



CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

Tuesday, September 12, 2023 at 7:00 PM

Meeting Location: In Person and Virtual / Zoom

17425 Ballinger Way NE Lake Forest Park, WA 98155

INSTRUCTIONS FOR PARTICIPATING IN THIS MEETING VIRTUALLY:

Join Zoom Webinar: <https://us06web.zoom.us/j/87464653408>

Call into Webinar: 253-215-8782 | Webinar ID: 874 6465 3408

The Planning Commission is providing opportunities for public comment by submitting a written comment or by joining the meeting webinar (via computer or phone) or in person to provide oral public comment.

HOW TO PARTICIPATE WITH ORAL COMMENTS:

If you are attending the meeting in person, there is a sign-in sheet located near the entrance to the room. Fill out the form and the presiding officer will call your name at the appropriate time. Oral comments are limited to 3:00 minutes per speaker.

If you are attending the meeting via Zoom, in order to address the Commission during the Public Comment section of the agenda, please use the “raise hand” feature at the bottom of the screen. Oral comments are limited to 3:00 minutes per speaker. Individuals wishing to speak to agenda items will be called to speak first in the order they have signed up. The meeting host will call your name and allow you to speak. Please state your name and whether you are a resident of Lake Forest Park. The meeting is being recorded.

HOW TO SUBMIT WRITTEN COMMENTS:

<https://www.cityoflfp.gov/617/Hybrid-Planning-Commission-Meetings> (use CTRL+CLICK to open this link)

Written comments for public hearings will be submitted to Planning Commission if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the Planning Commission the next day. Because the City has implemented oral comments, written comments are no longer being read under Citizen Comments.

For up-to-date information on agendas, please visit the City’s website at www.cityoflfp.gov

AGENDA

- 1. CALL TO ORDER: 7:00 P.M. (confirm recording start)**
- 2. PLANNING COMMISSION'S LAND ACKNOWLEDGMENT**

We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today. In doing this we aim to illuminate the longer history of this land we call home, our relationship to this history, and the heritage of those peoples whose ancestors lived here before the European-American immigration that began in the 1800s.

- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MEETING MINUTES**

A. Approval July 26, 2023 Meeting Minutes

- 5. MEETING DATES**
- 6. CITIZEN COMMENTS**

*The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Instructions for how to make oral Citizen Comments are available here <https://www.cityoflfp.com/617/Hybrid-Planning-Commission-Meetings>. **Comments are limited to three (3) minutes.***

- 7. REPORT FROM CITY COUNCIL LIAISON**
- 8. OLD BUSINESS**

A. Staff memorandum to Planning Commissioners

B. 2024 Comprehensive Plan Update (Housing Needs Assessment)

- 9. NEW BUSINESS**
- 10. REPORTS AND ANNOUNCEMENTS**
- 11. ADDITIONAL CITIZEN COMMENTS**
- 12. AGENDA FOR NEXT MEETING**
- 13. ADJOURN**

Any person requiring a disability accommodation should contact city hall at 206-368-5440 by 4:00 p.m. on the day of the meeting for more information.

City of Lake Forest Park - Planning Commission
Draft Special Meeting Minutes: July 26, 2023
In-person and Zoom Hybrid Meeting

Planning Commissioners present: Vice Chair Ashton McCartney; David Kleweno; Sam Castic; Meredith LaBonte; Chair Maddy Larson, Janne Kaje, Cherie Finazzo

Staff and others present: Steve Bennett, Planning Director; Nick Holland, Senior Planner; Councilmember Lorri Bodi (Planning Commission Liaison)

Members of the Public: n/a

Planning Commissioners absent: Lois Lee, Melissa Cranmer

Call to order: Chair Larson called the meeting to order at 7:01 pm.

Land Acknowledgement: Cmr. Kleweno read the land acknowledgement.

Approval of Agenda

Cmr LaBonte made a motion to approve the agenda, Cmr. Castic seconded, and the motion to approve the agenda carried unanimously.

Approval of Meeting Minutes

Cmr. Castic made a motion to approve the June 13, 2023 meeting minutes; Cmr. LaBonte seconded. Cmr. Kaje abstained due to not being present. All voted to approve the June 13, 2023, minutes and the motion carried unanimously

Meeting Dates:

The next regular meeting is scheduled for August 8, 2023.

Citizen Comment

None.

Old Business

Comprehensive Plan Update

Introduction of Consulting Team – SCJ Alliance, Leland, Fehr & Peers

Director Bennett welcomed Cmr. Kaje to the Commission. Cristina Hayward with SCJ Alliance introduced herself and the rest of her housing-based consultant team. David Fiske introduced himself. Andrew Oliver introduced himself.

Each Commissioner introduced themselves. Cmr. Kaje provided some background on his experience. Introductions continued from the rest of the staff and Commission. Chair Larson talked about her experience in the selection process for the consultant to work on the comprehensive plan. She said that SCJ seemed to be able to align with the community vision. Director Bennett introduced a presentation from the group at SCJ. He said that public engagement and new housing requirements related to income variations will be key in determining how to update the comprehensive plan. Director Bennett started the slide show. Ms. Hayward introduced the topics for her presentation. She talked about the comprehensive plan update schedule and public engagement. She also indicated that the housing consultants will provide an overview on

the housing strategy. Ms. Hayward provided a project overview starting with the state Growth Management Act (GMA), trickling down and ending with the local comprehensive plan update. She talked about the need to comply with county wide planning policies. She said that 18 months has been scheduled for the comprehensive plan update. Cmr. Kleweno asked for clarification on the term “working meeting” which was a term presented in the schedule slide by Ms. Hayward. Ms. Hayward replied and provided an explanation. Director Bennett provided his perspective on how the update process will work while coordinating with the consultant.

Discussion of Public Engagement Approach

Councilmember Bodi informed the Commission that their role is a statutory role in that they have the ability to have an independent voice to bring issues to the table. She said that the reasonable use exception regulations were a good example of how the Commission created a process to update those regulations. She talked about the definition of high-capacity transit and said that LFP doesn’t necessarily fit in with a high capacity transit city in the traditional sense. She talked about the other boards and commissions and that there could be a joint meeting with those boards when the topics for the comprehensive plan update involve those boards. Finally, she talked about the need for dredging in Lake Washington to restore some habitat and function to the waterfront. Ms. Hayward acknowledged Councilmember Bodi’s recommendation. Cmr. Castic asked if code updates would follow the comprehensive plan update. Ms. Hayward replied and stated the process for how code amendments can follow the comprehensive plan updates. Chair Larson said that the Commission should be mindful that updating regulations should be considered. General discussion occurred on how regulations get adopted after comprehensive plan updates occur. City Manager Hill indicated that housing regulations must be adopted six months after the comprehensive plan has been updated. Cmr. Kaje indicated that his colleagues at King County have been struggling with including the best available science requirement. Ms. Hayward continued with her presentation and talked about how public outreach would occur and how the public would be engaged on certain topics.

Cmr. Kleweno asked if input is welcomed and Ms. Hayward replied and indicated that she would welcome any input the Commission would provide. Ms. Hayward asked for the Commission’s thoughts. Chair Larson provided ideas and feedback on how the website could be designed to help the public understand the process. She talked about potential ways that the city can share information with the community, such as the citywide mailing. Discussion occurred on public engagement and how it can occur. Cmr. Kleweno said he doesn’t want to spend a lot of time on the vision process because it has been well established and thought out. Ms. Hayward replied and provided her impression on how the vision has been established. Chair Larson said that the housing portion could be an educational portion of the update. She said that the community has adopted several community vision documents over the years and that they have informed the comprehensive plan. Discussion continued on how the Commission can approach the comprehensive plan update. Director Bennett suggested using the report card approach; the idea that tracks what has been done and what needs to be done. Councilmember Bodi provided her perspective as a Council candidate and said that people generally want to tell the city about what they want out of a process. Cmr. Kleweno suggested that the Commission should be involved in the major comprehensive plan update events. Ms. Hayward continued with her presentation and talked about the minor events where the event is already planned, and comprehensive plan update discussions occur in addition to what event is occurring. She talked about a comprehensive plan kit that anyone could utilize if they wanted to provide information on the comprehensive plan. Councilmember Bodi provided some ideas about non-profit organizations that could help to get information out to the public.

Ms. Hayward asked what the Commission’s priorities for public engagement. Chair Larson welcomed Cmr. Finazzo who had joined via zoom connection. Cmr. Kaje said he’d like to understand how residents in southern gateway will be engaged, an area of the city which is comprised of citizens who belong to a more diverse income group. The group discussed strategies on how to engage that portion of the community. Chair Larson recommended going to Local 104 in the morning to talk to community members.

Discussion of Approach to Address Housing Requirements

Ms. Hayward introduced David Fiske and Andrew Oliver of Leland, Fehr & Peers consulting, she indicated they are the housing consultants who have teamed with SCJ and they have prepared their own presentation. Mr. Fiske introduced the topics of the housing analysis and indicated that target numbers have been established for housing, but the type of housing units is also now a regulated element in the housing policy. Councilmember Bodi said that the city has an abundant supply of multi-family housing, ADU opportunities, and affordable housing. She said it is important to emphasize that LFP currently has those types of housing units. Mr. Fiske said that current housing stock and its composition are a part of the analysis which will inform the housing policy that gets updated through the comprehensive plan updates. Mr. Fiske emphasized the challenges that are faced with meeting the housing requirements in a way that LFP sees fitting with their community. A slide with target unit counts was presented. Councilmember Bodi said that this slide should contain the capacity numbers, so that the community understands that LFP has enough capacity to meet the housing growth targets. Mr. Oliver provided an explanation as to why the capacity isn't included which is because the target capacity could change. Chair Larson asked if the housing numbers include ADUs. Mr. Fiske responded and said that it does include ADUs. Chair Larson asked if there is a way to track the number of ADUs and Director Bennett responded and said that permits can be counted.

Mr. Fiske presented employment capacity and growth charts in a slide. Mr. Oliver said that there isn't a large gap between allocations and trends of the future. Councilmember Bodi said that LFP objected to the County on some of the employment numbers because it doesn't account for workers from home and self-employed people which are different than traditional commercial spaces. Mr. Fiske talked about what is included in a housing needs analysis. He said that by establishing what is currently occurring, we can begin to understand where the gaps are occurring. He said that there is enough research to determine how many and who is working from home at this point. Mr. Fiske talked about how the new State level legislation will drive the type of planning and capacity numbers in LFP. Councilmember Bodi described development trends in Shoreline where infill townhome development creates more density, but not affordability. She said that LFP does not want that type of development, development that takes away affordability. Chair Larson provided her perspective on how current development trends favor developers. She said that LFP housing policy should favor those who do not have an endless supply of money to overbid potential middle income property owners. Mr. Oliver talked about his perspective on unit size and how it correlates to the middle-income housing market. He talked about a potential cap on new single family home size to drive prices down, something that is occurring in some Portland neighborhoods, based on a study he described. Councilmember Bodi talked about the idea of community land trusts. She asked how that idea gets promoted and included in planning policy. Chair Larson described her time in Park City, Utah, where interesting planning policies were implemented to favor affordability. Discussion continued on how to create affordable housing policy. Cmr. Castic suggested including short term rentals in the housing stock that LFP currently counts.

Mr. Oliver presented the details of State HB 1220 which contains housing capacity and adequate provision elements. Councilmember Bodi said that LFP does have permanent supportive housing units and asked Director Bennett to provide the number of units. Director Bennett replied and said that the city adopted regulations for permanent supportive housing, and that the code allows for creation of those type of units, but he doesn't know how many units are present in LFP. Discussion occurred on how to provide emergency shelter housing opportunities and how zoning regulations can be changed to account for the emergency housing requirement.

Mr. Oliver presented the details of State HB 1110 and 1337 and indicated that guidance will soon be provided on these bills from the Washington State Department of Commerce. He indicated that after the comprehensive plan is updated, code requirements should be adopted within six months, otherwise a state

1 model code will be implemented. Discussion occurred on how to accommodate ADUs and duplexes within
2 the community.

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4 **New Business**

5 None.

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7 **City Council Liaison Report**

8 Councilmember Bodi said that yoga in the park has started, along with picnic in the park and the battle of the
9 bands is upcoming, which is an annual event. She said that local engagement needs ot occur with local
10 property owners, so they know what is going on. She mentioned that a potential final vote of the retaining
11 wall regulations could occur tomorrow and that a public hearing will occur before a decision. She talked
12 about Sound Transit's opinion on the regulations. She said that she continues to lobby the Council for the
13 RUE and sign code updates. City Manager Hill said that the RUE and sign codes will be discussed at an
14 upcoming meeting. She talked about a public meeting on August 2nd from Sound Transit and LFP.
15 Discussion continued about the Sound Transit BRT project and overall schedule. Councilmember Bodi said
16 that residential parking programs could be discussed and having a process for a community to petition for
17 that program should be in place.

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19 **Reports and Announcements**

20 A recognition of Director Bennett's time with the city occurred.

21
22 **Agenda for Next Meeting:**

23 Chair Larson urged the Commission to watch the most recent Sound Transit meeting and review LFP
24 community comments. City Manager Hill emphasized that the contract with SCJ has not yet been approved
25 by Council. Discussion occurred about potentially cancelling the regular meeting and setting up a special
26 meeting. Comprehensive plan update discussions are scheduled for the next Planning Commission meeting.

27
28 **Additional Citizen Comments:**

29 None.

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31 **Adjournment:**

32 Cmr. Kaje made a motion to adjourn the meeting, Cmr. LaBonte seconded, and the motion carried
33 unanimously. The meeting was adjourned at 9:09 pm.

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35 APPROVED:

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39 Maddy Larson, Planning Commission Chair
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Memorandum

To: Planning Commission
From: Phillip Hill, City Administrator
Date: September 5, 2023
Re: Old Business - 2024 Comprehensive Plan Update (Housing Needs Assessment)
Attachments: 1. Draft Housing Needs Assessment – Baseline Data and Gap Analysis

At the July 26, 2023, Special Meeting, the Planning Commission kicked off the 2024 Comprehensive Plan Update with the consultant team. The focus of that meeting was to discuss the approach to the update, including a milestone schedule and public engagement strategy. There was strong interest in housing, especially with respect to recent legislative changes and options for compliance.

Leland Consulting will be in attendance to present the Draft Housing Needs Assessment ([attached](#)) and answer questions of the commission.

See the following resources:

- 2015 Comprehensive Update: <https://www.cityoflfp.gov/160/Lake-Forest-Park-Comprehensive-Plan>
- HB 1220 (adopted 2021). Requires planning for housing affordable to all income levels, including permanent supportive housing and emergency shelters.
 - HB 1220: <https://lawfilesexternal.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/House/1220-S2.SL.pdf?q=20211209114015>
 - Department of Commerce *Planning for Housing* page: <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/>
 - King County Housing Needs Dashboard (housing allocations for King County and all its incorporated cities): [https://tableaupub.kingcounty.gov/t/Public/views/AllocationMethodComparisonsUpdated/AllocationsStory?%3Aembed=y&%3AisGuestRedirectFromVizportal=y&%3Aorigin=card share link](https://tableaupub.kingcounty.gov/t/Public/views/AllocationMethodComparisonsUpdated/AllocationsStory?%3Aembed=y&%3AisGuestRedirectFromVizportal=y&%3Aorigin=card%20share%20link)
- HB 1110 – “Middle Housing Bill” (adopted 2023). For Lake Forest Park, requires allowing two dwelling units per lot in predominantly residential zones. City zoning codes must allow at least six of nine identified middle housing types. HB 1110 includes related provisions.
 - HB 1110: <https://app.leg.wa.gov/billsummary?BillNumber=1110&Initiative=false&Year=2023>
 - Department of Commerce Fact Sheet: <https://deptofcommerce.app.box.com/s/yjo6h53f2jhj1xopbc6lxzo28dsh2h9k>

- HB 1337 – ADU Bill (adopted 2023). Jurisdictions must allow two ADUs per lot. HB 1337 includes related provisions.
 - HB 1337:
<https://app.leg.wa.gov/billssummary?BillNumber=1337&Year=2023&Initiative=false>

Lake Forest Park 2024 Comprehensive Plan Update Housing Needs Assessment **DRAFT 2023-09-05**

PREPARED FOR



AUGUST 2023

PREPARED BY

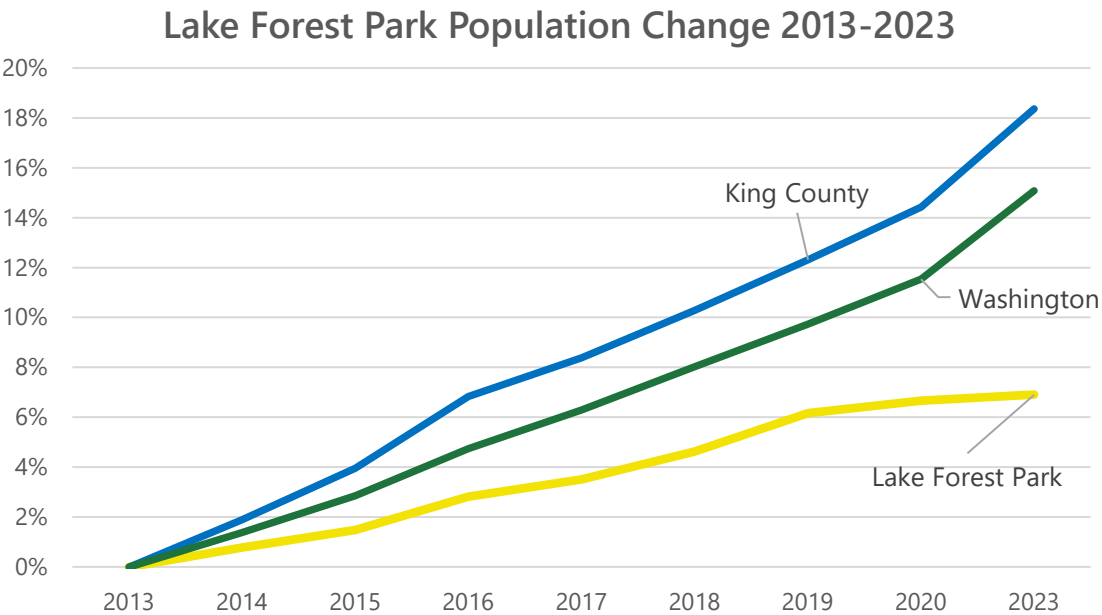


Community Profile

Population

Lake Forest Park was incorporated in 1961, and its population grew rapidly due to major annexations between 1994 and 1999. Since 2000, the population has been relatively consistent between 12,000 and 14,000 people, with very little change since the 2020 Census. Over the past decade, the population has grown less rapidly than the state and county, as shown below. The 2023 OFM Population estimate is **13,660**.

The population is forecast to grow to **15,066 by 2044**, according to the latest PSRC forecast model. This represents a yearly growth rate of 0.43 percent.



Source: Washington Office of Financial Management (OFM)

Lake Forest Park Population and Growth Rate, 1970-2044 (projected)



Source: Washington Office of Financial Management (OFM), Puget Sound Regional Council (PSRC)

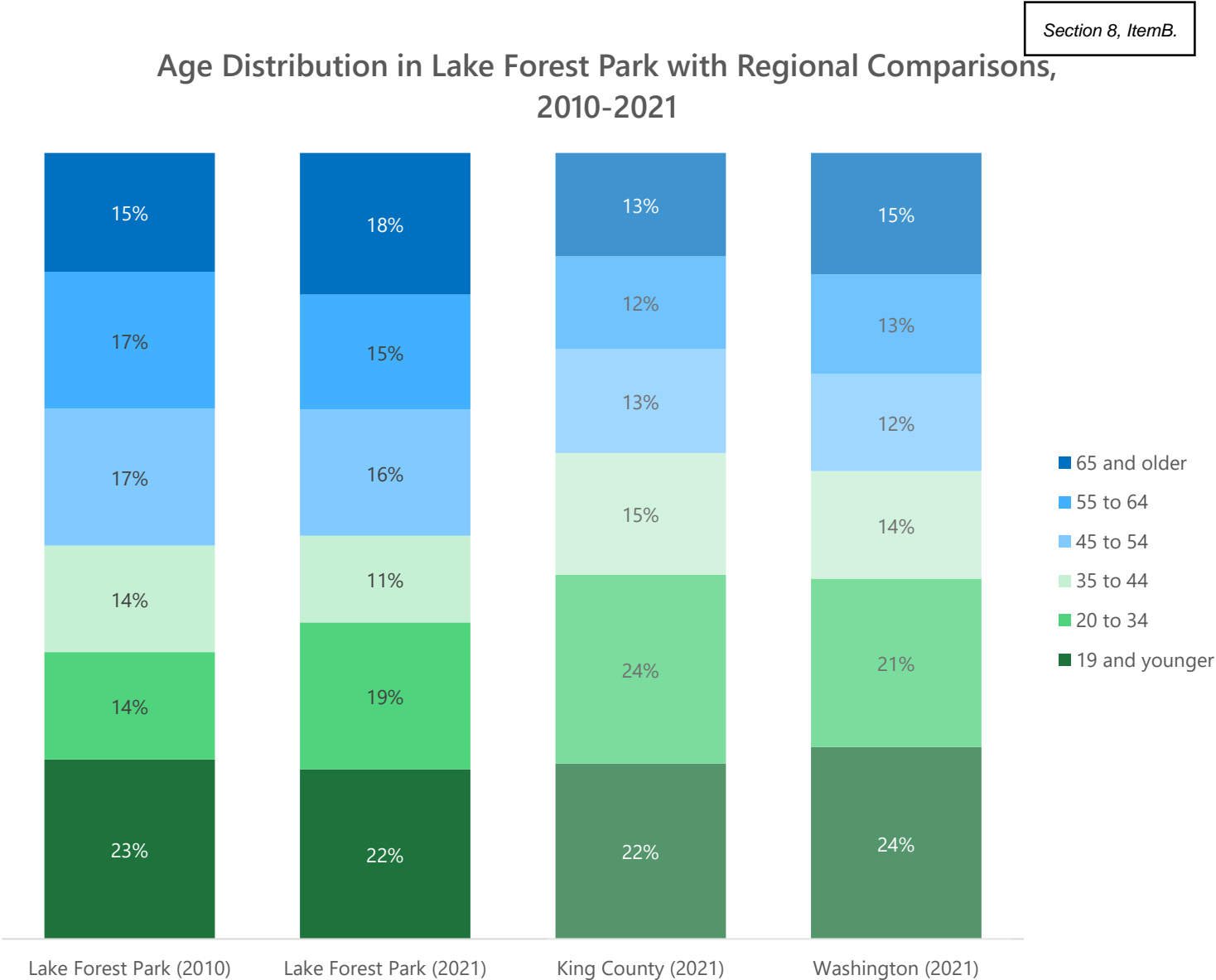
Population Characteristics

Age

Lake Forest Park’s population is substantially **older** than regional and statewide averages. Half of residents are over 45, compared to around 40 percent county and statewide. In addition, 18 percent of residents are over 65, compared to 13 percent countywide and 15 percent statewide.

Since 2010, **the share of residents over 65 has increased from 15 to 18 percent** of the city’s population, or an increase of 534 residents. At the same time, **the city has also seen a significant increase in residents aged 20 to 34**, as shown at right.

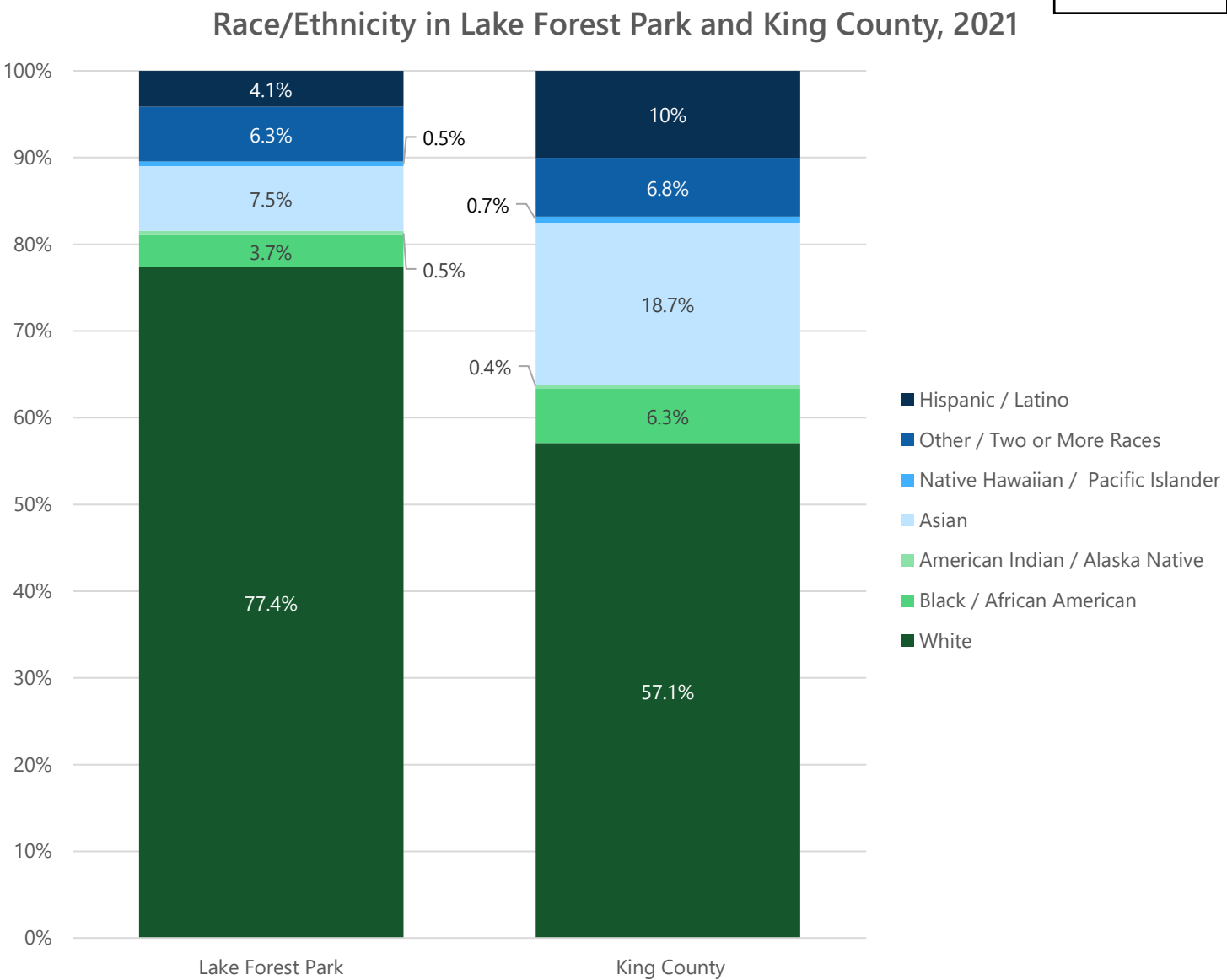
The age composition of Lake Forest Park’s residents has important implications for housing needs in the city. An increasing share of older residents who may be “downsizing” can often signal the need for smaller housing units. On the other hand, an increasing share of young adults may result in new families which need more bedrooms. Older residents may also have specific housing needs such as accessible units or assisted living.



Race / Ethnicity

The population of Lake Forest Park is significantly **less ethnically and racially diverse than King County as a whole**, with 77 percent of residents identifying as White, compared with 57 percent countywide. Of the city's non-White population, there are similar shares of Mixed-Race, and Asian populations at 6-7 percent each, with smaller shares of Hispanic/Latino and Black residents (3-4 percent) and Native American / Hawaiian residents (less than 1 percent).

When considering housing needs, race and ethnicity can present compounding challenges to housing affordability and accessibility. For example, in Lake Forest Park, 88 percent of homeowners are White, compared to only 57 percent of renters. Renters face greater housing instability than homeowners, and less opportunities for wealth-building. These type of reinforcing housing challenges are important to consider when planning for the housing needs of all residents in the city.



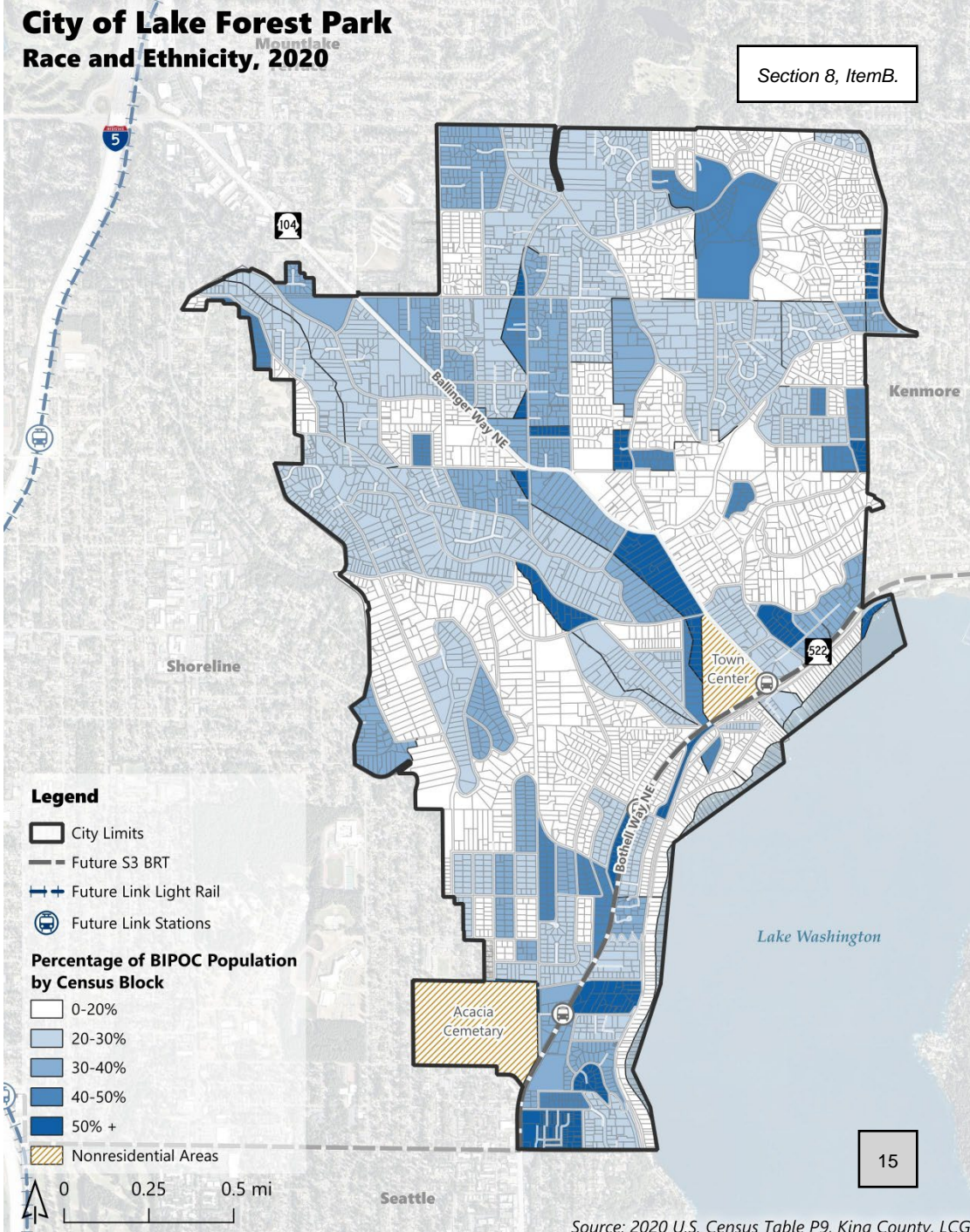
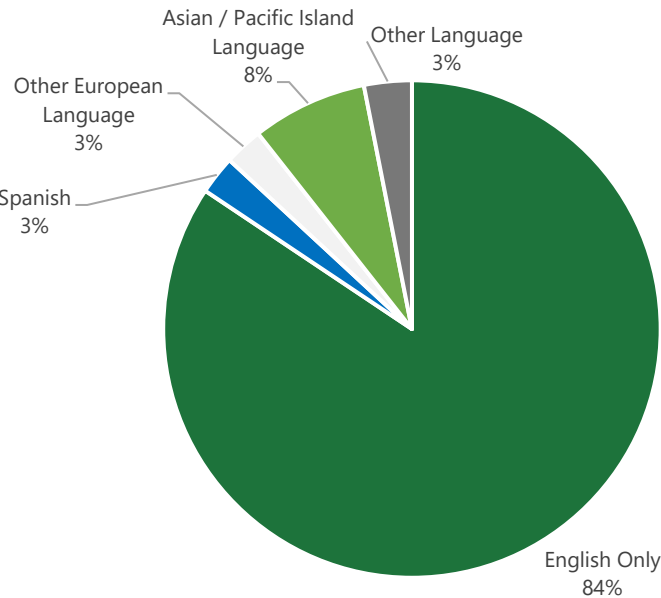
Source: 2021 American Community Survey 5-Year Estimates, Table DP05

Race / Ethnicity

This map shows the share of BIPOC (Black, Indigenous and people of color) populations by Census block in Lake Forest Park. There are noticeable concentrations of BIPOC populations in the **Southern Gateway and Town Center areas**. Notably, the Southern Gateway area allows denser multifamily housing than other parts of the city.

The majority of households in Lake Forest Park speak English at home, as shown below, but about 15 percent speak other languages. Most of these residents also speak English, according to the 2021 American Community Survey.

Language Spoken At Home in Lake Forest Park, 2021



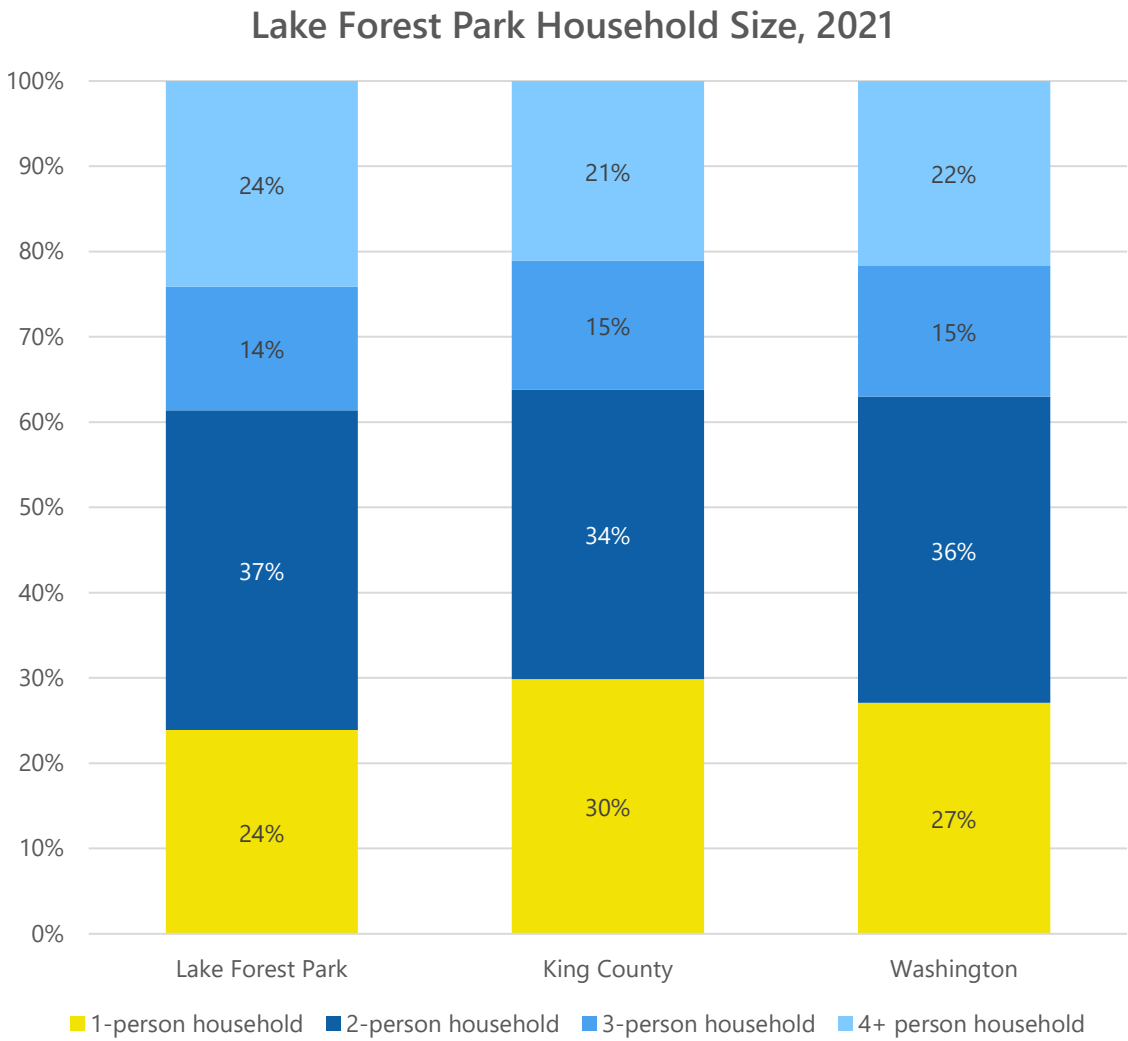
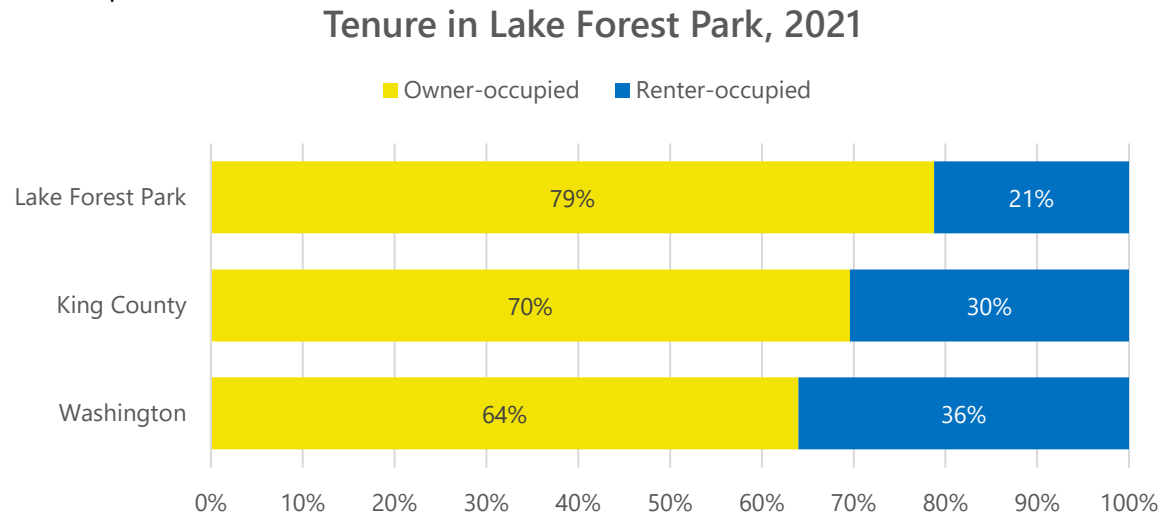
Household Characteristics

Household Size and Tenure

OFM’s official housing unit count for 2023 in Lake Forest Park is **5,589 units**. Each unit is occupied by one household, defined by the Census as one or more related or unrelated individuals.

Lake Forest Park’s households are **similar in size to county and statewide averages** as shown to the right. There is a slightly smaller share of one-person households than the county. Overall, the largest number of households are two-person households, at 37 percent.

More than three-quarters of Lake Forest Park households are homeowners, a larger share than King County and the state overall, as shown below. This is consistent with current zoning in the city, in which 96 percent of the land is zoned for single-family residential development.



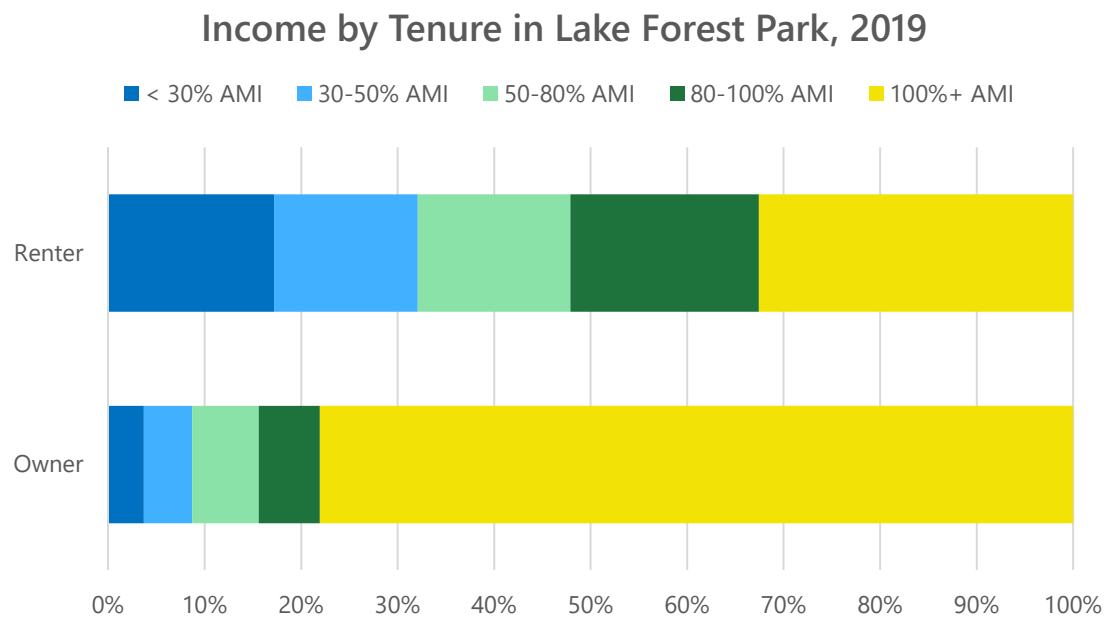
Source: 2021 American Community Survey 5-Year Estimates, Table DP04

Source: 2021 American Community Survey 5-Year Estimates, Table DP04

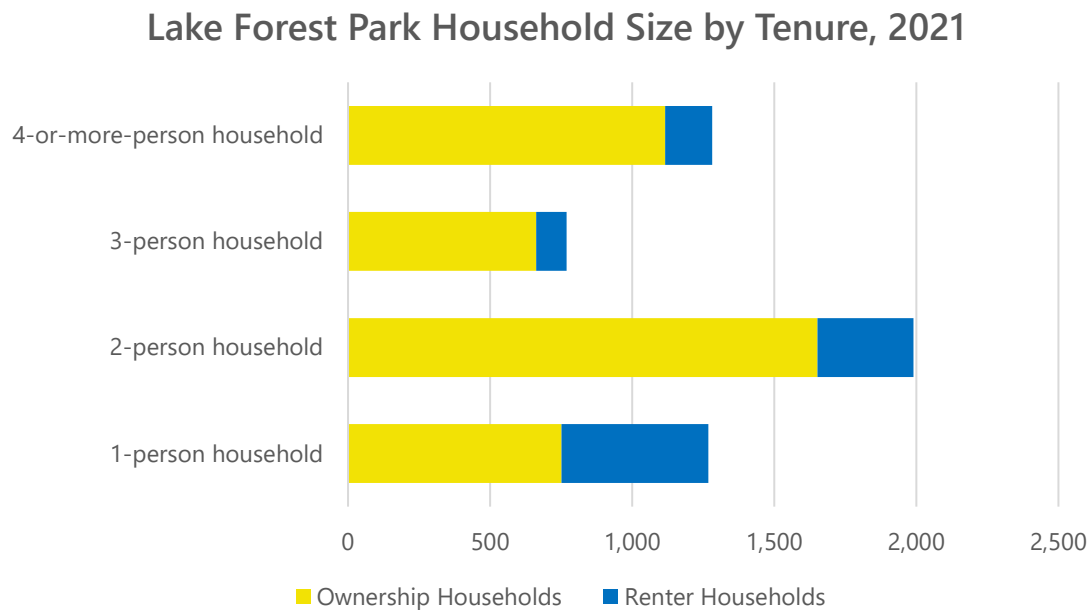
Tenure and Income

Compared with homeowners, renters can face greater housing challenges from circumstances beyond their control such as rent increases and evictions. Both nationally and in Lake Forest Park, renters are more likely to be lower-income and more diverse. As shown below on the left, only about **30 percent of Lake Forest Park rental households earn 100 of the Area Median Income or higher, compared to three-quarters of homeowner households**. Renters also tend to have smaller household sizes in the city, as shown below on the right. About 40 percent of renter households are one-person households.

When planning for housing needs in the city, this data shows that renters in the city have a much more acute need for affordable rents and are more likely to need smaller units. It also shows the **challenges renters may face moving from renting to home ownership in the city**, which will be further discussed below under “Affordability.”



Source: 2019 HUD Comprehensive Housing Affordability Strategy (CHAS)



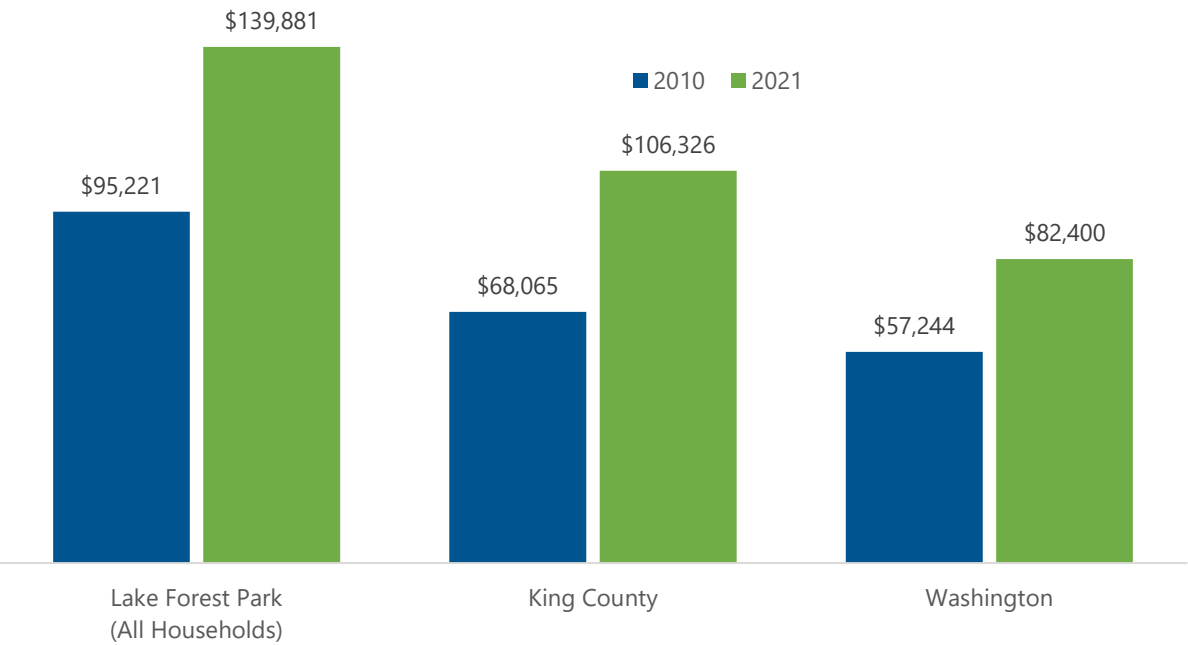
Source: 2021 American Community Survey 5-Year Estimates, Table DP04

Household Income

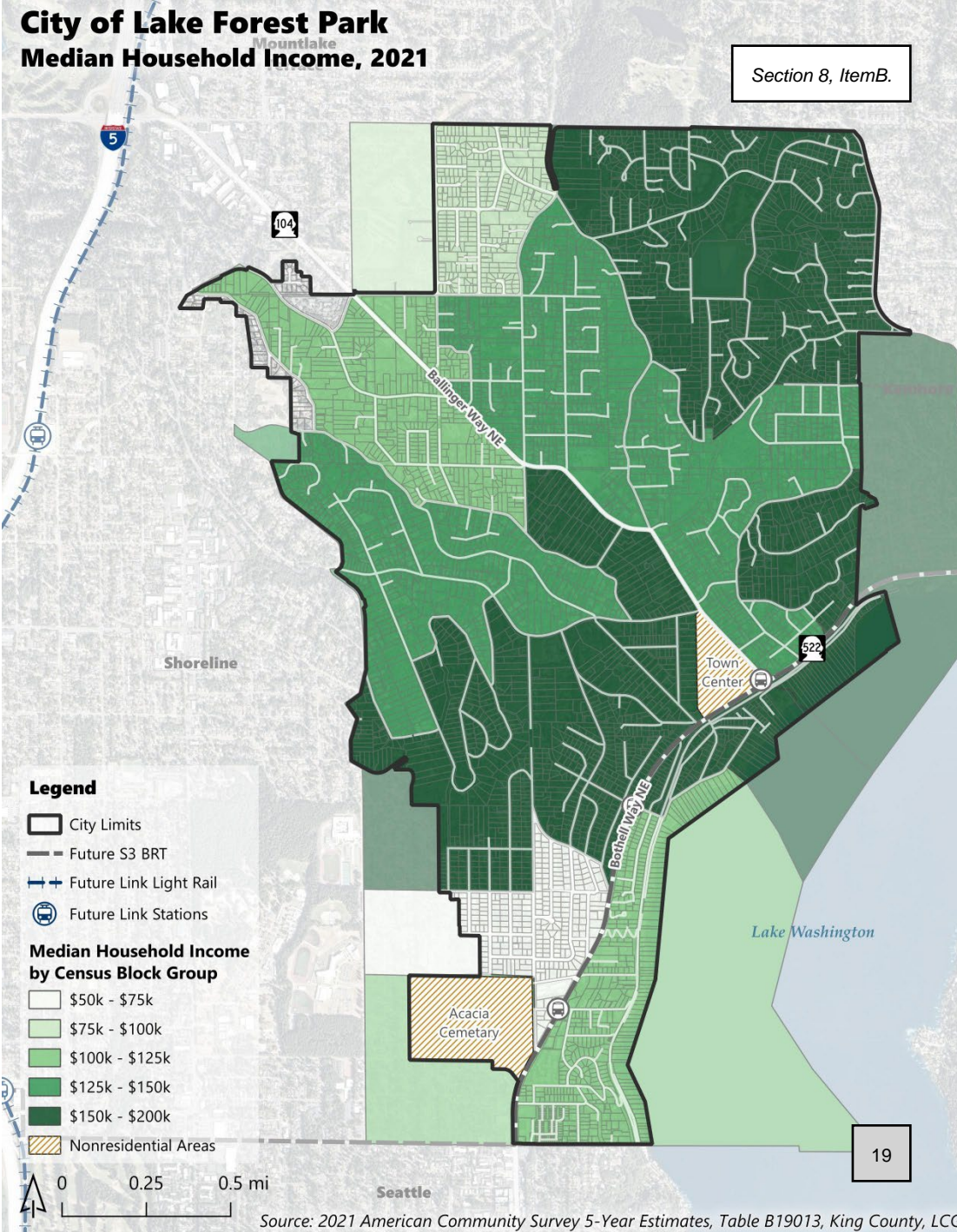
Household incomes in Lake Forest Park are higher than county and statewide averages, with the 2021 median household income as reported by the Census at **\$139,881, about 1.3 times higher than King County**. This represents a 47 percent increase since the 2010 Census. Countywide, incomes increased 56 percent between 2010 and 2021.

Household incomes in Lake Forest Park are not distributed evenly, as shown at right. Many of the lower-income households are in Census Block Groups near the Southern Gateway and in the NW of the city.

Median Household Income in Lake Forest Park, 2010-21



Source: 2021 American Community Survey 5-Year Estimates, Table S2503

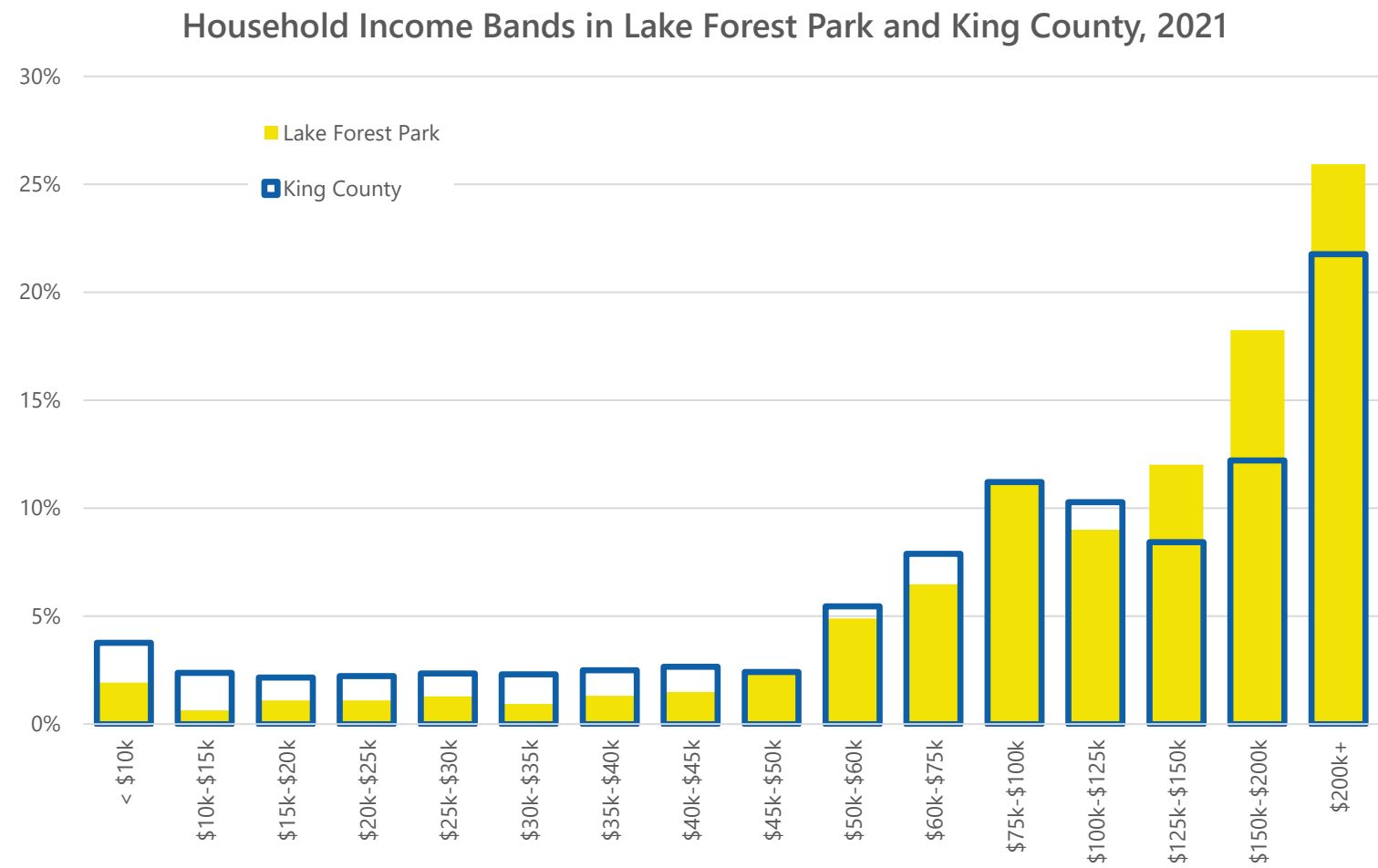


Source: 2021 American Community Survey 5-Year Estimates, Table B19013, King County, LCG

Household Income Distribution

This chart shows the breakdown of household incomes in Lake Forest Park by income bands, compared with King County. There are a **significantly larger share of households earning over \$125,000 in the city when compared with the county, and smaller shares earning under \$45,000**. In the \$50,000 - \$125,000 range, the share of households in the city is relatively similar to that seen countywide.

An analysis of household income required to afford housing at various price points is found later in this report, under "Housing Market Conditions."



Source: 2021 American Community Survey 5-Year Estimates, Table B19001

Household Type in Lake Forest Park, 2021

	Lake Forest Park		King County		Washington	
	Total	%	Total	%	Total	%
Total Households	5,308		902,308		3,022,255	
Family households	3,680	69%	536,432	59%	1,937,081	64%
Married-couple family	3,242	61%	427,498	47%	1,503,723	50%
Other family	438	8%	108,934	12%	433,358	14%
With own children of householder under 18 years	1,521	29%	238,894	26%	809,198	27%
Nonfamily households	1,628	31%	365,876	41%	1,085,174	36%
Householder living alone	1,268	24%	269,580	30%	819,693	27%
Householder 65 years and over	387	7%	77,899	9%	304,599	10%

Source: 2021 American Community Survey 5-Year Estimates, Table S2501

The majority of households in Lake Forest Park **(69 percent)** are **family households**, as shown above. Of the family households, most are married couples. About **30 percent of Lake Forest Park households have children under 18**. The city has a higher share of family households and of families with children than both King County and the state.

The other 31 percent of Lake Forest Park households are non-family households, which includes individuals living alone or any arrangement of unrelated residents. The majority of these households are residents living alone. Of these, **387 households are individuals over 65 living alone**. This is a smaller share of older householders living alone than the county and state.

This data shows a need in Lake Forest Park for both larger units to accommodate families and smaller units to accommodate residents living alone. A comparison between household size and housing unit size in the city can be found below under “General Housing Inventory”

HUD Income Limits

HUD FY 2023 Income Limits for the Seattle-Bellevue Metro Area

FY 2023 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low Income (< 30% AMI)	\$ 28,800	\$ 32,900	\$ 37,000	\$ 41,100	\$ 44,400	\$ 47,700	\$ 51,000	\$ 54,300
Very Low Income (30-50% AMI)	\$ 47,950	\$ 54,800	\$ 61,650	\$ 68,500	\$ 74,000	\$ 79,500	\$ 84,950	\$ 90,450
Low Income (50-80% AMI)	\$ 70,650	\$ 80,750	\$ 90,850	\$ 100,900	\$ 109,000	\$ 117,050	\$ 125,150	\$ 133,200

Source: HUD

The department of Housing and Urban Development (HUD) uses its own measure of income by metro area, called the Median Family Income. **For 2023, the MFI for the Seattle metro area, which includes all of King and Snohomish counties, is \$146,500.** This number is higher than the 2021 American Community Survey Median Household Income shown previously since it is updated by HUD from the 2021 ACS data to a 2023 estimate using inflation and other considerations.

In addition, HUD calculates **income limits** based on this MFI figure and on household size in order to determine eligibility for subsidized housing at various family sizes. The table above shows the 2023 income limits for Extremely Low, Very Low, and Low Income households in the Seattle metro area. A family of four in Lake Forest Park would be eligible for subsidized housing offered to residents earning 80 percent of the median income or lower if their household income were \$100,900 or less, or to housing available to residents earning 30 percent of the median income or lower if their household income were \$41,100 or less, for example.

Cost Burden

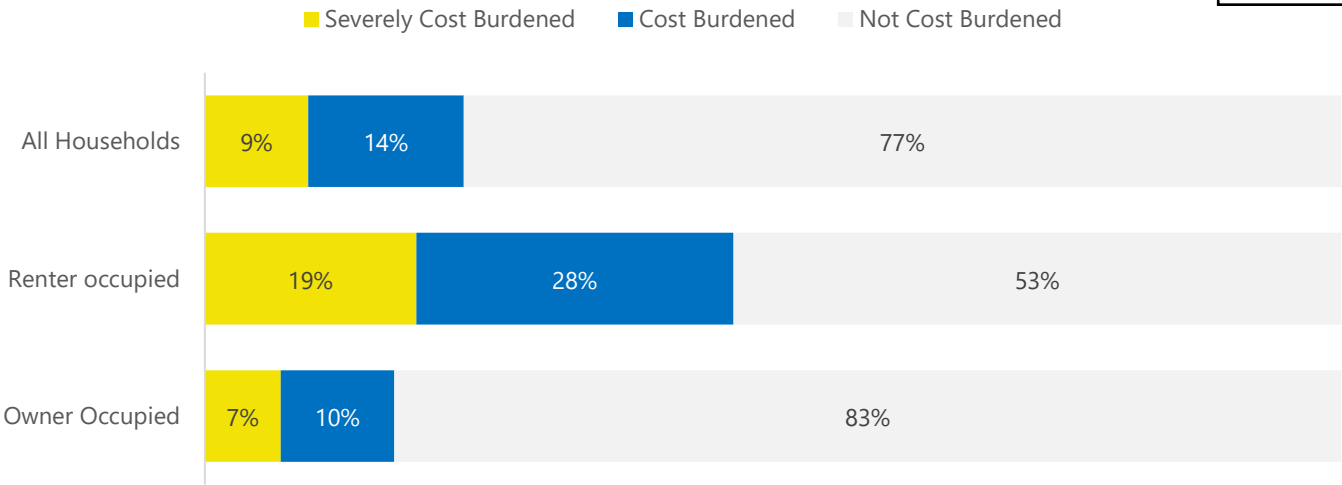
One metric used by HUD to determine housing challenges is “Cost Burden.” A household is considered cost burdened if they spend more than **30 percent of their income on housing costs** (including rent or mortgage and utilities). A severely cost-burdened household spends more than **50 percent of their income on housing costs**.

The most recent available data on cost burden is from HUD’s 2019 Comprehensive Housing Affordability Strategy (CHAS) dataset shown at right. Overall, **a quarter of households in Lake Forest Park are cost burdened**. **Renters experience significantly higher rates of cost burden**, with 28 percent of renters spending between 30 and 50 percent of their income on housing costs and another 19 percent spending more than half their income on housing costs.

The lower chart shows cost burden by household income. **Two-thirds of Lake Forest Park’s extremely low-income households, or 225 households, are spending more than half their income on housing costs**. However, over half of lower- and middle-income households are also spending at least 30 percent of their income on housing.

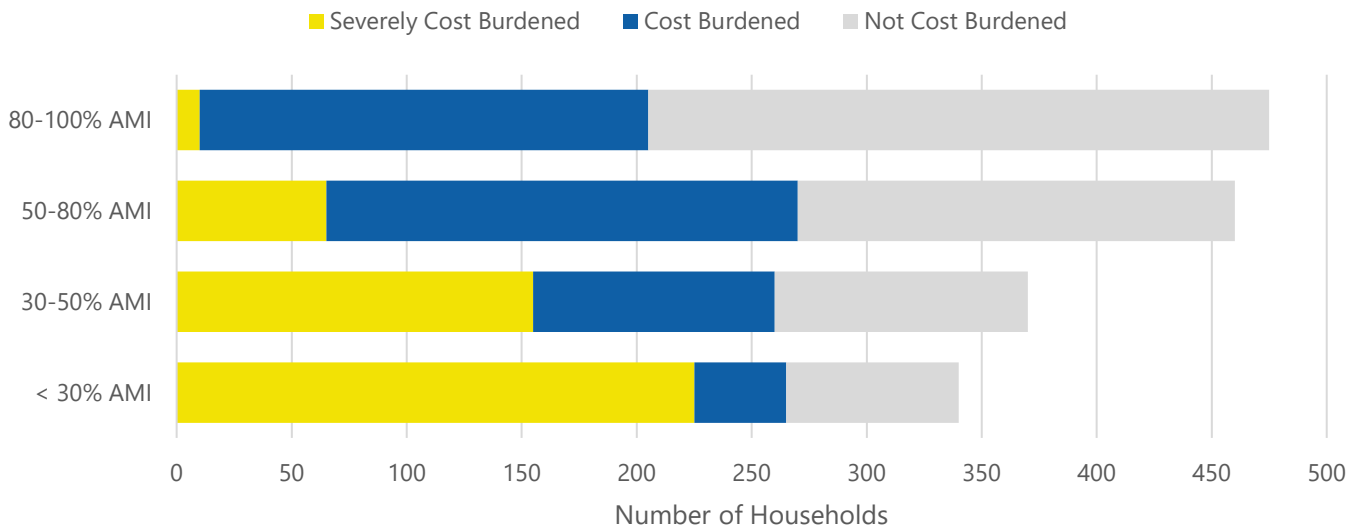
Overall, this data shows a need for more affordable units in the city, particularly for renters and lower-income households.

Cost-Burdened Households by Tenure in Lake Forest Park, 2019 Section 8, ItemB.



Source: 2019 HUD Comprehensive Housing Affordability Strategy (CHAS)

Cost-Burdened Households by Income in Lake Forest Park, 2019



Source: 2019 HUD Comprehensive Housing Affordability Strategy (CHAS)

Disability

About **14 percent of the households in Lake Forest Park have one or more members with a disability**, according to the most recently available HUD data shown at right. These numbers show households where any member has one of the limitations listed. Note that some residents may have more than one limitation, so the totals do not add up to 100 percent.

When planning for housing, it is important to take into consideration households which may need accessible units or units without stairs. Additionally, this data shows the need for some assisted living facilities in the city.

Disability Status in Lake Forest Park, 2019

Disability Status	Number of Households	Share of Households
Household member has a cognitive limitation	285	5%
Household member has a hearing or vision impairment	260	5%
Household member has a self-care or independent living limitation	325	6%
Household member has an ambulatory limitation	300	6%
Household member has none of the above limitations	4,520	86%

Source: 2019 HUD Comprehensive Housing Affordability Strategy (CHAS)

Housing Supply

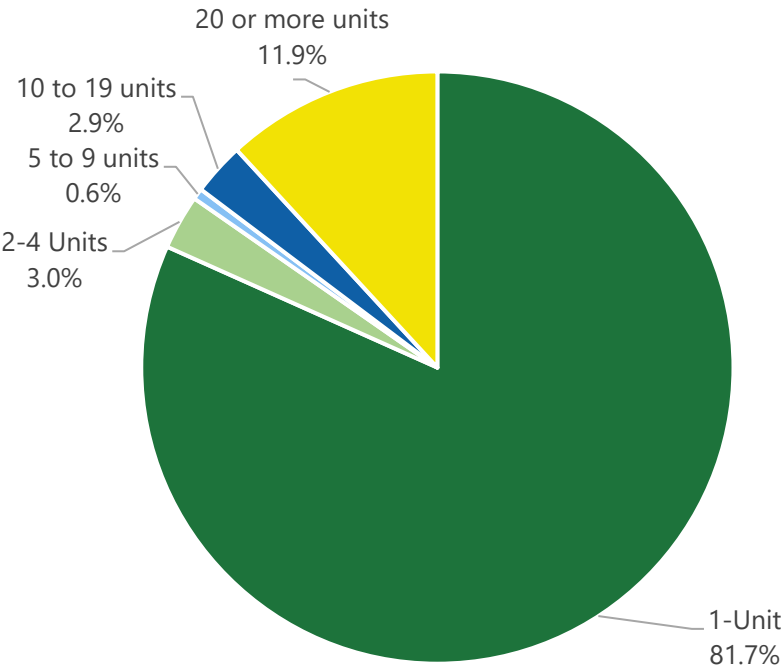
General Housing Inventory

Housing Type and Age

Most of Lake Forest Park’s housing units are **single-family homes, at 82 percent**, compared to 52 percent across King County and 63 percent statewide. About 4 percent of units in the city are “Middle Housing” units of between 2 and 9 units, and the remaining 15 percent are in apartment buildings of 10 units or more. As discussed previously, a lack of diversity of housing types can present barriers to housing for some segments of the population.

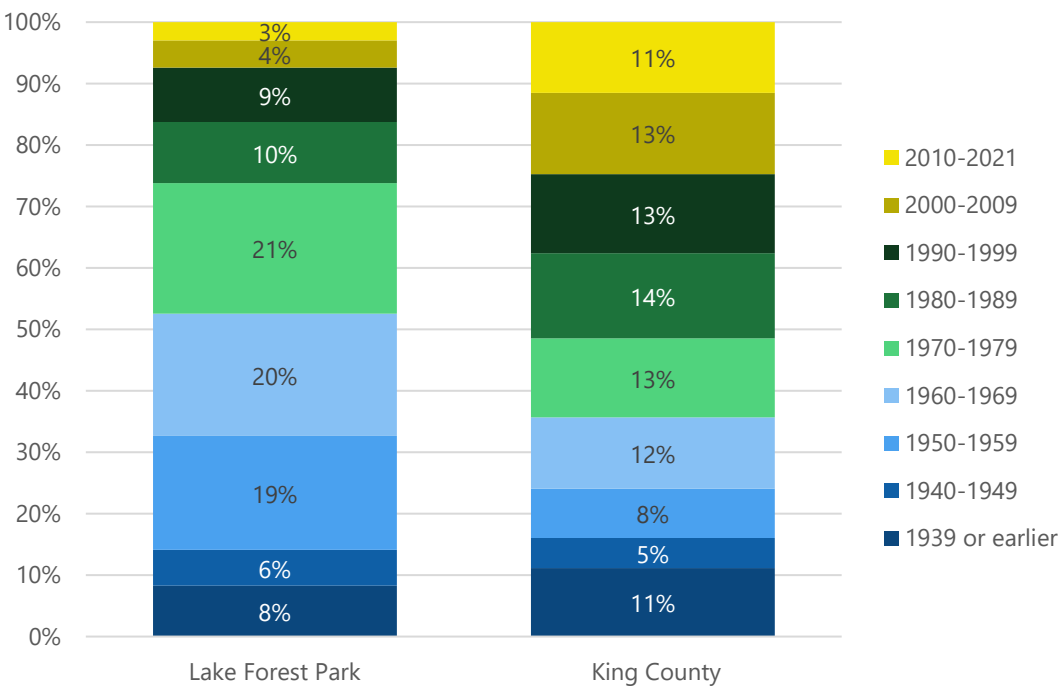
Housing in Lake Forest Park was predominantly built between **1950 and 1980, with very little production since the 1980s** compared with King County as a whole, as shown below. A lack of sufficient production to keep up with housing demand can hamper housing affordability, as discussed subsequently in this report.

Housing Unit Type in Lake Forest Park, 2021



Source: 2021 American Community Survey 5-Year Estimates, Table DP04

Age of Housing in Lake Forest Park, 2021



Source: 2021 American Community Survey 5-Year Estimates, Table DP04

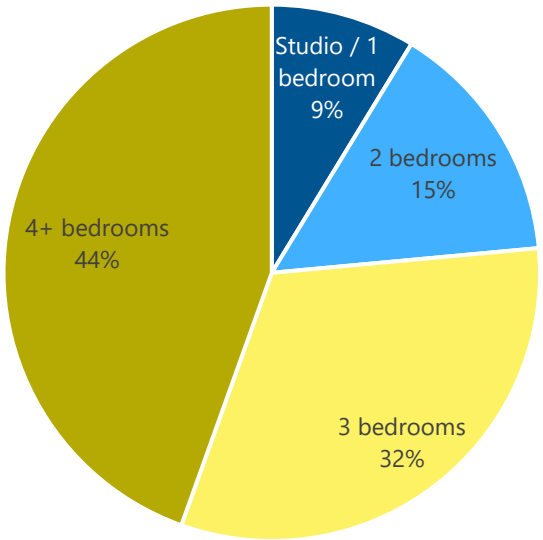
Housing Unit Size

Over three-quarters of Lake Forest Park’s housing units have three or more bedrooms. About 15 percent are two-bedroom units, and the remaining 9 percent are one-bedroom or studio units. **This contrasts significantly with the city’s household size**, as shown at right. 61 percent of households are one- or two-person households, but only 25 percent of units have one or two bedrooms.

Although many households prefer to have more bedrooms than needed for the size of their household, **a lack of smaller units can present challenges to housing affordability**, and increasing housing costs in the city may represent potential demand for these units. If smaller households are only presented with large housing units to rent or purchase, they may have more difficulty affording those units. In addition, a sufficient supply of smaller housing units can cater to a variety of households including residents who may wish to downsize as they age or younger residents who cannot yet afford larger units.

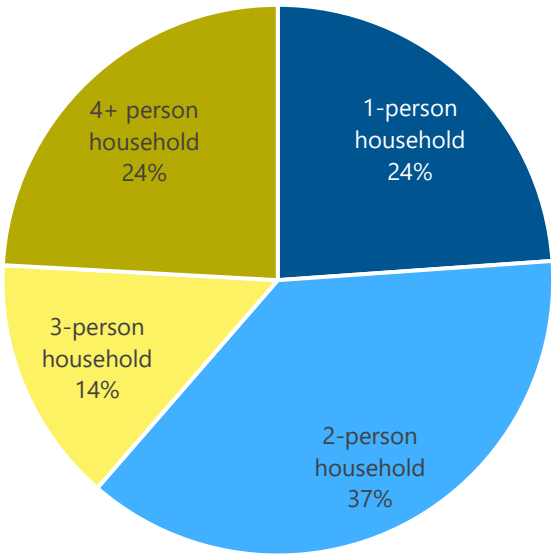
Housing Unit Size in Lake Forest Park, 2021

Section 8, ItemB.



Source: 2021 American Community Survey 5-Year Estimates, Table DP04

Household Size in Lake Forest Park, 2021



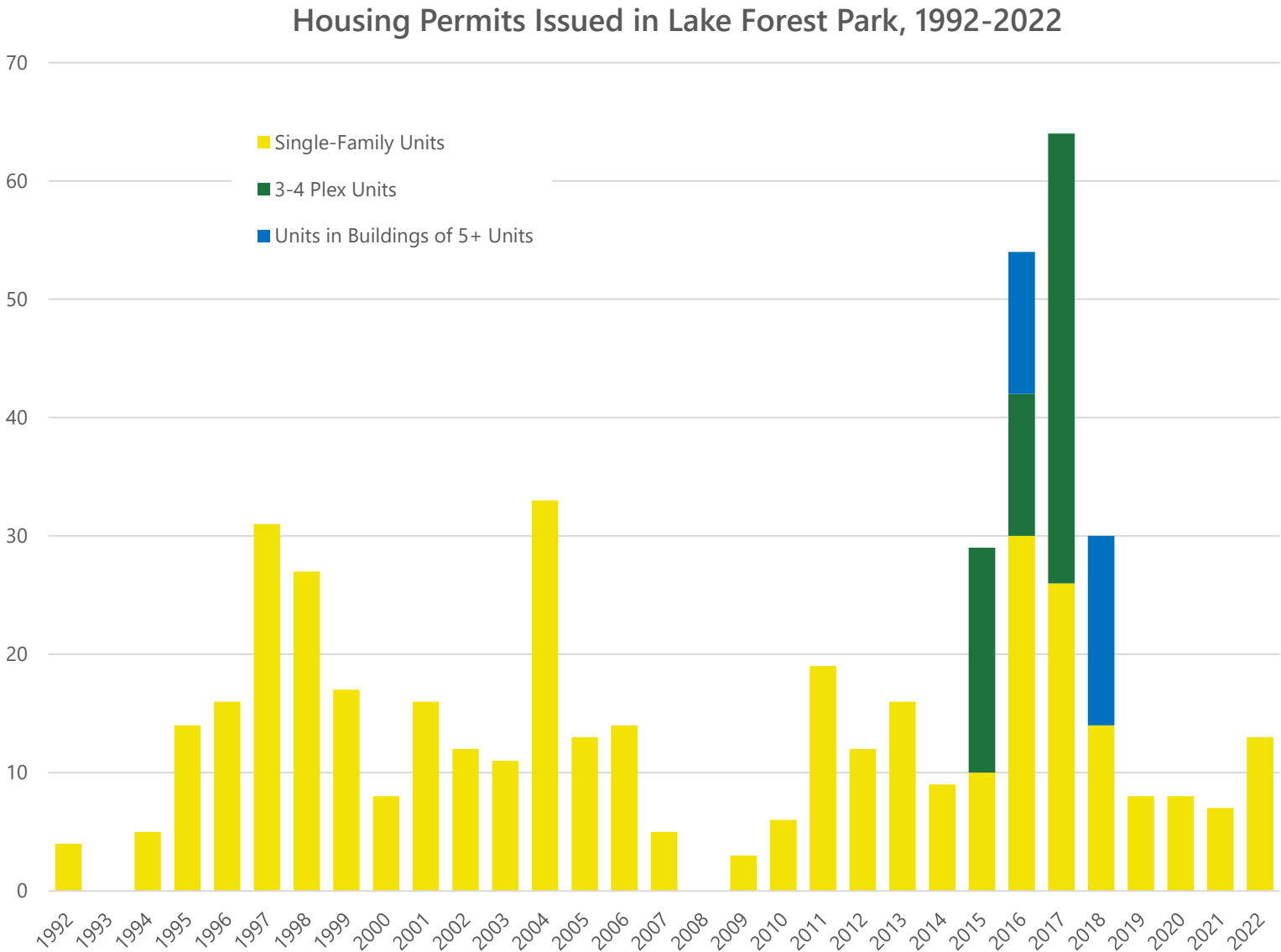
Source: 2021 American Community Survey 5-Year Estimates, Table S2501

Housing Market Conditions

Housing Development Trends

Single-family housing production in Lake Forest Park has followed prevailing economic trends over the past few decades, as shown here. About 15-30 units per year were permitted in from the mid-1990s until the 2008 recession. After the economy recovered, single-family development resumed a similar pace with the addition of some multifamily, triplex and four-plex construction in 2015-2018.

The city has **not seen any new multifamily projects permitted since 2018** and a lower rate of single-family construction in the past five years as well.

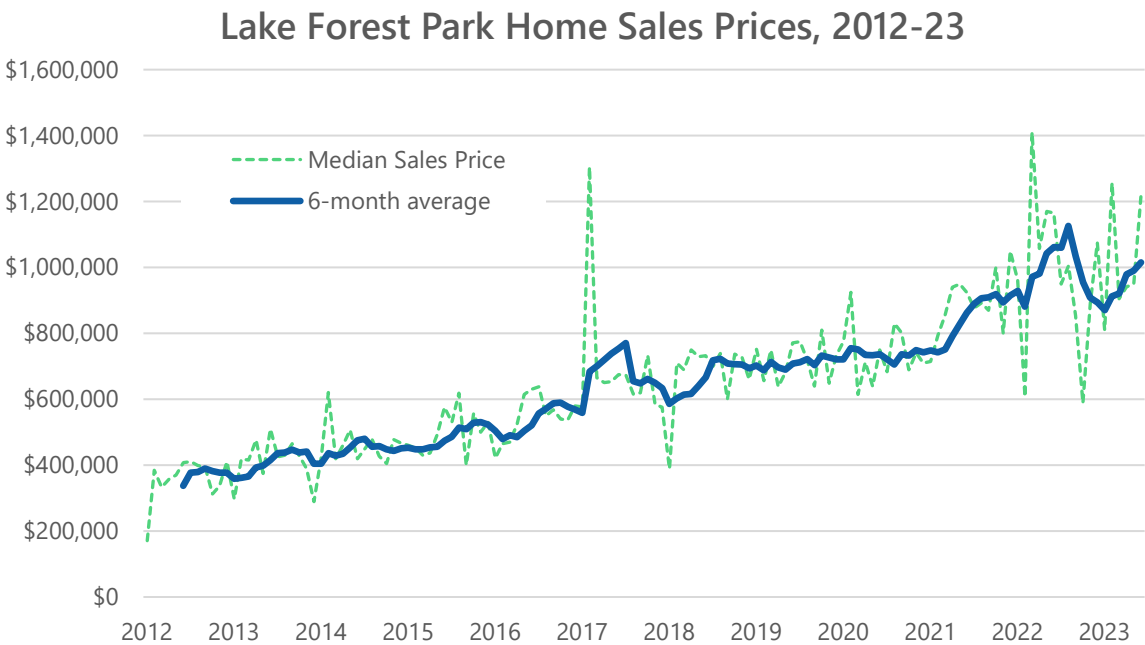


Source: U.S. Census Building Permits Survey

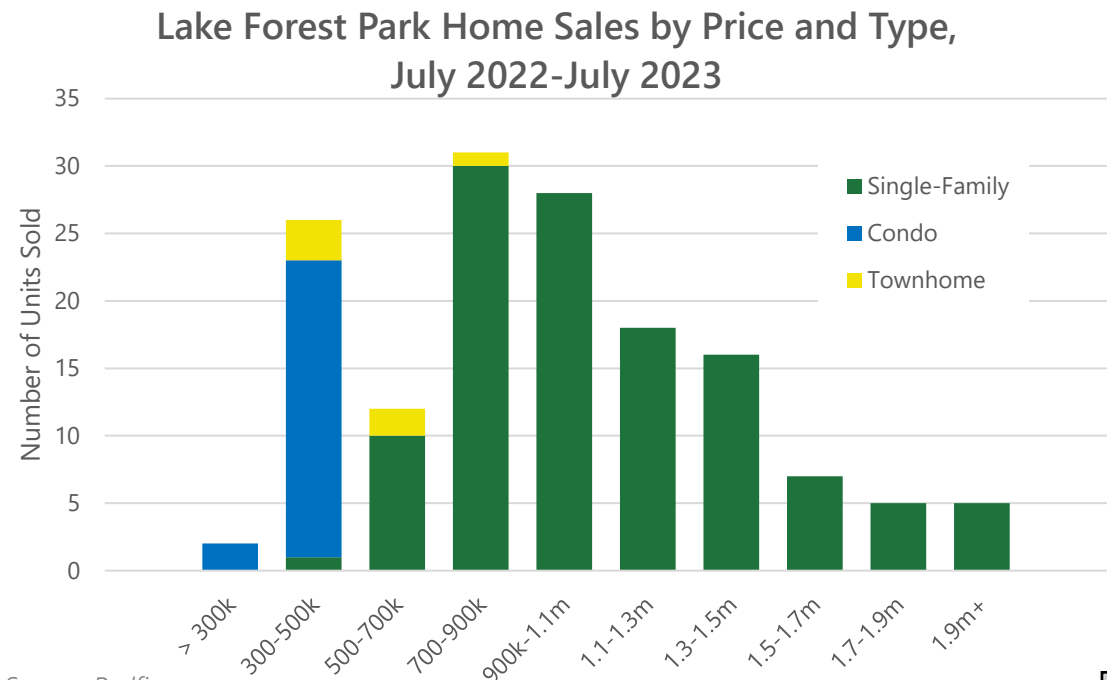
Sales Prices

Sales prices in Lake Forest Park have been rising steadily over the past decade from around **\$400,000 in 2012 to around \$1,000,000 in mid-2023, an increase of 150 percent**, as shown below at left. As with many suburban municipalities, housing prices rose rapidly immediately following the onset of the COVID-19 pandemic, though they subsided slightly as the housing market cooled in 2022. However, in 2023 prices have been slowly rising again.

The chart at right below shows the breakdown of sales prices for homes sold in Lake Forest Park over the past year. **Most single-family homes sold were relatively close to the median sales price of \$1 million**, although there were several sales in excess of \$2 million and very few houses sold for under \$700,000. On the other hand, **condos and townhomes sold in the past year were considerably less expensive**, with most condos selling for between \$300,000 and \$500,000, and townhomes averaging slightly higher. This shows the value to potential homebuyers which can be achieved through increased density of development in ownership housing.



Source: Redfin

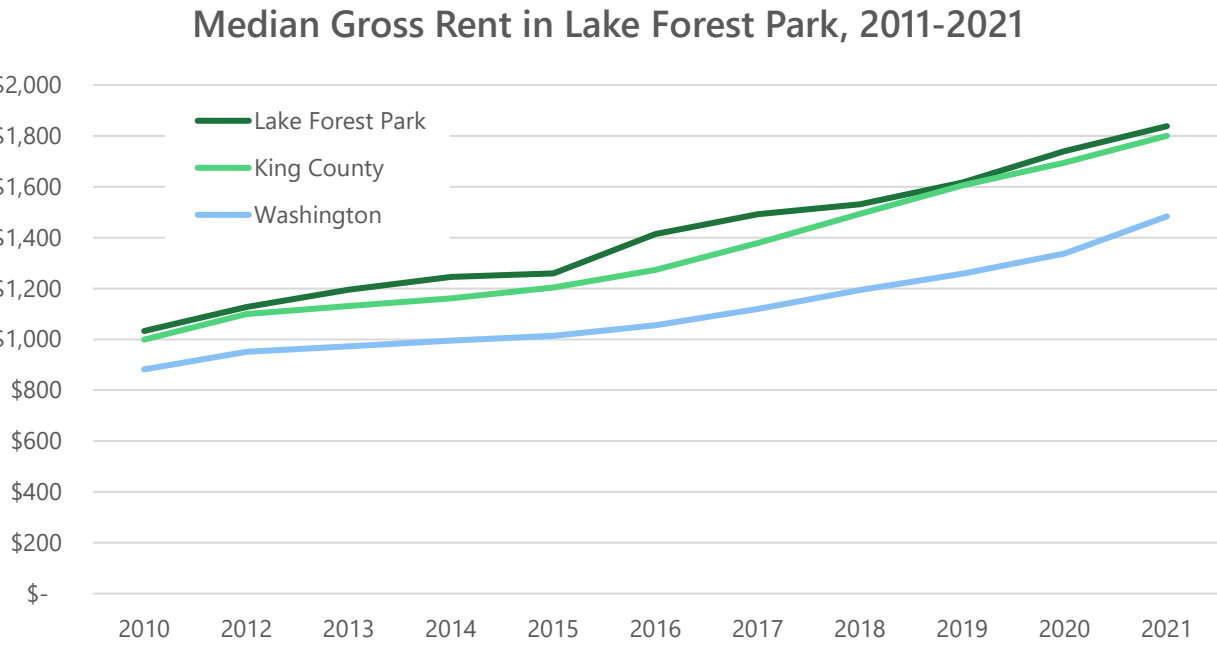


Source: Redfin

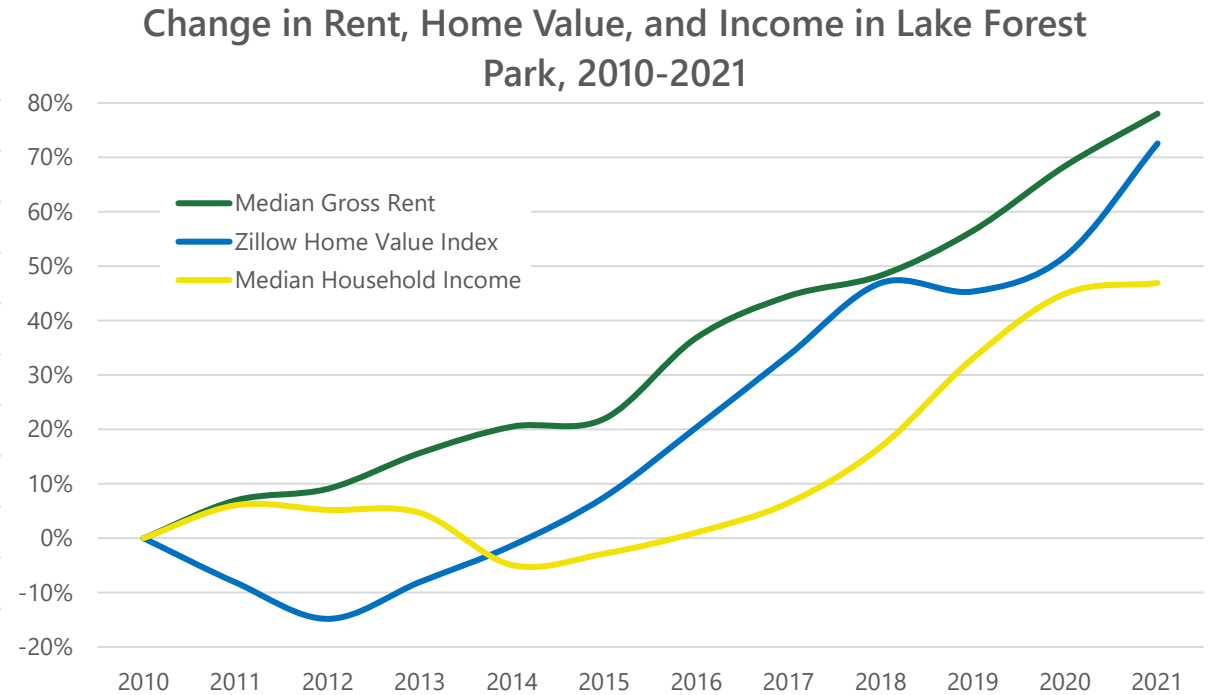
Rents, Housing Prices, and Incomes

Rents in Lake Forest Park have also been increasing over the past decade, as reported by the Census. The median rent in 2021 was \$1,839, just above the King County average of \$1,801. This is significantly higher than the statewide rent average. Rent prices are more difficult to track than housing sales prices and Census rent data often underestimates or lags behind the market reality. Costar, a national commercial real estate data provider, estimates current average rents in Lake Forest Park at **\$1,993 as of mid-2023**. Overall, the Census data does show a general picture of increasing rents in the city and region.

The chart at right shows the change in rent and home values compared with the change in household income in Lake Forest Park over the past decade. Although home prices and incomes were relatively stable in the first half of the 2010s, **both have increased significantly in recent years, with home prices and rental prices outpacing income growth overall.**



Source: 2021 American Community Survey 5-Year Estimates, Table DP03



Source: 2021 American Community Survey 5-Year Estimates, Tables S2503, DP03, Zillow

Housing Affordability

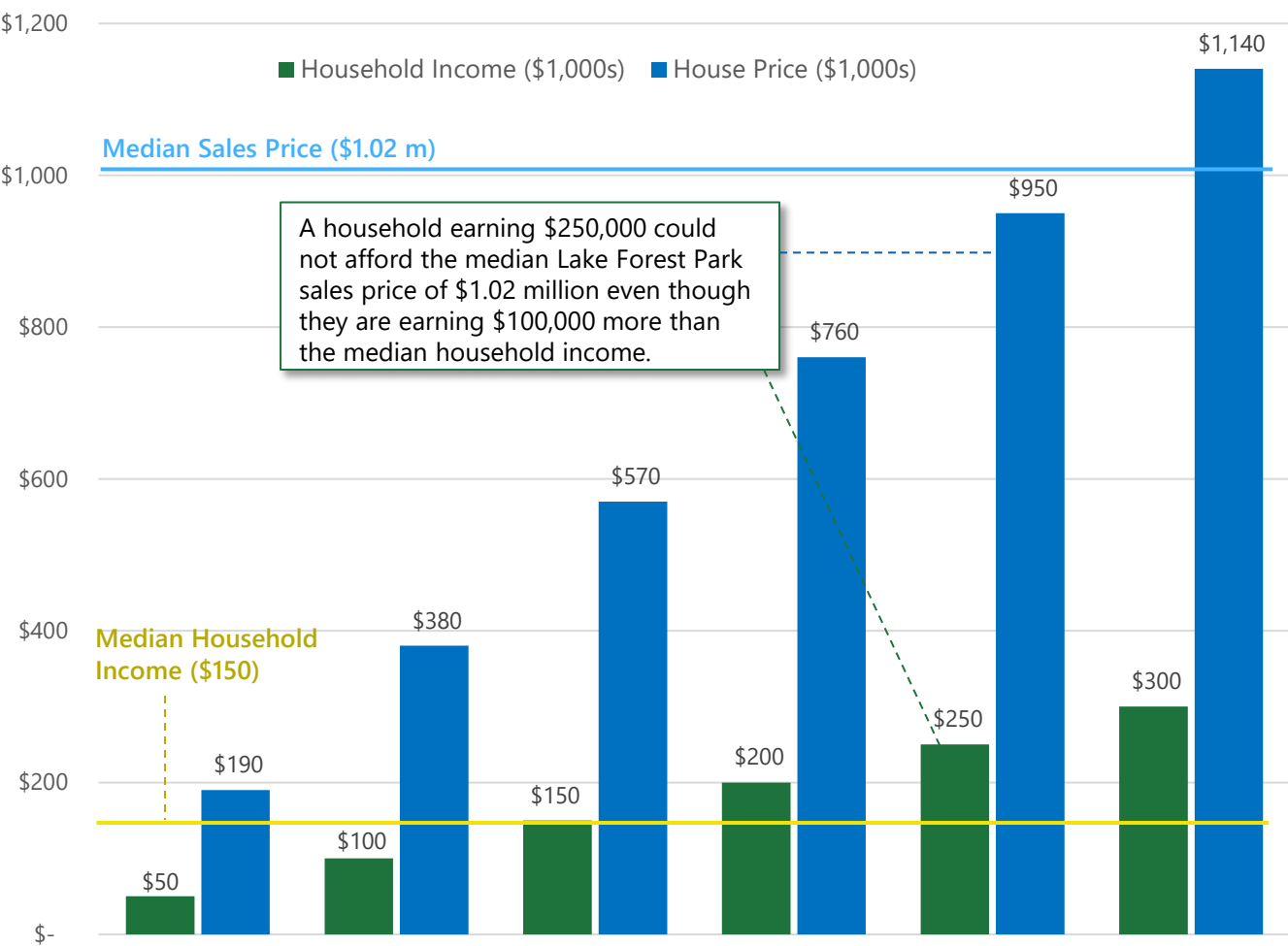
This chart shows the price of housing that would be affordable to various Lake Forest Park households based on their income, using the average 2023 year-to-date sales price from Redfin, Freddie Mac mortgage interest rates as of August 2023, and 2023 income estimates from ESRI, a global provider of Geographic Information Systems data.

A household earning the median income of \$150,000 could afford a home worth about \$570,000, whereas the median home sales price in the city is **\$445,000 higher**, at \$1.02 million. Or, to put it another way, **the median household would need to earn \$117,000 more in order to afford the median home price.**

Comparing this data with the breakdown of household incomes shown earlier in this report, **less than 25 percent of Lake Forest Park households would be able to afford the median home in the city as of this year.** On the other hand, the types of housing which would be affordable to households earning the median income – housing priced around the \$500,000 mark – is condominium or townhome units, based on sales prices from the past year in Lake Forest Park shown previously.

As the city plans for future housing needs, this gap between incomes and housing prices will need to be carefully considered to ensure the availability of housing to a wider range of current and future residents of Lake Forest Park.

Housing Affordability at Various Incomes and Home Prices in Lake Forest Park, 2023



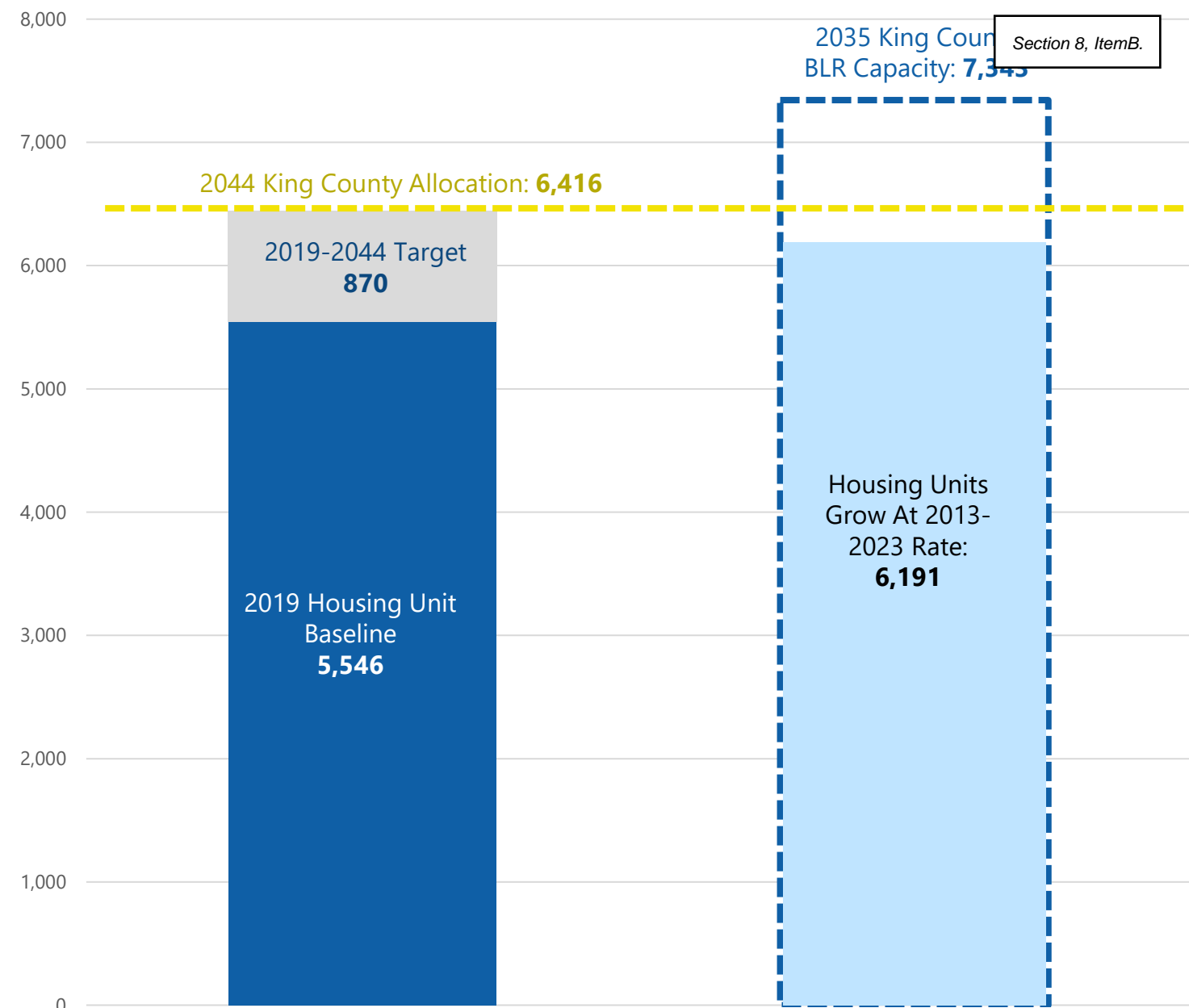
Source: ESRI, Redfin, Freddie Mac, Leland Consulting Group

Housing Allocations

In order to accommodate the city’s forecast population growth, Lake Forest Park must plan to accommodate **870 new units between 2019 and 2044**, as outlined in the King County Countywide Planning Policies, for a total of 6,416 units by 2044.

The chart at right shows the 2019 housing unit baseline and 2044 allocation, along with the city’s land capacity for new units as determined by the King County Urban Growth Capacity Report, which exceeds the allocation by nearly 1,000 units. Note that capacity was only calculated through 2035 in the county analysis.

The light blue bar also shows how many housing units Lake Forest Park could expect to see by 2044 if growth continues **at the same rate** as it has over the past decade. This number is close to the 2044 allocation and shows that **recent development trends in the city are in line with forecast population and housing unit growth**.



Source: Washington Office of Financial Management (OFM), King County Countywide Planning Policies, King County Urban Growth Capacity Report, Leland Consulting Group

Special Housing Inventory

Subsidized Housing Units

Group Homes/Care Facilities

Shelters

From previous comp plan:

Special Needs Housing. In Lake Forest Park, the Woodland North apartments are part of the King County Housing Authority’s moderate income housing program. The development contains 105 units, comprised of a mix of studio, one-bedroom and two-bedroom apartments. The Housing Authority’s moderate income program is for people who can pay rent closer to market rates. Tenants pay a flat rent amount each month instead of a percentage of income.

Three adult family homes, providing a total of 18 units and including a mix of assisted living and Alzheimer’s memory care services, are located in Lake Forest Park.

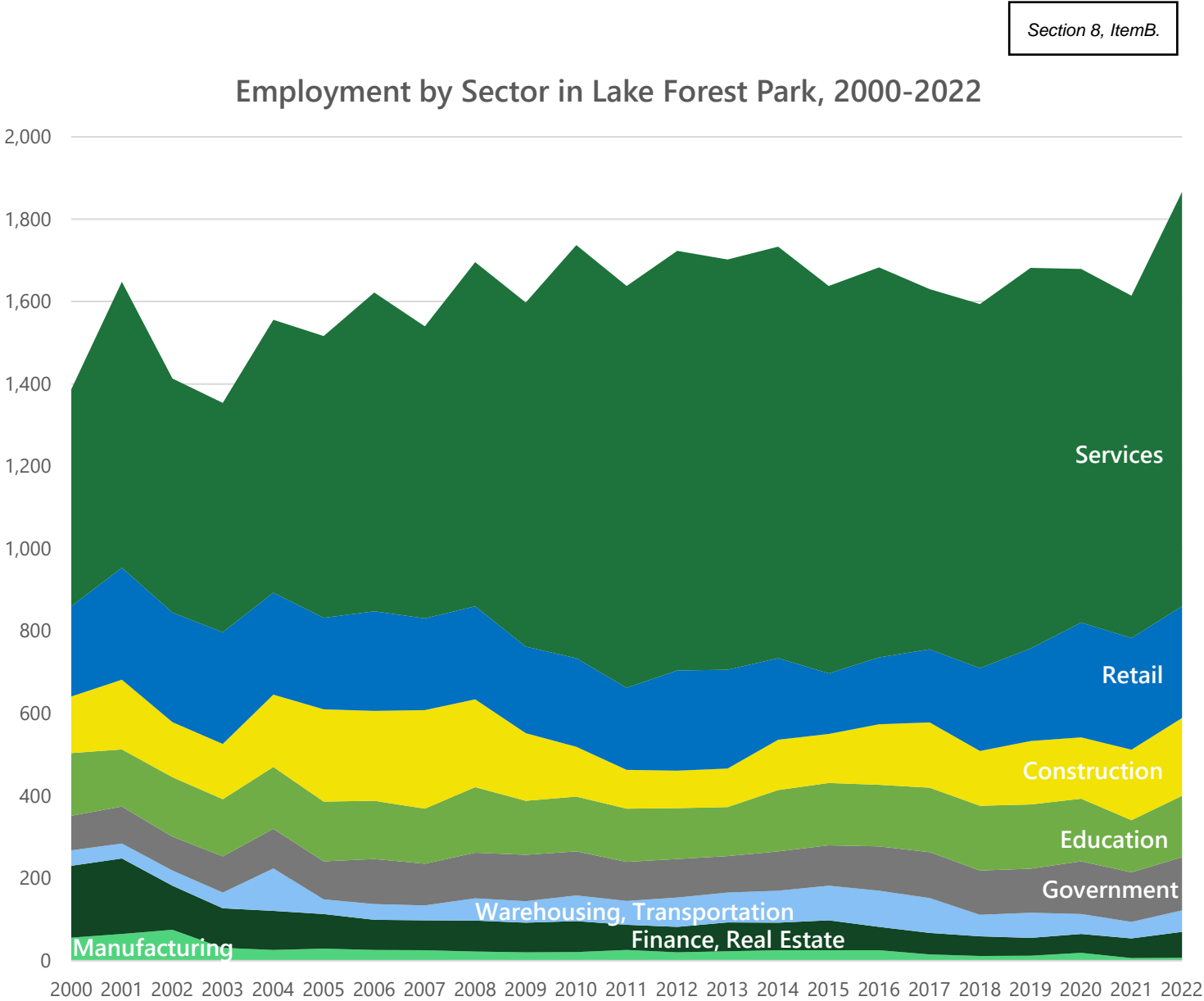
[City to provide inventory]

Workforce Profile

Employment

Lake Forest Park is primarily a **residential community** with little commercial development or activity outside of the Town Center and Southern Gateway. In 2022, the jobs-to-housing ratio was **0.34**, compared to the King County average of 1.34.

Overall, Lake Forest Park’s **employment numbers have been steady over the past two decades** as shown here, and the breakdown by sector has also been consistent, particularly over the past decade. The **services sector** accounts for the largest share of jobs, and has seen a small spike post-pandemic, up to 1,006 jobs in 2022. The retail sector is the city’s second largest, and construction, education, and government each employ around 150 people in the city. There are much smaller numbers of jobs in warehousing and transportation, finance, and manufacturing.



Source: Puget Sound Regional Council (PSRC) Covered Employment Estimates

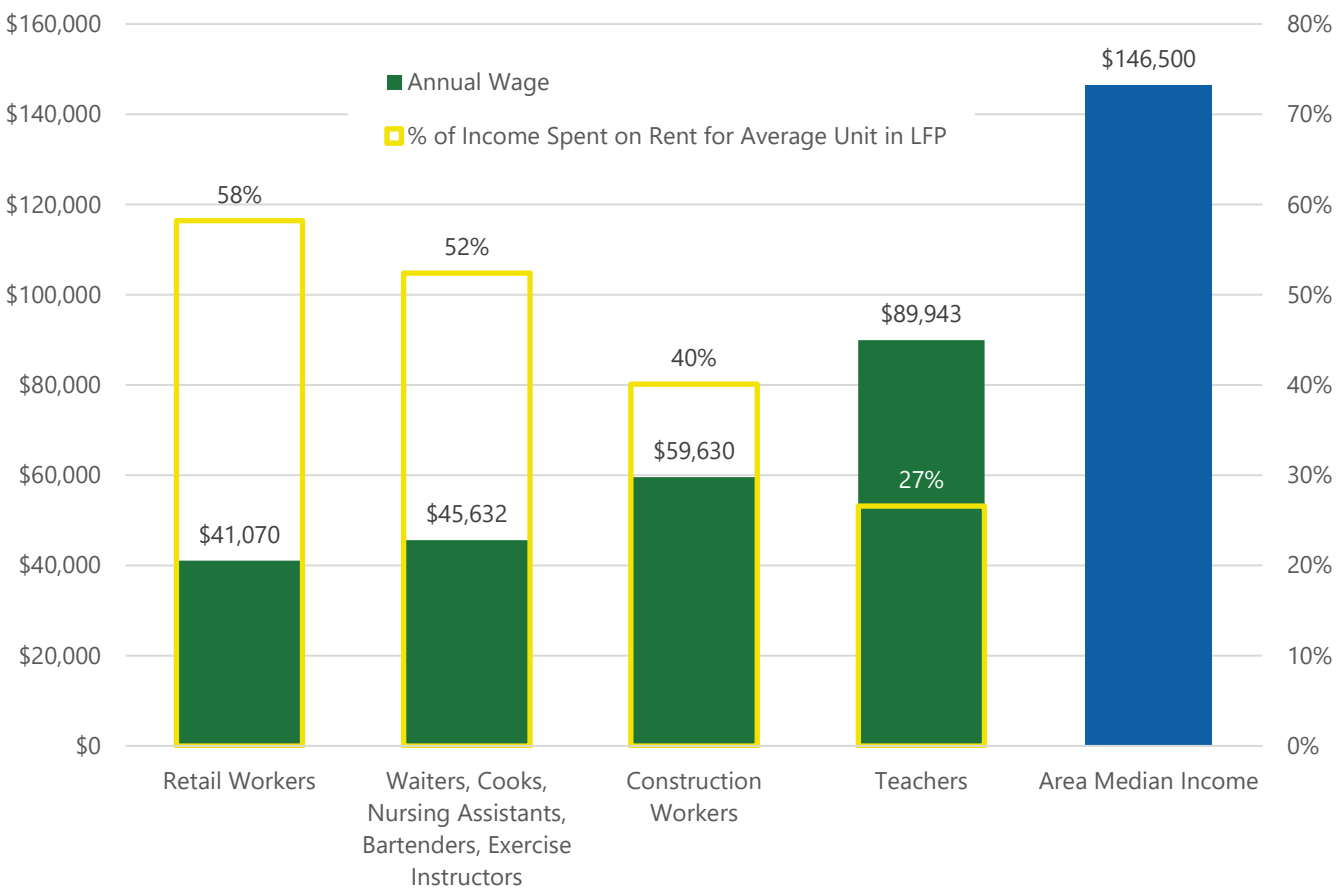
Workforce Housing Affordability

Lake Forest Park’s top job sectors shown previously are generally sectors with relatively low wages. This chart shows the latest wages for retail workers, construction workers, teachers, and an average of a variety of service industry jobs in the Seattle Metro region as of 2023. All of these jobs, but particularly those in services and retail, are paying **substantially lower wages than the Lake Forest Park median income**. When compared with the most recent rent data in the city from CoStar, **employees in all of these sectors (except teachers) would be cost-burdened**, spending more than 30, or in some cases, more than 50 percent of their income to afford the average rents in the city, as shown in the yellow boxes to the right.

From the perspective of ownership housing, only teachers would be able to afford any of the units which sold in the city over the past year, and then only at the price points of some condominium or townhome units, around \$350,000.

This shows that Lake Forest Park is essentially **unaffordable to the majority of employees in its main employment sectors**. If the city wishes to provide housing for its service and retail employees, reduce commuting, and provide more housing choice for workers in the city, more affordable units and smaller units will need to be developed in the city in the coming decades.

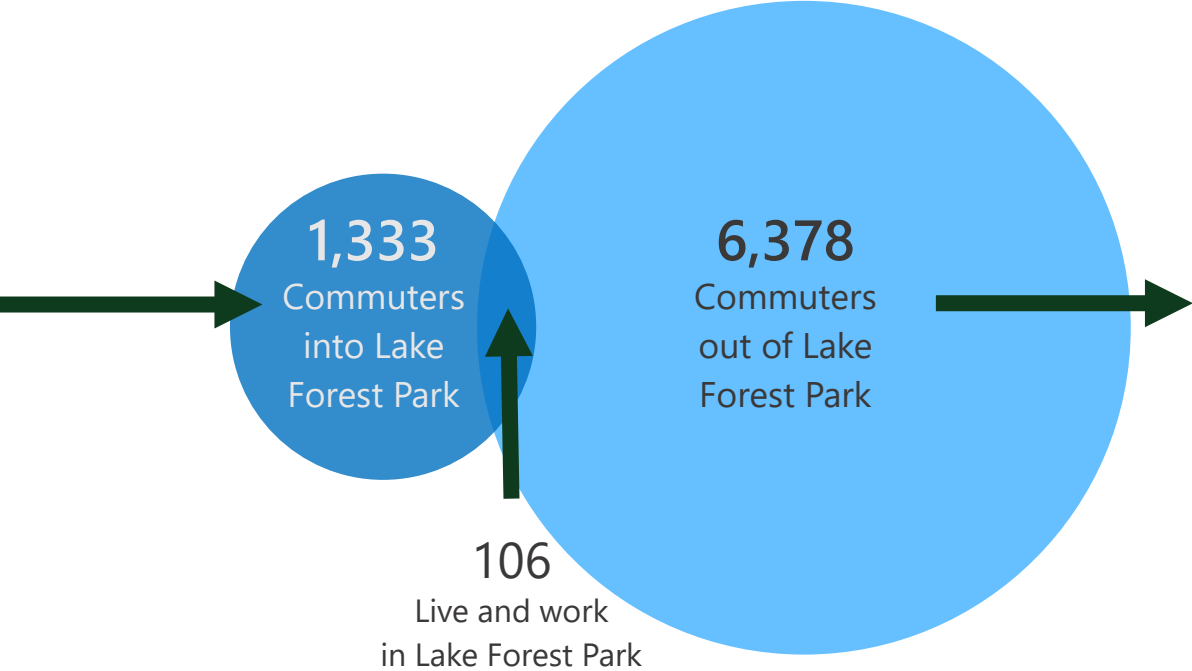
Wages and Housing Costs for Top Employment Sectors in Lake Forest Park, 2023



Source: Washington Employment Security Department, CoStar, LCG

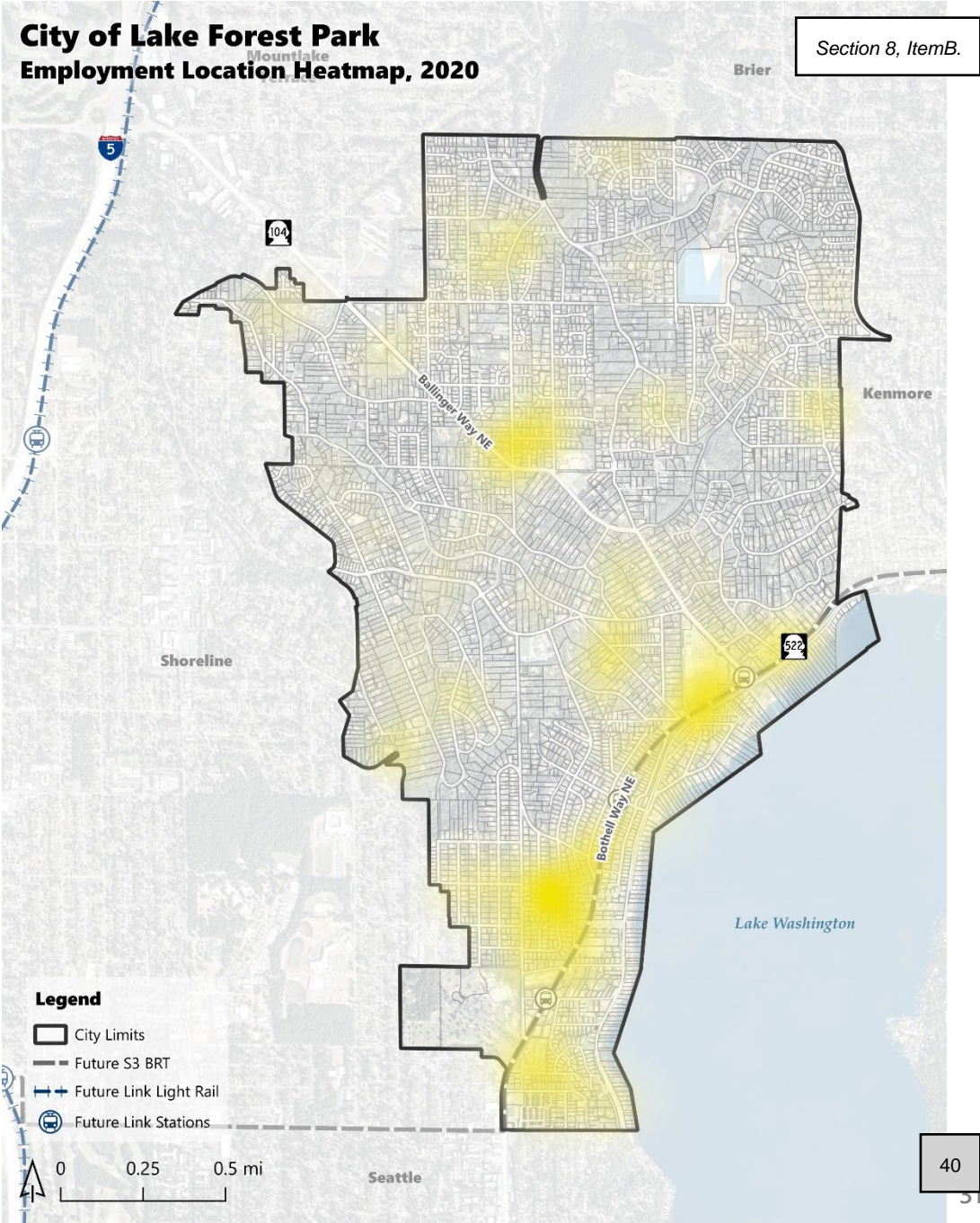
Commuting

Commuting Patterns in Lake Forest Park, 2020



Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD) via Census OnTheMap

Most Lake Forest Park residents **commute out to work**, as shown above, from the most recently available Census commuting data. The heatmap at right shows employment density in the city, with **most jobs concentrated in the Town Center and Southern Gateway**, as well as some commercial activity at Ballinger and 35th.

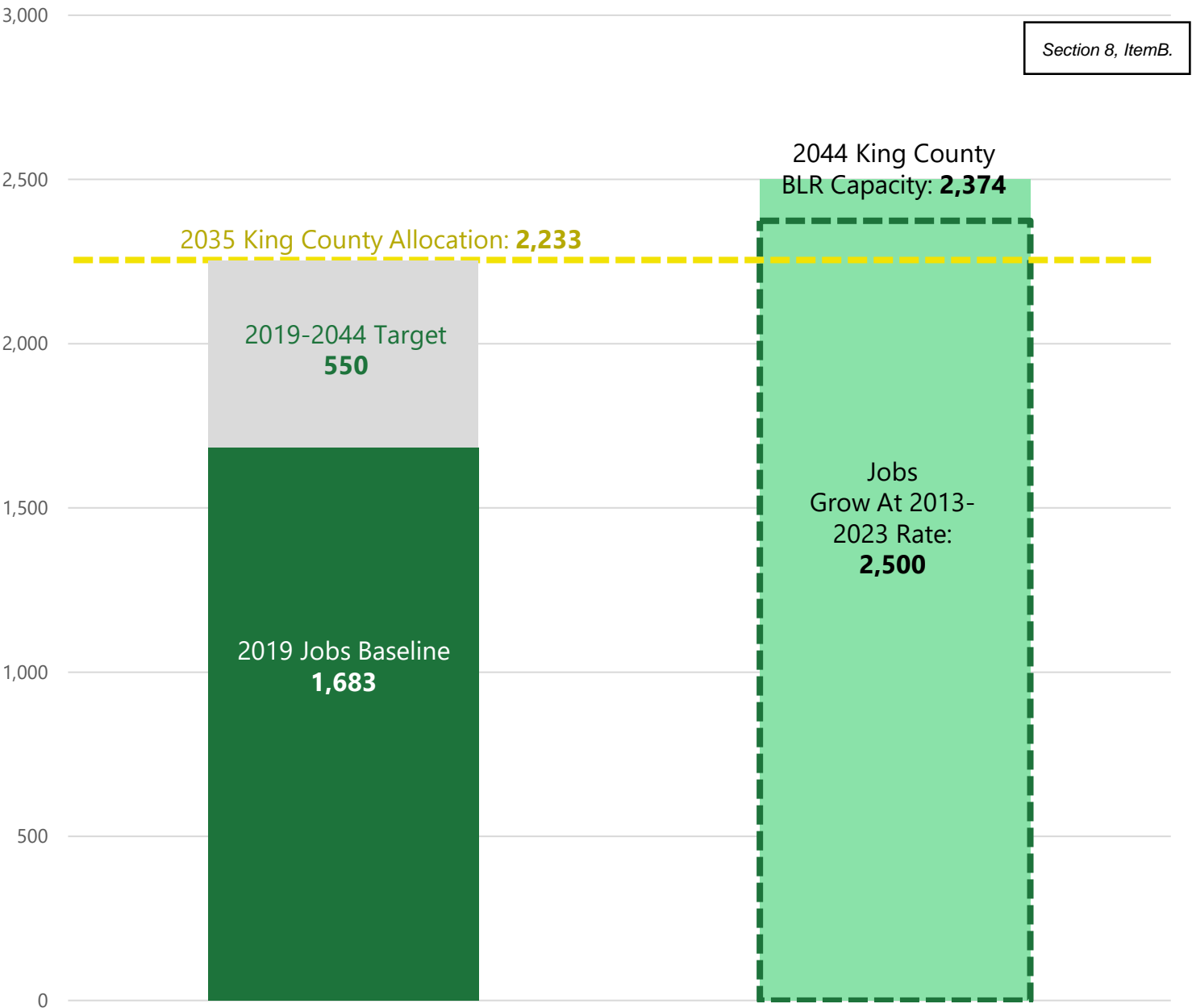


Job Allocations

In order to accommodate the city’s forecast job growth, Lake Forest Park must plan to accommodate **550 new jobs between 2019 and 2044**, as outlined in the King County Countywide Planning Policies, for a total of 2,233 jobs by 2044.

The chart at right shows the 2019 employment baseline and 2044 allocation, along with the city’s land capacity for new jobs as determined by the King County Urban Growth Capacity Report, which exceeds the allocation by about 100 units. Note that capacity was only calculated through 2035 in the county analysis.

The light green bar also shows how many jobs Lake Forest Park could expect to see by 2044 if growth continues at the same rate as it has over the past decade. Past trends indicate that the city would exceed both its allocation and capacity, suggesting that **the quicker rate of job growth seen in recent years will likely slow down over the planning horizon due to limited commercial land availability.**



Source: Puget Sound Regional Council (PSRC), King County Countywide Planning Policies, King County Urban Growth Capacity Report, Leland Consulting Group

Gap Analysis

Housing Needs by Income

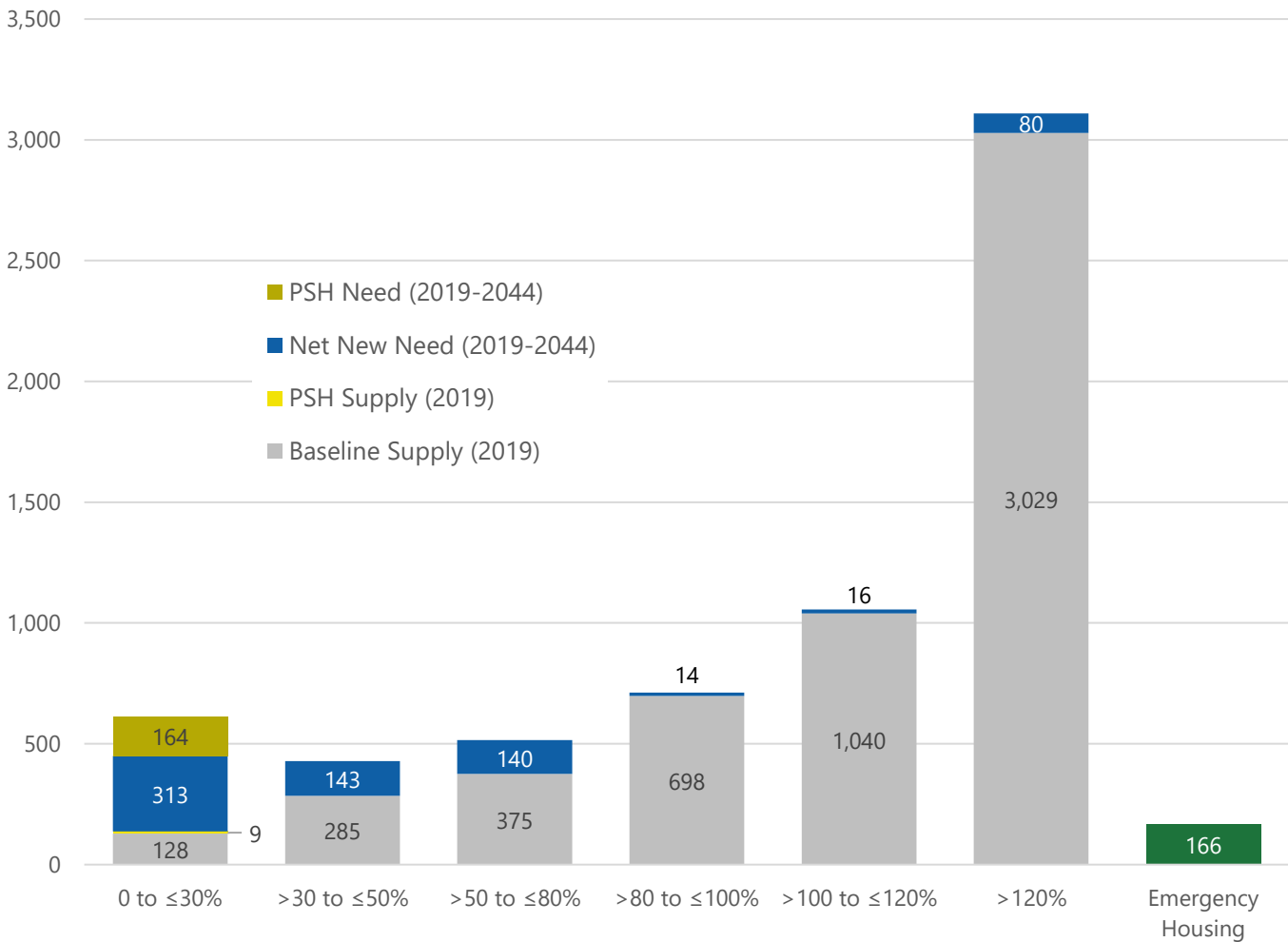
In 2021, the Washington State Legislature passed HB 1220, which requires that counties and cities plan for the housing needs of all income levels. Through a countywide process, existing housing units are classified by which income band they serve (based on percentage of the Area Median Income), and each city’s target allocation of new units through 2044 is also broken down by which income level those units must serve. Then, cities are required to show that they have sufficient **land capacity** to accommodate units which will serve the required income levels and that there are not other **significant barriers** to production of those units.

This chart shows the final adopted King County breakdown of Lake Forest Park’s existing housing units and net new housing units needed by 2044 by income band. Note that the lowest-income units (serving households earning under 30 percent of the AMI) are divided into two categories, units providing Permanent Supportive Housing (PSH), which combines housing, health care, and supportive services, and units simply providing deeply subsidized rents.

Lake Forest Park must also plan to accommodate **166 units of emergency housing**, such as shelter beds for those experiencing homelessness.

A full analysis meeting the requirements of HB1220 will be conducted as part of this comprehensive plan update.

Lake Forest Park Baseline and Target Housing Units by Income, 2019-2044



Source: King County Countywide Planning Policies

Gaps

The data presented in this Housing Needs Assessment points to several important gaps between current conditions and the potential needs of Lake Forest Park residents over the course of the planning horizon:

- **Aging Population**
 - The city’s older population is increasing, signaling a potential need for smaller and/or more easily accessible units.
- **Challenges for Renter Households**
 - Lake Forest Park’s renter households are significantly lower-income than homeowners, face higher rates of housing cost burden, are more racially and ethnically diverse, and are generally smaller households. More affordable units and a greater quantity and variety of rental units, ranging from apartments to ADUs, would better meet the needs of Lake Forest Park’s renter households.
- **Challenges for Workers**
 - The main job sectors in Lake Forest Park pay wages which are not sufficient for those employees to live comfortably in the city. Increasing housing choice would help employees have the opportunity to live in Lake Forest Park, reducing commuting time and resources and balancing jobs and housing.

- **Lack of Housing Size Options**
 - The vast majority of housing in the city are larger single-family homes. This provides fewer options for smaller households or those who wish to downsize. Smaller units also tend to be more affordable.
- **Limited Land Availability**
 - Lake Forest Park is zoned nearly exclusively for single-family development, and much of it is built out, with significant environmental constraints in many areas. There is limited land for denser housing development. Rezoning some areas may increase land capacity, but there are also concerns about displacement of naturally occurring affordable units.
- **High Ownership Housing Prices**
 - The majority of houses sold in Lake Forest Park in the past year were not affordable to most residents of the city. Housing prices are very high and continuing to increase. Production of more units, particularly townhomes and condominium units which have been selling at prices affordable to a wider range of Lake Forest Park Households, is necessary to help mitigate the continued increase in housing costs.
- **Spatial Equity Considerations**
 - Lower-income residents, a higher share of BIPOC households, and zones which allow multifamily housing are concentrated in several small areas of Lake Forest Park. Creating more opportunities for all residents to live in a larger area of the city through an increase in housing types such as ADUs and duplexes, which increase affordability while still maintaining neighborhood character, could help alleviate these spatial inequities.

Land Capacity Analysis

Land Capacity Analysis

Section 8, Item B.

- LCA is forthcoming in next phase of work



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