



MEMORANDUM

DATE: **November 10, 2022**
TO: **City of Algona**
FROM: **Niomi Montes de Oca, Senior Planner, Blueline**
RE: **Update to Housing Action Plan**

Honorable Council Members,

The Blueline Group has prepared a draft of the public engagement summary. This document is supplementary to the final housing action plan. It has been converted into a Microsoft Word format for editing purposes and so the design is not included. As such, we would like you to review the content of the document. The final version will be revised and refined in the next few months. The purpose of offering the draft at this time is to update you on the progress we have made and receive any feedback on the insights provided by the people of Algona in response to our work. We look forward to hearing your feedback.

Niomi Montes de Oca | SENIOR PLANNER
BLUELINE | THEBLUELINEGROUP.COM
DIRECT 425.250.7257 | MAIN 425.216.4051

Attachments

Draft public engagement summary
PDF of power point presentation



City of
Algona Washington

Housing Action Plan

Public Engagement Summary

City of Algona, City Council Meeting



BLUELINE

11.14.2022



Today:

1. Introduction & Timeline
2. Methods
3. Survey Results
4. Stakeholder Meeting Results
5. Conclusion

Timeline



SPRING, 2022: Research & Writing
Housing Needs Assessment



Winter, 2023: Research and Writing
Draft Housing Action Plan



Revision and Finalization
of Documents



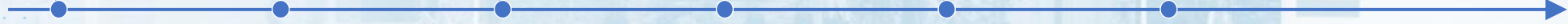
Summer, 2022: Outreach
Public Engagement



Transmittal to State for
Comments



Final Presentation to
Council



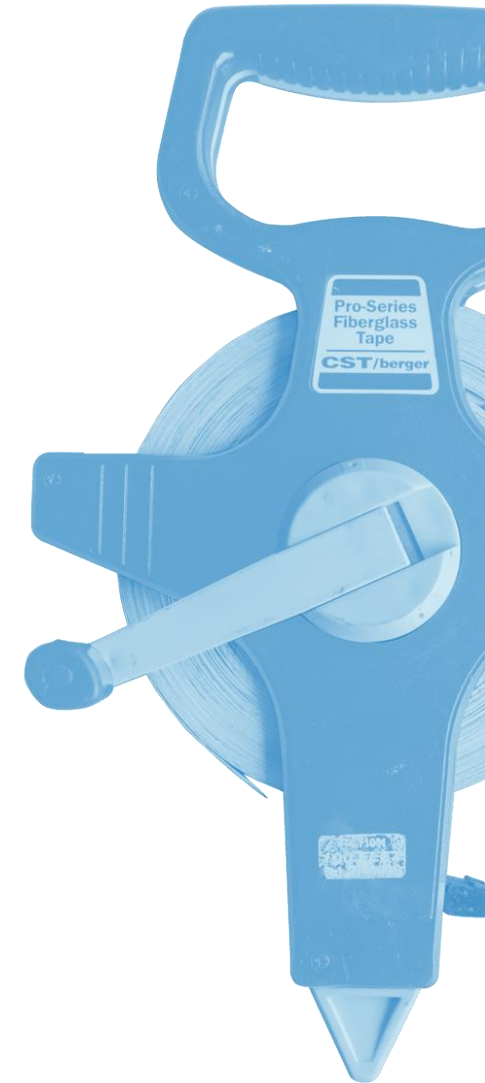
Methods

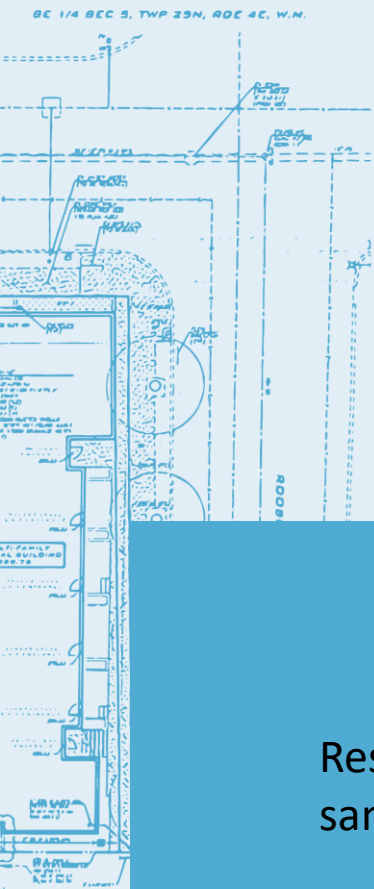
■ Survey Methods

- Distributed in May and August
 - 67 responses

■ Stakeholder Meetings

- Community Group Meeting in September
 - 3 participants
- Technical Group Meeting in October
 - 4 participants





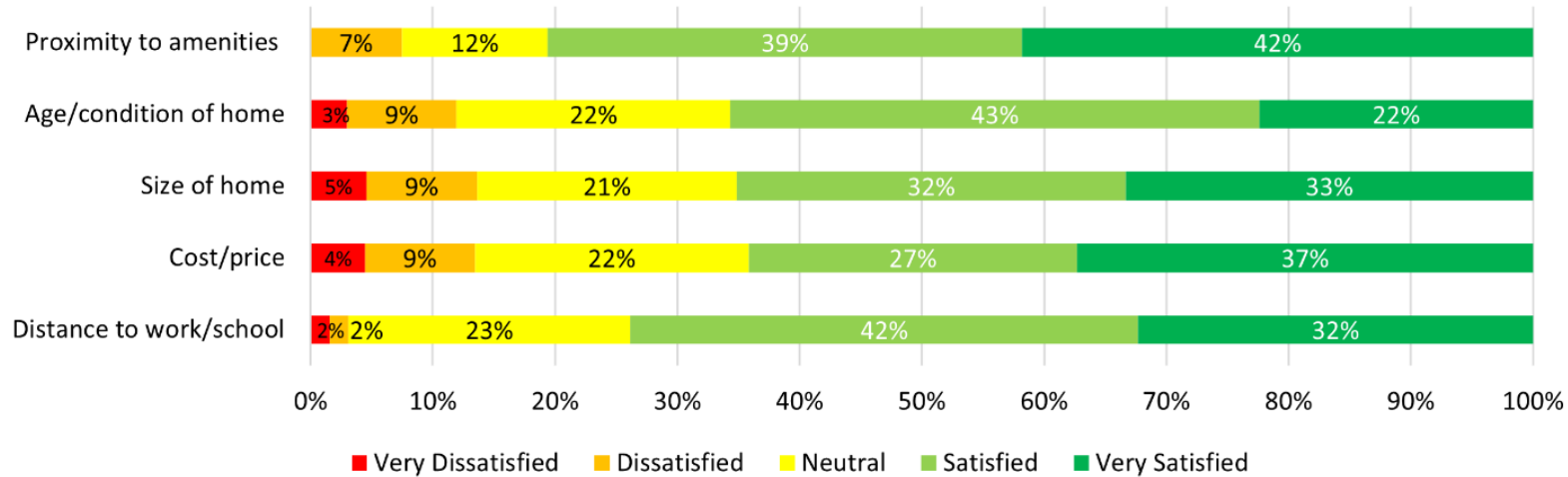
Responses are from a sample group.

Respondent Profile

Demographic	Sample Group (2% of pop.)	Algona Population
Under the age of 34	12%	56%
Between the ages of 55-74	51%	18%
Described themselves as white	84%	49%
Hispanic	6%	17%
Asian	4%	16%
Multiracial	3%	9%
Black or African American	0%	6%
Native American	0%	1%
Homeowners	97%	78%
2-person household	34%	24%
7 or more-person household	3%	10%
cost burdened or severely cost-burdened	26%	33%
Single family home occupancy	90%	71%
Commutes 20 miles outside their home	10%	14%



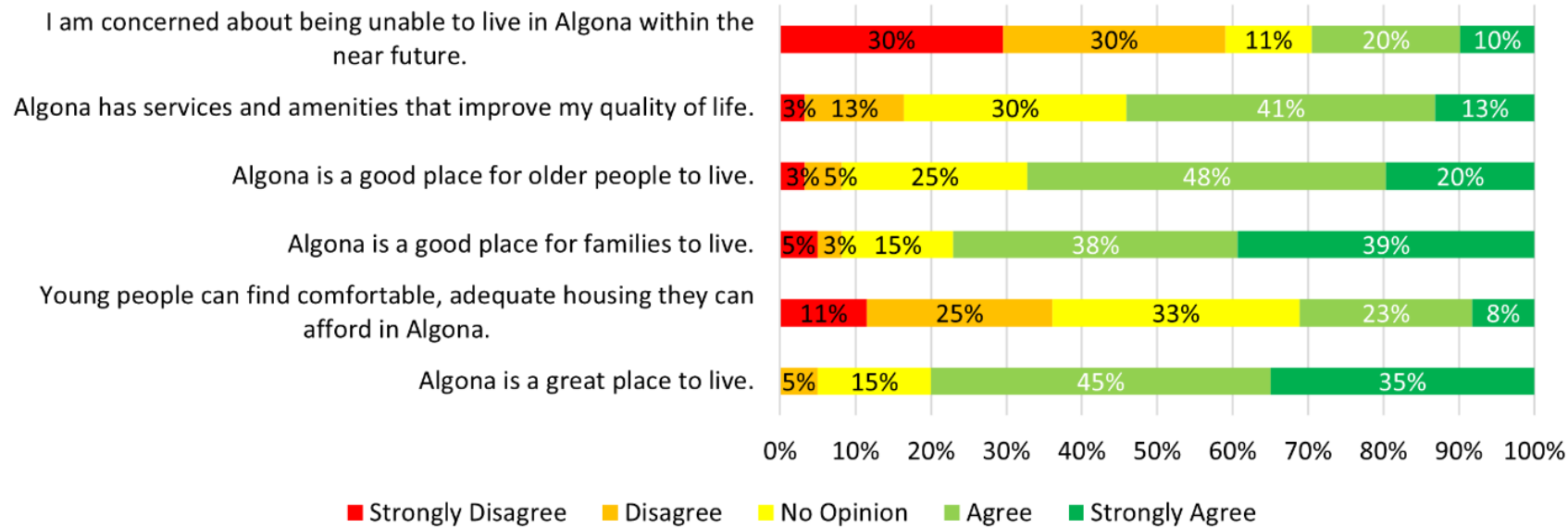
How satisfied are you with your current housing in regard to the following criteria?



60% or more of all responses were Satisfied or Very Satisfied



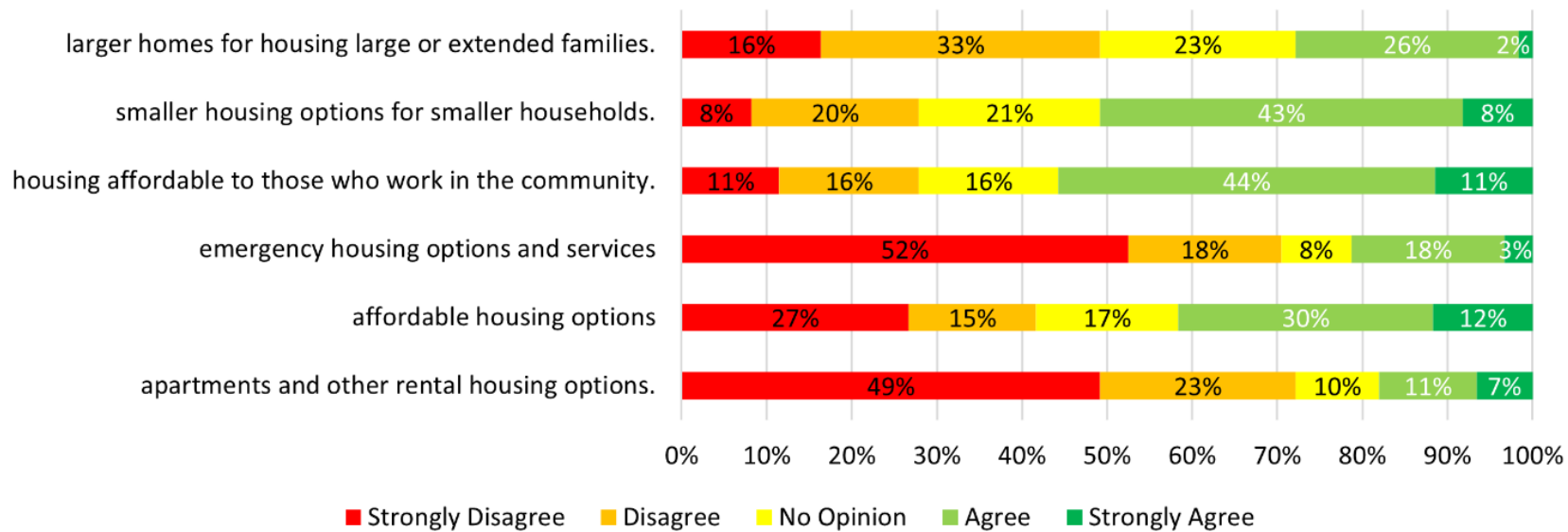
How likely are you to agree or disagree with the following statements?



80% of respondents agreed that Algona is a great place to live.



Algona needs more...



- 51% agree that there should be smaller housing options for smaller households
- 56% agreed that housing should be affordable to those who work in the community



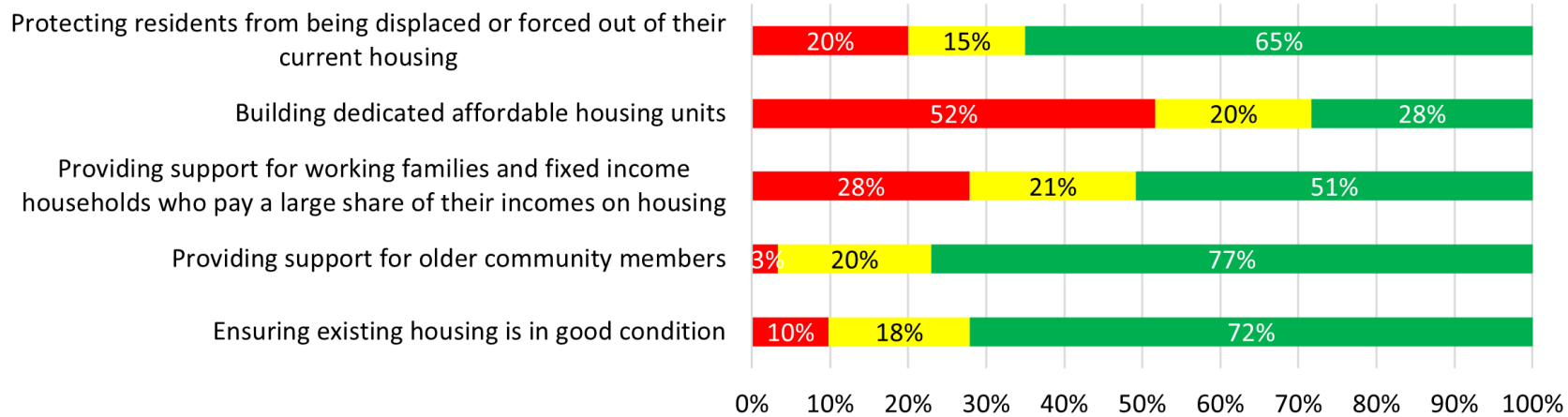
Outside of the most common type of housing in Algona (single-family homes), what type of housing would you like to see to accommodate the growing need? (Rank the choices by order of preference)

	Average Score	1	2	3	4	5
Townhomes/duplexes/triplexes or similar	2.9484	22%	14%	19%	36%	9%
Multifamily housing	3.9311	9%	12%	14%	9%	57%
Senior/assisted living	2.4209	30%	30%	16%	18%	7%
Manufactured housing	3.1088	25%	11%	16%	22%	25%
Accessory dwelling units	2.4826	19%	33%	31%	16%	2%

Senior/assisted living and accessory dwelling units



Indicate how you feel about some of these potential housing solutions



■ This is NOT a good solution and should NOT be considered.
 ■ No Opinion/Unsure
 ■ This is a good solution that should be considered.

52% thought building dedicated affordable housing units was not a good solution

Community Group Findings

- Housing Character
 - Meet the character of existing housing stock, mindful of existing viewsheds
 - Duplexes and townhomes were preferred over apartments
- Concerns
 - Space as a limiting factor
 - Preservation of green spaces





- Streamline Permitting
- Increased Density
- Preservation of Existing Housing
- Higher Density Development Incentives

Algona recognizes a need for more housing but wants to maintain the town's character.

Build smaller homes...



Housing Action Plan Public Outreach Summary

Algona, WA



City of
Algona Washington

Prepared for
City of Algona
Department of Administration
200 Washington Blvd
Algona, WA, 98001

Blueline Job No. 21-300
Prepared by: Cyrus Oswald, Assistant Planner
Reviewed by: Niomi Montes de Oca, Senior Planner

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Introduction

Purpose of Engagement

The City of Algona is developing a Housing Action Plan to create a strategy to better serve the needs of the Algona community. The purpose of Algona’s Housing Action Plan (HAP) is to encourage housing conditions appropriate for Algona’s population today and tomorrow. Algona, which sits in King County between Tacoma and Seattle, was an agricultural and resource producing area but is now mostly comprised of low-density development. The City’s population has increased over the last twenty years, which is parallel to the growth of the regional economy.

In 2019, the Washington State legislature passed a bill. This bill is formally called the “Engrossed Second Substitute House Bill 1923” (Hereinafter referred to ES2HB 1923). The purpose of this bill is to encourage cities to address their ability to provide housing. The City of Algona applied for and received grant funding allocated by the Washington State Department of Commerce resulting from ES2HB 1923. This grant funding has enabled the creation of a HAP for Algona, which resulted in a June 2022 Housing Needs Assessment (HNA). The Algona HNA evaluated the current and future housing needs of all economic segments within the community. It is also a part of the existing conditions included in the final HAP. Prior to presenting the HAP to the people of Algona, the State requires that the community voice is sought and included to influence and shape Algona’s final HAP.

This document provides a summary of the results from the efforts pertaining to public outreach. Some of these efforts included a survey, stakeholder meetings and conversations with public servants and the people of Algona. Public outreach provides residents with the ability to participate in the long-range planning of housing policy. This document outlines the process by which the Algona community was engaged, as well as analysis of the feedback received.

Methods

Stakeholder Meetings

The purpose of the Stakeholder Meeting Input Processes is to gather input from the community which can inform the update of the Housing Action Plan. Two stakeholder groups met in September and October of 2022 to discuss the recently issued HNA and give their input on how future development in their city should be encouraged. Three Algona residents were stakeholders in the first meeting, and four residents composed the second group. The stakeholders were volunteers from the Algona community who were identified as representatives of the community. Full notes on these meetings can be found in Appendix A and B.

Survey Methods

The purpose of the Housing Action Plan Outreach Survey is also intended to gather input from the community which can inform the update of the Housing Action Plan. The survey was distributed in an online survey platform called Survey Monkey between May and August of 2022. We collected 67 total responses and 31 write-in responses. The survey was posted on the city website and social media. Full results on this survey can be found in Appendix C and D.

First Stakeholder Input Meeting Process Results

The September stakeholder group expressed their preferences and concerns for the future of housing in Algona. The following analysis summarizes the Development Pattern desires of the group. Full notes can be found in Appendix A.



Housing Character

Community members felt that new developments in Algona should meet the character of the existing housing stock. As one group member noted, Algona is in a valley and anything over two stories may interfere with existing viewsheds. Similarly, people expressed that apartments deviate too far from the existing housing character and would not fit into the current housing stock. People felt that duplexes could work if they don't resemble apartment buildings, and people were open to exploring the three or four family units if they remained under the two-story limit. Residents don't want new development to interfere with the existing development pattern.

Concerns

The group believed there were some inherent spatial limitations to future development in Algona. Members noted that Algona is a small jurisdiction with little undeveloped area suitable for housing and no surrounding unincorporated land available for annexation. There is broad public support for wetland preservation in Algona, however they also present a legal barrier to development in their vicinity. Group members were concerned the existing infrastructure, especially roadways, may not be able to support a larger population. The group expressed that space in Algona was one of the largest factors limiting development within the city.

Natural Environment

Algona residents are passionate about preserving their green spaces. For example, the Sunrise Blueberry farm, the swampland on the south side of the city, and the open space between 11th Ave and Boundary Blvd were all identified by stakeholders as valuable open spaces. The Sunrise Blueberry Farm is a woman owned organic blueberry farm which is currently in the low-density residential zone. The Algona Wetland Preserve is a project to design and implement an enhancement program for the wetland south of the Boeing plant to increase education, community engagement, and recreation opportunities. The open area on 11th avenue referred to is currently undeveloped and zoned for general commercial activities but contains potential wetlands which may inhibit development. Residents value green spaces in Algona.

Second Stakeholder Meeting Input Process Results

A variety of housing strategies to increase the capacity of Algona's housing stock was presented to the stakeholders. The following analysis summarizes their input. Full notes can be found in Appendix B.

Increased Permitting

Legalizing more forms of missing middle housing (specifically triplex, fourplex, and cottage housing) could be a method to increase the number of homes in Algona. In response to the proposed methods, stakeholders advocated for smaller lot permitting. The group advised that smaller lots could meet density goals while maintaining community buy in and being sensitive to parking needs. Stakeholders noted that creating opportunities for ownership in Algona is very important to ensure that residents properly maintain their homes.

Preservation

Strategies to preserve existing affordable units in Algona were presented to stakeholders, including housing rehabilitation funding, city advertised housing resources, transfer of development rights initiatives, and historic preservation programs. Participants did not see much opportunity for historic preservation programs, as there are not many qualifying historic structures, and limited space in Algona may render the land too valuable to justify



limiting development. The group was not familiar with transfer of development rights programs and did not comment extensively on the viability of resource or rehabilitation programs.

Incentives

Forms of higher density development incentives were presented to stakeholders. The group commented that people would likely oppose a density bonus program associated with multifamily or rented units and expressed concern that density bonuses wouldn't facilitate quality development. The group considered density bonuses to encourage small lot or cluster single family home projects favorable to density bonuses for multifamily structures.

Streamlined Permitting

Allowing expedited permitting of new housing was presented to stakeholders as a method to meet Algona's housing needs. Creating predesigned ADU plans and lowering parking requirements were two ways presented to lower permitting costs. Stakeholders expressed that ADU predesigns would need to be for smaller unit types and were concerned that site environmental review requirements could present an obstacle for any preapproved designs.

Outreach Survey Results

The analysis below describes the perceptions and aspirations of respondents as they pertain to housing in Algona. Due to rounding, percentages may not add to 100. Complete tabulation of data is given in Appendix C.

Respondent Profile

The survey respondent sample was older, whiter, and more affluent than the population of Algona. The city is 56% under the age of 34, while the sample was only 12% under the age of 34. Most of the sample (51%) was between 55-74, while this same age range represents only 18% of Algona. The sample was whiter, with 84% of respondents describing themselves as white compared to the 49% of the city that is white. Hispanic (6%), Asian (4%), and multiracial people (3%) were underrepresented at an average rate of three to one in the sample size, while Black and Native American people were not represented in the survey. Respondents owned their home more (97% of the time) than the city population (78%).

The sample responded as being less cost burdened (26% indicated housing costs were a serious financial burden) than the population of Algona, where 33% of households are cost burdened or severely cost burdened. The sample worked outside 20 miles from their home (10%) less than the population at large, who commute more than 24 miles to work 14% of the time. The survey sample lived in smaller houses than the population, with 34% of the sample living in two person houses compared to 24% of the city, and only 3% of the sample living in a house with seven people or more compared to the 10% of the population that lives in a comparable house size. The sample lived in single-family homes (90%) more than the city (71%). The sample is less cost burdened, works closer to home, and lives in smaller single-family homes more than the population.

Significance

This survey received 67 responses, which is two percent of the city population. This sample size can be considered a significant amount which may represent the population accurately. When drawing conclusions from this sample, the respondent profile should be considered.



Housing Satisfaction

In all categories surveyed, sample respondents were mostly satisfied with their home. Four fifths of respondents are satisfied with the proximity of their home to amenities, and many (74%) are satisfied with the distance to their work or school. Just under two thirds (65%) of respondents were satisfied with the age, condition, size, and cost of their home. Many residents responded to a free response question to express dissatisfaction with the condition of homes in their neighborhood. Some residents were unhappy with overcrowded streets, unattended landscaping, and run-down lots. Of the factors residents were polled on, residents were the least satisfied with their size of home, with only 14% of respondents dissatisfied or very dissatisfied. The full response breakdown is given in Figure 1.

How satisfied are you with your current housing in regard to the following criteria?

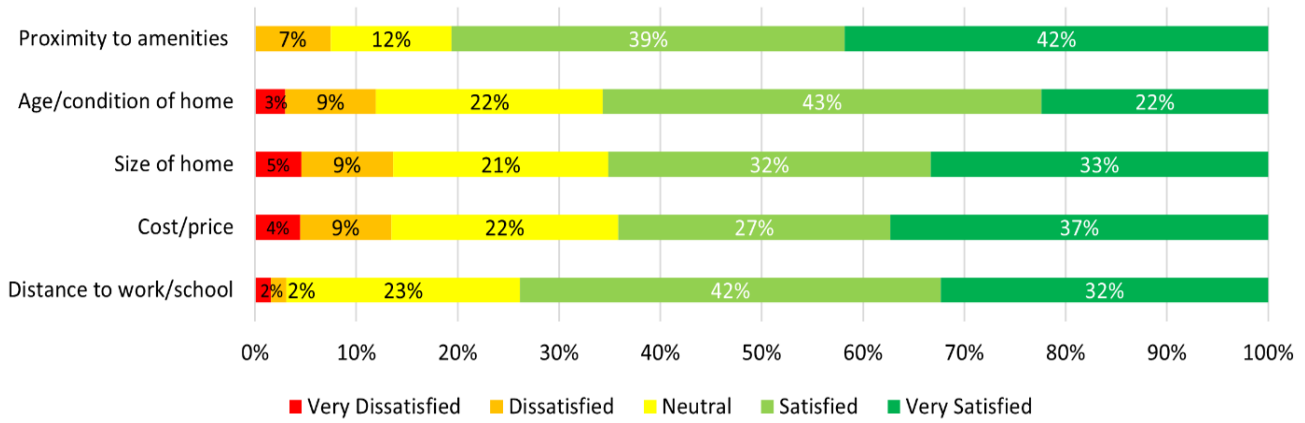


Figure 1: Breakdown of sample satisfaction with housing conditions.

Communities Served

Respondents were asked to evaluate various descriptions of Algona. Eighty percent of the sample agreed that Algona was a great place to live, and no one strongly disagreed. Many people (54%) agreed that Algona has services and amenities that improve their quality of life. A third (30%) of the sample was concerned about being unable to live in Algona within the near future, with twice as many people totally unconcerned. Most of the sample felt that Algona is a good place for older people to live (67%) and that Algona is a good place for families to live (77). These results may be skewed: the respondent sample overrepresented the age range 55-74 almost three to one, and BIPOC were very underrepresented. Many (36%) felt that young people cannot find comfortable, adequate, and affordable housing in Algona. The full breakdown of sample statistics is in Figure 2.



How likely are you to agree or disagree with the following statements?

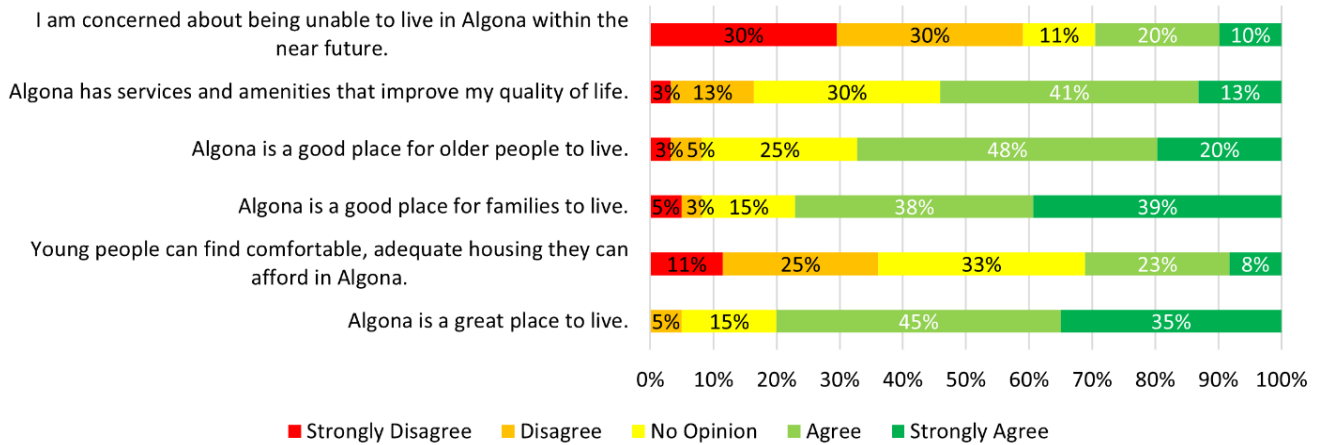


Figure 2: Breakdown of sample opinions on which communities the City of Algona best caters towards.

Housing Preferences

The sample was asked to describe what types of housing Algona needs more of. Respondents did not express that more housing development was needed in Algona: only two categories of housing receiving more than fifty percent support. The sample agreed that housing should be affordable to those who work in the community, with 56% agreement. Just over half (51%) of respondents thought smaller housing options for smaller households should be available, and few (8%) strongly disagreed. Opinion on affordable housing options was divided, with 83% evenly split between agreeing and disagreeing that more should be available. The sample expressed dislike for larger homes for large families (49%), emergency housing (70%), and rentals/ apartments (72%).

Many (28%) write in responses mentioned apartments, almost all of which (eight out of nine) expressed a negative opinion. Survey respondents expressed a preference against more renters in Algona: “Having apartments in Algona is a sure way to bring crime into our city. The tenants have no stake in the long-term health and livability of Algona”. More than half of respondents (70%) disagreed that Algona needs more emergency housing. Emergency housing options and services was also the most divisive issue: only eight percent of respondents had no opinion, compared to the average 16% per question who had no opinion. The community expressed that they do not want more development in the city, especially development of large structures.



Algona needs more...

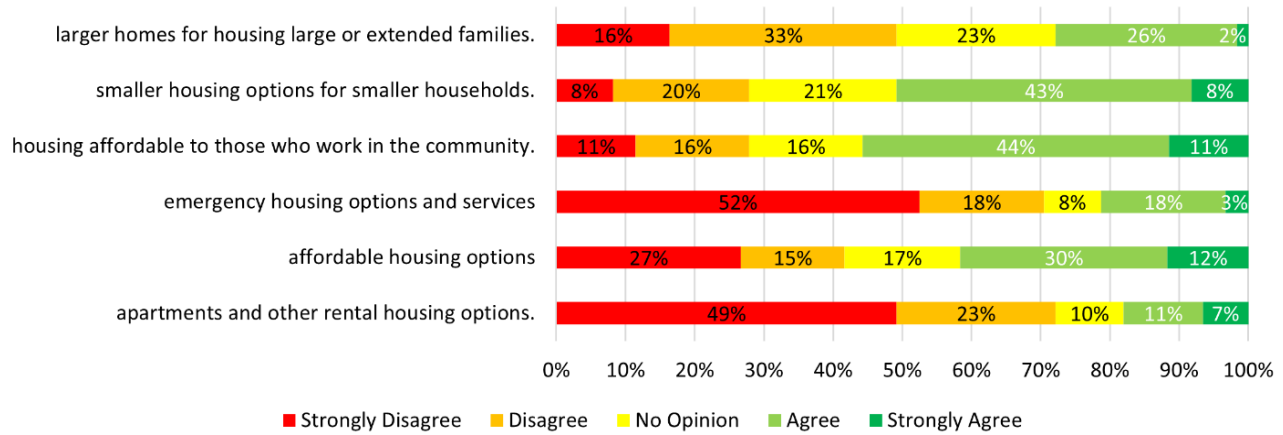


Figure 3: Breakdown of housing option preferences.

Survey respondents were asked to rank different types of home development. In line with the rest of the survey, multifamily housing scored the lowest. Senior/assisted living ranked first, followed by accessory dwelling units, townhomes/duplexes/triplexes, and manufactured housing. This suggests that of the options presented, the development of assisted living facilities and ADUs are the most publicly favorable method to increase density in Algona.

Outside of the most common type of housing in Algona (single-family homes), what type of housing would you like to see to accommodate the growing need? (Rank the choices by order of preference)						
	Average Score	1	2	3	4	5
Townhomes/duplexes/triplexes or similar	2.9484	22%	14%	19%	36%	9%
Multifamily housing	3.9311	9%	12%	14%	9%	57%
Senior/assisted living	2.4209	30%	30%	16%	18%	7%
Manufactured housing	3.1088	25%	11%	16%	22%	25%
Accessory dwelling units	2.4826	19%	33%	31%	16%	2%

Figure 4: Breakdown of sample housing style preferences.

Housing Solutions

Residents were asked about a variety of housing solutions to poll potential solutions buy in. Broadly, residents believed solutions which preserve the existing housing stock should be prioritized over those which support affordable housing. Most respondents agreed that protecting residents from being displaced or forced out of their current housing (65%), ensuring housing is in good condition (72%), and providing support for older community members (77%) are good solutions which should be considered. Slightly over half (51%) of respondents felt that providing support for working families and fixed income cost burdened households should be considered. More than half (52%) of the sample thought that building dedicated affordable housing is not a good solution.



Indicate how you feel about some of these potential housing solutions

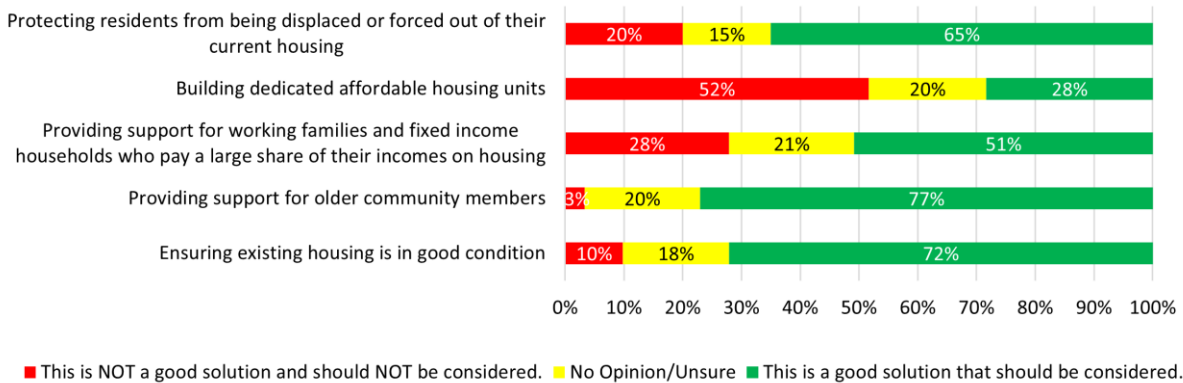


Figure 5: Housing solution preferences.

Limitations

The significance of the survey results is impacted by the dissimilarity between the sample and the population. The sample may not economically or ethnically represent the population and may prefer solutions which don't meet the needs of all residents. The sample is likely more affluent than the population, due to higher homeownership percentages, more single-family home residence, and lower perceived housing burden. The sample is older and whiter than the population and may not fully represent the opinions of the more diverse Algona population. However, the community perceptions drawn from this survey can still be used to inform the development of the HAP.

Stakeholder meetings were relatively small (four in the October meeting, and three in the September group) and may not accurately represent the city population. However, their input is still valuable and should be considered in the creation of the HAP document.

Conclusion

People in Algona recognize a need for more affordable housing in their community, but they do not want new developments to lower their current levels of service. The Housing Action Plan should incorporate this public input.

Missing Middle Housing

The existing housing stock in Algona is largely single family (75%), followed by mobile homes (19%), and multifamily units (4%). Legalizing and creating more housing stock in the middle of the housing spectrum (mid-sized multifamily units, duplexes, cottage housing, etc.) could increase the quantity of affordable housing. The community is strongly opposed to apartment buildings in Algona. Stakeholders expressed that large multiplexes would not fit into the housing character and about half (49%) of survey respondents strongly opposed apartments or other rentals. A lack of infrastructure available to support high density residences was a theme in survey responses and stakeholder groups. One survey respondent wrote in, "Apartments and low-income housing bring crime. Save that for the rest of King County," The community is broadly against multifamily housing.



Creating missing middle housing could be a way to create more housing units in Algona while maintaining public buy in and housing character. Stakeholders felt that duplex, triplex, or possibly quadplexes could fit into Algona, but only if they fit the envelope of the existing stock and didn't block viewsheds. Stakeholders also advocated for smaller lot permitting to keep the single-family residential feel of Algona while increasing the number of houses available. Just over half of survey respondents believed smaller housing options should be available. All groups mentioned or wrote that creating opportunities for home ownership is important to the community. Ownership could be encouraged through small lot or small multiplex development.

Preserving Character in Limited Space

Stakeholders were very aware of the limited undeveloped space in Algona. The city is only 1.3 square miles, and it is surrounded by incorporated municipalities on all sides. The protected critical areas further limit the amount of developable land in the city. This limit on developable space may require increasing density to meet future housing needs, however community preferences complicate this. Stakeholders mentioned the importance of meeting existing housing stock character, which is 75% single family units. Many survey respondents communicated local preferences by writing in to advocate for single family homes and against apartments. Balancing the preservation of views, existing levels of service, and town character with increased density is key to preserve public buy in.

Infrastructure

Members of the public expressed concern for out-of-date infrastructure which may not be able to serve the needs of a growing Algona. Additional density increasing pressure on the already strained road network was a commonly cited reason to oppose apartment. When creating future development regulations, parking requirements should be considered to not put further load on street parking. Residents cite concerns about pedestrian safety stemming from a lack of sidewalks, crowded curb access for service providers, and narrow roads. Algona's valley topography makes it prone to flooding, which residents notice through the need for increased stormwater infrastructure. Addressing infrastructure capacity alongside any new development is necessary to preserve quality of life in Algona.



Appendix A: September Stakeholder Notes

HNA Discussion Activity 1

1. *What about the HNA feels accurate or true? What are you excited about from the HNA?*
 - Seen a growth since I arrived here, makes sense that the housing and transportation costs take so much of someone's income
 - Lots of commerce happening
 - Most people live here then drive to work
 - How many of the businesses are home base or teleworking
 - i. Is this considered in this housing assessment
 - To me, seems pretty accurate – been here since 1998, there's growth, but not overwhelming

2. *What about the HNA feels inaccurate or incomplete? What are you concerned about? What surprises you?*
 - Algona is land locked – not a lot of space – 3.5 miles
 - Where are we going to put all these houses?
 - We have some wetlands, but can't build there
 - DW thought the same thing, agreed
 - i. Especially for multi-family units
 - ii. Algona Boulevard zoned commercial but big plot of land that could be considered

3. *What do you think is missing from the HNA summary in regards to housing in Medina? What has not been considered?*
 - Outliers look weird to me where they look inverted to middle income housing
 - i. If we have a surplus of houses, can people just step down and live in smaller houses?
 - Would that create greater division, like higher or lower income parts of town where right now it's a pretty good mix?
 - We don't want one side perceived as a ghetto and the other side better off, don't want to lose that sense of community

4. **KEY TAKEAWAYS AND THEMES**
 - preserve community feel
 - preserve views
 - don't include density that is greatly incompatible with the community (not too dense)
 - don't divide the city into rich and poor parts
 - preserve natural areas such as the wetland, blueberry farm



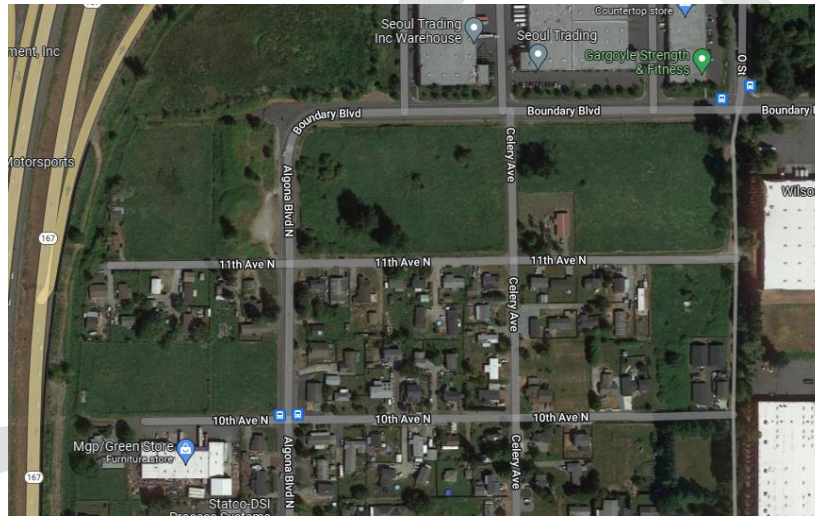
HNA Discussion Activity 2

What kind of housing can be developed to accommodate the need for housing?

- I don't want apartments here
- I know there is a deficit, but I like the single family feel
- Duplexes could work as they don't have that multi apartment feel
- Adult family homes, I would be more interested in that
 - And the need for lower income as when you're older that becomes more of an issue

How many units would feel like too many? Where would you like to see these units?

- Explore the 3-4 multi-family units more
- North end – I spend more time here coming on 15th /Algona Blvd.
 - Blackberry land – 11th and 10th



- I could see, willing to flex even, to four-plexes
- I have a personal preference on height
 - As we live in a valley
 - 2 stories is copacetic
 - Or town homes broken into 4 units
- Land directly across – grass field
 - Inundated with floods/critical area
- DW agrees that height is important

Design Guidelines

- Yes – all want to have design guidelines to include
- Parking should be considered
 - No way to have a garbage truck come through when small streets are full of cars



Are there any other concerns?

- Will there be more representation?
 - Yes – 4 other stakeholders could not attend tonight
 - Follow up sheet will be sent out to stakeholders with response questions

Do people feel like there is already a divide in the city based on culture or income?

- I don't see things are out of balance right now, but could see it in the future, particularly for the higher income homes – will it be clustered or spread out? I like the mix of it through out rather than clustered. I don't want to stand in the way of progress, but I want a balance of meeting housing needs while keeping the character.
- Are there income maps? – no, but there is a zoning map

Where do you think the city can be overburdened?

- Coco Joes
- Where the new 7/11 is
- With more population, there would be more foot traffic
 - Would that be a factor in choosing higher density housing?

What other housing types do you think would be appropriate beyond apartments and SFR?

- Condos – increases homeownership – that wouldn't be that bad of an idea
 - We can still build by 167 by jacks bbq and the laundry mat
 - Can put condos on that side, but I don't know if that would work
 - The transfer station won't be moving that far – moving north of the current one

What areas of the City are most important to preserve?

- Blueberry farm – yes
- The swampland – the blue herons that live there
 - The wetland of the valley – the native critters are important to me
 - 11th and boundary Blvd. – a park?
 - You'd have to meet wetland requirements, right?
 - The Algona wetland preserve project
 - Park will be designed there and something similar could be proposed for the north
 - Love that! Love the idea of a board walk, I really dig that!
 - Can we not have people move here?
 - Any final comments?
 - Glad to be a part of this, and taking a look into the future and preparing for it



Appendix B: October Stakeholder Group Notes

1. Streamlined Permit Process

- Pre-Designed ADU Plans
- Reduction of parking requirements

Favor	Against	Concerns and Questions
Predesigneds would need to be for smaller unit types	Other kinds of solutions seem more important	Environmental Review

2. Preserving Existing Affordable Units

- Housing Rehabilitation Programs
- Housing Resource Program / Provide Resources Online
- TDR program
- Evaluate if any properties can fall under historic preservation

Favor	Against	Concerns and Questions
Algona was farmlands, there is a house on Algona BLVD that could have historic value	Not aware of many properties that could qualify, only the HOH apartments which are not liked by residents.	What housing age would be selected as a qualifier? 50 years would be good
	Not familiar w TDR	Could we develop a program that serves
	Land might be worth too much for historic preservation	
	Might be a lack of resources available for the limited number of historic value homes	

3. Legalizing More Forms of Missing Middle Housing:

- Cottage Housing
- Triplex
- Fourplex



Favor	Against	Concerns and Questions
These forms of housing should be owned and not rented	Townhouse/duplex project on 8 th has caused parking issues on street; crowded streets and lack of areas to play	Where could these go? Is there realistically lands for these units
Not opposed to smaller lots, its been done before and is common in the area. Curious to know what the minimum lot areas.	Not a fan of rentals; property owners are disconnected from their rented units causing them to go into disarray/not address issues	Might need to reduce parking or landscaping requirements to fit into the limited lands existing
	Smaller lots instead of cottage housing; why does it have to be on one plot of land?	Concern on location of these
	Small lots size should not be similar to the mobile home lots in Pacific	
	Mindful of scale for smaller lot sizes	

4. Housing Incentive Programs

- Density Bonuses
- Requirement of Affordable Units (certain % of units built to remain affordable for a 10 or 20 year period)
- Multifamily tax exemptions
- Mixed Use Bonus
- TDR Program
- Affordable Housing Incentive Program

Favor	Against	Concerns and Questions
Density bonus could be supported for small lots, cluster, single family home projects	People could be against a density bonus program associated with multifamily or rented units	Density bonus could be supported but needs to ensure that there is quality in the development and that
	Might not be the most impactful since there are limited lands	



Appendix C: Survey Summary

Table 1: Question 1

Select your age range.	Percent of Responses	Number of Responses
Under 34	11.94%	8
35 to 54	37.31%	25
55 to 74	50.75%	34
75+	0.00%	0
Answered		67
Skipped		0

Table 2: Question 2

Which of the following best describes you?	Percent of Responses	Number of Responses
Asian or Pacific Islander	4.48%	3
Black or African American	0.00%	0
Hispanic or Latino	5.97%	4
Native American or Alaskan Native	0.00%	0
White	83.58%	56
Multiracial or Biracial	2.99%	2
A race/ethnicity not listed here	2.99%	2
Answered		67
Skipped		0

Table 3: Question 3

How many people are in your household (including yourself)?	Percent of Responses	Number of Responses
1 person	20.90%	14
2 people	34.33%	23
3 people	11.94%	8
4 people	14.93%	10
5 people	11.94%	8
6 people	2.99%	2
7 people or more	2.99%	2
Answered		67
Skipped		0



Table 4: Question 4

Do you own or rent your residence?	Percent of Responses	Number of Responses
Own	96.97%	64
Rent	3.03%	2
N/A	0.00%	0
Answered		66
Skipped		1

Table 5: Question 5

Are your housing costs a serious financial burden?	Percent of Responses	Number of Responses
Yes	25.76%	17
No	74.24%	49
Answered		66
Skipped		1

Table 6: Question 6

When did you move to your current home?	Percent of Responses	Number of Responses
Less than a year ago	1.52%	1
1-5 years ago	19.70%	13
6-10 years ago	18.18%	12
11 or more years ago	60.61%	40
Answered		66
Skipped		1

Table 7: Question 7

On an average day, how far (in miles) do you travel from your home?	Percent of Responses	Number of Responses
Less than 1 mile	8.96%	6
1-5 miles	23.88%	16
5-10 miles	29.85%	20
10-20 miles	26.87%	18
20+ miles	10.45%	7
Answered		67
Skipped		0



Table 8: Question 8

Which of the following housing types best describes where you live?	Percent of Responses	Number of Responses
Single-family home	89.55%	60
Townhome/duplex/triplex or similar	2.99%	2
Unit in multiunit building	0.00%	0
Accessory dwelling unit (e.g., in-law suite or granny flat)	0.00%	0
Mobile or manufactured home	7.46%	5
Senior/assisted living	0.00%	0

Answered 67
Skipped 0

Table 9: Question 9

How satisfied are you with your current housing in regard to the following criteria?												
	Very Dissatisfied		Dissatisfied		Neutral		Satisfied		Very Satisfied		Total	Weighted Average
Distance to work/school	1.54%	1	1.54%	1	23.08%	1	41.54%	2	32.31%	21	65	4.02
Cost/price	4.48%	3	8.96%	6	22.39%	1	26.87%	1	37.31%	25	67	3.84
Size of home	4.55%	3	9.09%	6	21.21%	1	31.82%	2	33.33%	22	66	3.8
Age/condition of home	2.99%	2	8.96%	6	22.39%	1	43.28%	2	22.39%	15	67	3.73
Proximity to amenities (e.g., parks, retail stores, bus routes, etc.)	0.00%	0	7.46%	5	11.94%	8	38.81%	2	41.79%	28	67	4.15

Answered 67
Skipped 0

Table 10: Question 10

Outside of the most common type of housing in Algona (single-family homes), what type of housing would you like to see to accommodate the growing need? (Rank the choices by order of preference)

	1		2		3		4		5		Total	Score
Townhomes Duplexes Triplexes or similar	22.41%	13	13.79%	8	18.97%	11	36.21%	21	8.62%	5	58	2.9484
Multifamily Housing	8.62%	5	12.07%	7	13.79%	8	8.62%	5	56.90%	33	58	3.9311
Senior Assisted living	29.82%	17	29.82%	17	15.79%	9	17.54%	10	7.02%	4	57	2.4209
Manufactured housing	25.45%	14	10.91%	6	16.36%	9	21.82%	12	25.45%	14	55	3.1088



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Outside of the most common type of housing in Algona (single-family homes), what type of housing would you like to see to accommodate the growing need? (Rank the choices by order of preference)

	1		2		3		4		5		Total	Score
Accessory dwelling units (e.g., “in-law suites”)	18.97%	11	32.76%	19	31.03%	18	15.52%	9	1.72%	1	58	2.4826
	Answered 60											
	Skipped 7											

Table 11: Question 11

How likely are you to agree or disagree with the following statements?

	Strongly Disagree		Disagree		No Opinion		Agree		Strongly Agree		Total
Algona is a great place to live.	0.00%	0	5.00%	3	15.00%	9	45.00%	27	35.00%	21	60
Young people can find comfortable, adequate housing they can afford in Algona.	11.48%	7	24.59%	15	32.79%	20	22.95%	14	8.20%	5	61
Algona is a good place for families to live.	4.92%	3	3.28%	2	14.75%	9	37.70%	23	39.34%	24	61
Algona is a good place for older people to live.	3.28%	2	4.92%	3	24.59%	15	47.54%	29	19.67%	12	61
Algona has services and amenities that improve my quality of life.	3.28%	2	13.11%	8	29.51%	18	40.98%	25	13.11%	8	61
I am concerned about being unable to live in Algona within the near future.	29.51%	18	29.51%	18	11.48%	7	19.67%	12	9.84%	6	61
	Answered 61										
	Skipped 6										

Table 12: Question 12

Indicate how much you agree or disagree with the following statements. Algona needs more...

	Strongly Disagree		Disagree		No Opinion		Agree		Strongly Agree		Total
...apartments and other rental housing options.	49.18%	30	22.95%	14	9.84%	6	11.48%	7	6.56%	4	61
...affordable housing options	26.67%	16	15.00%	9	16.67%	10	30.00%	18	11.67%	7	60



Indicate how much you agree or disagree with the following statements. Algona needs more...

	Strongly Disagree		Disagree		No Opinion		Agree		Strongly Agree		Total
...emergency housing options and services	52.46%	32	18.03%	11	8.20%	5	18.03%	11	3.28%	2	61
...housing affordable to those who work in the community.	11.48%	7	16.39%	10	16.39%	10	44.26%	27	11.48%	7	61
...smaller housing options for smaller households.	8.20%	5	19.67%	12	21.31%	13	42.62%	26	8.20%	5	61
...larger homes for housing large or extended families.	16.39%	10	32.79%	20	22.95%	14	26.23%	16	1.64%	1	61
	Answered										61
	Skipped										6

Table 13: Question 13

Indicate how you feel about some of these potential housing solutions.

	This is a good solution that should be considered.		No Opinion/Unsure		This is NOT a good solution and should NOT be considered.		Total
Ensuring existing housing is in good condition	72.13%	44	18.03%	11	9.84%	6	61
Providing support for older community members	77.05%	47	19.67%	12	3.28%	2	61
Providing support for working families and fixed income households who are paying a large share of their incomes on housing	50.82%	31	21.31%	13	27.87%	17	61
Building dedicated affordable housing units	28.33%	17	20.00%	12	51.67%	31	60
Protecting residents from being displaced or forced out of their current housing	65.00%	39	15.00%	9	20.00%	12	60
	Answered						61
	Skipped						6



DRAFT



Appendix D: Survey Write-In Responses

This information has not been edited or altered to protect the authenticity of the respondents' voice

Question 14:

Do you have any additional comments, questions, or concerns related to Algona's housing needs you would like to share?

- As a former Algona Planning Commission member and professional engineer with experience in infrastructure I would strongly recommend the city hire a competent Public Works Director and provide him/her with funding for a qualified outside consultant to review the condition of the city's infrastructure before proceeding with a new housing plan. While not informed by more than personal observation and interacting with past public works officials, I worry the city may find the infrastructure is not in good enough condition to support an aggressive new housing plan and either the plan will fail, the plan will degraded services for everyone or the city's finances will collapse (grant or no grant) under extensive upgrades needed to support the plan. I also am reminded that services include a host of other items besides traditional water & sewer type infrastructure; e.g. police and fire protection, internet service, etc. that are affected by population density. By the way, question 13 above violates the survey principle of not changing the sequence of rating from one question to the next. The left hand answer boxes in all other questions are negative - #13 the left hand box is positive and that will skew the answers.
- Apartments are a sure way to turn Algona into a toilet. The renters have no stake in Algona's future.
- Having apartments in Algona is a sure way to bring crime into our city. The tenants have no stake in the longterm health and livability of Algona. The Apartment building owners are usually out of state corporations or individuals that again have not stake in the longterm health and livability of Algona. Apartments are just rats in a box and it is never a good idea.
- There are a couple abandoned buildings that should be taken noticed as well as buildings that are not being maintained should also be noticed
- The water problem in town is a huge issue. Between the crazy flooding and everyone's yards always being filled with water because the city doesn't drain along with the Boeing toxic run off that no one seems to talk much about is unfortunate to say the least. The fact that so much money was spent on city hall for a handful of people to work there and not have community events really makes it seems like the city doesn't care about it's townspeople. It also is so hard to get anything done through the building department but then these big companies come in and seemingly have no problem at all. The huge tax increase last year was also quite the gouge. It doesn't seem like the money is doing anything to benefit the town or the people, I don't see where the money is going at all other than to put for that giant building that was unnecessary to say the least.
- You should make housing affordable for young couples and for the elderly apartments or housing as for rehabs or domestic violence I think that should go to bigger communities they have more support especially their finance department we need it down home single family country living community
- I love living in and volunteering for the city of ALGONA!



- New construction should replace, not add. The number one problem in this world, and locally, is overpopulation.
- I am extremely concerned with some houses in my neighborhood that have crime and drug problems. I would like more police enforcement and to see these houses shut down. There are 2 homes that have had extensive fire damage and are not condemned but being lived in and the drug usage is appalling. I want to have children but am concerned with them being exposed to danger due to these homes that harbor crime.
- Would need more information to answer some of the questions.
- I do not support building apartments (whatever that category is)
- Multifamily housing should be properly maintained and not run down.
- Better street lighting, sidewalks and wider streets. Not a very safe walkable city.
- I think Algona needs more Code Compliance officers that are dedicated to getting current homeowners to clean up their properties and make them not look like dump sites. There are too many around the city and I believe allowing it continues to attract those that don't care about their homes.
- We need sidewalks, and our stretch of the interurban trail needs resurfacing. This will increase the desire to live in Algona
- I would request city to publish ordinance to train company not to honk pass mid night until sunrise.

Sound sleep is a basic right of every human but unfortunately humans living in Algona aren't getting that right due to excessive train honking all day and night long.

I understand that train tracks can't be moved from here but we can have some schedule for train to not honk and go slow instead if they are concerned that some people would not be so attentive and would be laying on train tracks after getting high on drugs but not every single resident is on drugs.

Some normal human beings live here and they should be treated as normal human beings

- Apartments and low income housing bring crime. Save that for the rest of King County.
- Please do not bring in apartments that bring in way more traffic and crime
- Building new units and encouraging investors to build new homes/units is a good idea. Restricting homeowner rights and throwing money at individuals or families is a band-aid that does NOT solve problems, it creates dependency. A worker retraining program or something like it may be helpful to families who need to gain experience and earn a higher income by switching careers.
- They need to help residents here that have lived here their whole lives and help them get money or assistance to raise their houses.
- We see a lot of homes manufactured and traditional homes needing work or should be condemned. Our neighborhood looks very junky in parts. It's understandable some people don't have the funds to be homeowners in the first place. Just disappointing as it affects the city and other residents. Also, the city shouldn't allow for unregistered vehicles to sit for months/years on end.
- The roads in Algona are not able to support those who already live in Algona. The side roads are not wide enough to allow for 2 vehicles to pass each other. The addition of multi-family units of any kind will make the roads even worse.



The lack of sidewalks on so many of the streets makes the pedestrians walk on the roads which makes a driver pull over into the oncoming lane to go around the walker/biker.

- I do not want apartments and other high density units in Algona. Many of our roads are too narrow and already hard to pass other vehicles.
- Young people cannot afford to buy here. We live in a cottage and Woolf like to have my adult daughter and 6 year old granddaughter to live in this this community.
- I would like Algona to remain a walking community but it needs more businesses present along 1st Street. Also, enforcement of codes to reduce hoarding, and car collecting.
- Clean up and enforce existing codes for yard maintenance... too many junked up homes. Cars and junk on right of way. Lawns not maintained, Home owners maintain their properties, unlike renters who have very little ties to the land!
- In the question of "common types of housing (#10). the option of "none of the above" was not listed.
- I have lived in my Algona home for 20 years and have seen my neighborhood of single-family homes turn into multi-generational households for which the structures and infrastructure were not designed. Many more cars are being parked on the streets, presenting maneuverability challenges to service providers such as waste collectors and delivery drivers. The additional traffic is also hazardous to small children who play in the area. I hope Algona's housing plan will help with these issues.
- Let's not make Algona a housing community or low-income apartments or anything like that we just need to clean it up more and make housing that people can afford in nice clean neighborhoods but as for apartments or townhomes or things like that no I think we should stick with housing homes not a huge community of them
- Nothing is going to happen at this time if we keep the mayor we have. He needs to be recalled and we need to put someone in there that is not mentally incapacitated.
- We have loved living in Algona for the past 20 years and are enjoying raising our family here. I would love to see a development of Rambler-style homes be built for young families to afford. I would hate to see apartments built!

