units at market rate and the other half at rents affordable to households at 80% of AMI (In Mukilteo the 80% AMI is \$76,200 for a family of two and \$119,000 for a family of four). There is no project-based public housing or privately-owned project-based subsidized housing in the city limits.

### Sources of Frustration

08:14 PM	Anthony Sarno	we need to elect people that listen to us
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### Transportation – High-Capacity Transit City Designation

07:50 PM	Anne Windsor	Interesting to learn about being a high growth transit city
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**Staff Clarification:** Mukilteo is designated as a high-capacity transit community due to the ferry terminal and the Sounder train station, not due to SR 525 or SR 526. It means that the planning guidelines intend to focus more growth toward those locations.

Part of the conversation currently being had at the County level is what kind of planning is required with this designation, as well as what is required when accommodating growth is not feasible. Mukilteo has significant constraints in Old Town, including topography, lack of pedestrian access, the railway cutting off access to the waterfront, as well as critical areas in the waterfront area (shoreline, ocean floodplain). This discussion is ongoing.



Time	Commenter	Comment
<b>Transportation – Traffic</b>		
07:50 PM	David Wachob	Have you been on the Speedway during the late afternoons. We don't need to increase traffic
07:50 PM	Anthony Sarno	Traffic sucks!
07:51 PM	Boris Zaretsky	A lot of that traffic on Mukilteo Speedway is coming from the apartments North of the SDspeedway, which are not part of Mukilteo
07:54 PM	David Wachob	I don't see that as traffic is continuing past those apartment and they are going to double in number once the current construction is completed.
08:27 PM	Crandy Nuksuk	Traffic here lately is so bad that I can't even make a left into Patty's Eggnest
<b>Vacant Land</b>		
07:49 PM	Crandy Nuksuk	These vacant lots should become parks for long time residents to enjoy....!!
<b>Staff Clarification:</b> Property owners may choose to donate their vacant land to the City, or the City can purchase properties at fair market value. Can provide list of recent property acquisition for parks.		
<b>Zoning Changes</b>		
08:55 PM	georgia fisher	Planned Community Business zoning has been changed to Residential, in the past.
08:55 PM	David Wachob	Right
<b>Goodbye</b>		
09:13 PM	georgia fisher	great job, everyone! bye.