



PLANNING COMMISSION REGULAR MEETING

Thursday, February 01, 2024 at 6:30 PM

City Hall

AGENDA

1. Call to Order

2. Roll Call

3. Approval of the Agenda

4. Approval of Minutes

[A.](#) January 4, 2024

5. Reports

6. Old Business

[A.](#) Streetlights - Pricing and Choices

[B.](#) Introduction Element 2

7. New Business

[A.](#) Housing Element V1

[B.](#) Land Use Element V1

[C.](#) Appendix A: Glossary

[D.](#) Appendix E: Land Capacity Analysis

8. Audience Participation

The Planning Commission encourages public participation during meetings and welcomes your comments. Anyone wishing to make comments will be given three minutes to speak. When addressing the Planning Commission, please speak clearly and audibly and state your name and address for the record.

9. Next Meeting

10. Adjournment

The City of Algona Planning Commission is appointed by and is advisory to the City Council on the preparation and amendment of land use plans and related implementing ordinances. The Planning Commission also reviews and makes recommendations on certain land use permit applications. Planning Commissioners are selected to represent all areas of the City and as many 'walks of life' as possible. The actions tonight are not final decisions; they are in the form of

recommendations to the City Council who must ultimately make the final decision.



PLANNING COMMISSION REGULAR MEETING

Thursday, January 04, 2024 at 6:30 PM

City Hall

MINUTES

1. Call to Order

Chair Gomez called the meeting to order at 6:30 p.m.

2. Roll Call

PRESENT

Chair, Commissioner Chris Gomez
Vice Chair, Commissioner James Harper
Commissioner Steve Bramson
Commissioner Wayne Lindy

3. Approval of the Agenda

Motion made by Vice Chair, Commissioner Harper, Seconded by Commissioner Bramson. Voting Yea: Chair, Commissioner Gomez, Vice Chair, Commissioner Harper, Commissioner Bramson, Commissioner Lindy

4. Approval of Minutes

A. December 7th, 2023

Motion made by Vic Chair, Commissioner Harper, Seconded by Commissioner Lindy. Voting Yea: Chair, Commissioner Gomez, Chair, Commissioner Harper, Commissioner Bramson, Commissioner Lindy

5. Reports

Commissioner Gomez - None

Commissioner Harper - None

Commissioner Bramson - None

Commissioner Lindy - None

Public Works Director - Russ Avery - We have been working on flood mitigation on 11th ave N.

City Clerk - Dana Parker - We would like to hold a joint meeting on January 22, 2024 at 6:00 p.m. with the Commissioners and the Council to go over the 2024 work plan

Caitlin Hepsworth - Atwell - I am continuing to work through the comp plan updates

6. Old Business

A. Streetlights

Public Works Director Russ Avery gave the Commissioners several different options to look at. Russ will present the Commissioners with pricing and choices at the next planning commission meeting.

B. Capital Facilities & Utilities

Caitlin Hepsworth with Atwell gave an update and asked if the commissioners if there were any changes that needed to be made. The commissioner recommending to the council with changes noted.

Motion made by Vice Chair, Commissioner Harper, Seconded by Commissioner Bramson.

Voting Yea: Chair, Commissioner Gomez, Chair, Commissioner Harper, Commissioner Bramson, Commissioner Lindy

C. Transportation V

Caitlin Hepsworth gave an update and notified the commissioners that we needed to pause this segment until April. There is a transportation analysis that needs to be done

7. New Business

A. Comprehensive Plan Introduction

Caitlin Hepsworth briefed the commissioners on this segment. She requested that any suggestions be forwarded to her by January 22nd.

8. Audience Participation

The Planning Commission encourages public participation during meetings and welcomes your comments. Anyone wishing to make comments will be given three minutes to speak. When addressing the Planning Commission, please speak clearly and audibly and state your name and address for the record.

Mayor Linnell introduced Jennifer Freeberg as his choice to replace Commissioner White who was elected to City Council.

Teofilo Ramirez - 36 11th Ave N. I have lived in Algona since 2011. In the beginning it wasn't pleasant with the flooding. I really appreciate the work that has happened in the last two years. I came to a council meeting about a year ago and felt like I had been heard.

9. Next Meeting

Streetlights - Pricing and choices

Introduction Element V2

10. Adjournment

Chair Gomez adjourned the meeting at 7:32 p.m.

The City of Algona Planning Commission is appointed by and is advisory to the City Council on the preparation and amendment of land use plans and related implementing ordinances. The Planning Commission also reviews and makes recommendations on certain land use permit applications. Planning Commissioners are selected to represent all areas of the City and as many 'walks of life' as possible.

The actions tonight are not final decisions; they are in the form of recommendations to the City Council who must ultimately make the final decision.

Chris Gomez,- Chair
City of Algona Planning Commission

Dana Parker – City Clerk

CHAPTER 1: INTRODUCTION

Preface

The City of Algona rests in King County and is part of the Puget Sound region. It is conveniently located about twenty miles southeast of Seattle and eight miles northeast of Tacoma. Algona is near the southeast interchange of State Route 18 and State Route 167 and shares borders with the City of Auburn to the north and east, the City of Pacific to the south, and the unincorporated area of King County, Lakeland South, to the west. Surrounding cities follow similar land use patterns that consist of residential, commercial, parks, and critical areas.

Over the next 20 years Algona, like many cities in the Puget Sound region, is projecting growth. The Puget Sound region, composed by King, Snohomish, Pierce, and Kitsap counties is expecting approximately 1.6 million new residents by 2044. Without proactively considering the impact of population growth, cities will struggle to accommodate housing and job growth and the infrastructure necessary to support the projected population. Algona participates in proactive growth planning and is projecting an increase of approximately 600 residents, 170 homes, and 325 jobs, which is a proportional share of the region’s overall anticipated growth.

The 2025 Algona Comprehensive Plan provides the guidance and roadmap for Algona’s future, implementing a local vision that aligns with the regional vision for the region. This plan was developed within the parameters and resources provided through the Growth Management Act (GMA), Puget Sound Regional Council’s (PSRC) Vision 2050, and King County’s Countywide Planning Policies. The vision and implementation actions reflect the input and feedback of the Algona community, including its elected leaders and city staff, through a robust public engagement process.

While Algona is one of the smallest cities in King County, the community recognizes we must collaborate with our neighbors, partners, and leaders to find realistic solutions to regional problems and pinch points. This edition of the comprehensive plan is a framework and guide to addressing growth as it is specific to Algona and its diverse residents.



COMPREHENSIVE PLAN

What is a Comprehensive Plan?

The Comprehensive Plan (Plan) is a long-term planning document that identifies a multi-elemental planning and implementation strategy for at least 20 years into the future. The Comprehensive Plan is periodically revised to describe existing and projected community conditions, and actions to best meet the shifting needs of the community. The Plan establishes a vision, goals, policies, objectives, and implementation actions to guide the following:

1. Growth;
2. Development;
3. Community Character/Values; and
4. Quality of life.

Algona leaders adopt the Comprehensive Plan in 10-year intervals continuously informing local decision-makers on the anticipated changes in population, impact of growth, and the plan to maintain a high quality of life while accommodating more residents, businesses, and institutions. Algona has previously adopted two Comprehensive Plans, the first in 2005 and the second in 2015. Since the 2015 Plan, the population has grown by over 200 people¹. As further described below, the Plan continues to be annually and periodically updated as local and regional policies, demographics, development patterns, economies, and state laws change over time.

Per the schedule provided in RCW 36.70A.130, the City of Algona Comprehensive Plan is updated and revised on an annual and periodic schedule. Both update schedules provide assurance that the Plan remains relevant and useful for the next 20-years, and that best available science, public engagement, state legislation, and community conditions remain “up to date” within the Plan. The City may adopt amendments once a year as determined necessary by city staff or members of the public. These amendments are usually the result of permit approvals, such a zoning amendment or other project related land use decisions and emergency actions.

The City is required under the Growth Management Act (GMA) to periodically review and update its Comprehensive Plan and municipal development regulations every 10 years. This is also known as the *periodic update* which examines the City’s overall programs, infrastructure, and capacity more closely as PSRC and King County update their policies, growth assumptions, and vision for the future of the overall region under the GMA. The requirements from the GMA and PSRC are further below.

¹ [OFM, 2023](#).

KEY TERMS

Vision: A vision statement captures what community members most value about their community, and the shared image of what they want their community to become ([MRSC, 2023](#)).

Goal: A general statement of a future condition towards which actions are aimed ([Gary D. Taylor, 2019](#)).

Objective: An objective is a statement of measurable activity, a benchmark, to be reached in pursuit of the goal ([Gary D. Taylor, 2019](#)).

Policy: A statement of intent or definite course guiding the legislative or administrative body while making a new decision or evaluating a new project.

Implementation Action: Steps required to achieve a specific goal. Actions breakdown the metrics required to achieve a goal, such as individual tasks, timeframes, resources, management, and implementation.

Why do we plan for growth?

Growth is an integral part of every community, as every community changes and fluctuates over time. Implementing the GMA provides every local government baseline guidance to understand the changing conditions of their community, and subsequently the changing needs of their community. Efficient planning for future growth allows local governments to acquire the resources and infrastructure required to adhere to those needs. In other words, the Comprehensive Plan provides the local government both a snapshot of their community in time, as well as a projection into the future, allowing them to make informed decisions on how to improve the resources and infrastructure that sustains their community in the short and long term.

The overall purpose of the GMA is to ensure Algona’s elected officials and local government staff have access to relevant local guidance on long range planning initiatives, legislation directives, and demonstrate consistency with the GMA. Planning for growth in a Comprehensive Plan allows local governments to plan and make decisions that are uniform, consistent, strategic, and equitable. These efforts allow Algona to continue the community values and character that make Algona a safe, healthy, and vibrant place to live.

Growth Management Act (GMA)

Relationship to the GMA

Washington State adopted the GMA in 1990² as a more proactive planning approach was necessary to address and accommodate increasingly impactful population growth. The City of Algona maintains their Comprehensive Plan in accordance with Section 36.70A.070 of the GMA. The GMA is a series of state statutes³ that requires fast-growing cities and counties to develop a Comprehensive Plan to manage their population growth. Algona is located in King County and is required to conduct the comprehensive planning process fully as shown in *Figure 2*.

To further help guide development of a Comprehensive Plan, the GMA establishes fifteen primary goals for each local government to consider and address when planning for their population growth. These goals are meant to guide development of both the Comprehensive Plan and municipal development regulations and are not prioritized in a specific order. See *Figure 1* below. In addition to the fifteen primary goals, local governments are directed by the GMA (under RCW 36.070A.070) to include mandatory elements in their Comprehensive Plans, including but not limited to, **land use, housing, utilities, and capital facilities**. The Algona Comprehensive Plan is therefore required to identify and describe these elements as they pertain to the City of Algona.

As discussed above, the Comprehensive Plan is mainly utilized to plan for growth in the future. The Plan provides local governments a consistent framework for addressing jurisdictional needs and challenges. It represents the community’s overall vision for the future, with goals and policies that outline community priorities to strategically distribute growth in all city sectors. The Plan directly impacts the built environment through planning the locations of future businesses, homes, and public facilities and evaluates the quality, accessibility, and service potential of local infrastructure, programs, and facilities.

² [MSRC, 2023](#).

³ “Statutes”: Laws passed by a legislature ([Library of Congress, 2023](#)).

Figure 1: Goals of the GMA (RCW 36.70A.020)

Urban Growth	Encourage development in urbanized areas where public facilities and services exist.
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into low density, sprawling development.
Transportation	Encourage efficient multimodal transportation systems that reduce greenhouse gas emissions and vehicle miles traveled.
Housing	Plan for and accommodate housing that is affordable to every economic segment of the population by promoting a variety of housing types and densities and encouraging preservation of the existing housing stock.
Economic Development	Encourage economic development throughout the state by promoting economic opportunities for all citizens, supporting retention and expansion of local businesses, and encourage growth in areas experiencing insufficient economic growth.
Property Rights	Private property shall not be taken for public use without just compensation having been made.
Permits	Applications should be processed in a timely and fair manner to ensure predictability.
Natural Resource Industries	Maintain and enhance natural resource-based industries, such as fishing, timber, or agriculture.
Open Space and Recreation	Retain open space, enhance recreational opportunities and accessibility, and preserve fish and wildlife habitats.
Environment	Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.
Citizen Participate and Coordination	Encourage the involvement of citizens in planning activities, including the Comprehensive Plan. Coordinate with adjacent jurisdictions and agencies to reconcile shared issues or conflicts.
Public Facilities and Services	Ensure that those public facilities and services necessary to support concurrent development shall be adequate.
Historic Preservation	Identify and encourage preservation of lands, sites, and structures with archeological or historic significance.
Climate Change and Resiliency	Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate.
Shoreline Management	Maintain alignment between the Comprehensive Plan and the Shoreline Management Plan.

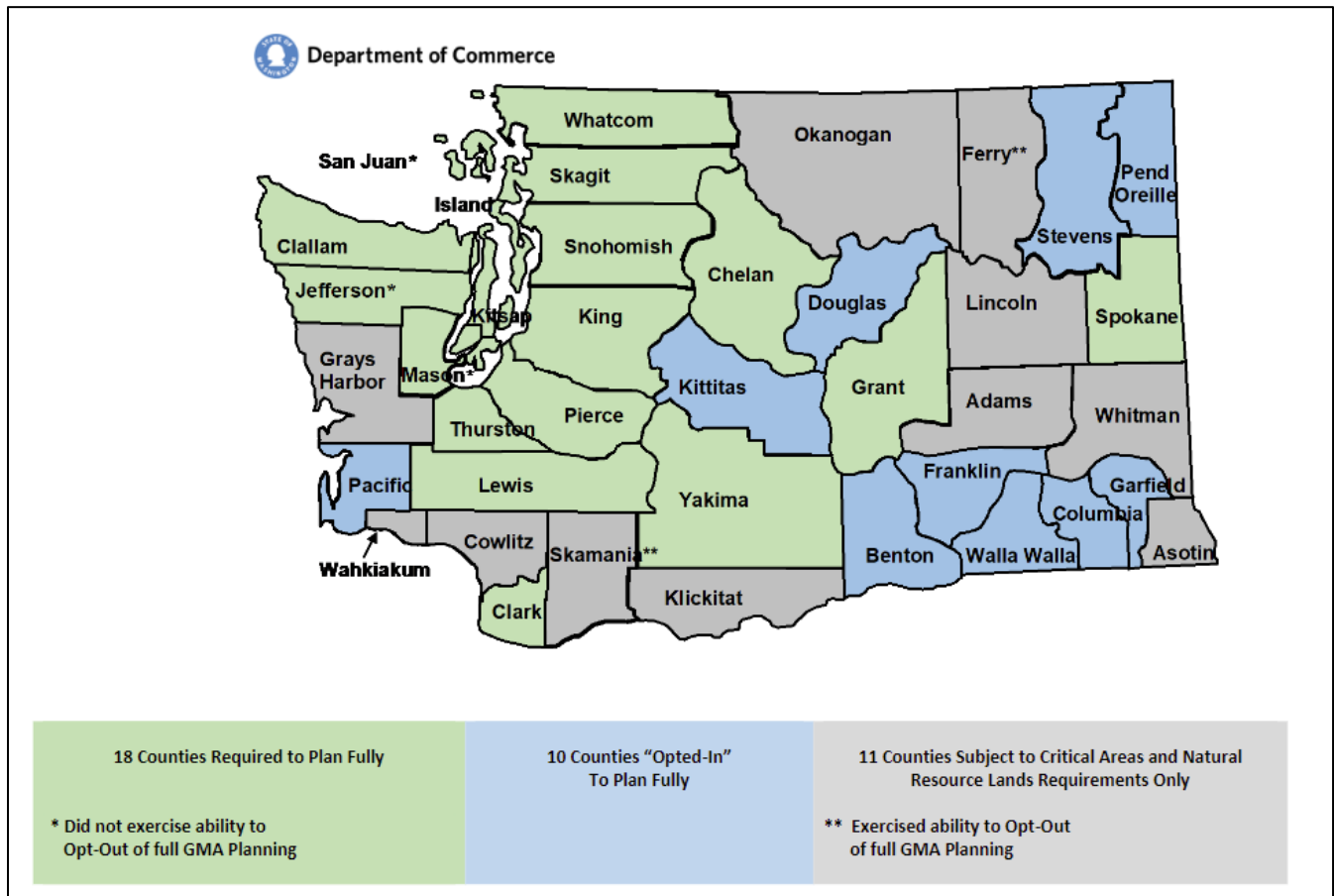
Who implements the GMA?

The Washington State Department of Commerce (Commerce) implements the GMA and is the primary contact for all local governments required to “fully plan” under the GMA. “Fully planning” counties make up about 95% of the state's population⁴. Based on the requirements in RCW 36.70A.040, the City of Algona (located within King County) is required to “fully plan” under the GMA, meaning the City is required to develop and maintain a Comprehensive Plan that meets the requirements of RCW 36.70A.070.

In accordance with the GMA, the City of Algona implements and utilizes the Comprehensive Plan as its focal point for local long-range planning. The GMA requires that the Plan contains a vision statement, goals, objectives, policies, and implementation actions for the purpose of strategic decision-making in the short term and into the future.⁵

Implementation is especially a key component of the GMA because it provides the methodological steps to achieve the goals and polices of the plan. The goals, policies, and overall objectives of the Comprehensive Plan cannot be achieved without a thorough and realistic implementation plan.

Figure 2: GMA Planning Counties and Cities



⁴ MSRC, 2023.

⁵ MSRC, 2023.

Implementation plans consider how a community’s current or projected zoning, development regulations, capital spending, and non-capital spending should be adjusted to administer goals and policies successfully. For example, policies towards affordable housing and accessible transportation should be aligned with the Capital Improvement Plan and municipal development regulations to ensure adequate budget is available to build new accessible infrastructure, and that development regulations allow enough flexibility to facilitate high-density development near that accessible infrastructure.

Successful implementation of the Comprehensive Plan relies on the conformity of a local government’s regulations, procedures, and capital budget decisions for the purpose of consistent decision-making (RCW 36.70A.120)⁶.

Regional Planning

PSRC Planning Requirements

Algona is located within the jurisdiction of a regional planning organization, known as Puget Sound Regional Council (PSRC). The PSRC is a regional planning organization with the goal of ensuring regional consistency in infrastructural investments, policies, and major economic and political decision making. PSRC develops regional plans, goals, and policies that are intended to meet a regional vision for the future.

The GMA requires counties with populations of 450,000 or greater with contiguous urban areas to adopt Multi-County Planning Policies (MPPs) (36.70A.210(7)). Multi-county planning coordinates growth strategies both laterally (between local jurisdictions) and vertically (in conjunction with county, tribal, regional, and state bodies). This coordination ensures regulatory consistency between local and county plans (as required in RCW 36.71A.100) and ultimately brings jurisdictions together to simultaneously implement directed regulations across the state. For Algona, PSRC is a regulatory body that administers MPP’s that the City’s local comprehensive plan must align with as shown in *Figure 3*.

PSRC VISION 2050

In 2020, PSRC adopted VISION 2050. VISION 2050 is a long-range plan that provides multi-county planning policies, actions, and a regional growth strategy for the Central Puget Sound Region including King, Kitsap, Pierce, and Snohomish County. VISION 2050 articulates the region’s vision for accommodating growth while aligning with regionally shared values of environmental sustainability, social equity, and efficient growth management that maximizes economic strength and mobility. Policies and strategies outlined in the plan were selected based on these shared goals:

1. Increase housing choices and affordability;
2. Provide opportunities for all;
3. Sustain a strong economy;
4. Significantly reduce greenhouse gas emissions;
5. Keep the region moving;
6. Restore Puget Sound health;

⁶ [MSRC, 2023](#).

- 7. Protect a network of open space;
- 8. Growth in centers and near transit; and
- 9. Act collaboratively and support local efforts.

Figure 3: Regional Policy Consistency



Figure 3 is a graphic prepared by PSRC that describes how state and regional agencies influence Algona’s Comprehensive Plan goals and policies.

By the year 2050, it is projected that an additional 1.5 million people will call the Central Puget Sound Region their home, raising the total population to 5.8 million people. Additionally, 1.1 million more jobs are anticipated by 2050. Ultimately, VISION 2050 will help navigate this region’s cities through planning for and accommodating this shared vision. More information on PSRC regional plans is located below, under *Regional Considerations and Certification*.

King County’s Countywide Planning Policies

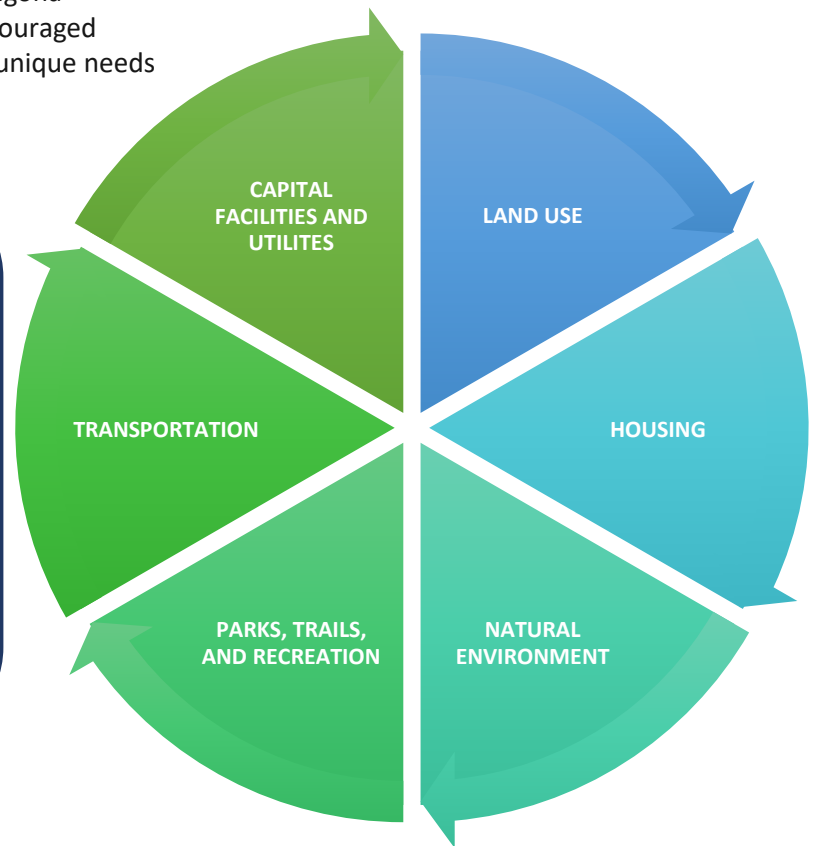
In addition to MPPs developed by PSRC, Countywide Planning Policies (CPPs) are also required by the GMA. Intended to share a similar purpose to MPPs, CPPs establish a shared approach between local, tribal, and transit agencies within a singular county. The most recent major update to King County’s Countywide Planning Policies took place in 2021 in advance of the 2024 periodic update. They were then amended again in 2022. The newest updates for the 2021 CPPs reflect new priorities in addressing equity and social justice.

The King County CPPs are intended to create a coordinated approach for growth management planning for King County jurisdictions in accordance with RCW 36.70A.210. The CPPs were established through oversight of the Growth Management Planning Council, a body composed of elected county and city officials. This body makes recommendations which are then voted on for adoption by the King County Council.

Separately from Washington State and the PSRC, King County also prepares regional economic planning goals and works collaboratively with Algonia for implementation. As described above, the PSRC crafts economic goals and policies that Snohomish, King, Kitsap, and Pierce Counties must align with in order to achieve the regional vision for the interconnected economy of the Puget Sound. King County, on the other hand, creates goals and policies that align with PSRC but are more specific to the needs of the county as depicted in *Figure 3*. Algonia must also ensure that adopted economic goals align with the vision for King County’s economy.

While PSRC and King County play a role in how Algonia determines our goals and policies, the City is encouraged to tailor Algonia’s economic policies to meet the unique needs and appropriately leverage public interests and investments.

Figure 4: Algonia’s Elemental Chapters



The Plan’s Structure

In accordance with the requirements of the RCW 36.70A.070, the City of Algonia Comprehensive Plan is composed of six primary elemental chapters as shown in *Figure 4* and described in *Figure 5*.

Goals and policies for each element are located at the end of each chapter. Appendices and supporting documents are included at the end of the Comprehensive Plan.

Figure 5: Comprehensive Plan Elements

1. LAND USE: Designates the distribution and extent of uses throughout the planning area, including housing, business, industrial, parks, natural environment, and natural resources lands.

2. HOUSING: Planning for housing ensures the vitality and character of residential areas.

3. NATURAL ENVIRONMENT: Inventories critical areas and identifies actions to protect and preserve natural resources and the environment.

4. PARKS, TRAILS, AND RECREATION: Parks planning requires a facilities inventory, demand prediction, and strategy to meet future parks needs. Recreation planning evaluates recreational needs.

5. TRANSPORTATION: Transportation planning evaluates the impacts of future land use goals on transportation facilities and creates future transportation strategies.

6. CAPITAL FACILITIES AND UTILITIES: This element plans to address the gap in capital facilities between present conditions and anticipated future demand. Additionally, the chapter consists of the location and capacity of existing and needed utility locations.

The Comprehensive Planning Process

The Algona Comprehensive Plan update began in mid-2021 and was adopted on XXX ____, 2024. This multi-year effort consisted of public engagement, local stakeholder engagement, and workshops with the Planning Commission, the Mayor, and City Council. The Plan is now implemented as a 20-year guide to direct and accommodate growth with the next periodic update due in 2034. Figure 7 describes the general comprehensive planning process taken for the 2024 periodic update, which includes for primary phases of the project. Details on each step of the process are described further below.

Figure 7: Planning Process



Step 1: Public Engagement

The Comprehensive Plan Planning Process began with public outreach, visioning, and engagement. Public input and engagement are vital to the achieving an inclusive planning process. The City launched a focused outreach campaign to understand current priorities and needs for the community between mid-2021 through early 2024. Public feedback influenced Algona’s selection and prioritization of goals, policies, and actions. Community feedback generated within the survey, stakeholder meeting, and community events, and the Planning Cafe is located within *Appendix J: Public Engagement Summary*. Several outreach methods were utilized to maximize engagement in the Comprehensive Plan process, including:

- An online community survey
- A supplementary youth survey, distributed at 2023 Algona Days and 2023 Pumpkin Launch
- Informational displays and planning activity booth at four (4) local civic events
 - 2022 Algona Days
 - 2023 Algona Days
 - 2023 Pumpkin Launch
 - 2023 Tree Lighting
- One (1) stakeholder meeting with local developers
- Two (2) public Planning Café's
- Planning Commission meetings
- City Council Meetings / Public Hearings
- Website updates on the planning process

Step 2: Technical Review

While the public engagement process is a critical component of the comprehensive planning process, it is one side of the coin used to evaluate how growth should be accommodated. The City performs a series of technical analyses to understand the current needs of residents while estimating the future demand on services, infrastructure, and uses based on anticipated population, housing, and job growth.

City staff take on a portion of the technical analysis required to update each element. The City hires some consultants to help with more precise analytics, such as the traffic demand report in *Appendix F*, the housing needs assessment in *Appendix H*, and the racial disparate impacts analysis in *Appendix I*.

Additionally, the Plan must be aligned with the GMA and policies from PSRC and King County, which require an assessment of the 2015 Algona Comprehensive Plan policies to identify changes or policy gaps that must be addressed in the 2024 periodic update.

Step 3: Evaluation

Key city stakeholders in the Comprehensive Planning process include the Planning Commission, City Council, and the Mayor. These members of City Staff are responsible for evaluating community feedback, implementing community-identified priorities, and amending existing Comprehensive Plan goals and policies with new goals and policies that meet the current and projected needs of the community.

The internal city evaluation process is conducted throughout the Comprehensive Plan update and is repeated to ensure sufficient review of technical plans, chapter updates, and proposed actions. The primary goal of City Staff Comprehensive Plan evaluation is to ensure legislative decisions are aligned with overall community goals:

1. Staff Collaboration with the Mayor

City Staff will collaborate with the City Mayor to drive the process of the Comprehensive Plan update. The Mayor will work alongside City Council to review technical reviews, citizen comments, and proposed Plan or code updates. The Mayor and City Council are responsible for approving or declining proposed amendments to the Comprehensive Plan during annual or periodic update schedules.

3. Planning Commission

The Planning Commission manages the City’s open dialogue with public participants and leads community workshops related to the Comprehensive Plan. The Planning Commission will organize all community feedback and present community identified priorities and concerns to the City Council.

2. Community Survey/Engagement Results

An online and in-person survey was made available to the public to comment on various comprehensive planning topics. The City used this survey to inform community prioritized amendments to the 2024 Comprehensive Plan.

4. City Council Review/Adoption

The City Council is composed of a City Mayor and City Council members, elected by City residents, to conduct legislative decision making on behalf of the community. The City Council is responsible for making decisions on policies that will ultimately shape the outcomes of the community. City Council will hold a Public Hearing to review all findings and recommendations submitted by the Planning Commission to make a final decision on adoption of the Comprehensive Plan.

Step 4: Implementation

The City of Algona will be implementing the goals and policies of the Comprehensive Plan through a package of technical, specialized plans and updates. These plans and updates are as follows:

1. Transportation Improvement Plan

Each metropolitan planning jurisdiction is required to develop a Transportation Improvement Plan (TIP). The TIP includes a list of projected transportation projects aimed to improve transportation infrastructure, such as public roadways, sidewalks, and bicycle lanes. The TIP is required to include capital and non-capital surface transportation projects, bicycle and pedestrian facilities (multi-modal plan), freight system improvements, and Level of Service standards for all inventoried infrastructure. The Algona Transportation Improvement Plan is available in *Appendix N*.

2. Capital Improvement Plan

A Capital Improvement Plan (CIP) identifies funding, descriptions, timelines, and locations for capital improvement projects over a 6-year and 20-year period. Capital improvement projects are generally listed by priority and sector, and are financed through the jurisdiction’s capital budget. The primary purpose of a CIP is to establish a financial plan for preserving and improving

community’s major infrastructure (i.e. roads, stormwater, utilities, and other facilities). The Algona Capital Improvement Plan is available in *Appendix D*.

3. Implementation Plan

An Implementation Plan identifies strategic steps to execute an action, or a series of actions and projects. The Implementation Plan breaks down project logistics, including but not limited to (1) timeline, (2) level of effort, (3) team responsibilities, (4) success criteria, and (5) performance measures. Implementation Plans are often informed by the results of technical plans, such as the TIP and CIP. Overall, Implementation Plans allow jurisdictions to strategically plan for and allocate required resources ahead of time to achieve desired goals. The Implementation Plan is available in *Appendix K*.

4. Code Updates

As discussed throughout various chapters of the Comprehensive Plan, the City will perform a series of municipal code updates between 2024 and the first half of 2025 in order to meet GMA requirements, legislative changes, and changes driven by analysis. Code updates triggered through the Comprehensive Plan update are required to be adopted by June, 2025 and are detailed in the implementation plan, in *Appendix K*.

Algona’s Vision for 2044

What is a Vision Statement?

The vision statement (Vision) of a Comprehensive Plan is a set of community-identified values that represent the aspirations, priorities, and improvements to be implemented in city planning. It is both a continuous process and a declaration. The Vision ensures decision-making remains consistent with the broader long-range goals of the community, and changes to community Vision are subsequently trickled down into annual and periodic amendments of the Plan’s goals and policies, as the City deems appropriate.

The Algona vision statement is a combination of results from the visioning exercise completed by the Planning Commission and the City Council. The City identified what values were elemental in founding every goal, policy, and implementation action included in the Comprehensive Plan. These values are more cross-connected than a regulatory element and are intended to be implemented across the Plan to foster community-oriented neighborhoods, a balanced economy and housing market, and accessible, clean, and green environments. A visual copy of the Vision is located in *Figure 6*.

2044 Algona Vision Statement

Algona is committed to positive community changes that promote livability, quality development, and convenience within a rural, small-town setting. Algona values providing a high-quality lifestyle within a rural atmosphere where homeowners know their neighbors, support local businesses, and are in touch with the built and natural community.

Community Oriented

The City recognizes the rich social connections sustaining the community and its quality of life. The City of Algona should continue to foster social opportunities through community events and will create more opportunities for active recreation by developing public spaces and parks. The enjoyment and educational value of such activities is enhanced by a diversity of activities suitable to variety of ages, abilities, and identities.

Efficient Algona

A livable community is a thoughtful and functional community. Algona will continue to work with local, regional, and state agencies to provide excellence in services, infrastructure, and problem solving. Algona will utilize available funding and grant programs to enhance key issues important to the community, such as flooding, sidewalks, and the natural environment.

Blossoming Economy

Citizens cherish local businesses that provide services and goods that enhance the convenience of living in a small town and support the growth of the community. Algona strives for a vibrantly healthy local economy by providing a predictable development atmosphere, emphasize diversity in the range of goods and services and ensure that as the economy changes, employment opportunities are balanced with a range of housing opportunities.

Equity and Inclusion

Community is built by people, and Algona will work in tandem with citizens to assemble a city that people of all background that can thrive in. Algona shall provide ample opportunities for public engagement of public and private involvement in development, city operations, and community traditions or celebrations.

One Community

The city will provide clear communication on a variety of platforms to encourage participation, volunteerism, and activism. The city will continue to practice mindful policy making, enhancing the quality and availability infrastructure for all abilities, and listening to the needs of our citizens.

Environmental Stewardship

Algona supports implementing a culture of environmental advocacy through education, volunteerism, conservation, and preservation. The city is committed to preserving natural open space and conserving parks and trails for the public’s enjoyment. The city is dedicated to conserving resources to curb Algona’s environmental impacts.

Figure 6: Algona 2024 Vision Statement Graphic



An Overview of Algona

Indigenous Peoples and Colonization

The Puyallup, Muckleshoot, Duwamish, Cayuse, Umatilla, and Walla Walla nations inhabited the area where Algona now sits for at least twelve thousand years, also referred to as time immemorial. Nations of this land, now known as the Puget Sound region, held unique and extensive economic and cultural networks and spoke dialects of the Puget Sound Salish language.⁷ After European colonization, the United States Homestead Act of 1862 permitted settlers to claim land throughout the Western United States, which brought settlers to the northwest area throughout the second half of the 1800s.⁸ Disease, violence, and war was brought by colonization and settler inhabitation devastating the sovereign nations, displacing communities, and suppressing cultural practices. Some sovereign nation peoples remain in the Pacific Northwest as does their culture and the lingering generational impacts of colonization. The City of Algona acknowledges that it is built on the native land of sovereign nations.



A Valley of Flowers

Algona was originally called Valley City in 1907. After notification from Washington D.C. that there was already a city in eastern Washington called Valley City, a town resident, Mr. Petrie, suggested the name “Algoma”, which refers to an indigenous name meaning “Valley of Flowers”⁹. The name Algoma was submitted to the Post Office, but somehow the name “Algona” was substituted. The name Algona was thereafter adopted by the community’s residents. It was around this time that Algona experienced changes from national events, regional patterns, and local trends. *Figure 7* visually describes the City’s timeline and history of the area that is now called Algona.



Shown above are some of the earliest photographs available of Algona’s early days as an agricultural-based community.

A Diverse Community

Agriculture and a strong sense of community considerably influenced Algona’s formation. The early community was settled by a mix of predominantly Euro-American, Japanese, and Filipino settlers. William Hart is one of the first recorded Euro-American settlers to buy land in the White River Valley area. Hart and his father homesteaded 600 acres in 1872.⁴ His description of the land, “tall timber and

⁷ [“Native Americans of Puget Sound — A Brief History of the First People and Their Cultures”](#). History Link. Watson, Kenneth (1999).

⁸ [Center for the Study of the Pacific Northwest. \(n.d.\). Introduction](#). The University of Washington.

⁹ [“Algona History”](#): City of Algona Website (2023)

lots of bears”, describes the natural resources attractive to settlers at the time. Many other early Euro-American families owned multiacre homesteads to sustain private farms. Some of the families found in early land purchase and sale records include the following.⁴

- William H. Wood (August 10, 1874)
- L. S. Rogers (March 1, 1875)
- Lynus J. Burr (October 20, 1882)
- Thomas J. Lenover (October 20, 1882)
- Gideon A. Weed (May 25, 1883)
- Lieutenant William Guthrie Latimer (May 25, 1883)
- Dayton and Bessie Hillmann (1906)

By 1900 there were more than 5,000 people of Japanese ancestry living in the state, with some settling in the White River Valley area beginning around 1892.⁴ Japanese settlers in the region worked as laborers on railroads, sawmills, and canneries. Many worked as farmers in Algona. Some of the first known Japanese settlers in Algona include the following families:

- Toichi and Mitsuno Okura (1907)
- Tomota and Jho Namba (1909)
- Fukutaro and Toku Norikane (1930)

Filipinos began moving to the White River Valley area to pursue education and employment opportunities in the late 1920s and early 1930s.¹⁰ Dionicio J. Cristobal is described in a 1976 interview as being the first Filipino to buy land in Algona. Cristobal paid in installments for 18 acres of land in 1943 and operated a farm during WWII. Cristobal later served on the Algona City Council in 1965 and 1966, marking one of the first Filipino Americans to hold such a position in Washington State⁴. Some of the first known Filipino settlers in Algona also include the following families (settlement dates unknown):

- Eulalia M. Augustus
- Fidel Askacio
- Y. De La Cruz
- Alyandro Glava
- F. Raquarin
- Thomas P. Respicio

Large farming operations, often owned and operated by Filipino and Japanese residents, grew fields of beans, peas, rhubarb, celery, lettuce, cabbage, raspberries, and strawberries¹¹. Cultivated produce was sold in markets in Seattle and Tacoma. Fruits and vegetables were also hauled to a processing plant in Kent where vegetables were canned and cabbage was turned into Kraut⁵. While farming operations were mostly successful, these racial groups often faced additional hardships such as discrimination, prejudice, not being eligible for citizenship, and being barred from owning property by alien land laws¹².

¹⁰ “Algona — Thumbnail History”. History Link. Givens, Linda (2015).

¹¹ “Algona History”. City of Algona Website (2023).

¹² “Algona — Thumbnail History”. History Link. Givens, Linda (2015).

In the face of these challenges, these families still married, started families, and continued their businesses.

During WWII, President Franklin D. Roosevelt passed Executive Order 9066, which incarcerated people of Japanese descent in isolated camps from 1942 to 1945¹³. Japanese Americans in Algona were sent to detention camps and lost their farms and constitutional rights as a result. Attitudes toward local Filipino residents also changed due to national misinformation, discrimination, and fearmongering towards non-white people. Algona acknowledges the injustice of historic actions and strives to create and sustain an equitable, anti-racist community.

Infrastructure and Economic Development

Development of the City’s economic base and public infrastructure stems from a series of events occurring over the 20th century. The following events are recognized as key components of establishing the foundation for today’s city facilities and services:

Plats: The area was platted in 1906 by C.D. Hillmann in 40’ by 200’ lots, providing pioneers and settlers with an organized land purchase system⁵. The development of neighborhoods encouraged the establishment of more families, workers, and their associated trades.

Interurban Railway: A recorded easement in 1901 for right-of-way serving the Interurban Railway between Seattle and Tacoma was the first indicator of the community’s connection to the increasingly growing outer region of greater Seattle¹⁴.

Community Club: The population of Algona reached 1,000 by 1925 when the town formally established a school and multiple small businesses. The Community Club was later in the 1920s formed to help support public facilities and social activities, bring business owners together, and encourage building community identity¹⁵.

Water System and District: Temporary wooden pipes installed by the Inter-City Water District of Tacoma in the 1940s provided the first water system in Algona. Due to poor water protection and no fire protection, an official Water District was formed in 1959 with an arrangement to get water from the City of Auburn.⁹

Algona Boulevard and State Route 167: In 1965, local roadways became congested after a Boeing Company fabrication plant opened in Auburn. In response, Algona Boulevard was developed and State Route 167, the state highway traversing Algona, was extended to Tacoma.⁹

Public Facilities: In 1973, AlPac Elementary was built on Milwaukee Boulevard after the closure of the historic Algona Elementary School. In 1975, the old school building was renovated to house the Algona City Hall, Police Department, and Public Library. During this time, the Algona City Park was renamed John Matchett Memorial Park in honor of the long-standing Mayor⁹.

¹³ [“Japanese Internment Camps”](#). History.com Editors (Updated 2021).

¹⁴ [“Algona History”](#): City of Algona Website (2023).

¹⁵ [“Algona — Thumbnail History”](#). History Link. Givens, Linda (2015).

Commercial and Manufacturing: The population of Algona reached 1,467 in 1980, spurring the development of major businesses in the City, including Tharco Manufacturing Plant, Dyna Craft, and AccuDuct. Tim's Cascade Style Potato Chips opened in Auburn in 1986. In 2015, they opened a processing facility in Algona⁹.

Algona Day Festivities: The “Algona Day Festivities” became a vibrant community celebration in the 1980’s. Started in 1983, Algona Days held the first successful 10 K. Swamp Romp in 1985 and in 1987, the City of Algona took part in the Seattle Seafair by entering a float in the Seafair Parade⁹.

City Incorporation

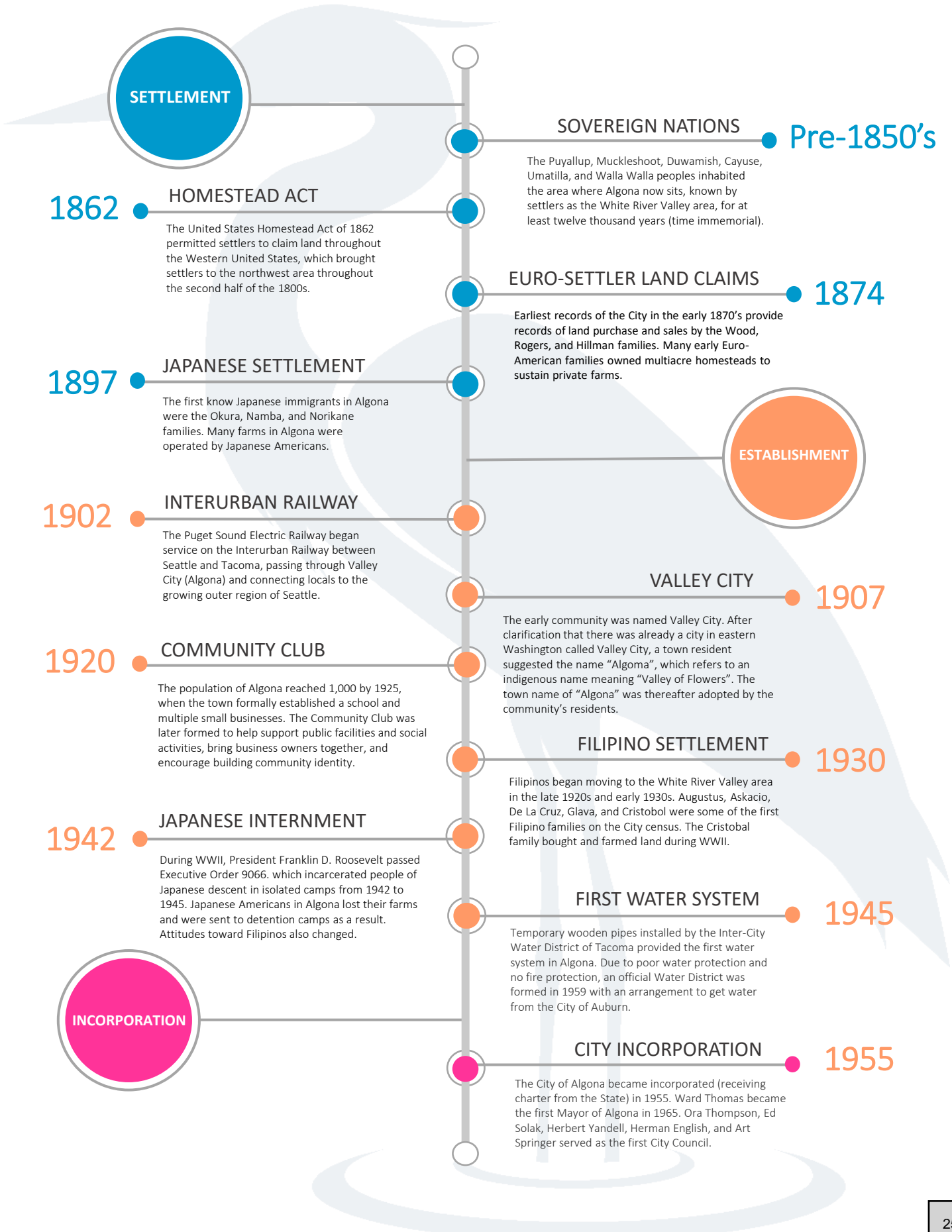
The City of Algona became incorporated (receiving a charter from the State) in 1955.⁸ Ward Thomas became the first Mayor of Algona in 1965⁹. Ora Thompson, Ed Solak, Herbert Yandell, Herman English, and Art Springer served as the first City Council⁹. Leadership of the City in the 20th century passed through many hands, including Mayor John Matchett, William Larson, Hardin Bailey, August Shuman, and Richard Waffle.⁹ Many of these leaders were responsible for substantial community progress such as opening new schools and parks, supporting improvements of frontage roads, and informing residents of local activities and events. The Algona Economic Development Corporation, established in the 1980s, also helped develop the community by obtaining tax-exempt financing for businesses that created environmentally clean industries¹⁶. Troy Linnell is the currently elected Mayor of Algona and is supported by the elected City Council, which includes Bill Thomas, Lynda Osborn, Timothy J. Fairley, , Gordon Cook and David White¹⁷.T

Since incorporation, the City has adopted two Comprehensive Plans (2005 and 2015) and a 2023 Housing Action Plan to meet the identified needs of the community such as affordable and diverse housing, transportation infrastructure, economic and job development, and preservation of natural areas. As the community continues to grow and change, Algona aims to retain the City’s strong sense of community through acknowledgment of the past and strategic actions to obtain an inclusive and equitable future.

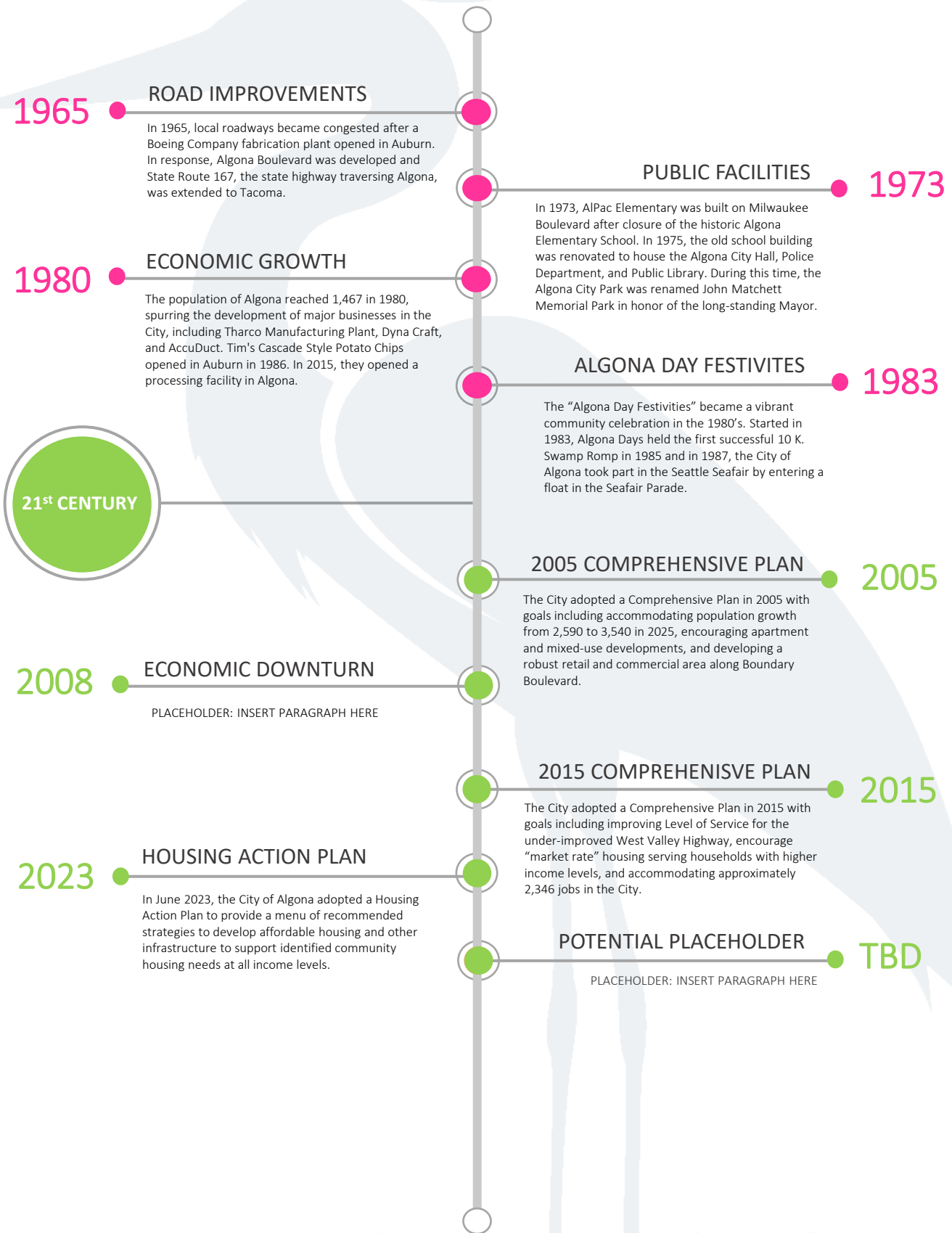
¹⁶ [“Algona — Thumbnail History”](#), History Link. Givens, Linda (2015).

¹⁷ [“Welcome to Algona”](#). City of Algona Website (2023).

Algona HISTORICAL TIMELINE



Algona HISTORICAL TIMELINE



Regional Consistency and Conformity

PSRC Transportation 2050

The values and strategies incorporated in *VISION 2050* are directly translated into PSRC’s Regional Transportation Plan (RTP). The RTP is a long-range transportation plan designed to support *VISION 2050* and implement its transportation related MPPs. The plan articulates the financial strategies and policies necessary to develop transportation networks that are safe, efficient, and sustainable.

The RTP is updated every four years to help with the continued identification and refinement of transportation projects. As the regional metropolitan transportation authority, the PSRC has the unique privilege of stimulating project implementation through its coordination. As new concepts and paradigms in transportation arise, PSRC has the capacity to work with member cities and counties to develop solutions for implementation. Additionally, PSRC has the responsibility for distributing transportation project related federal funds through an evaluative framework. The evaluative framework is reviewed and refined as part of the RTP update process. Parameters for transportation funds include projects that serve regional growth for manufacturing/ industrial centers and locally identified centers.

To fulfill the necessary requirements for certification, implementation of the RTP will take place within Algona’s Transportation Element. The Transportation Element defines the planning, investment, and operation of transportation infrastructure within and for Algona. The goals and policies selected in the transportation element reflect the shared strategies of the RTP while staying true to Algona community values.

How do jurisdictions work together?

Regional implementation of the RTP is dependent upon local jurisdiction and transit operator collaboration. PSRC provides a number of tools to assist jurisdictions in aligning their transportation elements both laterally and vertically. As the regional certifier of local, county, and transit agency long-range plans, PSRC establishes a process for reviewing these plans. The PSRC certification process ensures that local jurisdictions conform to state GMA requirements, are consistent with the regional transportation plan, and are consistent with the MPPs.

Figure 8: Key Priorities of the 2050 Regional Transportation Plan

1. Climate

The decarbonization of the transportation system is identified as a critical component of the RTP. Two goals have been set: a 50% reduction below 1990 levels of greenhouse gases by 2030, and a 83% reduction below 1990 levels by 2050.

2. Access to Transit

Increasing access to transit systems is as important as creating transportation networks which provide access to jobs, schools, and services. Improving the safety of transportation systems to all users is increasingly critical as the demand on transportation system continues to grow: transit ridership will triple by 2050.

3. Equity

Applying an equity focus demands that the regions most vulnerable populations are included future transit development. The TRP finds that areas with higher concentrations of people of color and people with low incomes will have more access to high-capacity transit compared to the regional average.

4. Safety

The TRP takes steps to implement the state’s goal of zero transportation deaths or serious injuries. This will be executed through safer system design, better maintenance, and timely replacement of critical infrastructure like bridges and ferries.

5. Mobility

As the region continues to grow, the TRP seeks to lower current and future congestion. Increasing access to transportation, increasing transportation capacity, and increasing the transportation choices available should result in a 15% delay reduction from current conditions, and average household vehicle miles traveled should be reduced by 23%.

6. Local Needs and Future Visioning

The RTP was developed with a set of data resources developed to help forecast the needs of the transportation system through the scope of the plan. The plan was developed with the vision of what the needs of the transportation system are both now and in the future.

PSRC Regional Economic Strategy

The Puget Sound region plans for economic development collaboratively through the Puget Sound Regional Council (PSRC). PSRC developed the *Regional Economic Strategy*⁴ in 2021 to provide a roadmap for the region to build a resilient, equitable economic future. The *Regional Economic Strategy* focuses on key regional weaknesses or threats impacting the Puget Sound and recommends strategies to address these concerns. While Algona is not required to align with this plan, there are regional weaknesses that residents may be experiencing that are being considered under the Economic Development elemental chapter. The goals of the *Regional Economic Strategy* focus on eight major challenges experienced in the Puget Sound:

1. Equity

There are historic economic inequities that are experienced by the region’s Black, Indigenous, and people of color (BIPOC) populations that can impact their opportunities and outcomes, such as income, generational wealth, unemployment risk, education, and business ownership levels.

2. Health

A healthy workforce is critical to the success and growth of the economy. The PSRC describes that enhanced infrastructure planning is needed to improve public health, reduce health care costs, and reduce impacts of lost productivity.

3. Childcare

The availability of childcare impacts the ability for the labor force to work. Childcare is a critical infrastructure needed to sustain the workforce and impacts the overall performance of the region’s economy. A lack of access to affordable childcare keeps approximately 133,000 parents out of the Washington labor force and specifically impacts working mothers and low income families. It is estimated that a lack of childcare has resulted in a loss of approximately 14.7 billion in personal earnings, \$34.8 billion in gross state product, and over \$1 billion in annual tax revenue⁵.

4. Job Distribution

The distribution of jobs has been shaken by the COVID-19 pandemic and created uncertainty around where people will live and work in the future as the workforce transitions to permanent remote accommodations. If the job distribution changes as work from home or remote employment becomes more popular, there are both opportunities and challenges with adapting existing communities to expand or reduce their economic base.

5. Broadband

One result of the COVID-19 pandemic was a heightened demand for broadband services across the region to accommodate online education and work from home trends. Access to broadband is not equitable throughout the community and creates opportunity barriers for households for education and employment.

6. Housing

There is a shortage of housing available in the region because new housing development has not kept up with population growth. Additionally, prices for homes have increased at a faster rate than incomes. A lack of affordable housing options can detract new talent and businesses from coming to the region.

7. Business Recovery

The COVID-19 pandemic resulted in the loss of jobs and businesses, especially in tourism, travel, hospitality, arts, and cultural businesses. The impacts are still felt today from the loss of businesses large and small. Economic development funding efforts are needed to help support business recovery from the pandemic.

8. Industry Resilience

The Puget Sound is home to major, historic industries that have built our communities and define the region, such as trade, maritime, aerospace, and manufacturing uses. New types of industries are needed to ensure resiliency to global market changes and enhance the Puget Sound’s economic competitiveness.

Addressing these challenges is no easy task and requires cooperation on a regional level to develop an equitable landscape for economic growth. There are three primary strategies that PSRC utilizing to address current economic challenges that the City must plan for:

- 1. Expanding Economic Opportunities**
- 2. Becoming a Global Competitor**
- 3. Sustaining Quality of Life**

These three strategic directions were developed with the input from municipalities and agencies, field professionals, and input from community engagement. Strategic directions are broken down into multiple goals and policies designed to guide municipalities to expanding economic opportunities within their communities while addressing regional economic concerns.

“The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.”

-Puget Sound Regional Council Vision 2050

PSRC Regional Equity Strategy

The PSRC is developing a Regional Equity Strategy to create policies addressing systems of racial inequality. This strategy has been developed to address the unique barriers that marginalized groups encounter while creating strategies to meet the universal goals developed in VISION 2050. Similar to other PSRC efforts, this initiative looks to coordinate efforts from across jurisdictions in the Puget Sound. This strategy will create a suite of tools and resources to provide guidance to PSRC members on issues of racial equity.

The Regional Equity Strategy will lead with evaluating and creating tools addressing race, which not only has been a huge factor in marginalization, but also provides a method to develop a framework that could be approved for other marginalized groups. The strategy work plan involves of stakeholder input led by the PSRC Equity Advisory Committee to understand the context. Key findings, strategy components, implementation, and strategy refinement were due to be released in 2023 but have not yet been posted. Instead, PSRC has release a series of tools, data portals, and best practice guidance on integrating equity into the comprehensive planning process. Algona has developed a Racially Disparate Impacts report as part of the comprehensive plan, see *Appendix I*.

STATEMENT OF CONFORMITY – PSRC VISION 2050

Algona’s Plan is guided by the multi-county policies of Vision 2050 and other regional plans developed by the PSRC. Vision 2050 is an integrated, long-range vision for maintaining a healthy region – promoting the well- being of people and communities, economic vitality, and a healthy environment. It contains an environmental framework, regional growth strategies, policies guided by overarching goals, implementation actions, and measures to monitor progress.

Algona’s Plan achieves intended regional approach to growth while incorporating localized approaches and priorities to planning and decision-making that protect community values, enhance the livability and affordability of the community, and improves opportunities to live and work within the city. This plan is committed to meeting regional policies and the GMA while championing the community’s desires for more parks, protecting natural lands, and supporting local businesses. Algona’s plan shall ensure necessary provisions are in place to secure a robust economy, maintain a healthy environment, and support the longevity of residents who call Algona home.

The 2024 Comprehensive Plan has been updated based on current population, housing and job targets anticipated by 2044 while aligning with Vision 2050, multi-county planning policies, and King Countywide Planning Policies, and the GMA. The comprehensive plan addresses each of the policy areas in VISION 2050. Documentation of alignment with Vision 2050, regional policies, countywide policies, and the Growth Management Act are included in *Appendices B, C, K, L, and M*.

The comprehensive plan also addresses local implementation actions in VISION 2050, including identification of underutilized lands, higher density housing, and supporting transit and multimodal transportation. Through the growth targeting process and land capacity analysis, the City has identified the number of housing units needed to meet existing income-level gaps and overall future needs. The City acknowledges a high demand to support lower income groups by encouraging more middle and multifamily residential projects through development regulation changes, incentives, and collaboration with adjacent jurisdictions. The City has established a number of goals and strategies to address housing affordability and inventory.

Another critical update to the 2015 Algona Comprehensive Plan is a greater emphasis on multimodal transportation, including transit. While Algona only has one transit stop within it’s boundaries, it is anticipated that with growth of employment and housing opportunities in the city, there will be a greater demand and need for transit and non-motorized forms of transportation. Multimodal transportation also addresses the City’s need to begin tracking and reducing greenhouse gas emissions and roadway infrastructure demands. A greater emphasis on collaboration with adjacent jurisdictions, transportation authorities, and transit providers is described within the plan.

Beyond accommodating housing and planning for greater multimodal transportation, Algona continues to prioritize habitat protection, environmental health, and flood risks within the Natural Environment Element. Algona calls for greater collaboration with partners, zoning changes for lands identified as heavily encumbered by critical areas, and supporting more compact urban development within under-developed and partially-developed lands.

Algona is a proud partner of PSRC and supports the implementation of the goals, policies, and actions outlined in Vision 2050 to ensure that the next generation of Puget Sound residents can continue to have high-quality of life while providing greater opportunities to live, work, shop, and enjoy the beauty of the northwest.

CHAPTER 5: HOUSING ELEMENT

Introduction

The Growth Management Act (GMA) requires housing elements to include an inventory of existing and anticipate future housing needs by using the latest population projections. The inventory must include existing housing units and an analysis of the number (and type) of housing units necessary to provide for projected growth over the planning period. The Algona *Housing Element* must address the following topics as described in RCW 36.70.070(2):

- | | |
|--|---|
| <p>1. An inventory and analysis of existing and projected housing needs, including housing units for every income group throughout the city.</p> | <p>5. Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.</p> |
| <p>2. Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing.</p> | <p>6. Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.</p> |
| <p>3. Identifies sufficient capacity of land for housing, including special types of housing such as but not limited to group homes, government-assisted housing, and emergency housing shelters).</p> | <p>7. Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.</p> |
| <p>4. Makes adequate provisions for existing and projected needs of all economic segments of the community.</p> | <p>8. Establishes anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in housing for all income groups, specialized housing, equitable development, and inclusionary zoning.</p> |

The Algona 2024 Housing Element was developed in accordance with the GMA, 2021 King County Urban Growth Capacity Report, King County Countywide Planning Policies, and PSRC Regional Planning Policies. The element considers a variety of housing types to maintain the quality of life with the needs of every income group within the city.

Figure 2 shows the historic population growth and the projected total population anticipated for Algona through 2044. King County anticipates Algona to have a population growth of approximately 1,345

residents who will need a variety of housing opportunities to thrive. Planning for housing is a necessary component of growth management. As the City grows, so must the number and types of housing options reflecting the community's demographics and different needs.

Legislative Overview

There are a number of recent Washington Legislative bills that impact the comprehensive plan and how communities plan for and permit housing. This comprehensive plan update recognizes and incorporates recently passed legislation, including:

- **HB 1110:** Requires duplexes in Algona to be permitted in all zones permitting single-family residential units. A minimum of two units per lot is required to be allowed outright in the Low Density Residential (RL) zone.
- **HB1220:** Requires comprehensive plans to create the capacity for housing units affordable at every income level throughout the city. This significantly strengthened the previous goal, which was to encourage affordable housing. Cities must permit forms of housing that support the lowest income groups in the city, such as emergency housing, transitional housing, and permanent supportive housing in zones that allow hotels (emergency housing) or single-family housing (transitional and permanent supportive housing). Additionally, comprehensive plans must address racially disparate impacts, displacement, and exclusion in housing opportunities.
- **HB1337:** Expands the development of accessory dwelling units (ADUs) by reducing development and regulatory barriers. Each single-family residential lot can construct up to two (2) ADUs on-site.

The most impactful bill for *Housing Element* is House Bill 1220, which provides multiple goals to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. Under House Bill 1220, the City must plan to have enough lands to support a variety of housing types and sizes that are proportionally reflective of the different income groups that exist in the city. Each city has the same income groups broken down as a percent of the area median income (AMI). If the incomes of each household in the city were listed, the AMI would be in the exact center of the list. Each income group is a percent ratio of the AMI and provides an idea of how affordable housing in the city is. *Figure 1* describes the different income groups that Algona must plan capacity for, their associated income ranges, and the approximate number of households that fall into each of Algona's income groups.

Figure 1
Algona Income Groups

Source: ACS, Table S1901 (2021)

Income Group	Income Level (%AMI)	Range of Incomes	Number of Households
Extremely Low Income	0-30%	\$0 - \$23,412	30
Very Low Income	30-50%	\$23,413-\$39,020	45
Low Income	50-80%	\$39,021 - \$62,432	72
Moderate Income	80-100%	\$62,433 - \$78,040	245
Above Moderate Income	100-120%	\$78,041 - \$93,648	134
High Income	120%	>\$93,649	357
	Total		883

Housing elements must also address affordable housing, specifically “to plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock” (House Bill 1220). While the impacts of HB 1220 are more clearly described further below of Algona’s *Housing Element*, the impacts of HB 1110 and HB 1337 are also considered in estimating the future capacity for housing in Algona and help carve out opportunities for meeting lower income households.

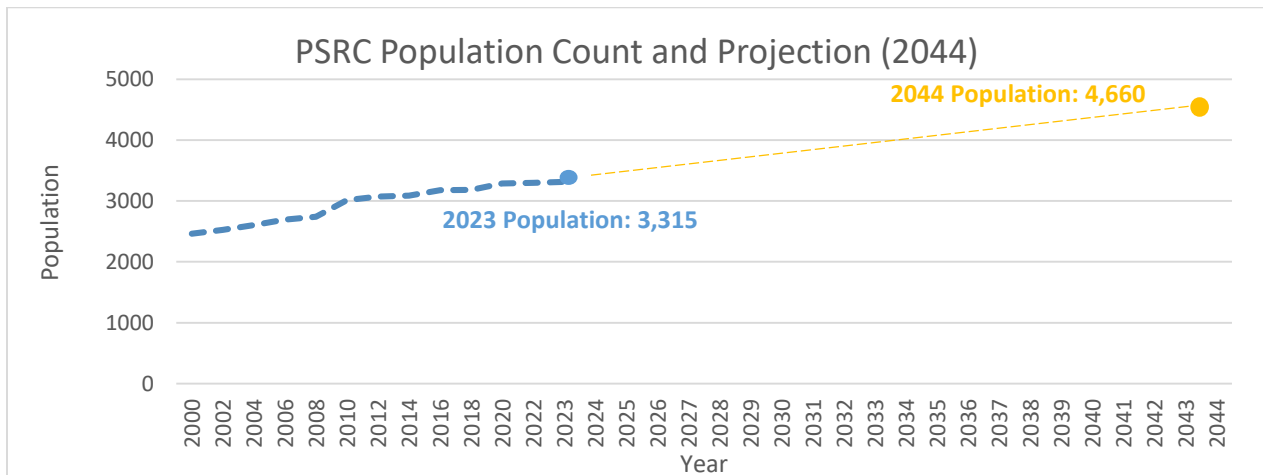
Community Profile

Population

Currently, the population of Algona is approximately 3,315 people within the City’s limits. King County is targeting a future population of 4,660 people in Algona by 2044. Algona will need to grow approximately 40% over the next 20 years to achieve the target of 4,660 people, or approximately 1.63% per year, as shown in *Figure 2*.

Figure 2
PSRC Algona Population Count and Projection (2044)

Source: OFM, Postcensal Estimates of April 1 Population, 1960 to Present (2023)



Households and Tenure

As of 2023, the Washington Office of Financial Management estimates approximately 1,061 residential units exist within Algona, which is under 1% (1,061 units) of the King County total housing supply¹ as shown in *Figure 3*. Since 2000, there has been an increase of approximately 20.8%, or approximately .82% per year of housing units.

As of 2021, there were more homeowners than renters in Algona. About 79.5% of households are owned and 21.5% are rented². There has been some change in the percentage of occupied housing units that are owned and rented. In 2021, the City’s owner occupancy rate of 79 percent remains higher than the King County rate of 56 percent. Owner-occupancy increased in Algona by four percent and decreased by just under seven percent (6.8%) in King County since 2015.

GREAT RECESSION

The Great Recession was a global economic downturn that started in 2007. The crisis led to increases in home mortgage foreclosures worldwide and caused millions of people to lose their **life savings, jobs, and homes**.

History.com Editors (2019).

THE PANDEMIC

The **COVID-19** Pandemic was a global pandemic that started in 2020. The pandemic led to severe economic and social disruptions across the globe leading to millions of deaths, job loss, shortages, supply chain delays, and changes in certain industries.

Figure 3
Housing Unit Growth (2000-2023)

Source: OFM, *Postcensal Estimates of April 1 Population, 1960 to Present (2023)*

	2000	2005	2010	2015	2020	2023
Algona	878	979	1,018	1,042	1,048	1,061
King County	766,081	793,869	851,261	894,045	984,457	1,020,823

Household Income and Burdens

The local and national median home price has nearly doubled over the decade. In 2022, the median price of a house in Algona was \$503,219, which is lower than the King County average of \$791,650 but higher than the national average of \$342,200³.

Half of Algona households are *above-median income* (36%) and *moderate-income* (18%). Although, 11% percent (2019) of Algona households (owners and renters) are *extremely low-income*, signifying an affordable housing need in the city.⁴ In 2021, the median household income of Algona residents was \$78,040, an increase from \$63,600 in 2012, and remains lower than the County average of \$106,326.

Further discussion of income distribution is provided in the *Housing Equity* section below.

¹ OFM, *Postcensal Estimates of April 1 Population, 1960 to Present (2023)*

² American Community Census, *Housing Tenure, Table B25003 (2021)*

³ Zillow, *Home Values Index (ZHVI), 2022*

⁴ HUD CHAS *Income Distribution Overview (2015-2019 ACS)*

As previously described, jurisdictions are required under House Bill 1220 to plan for and accommodate housing affordable to all economic segments of the population of the State. King County is tasked with assigning 2044 housing targets for its unincorporated areas and for incorporated cities within the county. This includes the total dwelling units Algonia must plan capacity for and a breakdown of what income levels housing capacity is needed to support by 2044. The target is based on the Office of Financial Management's (OFM) population projections and the housing target established by the WA Department of Commerce (Commerce) for King County. Commerce identifies housing needs in AMI brackets that range from 0-120 percent, which also include permanent supportive housing and emergency housing projections. Algonia defines affordable housing within its Municipal Code as:

Residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

- 1. For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development; or*
- 2. For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development" (AMC 22.08.010).*

Figure 4 describes how many Algonia dwelling units are in a price range that was affordable for each income level. Algonia had housing stock that was comparable to the County in 2019. In the 50-80 percentile, Algonia had a slightly higher percentage (16%) than King County (11%). For incomes below 50 percent of median, Algonia also had a slightly higher percentage (30%) than King County (25%). Algonia held a lower percentage (54%) than King County (63%) in the 80 percent+ category. This indicates a need for more housing available to above median income residents. It also shows a need for more "market rate" housing serving higher income levels.

Approximately 38 percent of new housing units at minimum should be affordable to households earning 80 percent or less of the AMI. As of 2019, Algonia has approximately 46 percent of all housing units affordable to households earning 80 percent or less of the AMI which demonstrates an underproduction of housing affordable to lower income groups.

Figure 4
Total Households Per Income Bracket (2019⁵ and 2044 Targets)

Source: US.HUD/2015 -2019 Comprehensive Housing Affordability Strategy (CHAS)

	30% AMI or Less	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	+120% AMI
Algona	49	8	7	14	16	76
2044 Goal (net new*)						
King County	124,473	48,213	23,376	14,925	16,928	81,762
2044 Goal (net new*)						
	30% AMI or Less	30-50% AMI	50-80% AMI	80-100% AMI	+ 100% AMI	
Algona	105	170	145	165	325	
2019 (Actual)						
King County	121,625	100,985	96,940	85,640	476,840	
2019 (Actual)						

*[Countywide Net New Housing Needed: 2019-2044](#). This information is based on Commerce housing need projections released on March 22, 2023 and King County targets released in June 2023.

Housing Inventory

Since 2021, there are 1,061 existing housing units in Algona. Most of the City’s housing stock (92%) was built before 2010, with the highest number of new units being built in the 1990’s. About eight percent of the total housing stock is at most 10 years old⁶.

There are 46 vacant units in Algona, which is a 5% vacancy rate which is considered a healthy rate. As predicted in the 2015 Comprehensive Plan, the 2012 vacancy rate of eight percent has been reduced through recovery over time from the *Great Recession*. Additionally, vacancy rates have not increased since the *COVID-19 Pandemic*.

Figure 5 breaks down existing housing unit types and compares them to totals described in the 2015 Comprehensive Plan. The primary form of housing in Algona is still single-family homes and made up most of the new housing unit development between 2015 to 2023. Multifamily units were the second most common type of housing developed since 2015. Notably, there was a slight increase in alternative housing types (mobile home/other). From 2011 to 2021, the City of Algona issued permits for 47 housing units, 89.5% of which were for single-family units, and the remaining were issued for multi-family (6.3%) or mobile home units (4.2%).

⁵ The HUD CHAS database was last updated using American Community Survey 2019 results. There are no immediate plans for HUD to update their database. As such, 2019 numbers are cited in this table.

⁶ 2021: ACS 5-Year Estimates Year Structure Built (DP04)

Figure 5
Existing Dwelling Units by Type (2023)

Source: 2010-2023 Total Units by Type (OFM).

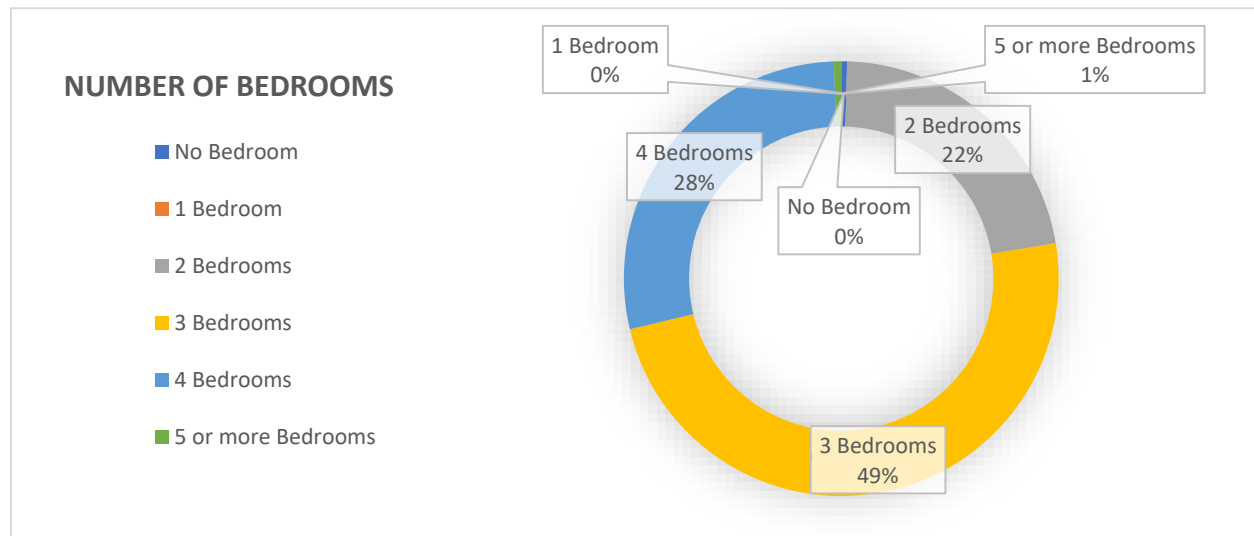
Type	2012*		2023 ⁷	
	Number	Percent	Number	Percent
Single-Family	818	82.79%	833	78.5%
Multi-Family (3+ Units) ⁸	37	3.75%	47	4.4%
Mobile Home/Other	133	13.46%	181	17%
Total Housing Units	988	100%	1,061	100%
Owner Occupied	---	80.4%	702	80%
Renter Occupied	---	19.6%	181	20%

*2015 Algona Comprehensive Plan.

Figure 6 breaks down the number bedrooms for the total housing units in Algona. Most housing units in Algona are single-family homes with almost half of all households having at least 3 bedrooms. As described in Figure 6, studio, one bedroom, and five or more-bedroom households only make up about one percent of the total housing stock.

Figure 6
Number of Bedrooms (2021)

Source: 2021 ACS 5-Year Estimates – Selected Housing Characteristics (DP04)



⁷ Owner and Renter Occupied data is sourced from 2021: ACS 5-Year Estimates Data Profile (DP04)

⁸ The Algona Municipal Code and the 2015 Comprehensive Plan categorized duplexes (2 units) as multifamily units. A more precise breakdown of residential units under currently recognized definitions at the City and State level are included in the Future Capacity Analysis.

Special Housing Inventory

The Office of Policy Development and Research (PD&R) provides a picture of subsidized households at the national and local level. Subsidized housing is an important affordable housing tool as subsidies pay the difference between tenant rent and total rental costs.⁹ As of 2022, there were 192 special housing units reported in Algona. 11 of these units were subsidized (Figure 7).

SUBSIDIZED HOUSING

Public housing, rental assistance vouchers like Section 8, and developments that use Low-Income Housing Tax Credits are examples of subsidized housing. Subsidized housing lowers overall housing costs for who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

There were 14 residents living in Algona’s group facilities in 2020.¹⁰ Algona’s subsidized units make up less than 1 percent of the County’s total (7,588 units). On average, there is an increased total occupancy rate (3.5 persons) in Algona, which also increases the total household income per year (\$28,929). As of 2019, there were 30 extremely low-income households in Algona. With 11 subsidized units available in 2022, there is a deficit in providing for extremely low-income housing needs.

As of 2023, there are five group homes and care facilities in Algona.¹¹ Each of the facilities provide 6 beds, with only one (Road to Eden Adult Family Home) providing five beds. The other available four are as follows:

- A Wellcared AFH
- Ark Cares LLC
- Baraka Homes LLC
- Garden View Adult Family Home Care

Figure 7
Special Housing Inventory (2022)

Source: PD&R 2023: Assisted Housing: National and Local – “Picture of Subsidized Households”.

	Algona	King
Mobile Home & Special Housing Units*	181 units	17,878 units
Subsidized Units Available	11 units	7,588 units
Occupancy per Units	3.5 persons	1.8 persons
Total Participants	52 persons	13,242 persons
Household Income per Year	\$28,929	\$17,813

*Mobile Home & Special Housing Unit Data is provided by OFM, Postcensal Estimates of April 1 Population, 1960 to Present (2023).

Housing Equity

The City of Algona is dedicated to a community that plans for and provides housing equity. As a community that is built by its people, Algona will work in tandem with citizens to balance investments and implement actions that meet the housing needs of all. It is the City’s objective to reduce and

⁹ PD&R 2023: Assisted Housing: National and Local – [“Picture of Subsidized Households”](#).

¹⁰ U.S Census (PCT19): 2020 DEC Demographic and Housing Characteristics

¹¹ Washington State Department of Social and Health Services (2023): [AFH Locator](#)

mitigate any policies or legacies that harm Black, Indigenous, and people of color (BIPOC) communities, and to assemble a city that people of all backgrounds can thrive in.

History of Land and Housing

As discussed in the *Introduction*, the Puyallup, Muckleshoot, Duwamish, Cayuse, Umatilla, and Walla Walla nations inhabited the area where Algona now sits for at least twelve thousand years. Colonization by pre-dominantly Euro-American settlers displaced indigenous peoples from their land and communities. In 2020, American Indian and Alaska Native households comprised only 2.1 percent of the total Algona population.¹²

The foundational communities of how Algona is now geographically described today were primarily a mix of Euro-American, Japanese, and Filipino settlers. Algona settlers found economic vitality through the local timber, rail line, and agricultural industries. The first “residential” neighborhoods were produced as a result.

Due to discriminatory national laws passed during WWII, Japanese Americans in Algona were sent to detention camps and lost their farms, housing, and constitutional rights.¹³ Attitudes toward residents of Asian descent changed due to national misinformation and fearmongering. During this period, discrimination, prejudice, not being eligible for citizenship, and being barred from owning property by alien land laws marked the legacy of historic housing exclusion of BIPOC communities from City of Algona and the greater Pacific Northwest housing market.

Similar to surrounding cities in south King County, Algona is home to a diverse population today. However, most homeowners were identified as Asian and White while Black or African American and Hispanic or Latino communities were identified as more likely to be renters. Based on the data evaluated in the analysis below, homeownership exclusion, moderate displacement risk, and barriers to affordable housing likely exist in the City today. Algona acknowledges the past and present legacies of housing policy decisions and continues to explore actions to create an equitable, anti-racist community.

Racial Composition

RACIALLY DISPARATE IMPACTS (RDI)

When policies, practices, rules, or other systems result in a disproportionate impact on one or more racial groups. These impacts can be the result of homeownership rates, rates of housing, cost burden, rates of overcrowding, housing, cost compared to median household income, and concentration of racial groups in certain areas of the city with specific economic characteristics.

EXCLUSION IN HOUSING

The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.

DISPLACEMENT

The process by which a household is forced to move from its community because of conditions beyond the household’s control.

¹² US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table D-P05); Washington Department of Commerce, 2023

¹³ During WWII, President Franklin D. Roosevelt passed Executive Order 9066. which incarcerated people of Japanese descent in isolated camps from 1942 to 1945 (“Japanese Internment Camps”. History.com Editors (Updated 2021).

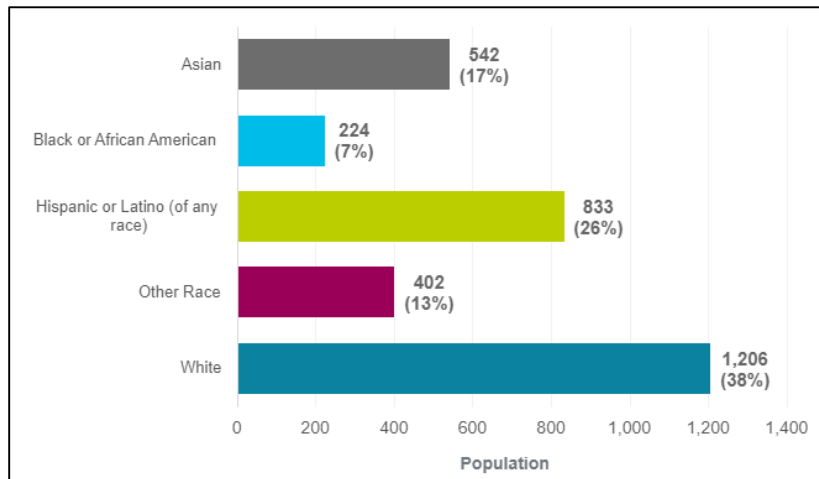
Since 2015, Algona has seen a significant increase in their BIPOC populations; Hispanic or Latino (of any race) population (+ 36 percent), Other Race population (+ 13 percent), Asian population (+ 8.4 percent), and Black or African American population (+ 4.4 percent). This is in notable contrast to White populations, which have declined by nearly 25 percent between 2015 and 2020¹⁴.

In 2020, the total population of Algona was 3,207 residents (see *Figure 8*) and more than half (62 percent) identify as BIPOC and approximately one-third (38 percent) were White as described in *Figure 8*.¹⁵ Compared to King County’s 2020 racial composition, Algona has a similar diverse population composition. Out of the entire Algona BIPOC community, 26 percent were Hispanic or Latino (of any race), 17 percent were Asian, 13 percent were Other Race, and 7 percent were Black or African. In 2022, Algona had a slightly higher Hispanic or Latino population and a slightly lower White population count than King County.

While housing inclusivity extends beyond the sociodemographic, cultural, and physical characteristics of the area, more diverse communities are choosing to live in Algona. The City has a more affordable median priced home cost than much of greater King County and is able to provide greater opportunities for homeowners. Algona also has a steady increase of housing with the recent legalization of duplex and townhomes in the Zoning Code and consistent interest in land subdivisions for residential uses.

Figure 8
Algona Population By Race and Hispanic or Latino Ethnicity (2020)

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table D-P05); Washington Department of Commerce, 2023



Building Equity

Housing policies and regulations are required by GMA and must be reviewed for evidence of contribution to *racially disparate impacts (RDI)*, *exclusion*, *displacement*, and displacement risk in the

¹⁴ 2015: ACS 5-Year Estimates Data Profiles (Table DP05).

¹⁵ The Washington State Department of Commerce has published a Racially Disparate Impacts Toolkit for King County and their cities. Commerce cites the U.S Census Bureau, 2016-2020 ACS 5-year Estimates (Table DP05) in 2023 for jurisdictions to use in racial equity analysis. Other data from the Toolkit is referenced in this chapter.

City (RCW 36.70A.070(2)(e-h). GMA also requires updates to policies and regulations for the removal of exclusionary language and the adoption of anti-displacement tools, policies, and regulations.

Disproportionate Cost Burden

Algona has conducted a multi-faceted analysis of the city’s current racial composition and income data to build and cultivate an equitable housing landscape. Housing policies and regulations of the 2024 Comprehensive Plan are recommended based on the outcomes of this analysis and the likelihood of improving housing equity. **The analysis identified a community need for more accessible and affordable housing units (owner and renter), to reduce and mitigate identified moderate displacement risk in the City and greater region.** *Figure 9* breaks down the *cost burdens*¹⁶ experienced by all of Algona’s income groups.

In 2019, 63 percent of households were not cost burdened. As discussed in *Figure 4*, more than half of Algona households are moderate-income or above median income. This likely impacts the lower rate of cost burden experienced in Algona. Approximately 28 percent of all households are experiencing a cost burden with 9 percent of all households experiencing severe cost burdens, spending more than 30% and less than 50% of their income on housing.

Figure 9
Cost Burden Per Income Bracket (2019)

Source: US.HUD/2015 -2019 5-year estimates Income by Cost Burden (Owners and Renters) (CHAS)

	Cost Burdened (30-50%)	Severely Cost Burdened (Over 50%)	Not Cost Burdened	Total Households
Total Renter	83	14	98	195
Total Owner	167	68	480	715

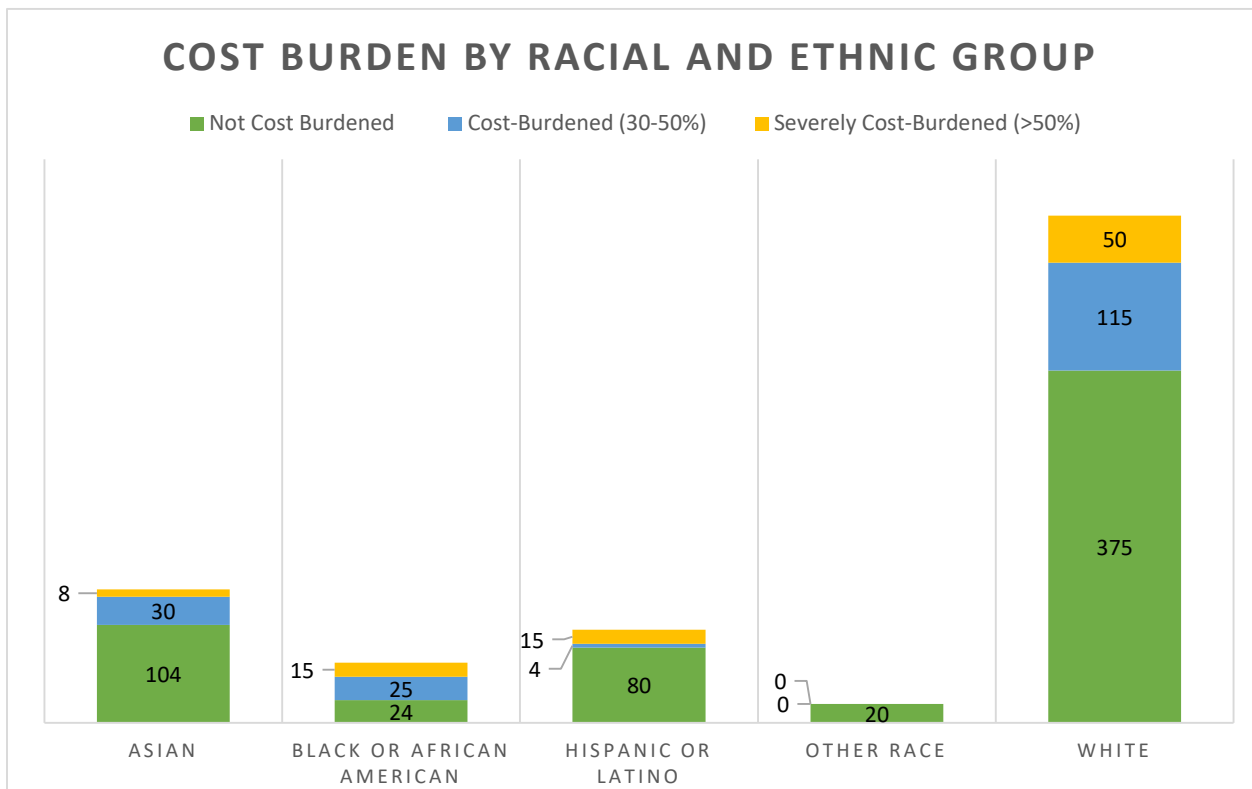
Owners and Renters	Cost Burdened (30-50%)	Severely Cost Burdened (Over 50%)	Not Cost Burdened	Total Households
30% AMI or Less	65	50	0	115
30-50% AMI	135	30	4	170
50-80% AMI	39	4	102	145
80-100% AMI	14	4	147	165
Above 100% AMI	4	0	321	325
Total	257	82	575	915

¹⁶ Cost Burden is another metric that gives insight into household affordability. Cost-burdened households are households that spend more than 30% and less than 50% of their income on housing, and severely cost-burdened households spend more than 50% of their income on housing.

While overall cost burden is low in Algona, there are also 82 households subject to severe cost burden, which is 9% of the total housing stock. *Figure 10* breaks down cost burden per racial group in Algona. **A significant cost burden for Black, White, and Asian households has been indicated in Algona.** In 2019, more than half of all cost burden households (66 percent) were White. This higher percentage is likely due to the higher population count (57 percent) of White households.¹⁷ However, there is still a discrepancy between different racial groups. Black and African American community members only make up approximately 7 percent of the population, but 62 percent of their households are subject to a cost burden, noticeable higher than the Asian, White, and Hispanic or Latino households. Approximately one fourth of all Asian households are also cost burdened.

Figure 10
Total Cost Burden by Racial and Ethnic Group (2019)

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

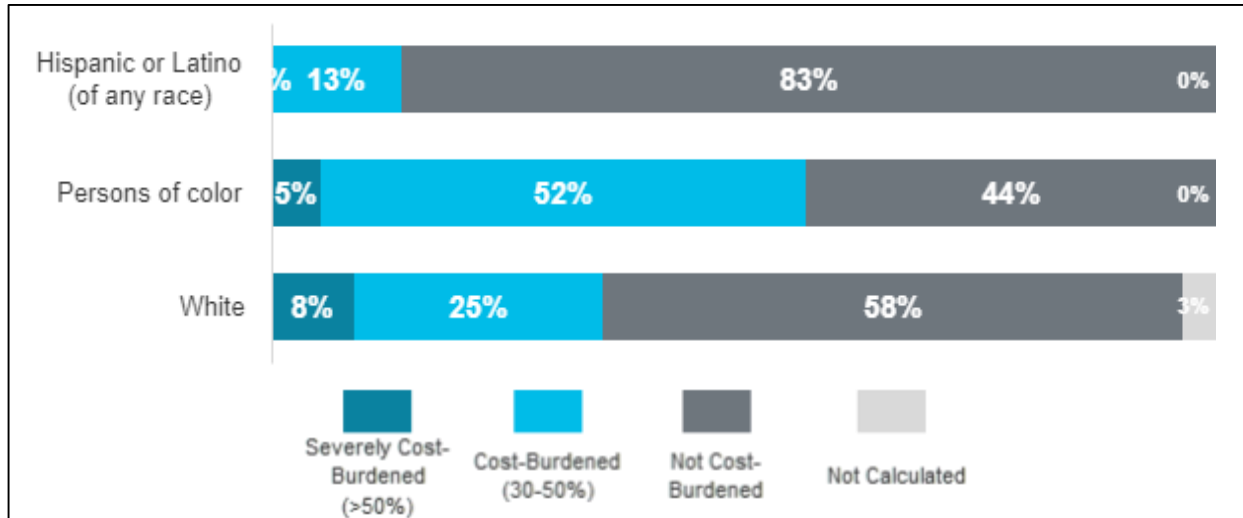


When breaking down cost burdens even further between homeowners and renters, approximately half of BIPOC renters (which includes Asian, Black or African American, or Other Race) experience the highest cost burden in Algona. As shown in *Figure 11* below, most BIPOC renters spend 30-50% of their income on housing, signifying the financial burdens experienced by minority households. White renters experience the next highest cost burden, with one out of every four renters being cost burdened and 8 percent experiencing a severe cost burden. Data indicates a significant need for rental assistance, affordable housing incentives, and subsidized housing programs in Algona.

¹⁷ 2021: ACS 5-Year Estimates - Detailed Race (C02003)

Figure 11
Percent Renter Households Experiencing Housing Cost Burden (2019)

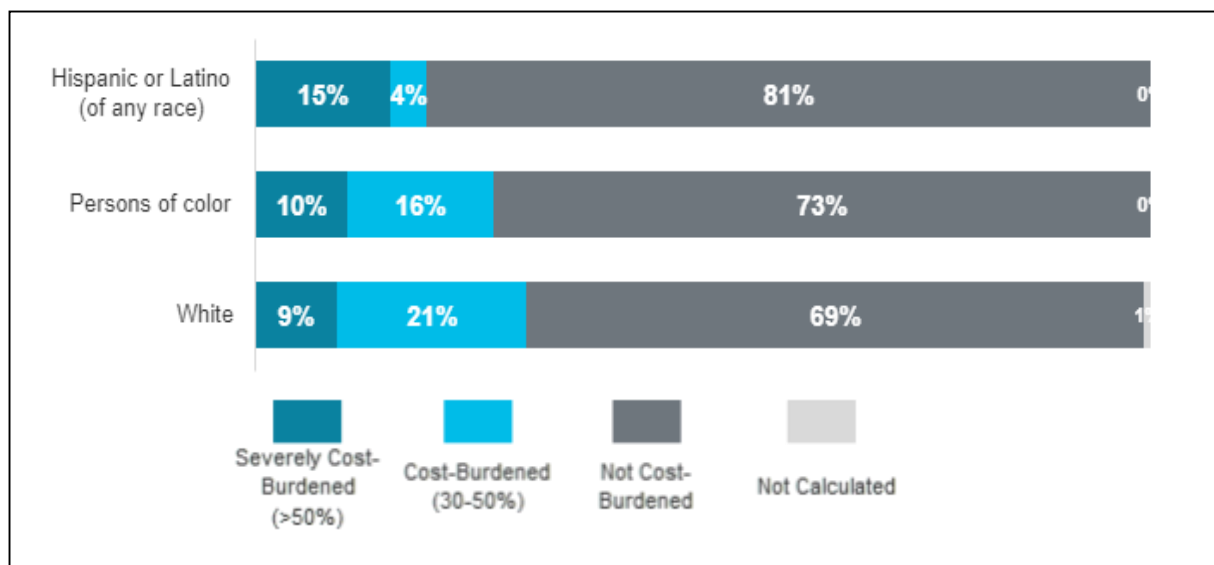
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023



In regard to owner households, most (81 percent) Hispanic or Latino households were not cost burdened in 2019. As shown in *Figure 12* below, Hispanic or Latino households that own their homes experienced the greatest percentage of severe cost burdens (15 percent). Persons of Color households and White households had a similar level of severe cost burden. In addition, approximately one of every five White owner households experienced cost burden, which is slightly higher than all other racial groups.

Figure 12
Percent Owner Households Experiencing Housing Cost Burden (2019)

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023



As of 2022, minimum household income needed to afford a median-priced rental unit in the City is approximately \$67,400, which is primarily affordable to the 80% and above income groups. As described in *Figure 13*, over half of Algona households would have access to a median-priced rental unit. More Asian and Other Race households would be able to afford a median-priced rental unit. Due to a higher percentage of households in the extremely low-, very low-, and low-income households, affordable rentals would be less accessible for Black or African American and Hispanic or Latino households.

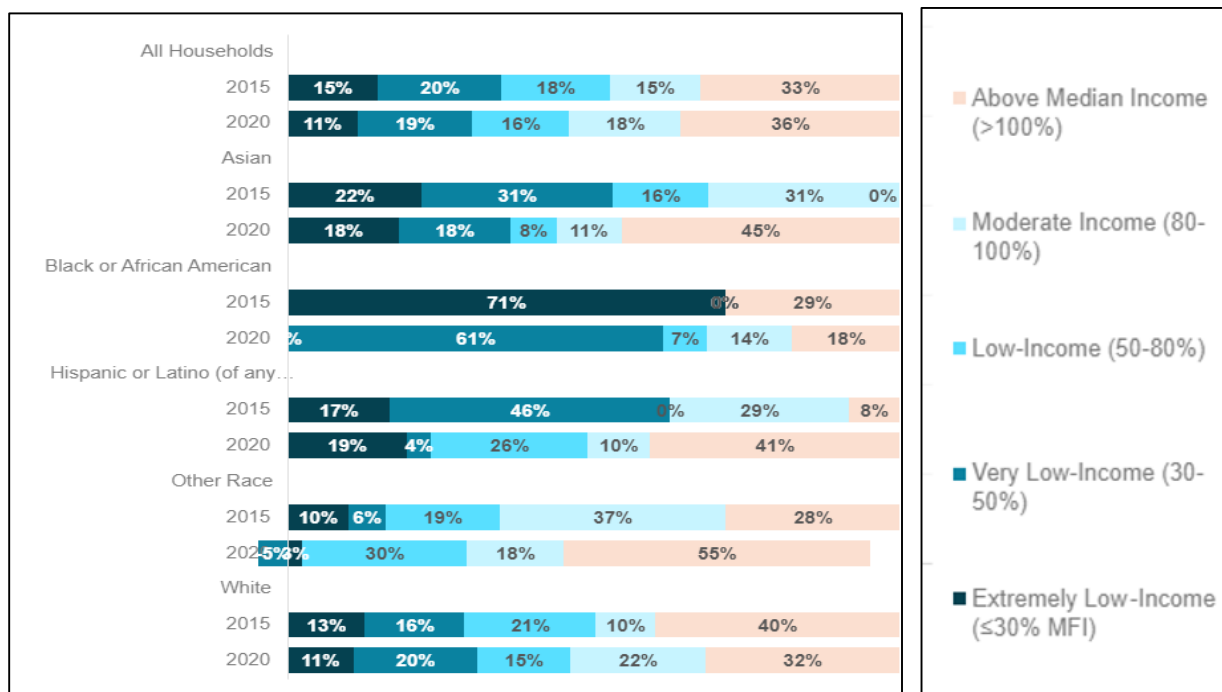
Income Disparities

Average income has remained generally consistent for Algona households since 2015, but BIPOC households have experienced significant income changes over last five years. Other Race (55 percent) and Asian populations (45 percent) had the highest percentage of above median income households in 2020. While Hispanic or Latino extremely low-income households grew by two percent since 2015, the very low-income households decreased by 42 percent and their above median income households grew by approximately one-third (33 percent). This data indicates that Hispanic or Latino household AMI has steadily increased over the last five years. It is also notable that the percentage of extremely low-income households of all racial groups decreased since 2015.

Black or African American households have experienced the lowest average incomes over the last 5 years. Household income in 2020 for Black or African Americans remained significantly lower than all other racial groups in Algona. In 2015, approximately three out of every four Black or African American households were extremely low-income. In 2020, Black or African American household income was predominantly very low-income (61 percent), which is slightly higher than 2015 average incomes, but their above median income households also decreased by 11 percent within the 5-year period.

Figure 13
Percentage of all households by income category and race (2010-2014 vs 2015-2019)

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)



Homeownership Barriers

Linguistic isolation, income disparities, commute time, employment opportunities, educational attainment, proximity to amenities, and other racially disparate impacts could all be contributors to disproportionate homeownership rates amongst racial groups in Algona. This data holds a strong indication that Algona remains to be more difficult for certain racial or ethnic groups to afford to live and purchase a home in the city.

Although White and Asian households experienced some of the highest cost burdens in 2019, these two groups (and Other Race) held the highest rates of homeownership in Algona. The White population makes up 38 percent of the population and exhibit the second highest rates of homeownership in Algona, Asian households comprise 17 percent of the population and experience the highest rates of homeownership.

Hispanic and Latino households had the fourth highest rates of homeownership (at 71 percent), and Black or African American households held the lowest rates of homeownership with about half of households being owned. See *Figure 14* and *Figure 15* below for this renter and owner household breakdown by race.

Figure 14
Total Number of Algona Owner and Renter Households by Race and Ethnicity (2019)

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

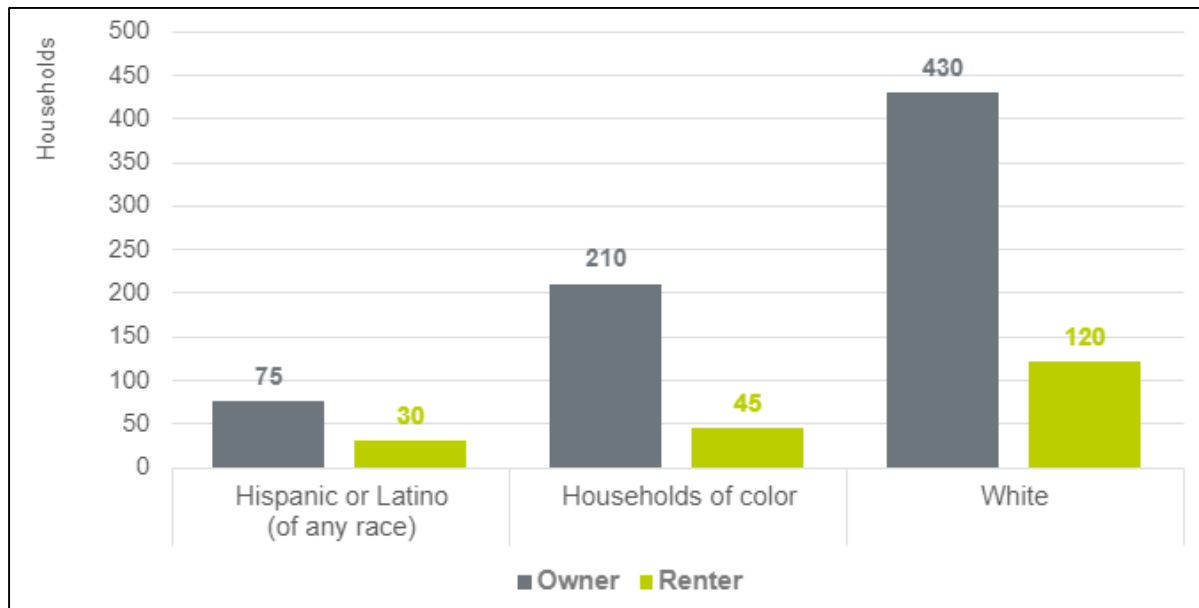


Figure 15
Percentage of Algona Owner and Renter Households by Race and Ethnicity (2019)

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS)

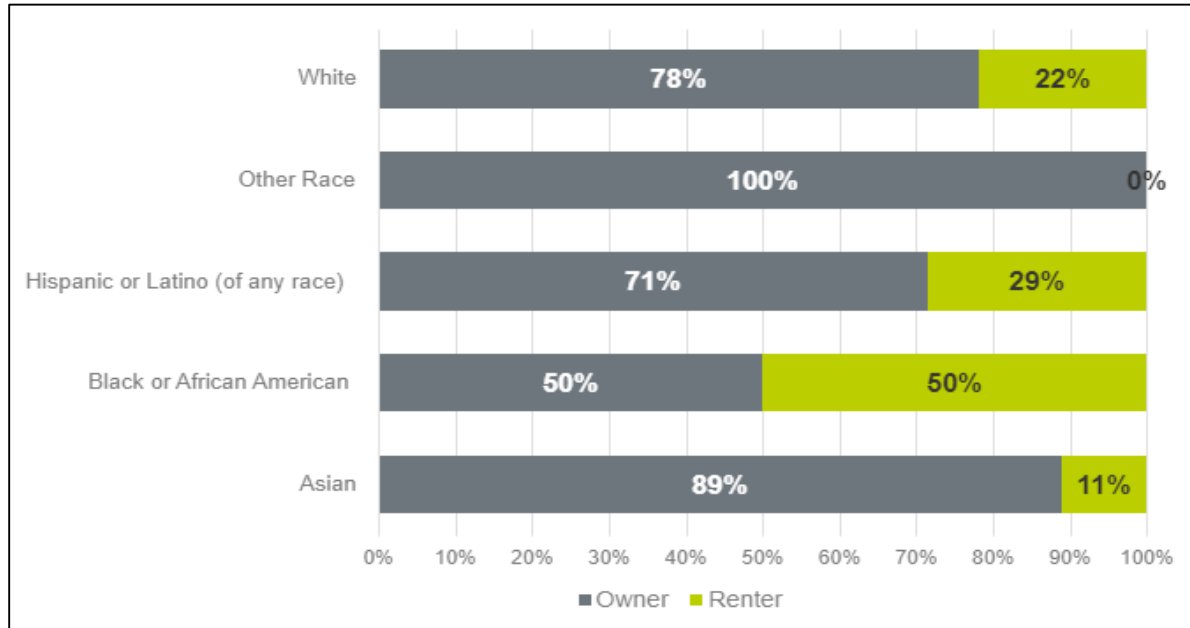


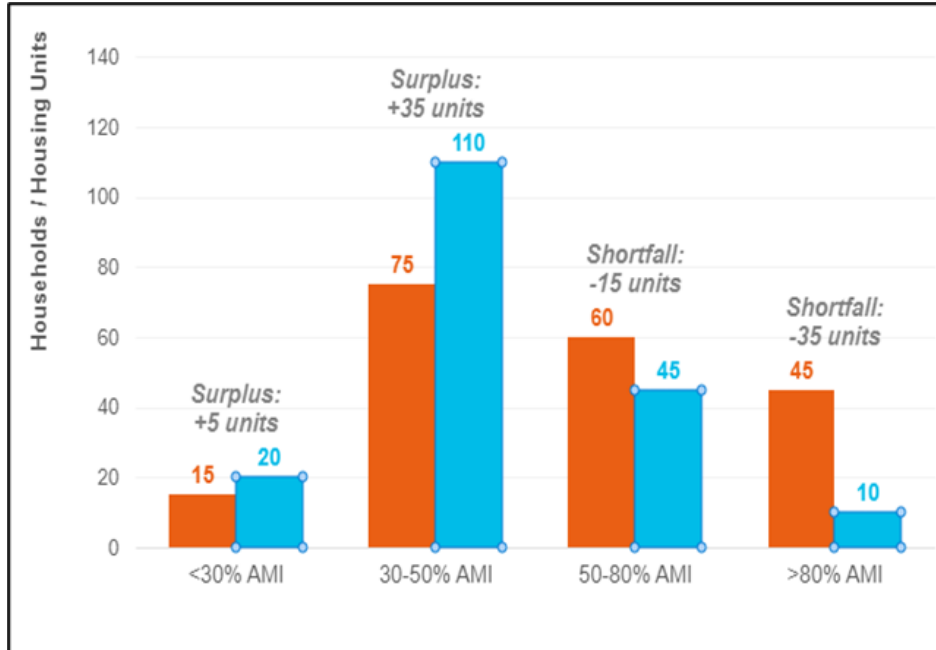
Figure 16 compares rental households and rental housing units (both occupied and vacant) at each income or affordability level. This comparison helps identify additional housing gaps in the available rental housing for the renter households in Algona.

Shortfalls in the 50-80% AMI and surpluses in the <30 – 50% AMI suggest a mismatch between the rental housing need and availability. A surplus indicates that either a lower-income household is experiencing a housing cost burden by paying more than 30% of its income on housing or a higher-income household is “down-renting” by paying less than they can afford in rental housing. High rates of down renting by moderate-income households are associated with an undersupply of entry-level homeownership options.

Households in the low-income level have a surplus of available housing. The surplus could indicate that lower income households are experiencing a cost burden by paying more than 30% of their household income. On the other hand, higher-income households could be paying less than what they can afford in rental housing.

Figure 16
Renter Households by Income Compared to Rental Units by Affordability (2019)

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B)



Housing Exclusion

Housing exclusion can extend beyond race and include income, ethnicity, or other sociodemographic characteristics.¹⁸ The *PolicyMap* (Figure 16) shows the geographic distribution of race and ethnicity in Algona, including the estimated percent of the population that identifies as a Person of Color according to the 2017-2021 American Community Survey (ACS) 5-Year Estimates.¹⁹ According to *PolicyMap*, Algona’s People of Color population ranges from 54 to 64 percent in all areas of the city, which is noticeably more diverse than the surrounding cities to the south and west, such as the City of Lakeland South and the City of Pacific.

The prevalence of Algona’s single-family, owner-occupied housing stock and its associated price points may contribute to the exclusion of BIPOC homeowners. The existing homeowner ratio between racial groups is a result of limited housing choices related to availability of condos, apartments, and for-rent single-family attached homes. These unit types can provide more affordable options for low- and moderate-income households.

As of 2021, Algona is primarily meeting income-level affordability needs for the 100 percent and over AMI groups (above median income and high-income).²⁰ Income groups that earn less than Algona’s median income of \$78,000 cannot afford to buy housing or relocate within the city, which is

¹⁸ WA GUIDANCE TO ADDRESS RACIALLY DISPARATE IMPACTS – FINAL (APRIL 2023)

¹⁹ [PolicyMap: A web-based tool that provides access to data from the U.S. Census Bureau, along with other data sources.](#)

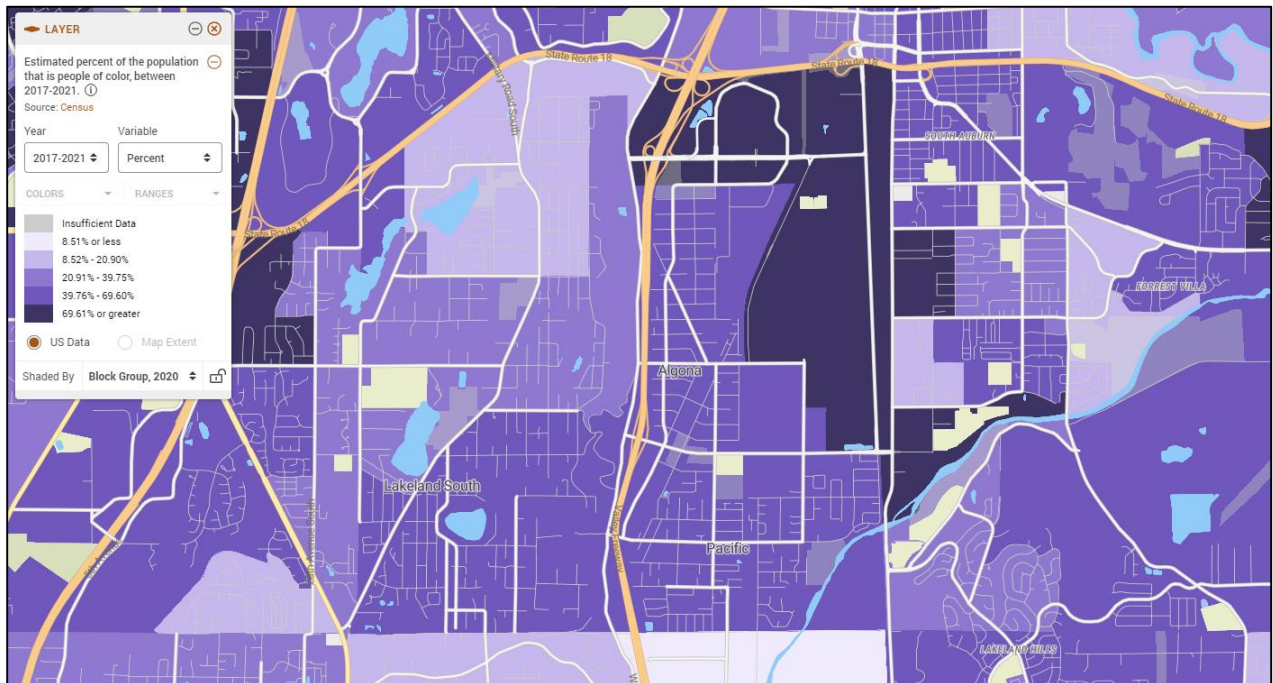
²⁰ American Community Survey Census, 2021.

approximately 44.3 percent of all households. Additionally, households must earn an annual income of at least \$145,000 to afford a median-priced home within Algona which is affordable to approximately 12.2 percent of the population.

Homeownership is only possible for the highest incomes within the City and presents an issue of equity and exclusion. The HUD cites that transportation is typically the second highest cost households make every month, with housing being the highest. Transportation costs are also likely a factor for the lack of affordable homeownership opportunities. Most residents commute outside of the City for employment. Between the high cost of personal transportation (loans, maintenance, tolls, gas) and the lack of public transportation, households are likely experiencing further cost burdens as a result. Overall, the lack of in-city employment opportunities, public transportation, and affordable housing choices could result in the uneven distribution of BIPOC homeowners in Algona shown in census data.

Figure 16
Estimated percent of the population that is people of color, 2017-2021

Sources: PolicyMap. (n.d.) Map based on data from Census: US Bureau of the Census, American Community Survey].



Displacement Risk

The PSRC describes Southeast Seattle, South King County, South and East Tacoma, and areas along the Interstate 5 corridor as having a higher concentration of households with displacement risk.²¹ Displacement can result in long-term economic hardships for households and disrupt the network of support within a community. Displacement is not limited to housing and can manifest in the displacement of businesses, local organizations, and community institutions. Displacement can also be categorized as an economic, physical, or cultural displacement.

²¹ [PSRC Displacement Risk Mapping Technical Document, 2019.](#)

Moderate Displacement Risk

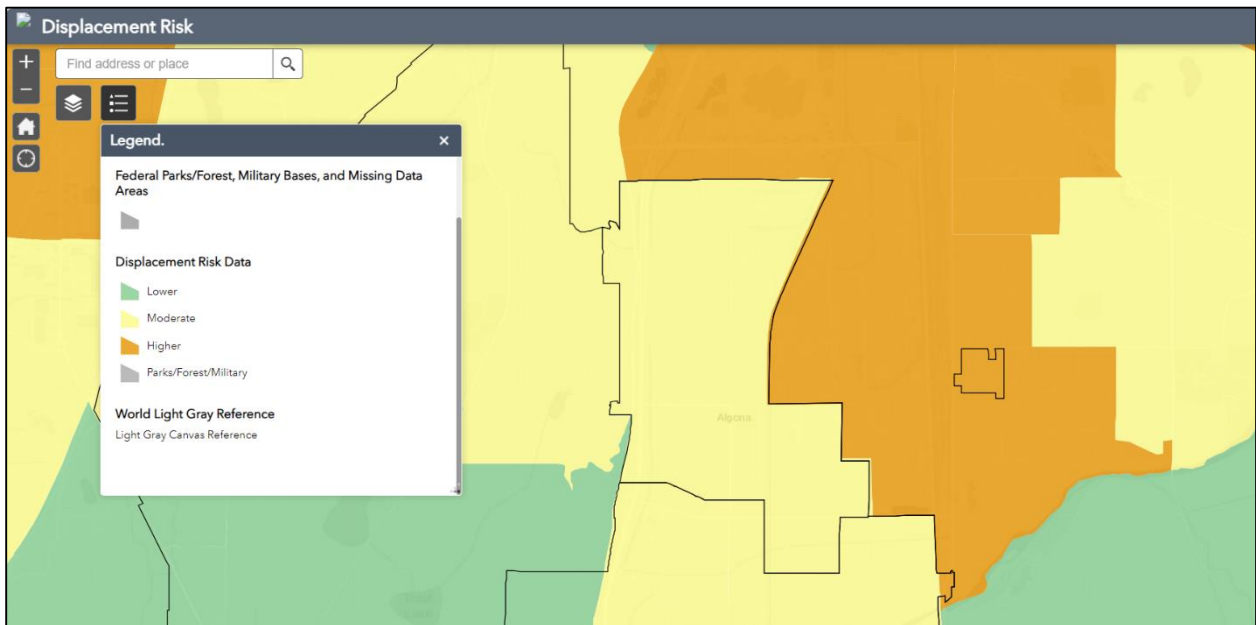
The PSRC’s *Displacement Risk Map* identified the City of Algona as an area of moderate risk, meaning Algona is located in an area of south King County that has a higher risk of displacement than half of all other cities in Pierce, King, Kitsap, and Snohomish Counties (see *Figure 17*). Moderate displacement risk signifies the presence of multiple regional and local systems that are actively placing pressure on more vulnerable groups and an increased likelihood of displacement occurring for specific racial groups.

For example, different racial groups of King County are experiencing different average commute times to employment centers. According to the National Equity Atlas, of the King County residents who took public transportation to work in 2020, Black and Latino commuters had the longest commutes of all racial groups (45 – 47 minutes).²² While this data is not specific to Algona-only commuters, it is expected that Algona commute times are on par or higher than the averages for King County due to the lack of public transit infrastructure in the City.

The average commute time for all commuters in King County has increased from 23 minutes in 1990 to 28 minutes in 2020.²³ It should be noted that for almost all commuters, whether driving a private vehicle or taking public transportation, all experience about the same average commute time (a half hour) in 2020.²⁴ Advocating for more robust transportation networks, public transit, and infrastructure will be key in keeping transportation costs low and reducing displacement risk associated with inaccessible employment centers.

Figure 17
PSRC Displacement Risk Map – South King County

Source: Puget Sound Regional Council (PSRC) – [Displacement Risk Mapping \(2024\)](#)



²² [National Equity Atlas: Commute Time \(IPUMS USA\), 2020.](#)

²³ [National Equity Atlas: Commute Time \(IPUMS USA\), 2020.](#)

²⁴ [National Equity Atlas: Commute Time \(IPUMS USA\), 2020.](#)

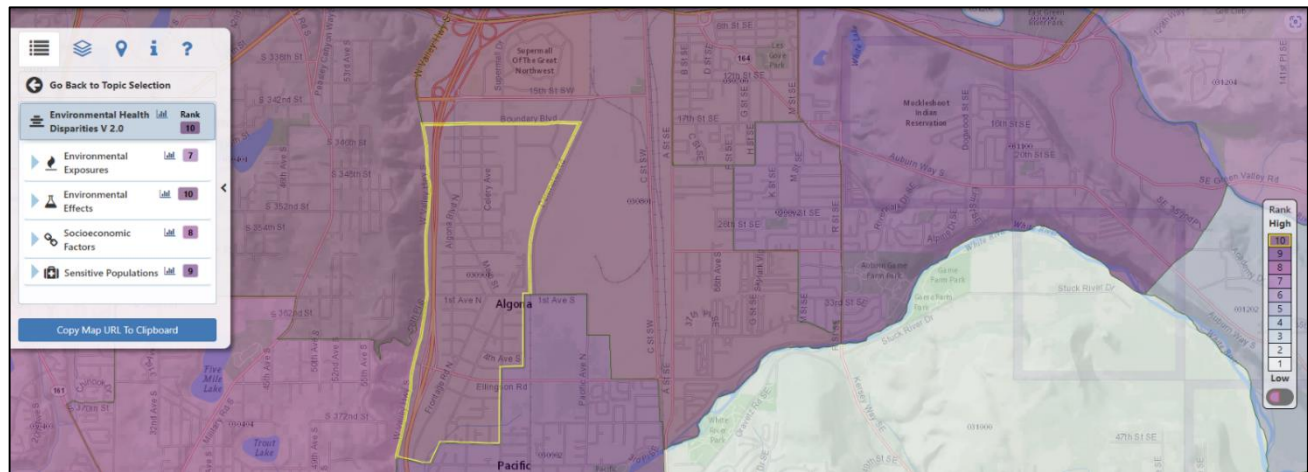
Environmental Effects

Another displacement risk factor that may contribute to the moderate displacement risk in Algona is environmental health and sensitive populations. The Washington *Environmental Health Disparities (EHD) Map* evaluates health risk factors in communities and provides rankings that help to compare health and social factors that may contribute to disparities in a community.²⁵ The *EHD Map* ranks Algona's census tracts as 10 in environmental health disparities, which is the highest score in the ranking system and indicates severe environmental effects or exposure (see *Figure 18*).

Community impacts and sensitivity from environmental health hazards are often a re-occurring legacy of environmental degradation and housing inequalities. As defined in the *EHD Map*, environmental exposures include the levels of certain pollutants that populations come into contact with. Algona has a higher ranking of environmental effects than environmental exposures including, proximity to hazardous waste treatment storage and disposal facilities, proximity to risk management plan facilities, and wastewater discharge. Algona also has a higher rate of death from cardiovascular disease. These environmental effects are notably more concentrated in neighborhoods along the West Valley Highway S in the western sector of the city, which also experiences the highest concentration of BIPOC households (see *Figure 16*).

Figure 18
The Washington Environmental Health Disparities (EHD) Map

Source: [Washington State Department of Health – Washington Tracking Network \(2024\)](#)



Displacement Risks of Algona

In summary, lack of affordable housing, higher transportation costs, environmental exposure, and lack of employment opportunities may contribute to the moderate displacement risk in Algona. Amongst all communities in Algona, there is a strong indication of moderate displacement risk due the following:

1. Lack of available and affordable rental units.
2. Deficit of 30% - 80% AMI housing units available for homeownership.
3. Absence of accessible employment opportunities that could finance a home purchase.
4. Higher transportation costs associated with commute times to out-of-city employment.

²⁵ [Washington State Department of Health: The Washington Environmental Health Disparities Map, 2024.](#)

- Greater rates of environmental effects and sensitive populations east of W Valley Highway S compared with continuous Algona where single-family homes are the predominant housing type.

The percentage of rental households affordable to the lower income groups are especially at a higher risk due to risk of rental cost increases happening at any time and the lack of rental housing tenant rights mandated at the state level. Within certain BIPOC populations, especially Black or African households at <30% - 50% AMI, there is strong evidence of exclusion from the housing market and disparate barriers homeownership opportunities.

Anti-Displacement Tools and Strategies

As of 2023, Algona’s housing stock does not currently meet income-level affordability for the 0-80% AMI group. In order to reduce rates of homelessness and displacement risk in Algona, the City will continue to implement and monitor anti-displacement tools and strategies that aim to reduce barriers to affordable housing development and support affordable housing programs. This displacement analysis will work in tandem with the 2023 Housing Action Plan’s recommendations to address the identified housing needs of the community through a racial equity lens.

Based on the housing analysis, homeownership barriers, income disparities/cost burden, and transportation costs/commute times are identified as significant racially disparate impacts that likely increase the moderate displacement risk in Algona. In response, the City has thoroughly developed a set of strategic policies and actions aimed to reduce and mitigate displacement risk in the community as described in *Appendix K Implementation and Monitoring Plan*. Actions to specifically to preserve, encourage, and develop affordable housing have been prioritized. The following actions are proposed:

- PLACEHOLDER: TO BE APPROVED BY CITY STAFF PRIOR TO PUBLIC REVIEW**

The full list of recommended housing goals, policies, and actions and are fully described in the *Goal and Policies* section further below.

Future Demand

PSRC’s *Vision 2050 Regional Forecasts* and King County estimate Algona will need a total capacity of 1,263 dwelling units by 2044 to support the potential for population growth as shown in *Figure 19*. Capacity for an additional 170 units in addition to 1,061 existing units must be planned for using the Zoning Map and development regulations in the Zoning Code (AMC Title 22). The City would need to develop approximately 11 units per year between 2023 through 2044 to meet the capacity target. Assuming a need for at least 11 housing units per year to meet housing goals, nine of these would be owner occupied and two would be rentals.

VISION 2050
 PSRC’s regional guidebook for growth in the Puget Sound is *Vision 2050*. PSRC estimates that by 2050 the region's population will reach 5.8 million people. Puget Sound cities, counties, Tribes, ports, agencies, businesses, and communities have worked together to develop VISION 2050 to prepare for this growth and serve as a framework for sustaining a healthy environment, thriving communities, and a strong economy.
 PSRC Website, 2023.

Figure 19
Projected Housing Needs

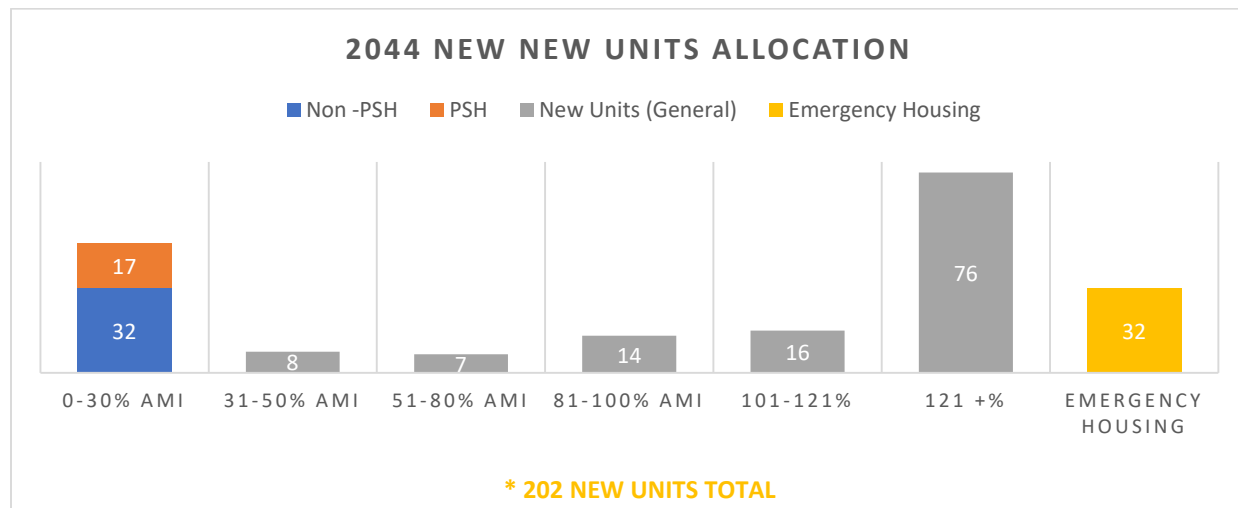
Source: Algona 2015 Comprehensive Plan & King County Workbook: Allocation Method Comparisons - Algona Net New Housing Needed: 2019-2044. This information is based on Commerce housing need projections released on March 1, 2023.

	2000	2005	2010	2025	2030	2035	2040	2044 ²⁶
Algona	904	879	1,018	1,129	1,167	1,205	1,237	1,263
King County	766,081		851,261	988,965	1,037,381	1,085,798	1,170,242	1,237,798

According to the *King County Workbook: Allocation Method Comparisons (Figure 20)*, the highest net increase in income-level housing from the current housing stock is 139 percent for the extremely low-income households (0-30% AMI) which will need to include *Permanent Support Housing* and non-subsidized housing. Additionally, an increase of 123 percent is needed for housing that serves high-income households (121+% AMI) which would be primarily served by single-family residential units. Algona needs to include capacity for 32 new emergency housing units which currently do not exist within city limits.

Figure 20
2044 Net New Units Allocation

Source: King County Workbook: Allocation Method Comparisons - Algona Net New Housing Needed: 2019-2044. This information is based on Commerce housing need projections released on March 1, 2023.



²⁶ Vision 2050 passed in 2020, but PSRC has not yet released their updated projections dataset. 2044 population projections are therefore subject to change prior to the final 2024 Comprehensive Plan.

According to *Appendix E: Algona Land Capacity Analysis*, Algona currently has capacity for approximately 687 additional housing units, meeting 2044 income-level needs and total capacity allocations established by King County. Algona’s 2024 total land capacity indicates that no immediate changes to the Algona Zoning Map or Algona Zoning Code are necessary to meet 170 new housing units by 2044.

Beyond meeting 2044 future demand, King County is also charged with assigning income-level needs for future capacity under HB 1220. As shown in *Figure 21* below, Algona has broken down the projected 170 units by income level.

LAND CAPACITY ANALYSIS

The GMA requires that housing elements identify "mandatory provisions for the preservation, improvement, and development of housing" and "sufficient land for housing including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities. *RCW 36.70A.070(2)*.

Figure 21
2044 Net New Units by Income Level Needs

Source: *Algona Land Capacity Analysis (2024)*

Income Level (AMI%)	Income Group	Projected Housing (Units) by 2044	Percent
0-30% (PSH or Non PSH)	Extremely Low	49	28.8 %
30-50%	Very Low	8	0.05%
50-80%	Low Income	7	0.04%
80-100%	Moderate	14	0.08%
100 – 120%	Above Median	16	0.09%
120 +		76	44.7%
Total		170 units	

The greatest income-based housing needs are for the above median-income level (45%) and the extremely low-income level (29 percent). As discussed in *Housing Equity*, the City shall consider mechanisms, zoning strategies, and programs that encourage multifamily and subsidized housing development to meet housing needs for above median-income and extremely low-income households.

Total Residential Capacity

According to the 2021 King County Urban Growth Capacity Report, Algona has achieved a 4.4 dwelling unit per acre density in low density zoning and a 6.1 dwelling unit per acre density in medium low zoning since 2018. Algona has grown at 97 percent of the pace needed to

NON-PSH

Non-permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability.

HUD Exchange Website, 2023.

EMERGENCY HOUSING

Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

achieve its 2035 housing growth target of 220 units since 2006. At this current rate, Algona is slightly under the production pace needed to meet its 2035 growth target and needs to grow at an annual rate of 0.7% to reach its remaining target by 2035.

The City’s total residential capacity between the net capacity and ADU capacity is 687 housing units as shown in Figures 22 and 23. Algona has conducted a 2024 Land Capacity Analysis (LCA) (Appendix K) to determine the amount of vacant, partially used, and under-utilized lands to accommodate 170 additional residential units by 2044. The analysis determines whether existing zoning provides capacity for a sufficient number of housing units to meet the 20-year population forecast. The LCA considers capacity by the following housing types:

- Single-Family Detached
- Middle Housing (duplex, townhome, triplex, fourplex, multiplex)
- Multifamily Units
- Accessory Dwelling Units (ADUs)
- Subsidized Housing

The LCA estimates there is a capacity of approximately 662 units within the net developable lands remaining in each residential zone. The analysis considers components of land that are undevelopable in the analysis by deducting anticipated land needed to maintain critical areas and buffers, future right of ways, and upgraded utility infrastructure. Density assumptions were made weighing each zone’s achieved density against the permitted density to determine the gross residential capacity. Figure 22 below shows the current capacity designation for new housing units in Algona based on vacant, partially developed, and underdeveloped lands.

Figure 22
Net Residential Capacity Summary

Zone	Net Developable Lands (AC)	Assumed planned Density (units/ac)	Gross Residential Capacity	Existing Housing on Lands (units)	Net Residential Capacity (units)	Net Residential Capacity
RL	63.68	5	318	103	215	662 units
RM	14.76	8	118	37	81	
C1	32.42	12	311	99	212	
C3	30.82	14	173	19	154	

In addition to net developable lands suitable for future residential development, the GMA requires cities to consider the potential for ADU development on suitable lots with a single-family residential use. Approximately 25 ADU’s are anticipated to be developed between 2024 through 2044. Algona considered the land on each single-family residential lot available and development standards, such as lot coverage, setbacks, and minimum ADU floor area requirements to determine the number of lots in each residential zone that could accommodate an ADU.

The City does not assume that every lot that is eligible to develop an ADU will actually develop these units due to constraints of utilities, development costs, or property owner interest. Algona assumes that 25 percent of all eligible lots are likely to develop an ADU by 2044 as described in *Figure 23*.

Figure 23
Estimated ADU Capacity

Zone	Estimated Lots Eligible for ADU	Total Lots Eligible for an ADU	Number of ADU's Permitted 2021-2023	Estimated Rate of Production	Eligible Lot ADU Participation Deduction	Total Residential Capacity with ADUs (<i>Figure 22</i>)
RL	55	102 lots	2 units	1 ADU per year X 20 years = 20 ADUs by 2044	102 eligible lots X (100%-75% participation deduction) = 25 lots likely to develop an ADU	687 additional units
RM	13					
C1	14					
C3	20					

Income-Level Capacity

As described in this *Housing Element* and in the GMA, the City must also consider if the housing capacity meets future income level needs as described in *Figure 21*. The greatest number of new units need to be dedicated to extremely low-income (0-30% AMI) and high-income (over 120% AMI) households which will primarily be met through multifamily or single-family residential units. **Algona has capacity to meet these housing needs that are currently being underserved. Figure 25 and Figure 26 describe a capacity surplus of 852 unit available to meet city-wide needs with a capacity for 116 multifamily residential units and 242 single-family units.** The City considered which zones were likely to meet different housing needs and has categorized different income levels by the anticipated permitted housing types that would likely meet those needs. A full breakdown of the land capacity analysis for residential units is included in *Appendix E*.

Extremely low-income households have a specialized need for rental assistance to afford housing as they are the lowest earning households and have the greatest competition in the community to afford housing. Not all extremely low-income household needs can be met through multifamily housing and the availability of land for permanent supportive housing is required to meet income-level capacity targets established by King County. The County anticipates 17 permanent supportive housing units are needed in Algona by 2044. As demonstrated in the LCA, Algona anticipates capacity to meet permanent supportive housing needs in the Heavy Commercial (C3) zone due to the capacity surplus of 116 units described in *Figure 26*. Residential and income-level capacity is described further in the *Land Use Element* and in *Appendix E: Land Capacity Analysis* along with recommended tools to encourage diversification and greater affordability of housing.

Figure 25
Gross Capacity Summary and Zone Category

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category	Gross Capacity
Low Density Residential (RL)	318	Low Density	318	1022 New Units Possible
Medium Density Residential (RM)	118	Medium Density	118	
Mixed Use Commercial (C1)	311	Low Rise	311	
Heavy Commercial (C3)	173	Mid Rise	173	
ADUs	102	ADUs	102	

Figure 26
Income Level Residential Capacity

Income Level (AMI%)	Projected Housing Need	Zone Categories Serving Needs	Aggregate Housing Needs	Total Capacity	Capacity Surplus or Deficit	Total Surplus or Deficit
0-30% (PSH or Non PSH)	49	Mid Rise Multifamily	57	173	116	852 Unit Capacity Surplus
30-50%	8					
50-80%	7	Low Rise, Mid Rise, ADUs	21	413	392	
80-100%	14					
100-120%	16	Medium Density Residential	16	118	102	
120% +	76	Low Density Residential	76	318	242	

Goals and Policies

GOAL HU-1 Residential Capacity

Provide sufficient development capacity to meet 2044 regional growth targets and address other housing goals, such as creating demand for transit and local businesses through increased residential density along arterials and improved infrastructure.

Policies:

HU-1.1

Evaluate future rezones using the land capacity analysis to ensure capacity for lower income housing needs are prioritized over low-density housing that serves high-income needs.

HU-1.2

Encourage final build-out of undeveloped Low Density Residential (RL) lots to meet high-income housing supply needs and alleviate stress on the moderate and above median income households.

HU-1.3

Consider opportunities to advertise available lands and incentivize development in the Heavy Commercial (C-3) zone to encourage further multifamily development that meets extremely low-, very low-, and low-income housing needs.

HU-1.4

Maintain public infrastructure and the scale and form of buildings in residential neighborhoods through adoption of context-sensitive regulation.

HU-1.5

Consider implementation of a subarea plan to encourage more mixed-use, business, and middle housing development in the downtown core along 1st Avenue North.

HU-1.6

Work with local transit providers to develop greater public transportation infrastructure along zones and minor arterial corridors intended for higher density residential development. Future transit stops shall be located in logical, accessible, high-density areas of Algona.

HU-1.7

Evaluate future opportunities to upzone areas of the city proximal to key public institutions, commercial services, and public transportation when capacity targets cannot be met.

GOAL HU-2 Housing Diversification

Facilitate a diverse range of middle housing developments with multiple units, compatible in scale and form with detached single-family homes in existing residential land use designations, new mixed use land use designations and overlays, as part of infill strategies and marketable development incentives, and in future development within the City.

Policies:**HU-2.1**

Evaluate the adoption of zoning regulations that would allow multi-family residential developments that are income-restricted to those at or below 60 percent of the area median income for at least fifty years to be located in zoning districts other than multifamily residential. Development incentives should be prioritized to encourage higher-density Housing, including middle housing.

HU-2.2

Support single and multi-family housing in areas that provide low-income households with greater access to existing infrastructure capacity, public services, employment areas, and transportation facilities, while balancing the need to address disinvestment in historically disinvested neighborhoods.

HU-2.3

Focus multi-family and higher density along the Pacific DART service area, bus routes, popular destinations within the city, and the Interurban Trail to encourage trail use and connectivity to Auburn Station. Investigate the feasibility of offering incentives for multifamily development, such as parking reductions for units affordable within a quarter mile of existing stations.

HU-2.4

Expressly permit the “Missing Middle” housing typology in the city municipal code that includes triplex, fourplex, and cottage housing, to be developed in all residential areas and as infill within existing single-family neighborhoods.

HU-2.5

Improve the ability of different group home types to be located in appropriate residential neighborhoods through streamlining the group home licensing process, including a straightforward permit process, development of a tip sheet, and training for permitting staff.

HU-2.6

Support the development of transitional, supportive, and emergency housing types through flexible development regulations that allow developers to utilize the subject parcel but continue to prevent impacts to neighboring uses and residents from sound, light, odor, visual or other environmental impacts.

GOAL HU-3 Maintain and Improve Housing

Protect and enhance existing residential neighborhoods by supporting safe, well-maintained housing, adequate parks and recreation facilities, and complete sidewalks and pedestrian/bike paths that connect to parks and recreation and neighborhood-serving uses.

Policies:

HU-3.1

In cooperation with King County and Sound Generations, the City shall evaluate development programs and regulations that support the preservation of existing housing.

HU-3.2

Private investment should be encouraged in older residential neighborhoods, manufactured homes, and multi-family complexes to ensure the health, safety, and quality of existing housing.

HU-3.3

Outreach and marketing programs supporting weatherization, home repair and rehabilitation, financial and technical assistance, and infrastructure maintenance should be improved and maintained.

HU-3.4

Support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use.

HU-3.5

Assure that site, landscaping, building, and design regulations create effective transitions between different building forms, land uses, and densities.

HU-3.6

Encourage housing opportunities for those with housing assistance needs through the use of available regional and federal funding programs.

GOAL HU-4 Meet Lower Income Needs

Adopt incentives, strategies, actions, and regulations that reduce barriers and promote access to affordable homeownership for extremely low-, very low-, low-income, and moderate-income households.

Policies:**HU-4.1**

Encourage the use of affordable housing techniques and incentives to assure housing opportunities for people of all incomes, ages, and assistance needs. This could include siting of manufactured housing, monitoring of permits by housing type, develop targeted incentive and outreach programs, and zoning regulation amendments.

HU-4.2

Encourage the development of more affordable housing units, such as permanent supportive housing, transitional housing, emergency housing, manufactured housing, and accessory dwelling units (ADUs).

HU-4.3

Adopt density bonus opportunities in the City's Zoning Code for development proposals that provide for extremely low-, very low-, and low-income housing units. Establish specific criteria and a consistent process for ensuring that those units remain affordable over time.

HU-4.4

Collaborate with King County and other local governmental organizations to investigate and implement regional funding options to support the development and/or maintenance of

affordable housing such as a regional housing trust fund, housing assistance fund, housing coalition or partnership, or other mechanisms.

HU-4.5

Explore opportunities to participate in a Local Housing Fund program to subsidize low- and middle-income home buyers and renters. Consider partnership with South King County Housing and Homelessness Partners to collaborate on meeting regional extremely low-income housing needs.

HU-4.6

Identify, inventory, and promote use of surplus public and quasi-publicly owned land for housing affordable to low- and moderate-income households. Work in partnerships or coordination with nonprofits and public entities to facilitate the use of surplus public land for subsidized housing units.

HU-4.7

Waive, reduce, or defer fees and charges for extremely low-income housing projects to incentivize affordable housing.

HU-4.8

Implement strategies that reduce barriers to development of affordable manufactured units at market rate values. Review the municipal code for unintentional impacts of city fees, permitting timelines, and strict application of development standards on access to affordable homeownership.

HU-4.9

Collaborate with housing and subsidized housing developers to identify development barriers in Algona to housing.

GOAL HU-5 Address Equity and Disparate Impacts

Increase the availability of healthy, equitable, and affordable housing for people in all demographic groups and at all income levels. Promote a balance of housing and amenities needed by residents at the neighborhood level, such as childcare, availability of fresh food, education, recreational opportunities, and civic services.

Policies:

HU-5.1

Provide fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income or disability. Adopt and enforce ordinances directed at prohibiting housing discrimination.

HU-5.2

Evaluate opportunities to reduce cost burdens on households by hosting a series of public events or focus group meetings to identify community concerns and barriers to housing.

HU-5.3

Maintain zoning and development regulations for all persons regardless of race, color, religion, gender, age, national origin, family status, source of income or disability, including group homes, consistent with the Federal Fair Housing Act.

HU-5.4

Make reasonable accommodations in regulations, policies, practices, and services to afford all community members with equal opportunity to use or enjoy a dwelling.

HU-5.5

Explore feasibility of implementing a rental inspection and registry program, relocation assistance program, right to return policy, rental assistance program, and tenant and homeownership education programs.

HU-5.6

Conduct a periodic Racial Equity Analysis consistent with the requirements outlined in RCW 36.070A.070(2)(e) to identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressures. Use a range of strategies to reduce and mitigate identified displacement risk.

HU-5.7

Use measures to track implementation and performance to ensure policies are working as intended to meet identified affordable housing needs and address racially disparate outcomes, exclusion, displacement, and displacement risk.

HU-5.8

Work to increase the availability of public and private resources on a regional level for affordable housing and prevention of homelessness, including factors related to cost-burdened households, like availability of transit, food, health services, employment, job training, and education. Work with partner agencies and neighboring jurisdictions to pursue funding for the collaborative development of impactful programs and strategies.

Chapter 2: Land Use

Introduction

At the heart of every Comprehensive Plan is the community. Regional and national shifts in how we plan for development, growth, and resilience are shaped by a community's values, beliefs, and preferences on what change should look like. Cities are primarily molded through zoning and land use regulations defining what can be built and where it should be placed. Algona recognizes that land use planning is a necessary tool to acclimate to changing conditions at the local, regional, and national level which influence the City's opportunities, self-sufficiency, and adaptability.

Algona utilizes land use planning to adapt to changing local, regional, and national conditions that influence the community's opportunities to build resiliency and adaptability. This *Land Use Element* has been developed in accordance with Chapter 36.70A of the Growth Management Act (GMA) to address land uses in the City of Algona. It represents the community's policy plan for land use over the next 20 years. The *Land Use Element* describes how the goals in the other plan elements will be implemented through land use policies and regulations. It specifically considers the general distribution and location of land uses, the appropriate intensity and density of land uses given current development trends. It has also considered the King County and PSRC Countywide Planning Policies to ensure consistency as required by GMA. To meet GMA standards in 2024, the Zoning Map and Municipal Code must reflect adequate land availability to accommodate the 600 new residents¹, 170 new houses, and 325 new jobs anticipated by 2044.

The *Land Use Element* is the most critical component of the Comprehensive Plan and the basis for all other required elemental chapters. While Algona is not making many changes to the Zoning Map, there are a number of required changes that must be made to the Municipal Code as a result of state legislation. Municipal Code changes are made in preparation for future demands on land, services, and infrastructure. The *Land Use* elemental chapter outlines the required changes needed in Algona to accommodate growth in population and housing, increase the number and variety of job opportunities, forecast transportation needs and routes, maintain a standard of living, and enhance the environmental and physical well-being of the community.

Many communities planning under GMA are required to update their buildable land inventories as a matter of compliance with state law. In updating its plan for 2024, Algona conducted the first thorough evaluation of its buildable lands inventory to ensure that there are adequately zoned properties to achieve the City's vision, goals and policies, and meet current state law.

¹ The estimated population for 2044 is based on the housing target of 170 new homes and the American Community Survey (ACS, 2021) average household tenure of 3.53 people per household.

Growth Management in Algona

The City is responsible for providing services, such as police, fire, or utilities, to areas within its jurisdictional limits while King County is responsible for providing services to unincorporated areas within its jurisdiction. Currently, the Algona UGA is managed by the county and is responsible for providing services to the UGA until Algona conducts an annexation.

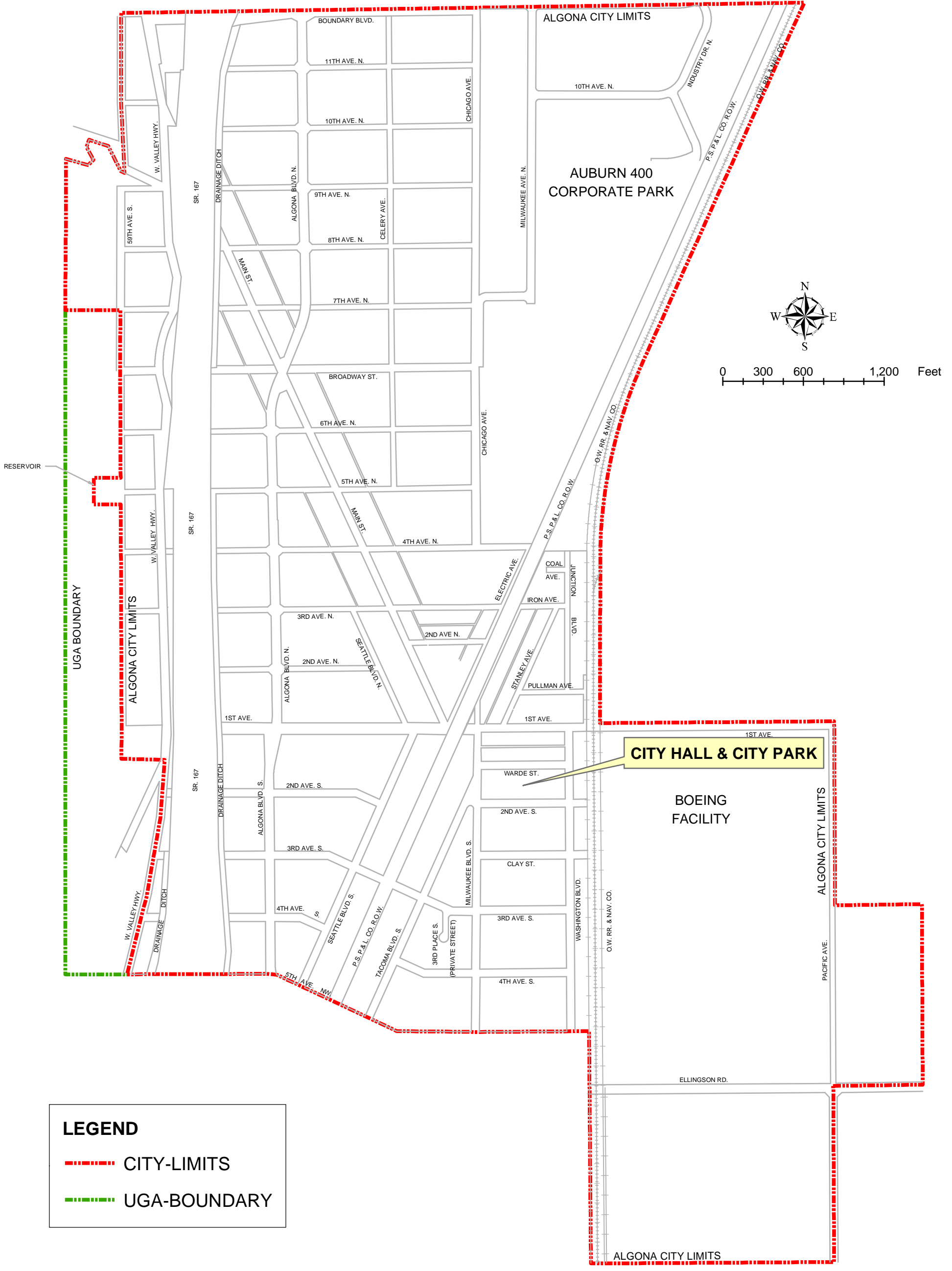
While Algona is one of the smallest cities within King County by both land area and population, the City recognizes that the community plays a small but vital role in assisting with growth management in King County and the Puget Sound region. Algona is a historically agricultural, residential community that is faced with the challenge of adapting to a continuously urbanizing region. The state mandates growth in population, jobs, and housing must be concentrated within cities rather than in unincorporated areas to contain “sprawl”. The GMA acts as a tool to protect rural, agricultural, and resource lands from growth that would eliminate food sources, natural resources, and the natural lands that define the Pacific Northwest.

Annexation

The intention of an Urban Growth Area (UGA) is to delineate lands for consideration of annexation into city limits. Properties may request annexation into city limits for a variety of reasons including facilitation of urban development and extension of urban services, such as water and sewer. Management of urban growth areas is a collaborative effort between the County and the City. Up until the point at which a property in the UGA is annexed into the City, these lands are regulated and managed by King County. Algona has an Urban Growth Area (UGAs) identified along the southwestern corner of the city, west of SR 167, as shown in *Figure 1*.

Algona has a UGA as shown in *Figure 1*, however there are no immediate plans to annex additional land into the city’s limits. Algona is already exceeding 2044 residential and job capacity targets. An annexation would be required if the city could not meet growth capacity targets established by King County using lands within its boundaries. If an annexation became necessary, it would be a process that takes years to work through. Collaboration between residents, city and county staff, elected officials, and public or private agencies would work together to ensure that services like utilities are available for the annexation. Annexations can be initiated by the City itself or by property owners interested in annexing. UGA boundaries can change over time as determined by King County, but there are no boundary changes currently proposed.

Figure 1: Urban Growth Area Map



LEGEND

- - - - - CITY-LIMITS
- - - - - UGA-BOUNDARY



CITY OF ALGONA

Current Land Use Inventory

The land use inventory includes the estimated acreage of all existing land based on current zoning, including vacant land. The inventory is a critical component in understanding the current conditions of the city and whether there are sufficient lands available to accommodate growth. The following subsections describe what zones currently exist within Algona and determine if there is a capacity to satisfy anticipated growth targets in population, housing, and jobs. If existing zones do not meet future capacity needs, it is up to the community to determine how existing lands will be zoned or delineated to adapt for the future.

Summary of Zones

Low Density Residential (RL)

The R-L low density residential district is intended to stabilize and preserve low density residential neighborhoods; to prevent intrusion by incompatible land uses; to conform to the systems of services available; to provide for community facilities that will enhance residential quality; to allow low-density multiple-family residences interspersed within single-family neighborhoods to limit densities to those for which a complete range of services can be efficiently provided.

Medium Density Residential (RM)

The R-M medium density residential district is intended to allow for a variety of housing types and densities; to help meet the need for a range of affordable housing; and to promote residential development at densities that will allow for pedestrian access to commercial establishments, employment, and parks or recreation opportunities.

Mixed-Use Commercial (C1)

The C-1 mixed use commercial district is intended to provide a mixture of uses. This means that residential uses are mixed with nonresidential land uses, such as small-scale retail and commercial, office, civic and open space.

General Commercial (C2)

The C-2 general commercial district is intended to provide retailing and other commercial services that serve the large market area surrounding the Algona community. In this respect, the C-2 general commercial district should accommodate conventional retail/commercial development that is typical to urban areas such as shopping centers, small- to large-scale retail establishments or a combination of professional services and retail businesses.

Heavy Commercial (C3)

The C-3 heavy commercial district is intended to provide more intensive retail trade and commercial services, such as the outside sales of vehicles, motorcycles, boats, recreational vehicles or heavy/light machinery. This district is intended to accommodate uses which are

oriented to automobiles either as the mode or target producing commercial service, and related retail/commercial uses. Uses in the C-3 heavy commercial district may require or depend upon their proximity to major highways or arterials.

Light Industrial (M1)

Light industrial zones are intended for light manufacturing, which will provide for the location and grouping of industrial activities and uses involving the processing, handling and creating of products, plus the research and development required in such creation. These uses are largely devoid of nuisance factors, hazards or exceptional demands upon public facilities and services. A further intent is to apply zoning protection to the industries so located by prohibiting the intrusion of incompatible uses and allowing those commercial enterprises that are supportive of those industries.

Open Space/Critical Areas (OSCA)

The OS/CA zone is intended to preserve lands encumbered by critical areas to the point development of a property is not possible and reserve land for the maintenance or development of public parks.

Public (P)

The Public zone is intended for civic or institutional uses such as police stations, city hall, libraries, parks, civic storage, or other in like kind uses operated by an agency or municipality.

Physical Activity and Land Use

The GMA encourages cities to utilize urban planning approaches that promote physical activity. Algona is actively evaluating grant opportunities to install new sidewalks throughout the community connecting residents to key areas of the city, such as 1st Avenue North, City Hall, public parks, and the local elementary school in Pacific.

Algona is concentrating critical civic and commercial infrastructure in the Mixed-Use Commercial (C1) zone to enhance the walkability of the community.

Algona additionally encourages walking and biking to parks through the Interurban Trail which divides the city in half and serves as a safe, separated area for non-motorized transportation to parks and Auburn's transit station.

Zoning Landscape

Algona is approximately 776 acres and comprised of eight different zones serving residential, commercial, industrial, and civic uses and needs. Each zone has unique characteristics and differences as described below in the *Summary of Zones*. As shown in *Figure 2* the largest zone in the city by far is the M1 zone which makes up over one third (34.6 percent) of all lands in Algona followed by the Low-Density Residential Zone (RL) which comprises just over one quarter (27 percent). The smallest zone in the city by area is the Public zone (0.7 percent) followed by the General Commercial zone (1.8 percent).

Overall, approximately one third (31.3%) of the city is dedicated primarily to residential uses (RL and RM), half (51.1%) is dedicated to primarily commercial or industrial uses (C1, C2, C3, and M1), and just over a fifth (23.6%) is dedicated to civic uses (Public and OS/CA).

Figure 2: Gross Land Area by Zone

Zones	Gross Zone Area (ac)	Gross Percentage of Land
RL	211.08	27.1%
RM	33.13	4.2%
C1	57.97	7.8%
C2	14.56	1.8%
C3	56.5	7.2%
M1	269.36	34.6%
OS/CA	128.7	16.6%
Public	5.44	0.7%
Total:	776.74 acres	100%

Developable and Vacant Lands

Gross lands existing within each zone does not directly equate to land available for development. The City considers the land that is needed for infrastructure, utilities, and critical areas in determining the existing capacity in each zone for jobs and housing. Algona additionally considers which properties are already developed, vacant, and likely to redevelop as shown in *Appendix E Land Capacity Analysis*.

Out of the 776.74 acres within the city’s limits, approximately 162.36 acres make up the city’s public lands or roadways within each zone which leaves approximately 614.37 acres for development. The City has approximately 450.40 acres of developed or under developed land and 196.66 acres of vacant lands. Approximately 188.23 acres are lands that are remaining to be developed or are re-developable as described in *Figure 3*. *Figure 4* shows the city’s zoning map adopted as the land use map under the 2024 Algona Comprehensive Plan.

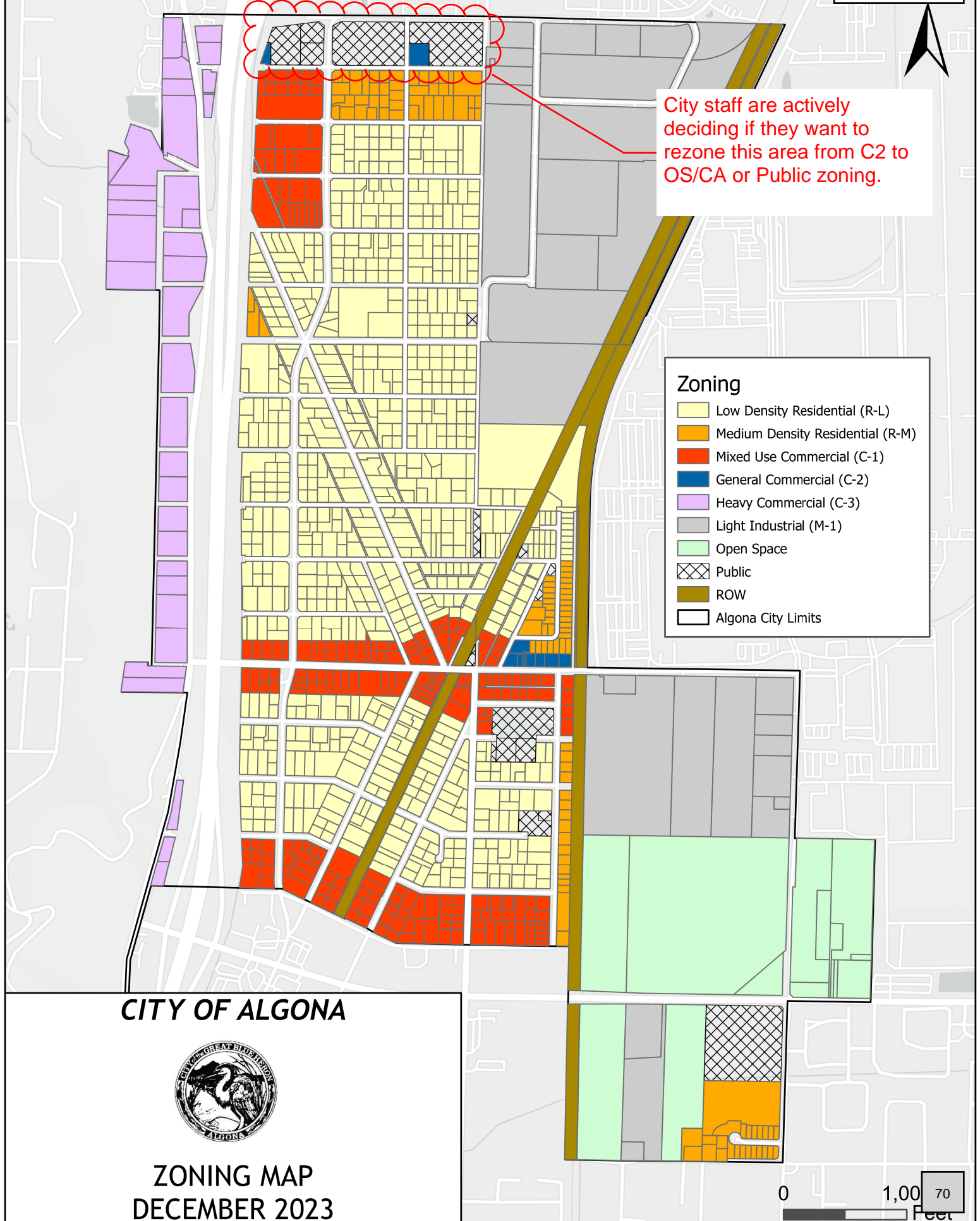
Figure 3: Gross Land Capacity

Zones	Gross Zone Area (ac)	Total AC (not including ROW / Public Lands)	Gross Lands			Critical Areas Dedication Factor	Gross Lands Remaining after Critical Areas*****	Infrastructure/Land Availability Dedication Factor	Net Developable Lands Remaining
			Vacant	Partially Utilized	Under Utilized				
RL	211.08	210.79	30.35	34.72	20.31	5%	NA - Not a job generating zone	0.00	
			135.77			NA			
RM	33.13	32.85	11.59	11.03	1.13	22%			
			9.38			NA			
C1	57.97	43.73	7.49	33.29	6.41	10%	6.72 Vacant 33.29 Partially Utilized 6.41 Under Utilized 10.78 Developed	5.71 24.97 4.81 NA	
			10.78			NA			
C2	14.56	12.90	12.46	1.89	0.00	75%	12.46 Vacant 1.89 Partially Utilized 0.00 Under Utilized 0.206 Developed	10.59 1.42 0.00 NA	
			0.206			NA			
C3	56.5	43.73	7.98	10.4	26.17	10%	7.19 Vacant 10.4 Partially Utilized 26.17 Under Utilized 0.91 Developed	6.11 7.80 19.63 NA	
			0.91			NA			
M1	269.36	264.94	126.79	6.55	12.81	12%	111.14 Vacant 5.74 Partially Utilized 11.23 Under Utilized 123.21 Developed	94.47 4.31 8.42 NA	
			123.21			NA			
OSCA	128.7	NA - OSCA lands will not	NA - OSCA lands will not	NA - OSCA lands will not	87%	87%	NA - Not a job generating zone	0.00	
Public	5.44	5.44	0	0	0	0%	0 Vacant 0 Partially Utilized 0 Under Utilized 5.44 Developed	0.00 0.00 0.00 NA	
			5.44			NA			
Total	776.736	614.373	647.052				373.1896	188.23	

Section 7, Item B.

Figure 4: Zoning/Land Use Map

Section 7, Item B.



CITY OF ALGONA



**ZONING MAP
DECEMBER 2023**



Essential Public Facilities

With growth on the horizon, Algona is required to consider how future needs can be met for *Essential Public Facilities (EPF's)*, which are defined as government facilities that can be difficult to place, such as but not limited to airports, state education, transportation, correctional, solid waste, or inpatient facilities.

EPF's are essential facilities that provide critical services that serve the community and region. The GMA requires that cities develop a process to identify and sit EPF's where they would be appropriate in the community. Algona defines EPF's in the municipal code as facilities "owned or operated by a unit of local or state government, public or private utility, transportation company, or any other entity that provides public services as its primary mission, and that is difficult to site. Essential public facilities shall include those facilities listed in RCW [36.70A.200](#), and any facility that appears on the list maintained by the Washington State Office of Financial Management under RCW [36.70A.200\(4\)](#)". A local example of an EPF would be the South County Recycle and Transfer Station located on the western side of Algona, west of SR 167. The station provides a regional level service that is a just and necessary use.

Use regulations for essential facilities are described within the Zoning Code. *EPF's* are outright permitted in the residential and public zones and conditionally permitted in all other zones. Development regulations of the underlying zone are applied to essential facility projects.

NATURAL RESOURCE LANDS

Natural resource lands include lands devoted to agriculture, forestry, or mineral extraction. Based on criteria provided by the RCW 36.70A.020 (8) and WAC 365-190, the City does not have any of these lands designated in the City. King County has not designated any of the UGA for the protection of these natural resources, which is currently categorized as steep slope and wildlife habitat critical areas. Additional information regarding Algona's environmental features, such as shoreline, wetlands, and rivers is in the *Natural Environment Element*.

Flooding

Algona is a smaller, once rural community that was in the crossroads between the City of Seattle and the City of Tacoma. While being considered an urban city, Algona has historically been surrounded by a less residentially dense, agricultural landscape that once made up Pacific, Auburn, and unincorporated county lands.

Figure 5: FEMA Floodplain Map

While Algona is not adjacent to shorelines or waterways, Algona still experiences frequently flooding in the northwest area of contiguous city land (east of SR167) near the intersection of Boundary Boulevard and Algona Boulevard. Flooding experienced by the city is a result of downstream stormwater channels connecting to Auburn, Kent, and King County who are experiencing lower levels of service in stormwater maintenance as described in the *Natural Environment Element*. Algona is also not located in a Federal Emergency Management Agency (FEMA) identified floodplain area as shown in *Figure 5*.

The difficulties accommodating frequent, annual stormwater flooding events in the northwest region of the city have made the lands in this area difficult to develop. There is an overlap between where frequent flooding is observed in Algona with the identified presence of wetland critical areas.



The City is considering a variety of techniques to utilize the land in a manner that is appropriate for the conditions of the site. For example, the City is considering rezoning these lands from Heavy Commercial (C2) to Open Space and Critical Areas (OS/CA) to preserve this land as a park since it is unlikely to be developed into a commercialized use due to required wetland development buffers. In addition, new buildings must meet the City's local requirements for flood proofing by being raised above base flood elevation. Physical improvements are also being considered under the *2024 Algona Flood Hazard Management Plan* and will implement techniques as time, budget, regional coordination, and resources allow.

Future Land Use Capacity

The future land use analysis is to determine the amount of land which is needed to satisfy the anticipated growth over the next 20 years in population, jobs, and housing in the City of Algona. King County is tasked with assigning targets for population, housing, and jobs for each city and unincorporated area within its boundaries. King County assigns capacity targets based on the most recently published official 20-year population projection for Snohomish County from the Office of Financial Management (OFM), the Puget Sound Regional Council's (PSRC) most recent population and employment distribution represented by the VISION 2050 Regional Growth Strategy (RGS), and further distribution of the population and employment RGS allocations to jurisdictions to arrive at the initial capacity targets that emphasize growth in and near centers and high-capacity transit, addresses jobs and housing balance, manages and reduces the rate of rural growth over time, and supports infill within the urban growth area.

Population Growth

Algona is a stable community with a stagnant population and has not experienced significant growth over the last 10 years. The 2022 population of Algona was 3,300 people. Algona's population has increased by 115 people over the last 10 years (9.5%) as can be seen in *Figure 5* and grew 30.7% over the past 20 years.

Algona is only required to plan for growth within its municipal boundaries. As determined by the King County 2021 Urban Growth Capacity Report, Algona is targeting an increase of 1.82 percent of the population for a total of 3,900 by 2044. Based on the existing housing and population (889 units and 3,300 people) and the future anticipated housing capacity (170 net units), Algona has a population surplus of 29 people (3,929 total by 2044)³.

The 2044 population target is built into the established housing capacity, there is sufficient land within the Algona to accommodate 20 years of growth. The established capacity is based on existing and actual development densities. The Comprehensive Plan provides recommendations, goals, and policies to guide the City on how to accommodate growth. The following analysis demonstrates how Algona has the capacity or is developing capacity for 2044 targets.

³ Assumes the 2022 average household size remains the same in 2044. Currently, approximately 3.71 residents per household.

Figure 5: Algona Population Growth (2010-2022)

Year	Total Population	Annual Rate of Population Increase
2010	3,014	9.2%
2011	3,055	1.36%
2012	3,070	0.49%
2013	3,075	0.16%
2014	3,090	0.49%
2015	3,105	0.49%
2016	3,175	2.25%
2017	3,180	0.16%
2018	3,180	0%
2019	3,190	0.31%
2020	3,290	3.14%
2021	3,290	0%
2022	3,300	0.3%

Housing Growth

There are approximately 1,061⁴ housing units existing with approximately 79.5% of homes owned and 21.5% rented. The *Housing* elemental chapter anticipates a capacity for an additional 687 units, as described in *Figure 6*. Based on current city zoning, projects developed between 2020 to 2023, pipeline projects and an assessment of gross buildable land area project a housing capacity of 1,748 units, which is a surplus of 562 units.

Between 2020 and 2023, several projects in the predevelopment pipeline that are estimated to bring in 70 new dwelling units (10 single-family and 60 multifamily units) within the city limits bringing the city closer to it’s housing target of 170 new units (1,186 units total by 2044) leaving a remaining target and capacity of 100 units.

Between 2010 to 2020, the city permitted 37 new dwelling units. Multifamily development has been largely stagnant since 2010 with no new multifamily units developed according to PSRC data and local permitting data. Additional information on Algona’s housing needs and forecasting can be found in the *Housing Element*. New residential growth will primarily occur in the Heavy Commercial (C3) zone for multifamily development and the Low-Density Residential zone (RL) for final buildout of single family and duplex units.

⁴ ACS, 2021.

Figure 6: 2023 Algona Housing Capacity

Zone	2023 Pipeline Units	Vacant and Re-developable ⁵ Acreages	Assumed Density (DU/AC)	2024 Housing Capacity Remaining
RL	10	63.68	5	215
RM	0	14.76	8	81
C1	0	32.42	12	212
C2	0	N/A	N/A	N/A
C3	60	30.82	14	154
M1	0	N/A	N/A	N/A
Public	0	N/A	N/A	N/A
OS/CA	0	N/A	N/A	N/A
Anticipated ADU Production:				25 units
Total:	70 units in pipeline	141.68 acres		687 Units in capacity

Housing and Income-Level Affordability

Under the GMA, Algona must also consider what types of housing units are being developed and what income group those new units would support. *Figure 7* describes the 2044 distribution targets per income level. Approximately 149 new units are needed to meet the 2044 capacity with most new units needed for the above median income (>120% AMI) and extremely-low income (<30% AMI) groups. New residential development is needed primarily for the extremely low income (<30% AMI) and high income (>120% AMI) groups. Additionally, extremely-low income housing needs to include transitional, permanent supportive, and temporary emergency housing is needed.

New housing units should be encouraged to support these income groups through thoughtful development regulations. The Department of Commerce has developed guidance regarding how housing unit types indicate the affordability level for income groups as described in *Figure 8*. Housing unit targets for the extremely low, very low, and above moderate-income households would be supported by different housing types like middle housing. Notably, Algona has met the housing targets for the low income (50-80% AMI) and moderate income (80-100% AMI) groups.

Extremely low income (<30% AMI) would only be met through subsidized units, permanent supportive housing, and transitional housing opportunities that would be typically developed by private or non-profit entities. The City permits these forms of housing in all zones that allow residential development as required by the GMA. Similarly, the very low income (30-50% AMI) would also likely be supported by subsidized units, but could also have needs met potentially through manufactured housing, shared

⁵ Re-developable acreage refers to partially developed and under-developed lands as identified in the land capacity analysis.

housing, or single-room occupancy units (i.e. studio). Partnerships and collaboration is conducted to encourage greater opportunities for the most vulnerable residents in our community. **The surplus availability for multifamily units in the Heavy Commercial (C3) zone demonstrates Algona’s ability to meet permanent supportive and emergency housing capacity needs.**

Single-family residential units are the most common form of housing in the City and are anticipated to meet the needs of the high income households (greater than 120% AMI). Residents with above median incomes (100-120% AMI) would have needs better met by small lot developments, duplexes, or townhomes.

Figure 7: Algona Housing Income-Level Capacity

	Total	0-30%		30-50%	50-80%	80-100%	100-120%	>120%	Emergency Housing
		Non-PSH	PSH						
2044 Projected Need	170	32	17	8	7	14	16	76	32
2020-2023 Permit Pipeline	70	0	0	0	10	50	0	10	0
Additional Units Needed 2024-2044	149	32	17	8	0	0	16	66	32

Figure 8: Recommended Housing Types per Income Group

Household Income Level	Housing Types <i>(Examples only: Conduct local market analysis for you area)</i>
Greater than 120% AMI	Single family homes
80 - 120% AMI	Small lot single family, cottage homes, townhomes, row houses, condominiums
50-80% AMI	Apartments, accessory dwelling units
30-50% AMI	Manufactured homes, subsidized apartments, single-room occupancy (SRO), shared housing
Below 30% AMI	Subsidized apartments, tiny homes villages, permanent supportive housing

Note: Housing types can fit in more than one income bracket.

Job Capacity

As of 2022, Algona had a total of 1,862 jobs. About 59 percent of jobs are in the manufacturing sector which aligns with the Light Industrial (M1) zone having the greatest land acreage and having the greatest number of properties considered fully developed. Approximately one quarter of jobs are in the wholesale and trade sector, 10% are in services, and 5% are in the construction and resources sector. Almost all of net new job growth in the past ten years took place in the construction and resources or services sectors (Exhibit 27).

However, business and job growth has had a net decrease of about 12 percent since 2012 which can likely be attributed to the COVID-19 pandemic, the automation of jobs and introduction to artificial intelligence, and a national economic slowdown. Algona is evaluating opportunities to incentivize more jobs and greater diversification of jobs in the city through Municipal Code updates and collaboration with local businesses to understand if any development barriers currently exist that prevent greater commercial development.

Figure 9: Algona Employment Sectors (PSRC, 2022)

Sector	Assumed Zone	2012 Jobs	2022 Jobs	Change in Job Count	2012-2022 Average Growth (%)	2022 Jobs % of Total
Construction and Resources	C3	0	96	+96	100%	5.2%
Finance, Insurance, Real Estate	C1	0	0	0	0%	0%
Manufacturing	M1	1,507	1,089	-418	-27.73%	58.5%
Retail	C1	0	0	0	0%	0%
Services	C1	123	185	+62	50.4%	9.9%
Wholesale, Trade, Transportation, Utilities	C3	378	473	+95	25.13%	25.4%
Government	Public	19	19	0	0%	1%
Education	N/A	0	0	0	0%	0%
Total		2,129	1,862	-165	-12.54%	100%

There are a handful of permits in the 2020-2023 pipeline that would generate new jobs, including the Algona Village project which is a mixed-use development west of SR 167, development of a hotel, and the construction of the new South County Recycle and Transfer Station. Both projects will bring in an estimated 51 jobs in the retail, services, and government sectors. King County has a minimum employment target of 325 jobs by 2044. Algona’s capacity for new jobs is summarized in *Figure 10*.

NE-15

As of 2023, the City had capacity for approximately 6,700 new jobs exceeding the minimum capacity target for employment (total of 2,187 jobs by 2044) and creates a job capacity surplus of 4,521 jobs. New job growth will primarily occur in the Heavy Commercial (C3, 50%), Light Industrial (M1, 25%), and General Commercial (C2, 18.5%) zones.

Figure 10: Algona Employment Capacity

Zone	Remaining Developable Lands (Vacant, Partial, Under)	Total SF of Net Developable Lands (Vacant, Partial, Under)	Max Lot Coverage (permitted by zone)	Potential Job SF (based on maximum lot coverage permitted by zone)	Job Capacity per SF Ratio (Potential Job SF / Achieved Jobs per SF)	Permit Pipeline for Jobs	Total Job Capacity Remaining
C1	7.10	258311	0.75	193733.1	461	0	6708
C2	10.60	461736	0.75	346302	1243	0	
C3	13.42	618116	0.75	463587	3381	51	
M1	107.20	4669632	0.65	3035260.8	1675	0	
Public	0.00	0	NA	0	0	0	

Conclusion

Land use and zoning are the parameters that regulate the quality and appropriateness of development. As such, residents and businesses are continuously invested in proposed changes that change what is allowed to be developed in their backyard.

Algona’s land use strategy prioritizes the city’s need for economic growth, preserves the residential character, maintains compatibility of growth and zoning, and coordinates local connectivity to key civic services.

The city’s zones have established balance in meeting existing community needs with the future needs of the community’s children, new residents, and growing businesses. Future capacity is available by 2044 for an additional **600 people, 170 new homes** and **325 new jobs** to meet the anticipated growth projections for Algona.

Goals and Policies

GOAL LU-1 Build Urban Spaces

Establish a pattern of development that maintains and enhances the quality of life within Algona.

Policies:

LUP-1.1

Plan for a balanced mix of land uses based on land availability and the capacity to provide public services.

LUP-1.2

Implement ordinances to achieve compatible and attractive new residential, commercial and industrial uses.

LUP-1.3

Create a variety of high quality places to live, work, shop and recreate.

LUP-1.4

Review and amend zoning and subdivision regulations to adequate setbacks, landscaping, and buffering are required where land use conflicts may occur.

LUP-1.5

Manage growth so that the delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment in the City.

GOAL LU-2 Balance Uses

Through the Land Use Element, work to balance residential, commercial, industrial and public uses.

Policies:

LUP-2.1

Review development regulations to remove unnecessary requirements and to balance development goals for housing and economic development, with public opinion, public participation and environmental protection.

LUP-2.2

Ensure regulations, programs, and project specific review are consistent with the policies of this plan.

LUP-2.3

Coordinate with King County, applicable tribes, and adjacent municipalities through joint planning to ensure service provision and development is consistent with this plan.

LUP-2.4

Commercial and industrial development should complement the small-town character of Algona.

LUP-2.5

Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers. The city should consider a Transfer of Development Rights program to implement this policy.

GOAL LU-3 Community Wellness and Health

Promote healthy, connected, walkable, and equitable communities.

Policies:**LUP-3.1**

Integrate health and well-being into innovative design options that support residential neighborhoods and provide for more efficient use of single-family residential lands.

LUP-3.2

Direct public investment toward physical improvements that foster growth, maintain current infrastructure, serve population concentrations, and promote targeted changes in land use densities.

LUP-3.3

Design street networks and communities that provide a high degree of connectivity to encourage walking, bicycling, transit use, and safe and healthy routes to and from public schools.

LUP-3.4

Promote cooperation and coordination among transportation providers, local government, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.

LUP-3.5

Promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.

LUP-3.5

Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and provide housing in high opportunity areas while preventing displacement of historically marginalized residents.

LUP-3.6

Develop and implement design guidelines to encourage construction of healthy buildings and facilities to promote healthy people.

LUP 3.7

Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. The city should support culturally relevant resources and historic community character.

LUP-3.8

Support agricultural opportunities that enhance the City's capacity to produce fresh and reduce access to processed foods, such as a farmers' market or additional community garden spaces.

GOAL LU-4 Expand Housing Opportunities

Support a wide range of residential patterns, densities, and housing types throughout the City.Policies:**LUP-4.1**

Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.

LUP-4.2

Allow clustering of residential units to preserve open space and reduce surface water run-off.
LU5: Review and update infill standards and procedures that promote quality development and facilitate redevelopment of contaminated sites. Infill development should consider the existing neighborhood, public health, and equitable outcomes.

LUP-4.3

Protect trees and vegetation, and encourage additional plantings that serve as buffers. Allow flexibility in regulations to protect existing stands of trees.

LUP-4.4

Promote small-scale commercial activity areas within neighborhoods that encourage walkability, and provide opportunities for employment and “third places”.

LUP-4.5

Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community

LUP-4.6

Identify a diversity of zoning designations within this plan that permit a full range of residential dwelling types within Algona, with minimum densities of four dwellings per acre.

LUP-4.7

Adopt flexible design standards, parking requirements, incentives, or guidelines that foster green building, multimodal transportation, and infill development that enhances the existing or desired urban character of a neighborhood/community. Ensure adequate code enforcement so that flexible regulations are appropriately implemented.

GOAL LU-5 Attainable Housing

Encourage affordable housing and home ownership opportunities.

Policies:

LUP-5.1

Preserve existing housing by considering new permit types and fee programs that reduce costs of maintenance. Substandard housing that is “affordable” by virtue of its poor condition or other such physical factor is not an acceptable substitute for livable affordable housing.

LUP-5.2

Encourage a variety of affordable housing types in addition to single-family homes, such as triplex, fourplex, and cottage housing.

LUP-5.3

Encourage and support efforts to increase home ownership.

LUP-5.4

Adopt intentional, targeted strategies, incentives, actions and regulations that repair harm to households from past and current racially discriminatory land use and housing practices.

GOAL LU-6 Support Business Growth

Strengthen Algona’s economic base by retaining, expanding and reinvesting in existing businesses and by attracting new businesses.

Policies:

LU-6.1

Encourage development and redevelopment that complements adjacent land uses.

LU-6.2

Encourage and support functional commercial districts within the City.

LU-6.3

Consider refinements to commercial off-site parking requirements to allow joint use, common access or other innovative design for commercial uses.

LU-6.4

Implement a subarea plan for the Mixed-Use Commercial (C1) zone that supports development of local businesses, redevelopment of underutilized parcels, and meets local retail and service needs.

LU-6.5

Develop an inventory of small business resources to provide interested community members, including but not limited to development assistance, financial advising, and municipal resources offered by the county, the state, or non-profits.

LU-6.6

Develop a local business association with local business owners to understand development barriers to small businesses and ensure that existing businesses are included in relevant zoning decisions.

LUP-6.7

The City shall periodically review and amend the design criteria for commercial uses and zones to address emerging trends, crime, and community concerns.

GOAL LU-7 Industrial Lands

Encourage industrial development that strengthens the local economy, tax base, and job capacity, and attracts complimentary uses and businesses.

Policies:

LUP-7.1

Support development and redevelopment of industrial lands that make positive contributions to the economy and physical environment of Algona on appropriately zoned industrial land.

LUP-7.2

Protect industrial land from encroachment by incompatible uses such as housing.

LUP-7.3

Expand the number and type of industrial uses in the City by intensive use of existing industrial lands.

LUP-7.4

Discourage industrial development that interferes with residential and commercial land uses in close proximity.

LUP-7.5

Mitigate negative impacts of noise, light, glare, dust and other effects when considering the development of an industrial use.

LUP-7.8

Minimize or mitigate potential health impacts of the activities in manufacturing/industrial centers on residential communities, schools, open space, and other public facilities.

LUP-7.6

Install adequate landscape or structural buffers to separate differing land uses from the adverse impacts of industrial development.

LUP-7.7

Protect existing industry from possible future land use conflicts through setbacks, landscaping buffers, and prohibiting heavy industrial uses in the Zoning Code.

LUP-7.8

Facilitate the integration and/or buffering of industrial development with adjacent non-industrial areas.

LUP-7.9

The City shall periodically review and amend the design criteria for the Light Industrial (M-1) zone to address emerging trends, crime, and community concerns.

GOAL LU-8 Parks, Open Space, and Trails

Plan for the maintenance and expansion of parks, open space, trails and recreational opportunities for the citizens of Algona.

Policies

LUP-8.1

Identify the recreational needs and interests of the community and provide for those needs within the existing lands zoned for Open Space and Critical Areas (OS/CA) and funding capacity of the City.

LUP-8.2

Identify potential open space opportunities within the City and explore acquisition possibilities on the western half of Algona (west of SR 167) to reduce environmental health disparities caused by proximity to the highway.

LUP-8.3

Explore the possibility of linking new and existing passive open spaces areas to create a network of active green spaces.

LUP-8.4

Evaluate opportunities to develop a new park in the northern half of contiguous Algona (east of SR 167).

GOAL LU-9 Partnerships

Coordinate growth and development with adjacent jurisdictions.

Policies:

LUP-9.1

Coordinate the review and approval of development proposals with applicable federal, state, and local environmental agencies within the adopted Urban Growth Area or proposed Planned Action Area.

LUP-9.2

Plan land uses to accommodate housing and employment targets in a manner consistent with PSRC's Regional Growth Strategy and Regional Transportation Strategy.

LUP-9.3

Work with adjacent jurisdictions and agencies to collaborate on overlapping needs on mutual infrastructure or housing targets.

LUP-9.4

Communicate annually with King County on achieved development in housing and jobs to refine future capacity targets in new iterations of the Comprehensive Plan.

LUP-9.5

Develop relationships with subsidized housing developers to garner greater interest in developing new affordable housing units in Algona.

GOAL LU-10 Historic PreservationPolicies:**LUP-10.1**

Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. The city should support culturally relevant resources and historic community character.

LUP-10.2

Consider development of a historic preservation program throughout the city.

LUP-10.3

Install informative signage in key areas of the city highlighting important events and figures in Algona's history.

GOAL LU-11 Annexations and Urban Growth Boundaries

LUP-11.1

Annex land within the Urban Growth Area if Algona is unable to meet job and housing capacity targets in future iterations of the Comprehensive Plan.

LUP-11.2

Work with King County and other service providers in the UGA to understand the unique conditions to further develop land.

LUP-11.3

Promote coordinated and efficient growth within the Algona Urban Growth Area (UGA) with neighboring jurisdictions and Tribes, King County, and the Puget Sound Regional Council.

States Department of Housing and Urban Development.

Appendix A Glossary of Terms

A

Accessibility

A continuous, unobstructed pathway that supports travel between two points in compliance with the Americans with Disabilities Act.

Accessory Dwelling Unit (ADU)

A habitable dwelling unit that provides basic requirements for living, sleeping, eating, cooking and sanitation. An accessory dwelling unit is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.

Active Transportation

A form of transportation using pedestrian mobility, such as walking or running, or a mobility assistive device, such as a wheelchair, bike, or scooter. Active transportation can include both traditional and electric assist devices.

Affordable Housing

Residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

1. For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development; or
2. For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United

Affordable Housing Unit

Housing reserved for eligible households and affordable to households earning less than 80 percent of the area median income. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see “Vouchers” below for more details).

Allowed Use

A permitted or conditional use in the Algona Zoning Code.

American Community Survey (ACS)

An ongoing nationwide survey conducted by the U.S. Census Bureau. It is designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households.

Americans with Disabilities Act (ADA)

A federal civil rights law prohibiting, under certain circumstances, discrimination based on disability. The ADA requires public entities to include access to programs and services and provide access in public facilities and infrastructure as described in the ADA Standards for Accessible Design.

Annexation

A procedure for transferring land from one jurisdiction into another. An annexation area is usually adjacent to an incorporated city, town, or a special purpose district. Washington State law governs the procedures for annexation.

Aquifer

A body of soil or rock that contains sufficient saturated material to conduct groundwater and yield usable quantities of groundwater to springs and wells.

Area Median Income (AMI)

A measurement of the middle of all household incomes within a jurisdiction. AMI is used as a benchmark income to determine the level of housing affordability within a jurisdiction.

Arterial, Major

A connected network of rural arterial routes with appropriate extensions into and through urban areas, including all routes designated as part of the interstate system, which serve corridor movements having travel characteristics indicative of substantial statewide and interstate travel.

Arterial, Minor

In conjunction with the principal arterial system, form a rural network of arterial routes linking cities and other activity centers which generate long distance travel, and, with appropriate extensions into and through urban areas, form an integrated network providing interstate and interregional service.

Arterial, Collector

A road that primarily serves the more important intercounty, intra-county, and intraurban travel corridors, collect traffic from the system of local access roads and convey it to the arterial system, and on which, regardless of traffic volume, the predominant travel distances are shorter than on arterial routes.

Attainable Housing

Attainable Housing is market rate housing in which the people are spending no more than 30% of their income on their home. Implicit in this idea of attainability is the idea that a range of housing options (type, size,

tenure, cost) needs to exist in the local market to serve a range of household incomes and preferences.

Automotive Transportation

A form of transportation using a motorized form of transportation, such as a car, truck, or motorcycle.

B**Best Available Science**

Current scientific information used in the process to designate, protect, or restore critical areas, which is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925. Examples of best available science are included in Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas published by the Washington State Department of Commerce.

Best Management Practices

conservation practices or systems of practices and management measures that:

1. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, and sediment;
2. Minimize adverse impacts to surface water and ground water flow and circulation patterns and to the chemical, physical, and biological characteristics of wetlands and fish and wildlife habitat conservation areas;
3. Protect trees, vegetation, and soils designated to be retained during and following site construction and use of native plant species appropriate to the site for revegetation of disturbed areas; and

4. Provide standards for proper use of chemical herbicides within and adjacent to critical areas.

BIPOC

Black, Indigenous, and people of color. Pronounced “bye-pock,” a term specific to the United States, intended to center the experiences of Black and Indigenous groups and demonstrate solidarity between communities of color.

Buildable Lands

An assessment determining the amount of land suitable for urban development, and evaluate the capacity for growth, based upon measurement of recent actual development activity, and evaluates achieved urban densities. The assessment includes determining land needed for commercial, industrial, and residential growth. This is sometimes also referred to as a “Land Capacity Analysis”.

Built Environment

Refers to the human-created surroundings that provide the setting for human activity, ranging from large-scale civic districts, commercial and industrial buildings, to neighborhoods and individual homes.

C

Capital Facilities

Any publicly owned properties used for public uses, such as but not limited to streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, city buildings, fire stations, police stations, parks and recreational facilities, and schools.

Capital Improvement Plan (CIP)

A six-year plan for future capital expenditures which identifies capital projects packaging, timelines, and funding. The CIP is updated and adopted biennially, along with the City’s two-year operating budget.

Climate

The historically usual weather of a place.

Climate Change

The long-term shifts in temperatures and weather patterns. Such shifts can be natural, due to changes in the sun’s activity or large volcanic eruptions. But since the 1800s, human activities have been the main driver of climate change, primarily due to the burning of fossil fuels like coal, oil and gas.

Congestion

A traffic condition in which the number of vehicles using a facility is great enough to cause reduced vehicle speeds and increased travel times.

Cost-burdened household

A household that spends more than 30 percent of its gross income on housing costs.

Commercial Use

The use of a building, land, or structure primarily for non-residential and nonpersonal use involving retail, sales, wholesale, office, entertainment, or other similar uses.

Commute

The trip made from an employee’s residence to a worksite for a regularly scheduled workday.

Complete Streets

Streets which are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians,

bicyclists, motorists, and public transportation users of all ages and abilities.

Comprehensive Plan

A long-range plan regulated by the Growth Management act guiding 20-years of physical, economic, and social development in Algona.

Community Park

A large park ranging from one to five acres in size. Park provides active recreation facilities and includes features such as parking lots, sports fields/courts, and natural areas.

Concurrency

A Growth Management Act planning requirement to ensure that needed services and facilities are in place by the time development is completed and occupied, or that funding has been committed to provide such services within six years.

Cost-Burdened Household

Households paying more than 30 percent of their income for housing.

Cost-Burdened Household, Severely

A household that spends more than 50 percent of its gross income on housing costs.

Countywide Planning Policy

An adopted provision developed collaboratively between the regional and/or county government or agency that applies to incorporated and unincorporated cities and towns within that county. Countywide planning policies provide a common framework for individual comprehensive plans prepared by each local jurisdiction to ensure region-wide consistency in the regional vision for future development.

Critical Areas

Any of the following areas or ecosystems: wetlands, fish and wildlife habitat conservation

areas, critical aquifer recharge areas, and geologically hazardous areas, as defined in Chapter 36.70A RCW and this chapter.

Critical Aquifer Recharge Area

Areas designated by WAC [365-190-080\(2\)](#) where an aquifer that is a source of drinking water is highly susceptible to contamination.

D

Density

The number of units within a specified area calculated by dividing the total number of square feet of the area by the number of dwelling units in the area.

Development

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, grading, landfill, drainage, removal of vegetation, or disturbance of land or water; and use of land or water or the intensification or extension of the use of land or water.

Development Regulations

The controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city.

Development Standards

In respect to any development, fixed requirements, or standards imposed by regulation or ordinance. For example, a setback is a development standard.

Displacement

The process by which a household is forced to move from its community because of conditions beyond its control.

Displacement, Cultural

Residents are compelled to move because the people and institutions that make up their cultural community have left the area.

Displacement, Economic

Households are compelled to move by rising rents or costs of home ownership like property taxes.

Displacement, Physical

Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.

Displacement Risk

The likelihood that a household, business, or organization will be displaced from its community.

Drainage Basin

Drainage basins are small watersheds, and have natural boundaries defined by the shape of the land and the flow of the water; smaller watersheds become part of larger watersheds.

Duplex

A detached residential building designed for occupancy by two self-contained attached dwelling units living independently of each other.

Dwelling Unit

A building designed exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels or motel units having no kitchens. Factory-built housing and mobile homes are dwellings when they meet state requirements under Chapter 43.22 RCW and are so certified by the state.

E**Electric Vehicles**

Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.

Emergency Housing

Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Emergency Shelter

A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

Environmental Effects

Indicators that account for adverse environmental quality generally, even when

population contact with an environmental hazard is unknown or uncertain.

Environmental Exposures

The levels of certain pollutants that populations come into contact with.

Environmental Justice

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities and the equitable distribution of resources and benefits.

Equity (Social Equity)

The full and appropriate access to power, opportunities and resources so that all people achieve their potential and thrive. All people can attain the resources and opportunities that improve their quality of life and enable them to reach full potential. Those who identify as impoverished, a racial or ethnic group, and historically marginalized communities are engaged in decision making processes, planning, and policy making.

Essential Public Facility (EPF)

A public facility that is typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including

substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.

F**Fair Market Rent**

HUD determines what a reasonable rent level should be for a geographic area and sets this as the area's fair market rent. Section 8 (Housing Choice Voucher program) voucher holders are limited to selecting units that do not rent for more than fair market rent.

Family

This census term refers to a household where two or more people are related by birth, marriage, or adoption.

Fish and Wildlife Habitat Conservation Area

Areas necessary for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created (WAC 365-190-130).

Floodplain (100-year Floodplain)

The total land area adjoining a river, stream, watercourse, or lake subject to inundation by the base flood. This is land susceptible to inundation with a one percent chance of being equaled or exceeded in any given year as determined by the Federal Emergency Management Agency (FEMA).

Forecasted Traffic Volume

Travel forecasting model output; the number of vehicles forecast to travel on all or part of the future year street and highway network over a given period of time for a future year.

Estimated volume also refers to modeled traffic, but for the current year or a previous year.

G

Green Building (Green Design)

Building design that yields environmental benefits, such as savings in energy, building materials, and water consumption, or reduced waste generation. Green development minimizes energy consumption, pollution, and the generation of wastes, while maximizing the re-use of materials and creating healthful indoor environments.

Green Infrastructure

A wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater.

Gross Floor Area

All floor area within the exterior walls of the building including area in halls, storage, and partitions, but excluding furnace and similar utility space used solely to maintain the building of occupancy.

Ground Disturbance

Any activity that disturbs the soil included but not limited to excavation with heavy equipment, tree removal, and geotechnical analysis.

Groundwater

Ground water in a saturated zone is separated from the underlying main body of ground water by an unsaturated rock zone.

Goal

A general statement of a future condition towards which actions are aimed.

Growth Management Act (GMA)

A Washington State law requiring urban counties and associated cities within them to develop a comprehensive plan to address growth and the potential impacts of growth over a 20-year planning period, as described in RCW 36.70A.

H

Habitats of Importance

These areas include a seasonal range or habitat element with which a given species has a primary association, and which if altered may reduce the likelihood that the species will maintain and reproduce over the long term. These might include areas of high relative density or species richness, breeding or roosting habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations such as cliffs, talus, and wetlands

Historic Landmark

A physical property that has been formally designated and listed on a register of historic places by an agency of government in a process defined by the laws, policies, and procedures adopted by a particular governmental agency, including local, regional, state, and federal agencies. A landmark can be a building, a structure, a site (including an archaeological site), a district with a number of buildings, or an object such as a ship or a railway locomotive.

Household

A household is a group of people living within the same housing unit. The people can be related, such as family. A person living alone in a housing unit, or a group of

unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households. The census sometimes refers to “occupied housing units” and considers all persons living in an occupied housing unit to be a single household. So, Census estimates of occupied housing units and households should be equivalent.

Household Income

The census defines household income as the sum of the income of all people 15-years and older living together in a household.

Housing Choice Vouchers

Also referred to as Section 8 Vouchers. A form of federal housing assistance that pays the difference between the Fair Market Rent and 30 percent of the tenant’s income. HUD funds are administered by Public Housing Agencies (PHA).

Housing Exclusion

The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.

Housing Unit

See definition for “Dwelling Unit”.

Housing, Extremely Low Income

Housing affordable to households making 0-30% AMI. An example of extremely low-income housing units is permanent supportive housing.

Housing, High Income

Housing affordable to households making >120% AMI. An example of high-income housing units is detached single family homes.

Housing, Low Income

Housing affordable to households making >50-80% AMI. Examples of low-income housing units are apartments, condominiums, and accessory dwelling units.

Housing, Moderate Income

Housing affordable to households making >80-120% AMI. Examples of moderate-income housing units are townhomes, duplex, triplex, and quadruplex.

Housing, Very Low Income

Housing affordable to households making >30-50% AMI. Examples of low-income housing units are apartments, condominiums, and accessory dwelling units.

I

Impact Fee

A payment of money required as a condition of development approval to pay for capital improvements needed to serve new growth and development and is: reasonably related to the new development that creates additional demand and need for capital improvements; a proportionate share of the cost of the public improvements; and used for improvements that reasonably benefit the new development.

Implementation Action

Steps required to achieve a specific goal. Actions breakdown the metrics required to achieve a goal, such as individual tasks, timeframes, resources, management, and implementation.

Impervious Surface Area

Any material or ground treatment that prevents or substantially reduces absorption of stormwater into the ground (i.e., concrete, asphalt, sidewalks, buildings, etc.).

Inclusionary Housing

An affordable housing production program which requires a specified number of affordable and/or low-income units within new housing developments. Inclusionary units are generally provided through density bonus incentives, requirements for cash contributions to a pool, or minimum percentages of affordable units, or combinations of requirements and incentives.

Income-Restricted Housing

This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.

Industrial Development, Light

A manufacturing use, typically having limited potential of creating noise, smoke, dust, vibration or other environmental impacts or pollution, and including, but not limited to, the following:

1. Production, assembly, finishing, and/or packaging of articles from parts made at another location, such as assembly of clocks, electrical appliances, or medical equipment;
2. Production of finished household and office goods, such as jewelry, clothing or cloth, toys, furniture, or tents, from materials that are already refined, or from raw materials that do not need refining, such as paper, fabric, leather, premilled wood, or wool, clay,

cork, semiprecious or precious metals or stones, fiber, or other similar materials;

3. Canning or bottling of food or beverages for human or animal consumption using a mechanized assembly line;
4. Printing plants;
5. Wholesale trucking operations.

Infill Development

Development consisting of either (1) construction on one or more lots in an area which is mostly developed or (2) new construction between two existing structures.

Infrastructure

The facilities and capital equipment that jurisdictions need to function effectively. Common examples include sewer service, waste collection, and transportation service.

J**Jurisdiction**

The extent of a governing body's authority. Alternatively, the governing body which has authority in an explicit area.

K

No definitions.

L**Land Capacity Analysis**

See definition for "Buildable Lands".

Lands, Developed

Parcels that have been fully developed for a primary use.

Lands, Partially-Developed

Parcels occupied by a use, but which include enough land to be further subdivided for additional development without rezoning.

Lands, Under-Developed

Parcels that are likely to redevelop to a more intensive land use than that which currently occupies the property, either due to market forces or because applicable zoning allows a more intensive use than the current development.

Lands, Vacant

Parcels of land that contain no structures or have buildings with low value. The Commerce UGA Guidebook (2012) includes lands with improvement values of less than \$500 in the vacant classification.

Land Use

The term used to indicate the use of any piece of land, such as agricultural or residential.

Level of Service

Measure of a public facility's, program/service's, or infrastructure's operational characteristics used to gauge its performance and potential to accommodate new users.

Live/Work Unit

A dwelling unit in combination with a shop, office, studio, or other workspace within the same unit, where the resident occupant both lives and works. A live/work unit is intended to function predominantly as living space with incidental accommodations for work-related activities that are beyond the scope of a home occupation.

Local Street

A local road, also called a street, is a road in a built environment that has all kinds of

properties beside it which can be accessed from the road or a parking lot connected to the road.

Lot

A building site that is described by reference to a recorded plat, by metes and bounds, or by section, township and range which has direct legal access to a street or has access to a street over an easement approved by the county.

Lot Coverage

The amount of land covered, occupied or permitted to be covered/occupied by a roofed building or buildings, usually expressed in square feet or percentage of land on the lot, and measured horizontally at the outside of external walls or supporting members of all primary and accessory structures.

Low-Income

Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to area median family incomes (MFI), with consideration for family size.

M**Manufactured Home**

A single-family dwelling constructed after June 15, 1976, in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

Market Forces

Economic factors that impact the provision, price, and/or demand for housing.

Market Rate Housing

Housing stock that exists or is proposed

based on an area's market values, demand, and American Median Income (AMI). Location, amenities, size, building conditions help determine how much monthly incomes are contributed to housing costs

Median Income

The median income for a community is the annual income at which half of the households earn less and half earn more.

Mitigate/Mitigation

To reasonably reduce or eliminate the impact of development, primarily in relationship to critical areas. In Algona, this requires the use of any combination or all of the following actions:

1. Avoiding impacts to environmentally sensitive areas by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environmentally sensitive area;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the development proposal;
5. Compensating for the impact by replacing or enhancing environmentally sensitive areas, or providing substitute resources;
6. Monitoring the impact and taking appropriate corrective measures.

Missing Middle Housing

Housing types that range between a single-family home and mid-rise apartment buildings. These housing types can include, but are not limited to, townhomes, duplexes, triplexes, fourplexes, courtyard clusters, or

cottage homes and can be more compatible in scale to the single-family or transitional neighborhood.

Mixed-Use

A land use where more than one classification of land use (for example, residential, commercial, and recreational) permitted within a zoning district is combined on a lot or within a structure.

Mixed-Use Development

The development of a parcel or structures with one or more different land uses, such as a combination of residential, office, retail or commercial use vertically integrated or a physically integrated group of structures.

Mobile Home

A factory-built dwelling constructed prior to June 15, 1976, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since introduction of the HUD Manufactured Home Construction and Safety Standards Act.

Multifamily Residential

A collection of multiple housing units in one structure. Often multifamily units are found in apartment buildings, but small-scale multifamily residential structures also exist as duplexes, townhomes, quadplexes, or other smaller buildings with multiple housing units.

Multimodal Transportation

A term referring to accessibility by a variety of travel modes, typically pedestrian, bicycle, transit, and automobile modes, but may also include water and air transport modes.

Municipal Code

A collection of all of the regulatory and penal ordinances and certain administrative ordinances of the City of Algona.

N**Natural Environment**

All living and non-living things occurring naturally, meaning not artificial or man-made.

Neighborhood Park

A pedestrian oriented park that is typically one acre or less and is intended to serve adjacent residential units. Parks typically provides playground area and open space. Neighborhood parks can provide a single sports court.

O**Objective**

An objective is a statement of measurable activity, a benchmark, to be reached in pursuit of the goal.

P**Park**

Land under public ownership devoted to passive and active recreation activities and facilities. Such activities include open spaces, playgrounds, athletic fields, athletic or recreation structures.

Park Classification

A system identifying different park types and how they meet different residential needs. Classifications are based upon the National Parks and Recreation Association (NPRA) but are locally amended to fit Algona's development pattern and needs.

Peak Hour

The consecutive 60-minute period during a 24-hour period which experiences the highest sum of traffic volumes as determined by the City on a roadway segment, passing through a roadway intersection, or entering or leaving a development. The peak hour typically takes place between 4 p.m. and 6 p.m. on a workday.

Peak Hour (A.M)

The consecutive 60-minute period during the a.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Peak Hour (P.M)

The consecutive 60-minute period during the p.m. hours which experiences the highest sum of traffic volumes as determined by the City on a roadway segment passing through a roadway intersection, or entering or leaving a development.

Pedestrian Amenities

Features of the built environment that improve the quality of foot or wheelchair travel, including ground floor retail uses in adjacent buildings, landscaped walkways, limited interference from automobiles, street furniture, etc.

Permanent Supportive Housing

Subsidized, leased housing with no limit on length of stay, paired with on-site or off-site voluntary services designed to support a person living with a disability to be a successful tenant in a housing arrangement, improve the resident's health status, and connect residents of the housing with community-based health care, treatment, and employment services.

Pocket Park

A small, pedestrian oriented park of one-half acres or less that provides green space in more developed areas. Pocket parks typically include landscaping, seating, art, smaller play features, and community identification features such as interpretive signage or historic markers.

Policy

A statement of intent or definite course guiding the legislative or administrative body while making a new decision or evaluating a new project.

Potable Water

Water that is safe and palatable for human use.

Priority Habitat

A habitat type or elements with unique or significant value to one or more species as classified by the State Department of Fish and Wildlife. A priority habitat may consist of a unique or rare vegetation type or dominant plant species, a described successional stage, or a specific structural element.

Public Engagement

The practice of involving members of the public in the agenda-setting, decision-making, and policy-forming activities of organizations/institutions responsible for policy development.

Public Transit

A system of transport for passengers by group travel systems available for use by the general public unlike private transport, typically managed on a schedule, operated on established routes, and that may charge a posted fee for each trip.

Puget Sound Regional Council (PSRC)

A regional planning and decision-making body for growth and transportation issues in King, Kitsap, Pierce, and Snohomish Counties. Under federal transportation law, the Council is the Metropolitan Planning Organization (MP) responsible for regional transportation planning and programming of federal transportation funds in the four counties. It is also the designated Regional Transportation Planning Organization (RTPO) for the four counties. PSRC manages the adopted regional growth strategy, Vision 2050, and the regional transportation plan Transportation 2050.

Q

No definitions.

R**Racially Disparate Impacts (RDI)**

When policies, practices, rules, or other systems result in a disproportionate impact on one or more racial groups. These impacts can be the result of homeownership rates, rates of housing, cost burden, rates of overcrowding, housing, cost compared to median household income, and concentration of racial groups in certain areas of the city with specific economic characteristics.

Recreation

Passive or active activities done for the purposes of enjoyment and physical exercise.

Residential Use

A land use term which includes living areas; common areas used to access living areas; offices for the renting, leasing, or selling of housing units in the development; and recreational areas used exclusively by residents and their guests.

Roadway Classification

The functional classification of a road is the class or group of roads to which the road belongs. There are three main functional classes as defined by the United States Federal Highway Administration: arterial, collector, and local.

S**Shared Mobility**

Shared transport or shared mobility is a transportation system where travelers share a vehicle either simultaneously as a group or over time as personal rental, and in the process share the cost of the journey, thus creating a hybrid between private vehicle use and mass or public transport.

Single Family Home

A residential structure that is designed to shelter one household. This is the most common type of housing found in the region.

Stakeholder

A member of the public with an interest in the outcome of the project or specific knowledge of the topic.

State Environmental Policy Act (SEPA)

Contained in RCW Chapter 43.21C, this Washington State law is intended to minimize environmental damage. SEPA requires that state agencies and local governments consider environmental factors when making decisions on activities, such as development proposals over a certain size and comprehensive plans. As part of this process, environmental checklists are prepared to disclose impacts and propose mitigation. This process also provides an opportunity for public comment.

Stormwater

Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

Stormwater Facilities

Constructed or natural systems that are designed to provide stormwater management

Stormwater Management

The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, and diverting, treating, or filtering of surface water, ground water, and/ or runoff together with applicable managerial (nonstructural) measures.

Stream

An area where open surface water produces a defined channel or bed, not including irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial watercourses, unless they are used by salmonids or are used to convey a watercourse naturally occurring prior to construction. A channel or bed need not contain water year-round, provided there is evidence of at least intermittent flow during years of normal rainfall.

Structure

Anything constructed or erected above or below ground, affixed to the ground, or attached to something fixed to the ground.

Subdivision

The division of a parcel of land into two or more parcels. Subdivisions are classified into short subdivisions, also referred to as short plats, and long subdivisions, also referred to as long plats, based on the number of lots created.

Subsidized Housing

Public housing, rental assistance vouchers like Section 8, and developments that use Low-Income Housing Tax Credits are

examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably.

T

Tenure

Tenure references the ownership of a housing unit in relation to the household occupying the unit. According to the US Census Bureau, a housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owned” only if the owner or co-owner lives in it. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

Trail

Trails are identified as a network or pathway for the exclusive use of pedestrians, cyclists, or other non-motorized forms of transportation. The intent of trails is to both provide recreational and transportation uses. Ideally, trails create a well-connected city and supplement sidewalks and bike lanes. Trails can include features such as parking areas, paved or unpaved paths, picnic tables or benches, and informational markers.

Transitional Housing

Programs which provide housing and support services to move individuals and families from homelessness to self-reliance and permanent housing. Transitional housing is provided for a specified period, typically six months to two years.

Transportation

In context of the Location Affordability Index, this term refers to costs associated with auto ownership, auto use, and transit use.

Transportation Demand Management

Public and/or private programs designed to reduce travel demand and that are ongoing substitutes for additional motor vehicle traffic lanes and traffic signals. These programs include but are not limited to transit, bicycling and ridesharing incentives, flexible working hours, parking management, and supporting pedestrian enhancements to decrease single occupancy vehicle trips.

Transportation Improvement Plan (TIP)

The TIP is a short-range planning document that is updated every year and shows the funding sources and amounts for transportation improvement projects planned for the next six years. All cities, towns, and counties are required to develop and adopt a six-year transportation improvement program (TIP), also known as a transportation improvement plan (See RCW 35.77.010).

U

Undergrounding

The construction or relocation of electrical wires, telephone wires, and similar facilities underground.

Urban Growth Area (UGA)

The area designated in the King County Comprehensive Plan for urban development and to be served with urban services, in addition to greenbelts, open space, and other appropriate areas.

Utilities

Any privately, publicly, or cooperatively owned line, facility, or system for producing, transmitting, or distributing communications, power, electricity, light, heat, gas, oil, crude oil products, water, steam, waste, storm water not connected with highway drainage, or any other similar commodity, including any fire or police signal system or street lighting system, which directly or indirectly serves the public.

V**Vegetation, Native**

Plant species that occur naturally in a particular region or environment and were not introduced by human activities.

Vision 2050

A regional plan developed by PSRC guiding development and local comprehensive plans through 2050. All GMA planning cities within the Puget Sound must update their comprehensive plans to align with Vision 2050.

Vision Statement

A vision statement captures what community members most value about their community, and the shared image of what they want their community to become.

Vouchers (Tenant-based and Project-based)

HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be “tenant-based”, meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. They pay the difference between the fair market rent and 30 percent of the tenant’s income. Or the vouchers can be “project-based”, meaning they are assigned to a specific building.

W**Walkability**

The accessibility of amenities by foot. It is based on the idea that urban spaces should be more than just transport corridors designed for maximum vehicle throughput. Typically, a walkable neighborhood has a number of services, goods, or key locations within a ¼ mile walk, or about 10 minutes.

Watershed

The geographic region within which water drains into a particular river, stream, or other body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

Well

A bored, drilled, or driven shaft, or a dug hole whose depth is greater than the largest surface dimension for the purpose of withdrawing or injecting water or other liquids.

Wetland

An area inundated or saturated by ground water or surface water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas (Army Corps of Engineers Regulation 33 CFR 323.2(c)). Wetlands include ponds, but do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention/retention facilities, farm ponds, and landscape amenities. However, wetlands shall include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

Wildlife

All species of the animal kingdom whose members exist in Washington in a wild state.

X

No definitions.

Y

No definitions.

Z**Zone**

An area accurately defined as to boundaries and location on an official map and within which area only certain types of land uses are permitted, and within which other types of land uses are excluded, as prescribed by Algona Municipal Code Title 22.

Zoning Code

A method in which a municipality or other tier of government divides land into "zones", each of which has a set of regulations for new development that differs from other zones.

Zoning Map

A visual layout of land use classifications within the city.

Gross Residential Land Capacity by Zone- 2023 Sta

Residential Zones	Total AC in Zone
RL (Low Density Residential)	221.14
RM (Medium Density Residential)	33.13
C1 (Mixed Use)	57.97
C3 (Heavy Commercial)***	45.46

*Limited areas have critical areas verified. Critical areas are ultimately determined b

**C1 zone assumes a 80 to 20 housing to jobs ratio

***C3 zone assumes a 40 to 60 housing to jobs ratio

****Critical areas are estimated using a map developed by ICF. The map indicates r
found below.

Net Total Residential Capacity

Zone	
RL (Low Density Residential)	
RM (Medium Density Residential)	
C1 (Mixed Use)*	
C3 (Heavy Commercial)*	

See Assumed Densities table for justification and calculations

ADU Capacity

ADU Gen Calcs

RL	
RM	
C1	
C3	

*Separate data sheet available for ADU estimates.

** It is realistic to assume a lower rate of ADU production. Algona is small and has a lower AMI than many jurisdiction family homes.

*** it is assumed only 1 ADU per lot will likely be developed.

Critical Areas

Zone	Critical Areas Acreage	Zone Ac
R-L	10.64	
R-M	6.56	
C-1	5.95	
C-2	10.97	
C-3	4.53	
M-1	19.76	
Open Space	83.26	
Public	0.00	
ROW	13.39	

*This map is based on the ICF map and GIS overlays with the 2019 Zoning Map.

Total Residential Capacity Summary

Zone	Net Developable Lands (AC)
RL	63.68
RM	14.76
C1	32.42
C3	30.82

* 75% lots assumed unavailable in terms of participation and interest. ADU Eligible L

Note - Vacation homes and short term rentals are not an issue prevalent in Algona.

Airbnb:

As of 12/7/2023, there are 2 homes available

VRBO:

As of 12/7/2023, there are no homes available

Summary Capacity by Zone

Zone	Unit Capacity
Low Density Residential (RL)	318
Medium Density Residential (RM)	118
Mixed Use Commercial (C1)	311
Heavy Commercial (C3)	173
ADUs	102

Projected Housing Needs and Capacity

Income Level (AMI%)	Projected Housing Need
0-30% (PSH or Non PSH)	49
30-50%	8
50-80%	7
80-100%	14
100-120%	16
120% +	76
Total	170 units

tus

Total AC (not including ROW/Public land)	Gross Lands (ac)	
210.79	Vacant	30.35
	Partially Utilized	34.72
	Under Utilized	20.31
	Developed	135.77
32.85	Vacant	11.59
	Partially Utilized	11.03
	Under Utilized	1.13
	Developed	9.38
57.76	Vacant	7.49
	Partially Utilized	33.29
	Under Utilized	6.41
	Developed	10.78
43.73	Vacant	7.98
	Partially Utilized	10.4
	Under Utilized	26.17
	Developed	0.91
Total:		357.70

by applicants who submit to the city. Only estimated critical areas are included in this calculation for the net zone

ough boundaries of critical areas however the City relies on private development projects to determine if critical

Assumed Density
5
8
12
14

Estimated Lots Eligible for ADU	Total
55	102
13	
14	
20	

ns nearby. There is an inherent value and connection to open space on private properties - Algona used to be entirely comprised of farmlands and singe

acreage	% of Zone
211.08	5.04
29.56	22.20
57.77	10.30
14.59	75.15
45.71	9.90
160.10	12.34
95.52	87.17
5.45	0.00
38.85	34.47

Assumed planned Density (units/ac)	Gross Residential Capacity	Existing Housing on Lands (units)
5	318	103
8	118	37
12	311	99
14	173	19

lots indicates properties that are suited for ADU development and can meet the current zoning code requirements. There is no local concern from residents, Council, staff, or the Mayor on vacation rentals or short term rentals.

able and 1 room available to rent on Airbnb.

able to rent on VRBO.

Assigned Zone Category	Capacity in Zone Category
Low Density	318
Medium Density	118
Low Rise	311
Mid Rise	173
ADUs	102

Zone Categories Serving Needs	Aggregate Housing Needs	Total Capacity
Mid Rise Multifamily	57	173
Low Rise, Mid Rise, ADUs	21	413
Medium Density Residential	16	118
Low Density Residential	76	318

1,022 units

Critical Areas Deduction Factor*	Gross Lands Remaining after Critical Areas****
5.04%	28.82
	32.97
	19.28
	NA
22.20%	9.02
	8.58
	0.88
	NA
10.30%	6.72
	29.86
	5.75
	NA
9.90%	7.19
	9.37
	23.58
	NA

:

areas are present and what developable lands. Critical areas were estimated for vacant, partial,

		Net Developable Acres per Zone	Net Residential Capacity on Developable Parcels (vacant, partial, under lands)
	DU/AC	63.68	318.42
	DU/AC	14.76	118.06
	DU/AC	32.42	311.22
	DU/AC	30.82	172.61
Total		141.68	920.32

Number of ADU's Permitted 2021-2023	
2	

Net Residential Capacity (units)	Anticipated 20-year ADU Production (all zones)*	Total Residential Capacity	Assigned Zone Category
215	25	687	Low Density
81			Moderate Density
212			Low Rise
154			Mid-Rise

ts.

Capacity Surplus or Deficit
116
392
102
242

852 unit capacity surplus

Infrastructure/Land Availability Deduction Factor	Net Developable Lands	Assumed Density	Gross Residential Capacity (units)
24.49	63.68	5	318.42
24.73			
14.46			
NA			
7.66	14.76	8	118.06
6.43			
0.66			
NA			
5.71	32.42	12	311.22
22.40			
4.31			
NA			
6.11	30.82	14	172.61
7.03			
17.68			
NA			
Total Capacity			920

, and under utilized lands by adding up these three sets of acreages and multiplying it ag

Existing Housing units on Vacant, Partial, or Under developed lands	Net Residential Capacity Remaining
103	215.42
37	81.06
99	212.22
19	153.61
258	662
	Units remaining in residential capacity

Estiamted Rate of Production
1 ADU per year X 20 years = 20 ADUs by 2044
Total:

|

units

ainst the critical areas percentages of areas

Eligible Lot ADU Participation Deduction
102
eligible lots X (100%-75% participation deduction) = 25 lots likely to develop an ADU

25 ADU's by 2044

KEY TERMINOLOGY

Vacant Lands

Parcels of land that contain no structures or have buildings with low value. The Commerce UGA Guidebook (2012) includes lands with improvement values of less than \$500 in the vacant classification. Jurisdictions may set different improvement value thresholds based on local knowledge and market characteristics, but these should be consistent with any applicable county-level land capacity analysis or buildable lands report.

Partially Utilized

Parcels occupied by a use, but which include enough land to be further subdivided for additional development without rezoning. For example, a 1-acre lot zoned for 4 units per acre that contains one single-family home could be subdivided to allow development of up to 3 additional units

Underutilized Properties

Under-utilized – Parcels that are likely to redevelop to a more intensive land use than that which currently occupies the property, either due to market forces or because applicable zoning allows a more intensive use than the current development. Examples of under-utilized properties include:

- A single-family home on property in a multifamily zone
- A property with relatively low improvement value compared to the value of the land (a ratio less than 1:1 is a commonly used threshold, as described in the 2012 Commerce UGA Guidebook)

Developed

Parcels that have been developed for a primary use and do not meet the criteria for the categories above. These parcels are assumed to have no capacity for additional development under current zoning regulations.

Undevelopable Lands

Parcels that have critical areas, public zoning designations, or have capital infrastructure.

Projected Housing Needs by Income

Income Level	Percent of AMI
Extremely Low Income	0-30% PSH
	0-30% Non PSH
Very Low Income	30-50%
Low Income	50-80%
Moderate Income	80-100%
	100-120%
Above Moderate	120% +
Emergency Housing	NA

Production Barrier Assessment

Percent of AMI	Projected Housing Need (2020-2044)
0-30% PSH	17
0-30% Non PSH	32
30-50%	8
50-80%	7
80-100%	14
100-120%	16
120% +	76

*No forms of emergency, PSH, or transitional housing exist in Algon

* *Forms of middle housing were only permitted as of 2021, data is

Historic Housing Production Trends

Table: PSRC
 Year/Dataset: 2010 - 2019

	2010
New Units	0
Lost Units	0
Net Units	0
Single-family	0
Multifamily (1 or 2 Units)	0
Multifamily (3 or 4 Units)	0
Multifamily (5+ Units)	0
Mobile Homes	0

Net New Units Needed, 2020-2044
17
32
8
7
14
16
76
32

Housing Types to Serve Needs	Aggregate Housing Need (2020-2044)	Annual Unit Production Needed
Mid Rise	57	2.375
Mid Rise		
Mid Rise, ADUs		
Low Rise, ADUs	21	0.875
Low Rise, ADUs		
Medium Density - Middle Housing	16	0.66
Low Density (SFR)	76	3.16

ia. There are no subsidized providers either.
; skewed when determining rate of production over 13 years. This calculation is done over a

Permitted Units

2011	2012	2013
1	0	4
0	-1	-1
1	-1	3
1	0	0
0	0	3
0	0	0
0	0	0
0	-1	0

Historic Average Annual Production (PSRC Data 2010-2023)	Barrier to sufficient production?
0*	Yes
0	Yes
2.5**	No
4	No

a period of 2 years as a result.

2014	2015	2016	2017	2018	2019
4	9	2	6	2	7
0	-1	-1	-3	0	-1
4	8	1	3	2	6
2	8	0	3	2	6
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
2	0	1	0	0	0

2020	2021	2022-2023	Average Growth Rate 2010-2023
2	3	10	
1	3	1	
1	0	0	
2	2	26	4
0	2	0	2.5
0	0	0	0
0	0	0	0
0	-1	0	0.076923077

Classified Zones by Housing,

Zone Category	
RL	
RM	SI
C1	SFR, Duplex, To
C3	
ADUs (All Zones)	

*Only 2023 'housing data

SFR Affor

ACS Household Incomes

Table S1901, 2021

Total Households: 883

	Algona
Median income	
All households	\$78,040
Families	\$77,625
Nonfamily households	\$53,250

Income Level (%AMI)	Range of Incomes
0-30%	\$0 - \$23,412
30-50%	\$23,413 - \$39,020
50-80%	\$39,021 - \$62,432
80-100%	\$62,433 - \$78,040
100-120%	\$78,041 - \$93,648
120%	>\$93,649

Total	
-------	--

ACS Household Incomes	
Table S1901, 2021	
Income Levels	Percentage
Less than \$10,000	2%
\$10,000 to \$14,999	0.50%
\$15,000 to \$24,999	1.10%
\$25,000 to \$34,999	2.80%
\$35,000 to \$49,999	7.80%
\$50,000 to \$74,999	27.20%
\$75,000 to \$99,999	24.30%
\$100,000 to \$149,999	24.30%
\$150,000 to \$199,999	8.60%
\$200,000 or more	1.20%
Total	

Subsidized Housing Nearby - No Local Examples

Ref: National Housing Preservation Database

Research into nearby jurisdictions that provide subsidized for Algona, establishing subsidized units is not favorable in most zone that are suitable for this development. There are only p

Jurisdiction	Name of Property
Des Moines	Salish Place
Auburn	Auburn Square
Tukwila	Villages at South Station
Federal Way	Argyle
Federal Way	Cove East
Federal Way	Riverstone
Seatac	Abbey Ridge

Seatac	Carriage House
--------	----------------

Middle Hou

Average Middle Housing Costs - Zillow 2023 Data

Note - the UW and Redfin tools do not include any information that have been completed. Costs are likely higher as a result of

Property	Address Number
9543000996	430
9543000625	316
8856004241	430
8856000490	308
3356406370	316
3356405370	307
3356404540	403
3356404330	537
3356403615	127
3356402976	630
3356402105	321
3356402104	820
3356401291	912

Re

Note - the UW and Redfin tools do not include any information

Note - the UW and Redfin tools do not include any information limited to commercial zones with a CUP process. As a result, with the limited information it does have available, here: <http://>

More accurate information on rental housing unit (total) and City to utilize ACS 2022 data, which is more technically complex

Apartments.com Data

Property	Address Number
3356401190	311
954300-0885	410

ACS 2022 Data

Table B25031

Median gross rent --	Algona, WA
Total:	1648
No bedroom	-
1 bedroom	-
2 bedrooms	1289
3 bedrooms	1721
4 bedrooms	1867
5 or more bedrooms	-
Median Rent	1684.5

Minimum Household Income Needed: \$ 67,380.00

Density, and Affordability

Typical Housing Types Allowed	Max Density Level Allowed
SFR, Duplex	6 du/ac
SFR, Duplex, Townhouse, Courtyard Apartment, Live/Work,	12 du/ac
Townhouse, Courtyard Apartment, Live/Work, Multifamily (up to 3 stories)	12 du/ac
Multifamily (up to 4 or 5 stories)	25 du/ac
Accessory Dwelling Units on developed residential lots	NA

Affordability Calculations

King County	
	\$110,586
	\$138,465
	\$71,145

Number of Households	
	30
	45
	72
	245
	134
	357

883
883

Number of Households	Income Level Notes	Who can Afford a Median Home?
18	0-30%	No
4	0-30%	No
10	8 Units 0-30% 2 Units 30-50%	No
25	30-50%	No
69	18 units 30-50% 51 units 50-80%	No
240	21 units 50-80% 219 units 80-100%	No
215	26 units 80-100% 134 units 100-120%	55 units >120%
215	>120%	12
76	>120%	Yes
11	>120%	Yes
883		



forms of housing had the following takeaways: 1. typically only apartments are being developed to meet affordable I of the city's zones. 2. Most of the subsidized apartments are on large properties typically exceeding 300,000sf and properties along the West Valley HWY, mostly the C3 zone, where this type of developable would have enough spa

Number of Units	Unit Types	Zone	Possible for Algona in RL?
136	Apartments	Medium Density Residential	No
160	Apartments	R-20,000	No
191	Apartments	High Density Residential	No
161	Apartments	City Center Frame	No
190	Apartments	RM 2400	No
308	Apartments	RM 1800	No
146	Apartments	Urban High Density 900	No

235	Apartments	Urban High Density 900	No
-----	------------	------------------------	----

Using Affordability Calcs

Information about middle housing costs in Algona. Middle housing is relatively new to the city (permitted as of 2019) and the hope is that all of this will be brand new construction in the city while there are many SFR's that are older than 30 years.

Street	Type	Middle Housing	Current Zestimate (2023)	
5TH	AVE	Duplex	\$457,500	\$457,500
MILWAUKEE	BLVD	Duplex	485,700	485,700
TACOMA	BLVD	Duplex	737,200	
1ST	AVE	Triplex	395,100	395,100
2ND	AVE	Duplex	\$583,700	\$583,700
3RD	AVE	Duplex	No data	No data
CHICAGO	AVE	Duplex	\$533,700	\$533,700
CHICAGO	AVE	Duplex	598,700	598,700
6TH	AVE	Duplex	\$684,700	\$684,700
ALGONA	BLVD	Duplex	\$656,800	\$656,800
8TH	AVE	Duplex	\$750,300	
CHICAGO	AVE	Duplex	\$747,600	\$747,600
ALGONA	BLVD	Duplex	\$629,500	\$629,500

Median: \$598,700 \$591,200

Apartmental Housing

Information about apartmental rents in Algona. There are 2 current rental units listed on apartments.com (12/12/23). There are no new...

on about rental costs in Algona. There are 2 current rentals posted on apartments.com (12/13/23). There are no rental units with high costs because it is typically homes being rented out instead of apartment sized units. Zillow link: <https://www.zillow.com/rental-manager/market-trends/algona-wa/>

cost is unavailable on local data sources or from national firms (Zillow, Redfin, Apartments.com), as such it is incomplete and inaccurate.

Street	Type	Housing Type	Rent/Month
9th N	AVE	SFR	\$ 2,795.00
4th S	AVE	SFR	\$ 2,815.00

Median: \$ 2,805.00

**Minimum Household
Income Needed:** \$ 112,200.00

Assigned Zone Category	Lowest Potential Income L	
	Median Price*	Market Rate
Low Density	\$ 485,774.00	>120% AMI
Moderate Density	\$ 598,700.00	>120% AMI
Low Rise	\$ 1,685.00	80-120% AMI
Mid-Rise	\$ 1,685.00	80-120% AMI
NA	\$ 1,685.00	80-120% AMI



Mortgage Calculator - Fannie Mae, Book 2 Guidance

The screenshot shows a mortgage calculator interface with the following input fields and values:

- Home Purchase Price: \$ 485,774
- Down Payment %: 5 %
- Term: 30 YRS
- Interest Rate: 5 %
- Homeowners Insurance: \$ 3,643 /YR
- Homeowners Association (HOA) or Condo Fees: \$ 101 /MO

On the right side, there is a vertical list of categories: PMI, HOA, Taxes & insurance, and Principal & interest. A partial circular graphic with the word 'mort' is visible on the right edge.



Annual Household Income Needed \$ 145,040.00

Average SFR Affordability

Only possible for the highest income levels in
 Not everyone in the 120% and over group can
 Out of 357 households in the over 120% group
 12.2% of the total population, can afford a m

No

housing needs in a community. Given the lack of transit or employment centers in
 d averaging at least 500,000 sf. Algona has almost no lands in the RL, RM, and C1
 ce to develop the minimum scale of housing needed.

Possible for Algona in RM?	Possible for Algona in C1?	Possible for Algona in C3?
No	No	Yes
No	No	Yes
No	No	Yes
No	No	Yes
No	No	Yes
No	No	Yes
No	No	Yes

No	No	Yes
----	----	-----



ere are only a handful of properties

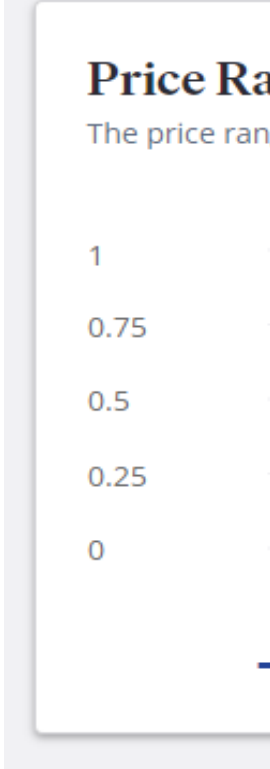
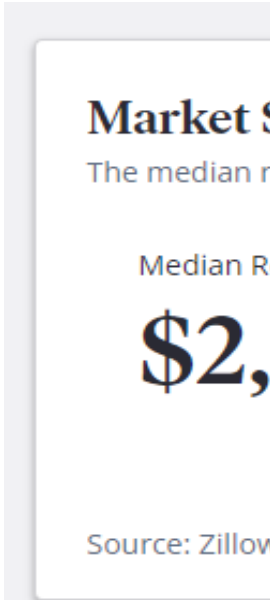


...with the ...

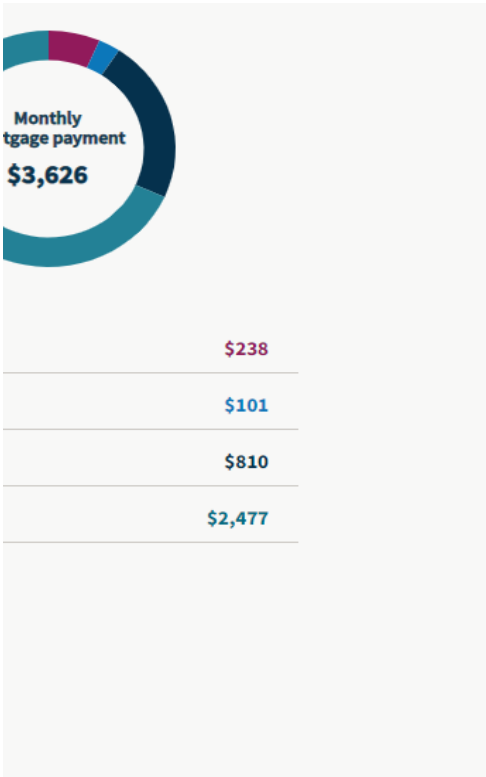
multifamily units in Algona because it is
seems to affirm what I've found below

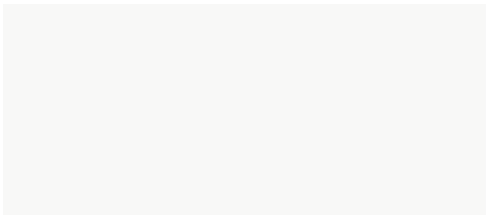
recommended that Commerce allow the

Zillow Market Summary



Level Served	Assumed Affordability Level for Capacity Analysis	
With Subsidies		
*Not feasible at scale	Over 120% AMI	
*Not feasible at scale	100-120% AMI	Currently, over 120% AMI needs are met since inflation
Extremely low, very low, and low-income (0-80%)	50-100% AMI	Rental units are available as both apartments are not having needs met by rental housing. Recommended that Algona encourage more multifamily and subsidized unit development. Code
Extremely low, very low, and low-income (0-80%)	0-80% AMI	MFR and subsidized unit development. Code
N/A	50-80% AMI	There is no local data specific to ADU's in Algona





the city (+120% AMI).
can afford the median cost.
However, only 108 households, or
the median priced home.



Summary Data - Rental Units for Algona, WA

Summary

Rent for all bedrooms and all property types in Algona, WA is **\$2,849**.

Rent

\$2,849

Month-Over-Month Change

-\$111

Year-Over

+\$1,000

Property Rentals Data

Price Range

Price range for all bedrooms and all property types is **\$2,795 to \$4,000**.



— Rental Properties

Median

In the last year



— Total

Since all forms of middle housing (duplex and townhouse) are all built so recently that there are inflated costs. It is likely these costs will decrease to be more in tune with middle housing costs in the vicinity.

and single-family homes. As such, there is a wide net in terms of who can afford a rental unit in Algona. Largely middle or upper income levels could afford to rent in the city. This is partially due to the lack of multifamily housing and reduce political barriers to its development by passing zoning code amendments. **These amendments should work to reduce barriers to forms of higher density middle housing and apartments.** Data on the ACS, Zillow, Redfin. As such, we can attribute apartment costs as being of like kind to ADU costs and landlord costs associated with maintenance, landscaping, common areas, and utilities.

Year-over-Year Change

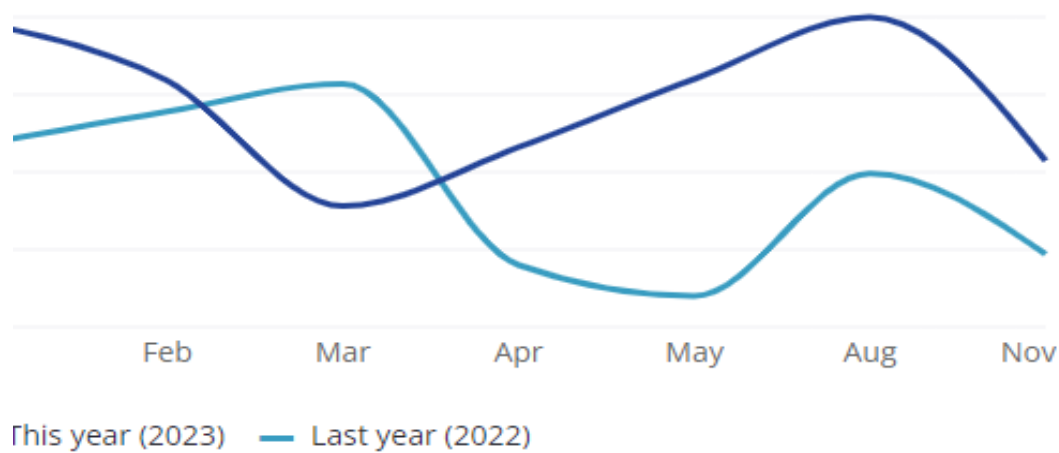
2,849

Available Rentals

3

Rental Price over Time

Over the year, rent has increased by **\$2,849** compared to the previous year.



osts as a result of pandemic-era

In general, the 0-80% AMI groups
of rental units available. It is
s that reduce potential barriers to
nts to meet more income levels.

sts with the exception of reduced

Assumed Density Methodology and Considerations

Residential Zones	Gross Acres	Mixed Use Assumptions
RL (Low Density Residential)	221.14	None
RM (Medium Density Residential)	33.126	None
C1 (Mixed Use)	57.97	80% Residential / 20% Commercial****
C3 (Heavy Commercial)		

	45.46	40 % Residential / 60% Commercial****
--	-------	---------------------------------------

Notes:

- * comes from the *Historic Trends in Housing* table.
- **The 2015 comp plan did not sufficiently describe capacity under the 2012
- *** Policies must be written to address lack of performance
- **** The actual development buildout is closer to C1 as 90% residential and can't hand out free money due to it's size.

Historic Trends in Housing

Table: OFM
Year/Dataset: 2010 - 2021

	2010	2011
Single-family	796	815
Multifamily	40	40
Mobile Home and Sp	182	182

Table: PSRC
Year/Dataset: 2010 - 2019

	2010	2011
New Units	0	1
Lost Units	0	0
Net Units	0	1
Single-family	0	1
Multifamily (1 or 2 U	0	0

Multifamily (3 or 4 U	0	0
Multifamily (5+ Unit	0	0
Mobile Homes	0	0

Notes:

City has not tracked new units by zone in the past.

Existing Housing Units	Achieved Densities (units/acre)	Minimum Densities	Maximum Densities
691	3.12	None	6 du/ac
139	4.19	None	12 du/ac
184	3.17	None	12 du/ac

19	0.41	None	25 du/ac
----	------	------	----------

GMA UGA Guidebook. I am not sure how this was certified in 2015. This is essentially the first time in 15 years :
 for C3 85%. Historically Algona has largely been a rural residential community in like kind to Clyde Hill or Medin

Total Units by Type

	2012	2013	2014	2015
	815	816	816	816
	40	40	40	43
	182	181	181	183

Permitted Units

	2012	2013	2014	2015
	0	4	4	9
	-1	-1	0	-1
	-1	3	4	8
	0	0	2	8
	0	3	0	0

0	0	0	0
0	0	0	0
-1	0	2	0

Adjusted Mixed Use Density Assumption	Potential Gross Density (ac * max density) (estimated to understand potential gross capacity only)	Assumed Gross Density (updates only for C1 and C3 with assumed mixed density)	Density Bonus Programs?
None	1,327 units	1,327 units	None
None	398 units	398 units	None
10 du/ac	696 units	464 units	None

15 du/ac	1,137 units	682 units	None
----------	-------------	-----------	------

someone has critically evaluated the City's comp plan land use element.

ia. Businesses are not driven to build into a community that is largely leaning on services, goods, and jobs from a

Algona					
2016	2017		2018		2019
825	826	823	827	827	827
43	43	43	43	43	43
184	183	183	183	183	183

Algona					
2016	2017		2018		2019
2	6	2	7	7	7
-1	-3	0	-1	-1	-1
1	3	2	6	6	6
0	3	2	6	6	6
0	0	0	0	0	0

0	0	0	0
0	0	0	0
1	0	0	0

Floor Area Ratios?	Applied Annual Growth Rate Average*	Estimated Growth by 2044* (existing housing * annual growth rate)
None	1.31%	908
None	1.66%	196
None	1.66%	260

None	1.66%	26
------	-------	----

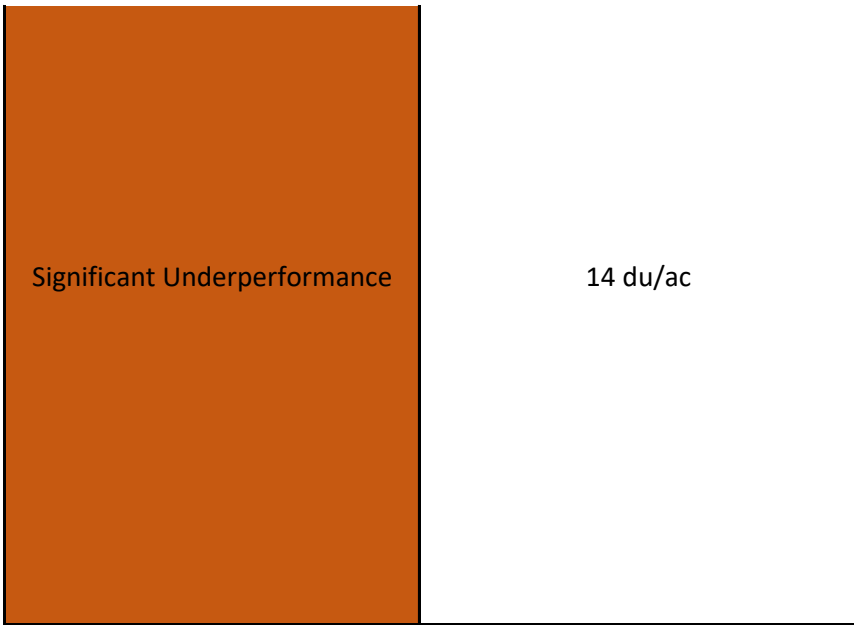
adjacent cities that have a larger land mass. Ideally Algona would develop more incentive

2020	2021	Total
824	824	0.31%
43	43	0.66%
181	181	-0.05%

2020	2021	2022-2023
2	3	10
1	3	1
1	0	
2	2	26
0	2	



Is the Zone underperforming?**, ***	Assumed Density for Net Capacity Estimate
No	5 du/ac
Yes	8 du/ac
Significant Underperformance	12 du/ac



es for job growth however the city

<hr/>	
Total	
	50
	-3



Reasoning and Justification

Midpoint between *Achieved Density* and *Maximum Density*. There is continued interest in SFR development in this community with 8% of RL lots exceeding double the minimum lot requirement (min lot 8,000 sf and 1600 sf). There is a financial incentive to divide lands and help the city achieve full residential buildout. **If the city reduces lot sizes, this increases. There is political favor to keep minimum lot sizes at 8000sf, but if the city reduces lot sizes instead of a minimum can help maintain a desire for the option for larger lots.**

As of 2021, the city began permitting duplexes and townhomes in the RM zone. Before that, it was largely a residential medium density zone. There are many existing SFR's that will likely remain and are considered lands that are fully developed in the near future, especially in the northern portion of the City. For example, out of 147 parcels zoned RM, only 17 parcels have a lot size of 5,550sf (4,000 for SFR but duplexes require 5,550sf). Additionally out of the 147 parcels, only 17 parcels are currently used for duplex, townhome, mobile home, or multifamily type uses. Time is needed to see the full impacts of recent development. **would benefit from implementing maximum lot size of 6,500sf to encourage more duplex and small lot SFR's and properties that greatly exceed the current minimum sizes will continue.**

As a result, it is recommended that the midpoint is selected between the achieved and maximum density in the RM zone. City shall adopt maximum lot sizes in the RM zone. Additionally, the city should consider updating the zoning to essentially operate as a "middle housing" only zone.

While commercial uses, middle housing, and multifamily housing are all outright permitted, SFR is still preeminent and occupies a majority of *Developed* parcels that are unlikely to be redeveloped. A heavier hand approach would encourage more commercial or middle/multifamily type housing. **SFR should no longer be a permitted use in the RM zone. Capacity of residential units in this zone but also to encourage more commercial business development. Density should be bumped up slightly to reflect the actual du/ac that would be generated from the greater density (multifamily) which typically allows at least 35 du/ac. While development may not actually achieve this density, a greater maximum density should be allowed in addition to removing SFR's as a permitted use in the RM zone.**

As a result, it is recommended that the current maximum density is selected for the assumed density, with increased density regulations will be applied by June 2025 (max 35 du/ac; assumed density update for middle housing and will take some time to go into effect. **50% of 35 = 17.5 units/ac, round down to current maximum density in the zone, minimum densities should be established, and changing the land use table to reflect middle housing density are required.**

Despite SFR being prohibited in this zone, there are a number of historic homes predating the C3 zoning and are the most effective uses of land. Additionally, multifamily units are conditionally permitted and is considered a

should outright permit multifamily housing in the C3 zone and consider a density bonus program to encourage development in this zone. Similar to C1, a greater density should also be considered to effectively encourage development. A minimum density is also recommended to further encourage multifamily housing.

As a result, it is recommended that a midpoint between the assumed density and the maximum density is used. Density regulations will be updated by June 2025 (max 35 du/ac, minimum density, density bonus) and the density regulations will have time to see the results. **40% of 35 = 14 units/AC.**

The recommendation is MFR should continue to be a CUP process in the C3 zone but ultimately an evaluation should be conducted to provide a greater number of suitable lands for MFR development. Add stipulation that the housing that is developed should provide greater transportation/access opportunities to address affordability and multimodal requirements with the food desert in C3, and environmental disparities associated with proximity to the highway and land use. The City and Algona are working together to establish a future transit stop at the Algona Village, however disparity in housing, health and wellness.

ent. Algona is primarily an SFR
10sf required to subdivide) will
**as the minimum lot size OR
however instituting maximum lot**

r a small lot SFR development
ed and unlikely to redevelop in
about 52% exceed the minimum
7 lots are considered to be
nt zoning changes. **The city
SFR development. Otherwise,**

**ty with the understanding the
permitted uses for the zone to**

dominant in this zone and
ill be needed in this zone to
**L use in order to increase the
. Additionally, the maximum
ttest intensity residential form
based on existing lot sizes in the
e.**

the understanding that
ked use zone would be 25 du/ac
**ensity. Height should be increased
and MFR formms of housing**

esignation that are not the best or
barrier to development. **Algona**

encourage greater residential
multifamily development.

is set with the understanding that
at the full effect of revised

Urban Zoning Map is needed to
can still happen in CO but needs
equity, health disparities associated
lack of parks/open space. DART
/ concerns still exist around

Column 1	Permit Type	New Units of Housing	Housing Units Lost	Applicant Name	Applicant Email
279	Building	1	0	Bert Warm	warmhome
297	Building	1	0	Jennifer Salo	jensalo253
314	Building	6	1	Denise Insixiengm	noronha@
317	Building	1	0	Gwen Ford	skyqueene
338	Building	1	0	Bert Warm	wamhome
Total		10	1		

Applicant Phone Number	Address	Parcel Number	Permit No.
206-949-5392	318 4th Ave S	8856004222	2022.BP0047
253-508-2880	216 2nd Ave N	3356407105	2023.BP0003
253-473-4494	515 4th Ave N	2521049077	2023.BP0010
253-335-7700	301 6th Ave N	3356403335	2023.BP0011
206-949-5392	316 4th Ave S	8856004221	2023.BP0017

Date Application Received	Date Sent Issued Permit to Applicant	Date Received Signed Permit from Applicant	Zone
11/9/2022	2/17/2023	2/20/2023	C1
1/23/2023			RL
3/13/2023			RL
2/22/2023	7/5/2023		RL
2/17/2023			RL

Column 1	Permit Type	New ADU	ADU Lost	Applicant Name	Applicant Email
297	Building	1	0	Jennifer Salo	jensalo253
317	Building	1	0	Gwen Ford	skyqueene
Total		2	0		

Applicant Phone Number	Address	Parcel Number	Permit No.
253-508-2880	216 2nd Ave N	3356407105	2023.BP0003
253-335-7700	301 6th Ave N	3356403335	2023.BP0011

Date Application Received	Date Sent Issued Permit to Applicant	Date Received Signed Permit from Applicant	Zone
1/23/2023			RL
2/22/2023	7/5/2023		RL

DP04

	Algona city, Washington
Label	Estimate
HOUSING OCCUPANCY	
Total housing units	929
Occupied housing units	883
Vacant housing units	46
Homeowner vacancy rate	2.2
Rental vacancy rate	0.0

on

Margin of Error	Percent	Percent Margin of Error
±101	929	(X)
±100	95.0%	±3.4
±32	5.0%	±3.4
±2.8	(X)	(X)
±18.6	(X)	(X)

RM				
Vacant	Partial	Under	Developed	Vacant
0.091827	0.200596	0.13774	0.142331846	0.146923
0.275481	0.183654	0.183654	0.183608081	0.367308
0.212488	0.206611	0.183654	0.114783747	0.237947
0.193962	0.235582	0.183654	0.133654194	0.297795
0.771806	0.183654	0.219995	0.11652846	0.163957
0.214416	0.183654	0.219995	0.1166662	0.031359
0.529474	0.183654	1.128692	0.116780984	0.366895
0.268364	0.229567		0.118089518	0.29201
0.550962	0.713656		0.122129906	0.189967
0.367308	0.212488		0.120522934	0.206611
0.330577	0.399998		0.125458635	0.206611
1.050179	0.369994		0.120614761	0.275481
0.470682	0.511178		0.161592558	0.188062
5.305879	0.340495		0.171486917	0.041896
0.180371	0.365954		0.138429198	0.344351
0.129958	0.367308		0.120568847	0.179063
0.132552	0.220385		0.113635909	0.367308
0.5188	0.184136		0.113635909	0.183654
11.59509	0.184136		0.113635909	0.541435
	0.221257		0.113635909	0.091827
	0.22128		0.113635909	0.183654
	0.293961		0.112212591	0.229567
	0.183654		0.105118955	0.229567
	0.183654		0.110995883	0.229567
	0.183654		0.111776412	0.183654
	0.185468		0.112579899	0.183654
	0.213039		0.113383385	0.298966
	0.28487		0.114163914	0.1837
	0.239163		0.114967401	0.090335
	0.18448		0.115770887	0.167538
	0.184457		0.174884516	0.183654
	0.240816		0.117768124	0.367308
	0.278236		0.117768124	0.274081
	0.321394		0.117768124	0.032713
	0.185651		0.117768124	0.367308
	0.459135		0.1166662	0.183654
	0.275481		0.116643243	0.367308
	0.183654		0.117768124	0.367308
	0.183654		0.117768124	0.409778
	0.183654		0.117768124	0.183654
	0.220385		0.162694482	1.779148
	0.220385		0.128397099	0.006015

	0.219995		0.117079421	0.197428
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			0.115977498	0.052227
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			0.102731453	0.183654
			0.114783747	0.202662
			0.114783747	0.229567
			0.114783747	0.184457
			0.114783747	0.184457
			0.114783747	0.184457
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			9.382010222	











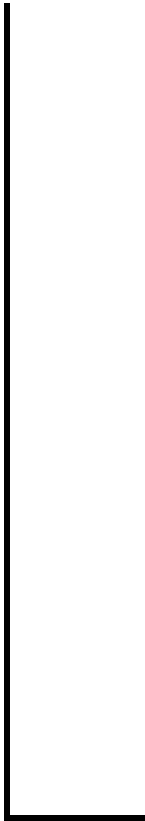












RL			C1			
Partial	Under	Developed	Vacant	Partial	Under	Developed
0.561063	0.317079	0.247978806	0.11	0.30	0.15	0.11
0.431587	0.374654	0.247978806	0.06	0.28	0.32	0.11
0.388336	0.367308	0.211523488	0.55	0.28	0.37	0.11
0.554176	0.293846	0.211523488	0.37	0.25	0.28	0.11
0.468318	0.173691	0.207437187	0.19	0.37	0.20	0.11
0.762164	0.171051	0.253006334	0.13	0.35	0.22	0.15
0.44077	0.550962	0.207437187	0.13	0.37	0.31	0.15
0.801925	0.210008	0.253006334	0.12	0.23	0.37	0.10
0.550962	0.367308	0.209893559	0.26	0.18	0.28	0.10
0.583101	0.283516	0.308515754	0.18	0.18	0.69	0.10
0.420935	0.183654	0.184136086	0.18	0.22	0.19	0.14
0.450756	0.330577	0.184136086	0.21	0.18	0.22	0.14
0.459135	0.349999	0.34823093	0.32	0.18	0.17	0.14
0.981952	0.367308	0.183699908	0.11	0.21	1.47	0.09
0.734616	0.183654	0.220384793	0.11	0.25	0.18	0.09
0.550962	0.147015	0.33057719	0.15	0.21	0.18	0.09
0.385673	0.436178	0.33057719	0.37	0.25	0.23	0.09
0.459135	0.19488	0.220384793	0.55	0.33	0.23	0.17
0.550962	0.235169	0.183699908	0.64	0.22	0.17	0.14
0.550962	0.325963	0.317078621	0.06	0.33	0.20	0.11
0.596875	0.182506	0.317078621	0.18	0.30	6.41	0.11
0.394856	0.184274	0.254705134	2.52	0.21		0.11
0.550962	0.183746	0.183791735	7.49	0.21		0.15
0.404177	0.183654	0.188406042		0.30		0.13
0.459135	0.183654	0.255233139		0.24		0.12
0.438474	0.269191	0.242423273		0.55		0.17
0.436178	0.183654	0.220384793		0.48		0.18
0.377478	0.550962	0.220384793		0.19		0.18
0.550962	0.187396	0.146946152		0.37		0.18
0.37144	0.277685	0.146946152		0.43		0.14
0.394856	0.329774	0.293846391		0.55		0.14
0.394856	0.206335	0.293846391		0.37		0.14
0.596875	0.238612	0.146923196		0.28		0.14
0.606058	0.183654	0.216711713		0.24		0.15
0.537739	0.183654	0.293846391		0.18		0.13
0.379521	0.199425	0.146923196		0.18		0.16
0.550962	0.208906	0.146923196		0.23		0.14
0.49357	0.183654	0.146923196		0.23		0.13
0.406794	0.229567	0.220384793		0.28		0.12
0.463726	0.229567	0.33057719		0.22		0.16
0.446945	0.289255	0.183562167		0.19		0.11
0.91827	0.369833	0.183653994		0.26		0.17

0.459135	2.265992	0.183493297	0.26	0.17
0.376491	6.939963	0.183653994	0.32	0.18
0.379337	20.30873	0.183998346	0.21	0.11
0.575021		0.184503394	0.20	0.11
0.379337		0.367307989	0.18	0.10
0.3761		0.184090173	0.59	0.09
0.474011		0.18431974	0.37	0.18
0.369397		0.367307989	0.37	0.18
0.459135		0.367307989	0.25	0.18
0.459135		0.250021957	0.21	0.18
0.459135		0.293846391	0.21	0.13
0.427569		0.242055965	0.23	0.12
1.285578		0.293846391	0.23	0.14
0.379337		0.23142699	0.23	0.14
0.379337		0.301399162	0.23	0.18
0.456036		0.168732107	0.98	0.18
0.368479		0.280141212	0.21	0.18
0.550962		0.14802512	0.18	0.18
0.445361		0.179980915	0.28	0.15
0.439714		0.179980915	0.28	0.16
0.459135		0.145040742	0.83	0.15
0.368915		0.220384793	0.38	0.15
0.402271		0.275480992	0.28	0.15
1.299995		0.220384793	0.25	0.15
0.408033		0.179980915	0.28	0.18
0.424998		0.183653994	0.37	0.11
34.72015		0.277776667	0.32	0.14
		0.275480992	0.20	0.14
		0.220384793	0.28	0.14
		0.220384793	0.28	0.18
		0.183653994	0.28	0.18
		0.306908782	0.48	0.18
		0.183998346	0.31	0.18
		0.183653994	0.32	0.18
		0.183653994	0.35	10.78
		0.367307989	0.29	
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	0.211248007
	0.209204856
	0.210467478
	0.299310098
	0.151560459
	135.7677535

C3			
Vacant	Partial	Under	Developed
1.33	0.65	0.45	0.91
1.23	3.28	0.45	
0.84	1.04	18.79	
0.90	1.04	4.40	
1.17	1.10	1.11	
0.68	1.71	0.98	
0.87	1.58	26.17	
0.32	10.40		
0.42			
0.03			
0.12			
0.06			
7.98			

PIN	Lot Square Feet	Acres	Appraised Land Value
0128500361	6602	0.151560459	94000
0128800000	13038	0.299310098	56000
1555600010	9168	0.210467478	100000
1555600020	9113	0.209204856	100000
1555600030	9202	0.211248007	100000
1555600040	8062	0.185077313	100000
1555600050	7828	0.179705434	100000
1555600060	8061	0.185054356	100000
1555600070	8064	0.185123226	100000
1555600080	8059	0.185008443	100000
1555600090	8062	0.185077313	100000
1555600100	8057	0.184962529	100000
1555600110	8060	0.185031399	100000
1555600120	8905	0.204429853	100000
2521049018	14600	0.33516854	104000
2521049100	13349	0.306449647	104000
2521049101	13349	0.306449647	104000
3356401130	10000	0.229567493	103000
3356401132	10000	0.229567493	103000
3356401133	10000	0.229567493	103000
3356401134	10000	0.229567493	103000
3356401155	11524	0.264553579	104000
3356401156	8000	0.183653994	103000
3356401160	10000	0.229567493	103000
3356401165	10000	0.229567493	103000
3356401190	8000	0.183653994	103000
3356401195	8000	0.183653994	103000
3356401230	8000	0.183653994	103000
3356401250	10500	0.241045868	103000
3356401255	10000	0.229567493	103000
3356401260	10000	0.229567493	103000
3356401265	9500	0.218089118	103000
3356401273	8071	0.185283924	103000
3356401274	12000	0.275480992	104000
3356401275	12000	0.275480992	104000
3356401276	8000	0.183653994	103000
3356401280	16000	0.367307989	105000
3356401290	8400	0.192836694	103000
3356401291	8720	0.200182854	103000
3356401292	8720	0.200182854	103000
3356401300	8000	0.183653994	103000
3356401310	8000	0.183653994	103000
3356401375	12000	0.275480992	104000
3356401380	8000	0.183653994	103000

3356401860	9792	0.224792489	103000
3356401861	16000	0.367307989	105000
3356401862	8233	0.189002917	103000
3356401863	10014	0.229888888	103000
3356401864	8011	0.183906519	103000
3356401865	8979	0.206128652	103000
3356401866	8845	0.203052448	103000
3356401870	10216	0.234526151	103000
3356401920	10200	0.234158843	103000
3356401930	9112	0.2091819	103000
3356401951	8465	0.194328883	103000
3356401952	8464	0.194305926	103000
3356401965	12000	0.275480992	104000
3356401966	15925	0.365586233	105000
3356401992	10000	0.229567493	103000
3356402015	8014	0.183975389	103000
3356402016	8014	0.183975389	103000
3356402020	16000	0.367307989	105000
3356402025	9578	0.219879745	103000
3356402026	9717	0.223070733	103000
3356402045	16000	0.367307989	105000
3356402046	16000	0.367307989	105000
3356402065	8003	0.183722865	103000
3356402085	8003	0.183722865	103000
3356402087	12000	0.275480992	104000
3356402088	12000	0.275480992	104000
3356402100	8000	0.183653994	103000
3356402101	8000	0.183653994	103000
3356402102	8000	0.183653994	103000
3356402103	8000	0.183653994	103000
3356402104	13438	0.308492797	104000
3356402105	13299	0.305301809	104000
3356402155	12000	0.275480992	104000
3356402157	8900	0.204315069	103000
3356402160	12000	0.275480992	104000
3356402170	8000	0.183653994	103000
3356402171	8000	0.183653994	103000
3356402180	16000	0.367307989	105000
3356402185	8015	0.183998346	103000
3356402186	8015	0.183998346	103000
3356402210	12000	0.275480992	104000
3356402220	12040	0.276399262	104000
3356402225	15600	0.358125289	105000
3356402226	14000	0.32139449	104000
3356402227	10400	0.238750193	103000
3356402230	12000	0.275480992	104000
3356402232	12000	0.275480992	104000

3356402241	8000	0.183653994	103000
3356402242	8000	0.183653994	103000
3356402244	8000	0.183653994	103000
3356402300	10400	0.238750193	103000
3356402305	10000	0.229567493	103000
3356402310	10000	0.229567493	103000
3356402365	9600	0.220384793	103000
3356402385	12026	0.276077867	104000
3356402386	12006	0.275618732	104000
3356402400	11486	0.263681223	104000
3356402405	11486	0.263681223	104000
3356402415	10411	0.239002717	103000
3356402430	8066	0.18516914	103000
3356402431	8031	0.184365654	103000
3356402432	8064	0.185123226	103000
3356402433	10731	0.246348877	103000
3356402440	10000	0.229567493	103000
3356402445	10000	0.229567493	103000
3356402450	10000	0.229567493	103000
3356402455	10000	0.229567493	103000
3356402480	8000	0.183653994	103000
3356402490	12000	0.275480992	104000
3356402495	12000	0.275480992	104000
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3356402510	7220	0.16574773	96000
3356402511	7378	0.169374896	96000
3356402512	7477	0.171647615	96000
3356402520	8000	0.183653994	96000
3356402525	8000	0.183653994	96000
3356402545	11428	0.262349731	97000
3356402550	11900	0.273185317	97000
3356402555	11550	0.265150455	97000
3356402585	8262	0.189668663	96000
3356402590	8262	0.189668663	96000
3356402595	15439	0.354429253	99000
3356402600	11860	0.272267047	91000
3356402605	12640	0.290173311	91000
3356402610	7947	0.182437287	90000
3356402611	7102	0.163038834	90000
3356402615	7520	0.172634755	90000
3356402701	8000	0.183653994	90000
3356402702	8000	0.183653994	96000
3356402703	8000	0.183653994	96000
3356402704	8000	0.183653994	96000
3356402705	8000	0.183653994	96000
3356402706	8000	0.183653994	96000
3356402707	8000	0.183653994	96000

3356402708	8000	0.183653994	96000
3356402709	16000	0.367307989	99000
3356402910	12015	0.275825343	104000
3356402911	12015	0.275825343	104000
3356402975	7833	0.179820217	96000
3356402976	14965	0.343547753	104000
3356403010	9248	0.212304018	96000
3356403011	10775	0.247358974	103000
3356403012	9257	0.212510628	103000
3356403013	12231	0.280784001	104000
3356403014	8187	0.187946907	96000
3356403015	8000	0.183653994	96000
3356403016	8166	0.187464815	96000
3356403120	14519	0.333309043	104000
3356403125	8365	0.192033208	103000
3356403130	10018	0.229980715	103000
3356403140	16000	0.367307989	105000
3356403145	16000	0.367307989	105000
3356403160	16000	0.367307989	105000
3356403170	8018	0.184067216	103000
3356403171	10007	0.22972819	103000
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3356403173	8076	0.185398707	103000
3356403174	8000	0.183653994	103000
3356403176	8000	0.183653994	103000
3356403177	8018	0.184067216	103000
3356403178	8000	0.183653994	103000
3356403180	8000	0.183653994	103000
3356403181	10007	0.22972819	103000
3356403182	10007	0.22972819	103000
3356403183	10007	0.22972819	103000
3356403184	10007	0.22972819	103000
3356403185	10007	0.22972819	103000
3356403186	10007	0.22972819	103000
3356403260	10000	0.229567493	103000
3356403300	7848	0.180164569	103000
3356403301	10001	0.22959045	103000
3356403302	10001	0.22959045	103000
3356403303	9997	0.229498623	103000
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3356403306	8001	0.183676951	103000
3356403307	9997	0.229498623	103000
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3356403311	7998	0.183608081	103000

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3356403335	14385	0.330232839	104000
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3356403355	8001	0.183676951	103000
3356403365	8000	0.183653994	103000
3356403370	8000	0.183653994	103000
3356403375	10000	0.229567493	103000
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3356403428	7979	0.183171903	103000
3356403429	9997	0.229498623	96000
3356403465	7952	0.182552071	103000
3356403470	7978	0.183148946	103000
3356403475	16000	0.367307989	105000
3356403505	11000	0.252524242	104000
3356403525	10000	0.229567493	103000
3356403545	9976	0.229016531	103000
3356403575	8000	0.183653994	103000
3356403576	8000	0.183653994	103000
3356403577	16000	0.367307989	105000
3356403600	13495	0.309801332	104000
3356403615	14900	0.342055565	104000
3356403621	5556	0.127547699	103000
3356403630	9458	0.217124935	96000
3356403631	10733	0.24639479	96000
3356403635	16000	0.367307989	99000
3356403795	14400	0.33057719	97000
3356403802	10596	0.243249716	103000
3356403804	15821	0.363198731	105000
3356403840	7115	0.163337271	103000
3356403850	10208	0.234342497	103000
3356403875	11440	0.262625212	104000
3356403879	16000	0.367307989	99000
3356403880	11000	0.252524242	97000
3356403883	7982	0.183240773	96000
3356403884	9608	0.220568447	96000
3356403930	10320	0.236913653	90000
3356403940	14020	0.321853625	91000
3356404055	5700	0.130853471	96000
3356404080	10000	0.229567493	103000
3356404090	10000	0.229567493	103000

3356404105	14280	0.32782238	104000
3356404110	11358	0.260742759	104000
3356404120	11400	0.261706942	104000
3356404124	9812	0.225251624	103000
3356404125	8360	0.191918424	103000
3356404126	8000	0.183653994	103000
3356404140	13358	0.306656257	104000
3356404150	8143	0.18693681	103000
3356404151	8400	0.192836694	103000
3356404152	11200	0.257115592	104000
3356404175	8000	0.183653994	103000
3356404176	8000	0.183653994	103000
3356404177	8000	0.183653994	103000
3356404178	15181	0.348506411	105000
3356404190	7511	0.172428144	103000
3356404191	7412	0.170155426	103000
3356404192	7988	0.183378513	103000
3356404194	16000	0.367307989	105000
3356404195	12017	0.275871256	104000
3356404196	16000	0.367307989	105000
3356404198	16000	0.367307989	105000
3356404199	12018	0.275894213	104000
3356404200	8014	0.183975389	103000
3356404201	8018	0.184067216	103000
3356404202	12015	0.275825343	104000
3356404203	7988	0.183378513	103000
3356404265	7999	0.183631038	103000
3356404266	7997	0.183585124	103000
3356404300	7988	0.183378513	103000
3356404301	7988	0.183378513	103000
3356404302	7988	0.183378513	103000
3356404305	7988	0.183378513	103000
3356404310	9985	0.229223142	103000
3356404311	7988	0.183378513	103000
3356404330	7560	0.173553025	103000
3356404331	6840	0.157024165	103000
3356404340	13600	0.312211791	104000
3356404370	10980	0.252065107	103000
3356404371	8113	0.186248107	103000
3356404372	12913	0.296440504	104000
3356404390	14400	0.33057719	104000
3356404391	9600	0.220384793	103000
3356404405	11520	0.264461752	104000
3356404410	8000	0.183653994	103000
3356404430	8372	0.192193905	103000
3356404460	7940	0.18227659	103000
3356404461	7990	0.183424427	103000

3356404470	7940	0.18227659	103000
3356404475	10330	0.23714322	103000
3356404490	10500	0.241045868	103000
3356404525	12378	0.284158643	104000
3356404530	11657	0.267606827	104000
3356404540	13200	0.303029091	104000
3356404550	7992	0.18347034	103000
3356404551	7992	0.18347034	103000
3356404590	7318	0.167997491	103000
3356404591	7069	0.162281261	103000
3356404592	7988	0.183378513	103000
3356404593	7987	0.183355557	103000
3356404595	11053	0.25374095	104000
3356404596	12956	0.297427644	104000
3356404597	10786	0.247611498	103000
3356404650	7991	0.183447384	103000
3356404653	7991	0.183447384	103000
3356404655	13473	0.309296283	104000
3356404660	8000	0.183653994	103000
3356404751	3616	0.083011606	1000
3356404803	12000	0.275480992	91000
3356404860	16000	0.367307989	99000
3356404880	16000	0.367307989	99000
3356404890	7600	0.174471295	90000
3356404955	8208	0.188428998	90000
3356404960	8787	0.201720956	90000
3356405010	9000	0.206610744	96000
3356405015	8989	0.20635822	96000
3356405050	8000	0.183653994	103000
3356405055	8000	0.183653994	103000
3356405080	8000	0.183653994	103000
3356405081	16000	0.367307989	105000
3356405110	8539	0.196027682	103000
3356405120	8000	0.183653994	103000
3356405125	7959	0.182712768	103000
3356405133	7981	0.183217816	103000
3356405134	7981	0.183217816	103000
3356405155	11036	0.253350685	104000
3356405156	12000	0.275480992	104000
3356405157	7281	0.167148092	103000
3356405158	9600	0.220384793	103000
3356405159	9600	0.220384793	103000
3356405160	12000	0.275480992	104000
3356405161	8007	0.183814692	103000
3356405162	8174	0.187648469	103000
3356405205	12680	0.291091581	104000
3356405270	8000	0.183653994	103000

3356405275	10000	0.229567493	103000
3356405280	10000	0.229567493	103000
3356405290	10000	0.229567493	103000
3356405300	16000	0.367307989	105000
3356405310	8000	0.183653994	103000
3356405315	8000	0.183653994	103000
3356405340	8000	0.183653994	103000
3356405355	16000	0.367307989	105000
3356405370	8002	0.183699908	103000
3356406075	11664	0.267767524	104000
3356406095	8000	0.183653994	103000
3356406110	12000	0.275480992	104000
3356406115	12000	0.275480992	104000
3356406170	5700	0.130853471	103000
3356406250	11167	0.25635802	104000
3356406251	12424	0.285214653	104000
3356406325	10597	0.243272672	103000
3356406330	11021	0.253006334	104000
3356406331	11021	0.253006334	104000
3356406332	11021	0.253006334	104000
3356406333	11021	0.253006334	104000
3356406370	13489	0.309663591	104000
3356406380	8376	0.192285732	103000
3356406381	8521	0.195614461	103000
3356406382	8393	0.192675997	103000
3356406390	8229	0.18891109	103000
3356406500	11190	0.256886025	104000
3356406510	7352	0.168778021	103000
3356406520	6000	0.137740496	103000
3356406530	5352	0.122864522	103000
3356406610	10900	0.250228567	103000
3356406615	9000	0.206610744	103000
3356406620	8100	0.185949669	103000
3356406625	8200	0.188245344	103000
3356406670	6257	0.14364038	103000
3356406680	9000	0.206610744	103000
3356406681	8000	0.183653994	103000
3356406790	12063	0.276927267	104000
3356406791	11335	0.260214753	104000
3356406795	15043	0.34533838	105000
3356406820	15900	0.365012314	105000
3356406845	9540	0.219007388	103000
3356406865	9540	0.219007388	103000
3356406895	7950	0.182506157	103000
3356406985	9540	0.219007388	91000
3356407000	9540	0.219007388	103000
3356407015	9540	0.219007388	103000

3356407030	9540	0.219007388	103000
3356407065	9540	0.219007388	103000
3356407105	11999	0.275458035	104000
3356407106	11999	0.275458035	104000
3356407245	11170	0.25642689	104000
3356407250	10936	0.25105501	103000
3356407260	16000	0.367307989	105000
3356407272	8000	0.183653994	103000
3356407274	8000	0.183653994	103000
3356407289	12000	0.275480992	104000
3356407291	12000	0.275480992	104000
3356407305	14800	0.33975989	104000
3356407308	10320	0.236913653	103000
3356407310	11206	0.257253333	104000
3356407315	8433	0.193594267	103000
3356407320	10001	0.22959045	103000
3356407321	8000	0.183653994	103000
3356407323	12000	0.275480992	104000
3356407325	8734	0.200504248	103000
3356407330	13101	0.300756373	104000
3356407360	9660	0.221762198	103000
3356407370	8000	0.183653994	103000
3356407380	7985	0.183309643	103000
3356407381	8000	0.183653994	103000
3356407382	7985	0.183309643	103000
3356407383	8000	0.183653994	103000
3356407400	7990	0.183424427	103000
3356407401	7990	0.183424427	103000
3356407410	7500	0.17217562	103000
3356407415	7400	0.169879945	103000
3356407420	15185	0.348598238	105000
3356407425	15130	0.347335617	105000
3356407441	10603	0.243410413	103000
3356407442	10277	0.235926513	103000
3356407443	8415	0.193181045	103000
3356407470	8000	0.183653994	96000
3356407472	8000	0.183653994	96000
3356407474	8000	0.183653994	96000
3356407476	8000	0.183653994	96000
3356407650	10800	0.247932893	96000
3356407655	9583	0.219994529	96000
3356407660	14374	0.329980315	97000
3356407665	16000	0.367307989	99000
3356407695	9700	0.222680468	90000
8856000130	16000	0.367307989	99000
8856000150	13637	0.31306119	91000
8856000355	11900	0.273185317	104000

8856000356	9350	0.214645606	103000
8856000357	11650	0.267446129	104000
8856000375	9891	0.227065207	103000
8856000376	9891	0.227065207	103000
8856000380	13712	0.314782947	104000
8856000385	14000	0.32139449	104000
8856000400	11000	0.252524242	104000
8856000401	13000	0.298437741	104000
8856000430	11028	0.253167031	104000
8856000445	7841	0.180003871	103000
8856000455	7405	0.169994729	103000
8856000520	16000	0.367307989	105000
8856000530	8000	0.183653994	103000
8856000540	9999	0.229544536	103000
8856000541	8001	0.183676951	103000
8856000543	11616	0.2666656	104000
8856000545	10384	0.238382885	103000
8856000560	15000	0.34435124	105000
8856000565	9000	0.206610744	103000
8856000575	16000	0.367307989	105000
8856000585	16000	0.367307989	105000
8856000595	16000	0.367307989	105000
8856000605	16000	0.367307989	105000
8856000615	8000	0.183653994	103000
8856000616	8000	0.183653994	103000
8856000625	9000	0.206610744	103000
8856000630	15600	0.358125289	105000
8856000650	15600	0.358125289	105000
8856000655	8200	0.188245344	103000
8856000660	8200	0.188245344	103000
8856000672	8000	0.183653994	103000
8856000673	10208	0.234342497	103000
8856000685	12282	0.281954795	104000
8856000705	16000	0.367307989	105000
8856000715	16000	0.367307989	105000
8856000750	16000	0.367307989	105000
8856000780	16000	0.367307989	105000
8856000785	15000	0.34435124	105000
8856000865	11728	0.269236756	91000
8856000870	11825	0.271463561	91000
8856000885	8475	0.19455845	96000
8856000890	8603	0.197496914	96000
8856000895	9832	0.225710759	96000
8856000900	9000	0.206610744	96000
8856000920	7408	0.170063599	96000
8856000921	7406	0.170017685	96000
8856000930	16000	0.367307989	99000

8856000932	13404	0.307712268	91000
8856001080	9583	0.219994529	96000
8856001085	9800	0.224976143	96000
8856001090	10890	0.249999	96000
8856001115	8500	0.195132369	96000
8856001120	8500	0.195132369	96000
8856001125	9500	0.218089118	96000
8856001130	9500	0.218089118	96000
8856001135	9697	0.222611598	90000
8856001140	10255	0.235421464	90000
8856001195	15000	0.34435124	105000
8856001200	16000	0.367307989	98000
8856001215	16000	0.367307989	105000
8856001235	15490	0.355600047	105000
8856001255	16000	0.367307989	105000
8856001260	8000	0.183653994	103000
8856001265	8000	0.183653994	103000
8856001270	8000	0.183653994	103000
8856001275	8000	0.183653994	103000
8856001285	16000	0.367307989	105000
8856001290	15000	0.34435124	105000
8856001320	6675	0.153236302	103000
8856001321	13350	0.306472603	104000
8856001322	6675	0.153236302	103000
8856001335	8000	0.183653994	103000
8856001345	12000	0.275480992	104000
8856001355	16000	0.367307989	105000
8856004380	9350	0.214645606	103000
8856004381	9350	0.214645606	103000
8856004390	16000	0.367307989	105000
8856004415	8000	0.183653994	103000
8856004420	16000	0.367307989	105000
8856004430	16000	0.367307989	105000
8856004491	8000	0.183653994	103000
8856004492	8000	0.183653994	103000
8856004493	8015	0.183998346	103000
8856004495	13369	0.306908782	104000
8856004525	8000	0.183653994	103000
8856004530	9600	0.220384793	103000
8856004535	9600	0.220384793	103000
8856004540	12000	0.275480992	104000
8856004550	12100	0.277776667	104000
8856004560	8000	0.183653994	103000
8856004570	7840	0.179980915	103000
8856004571	9600	0.220384793	103000
8856004572	12000	0.275480992	104000
8856004575	9600	0.220384793	103000

8856004582	6318	0.145040742	103000
8856004583	7840	0.179980915	103000
8856004584	7840	0.179980915	103000
8856004585	6448	0.14802512	103000
8856004610	12203	0.280141212	104000
8856004620	7350	0.168732107	103000
8856004630	13129	0.301399162	104000
8856004635	10081	0.23142699	103000
8856004641	12800	0.293846391	104000
8856004644	10544	0.242055965	103000
8856004645	12800	0.293846391	104000
8856004675	10891	0.250021957	103000
8856004765	16000	0.367307989	105000
8856004775	16000	0.367307989	105000
8856004785	8029	0.18431974	103000
8856004786	8019	0.184090173	103000
8856004795	16000	0.367307989	105000
8856004825	8037	0.184503394	103000
8856004826	8015	0.183998346	103000
8856004835	8000	0.183653994	103000
8856004836	7993	0.183493297	103000
8856004845	8000	0.183653994	103000
8856004846	7996	0.183562167	103000
8856004855	14400	0.33057719	104000
8856004856	9600	0.220384793	103000
9543000281	6400	0.146923196	103000
9543000284	6400	0.146923196	103000
9543000290	6400	0.146923196	103000
9543000340	12800	0.293846391	104000
9543000350	9440	0.216711713	103000
9543000390	6400	0.146923196	103000
9543000395	12800	0.293846391	104000
9543000405	12800	0.293846391	104000
9543000415	6401	0.146946152	103000
9543000420	6401	0.146946152	103000
9543000424	9600	0.220384793	103000
9543000426	9600	0.220384793	103000
9543000460	10560	0.242423273	103000
9543000461	11118	0.255233139	104000
9543000495	8207	0.188406042	103000
9543000496	8006	0.183791735	103000
9543000497	11095	0.254705134	104000
9543000590	13812	0.317078621	104000
9543000597	13812	0.317078621	104000
9543000625	8002	0.183699908	103000
9543000635	9600	0.220384793	103000
9543000640	14400	0.33057719	104000

9543000650	14400	0.33057719	104000
9543000665	9600	0.220384793	103000
9543000679	8002	0.183699908	103000
9543000690	15169	0.34823093	105000
9543000695	8021	0.184136086	103000
9543000697	8021	0.184136086	103000
9543000760	13439	0.308515754	104000
9543000765	9143	0.209893559	103000
9543000780	11021	0.253006334	104000
9543000785	9036	0.207437187	103000
9543000800	11021	0.253006334	104000
9543000805	9036	0.207437187	103000
9543000820	9214	0.211523488	103000
9543000821	9214	0.211523488	103000
9543000822	10802	0.247978806	103000
9543000823	10802	0.247978806	103000

Appraised Improvements	ZONING	Designation	Value	Units
422000 R-L		Developed	-328000	1
260000 R-L		Developed	-204000	2
412000 R-L		Developed	-312000	1
440000 R-L		Developed	-340000	1
416000 R-L		Developed	-316000	1
411000 R-L		Developed	-311000	1
425000 R-L		Developed	-325000	1
408000 R-L		Developed	-308000	1
424000 R-L		Developed	-324000	1
422000 R-L		Developed	-322000	1
421000 R-L		Developed	-321000	1
408000 R-L		Developed	-308000	1
422000 R-L		Developed	-322000	1
455000 R-L		Developed	-355000	1
225000 R-L		Developed	-121000	1
184000 R-L		Developed	-80000	1
320000 R-L		Developed	-216000	1
342000 R-L		Developed	-239000	1
378000 R-L		Developed	-275000	1
361000 R-L		Developed	-258000	1
341000 R-L		Developed	-238000	1
263000 R-L		Developed	-159000	1
431000 R-L		Developed	-328000	1
352000 R-L		Developed	-249000	1
335000 R-L		Developed	-232000	1
307000 R-L		Developed	-204000	1
329000 R-L		Developed	-226000	1
417000 R-L		Developed	-314000	1
418000 R-L		Developed	-315000	1
270000 R-L		Developed	-167000	1
204000 R-L		Developed	-101000	2
424000 R-L		Developed	-321000	1
147000 R-L		Developed	-44000	1
377000 R-L		Developed	-273000	1
238000 R-L		Developed	-134000	1
338000 R-L		Developed	-235000	1
404000 R-L		Developed	-299000	1
114000 R-L		Developed	-11000	1
508000 R-L		Developed	-405000	1
303000 R-L		Developed	-200000	1
218000 R-L		Developed	-115000	1
457000 R-L		Developed	-354000	1
363000 R-L		Developed	-259000	1
372000 R-L		Developed	-269000	1

280000 R-L	Developed	-177000	1
463000 R-L	Developed	-358000	1
383000 R-L	Developed	-280000	1
370000 R-L	Developed	-267000	1
388000 R-L	Developed	-285000	1
369000 R-L	Developed	-266000	1
368000 R-L	Developed	-265000	1
366000 R-L	Developed	-263000	1
161000 R-L	Developed	-58000	1
133000 R-L	Developed	-30000	1
112000 R-L	Developed	-9000	1
108000 R-L	Developed	-5000	1
306000 R-L	Developed	-202000	1
253000 R-L	Developed	-148000	1
104000 R-L	Developed	-1000	1
512000 R-L	Developed	-409000	1
414000 R-L	Developed	-311000	1
330000 R-L	Developed	-225000	1
344000 R-L	Developed	-241000	1
406000 R-L	Developed	-303000	1
216000 R-L	Developed	-111000	1
107000 R-L	Developed	-2000	1
352000 R-L	Developed	-249000	1
370000 R-L	Developed	-267000	1
306000 R-L	Developed	-202000	1
351000 R-L	Developed	-247000	1
169000 R-L	Developed	-66000	1
350000 R-L	Developed	-247000	1
126000 R-L	Developed	-23000	1
353000 R-L	Developed	-250000	1
651000 R-L	Developed	-547000	1
648000 R-L	Developed	-544000	1
408000 R-L	Developed	-304000	1
487000 R-L	Developed	-384000	1
325000 R-L	Developed	-221000	1
121000 R-L	Developed	-18000	1
104000 R-L	Developed	-1000	1
144000 R-L	Developed	-39000	1
339000 R-L	Developed	-236000	1
528000 R-L	Developed	-425000	1
192000 R-L	Developed	-88000	1
425000 R-L	Developed	-321000	1
444000 R-L	Developed	-339000	1
173000 R-L	Developed	-69000	1
370000 R-L	Developed	-267000	1
298000 R-L	Developed	-194000	1
311000 R-L	Developed	-207000	1

104000 R-L	Developed	-1000	1
122000 R-L	Developed	-19000	1
206000 R-L	Developed	-103000	1
386000 R-L	Developed	-283000	1
324000 R-L	Developed	-221000	1
316000 R-L	Developed	-213000	1
151000 R-L	Developed	-48000	1
438000 R-L	Developed	-334000	1
452000 R-L	Developed	-348000	1
473000 R-L	Developed	-369000	1
378000 R-L	Developed	-274000	1
123000 R-L	Developed	-20000	1
146000 R-L	Developed	-43000	1
193000 R-L	Developed	-90000	1
104000 R-L	Developed	-1000	1
136000 R-L	Developed	-33000	1
465000 R-L	Developed	-362000	1
471000 R-L	Developed	-368000	1
464000 R-L	Developed	-361000	1
469000 R-L	Developed	-366000	1
308000 R-L	Developed	-205000	1
531000 R-L	Developed	-427000	1
294000 R-L	Developed	-190000	1
99000 R-L	Developed	-3000	1
137000 R-L	Developed	-41000	1
134000 R-L	Developed	-38000	1
261000 R-L	Developed	-165000	1
118000 R-L	Developed	-22000	1
274000 R-L	Developed	-178000	1
309000 R-L	Developed	-212000	1
460000 R-L	Developed	-363000	1
312000 R-L	Developed	-215000	1
397000 R-L	Developed	-301000	1
277000 R-L	Developed	-181000	1
440000 R-L	Developed	-341000	1
315000 R-L	Developed	-224000	1
245000 R-L	Developed	-154000	1
390000 R-L	Developed	-300000	1
386000 R-L	Developed	-296000	1
133000 R-L	Developed	-43000	1
443000 R-L	Developed	-353000	2
399000 R-L	Developed	-303000	1
440000 R-L	Developed	-344000	1
452000 R-L	Developed	-356000	1
410000 R-L	Developed	-314000	1
442000 R-L	Developed	-346000	1
419000 R-L	Developed	-323000	1

428000 R-L	Developed	-332000	1
411000 R-L	Developed	-312000	1
338000 R-L	Developed	-234000	1
413000 R-L	Developed	-309000	1
205000 R-L	Developed	-109000	1
488000 R-L	Developed	-384000	1
318000 R-L	Developed	-222000	1
304000 R-L	Developed	-201000	1
344000 R-L	Developed	-241000	1
316000 R-L	Developed	-212000	1
324000 R-L	Developed	-228000	1
350000 R-L	Developed	-254000	1
319000 R-L	Developed	-223000	1
360000 R-L	Developed	-256000	1
304000 R-L	Developed	-201000	1
383000 R-L	Developed	-280000	1
351000 R-L	Developed	-246000	1
393000 R-L	Developed	-288000	1
346000 R-L	Developed	-241000	1
496000 R-L	Developed	-393000	1
324000 R-L	Developed	-221000	1
337000 R-L	Developed	-234000	1
374000 R-L	Developed	-271000	1
444000 R-L	Developed	-341000	1
285000 R-L	Developed	-182000	1
420000 R-L	Developed	-317000	1
328000 R-L	Developed	-225000	1
310000 R-L	Developed	-207000	1
355000 R-L	Developed	-252000	1
315000 R-L	Developed	-212000	1
364000 R-L	Developed	-261000	1
332000 R-L	Developed	-229000	1
334000 R-L	Developed	-231000	1
361000 R-L	Developed	-258000	1
355000 R-L	Developed	-252000	1
333000 R-L	Developed	-230000	1
316000 R-L	Developed	-213000	1
335000 R-L	Developed	-232000	1
351000 R-L	Developed	-248000	1
338000 R-L	Developed	-235000	1
332000 R-L	Developed	-229000	1
330000 R-L	Developed	-227000	1
387000 R-L	Developed	-284000	1
337000 R-L	Developed	-234000	1
360000 R-L	Developed	-257000	1
382000 R-L	Developed	-279000	1
382000 R-L	Developed	-279000	1

361000 R-L	Developed	-258000	1
200000 R-L	Developed	-96000	1
122000 R-L	Developed	-19000	1
301000 R-L	Developed	-198000	1
114000 R-L	Developed	-11000	1
378000 R-L	Developed	-275000	1
321000 R-L	Developed	-218000	1
333000 R-L	Developed	-230000	1
123000 R-L	Developed	-20000	1
275000 R-L	Developed	-172000	1
383000 R-L	Developed	-280000	1
416000 R-L	Developed	-312000	1
376000 R-L	Developed	-279000	1
387000 R-L	Developed	-283000	1
421000 R-L	Developed	-318000	1
370000 R-L	Developed	-267000	1
385000 R-L	Developed	-289000	2
347000 R-L	Developed	-244000	1
370000 R-L	Developed	-267000	1
247000 R-L	Developed	-142000	1
194000 R-L	Developed	-90000	1
279000 R-L	Developed	-176000	1
179000 R-L	Developed	-76000	1
412000 R-L	Developed	-309000	1
338000 R-L	Developed	-235000	1
347000 R-L	Developed	-242000	1
257000 R-L	Developed	-153000	1
610000 R-L	Developed	-506000	1
484000 R-L	Developed	-381000	1
277000 R-L	Developed	-181000	1
168000 R-L	Developed	-72000	1
294000 R-L	Developed	-195000	1
187000 R-L	Developed	-90000	1
215000 R-L	Developed	-112000	1
451000 R-L	Developed	-346000	1
311000 R-L	Developed	-208000	1
241000 R-L	Developed	-138000	1
360000 R-L	Developed	-256000	1
352000 R-L	Developed	-253000	1
321000 R-L	Developed	-224000	1
359000 R-L	Developed	-263000	1
371000 R-L	Developed	-275000	1
105000 R-L	Developed	-15000	1
144000 R-L	Developed	-53000	1
422000 R-L	Developed	-326000	1
350000 R-L	Developed	-247000	1
374000 R-L	Developed	-271000	1

409000 R-L	Developed	-305000	1
349000 R-L	Developed	-245000	1
265000 R-L	Developed	-161000	1
402000 R-L	Developed	-299000	1
277000 R-L	Developed	-174000	1
355000 R-L	Developed	-252000	1
188000 R-L	Developed	-84000	1
310000 R-L	Developed	-207000	2
308000 R-L	Developed	-205000	1
351000 R-L	Developed	-247000	1
177000 R-L	Developed	-74000	1
420000 R-L	Developed	-317000	1
341000 R-L	Developed	-238000	1
350000 R-L	Developed	-245000	1
347000 R-L	Developed	-244000	1
338000 R-L	Developed	-235000	1
455000 R-L	Developed	-352000	1
112000 R-L	Developed	-7000	1
372000 R-L	Developed	-268000	1
431000 R-L	Developed	-326000	1
419000 R-L	Developed	-314000	1
374000 R-L	Developed	-270000	1
293000 R-L	Developed	-190000	1
316000 R-L	Developed	-213000	1
329000 R-L	Developed	-225000	1
455000 R-L	Developed	-352000	1
273000 R-L	Developed	-170000	1
350000 R-L	Developed	-247000	1
432000 R-L	Developed	-329000	1
430000 R-L	Developed	-327000	1
463000 R-L	Developed	-360000	1
442000 R-L	Developed	-339000	1
238000 R-L	Developed	-135000	2
435000 R-L	Developed	-332000	1
530000 R-L	Developed	-427000	1
389000 R-L	Developed	-286000	1
270000 R-L	Developed	-166000	1
289000 R-L	Developed	-186000	1
377000 R-L	Developed	-274000	1
358000 R-L	Developed	-254000	1
418000 R-L	Developed	-314000	1
356000 R-L	Developed	-253000	1
457000 R-L	Developed	-353000	1
353000 R-L	Developed	-250000	1
368000 R-L	Developed	-265000	1
146000 R-L	Developed	-43000	1
409000 R-L	Developed	-306000	1

372000 R-L	Developed	-269000	1
366000 R-L	Developed	-263000	1
258000 R-L	Developed	-155000	1
165000 R-L	Developed	-61000	1
256000 R-L	Developed	-152000	1
365000 R-L	Developed	-261000	1
432000 R-L	Developed	-329000	1
421000 R-L	Developed	-318000	1
352000 R-L	Developed	-249000	1
363000 R-L	Developed	-260000	1
343000 R-L	Developed	-240000	1
343000 R-L	Developed	-240000	1
398000 R-L	Developed	-294000	1
350000 R-L	Developed	-246000	1
359000 R-L	Developed	-256000	1
376000 R-L	Developed	-273000	1
366000 R-L	Developed	-263000	1
365000 R-L	Developed	-261000	1
122000 R-L	Developed	-19000	1
6000 R-L	Developed	-5000	1
327000 R-L	Developed	-236000	1
131000 R-L	Developed	-32000	1
360000 R-L	Developed	-261000	1
248000 R-L	Developed	-158000	1
360000 R-L	Developed	-270000	1
381000 R-L	Developed	-291000	1
348000 R-L	Developed	-252000	1
355000 R-L	Developed	-259000	1
258000 R-L	Developed	-155000	1
396000 R-L	Developed	-293000	1
214000 R-L	Developed	-111000	1
165000 R-L	Developed	-60000	1
347000 R-L	Developed	-244000	1
219000 R-L	Developed	-116000	2
326000 R-L	Developed	-223000	1
349000 R-L	Developed	-246000	1
390000 R-L	Developed	-287000	1
319000 R-L	Developed	-215000	1
346000 R-L	Developed	-242000	1
369000 R-L	Developed	-266000	1
355000 R-L	Developed	-252000	1
113000 R-L	Developed	-10000	1
265000 R-L	Developed	-161000	1
403000 R-L	Developed	-300000	1
396000 R-L	Developed	-293000	1
185000 R-L	Developed	-81000	2
330000 R-L	Developed	-227000	1

353000 R-L	Developed	-250000	1
335000 R-L	Developed	-232000	1
332000 R-L	Developed	-229000	1
540000 R-L	Developed	-435000	1
135000 R-L	Developed	-32000	1
279000 R-L	Developed	-176000	1
315000 R-L	Developed	-212000	1
667000 R-L	Developed	-562000	1
445000 R-L	Developed	-342000	1
137000 R-L	Developed	-33000	1
104000 R-L	Developed	-1000	1
399000 R-L	Developed	-295000	1
338000 R-L	Developed	-234000	1
496000 R-L	Developed	-393000	1
405000 R-L	Developed	-301000	1
405000 R-L	Developed	-301000	1
271000 R-L	Developed	-168000	1
432000 R-L	Developed	-328000	1
426000 R-L	Developed	-322000	1
425000 R-L	Developed	-321000	1
447000 R-L	Developed	-343000	1
440000 R-L	Developed	-336000	1
128000 R-L	Developed	-25000	1
104000 R-L	Developed	-1000	1
132000 R-L	Developed	-29000	1
358000 R-L	Developed	-255000	1
137000 R-L	Developed	-33000	1
315000 R-L	Developed	-212000	1
298000 R-L	Developed	-195000	1
273000 R-L	Developed	-170000	1
297000 R-L	Developed	-194000	1
439000 R-L	Developed	-336000	1
298000 R-L	Developed	-195000	1
329000 R-L	Developed	-226000	1
364000 R-L	Developed	-261000	1
176000 R-L	Developed	-73000	1
118000 R-L	Developed	-15000	1
297000 R-L	Developed	-193000	1
332000 R-L	Developed	-228000	1
128000 R-L	Developed	-23000	1
303000 R-L	Developed	-198000	1
209000 R-L	Developed	-106000	1
303000 R-L	Developed	-200000	1
279000 R-L	Developed	-176000	1
265000 R-L	Developed	-174000	1
125000 R-L	Developed	-22000	1
201000 R-L	Developed	-98000	1

318000 R-L	Developed	-215000	1
116000 R-L	Developed	-13000	1
447000 R-L	Developed	-343000	1
392000 R-L	Developed	-288000	1
112000 R-L	Developed	-8000	1
104000 R-L	Developed	-1000	1
138000 R-L	Developed	-33000	1
303000 R-L	Developed	-200000	1
391000 R-L	Developed	-288000	1
247000 R-L	Developed	-143000	1
174000 R-L	Developed	-70000	1
400000 R-L	Developed	-296000	1
378000 R-L	Developed	-275000	1
400000 R-L	Developed	-296000	1
440000 R-L	Developed	-337000	1
360000 R-L	Developed	-257000	1
339000 R-L	Developed	-236000	1
113000 R-L	Developed	-9000	1
275000 R-L	Developed	-172000	1
327000 R-L	Developed	-223000	1
277000 R-L	Developed	-174000	1
271000 R-L	Developed	-168000	1
401000 R-L	Developed	-298000	1
421000 R-L	Developed	-318000	1
428000 R-L	Developed	-325000	1
421000 R-L	Developed	-318000	1
426000 R-L	Developed	-323000	1
421000 R-L	Developed	-318000	1
135000 R-L	Developed	-32000	1
106000 R-L	Developed	-3000	1
283000 R-L	Developed	-178000	1
408000 R-L	Developed	-303000	1
388000 R-L	Developed	-285000	1
396000 R-L	Developed	-293000	1
383000 R-L	Developed	-280000	1
261000 R-L	Developed	-165000	1
261000 R-L	Developed	-165000	1
268000 R-L	Developed	-172000	1
273000 R-L	Developed	-177000	1
342000 R-L	Developed	-246000	1
362000 R-L	Developed	-266000	1
410000 R-L	Developed	-313000	1
354000 R-L	Developed	-255000	1
354000 R-L	Developed	-264000	1
256000 R-L	Developed	-157000	1
311000 R-L	Developed	-220000	1
165000 R-L	Developed	-61000	1

344000 R-L	Developed	-241000	1
122000 R-L	Developed	-18000	1
403000 R-L	Developed	-300000	1
319000 R-L	Developed	-216000	1
385000 R-L	Developed	-281000	1
134000 R-L	Developed	-30000	1
257000 R-L	Developed	-153000	1
378000 R-L	Developed	-274000	1
365000 R-L	Developed	-261000	1
154000 R-L	Developed	-51000	1
295000 R-L	Developed	-192000	1
207000 R-L	Developed	-102000	1
405000 R-L	Developed	-302000	1
309000 R-L	Developed	-206000	1
435000 R-L	Developed	-332000	1
448000 R-L	Developed	-344000	1
357000 R-L	Developed	-254000	1
381000 R-L	Developed	-276000	1
386000 R-L	Developed	-283000	1
216000 R-L	Developed	-111000	1
231000 R-L	Developed	-126000	1
114000 R-L	Developed	-9000	1
275000 R-L	Developed	-170000	1
293000 R-L	Developed	-190000	1
312000 R-L	Developed	-209000	1
220000 R-L	Developed	-117000	1
124000 R-L	Developed	-19000	1
424000 R-L	Developed	-319000	1
329000 R-L	Developed	-226000	1
328000 R-L	Developed	-225000	1
352000 R-L	Developed	-249000	1
373000 R-L	Developed	-270000	1
124000 R-L	Developed	-20000	1
370000 R-L	Developed	-265000	1
425000 R-L	Developed	-320000	1
141000 R-L	Developed	-36000	1
209000 R-L	Developed	-104000	1
135000 R-L	Developed	-30000	1
249000 R-L	Developed	-158000	1
367000 R-L	Developed	-276000	1
339000 R-L	Developed	-243000	1
371000 R-L	Developed	-275000	1
355000 R-L	Developed	-259000	1
266000 R-L	Developed	-170000	1
354000 R-L	Developed	-258000	1
350000 R-L	Developed	-254000	1
341000 R-L	Developed	-242000	1

336000 R-L	Developed	-245000	1
106000 R-L	Developed	-10000	1
111000 R-L	Developed	-15000	1
191000 R-L	Developed	-95000	1
513000 R-L	Developed	-417000	1
404000 R-L	Developed	-308000	1
400000 R-L	Developed	-304000	1
388000 R-L	Developed	-292000	1
365000 R-L	Developed	-275000	1
361000 R-L	Developed	-271000	1
273000 R-L	Developed	-168000	1
271000 R-L	Developed	-173000	1
275000 R-L	Developed	-170000	1
315000 R-L	Developed	-210000	1
493000 R-L	Developed	-388000	1
383000 R-L	Developed	-280000	1
378000 R-L	Developed	-275000	1
109000 R-L	Developed	-6000	1
106000 R-L	Developed	-3000	1
247000 R-L	Developed	-142000	1
195000 R-L	Developed	-90000	1
179000 R-L	Developed	-76000	1
177000 R-L	Developed	-73000	1
234000 R-L	Developed	-131000	1
403000 R-L	Developed	-300000	1
376000 R-L	Developed	-272000	1
438000 R-L	Developed	-333000	1
245000 R-L	Developed	-142000	1
302000 R-L	Developed	-199000	1
118000 R-L	Developed	-13000	1
257000 R-L	Developed	-154000	1
299000 R-L	Developed	-194000	1
515000 R-L	Developed	-410000	1
328000 R-L	Developed	-225000	1
329000 R-L	Developed	-226000	1
121000 R-L	Developed	-18000	1
203000 R-L	Developed	-99000	1
316000 R-L	Developed	-213000	1
304000 R-L	Developed	-201000	1
356000 R-L	Developed	-253000	1
422000 R-L	Developed	-318000	1
425000 R-L	Developed	-321000	1
344000 R-L	Developed	-241000	1
307000 R-L	Developed	-204000	1
357000 R-L	Developed	-254000	1
314000 R-L	Developed	-210000	1
327000 R-L	Developed	-224000	1

334000 R-L	Developed	-231000	1
337000 R-L	Developed	-234000	1
288000 R-L	Developed	-185000	1
363000 R-L	Developed	-260000	1
398000 R-L	Developed	-294000	1
308000 R-L	Developed	-205000	1
414000 R-L	Developed	-310000	1
361000 R-L	Developed	-258000	1
242000 R-L	Developed	-138000	1
273000 R-L	Developed	-170000	
173000 R-L	Developed	-69000	
337000 R-L	Developed	-234000	
403000 R-L	Developed	-298000	
280000 R-L	Developed	-175000	
430000 R-L	Developed	-327000	
448000 R-L	Developed	-345000	
107000 R-L	Developed	-2000	
355000 R-L	Developed	-252000	
400000 R-L	Developed	-297000	
237000 R-L	Developed	-134000	
377000 R-L	Developed	-274000	
313000 R-L	Developed	-210000	
374000 R-L	Developed	-271000	
307000 R-L	Developed	-203000	
253000 R-L	Developed	-150000	
431000 R-L	Developed	-328000	
262000 R-L	Developed	-159000	
244000 R-L	Developed	-141000	
207000 R-L	Developed	-103000	
147000 R-L	Developed	-44000	
257000 R-L	Developed	-154000	
333000 R-L	Developed	-229000	
110000 R-L	Developed	-6000	
351000 R-L	Developed	-248000	
400000 R-L	Developed	-297000	
281000 R-L	Developed	-178000	
395000 R-L	Developed	-292000	
234000 R-L	Developed	-131000	
112000 R-L	Developed	-8000	
347000 R-L	Developed	-244000	
364000 R-L	Developed	-261000	
165000 R-L	Developed	-61000	
298000 R-L	Developed	-194000	
148000 R-L	Developed	-44000	
371000 R-L	Developed	-268000	
152000 R-L	Developed	-49000	
317000 R-L	Developed	-213000	

194000 R-L	Developed	-90000
321000 R-L	Developed	-218000
251000 R-L	Developed	-148000
456000 R-L	Developed	-351000
290000 R-L	Developed	-187000
333000 R-L	Developed	-230000
341000 R-L	Developed	-237000
254000 R-L	Developed	-151000
346000 R-L	Developed	-242000
438000 R-L	Developed	-335000
332000 R-L	Developed	-228000
363000 R-L	Developed	-260000
377000 R-L	Developed	-274000
313000 R-L	Developed	-210000
415000 R-L	Developed	-312000
319000 R-L	Developed	-216000

- *underdeveloped parcels have a value of greater than 0
- *Vacant lots have an improvement value of 0
- *partials have enough SF for further division of land for housing

1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
1
2
2

PIN	Lot Square Feet	Acres
3356400805	9583	0.219994529
3356400806	9600	0.220384793
3356400807	9583	0.219994529
3356400808	9583	0.219994529
3356400809	9600	0.220384793
3356400820	8000	0.183653994
3356400822	8000	0.183653994
3356400824	8000	0.183653994
3356400835	8000	0.183653994
3356400837	12000	0.275480992
3356400840	20000	0.459134986
3356400860	8087	0.185651232
3356400865	14000	0.32139449
3356400885	12120	0.278235802
3356400890	10490	0.2408163
3356400895	8035	0.184457481
3356400897	8036	0.184480437
3356400900	10418	0.239163414
3356400905	12409	0.284870302
3356400907	9280	0.213038634
3356400909	8079	0.185467578
3356400985	8000	0.183653994
3356400990	8000	0.183653994
3356400995	8000	0.183653994
3356401000	12805	0.293961175
3356401005	9639	0.221280107
3356401010	9638	0.22125715
3356401015	8021	0.184136086
3356401016	8021	0.184136086
3356401025	9600	0.220384793
3356401031	16000	0.367307989
3356401032	15941	0.365953541
3356405840	14832	0.340494506
3356405850	22267	0.511177937
3621049060	16117	0.369993929
3621049072	17424	0.3999984
3621049085	9256	0.212487672
3849000000	31087	0.713656466
9543001315	10000	0.229567493
9543001316	8000	0.183653994
9543001320	8000	0.183653994
9543001335	8000	0.183653994
9543001350	8000	0.183653994
9543001360	6000	0.137740496

9543001385	8000	0.183653994
9543001390	10262	0.235582161
9543001422	9000	0.206610744
9543001435	8000	0.183653994
9543001445	8738	0.200596075

Appraised Land Value	Appraised Improvements	ZONING
103000	121000 R-M	
103000	107000 R-M	
103000	97000 R-M	
103000	93000 R-M	
103000	120000 R-M	
103000	294000 R-M	
103000	295000 R-M	
103000	94000 R-M	
103000	111000 R-M	
104000	244000 R-M	
107000	432000 R-M	
103000	430000 R-M	
104000	235000 R-M	
104000	243000 R-M	
103000	364000 R-M	
103000	333000 R-M	
103000	343000 R-M	
103000	326000 R-M	
104000	392000 R-M	
103000	432000 R-M	
103000	479000 R-M	
103000	335000 R-M	
103000	364000 R-M	
103000	170000 R-M	
104000	217000 R-M	
96000	318000 R-M	
96000	357000 R-M	
103000	315000 R-M	
103000	322000 R-M	
103000	445000 R-M	
105000	506000 R-M	
105000	349000 R-M	
104000	311000 R-M	
112000	218000 R-M	
105000	294000 R-M	
105000	237000 R-M	
103000	444000 R-M	
23300	248700 R-M	
96000	355000 R-M	
96000	358000 R-M	
96000	93000 R-M	
96000	90000 R-M	
96000	366000 R-M	
96000	28000 R-M	

96000	342000 R-M
96000	376000 R-M
96000	108000 R-M
96000	99000 R-M
96000	103000 R-M

Designation	Values	Units
Partially Utilized	-18000	1
Partially Utilized	-4000	1
Underdeveloped	6000	1
Underdeveloped	10000	1
Partially Utilized	-17000	1
Partially Utilized	-191000	1
Partially Utilized	-192000	1
Underdeveloped	9000	1
Partially Utilized	-8000	1
Partially Utilized	-140000	1
Partially Utilized	-325000	1
Partially Utilized	-327000	1
Partially Utilized	-131000	1
Partially Utilized	-139000	1
Partially Utilized	-261000	1
Partially Utilized	-230000	1
Partially Utilized	-240000	1
Partially Utilized	-223000	1
Partially Utilized	-288000	1
Partially Utilized	-329000	1
Partially Utilized	-376000	1
Partially Utilized	-232000	1
Partially Utilized	-261000	1
Partially Utilized	-67000	1
Partially Utilized	-113000	1
Partially Utilized	-222000	1
Partially Utilized	-261000	1
Partially Utilized	-212000	1
Partially Utilized	-219000	1
Partially Utilized	-342000	1
Partially Utilized	-401000	1
Partially Utilized	-244000	1
Partially Utilized	-207000	1
Partially Utilized	-106000	1
Partially Utilized	-189000	1
Partially Utilized	-132000	1
Partially Utilized	-341000	1
Partially Utilized	-225400	1
Partially Utilized	-259000	1
Partially Utilized	-262000	1
Underdeveloped	3000	1
Underdeveloped	6000	1
Partially Utilized	-270000	1
Underdeveloped	68000	1

Partially Utilized	-246000
Partially Utilized	-280000
Partially Utilized	-12000
Partially Utilized	-3000
Partially Utilized	-7000

PIN	Lot Square Feet	Acres
9543000935	13800	0.32
127800000	43632	1.00
3356400655	12700	0.29
3356400656	8560	0.20
3356400657	7519	0.17
3356400658	7440	0.17
3356400660	10000	0.23
3356400665	10000	0.23
3356400670	10000	0.23
3356400675	10000	0.23
3356400700	7840	0.18
3356400703	7840	0.18
3356400705	11757	0.27
3356401400	20000	0.46
3356401430	56000	1.29
3356401449	14400	0.33
3356401450	16000	0.37
3356401455	27100	0.62
3356401545	16000	0.37
3356401550	16000	0.37
3356401760	19240	0.44
3356401770	64033	1.47
3356401820	13659	0.31
3356401826	12650	0.29
3356406210	8200	0.19
3356406225	12971	0.30
3356406252	11167	0.26
3356406400	7215	0.17
3356406410	8876	0.20
3356406415	9577	0.22
3356406450	9216	0.21
3356406460	11009	0.25
3356406920	9540	0.22
3356406935	8223	0.19
3356406950	8840	0.20
3356407130	8504	0.20
3356407140	13431	0.31
3356407165	9080	0.21
3356407170	8800	0.20
3356407175	14090	0.32
3356407185	12547	0.29
3356407195	15094	0.35
3356407205	14000	0.32

3356407210	13688	0.31
3356407230	21000	0.48
3356407800	12400	0.28
3356407805	12400	0.28
3356407815	12400	0.28
3356407825	8566	0.20
8856000080	13726	0.32
8856000090	16000	0.37
8856000224	12000	0.28
8856000234	11000	0.25
8856000239	12400	0.28
8856000250	16600	0.38
8856000255	36000	0.83
8856000280	12000	0.28
8856000290	12000	0.28
8856000307	8027	0.18
8856000470	9007	0.21
8856001375	42600	0.98
8856001400	10000	0.23
8856001410	10000	0.23
8856001415	10000	0.23
8856001420	10000	0.23
8856001425	9350	0.21
8856001430	9350	0.21
8856001445	10700	0.25
8856001470	16000	0.37
8856001480	16000	0.37
8856001490	25494	0.59
8856001590	8050	0.18
8856001591	8770	0.20
8856001625	9200	0.21
8856001635	13800	0.32
8856001650	11500	0.26
8856001660	11500	0.26
8856001665	30020	0.69
8856004230	8200	0.19
8856004241	9580	0.22
8856004250	12200	0.28
8856004255	10000	0.23
8856004260	10143	0.23
8856004265	8001	0.18
8856004266	8001	0.18
8856004270	10297	0.24
8856004310	12000	0.28
8856004315	12000	0.28
8856004335	16000	0.37
8856004360	24000	0.55

8856004375	18570	0.43
8856004440	16000	0.37
8856004450	16000	0.37
8856004460	13680	0.31
8856004461	9600	0.22
8856004480	8712	0.20
8856004490	8276	0.19
8856004730	20917	0.48
8856004750	23951	0.55
9543000090	10607	0.24
9543000095	13264	0.30
9543000125	9000	0.21
9543000160	9000	0.21
9543000185	12000	0.28
9543000255	12960	0.30
9543000835	14402	0.33
9543000860	9600	0.22
9543000870	14400	0.33
9543000885	10803	0.25
9543000886	9216	0.21
9543000895	10803	0.25
9543000896	9216	0.21
9543000900	16000	0.37
9543000915	8001	0.18
9543000920	8016	0.18
9543000930	9378	0.22
9543000970	8001	0.18
9543000980	8001	0.18
9543000995	10022	0.23
9543000996	16000	0.37
9543000997	15402	0.35
9543000998	6580	0.15
9543001015	16000	0.37
9543001470	11000	0.25
9543001490	12000	0.28
9543001510	12000	0.28
9543001530	13200	0.30

49.43

Appraised Land Value	Appraised Improvements	ZONING	Designation
104000	9000	C-1	Underdeveloped
87200	603300	C-1	Partially Utilized
97000	245000	C-1	Partially Utilized
96000	80000	C-1	Underdeveloped
96000	111000	C-1	Partially Utilized
96000	91000	C-1	Underdeveloped
96000	120000	C-1	Partially Utilized
96000	123000	C-1	Partially Utilized
96000	94000	C-1	Underdeveloped
96000	94000	C-1	Underdeveloped
96000	85000	C-1	Underdeveloped
96000	93000	C-1	Underdeveloped
91000	344000	C-1	Partially Utilized
102000	232000	C-1	Partially Utilized
560000	2415500	C-1	Partially Utilized
91000	218000	C-1	Partially Utilized
99000	406000	C-1	Partially Utilized
112000	207000	C-1	Partially Utilized
99000	399000	C-1	Partially Utilized
99000	118000	C-1	Partially Utilized
92000	424000	C-1	Partially Utilized
512200	294800	C-1	Underdeveloped
91000	465000	C-1	Partially Utilized
97000	492000	C-1	Partially Utilized
96000	342000	C-1	Partially Utilized
97000	272000	C-1	Partially Utilized
104000	399000	C-1	Partially Utilized
103000	26000	C-1	Underdeveloped
103000	391000	C-1	Partially Utilized
103000	265000	C-1	Partially Utilized
110000	470400	C-1	Partially Utilized
120000	268400	C-1	Partially Utilized
103000	97000	C-1	Underdeveloped
100000	89700	C-1	Underdeveloped
96000	355000	C-1	Partially Utilized
103000	410000	C-1	Partially Utilized
97000	534000	C-1	Partially Utilized
96000	241000	C-1	Partially Utilized
96000	252000	C-1	Partially Utilized
97000	282000	C-1	Partially Utilized
97000	190000	C-1	Partially Utilized
99000	380000	C-1	Partially Utilized
97000	314000	C-1	Partially Utilized

91000	391000 C-1	Partially Utilized
104000	244000 C-1	Partially Utilized
97000	252000 C-1	Partially Utilized
97000	146000 C-1	Partially Utilized
97000	567000 C-1	Partially Utilized
96000	409000 C-1	Partially Utilized
91000	270000 C-1	Partially Utilized
99000	370000 C-1	Partially Utilized
97000	223000 C-1	Partially Utilized
97000	345000 C-1	Partially Utilized
97000	172000 C-1	Partially Utilized
99000	393000 C-1	Partially Utilized
141000	301000 C-1	Partially Utilized
97000	217000 C-1	Partially Utilized
120000	661000 C-1	Partially Utilized
103000	285000 C-1	Partially Utilized
110000	658000 C-1	Partially Utilized
163000	237000 C-1	Partially Utilized
103000	360000 C-1	Partially Utilized
103000	316000 C-1	Partially Utilized
103000	324000 C-1	Partially Utilized
103000	315000 C-1	Partially Utilized
103000	320000 C-1	Partially Utilized
103000	326000 C-1	Partially Utilized
103000	253000 C-1	Partially Utilized
105000	424000 C-1	Partially Utilized
105000	357000 C-1	Partially Utilized
203900	936100 C-1	Partially Utilized
96000	130000 C-1	Partially Utilized
90000	99000 C-1	Partially Utilized
96000	371000 C-1	Partially Utilized
93000	232000 C-1	Partially Utilized
97000	286000 C-1	Partially Utilized
97000	349000 C-1	Partially Utilized
120000	63000 C-1	Underdeveloped
103000	107000 C-1	Partially Utilized
103000	657000 C-1	Partially Utilized
104000	367000 C-1	Partially Utilized
103000	294000 C-1	Partially Utilized
103000	357000 C-1	Partially Utilized
103000	310000 C-1	Partially Utilized
103000	290000 C-1	Partially Utilized
103000	348000 C-1	Partially Utilized
104000	453000 C-1	Partially Utilized
104000	97000 C-1	Underdeveloped
105000	385000 C-1	Partially Utilized
118000	270000 C-1	Partially Utilized

105000	495000 C-1	Partially Utilized
105000	31000 C-1	Underdeveloped
105000	244000 C-1	Partially Utilized
104000	95000 C-1	Underdeveloped
103000	96000 C-1	Underdeveloped
103000	93000 C-1	Underdeveloped
103000	241000 C-1	Partially Utilized
107000	240000 C-1	Partially Utilized
114000	246000 C-1	Partially Utilized
115000	709000 C-1	Partially Utilized
132600	1010300 C-1	Partially Utilized
103000	420000 C-1	Partially Utilized
103000	270000 C-1	Partially Utilized
120000	106100 C-1	Underdeveloped
104000	195000 C-1	Partially Utilized
104000	449000 C-1	Partially Utilized
103000	348000 C-1	Partially Utilized
104000	256000 C-1	Partially Utilized
103000	401000 C-1	Partially Utilized
103000	335000 C-1	Partially Utilized
103000	329000 C-1	Partially Utilized
103000	377000 C-1	Partially Utilized
105000	102000 C-1	Underdeveloped
103000	298000 C-1	Partially Utilized
103000	230000 C-1	Partially Utilized
103000	360000 C-1	Partially Utilized
103000	396000 C-1	Partially Utilized
103000	390000 C-1	Partially Utilized
103000	310000 C-1	Partially Utilized
105000	461000 C-1	Partially Utilized
105000	274000 C-1	Partially Utilized
103000	99000 C-1	Underdeveloped
105000	443000 C-1	Partially Utilized
120000	704900 C-1	Partially Utilized
120000	386300 C-1	Partially Utilized
120000	759600 C-1	Partially Utilized
132000	356900 C-1	Partially Utilized

Values	
95000	1
-516100	
-148000	1
16000	1
-15000	1
5000	1
-24000	1
-27000	1
2000	1
2000	1
11000	1
3000	1
-253000	1
-130000	1
-185500	1
-127000	1
-307000	1
-95000	1
-300000	1
-19000	1
-332000	1
217400	1
-374000	1
-395000	1
-246000	1
-175000	1
-295000	1
77000	1
-288000	1
-162000	1
-360400	1
-148400	1
6000	1
10300	1
-259000	1
-307000	1
-437000	1
-145000	1
-156000	1
-185000	1
-93000	1
-281000	1
-217000	1

*underdeveloped parcels have a value of grea
*Vacant lots have an improvement value of 0
*partials have enough SF for further division c

-300000	1
-140000	1
-155000	1
-49000	1
-470000	1
-313000	1
-179000	1
-271000	1
-126000	1
-248000	1
-75000	1
-294000	1
-160000	1
-120000	1
-541000	1
-182000	1
-548000	1
-74000	1
-257000	1
-213000	1
-221000	1
-212000	1
-217000	2
-223000	1
-150000	1
-319000	1
-252000	1
-732200	1
-34000	1
-9000	1
-275000	1
-139000	1
-189000	1
-252000	1
57000	1
-4000	1
-554000	1
-263000	1
-191000	1
-254000	1
-207000	1
-187000	1
-245000	1
-349000	1
7000	1
-280000	1
-152000	1

-390000	1
74000	1
-139000	1
9000	1
7000	1
10000	1
-138000	1
-133000	1
-132000	1
-594000	
-877700	
-317000	
-167000	
13900	
-91000	
-345000	
-245000	
-152000	
-298000	
-232000	
-226000	
-274000	
3000	
-195000	
-127000	
-257000	
-293000	
-287000	
-207000	
-356000	
-169000	
4000	
-338000	
-584900	
-266300	
-639600	
-224900	

iter than 0

of land for housing

PIN	Lot Square Feet	Acres
3356400485	39500	0.91
3356400511	2791	0.06
3356400515	5320	0.12
3356400521	42780	0.98
3356400590	1155	0.03
3356407835	37943	0.87
3356407836	29567	0.68
3356407840	68876	1.58
3356407842	74310	1.71
3356407850	48351	1.11
3356407855	47916	1.10
3356407860	45302	1.04
3356407865	45302	1.04
3356407870	191664	4.40
3356407930	51022	1.17
3356407931	39371	0.90
3356407932	36671	0.84
3751600733	142996	3.28
3751601414	818502	18.79
3751606721	53430	1.23
8856000990	28282	0.65
8856001510	19405	0.45
8856001535	19405	0.45
3356400591	18410	0.42
3356400615	13969	0.32
3751606723	58000	1.33
Total	1980240	45.46

Appraised Land Value	Appraised Improvements	ZONING
395000	1204200	C-3
27900	0	C-3
53200	0	C-3
427800	1000	C-3
11500	0	C-3
227600	0	C-3
162600	0	C-3
413200	690200	C-3
594400	1726600	C-3
108000	26000	C-3
108000	376000	C-3
108000	398000	C-3
108000	316000	C-3
1341600	810300	C-3
510200	0	C-3
393700	0	C-3
366700	0	C-3
1429900	1469800	C-3
4446500	1000	C-3
213700	0	C-3
282800	320800	C-3
194000	75000	C-3
194000	106000	C-3
184100	0	C-3
139600	0	C-3
232000	0	C-3

Designation		Values	Units
Developed		-809200	
Vacant		27900	
Vacant		53200	
Underdeveloped	NA		
Vacant	NA		
Vacant		227600	
Vacant		162600	
Partially Developed	NA		
Partially Developed	NA		15
Underdeveloped	NA		1
Partially Developed		-268000	1
Partially Developed		-290000	1
Partially Developed		-208000	1
Underdeveloped		531300	
Vacant		510200	
Vacant		393700	
Vacant		366700	
Partially Developed	NA		
Underdeveloped	NA		
Vacant	NA		
Partially Developed	NA		
Underdeveloped	NA		
Underdeveloped		88000	
Vacant	NA		
Vacant	NA		
Vacant		232000	

*underdeveloped parcels have a v
 *Vacant lots have an improvemen
 *partials have enough SF for furthi

alue of greater than 0
t value of 0
er division of land for housing

Gross Employment Land Capacity b

Zones	Gross Zone Area (ac)
RL	211.08
RM	33.13
C1	57.97
C2	14.56
C3	56.5
M1	269.36
OSCA	128.7
Public	5.44
Total	776.736

**C1 zone assumes a 80 to 20 housing to jobs ratio
 ***C3 zone assumes a 40 to 60 housing to jobs ratio

Critical Areas Acreage Estimates

Zone	Critical Areas Acreage	Zone Acreage
R-L	10.64	211.08
R-M	6.56	29.56
C-1	5.95	57.77
C-2	10.97	14.59
C-3	4.53	45.71
M-1	19.76	160.10
Open Space	83.26	95.52
Public	0.00	5.45
ROW	13.39	38.85

Estimated Existing Job Density Per Zone

Zone	Developed Land (AC, includes developed, partial, and under utilized lands) with Existing Job Generating Uses
C1	6.96
C2	0
C3	18.93
M1	116.29
Public	5.44

*See distribution of jobs in *PSRC Jobs and Trends* . In general there are a

*All C1 lots for commercial use are partial or underutilized

**All C2 lands are undeveloped. There is no average SF per job as a result

Estimated Future Job Capacity Per Z

Zone	Remaining Developable Lands (Vacant, Partial, Under)
C1	7.10
C2*, **	10.60
C3	13.42
M1	107.20
Public	0.00

*Note - the city does not have a max lot coverage for C2 or C3, and has landscaping and parking were used to assume a ma

*Note - Only vacant lands are used to estimate future capacity. There ar inquires are based on vac

** Because the C2 zone currently has no existing jobs, the average jobs | Average between C1 and C3: 278.685646

Note: While the RL and RM zones generally are not designed to accomm limited local data available on these uses existing in algonia, it is equally potential uses in zones that are primarily not job generating uses.

y Zone- 2022 Status

Total AC (not including ROW / Public Lands)	Gross Lands		Critical Areas Dedication Factor
210.79	Vacant	30.35	5%
	Partially Utilized	34.72	
	Under Utilized	20.31	
	Developed	135.77	
			NA
32.85	Vacant	11.59	22%
	Partially Utilized	11.03	
	Under Utilized	1.13	
	Developed	9.38	
			NA
43.73	Vacant	7.49	10%
	Partially Utilized	33.29	
	Under Utilized	6.41	
	Developed	10.78	
			NA
12.90	Vacant	12.46	75%
	Partially Utilized	1.89	
	Under Utilized	0.00	
	Developed	0.206	
			NA
43.73	Vacant	7.98	10%
	Partially Utilized	10.4	
	Under Utilized	26.17	
	Developed	0.91	
			NA
264.94	Vacant	126.79	12%
	Partially Utilized	6.55	
	Under Utilized	12.81	
	Developed	123.21	
			NA
NA - OSCA lands will not have any jobs	NA - OSCA lands will not have any jobs	NA - OSCA lands will not have any jobs	87%
5.44	Vacant	0	0%
	Partially Utilized	0	
	Under Utilized	0	
	Developed	5.44	
			NA
614.373		647.052	

% of Zone
5.04
22.20
10.30
75.15
9.90
12.34
87.17
0.00
34.47

Zone

Gross Job SF (Commercial, Industrial, or job generating uses)	Total Jobs (PSRC 2022)	Est. Jobs Distributed by Zone*	SF per Job
77745	1862	185	420
0		0	0
44978		328	137
2410674		1330	1813
10400		19	547

limited number of jobs in the city and they are strongly tied to uses allowed in the Land Use Table

It. The average between C1 and C3 will be taken to determine the anticipated average jobs per SF

Zone

Total SF of Net Developable Lands (Vacant, Partial, Under)	Max Lot Coverage (permitted by zone)	Potential Job SF (based on maximum lot coverage permitted by zone)	Job Capacity per SF Ratio (Potential Job SF / Achieved Jobs per SF)
258311	0.75	193733.1	461
461736	0.75	346302	1243
618116	0.75	463587	3381
4669632	0.65	3035260.8	1675
0	NA	0	0

no max impervious surface standards. In lieu of this, site features like a maximum of 75% of lot coverage could be possible. We may be able to partially utilize parcels that are less likely to redevelop. All permitting is for vacant parcels at this time. The job capacity per SF between C1 and C3 is used.

To generate jobs, there are a couple of permitted uses in these zones that could be seen as a job generator. It is difficult to predict which properties are likely to develop into both a residential and job generating

Gross Lands Remaining after Critical Areas****		Infrastructure/Land Availability Dediction Factor	
NA - Not a job generating zone			
Vacant	6.72	Vacant	5.71
Partially Utilized	33.29	Partially Utilized	24.97
Under Utilized	6.41	Under Utilized	4.81
Developed	10.78	Developed	NA
Vacant	12.46	Vacant	10.59
Partially Utilized	1.89	Partially Utilized	1.42
Under Utilized	0.00	Under Utilized	0.00
Developed	0.206	Developed	NA
Vacant	7.19	Vacant	6.11
Partially Utilized	10.4	Partially Utilized	7.80
Under Utilized	26.17	Under Utilized	19.63
Developed	0.91	Developed	NA
Vacant	111.14	Vacant	94.47
Partially Utilized	5.74	Partially Utilized	4.31
Under Utilized	11.23	Under Utilized	8.42
Developed	123.21	Developed	NA
NA - Not a job generating zone			
Vacant	0	Vacant	0.00
Partially Utilized	0	Partially Utilized	0.00
Under Utilized	0	Under Utilized	0.00
Developed	5.44	Developed	NA
	373.1896		

Notes	
	Each 420 sf of GFA generates 1 job.
There are no job generating uses established in any parcel in the C2 zone, which is primarily vacant lands encumbered by wetlands or SFRs.	
	Each 137 sf of GFA generates 1 job
	Each 1,813 sf of GFA generates 1 job
	Each 547sf of GFA generates 1 job

e (AMC 22.33)

∴ assumption for future capacity.

Permit Pipeline for Jobs	Total Job Capacity Remaining	2044 Capacity Target
0		
0		
51	6708	325
0		
0		

ating use, such as daycares, adult family homes, or home businesses. While there is g use. An estimated 1% of jobs is used in the final capacity to accomodate these

Net Developable Lands Remaining	Jobs to Housing Considerations*	Est. Job Per Zone (developed, partial, and underutilized lands) PSRC 2022
0.00	NA - Not a job generating zone	0
35.49	7.10	185
12.01	10.60	0
33.54	13.42	328
107.20	107.20	1330
0.00	0.00	0
0.00	0.00	19
188.23	138.31	1862

Algona Job Types, Assumed Zones, &

Assumed Zones		C3	C1
		Construction and Resources	Finance, Insurance, Real Estate
Year	2000	56	*
	2001	*	0
	2002	*	0
	2003	*	0
	2004	43	*
	2005	*	0
	2006	61	*
	2007	*	*
	2008	36	28
	2009	127	*
	2010	98	*
	2011	110	*
	2012	*	0
	2013	*	0
	2014	*	0
	2015	125	0
	2016	117	0
	2017	118	*
	2018	140	0
	2019	118	*
	2020	69	*
	2021	71	*
2022	96	*	

* indicates information was unavailable to PSRC

** The C2 zone currently is completely undeveloped for cor

Job Types that Apply to Multiple Zo

Job Sector	2022 Total Jobs
Services	185

and Growth Rates

Job Types (PSRC 2022)

M1	C1	C1	C3	Public	NA
Manufacturing	Retail	Services	Wholesale, Trade, Transportation, Utilities	Government	Education
1076	*	83	278	29	0
1019	*	93	369	21	0
1033	*	100	261	138	0
710	*	142	266	139	0
984	*	179	314	25	0
851	*	237	402	167	0
987	*	199	433	171	0
1317	0	184	436	21	0
1450	0	104	455	22	0
1330	0	*	391	21	0
1264	*	99	347	22	0
1288	*	131	352	79	0
1507	*	123	378	19	0
1637	*	134	392	19	0
1699	*	148	346	20	0
1774	10	161	324	21	0
1759	6	171	410	21	0
1558	*	170	420	19	0
1520	7	139	404	23	0
1770	*	139	376	22	0
1684	*	125	383	22	0
1052	*	172	456	20	0
1089	*	185	473	19	0

Commercial uses

Uses

Zones	Zone Developed AC (developed, partial, under)	Est. GFA (developed, partial, under)	Total SF between Zones	% SF makeup for each zone	Est. Jobs per SF Breakdown
C1	50.48	363457.338	443004.8634	82%	151.7807435
C3	37.48	79547.5254		18%	33.21925653

Waiting on
Evan to
estimate this
through GIS

Total	Job Growth year to year
1527	*
1796	0.17616241
1797	0.000556793
1476	-0.178631052
1557	0.054878049
1729	0.11046885
1857	0.074031232
2013	0.084006462
2094	0.04023845
2007	-0.041547278
1842	-0.082212257
1969	0.068946797
2129	0.081259523
2298	0.079379991
2318	0.00870322
2416	0.042277826
2483	0.027731788
2292	-0.076923077
2234	-0.02530541
2434	0.089525515
2296	-0.056696795
1784	-0.222996516
1892	0.060538117

1862

Job Growth 2010-2022	0.22%
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Job Growth 2000-2022	0.98%
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Source: <https://psrc-psregcncl.hub.arcgis.com/datasets/PSREGCNCL::covered-em>

data_year	County	City	Const_Res	FIRE	Manufactu	Retail
2000	King	Algona	56	suppressed	1076	suppressed
2001	King	Algona	suppressed	0	1019	suppressed
2002	King	Algona	suppressed	0	1033	suppressed
2003	King	Algona	suppressed	0	710	suppressed
2004	King	Algona	43	suppressed	984	suppressed
2005	King	Algona	suppressed	0	851	suppressed
2006	King	Algona	61	suppressed	987	suppressed
2007	King	Algona	suppressed	suppressed	1317	0
2008	King	Algona	36	28	1450	0
2009	King	Algona	127	suppressed	1330	0
2010	King	Algona	98	suppressed	1264	suppressed
2011	King	Algona	110	suppressed	1288	suppressed
2012	King	Algona	suppressed	0	1507	suppressed
2013	King	Algona	suppressed	0	1637	suppressed
2014	King	Algona	suppressed	0	1699	suppressed
2015	King	Algona	125	0	1774	10
2016	King	Algona	117	0	1759	6
2017	King	Algona	118	suppressed	1558	suppressed
2018	King	Algona	140	0	1520	7
2019	King	Algona	118	suppressed	1770	suppressed
2020	King	Algona	69	suppressed	1684	suppressed
2021	King	Algona	71	suppressed	1052	suppressed
2022	King	Algona	96	suppressed	1089	suppressed

employment-by-city-major-sector/explore?filters=eyJDaXR5IjpbIkFsZ29uYSJdfQ%3D%3D

Services	WTU	Governmer	Education	Total	ObjectId	
	83	278	29	0	1527	1630
	93	369	21	0	1796	1638
	100	261	138	0	1797	1872
	142	266	139	0	1476	1420
	179	314	25	0	1557	1243
	237	402	167	0	1729	1451
	199	433	171	0	1857	1333
	184	436	21	0	2013	1165
	104	455	22	0	2094	980
suppressed		391	21	0	2007	802
	99	347	22	0	1842	884
	131	352	79	0	1969	676
	123	378	19	0	2129	728
	134	392	19	0	2298	536
	148	346	20	0	2318	495
	161	324	21	0	2416	381
	171	410	21	0	2483	354
	170	420	19	0	2292	297
	139	404	23	0	2234	251
	139	376	22	0	2434	101
	125	383	22	0	2296	1608
	172	456	20	0	1784	1747
	185	473	19	0	1892	2120

PIN	Lot Square Feet	Acres	Appraised Land Value
9543000935	13800	0.32	104000
0127800000	43632	1.00	87200
3356400655	12700	0.29	97000
3356400656	8560	0.20	96000
3356400657	7519	0.17	96000
3356400658	7440	0.17	96000
3356400660	10000	0.23	96000
3356400665	10000	0.23	96000
3356400670	10000	0.23	96000
3356400675	10000	0.23	96000
3356400700	7840	0.18	96000
3356400703	7840	0.18	96000
3356400705	11757	0.27	91000
3356401400	20000	0.46	102000
3356401430	56000	1.29	560000
3356401449	14400	0.33	91000
3356401450	16000	0.37	99000
3356401455	27100	0.62	112000
3356401545	16000	0.37	99000
3356401550	16000	0.37	99000
3356401760	19240	0.44	92000
3356401770	64033	1.47	512200
3356401820	13659	0.31	91000
3356401826	12650	0.29	97000
3356406210	8200	0.19	96000
3356406225	12971	0.30	97000
3356406252	11167	0.26	104000
3356406400	7215	0.17	103000
3356406410	8876	0.20	103000
3356406415	9577	0.22	103000
3356406450	9216	0.21	110000
3356406460	11009	0.25	120000
3356406920	9540	0.22	103000
3356406935	8223	0.19	100000
3356406950	8840	0.20	96000
3356407130	8504	0.20	103000
3356407140	13431	0.31	97000
3356407165	9080	0.21	96000
3356407170	8800	0.20	96000
3356407175	14090	0.32	97000
3356407185	12547	0.29	97000
3356407195	15094	0.35	99000
3356407205	14000	0.32	97000

3356407210	13688	0.31	91000
3356407230	21000	0.48	104000
3356407800	12400	0.28	97000
3356407805	12400	0.28	97000
3356407815	12400	0.28	97000
3356407825	8566	0.20	96000
8856000080	13726	0.32	91000
8856000090	16000	0.37	99000
8856000224	12000	0.28	97000
8856000234	11000	0.25	97000
8856000239	12400	0.28	97000
8856000250	16600	0.38	99000
8856000255	36000	0.83	141000
8856000280	12000	0.28	97000
8856000290	12000	0.28	120000
8856000307	8027	0.18	103000
8856000470	9007	0.21	110000
8856001375	42600	0.98	163000
8856001400	10000	0.23	103000
8856001410	10000	0.23	103000
8856001415	10000	0.23	103000
8856001420	10000	0.23	103000
8856001425	9350	0.21	103000
8856001430	9350	0.21	103000
8856001445	10700	0.25	103000
8856001470	16000	0.37	105000
8856001480	16000	0.37	105000
8856001490	25494	0.59	203900
8856001590	8050	0.18	96000
8856001591	8770	0.20	90000
8856001625	9200	0.21	96000
8856001635	13800	0.32	93000
8856001650	11500	0.26	97000
8856001660	11500	0.26	97000
8856001665	30020	0.69	120000
8856004230	8200	0.19	103000
8856004241	9580	0.22	103000
8856004250	12200	0.28	104000
8856004255	10000	0.23	103000
8856004260	10143	0.23	103000
8856004265	8001	0.18	103000
8856004266	8001	0.18	103000
8856004270	10297	0.24	103000
8856004310	12000	0.28	104000
8856004315	12000	0.28	104000
8856004335	16000	0.37	105000
8856004360	24000	0.55	118000

8856004375	18570	0.43	105000
8856004440	16000	0.37	105000
8856004450	16000	0.37	105000
8856004460	13680	0.31	104000
8856004461	9600	0.22	103000
8856004480	8712	0.20	103000
8856004490	8276	0.19	103000
8856004730	20917	0.48	107000
8856004750	23951	0.55	114000
9543000090	10607	0.24	115000
9543000095	13264	0.30	132600
9543000125	9000.00	0.21	103000
9543000160	9000.00	0.21	103000
9543000185	12000.00	0.28	120000
9543000255	12960.00	0.30	104000
9543000835	14402.00	0.33	104000
9543000860	9600.00	0.22	103000
9543000870	14400.00	0.33	104000
9543000885	10803.00	0.25	103000
9543000886	9216.00	0.21	103000
9543000895	10803.00	0.25	103000
9543000896	9216	0.21	103000
9543000900	16000	0.37	105000
9543000915	8001	0.18	103000
9543000920	8016	0.18	103000
9543000930	9378	0.22	103000
9543000970	8001	0.18	103000
9543000980	8001	0.18	103000
9543000995	10022	0.23	103000
9543000996	16000	0.37	105000
9543000997	15402	0.35	105000
9543000998	6580	0.15	103000
9543001015	16000	0.37	105000
9543001470	11000	0.25	120000
9543001490	12000	0.28	120000
9543001510	12000	0.28	120000
9543001530	13200	0.30	132000
3356401430	56000	1.28	560,000
3356401770	64033	1.47	576,200
9543000005	6480	0.15	100,000
8856004710	5450	0.13	80,000
3356406935	8223	0.19	100,000
3356406450	9216	0.21	110,000
8856001490	25494	0.59	229,400

Appraised Improvements	ZONING	Designation	Values	Housing (1 or more indicates no jobs exist)
9000	C-1	Underdeveloped	95000	1
603300	C-1	Partially Utilized	-516100	0
245000	C-1	Partially Utilized	-148000	1
80000	C-1	Underdeveloped	16000	1
111000	C-1	Partially Utilized	-15000	1
91000	C-1	Underdeveloped	5000	1
120000	C-1	Partially Utilized	-24000	1
123000	C-1	Partially Utilized	-27000	1
94000	C-1	Underdeveloped	2000	1
94000	C-1	Underdeveloped	2000	1
85000	C-1	Underdeveloped	11000	1
93000	C-1	Underdeveloped	3000	1
344000	C-1	Partially Utilized	-253000	1
232000	C-1	Partially Utilized	-130000	1
2415500	C-1	Partially Utilized	-1855500	1
218000	C-1	Partially Utilized	-127000	1
406000	C-1	Partially Utilized	-307000	1
207000	C-1	Partially Utilized	-95000	1
399000	C-1	Partially Utilized	-300000	1
118000	C-1	Partially Utilized	-19000	1
424000	C-1	Partially Utilized	-332000	1
294800	C-1	Underdeveloped	217400	1
465000	C-1	Partially Utilized	-374000	1
492000	C-1	Partially Utilized	-395000	1
342000	C-1	Partially Utilized	-246000	1
272000	C-1	Partially Utilized	-175000	1
399000	C-1	Partially Utilized	-295000	1
26000	C-1	Underdeveloped	77000	1
391000	C-1	Partially Utilized	-288000	1
265000	C-1	Partially Utilized	-162000	1
470400	C-1	Partially Utilized	-360400	1
268400	C-1	Partially Utilized	-148400	1
97000	C-1	Underdeveloped	6000	1
89700	C-1	Underdeveloped	10300	1
355000	C-1	Partially Utilized	-259000	1
410000	C-1	Partially Utilized	-307000	1
534000	C-1	Partially Utilized	-437000	1
241000	C-1	Partially Utilized	-145000	1
252000	C-1	Partially Utilized	-156000	1
282000	C-1	Partially Utilized	-185000	1
190000	C-1	Partially Utilized	-93000	1
380000	C-1	Partially Utilized	-281000	1
314000	C-1	Partially Utilized	-217000	1

391000 C-1	Partially Utilized	-300000	1
244000 C-1	Partially Utilized	-140000	1
252000 C-1	Partially Utilized	-155000	1
146000 C-1	Partially Utilized	-49000	1
567000 C-1	Partially Utilized	-470000	1
409000 C-1	Partially Utilized	-313000	1
270000 C-1	Partially Utilized	-179000	1
370000 C-1	Partially Utilized	-271000	1
223000 C-1	Partially Utilized	-126000	1
345000 C-1	Partially Utilized	-248000	1
172000 C-1	Partially Utilized	-75000	1
393000 C-1	Partially Utilized	-294000	1
301000 C-1	Partially Utilized	-160000	1
217000 C-1	Partially Utilized	-120000	1
661000 C-1	Partially Utilized	-541000	1
285000 C-1	Partially Utilized	-182000	1
658000 C-1	Partially Utilized	-548000	1
237000 C-1	Partially Utilized	-74000	1
360000 C-1	Partially Utilized	-257000	1
316000 C-1	Partially Utilized	-213000	1
324000 C-1	Partially Utilized	-221000	1
315000 C-1	Partially Utilized	-212000	1
320000 C-1	Partially Utilized	-217000	2
326000 C-1	Partially Utilized	-223000	1
253000 C-1	Partially Utilized	-150000	1
424000 C-1	Partially Utilized	-319000	1
357000 C-1	Partially Utilized	-252000	1
936100 C-1	Partially Utilized	-732200	1
130000 C-1	Partially Utilized	-34000	1
99000 C-1	Partially Utilized	-9000	1
371000 C-1	Partially Utilized	-275000	1
232000 C-1	Partially Utilized	-139000	1
286000 C-1	Partially Utilized	-189000	1
349000 C-1	Partially Utilized	-252000	1
63000 C-1	Underdeveloped	57000	1
107000 C-1	Partially Utilized	-4000	1
657000 C-1	Partially Utilized	-554000	1
367000 C-1	Partially Utilized	-263000	1
294000 C-1	Partially Utilized	-191000	1
357000 C-1	Partially Utilized	-254000	1
310000 C-1	Partially Utilized	-207000	1
290000 C-1	Partially Utilized	-187000	1
348000 C-1	Partially Utilized	-245000	1
453000 C-1	Partially Utilized	-349000	1
97000 C-1	Underdeveloped	7000	1
385000 C-1	Partially Utilized	-280000	1
270000 C-1	Partially Utilized	-152000	1

495000	C-1	Partially Utilized	-390000	1
31000	C-1	Underdeveloped	74000	1
244000	C-1	Partially Utilized	-139000	1
95000	C-1	Underdeveloped	9000	1
96000	C-1	Underdeveloped	7000	1
93000	C-1	Underdeveloped	10000	1
241000	C-1	Partially Utilized	-138000	1
240000	C-1	Partially Utilized	-133000	1
246000	C-1	Partially Utilized	-132000	1
709000	C-1	Partially Utilized	-594000	0
1010300	C-1	Partially Utilized	-877700	0
420000	C-1	Partially Utilized	-317000	1
270000	C-1	Partially Utilized	-167000	1
106100	C-1	Underdeveloped	13900	0
195000	C-1	Partially Utilized	-91000	1
449000	C-1	Partially Utilized	-345000	1
348000	C-1	Partially Utilized	-245000	1
256000	C-1	Partially Utilized	-152000	1
401000	C-1	Partially Utilized	-298000	1
335000	C-1	Partially Utilized	-232000	1
329000	C-1	Partially Utilized	-226000	1
377000	C-1	Partially Utilized	-274000	1
102000	C-1	Underdeveloped	3000	1
298000	C-1	Partially Utilized	-195000	1
230000	C-1	Partially Utilized	-127000	1
360000	C-1	Partially Utilized	-257000	1
396000	C-1	Partially Utilized	-293000	1
390000	C-1	Partially Utilized	-287000	1
310000	C-1	Partially Utilized	-207000	1
461000	C-1	Partially Utilized	-356000	1
274000	C-1	Partially Utilized	-169000	1
99000	C-1	Underdeveloped	4000	1
443000	C-1	Partially Utilized	-338000	1
704900	C-1	Partially Utilized	-584900	0
386300	C-1	Partially Utilized	-266300	0
759600	C-1	Partially Utilized	-639600	0
356900	C-1	Partially Utilized	-224900	0
2,609,800	C-1	Developed		0
236,800	C-1	Developed		0
367,700	C-1	Developed		0
438,900	C-1	Developed		0
110,800	C-1	Partially Utilized		0
515,100	C-1	Developed		0
910,600	C-1	Developed		0

NA
NA
NA
NA
NA
NA
NA
NA
NA
NA
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604.00
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2663.70
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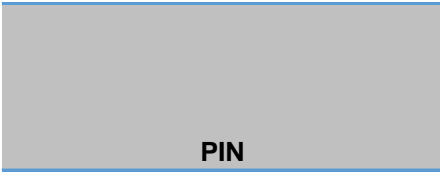
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- 3356405700
- 3356405680
- 3356400381
- 3356400380
- 3356400330
- 3356400305
- 3356400155
- 3356400090
- 3356400080
- 0128500270

Lot Square Feet	Acres	Appraised Land Value
14589	0.334917	83000
10500	0.241047	77000
4515	0.10365	77000
1770	0.040634	1000
2130	0.048898	1000
7950	0.182507	77000
7950	0.182507	77000
12720	0.292011	127200
32598	0.748347	22500
9000	0.206612	67000
77537	1.780005	60500
28360	0.651056	20000
205167	4.709986	246200
28800	0.661157	102000
180338	4.139991	216400
10550	0.242195	71000

Appraised Improvement	ZONING	Designation	APLV - API	Lot Coverage
170000	C-2	Partially Developed (Sul	-87000	1517.19
299000	C-2	Partially Developed (Sul	-222000	1661.95
0	C-2	Vacant	77000	0
0	C-2	Vacant	1000	0
0	C-2	Vacant	1000	0
80000	C-2	Partially Developed	-3000	2018.96
248000	C-2	Partially Developed	-171000	2363.95
381800	C-2	Partially Developed (Sul	-254600	2467.11
0	C-2	Vacant	22500	0
194000	C-2	Developed	-127000	2955.48
0	C-2	Vacant	60500	0
0	C-2	Vacant	20000	0
0	C-2	Vacant	246200	0
227000	C-2	Partially Developed (Sul	-125000	2411.36
0	C-2	Vacant	216400	0
0	C-2	Vacant	71000	0
				15396
				15396

Lot Coverage %	Rem. Lot Coverage	Jobs (1 indicates job generating use)
10.40	13071.81	0
15.83	8838.05	0
0.00	4515	0
0.00	1770	0
0.00	2130	0
25.40	5931.04	0
29.74	5586.05	0
19.40	10252.89	0
0.00	32598	0
32.84	6044.52	0
0.00	77537	0
0.00	28360	0
0.00	205167	0
8.37	26388.64	0
0.00	180338	0
0.00	10550	0

PIN	Lot Square Feet	Acres	Appraised Land Value	Appraised Improvements
3356400485	39500	0.91	395000	1204200
3356400511	2791	0.06	27900	0
3356400515	5320	0.12	53200	0
3356400521	42780	0.98	427800	1000
3356400590	1155	0.03	11500	0
3356407835	37943	0.87	227600	0
3356407836	29567	0.68	162600	0
3356407840	68876	1.58	413200	690200
3356407842	74310	1.71	594400	1726600
3356407850	48351	1.11	108000	26000
3356407855	47916	1.10	108000	376000
3356407860	45302	1.04	108000	398000
3356407865	45302	1.04	108000	316000
3356407870	191664	4.40	1341600	810300
3356407930	51022	1.17	510200	0
3356407931	39371	0.90	393700	0
3356407932	36671	0.84	366700	0
3751600733	142996	3.28	1429900	1469800
3751601414	818502	18.79	4446500	1000
3751606721	53430	1.23	213700	0
8856000990	28282	0.65	282800	320800
8856001510	19405	0.45	194000	75000
8856001535	19405	0.45	194000	106000
3356400591	18410	0.42	184100	0
3356400615	13969	0.32	139600	0
3751606723	58000	1.33	232000	0
2321049035	51401	1.18	771000	0
2321049036	50530	1.16	1263200	1302900
2321049037	86211	1.98	1293100	1382100
2321049027	40490	0.93	607300	0
3751600709	120304	2.76	902200	1248200
3751600711	131987	3.03	1979800	2486300

ZONING	Designation	Values	Building SF
C-3	Developed	-809200	1100
C-3	Vacant	27900	0
C-3	Vacant	53200	0
C-3	Underdeveloped	NA	672
C-3	Vacant	NA	0
C-3	Vacant	227600	0
C-3	Vacant	162600	0
C-3	Partially Developed	NA	5124
C-3	Partially Developed	NA	1400
C-3	Underdeveloped	NA	0
C-3	Partially Developed	-268000	0
C-3	Partially Developed	-290000	0
C-3	Partially Developed	-208000	0
C-3	Underdeveloped	531300	0
C-3	Vacant	510200	0
C-3	Vacant	393700	0
C-3	Vacant	366700	0
C-3	Partially Developed	NA	4950
C-3	Underdeveloped	NA	0
C-3	Vacant	NA	0
C-3	Partially Developed	NA	1032
C-3	Underdeveloped	NA	2390
C-3	Underdeveloped	88000	1500
C-3	Vacant	NA	0
C-3	Vacant	NA	0
C-3	Vacant	232000	0
C-3	Vacant	-771000	0
C-3	Developed	-39700 12000	
C-3	Developed	-89000 8400	
C-3	Underdeveloped	607300	0
C-3	Developed	-346000 11900	
C-3	Developed	-506500	27482

Jobs (1 indicates job generating use)

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PIN	Lot Square Feet	Acres	Appraised Land Value
3621049094	130320	2.99	1824400
3621049080	27442	0.63	384100
3621049005	486129	11.16	486100
3621049004	257205	5.90	3600800
3621049003	372873	8.56	25000
2521049109	7245	0.17	7200
2521049094	63162	1.45	63100
2521049084	50530	1.16	404200
2521049083	441263	10.13	4633200
2521049081	6219	0.14	6200
2521049080	291454	6.69	291400
2521049079	276606	6.35	276600
2521049078	37462	0.86	37400
2521049075	89298	2.05	1250100
2521049074	50530	1.16	404200
2521049073	87120	2.00	43500
2521049072	91476	2.10	731800
2521049069	27978	0.64	13900
2521049053	61419	1.41	61400
2521049049	562413	12.91	7873700
2521049043	888188	20.39	5329100
2521049035	34848	0.80	34800
2521049026	1624352	37.29	812100
2521049025	484387	11.12	242100
2521049024	39398	0.90	512100
2521049021	420789	9.66	5891000
2521049020	101059	2.32	808400
2421049083	220000	5.05	3080000
2421049082	465656	10.69	6519100
2421049081	2000	0.05	18000
2421049019	465680	10.69	6519500
0301510240	390830	8.97	5471600
0301510230	484421	11.12	6781800
0301510200	253677	5.82	3551400
0301510190	103963	2.39	1455400
301510130	378430	8.69	5298000
301510120	104697	2.40	1465700
0301510100	90682	2.08	816100
0301510060	110187	2.53	1542600
0301510050	531651	12.21	7443100

0301510040	60800	1.40	395200
0301510030			
301510020	185349	4.26	
0301510010			2591800
301510040	60800	1.40	638400
2521049045	519550	11.93	3636800
2521049020	101059	2.32	1414800
2521049074	50530	1.16	707400
2521049084	50530	1.16	707400
2521049072	91476	2.1	1280600

Appraised Improver	ZONING	Designation	APLV - API	Building SF
6589300	M-1	Developed	-4764900	35000
52200	M-1	Under-Utilized	331900	1760
0	M-1	Vacant	486100	0
4911300	M-1	Partially Developed	-1310500	56430
0	M-1	Vacant	25000	0
0	M-1	Vacant	7200	0
0	M-1	Vacant	63100	0
0	M-1	Vacant	404200	0
1000	M-1	Under-Utilized	4632200	0
0	M-1	Vacant	6200	0
0	M-1	Vacant	291400	0
0	M-1	Vacant	276600	0
0	M-1	Vacant	37400	0
27400	M-1	Under-Utilized	1222700	0
0	M-1	Vacant	404200	0
0	M-1	Vacant	43500	0
0	M-1	Vacant	731800	0
20900	M-1	Partially Developed	-7000	0
0	M-1	Vacant	61400	0
48231000	M-1	Developed	-40357300	278038
0	M-1	Vacant	5329100	0
0	M-1	Vacant	34800	0
0	M-1	Vacant	812100	0
0	M-1	Vacant	242100	0
10000	M-1	Developed	502100	0
11503100	M-1	Developed	-5612100	264744
0	M-1	Vacant	808400	0
19505400	M-1	Developed	-16425400	108885
29790600	M-1	Developed	-23271500	198530
0	M-1	Vacant	18000	0
32210700	M-1	Developed	-25691200	206001
27361100	M-1	Developed	-21889500	187750
59557200	M-1	Developed	-52775400	287945
12409500	M-1	Developed	-8858100	97635
5892800	M-1	Developed	-4437400	37790
35572400	M-1	Developed	-30274400	218316
6618600	M-1	Developed	-5152900	50900
0	M-1	Vacant	816100	0
8837600	M-1	Developed	-7295000	46871
47205400	M-1	Developed	-39762300	270739

	0 M-1	Vacant	395200		0
	M-1				
	M-1				
8210800	M-1	Developed	-5619000	65100	
	0 M1	Vacant	638400		0
	0 M1	Developed	3636800		0
	0 M1	Vacant	1414800		0
	0 M1	Vacant	707400		0
	0 M1	Vacant	707400		0
	0 M1	Vacant	1280600		0

Lot Coverage %	Jobs (1 indicates job generating use)
26.86	1
6.41	0
0.00	
21.94	1
0.00	0
0.00	
0.00	
0.00	
0.00	0
0.00	
0.00	
0.00	0
0.00	
0.00	
0.00	0
0.00	
0.00	
0.00	0
0.00	0
49.44	1
0.00	
0.00	
0.00	
0.00	
0.00	0
62.92	1
0.00	
49.49	1
42.63	1
0.00	0
44.24	1
48.04	1
59.44	1
38.49	1
36.35	1
57.69	1
48.62	1
0.00	0
42.54	1
50.92	1

0.00

35.12

1

0	0
0	0
0	1
0	0
0	0
0	0

PIN	Lot Square Feet	Acres	Appraised Land Value
262104-9014	23000	0.528	195,500
954300-0225	116741	2.680004591	817100
954300-0320	30400	0.697887971	140000
954300-0300	30400	0.697887971	140000
954300-0570	40890	0.938705234	286200
954300-0540	8640	0.198347107	100000
Total:		5.740832874	

Appraised Improvements	ZONING	Designation	APLV - API	Lot Coverage	Lot Coverage %
0	Public	Developed	195,500	0	0
3573800	Public	Developed	-2,756,700	10400	9.14%
0	Public	Developed	140,000	0	0
0	Public	Developed	140,000	0	0
518400	Public	Developed	-232,200	4721	11.50%
0	Public	Developed	100,000	2086	24.10%

Notes

This is a city park, while this would be considered an undeveloped property typically, it actually would not be in this specific instance nor would it generate jobs.

IMAP does not currently show the new city hall as part of the net building sf. This has been manually added in. Both the Police Dept and City Hall operate on this property - this means all **government jobs can be equated with this single property**. Note - city hall is 2 stories however the ground floor is primarily operated as a community center rather than as an office. As such, only one floor of the city hall building is included for job estimates.

This is a city park, while this would be considered an undeveloped property typically, it actually would not be in this specific instance nor would it generate jobs.

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Public works maintenance yard; does not generate jobs

Public works maintenance yard; does not generate jobs. Note - appraisal value on IMAP is erroneous since there are structures on site.

Zone	Permit Type	Permit #
C-3	Fill and Grade	2023.FG0007
C-3	Building	2022.BP0012
C-3	Conditional Use	2021.CU0002

Job Type (Per PSRC Categories)	Total SF	Applicant Name	Applicant Phone Number
Services	12,409	Woodspring Hotels	(513) 505-6910
Government	83,998	King County SWD	(206) 477-5217
Services, Retail	12,810	Algona Village LLC	(253) 236-5154

109,217

Address	Parcel Number	Date Received	Anticipated Jobs
West Valley Hwy S	3356407930	10-Oct-23	6
35101 West Valley Hwy	3356407890	11-Feb-22	15
35739 W Valley Hwy S	3356407842	26-Oct-21	30

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