



PLANNING COMMISSION REGULAR MEETING

Thursday, May 02, 2024 at 6:30 PM

City Hall

AGENDA

1. Call to Order

2. Roll Call

3. Approval of the Agenda

A. Approval of Agenda May 2, 2024

4. Approval of Minutes

[A.](#) Approval of Minutes April 4, 2024

5. Reports

6. Old Business

7. New Business

[A.](#) Land Use Element v3

[B.](#) Appendix E- Land Capacity Analysis

[C.](#) Housing Element v3

[D.](#) Housing Element v3

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, April 04, 2024 at 6:30 PM

City Hall

MINUTES

1. Call to Order

Chair Gomez called the meeting to order at 6:30 PM

2. Roll Call

PRESENT

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

Commissioner Jennifer Freeberg

ABSENT

Vice Chair , Commissioner James Harper

3. Approval of the Agenda

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

4. Approval of Minutes - March 7, 2024

Motion made by Chair, Commissioner Gomez, Seconded by Commissioner Lindy.

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

5. Reports

Commissioner Lindy - None

Commissioner Bramson - Public Works is doing a fantastic job on the storm drains. Great job. I really appreciate it.

Commissioner Freeberg - My children and I had a great time at the Easter Egg Hunt.

Commissioner Gomez - Thanks to the Police Department for putting the speed radar sign out.

City Clerk Dana Parker - Recycling event will be on Saturday April 20th from 9:00 to 3:00

Andy McAndrews - Atwell - Andy introduced himself and told the planners that he would be going over the comprehensive plan with them and would answer any of their questions. We met with PRSC today and there will be some revisions to some of the elements. We will have them by the next meeting.

6. Old Business

A. 2024 Planning Commission Work Plan Approved by Council

The Commissioners were presented with a copy of the final work plan that was approved by Council

B. Streetlight Map - Location Designation

The Commissioners suggested that the Police Department locate areas that they find needing more street lighting while they are on patrol and recommend them to the commission.

C. Land Use Element v3

This was moved to the next meeting

D. Appendix E - Land Capacity Analysis.pdf

This was moved to the next meeting

E. Housing Element v3

This was moved to the next meeting.

F. Appendix H - Housing Needs Assessment

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

G. Appendix A Glossary.pdf

Motion made by Commissioner Bramson, Seconded by Chair, Commissioner Gomez.

Voting Yea: Commissioner Freeberg, Vice Chair, Commissioner Gomez, Commissioner Bramson, Commissioner Lindy

H. Natural Environment Element v3 - Revised Goals and Policies

This was moved to the next meeting

I. Appendix B Commerce 2023 Checklist Fully Planning Cities

Motion made by Commissioner Bramson, Seconded by Commissioner Lindy.

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

J. Appendix C Policy Gap Analysis.pdf

Motion made by Commissioner Bramson, Seconded by Commissioner Lindy.

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

K. Appendix M PSRC Certification Checklist.pdf

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

7. New Business

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.

Telofilo Rameriz - 36 11th Ave N. - My area has flooded alot. The last three years have been wonderful.

9. Next Meeting

Land Use v3

Appendix e - Land Capacity Analysis

Housing Element v3

Natural Element v3- Revised Goals and Policie

10. Adjournment

Chair Gomez adjourned the meeting at 7:05 PM

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ATTEST:

Chris Gomez, - Chair

Dana Parker – City Clerk

City of Algona Planning Commission

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 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.

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.



Algona had humble beginnings as a small agricultural community has transformed into a residential community. Subdivisions of single-family homes make up 27% of all city lands. Under current legislation of the Growth Management Act, residents will need to decide how and where to accommodate newcomers who see and appreciate the quality and value of living in Algona.

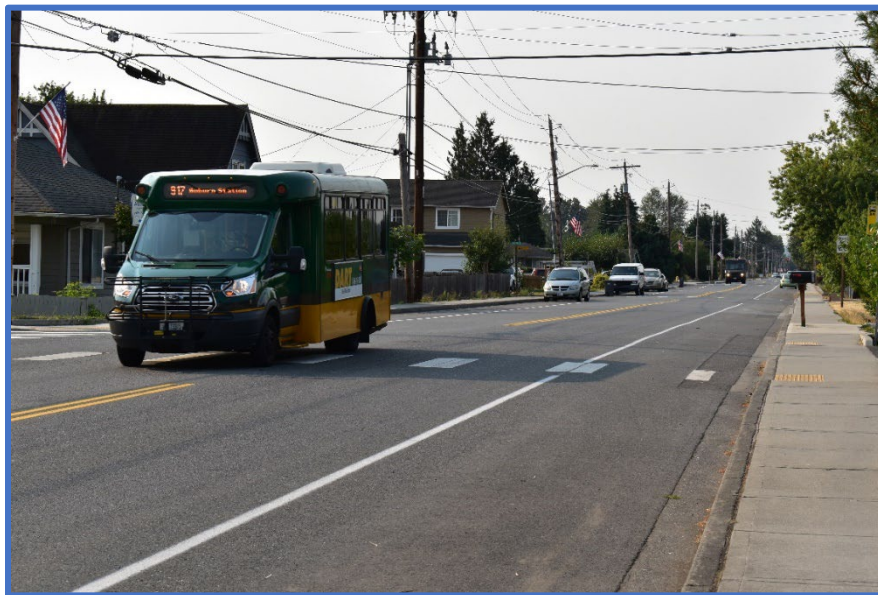
Photo by: Betty Padgett.

Urban Growth Areas and 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 area listed as an Urban Growth Area (UGAs) identified along the southwestern corner of the city, west of SR 167 as shown in *Figure 1*. The Algona UGA is encumbered with geologic hazard critical areas including potential landslide and erosion hazards and would unlikely generate any housing or a significant number of jobs. However, a critical areas analysis has not been formally performed on these lands.

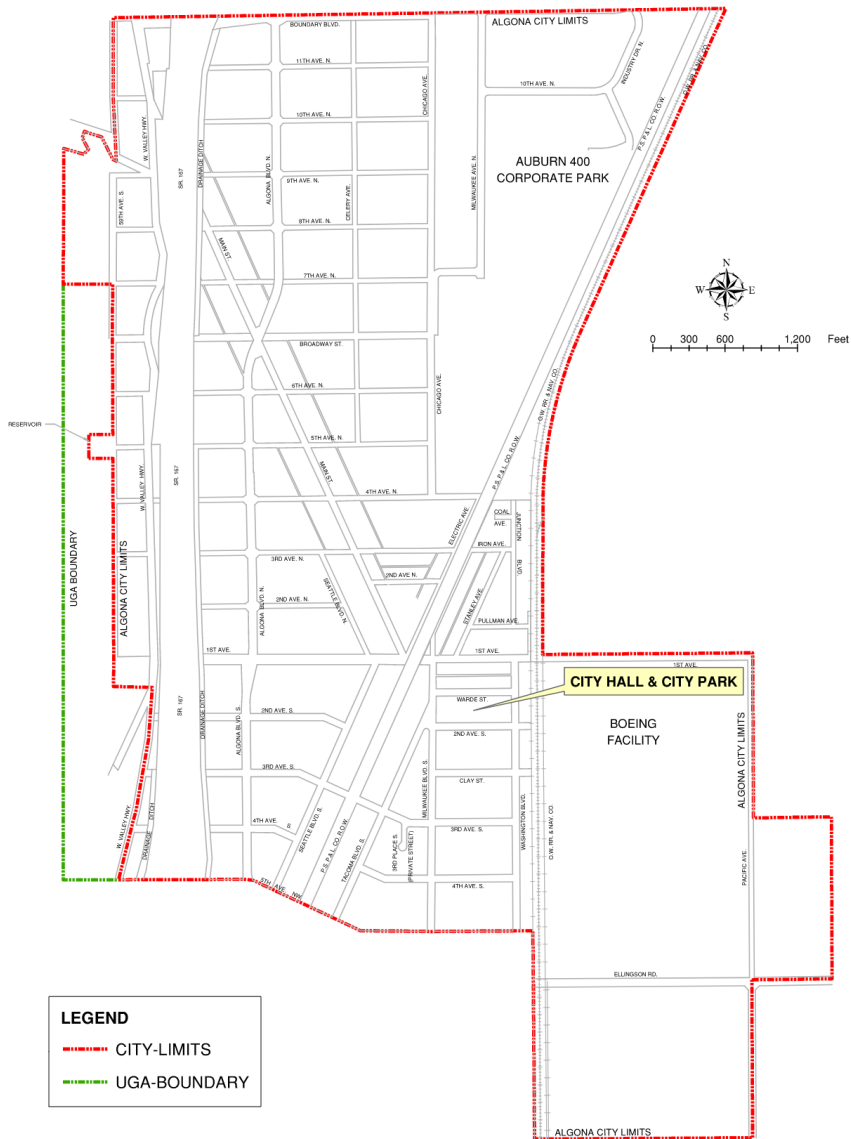
There are no immediate plans to annex additional land into the city's limits. Algona is already exceeding 2044 residential and job capacity targets. An annexation would be required if the city could not meet growth capacity targets established by King County using lands within its boundaries. If an annexation 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.



Bit by bit, Algona is growing and needs to consider future expansions to services, staff, and infrastructure to maintain a high quality of life and maintain current performance levels.

Photo by: Betty Padgett.

Figure 1: Urban Growth Area



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.



*The Mixed-Use Commercial zone is a walkable area with a mix of low-density homes and businesses. Some businesses in the C1 zone have the appearance of a residential unit like Southgate Electric and SeaTemp on Washington Boulevard.
Photo by: Betty Padgett.*

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 Light Industrial (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 percent) of the city is dedicated primarily to residential uses (RL and RM), half (51 percent) is dedicated to primarily commercial or industrial uses (C1, C2, C3, and M1), and just under a fifth (17.7 percent) 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	11.18	1.4%
C3	56.5	7.2%
M1	269.36	34.6%
OS/CA	132.08	17%
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 611 acres for development. The City has approximately 582 acres of developed, partially developed, or under developed land and 193.5 acres of vacant lands. Approximately 358 acres are remaining to be developed or are likely 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 Capacity¹

Zones	Gross Zone Area (ac)	Total AC (not including ROW / Public Lands)	Gross Lands	
RL	211.08	210.79	Vacant	30.35
			Partially Utilized	34.72
			Under Utilized	20.31
			Developed	135.77
RM	33.13	32.85	Vacant	11.59
			Partially Utilized	11.03
			Under Utilized	1.13
			Developed	9.38
C1	57.97	43.73	Vacant	7.49
			Partially Utilized	33.29
			Under Utilized	6.41
			Developed	10.78
C2	11.18	9.52	Vacant	9.29
			Partially Utilized	1.89
			Under Utilized	0.00
			Developed	0.00
C3	56.5	43.73	Vacant	7.98
			Partially Utilized	10.4
			Under Utilized	26.17
			Developed	0.91
M1	269.36	264.94	Vacant	126.79
			Partially Utilized	6.55
			Under Utilized	12.81
			Developed	123.21
OSCA	132.08	132.08	Vacant	0
			Partially Utilized	0
			Under Utilized	0
			Developed	0
Public	5.44	5.44	Vacant	0
			Partially Utilized	0
			Under Utilized	0
			Developed	5.44
Total	776.736	610.678		647.052

¹ Figure 3 is based on data from King County IMAP (2023) which is sourced from the King County Assessor’s Office.

Figure 4: Zoning / Land Use Map



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*.

Wells and Groundwater

Land use must be considerate of maintaining natural resources, including groundwater. Groundwater is part of the hydrologic cycle and typically comes from rain, melting snow or ice, irrigation, surface water, or infiltrated stormwater. Groundwater collects or flows beneath the earth's surface filling through porous spaces in soil and sediment. Groundwater is a source of potable water that can come from wells. The residents and businesses of Algona get their potable water from the Algona water department. The water department sources the City's water thru an agreement with the City of Auburn.

There are 11 groundwater sources that plot within the City as denoted on King County IMAP shown in *Figure 5*. There are two types of groundwater sources shown in Algona – Group A wells and Group D wells. Group A wells are municipal water resources and are regulated by the Washington State Department of Health. Algona has two Group A wells, for the City of Pacific, located in the southeast corner of the City, north of Ellingson Road in the Open Space zone. Four of the remaining nine wells are associated with the operation of the municipal water source as test, monitoring or historic resource wells. The other five Group D wells are residential wells that may have or currently serve a single household and are private sources of groundwater. These wells that are primarily located in Algona’s Low-Density Residential zone or Open Space zone, which are considered to be compatible and low-impact zones for groundwater.

King County IMAP shows that there are areas of high susceptibility to contamination for all of Algona, see *Figure 5*. King County and the Washington Department of Ecology assess three different factors to determine the level of susceptibility: depth to water ratio, subsurface geology, and soil types. Algona has the following codes, policies and best management practices to help protect the natural resources areas and groundwater within the city boundaries by:

- Adopting low impact development standards,
- Encouraging natural yard care or other residential education to reduce toxic chemical use,
- Stormwater BMPs to reduce flow off properties,
- Regular street sweeping, and
- Storm draining cleaning.

- group A wells
- group B wells
- group D wells

Figure 5: Algona’s Wells



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 6: 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 6*.

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 King 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.

2044 Job and Housing Targets

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 7* and grew 30.7% over the past 20 years. King County is overall anticipating a population growth of approximately 468,853 people by 2044². While King County does not assign population projects to cities and towns as part of the comprehensive planning process, the County does assign housing and job targets with anticipated population growth in mind.

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 170 housing units (for a 2044 total of 1,231³ units) and 325 new jobs (for a 2044 total of 2,187⁴ jobs). While the County does not set targets for population growth, housing and job targets are based off of anticipated growth.

There is sufficient land within the Algona to accommodate 20 years of growth for jobs and housing.

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

² OFM, Growth Management Act population projections for counties 2020 to 2050. "County Projections, Population by Age and Sex, five-year age groups". 2021. <https://ofm.wa.gov/washington-data-research/population-demographics/population-forecasts-and-projections/growth-management-act-county-projections/growth-management-act-population-projections-counties-2020-2050>.

³ There are 1,061 housing units in Algona as of 2021. Data on housing units was sourced from the American Community Survey, 2021.

⁴ There are 1,862 jobs in Algona as of 2021. Data on jobs was sourced from the PSRC 2022 Covered Employment NAICS dataset.

following analysis demonstrates how Algona has the capacity for 2044 targets established by King County.

Figure 7: 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 currently 1,061⁵ housing units existing in Algona with approximately 79.5% of homes owned and 21.5% rented. The *Housing* elemental chapter anticipates a capacity for an additional capacity of 683 units with 140 vacant or re-developable acres available to accommodate growth as it occurs, as described in *Figure 8*. The 683-unit capacity exceeds the housing target of 170 new units and demonstrates Algona can accommodate growth under the 2024 Zoning Map. By 2044, Algona anticipates a total of 1,231 housing 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

⁵ ACS, 2021.

multifamily development and the Low-Density Residential zone (RL) for final buildout of single-family units, duplexes, and accessory dwelling units.

Between 2020 and 2023, several projects in the predevelopment pipeline that are estimated to bring in 50 new dwelling units (10 single-family and 40 multifamily units) in the RL and C3 zones. These units can be attributed towards helping Algona meet the 170-housing unit target set by King County and brings our target down to 139 units⁶ needed between 2024 and 2044.

Accessory dwelling units (ADUs) are also anticipated to grow in Algona. As of 2024, there are 2 ADUs that exist in Algona. This use was only permitted beginning in 2021. ADUs are intended to bring more affordable options for housing to the low-income group (50-80% AMI). While there are approximately 102 properties throughout zones that permit residential uses that are eligible to build an ADU, the City anticipates only a quarter of property owners will have the interest or ability to develop units. Algona anticipates approximately 25 ADUs will be built through 2044. The Washington State legislature recently passed HB1337, which will grant greater opportunities to build more ADUs for homeowners by permitting a maximum of two ADUs per lot. Currently, one unit per lot is currently permitted in Algona.

Figure 8: 2023 Algona Housing Capacity

Zone	2021-2023 Permit Projects	Units Lost through Development	Vacant and Re-developable ⁷ Acreages	Assumed Density (DU/AC)	2024 Housing Capacity Remaining
RL	10	0	62.52	5	210
RM	0	0	14.64	8	80
C1	0	0	32.43	12	212
C2	0	0	N/A	N/A	N/A
C3	40	19	31.17	14	156
M1	0	0	N/A	N/A	N/A
Public	0	0	N/A	N/A	N/A
OS/CA	0	0	N/A	N/A	N/A
Anticipated ADU Production 2024-2044:					25 units
Total:	50 units in permitting or construction	19 units lost	140.76 developable acres		683 Units in capacity

⁶ The Algona Village project is proposing 40 new multifamily units but will also eliminate 19 existing multifamily units. These 19 units lost must be added into the housing target since it is a loss that must be made up for to meet the target of 1,231 units total by 2044.

⁷ Re-developable acreage refers to partially developed and under-developed lands as identified in the land capacity analysis.

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 9* describes the 2044 distribution targets per income level. As of 2024, approximately 139 new units are remaining in the housing target with most new units needed for the above median income (>120% AMI) and extremely-low income (<30% AMI) groups.

New housing units should be encouraged to support different income groups through thoughtful development regulations, programs, and collaboration. The Department of Commerce has developed guidance regarding how housing unit types indicate the affordability level for income groups as described in *Figure 10*. Housing unit targets for the extremely low, very low, and above moderate-income households would be supported by different housing types like middle housing, low-rise apartments, and mid-rise apartments. Notably, Algona has met the housing targets for the moderate income (80-100% AMI) groups.

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. In 2025, Algona is amending the municipal code to expand opportunities and remove barriers for duplexes and small lot single-family homes to help meet needs for the above median (100-120% AMI) income group.

Housing for the moderate income (80-100% AMI) and some low income (50-80% AMI) groups are likely to be met through additional forms of middle housing, such as triplex, fourplex, or low-rise apartment units. The permit pipeline demonstrates that Algona is going to meet moderate income (80-100% AMI) needs as shown in *Figure 9*. The municipal code will be expanded to create standalone standards for triplex and fourplex housing, clarify development standards for low and midrise apartments, and remove barriers to more forms of middle housing that accomplish a greater density and pass cost savings to renters or homebuyers.

The very-low (30-50% AMI) and low (50-80% AMI) income groups are most likely going to have housing needs met through low and mid-rise apartments available to rent. As noted, multifamily units have been relatively stagnant in Algona. While there are 40 multifamily units currently in the permitting pipeline, Algona will need to work with developers to understand the lack of development interest in the city. There are an additional 90 units of multifamily housing planned as part of the Algona Village project, which is a three-phase mixed use development project happening in the C3 zone. The first phase of the project is incorporated into the permitting pipeline since there are 40 units in the permitting process as of 2024. The second and third phase of the project will generate 90 additional units that are intended to meet the 30-80% AMI group and will help the city meet very-low income (30-50% AMI) and low income (50-80% AMI) housing targets. The City is working with the developer to carve out a set number of

market-rate and below market-rate units that will help meet greater income-level affordability needs for housing.

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. Currently Algona only permits permanent supportive housing and municipal code changes are required to be made to expand permitted uses and reduce barriers to development. 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 housing, or single-room occupancy units (i.e. studio). Partnerships and collaboration are 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.**

Algona is also working to partner with the South King County Homelessness and Housing Partners (SKHHP) to help meet regional extremely-low income housing needs with adjacent jurisdictions. A regional approach to meeting extremely-low income housing needs is necessary as Algona is not a community with appropriate supplementary resources to support households transitioning out of homelessness. There are no major transit centers and limited public transportation currently available, no grocery stores, and limited job opportunities as of 2024. Siting of transitional, permanent supportive, and emergency housing needs to pair with appropriate public resources to support successful transitions out of homelessness. As Algona grows in population and generates greater interest in more public transportation and commercial services, it will become a more appropriate place to site extremely low-income housing.

Figure 9: 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 Units Gained	50	0	0	0	0	40	0	10	0
2020-2023 Permit Pipeline Units Lost	19	0	0	0	0	19	0	0	0
Additional Units Needed 2024-2044	139	32	17	8	7	0	16	66	32

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Figure 10: Recommended Housing Types per Income Group

Household Income Level	Associated Algona Incomes ⁸	Housing Types
Greater than 120% AMI	>\$93,649	SFR, Duplex
80-120% AMI	\$62,433 - \$93,648	SFR, Duplex, Townhouse, Courtyard Apartment, Live/Work
50-80% AMI	\$39,001 - \$62,432	Triplex, Fourplex, Courtyard Apartment, Live/Work, Multifamily (up to 3 stories), Accessory Dwelling Units
30-50% AMI	\$23,413 - \$39,000	Multifamily (up to 4 or 5 stories)
Below 30% AMI	\$0 - \$23,412	Multifamily (up to 4 or 5 stories), Transitional Housing, Permanent Supportive Housing, Emergency Housing

Figure 11: Projected Housing Needs and Capacity by Income Level

Income Level (AMI%)	Projected Housing Need	Zone Categories Serving Needs	Aggregate Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% (PSH or Non PSH)	49	Mid Rise Multifamily	57	210	152
30-50%	8				
50-80%	7	Low Rise, Mid Rise, ADUs	21	80	59
80-100%	14				
100-120%	16	Medium Density Residential	16	212	196
120% +	76	Low Density Residential	76	159	83
Total	170 units		170 units	661 units	490-unit surplus

⁸ Income levels based on 2021 American Community Survey (S1901)

Job Capacity

Algona residents live close to several industrial and manufacturing clusters. The Boeing Auburn manufacturing center on the city's east side is a major employment center, along with several other industrial and manufacturing employers in the Light Industrial zone of the city. Creating more local employment through encouraging job creation in these areas is a focus of the city.

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 (*Figure 13*).

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 13: 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, 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 *Figures 14 and 15*.

As of 2023, the City had capacity for approximately 6,162 new jobs exceeding the minimum capacity target for employment of 325 jobs. Considering the projects in the permit pipeline generating 51 new jobs, there are 274 jobs remaining to be developed between 2024 through 2044. The capacity for new jobs greatly exceeds the 274-job target and leaves Algona with a job capacity surplus of 5,837 jobs. New job growth will primarily occur in the Heavy Commercial (C3, 51.5%), Light Industrial (M1, 26.8%), and General Commercial (C2, 14.6%) zones.

Figure 15: Estimated Existing Job Density Per Zone

Zone	Developed Land (AC, includes developed, partial, and under utilized lands) with Existing Job Generating Uses	Gross Job SF (Commercial, Industrial, or job generating uses on developed, partial, or under lands)	Total Jobs (PSRC 2022)	Est. Jobs Distributed by Zone	SF per Job	Notes
C1	50.48	98782	1862	185	534	Each 534 sf of GFA generates 1 job.
C2	0	0		0	0	There are no job generating uses established in any parcel in the C2 zone, which is primarily vacant lands encumbered by wetlands. The midpoint is assumed between C1 and C3 for average sf per job.
C3	37.48	44978		328	137	Each 137 sf of GFA generates 1 job
M1	104.14	2412434		1330	1814	Each 1,814 sf of GFA generates 1 job
Public	5.44	10400		19	547	Each 547sf of GFA generates 1 job

Figure 15: 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	309276	0.75	231957	434	0	6162
C2	9.31	405543	0.75	304157	906	0	
C3	13.44	585446	0.75	439085	3202	51	
M1	106.97	4659613	0.65	3028748	1670	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 **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, 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.

LUP-2.6

Review and update infill standards and procedures that promote quality development and LUP-facilitate redevelopment of contaminated sites. Infill development should consider the existing neighborhood, public health, and equitable outcomes.

LUP-2.7

Conduct a thoughtful and inclusive public engagement process for long range planning and zoning actions reflecting community preferences and needs. Evaluate current methods of communication and evaluate opportunities to boost participation and different perspectives are considered.

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-3.6

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.

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LUP-3.7

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

LUP 3.8

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-3.9

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.

LUP-6.8

Promote commercial or industrial land uses that generate living wage job opportunities.

LUP-6.9

Provide a menu of resources for continuing education, trade schools, and internship opportunities in collaboration with nearby community, technical, and trade schools.

LUP-6.10

Provide a menu of resources for small businesses and business startups.

LUP-6.11

Work with local businesses and business associations to develop a menu of minority and women owned businesses and resources.

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-7.6

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

LUP-7.7

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

LUP-7.8

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

LUP-7.9

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

LUP-7.10

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.

LUP-9.6

Consider the potential impacts of development to culturally significant sites and tribal treaty rights regarding fishing, hunting, and gathering grounds.

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.

Appendix E Land Capacity Analysis

Residential Land Capacity Analysis

Table E-1 Gross Residential Lands by Zone

*Limited areas have critical areas verified. Critical areas are ultimately determined by applicants who submit to the city. Only estimated critical areas are included in this calculation for the net zone.

**C1 zone assumes an 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 rough boundaries of critical areas however the City relies on private development projects to determine if critical areas are present and what developable lands. Critical areas were estimated for vacant, partial, and underutilized lands by adding up these three sets of acreages and multiplying it against the critical areas percentages of areas found below.

Residential Zones	Total AC in Zone	Total AC (not including ROW/Public land)	Gross Lands (ac)	
			Category	Value
RL (Low Density Residential)	221.14	210.79	Vacant	30.35
			Partially Utilized	34.72
			Under Utilized	20.31
			Developed	135.77
RM (Medium Density Residential)	33.13	32.85	Vacant	11.59
			Partially Utilized	11.03
			Under Utilized	1.13
			Developed	9.38
C1 (Mixed Use)	57.97	57.76	Vacant	7.49
			Partially Utilized	33.29
			Under Utilized	6.41
			Developed	10.78
C3 (Heavy Commercial)***	45.46	43.73	Vacant	7.98
			Partially Utilized	10.4
			Under Utilized	26.17
			Developed	0.91

Table E-2 Net Residential Land Capacity by Zone

Residential Zones	Critical Areas Deduction Factor*	Gross Lands Remaining after Critical Areas****		Infrastructure/Land Availability Dedication Factor**	Net Developable Lands	Assumed Density	Gross Residential Capacity (units)
RL (Low Density Residential)	6.78%	Vacant	28.29	24.04	62.52	5	312.59
		Partially Utilized	32.37	24.27			
		Under Utilized	18.93	14.20			
		Developed	NA	NA			
RM (Medium Density Residential)	22.82%	Vacant	8.95	7.60	14.64	8	117.12
		Partially Utilized	8.51	6.38			
		Under Utilized	0.87	0.65			
		Developed	NA	NA			
C1 (Mixed Use)	10.26%	Vacant	6.72	5.71	32.43	12	311.36
		Partially Utilized	29.87	22.41			
		Under Utilized	5.75	4.31			
		Developed	NA	NA			
C3 (Heavy Commercial)	8.89%	Vacant	7.27	6.18	31.17	14	174.55
		Partially Utilized	9.48	7.11			
		Under Utilized	23.84	17.88			
		Developed	NA	NA			
						Total Capacity:	916 units

*Limited areas have critical areas verified. Critical areas are ultimately determined by applicants who submit to the city. Only estimated critical areas are included in this calculation for the net zone.
 ** The infrastructure dedication is 0% for developed lands, 85% for partially utilized lands, and 75% for vacant or under-developed lands . ****Critical areas are estimated using a map developed by ICF. The map indicates rough boundaries of critical areas however the City relies on private development projects to determine if critical areas are present and what developable lands. Critical areas were estimated for vacant, partial, and underutilized lands by adding up these three sets of acreages and multiplying it against the critical areas percentages of areas found below.

Table E-3 Critical Areas Estimated Areas

Zone	Critical Areas Acreage	Zone Acreage	% of Zone
R-L	14.27	210.59	6.78
R-M	6.87	30.1	22.82
C-1	5.95	57.97	10.26
C-2	4.96	7.25	68.41
C-3	4.36	49.04	8.89
M-1	20.18	161.1	12.53
OS/CA	91.95	131.97	69.67
Public	0.51	6.09	8.37
Rail ROW	10.71	36.53	29.32

*This map is based on the ICF map and GIS overlays with the 2019 Zoning Map.
 ** Wetlands and stream data from ICF
 ***Geologic hazards from 2016 landslide hazard map from King County IMAP

Table E-4 Net Total Residential Capacity

Zone	Assumed Density		Net Developable Acres per Zone	Net Residential Capacity on Developable Parcels (vacant, partial, under lands)	Existing Housing units on Vacant, Partial, or Under developed lands	Net Residential Capacity Remaining
RL (Low Density Residential)	5	DU/AC	62.52	312.59	103	209.59
RM (Medium Density Residential)	8	DU/AC	14.64	117.12	37	80.12
C1 (Mixed Use)*	12	DU/AC	32.43	311.36	99	212.36
C3 (Heavy Commercial)*	14	DU/AC	31.17	174.55	19	155.55
Total			140.76	915.61	258	658
						Units remaining in residential capacity

Table E-5 Accessory Dwelling Unit (ADU) Capacity

Zone	Estimated Lots Eligible for ADU	Total	Number of ADU's Permitted 2021-2023	Estimated Rate of Production	Eligible Lot ADU Participation Deduction
RL	55	102	2	1 ADU per year X 20 years = 20 ADUs by 2044	102
RM	13				eligible lots X (100%-75% participation deduction) = 25 lots likely to develop an ADU
C1	14				
C3	20				
Total:					25 ADU's by 2044 Anticipated

*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 jurisdictions nearby. There is an inherent value and connection to open space on private properties - Algona used to be entirely comprised of farmlands and single-family homes.

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

Table E-6 Summary of Residential Capacity by Zone

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category
Low Density Residential (RL)	313	Low Density	313
Medium Density Residential (RM)	117	Medium Density	117
Mixed Use Commercial (C1)	311	Low Rise	311
Heavy Commercial (C3)	175	Mid Rise	175
ADUs	102	ADUs	102

Table E-7 Total Residential Capacity by Zone

Zone	Net Developable Lands (AC)	Assumed planned Density (units/ac)	Gross Residential Capacity	Existing Housing on Lands (units)	Net Residential Capacity (units)	Anticipated 20-year ADU Production (all zones)*	Total Residential Capacity	Assigned Zone Category
RL	62.52	5	313	103	210	25	683 units	Low Density
RM	14.64	8	117	37	80			Moderate Density
C1	32.43	12	311	99	212			Low Rise
C3	31.17	14	175	19	156			Mid-Rise

* 75% lots assumed unavailable in terms of participation and interest. ADU Eligible Lots indicates properties that are suited for ADU development and can meet the current zoning code requirements.

** Vacation homes and short-term rentals are not an issue prevalent in Algona. There is no local concern from residents, Council, staff, or the Mayor on vacation rentals or short-term rentals.

Table E-8 Projected Housing Needs and Capacity by Income Level

Income Level (AMI%)	Projected Housing Need	Zone Categories Serving Needs	Aggregate Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% (PSH or Non PSH)	49	Mid Rise Multifamily	57	175	118
30-50%	8				
50-80%	7	Low Rise, Mid Rise, ADUs	21	413	392
80-100%	14				
100-120%	16	Medium Density Residential	16	117	101
120% +	76	Low Density Residential	76	313	237
Total	170 units		170 units	1,022 units	848-unit surplus

Table E-9 Projected Housing Needs by Income

Income Level	Percent of AMI	Net New Units Needed, 2020-2044
Extremely Low Income	0-30% PSH	17
	0-30% Non PSH	32
Very Low Income	30-50%	8
Low Income	50-80%	7
Moderate Income	80-100%	14
	100-120%	16
Above Moderate	120% +	76
Emergency Housing	NA	32

Table E-10 Production Barrier Assessment

Percent of AMI	Projected Housing Need (2020-2044)	Housing Types to Serve Needs	Aggregate Housing Need (2020-2044)	Annual Unit Production Needed	Historic Average Annual Production (PSRC Data 2010-2023)	Barrier to sufficient production?
0-30% PSH	17	Mid Rise	57	2.375	0*	Yes
0-30% Non PSH	32	Mid Rise				
30-50%	8	Mid Rise, ADUs				
50-80%	7	Low Rise, ADUs	21	0.875	0	Yes
80-100%	14	Low Rise, ADUs				
100-120%	16	Medium Density - Middle Housing	16	0.66	2.5**	No
120% +	76	Low Density (SFR)	76	3.16	4	No

*No forms of emergency, PSH, or transitional housing exist in Algona. There are no subsidized providers either.

**Forms of middle housing were only permitted as of 2021, data is skewed when determining rate of production over 13 years. This calculation is done over a period of 2 years as a result.

Table E-11 Classified Zones by Housing, Density, and Affordability

Zone Category	Typical Housing Types Allowed	Max Density Level Allowed	Assigned Zone Category	Median Price*	Market Rate	With Subsidies	Assumed Affordability Level for Capacity Analysis
RL	SFR, Duplex	6 du/ac	Low Density	\$ 485,774.00	>120% AMI	*Not feasible at scale	Over 120% AMI
RM	SFR, Duplex, Townhouse, Courtyard Apartment, Live/Work,	12 du/ac	Moderate Density	\$ 598,700.00	>120% AMI	*Not feasible at scale	100-120% AMI
C1	SFR, Duplex, Townhouse, Courtyard Apartment, Live/Work, Multifamily (up to 3 stories)	12 du/ac	Low Rise	\$1,685.00 per month	80-120% AMI	Extremely low, very low, and low-income (0-80%)	50-100% AMI
C3	Multifamily (up to 4 or 5 stories)	25 du/ac	Mid-Rise	\$ 1,685.00 per month	80-120% AMI	Extremely low, very low, and low-income (0-80%)	0-80% AMI
ADUs (All Zones)	Accessory Dwelling Units on developed residential lots	NA	NA	\$ 1,685.00 per month	80-120% AMI	N/A	50-80% AMI

*Only 2023 'housing data' via Zillow.

Table E-12 Assumed Density Methodology

Zones	Gross Acres	Mixed Use	Existing Housing Units	Achieved Densities (units/acre)	Minimum/Maximum Densities	Adjusted Mixed Use Density Assumption	Potential Gross Density (ac * max density)	Assumed Gross Density	Density Bonus Programs / FAR	Applied Annual Growth Rate Average*	Estimated Growth by 2044* (existing housing * annual growth rate)	Is the Zone underperforming?**, ***	Assumed Density for Net Capacity Estimate
RL	210.79	None	691	3.12	Max: 6 units/acre	None	1,327 units	1,327 units	None	1.31%	908	No	5 units/acre
RM	32.82	None	139	4.19	Max: 12 units/acre	None	398 units	398 units	None	1.66%	196	Yes	8 units/acre
C1	57.76	80% Residential	184	3.17	Max: 12 units/acre	10 units/acre	696 units	464 units	None	1.66%	260	Yes - Significant	12 units/acre
C3	43.73	40% Residential	19	0.41	Max: 25 units/acre	15 units/acre	1,137 units	682 units	None	1.66%	26	Yes - Significant	14 units/acre

Employment Land Capacity Analysis

Table E-13 Gross Employment Capacity by Zone

Zones	Gross Zone Area (ac)	Total AC (not including ROW / Public Lands)	Gross Lands	
RL	211.08	210.79	Vacant	30.35
			Partially Utilized	34.72
			Under Utilized	20.31
			Developed	135.77
RM	33.13	32.85	Vacant	11.59
			Partially Utilized	11.03
			Under Utilized	1.13
			Developed	9.38
C1	57.97	43.73	Vacant	7.49
			Partially Utilized	33.29
			Under Utilized	6.41
			Developed	10.78
C2	11.18	9.52	Vacant	9.29
			Partially Utilized	1.89
			Under Utilized	0.00
			Developed	0.00
C3	56.5	43.73	Vacant	7.98
			Partially Utilized	10.4
			Under Utilized	26.17
			Developed	0.91
M1	269.36	264.94	Vacant	126.79
			Partially Utilized	6.55
			Under Utilized	12.81
			Developed	123.21

OSCA	132.08	NA - OSCA lands will not have any jobs	NA - OSCA lands will not have any jobs	NA - OSCA lands will not have any jobs
Public	5.44	5.44	Vacant	0
			Partially Utilized	0
			Under Utilized	0
			Developed	5.44
Total	776.736	610.678		647.052

Table E-14 Net Employment Capacity by Zone

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 Devlopable Lands Remaining	Jobs to Housing Considerations*	Est. Job Per Zone (developed, partial, and underutilized lands) PSRC 2022
RL	211.08	210.79	Vacant	30.35	6.78%	NA - Not a job generating zone				0.00	NA - Not a job generating zone	0
			Partially Utilized	34.72								
			Under Utilized	20.31								
			Developed	135.77								
NA												
RM	33.13	32.85	Vacant	11.59	22.82%	NA - Not a job generating zone				0.00	NA - Not a job generating zone	0
			Partially Utilized	11.03								
			Under Utilized	1.13								
			Developed	9.38								
NA												
C1	57.97	43.73	Vacant	7.49	10.26%	Vacant	6.72	Vacant	5.71	35.49	7.10	185
			Partially Utilized	33.29		Partially Utilized	33.29	Partially Utilized	24.97			
			Under Utilized	6.41		Under Utilized	6.41	Under Utilized	4.81			
			Developed	10.78		Developed	10.78	Developed	NA			
NA												
C2	11.18	9.52	Vacant	9.29	68.41%	Vacant	9.29	Vacant	7.90	9.31	9.31	0
			Partially Utilized	1.89		Partially Utilized	1.89	Partially Utilized	1.42			
			Under Utilized	0.00		Under Utilized	0.00	Under Utilized	0.00			
			Developed	0		Developed	0	Developed	NA			
NA												
C3	56.5	43.73	Vacant	7.98	8.89%	Vacant	7.27	Vacant	6.18	33.61	13.44	328
			Partially Utilized	10.4		Partially Utilized	10.4	Partially Utilized	7.80			
			Under Utilized	26.17		Under Utilized	26.17	Under Utilized	19.63			
			Developed	0.91		Developed	0.91	Developed	NA			
NA												
M1	269.36	264.94	Vacant	126.79	12.53%	Vacant	110.90	Vacant	94.27	106.97	106.97	1330
			Partially Utilized	6.55		Partially Utilized	5.73	Partially Utilized	4.30			
			Under Utilized	12.81		Under Utilized	11.20	Under Utilized	8.40			
			Developed	123.21		Developed	123.21	Developed	NA			
NA												
OSCA	132.08	NA - OSCA lands will not	NA - OSCA lands will not	NA - OSCA lands will not	69.67%	NA - Not a job generating zone				0.00	0.00	0
Public	5.44	5.44	Vacant	0	8.37%	Vacant	0	Vacant	0.00	0.00	0.00	19
			Partially Utilized	0		Partially Utilized	0	Partially Utilized	0.00			
			Under Utilized	0		Under Utilized	0	Under Utilized	0.00			
			Developed	5.44		Developed	5.44	Developed	NA			
NA												
Total	776.736	610.996	643.676			369.619509				185.38	136.82	1862

**C1 zone assumes a 80 to 20 housing to jobs ratio.
 ***C3 zone assumes a 40 to 60 housing to jobs ratio.

Table E-15 Net Employment Capacity by Zone

Zone	Developed Land (AC, includes developed, partial, and under utilized lands) with Existing Job Generating Uses	Gross Job SF (Commercial, Industrial, or job generating uses on developed, partial, or under lands)	Total Jobs (PSRC 2022)	Est. Jobs Distributed by Zone*	SF per Job	Notes
C1	50.48	98782	1862	185	534	Each 534 sf of GFA generates 1 job.
C2	0	0		0	0	There are no job generating uses established in any parcel in the C2 zone, which is primarily vacant lands encumbered by wetlands or SFRs.
C3	37.48	44978		328	137	Each 137 sf of GFA generates 1 job
M1	140.14	2412434		1330	1814	Each 1,814 sf of GFA generates 1 job
Public	5.44	10400		19	547	Each 547sf of GFA generates 1 job

*See distribution of jobs in PSRC Jobs and Trends. In general there are a limited number of jobs in the city and they are strongly tied to uses allowed in the Land Use Table (AMC 22.33)

*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. The average between C1 and C3 will be taken to determine the anticipated average jobs per SF assumption for future capacity.

Table E-16 Net Employment Capacity by Zone

Zone	Remaining Developable Lands in AC (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	2044 Capacity Target
C1	7.10	309276	0.75	231957	434	0	6162	325
C2**	9.31	405543	0.75	304157	906	0		
C3	13.44	585446	0.75	439085	3202	51		
M1	106.97	4659613	0.65	3028748	1670	0		
Public	0.00	0	NA	0	0	0		

*Note - the city does not have a max lot coverage for C2 or C3, and has no max impervious surface standards. In lieu of this, site features like landscaping and parking were used to assume a maximum of 75% of lot coverage could be possible.

** Because the C2 zone currently has no existing jobs, the average jobs per SF between C1 and C3 is used. The average is 335.54 sf per job.

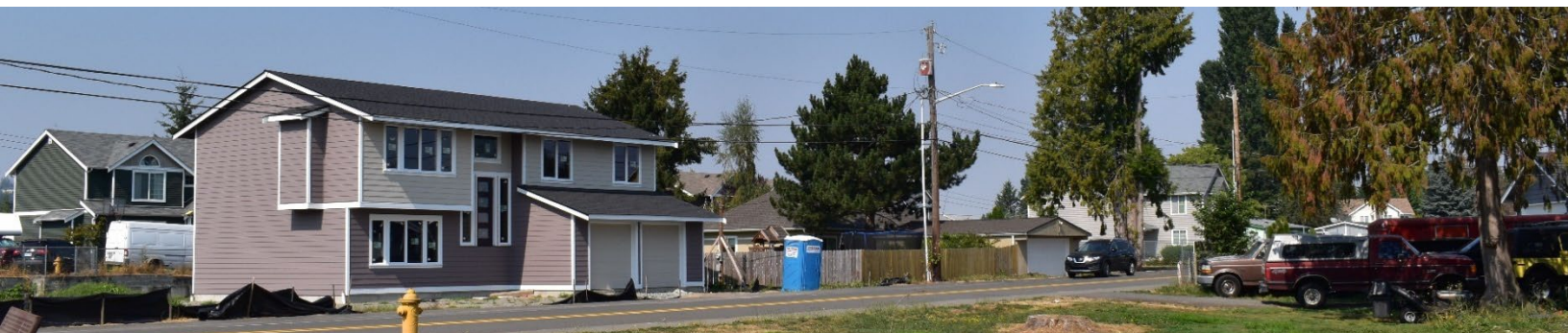
***Note - While the RL and RM zones generally are not designed to accommodate jobs, there are a couple of permitted uses in these zones that could be seen as a job generating use, such as daycares, adult family homes, or home businesses. While there is limited local data available on these uses existing in Algona, it is equally difficult to predict which properties are likely to develop into both a residential and job generating use. An estimated 1% of jobs is used in the final capacity to accommodate these potential uses in zones that are primarily not job generating uses.

CHAPTER 3: 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):

1. An inventory and analysis of existing and projected housing needs, including housing units for every income group throughout the city.
2. Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing.
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).
4. Makes adequate provisions for existing and projected needs of all economic segments of the community.
5. Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
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.
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.
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.



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.

King County anticipates Algona to have approximately 170 new housing units by 2044 with a variety of housing types necessary to meet different income-levels. Planning for housing is a necessary component of growth management. As the City grows, so must the number and types of housing options reflect the community's demographics and different income levels.

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.

*Right: Algona has some duplexes that already exist throughout the city. Duplexes can be stacked or placed adjacent to one another, as shown in this photo. Duplexes can blend seamlessly into single family neighborhoods and have the appearance of a large single-family residence.
Photo by: Betty Padgett.*



Addressing Affordability through HB1220

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 occupied 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 Occupied 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 Occupied Units

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.

Right: Different forms of housing live in harmony in Algona with single family homes and manufactured homes throughout the RL zone. Photo by: Betty Padgett.



Community Profile

Households and Tenure

As of 2021, the Washington Office of Financial Management estimates approximately 1,048 residential units exist within Algona, which is under 1% of the King County total housing supply¹ as shown in *Figure 2*. Since 2000, there has been an overall increase of housing approximately 19.4%, or approximately .84% per year of housing units.

There are more homeowners than renters in Algona with approximately 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.

Figure 3
Housing Unit Growth (2000-2021)

Source: OFM, Postcensal Estimates of April 1 Population, 1960 to Present (2021)

	2000	2005	2010	2015	2020	2021
Algona	878	979	1,018	1,042	1,048	1,048
King County	766,081	793,869	851,261	894,045	969,234	984,457

Household Income and Burdens

The local and national median home price has nearly doubled over the decade. In 2021, the median price of a house in Algona was \$485,774, which is lower than the King County average of \$754,275 but higher than the national average of \$289,702³.

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 and remains lower than the County average of \$110,586⁵.

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

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

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.

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), 2021.

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

⁵ American Community Census, Household Incomes, Table S1901 (2021)

assigning 2044 housing targets for its unincorporated areas and for incorporated cities within the county. This includes the total dwelling units Algona 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. Algona 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 Algona dwelling units are in a price range that was affordable for each income level. Algona had housing stock that was comparable to the County in 2019. In the 50-80 percentile, Algona had a slightly higher percentage (16%) than King County (11%). For incomes below 50 percent of median, Algona also had a slightly higher percentage (30%) than King County (25%). Algona 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, Algona 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.



*Left: Single-family homes are the most common form of housing in Algona and likely affordable to only the highest income groups in the 2024 housing market.
Photo by: Betty Padgett.*

Figure 4
Total Households Per Income Bracket (2019⁶ 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

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 old⁷.

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%).

⁶ 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.
⁷ 2021: ACS 5-Year Estimates Year Structure Built (DP04)

Figure 5
Existing Dwelling Units by Type (2023)

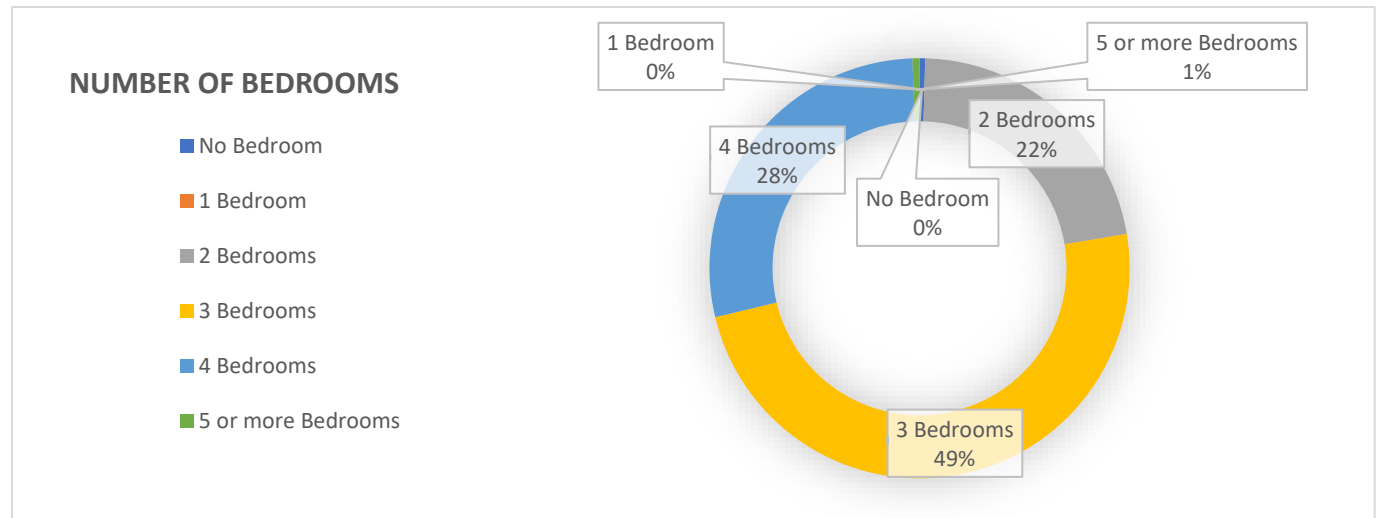
Source: 2012 and 2021 Total Units by Type (OFM).

Type	2012 ⁸		2021 ^{9,10}	
	Number	Percent	Number	Percent
Single-Family	797	82.79%	665	71.5%
Multi-Family (3+ Units) ¹¹	59	3.75%	23	2.4%
Mobile Home/Duplex/ Other	162	13.46%	241	25.9%
Total Housing Units	1,018	100%	929	100%
Owner Occupied	775	80.4%	702	80%
Renter Occupied	211	19.6%	181	20%

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)



⁸ American Community Survey, 5-Year Estimates Data Profiles, Table DP04, 2012.

⁹ American Community Survey, 5-Year Estimates Data Profiles, Table DP04, 2021.

¹⁰ Please note, the Office of Financial Management (OFM) cites a higher number of housing units in 2021 than the American Community Survey (ACS) shows in both 2012 and 2021. The OFM only collects data on total housing counts rather than data on housing unit type. The dataset for the ACS is more complete and is utilized for consistency.

¹¹ 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. ¹² As of 2022, there were 192 special housing units reported in Algona. 11 of these units were subsidized (*Figure 7*).

There were 14 residents living in Algona’s group facilities in 2020. ¹³ 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. ¹⁴ 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

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.

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).

¹² PD&R 2023: Assisted Housing: National and Local – “Picture of Subsidized Households”.

¹³ U.S Census (PCT19): 2020 DEC Demographic and Housing Characteristics

¹⁴ Washington State Department of Social and Health Services (2023): [AFH Locator](#)

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 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.¹⁵

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.



Kids gather at a pumpkin decorating table at the 2023 Pumpkin Launch. Community events like the Pumpkin Launch engage and unify the community's diverse residents throughout the year.

Photo by: Betty Padgett

¹⁵ US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table D-P05); Washington Department of Commerce, 2023

PLANNING FOR HOUSING 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 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.

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.

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.¹⁶ 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.



A small, one-story frame house shown above once belonged to a Japanese farmer residing in Algona. Behind the house are the agricultural lands that once comprised the city. Japanese and Filipino Americans historically lived and worked alongside White households in Algona. While it cannot be confirmed, it is unlikely that this Japanese family continued to own and occupy their home after 1942 due to President Roosevelt's Executive Order 9066 during World War II.

Photographer: Floyd Oles, 1938.

Photo provided by the Washington State Historical Society.

¹⁶ 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).

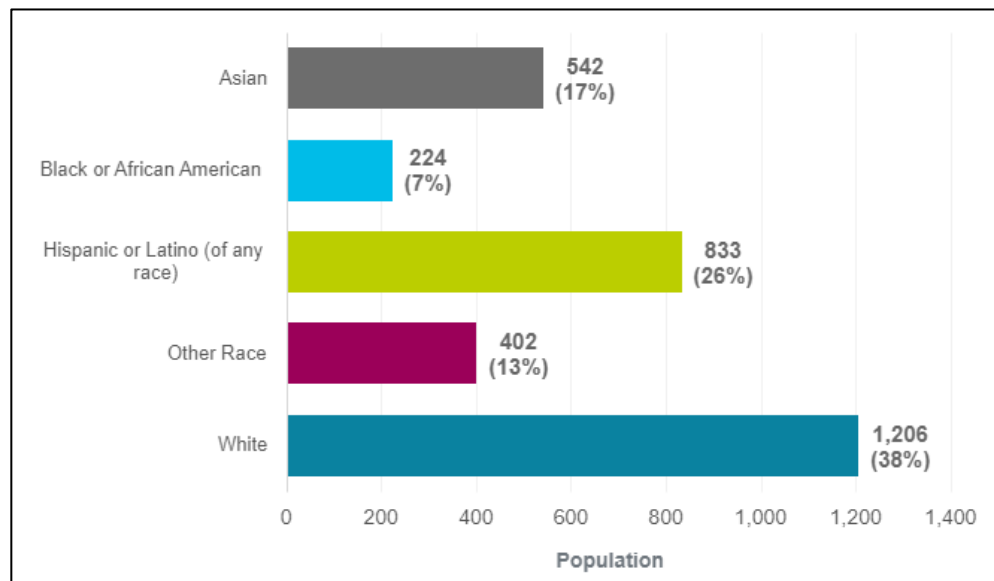
Racial Composition

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 2020¹⁷.

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*.¹⁸ 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

¹⁷ 2015: ACS 5-Year Estimates Data Profiles (Table DP05).

¹⁸ 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.

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 moderated displacement risk in the City and greater region.** Figure 9 breaks down the *cost burdens*¹⁹ 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)²⁰

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

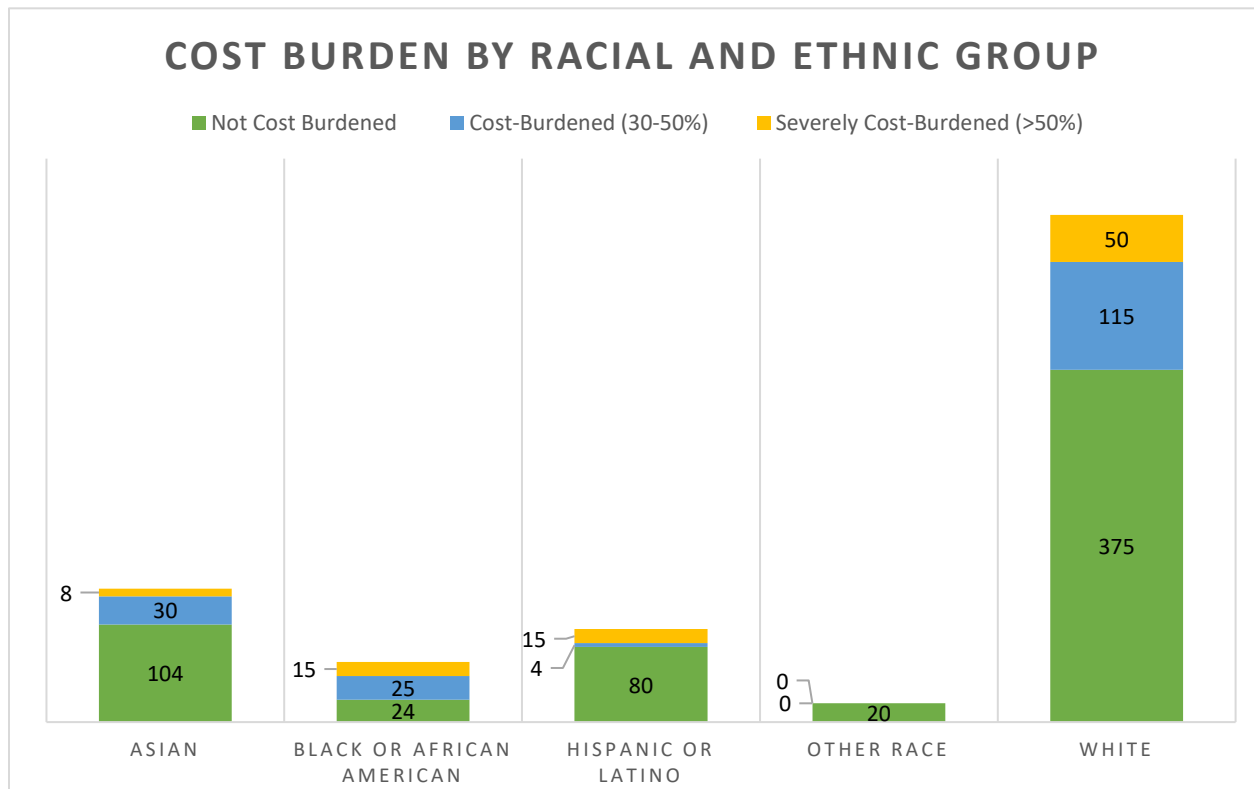
¹⁹ Cost Burden is another metric that gives insight into household affordability. Cost-burdened households are households that spend more than 30% and less than 50% of their income on housing, and severely cost-burdened households spend more than 50% of their income on housing.

²⁰ 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.

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.²¹ 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

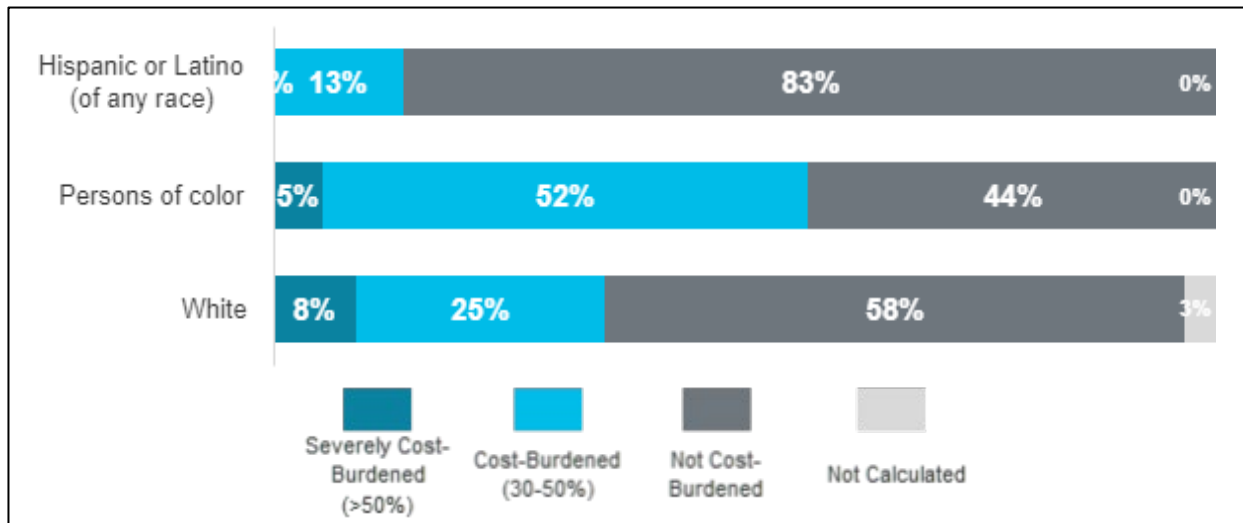


When breaking down cost burdens even further between homeowners and renters, approximately half of BIPOC renters (which includes Asian, Black or African American, or Other Race) experience the highest cost burden in Algona. As shown in *Figure 11* below, most BIPOC renters spend 30-50% of their income 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.

²¹ 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



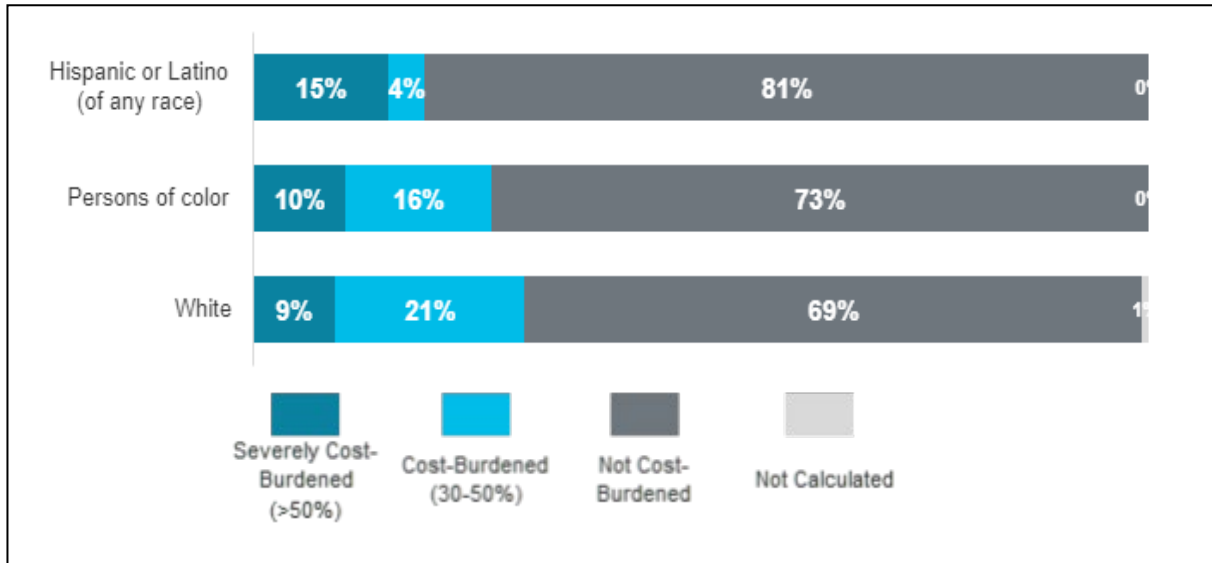
In regard to owner households, most (81 percent) Hispanic or Latino households were not cost burdened in 2019. As shown in *Figure 12* below, Hispanic or Latino households that own their homes experienced the greatest percentage of severe cost burdens (15 percent). Persons of Color households and White 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.



Single-family homes are the epitome of achieving the American dream by ensuring household stability and building generational wealth.
 Photo by: Betty Padgett

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

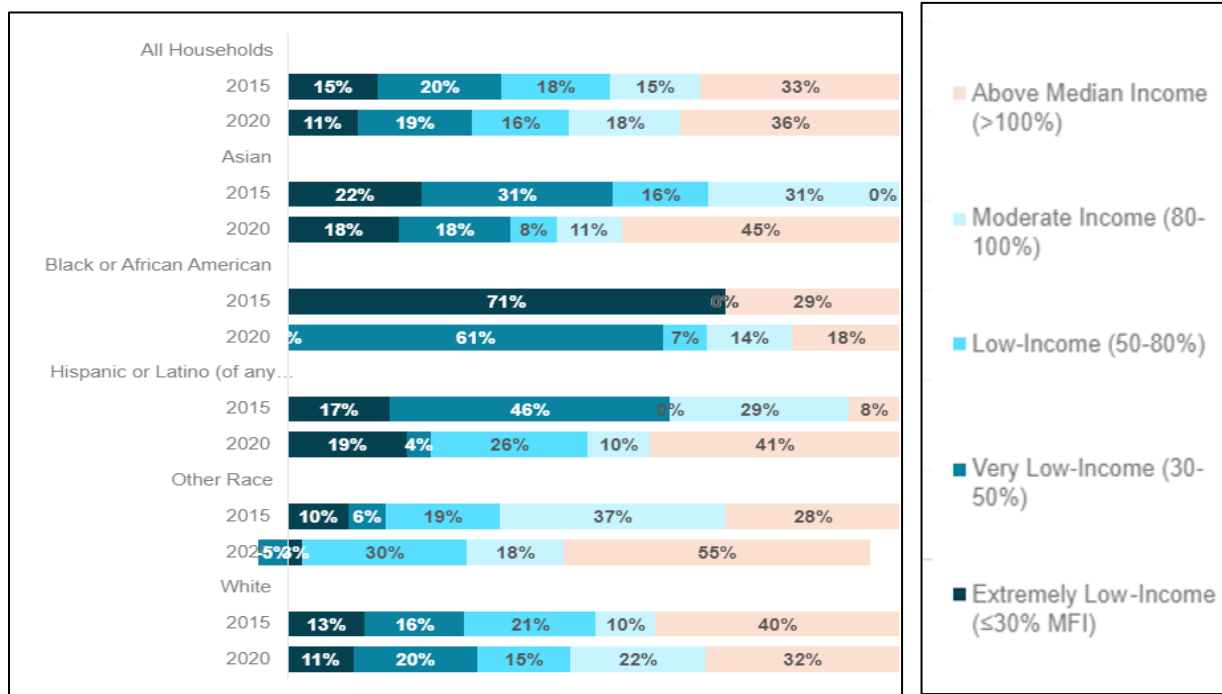
Average income has remained generally consistent for Algona households since 2015, but BIPOC households have experienced significant income changes over last five years. Other Race (55 percent) and Asian populations (45 percent) had the highest percentage of above median income households in 2020. While 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)

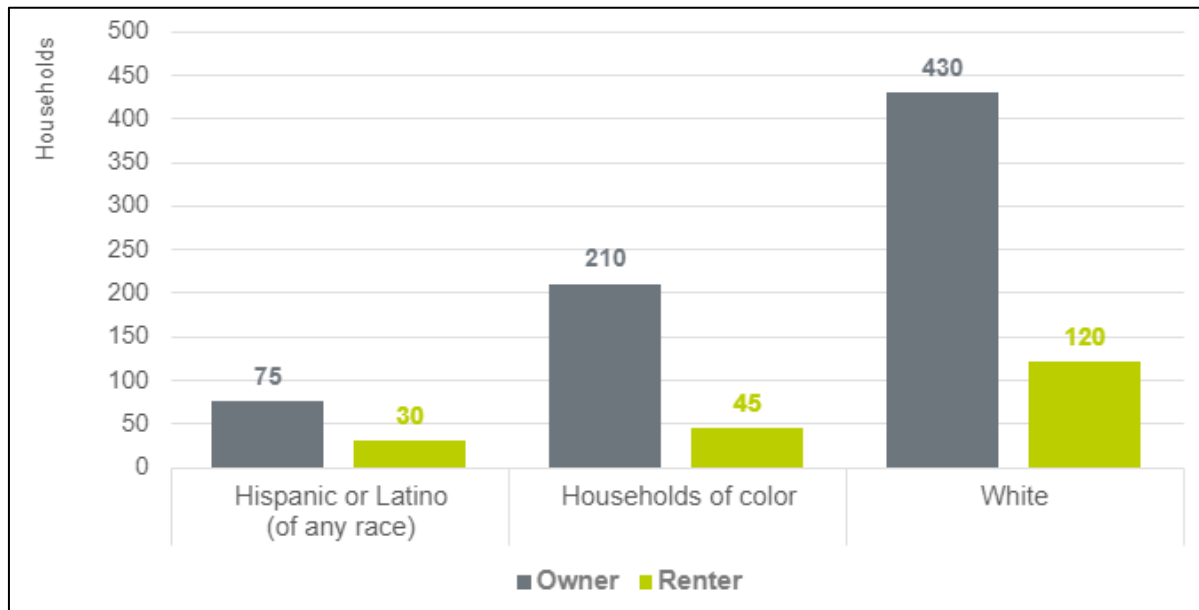


Figure 15

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

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

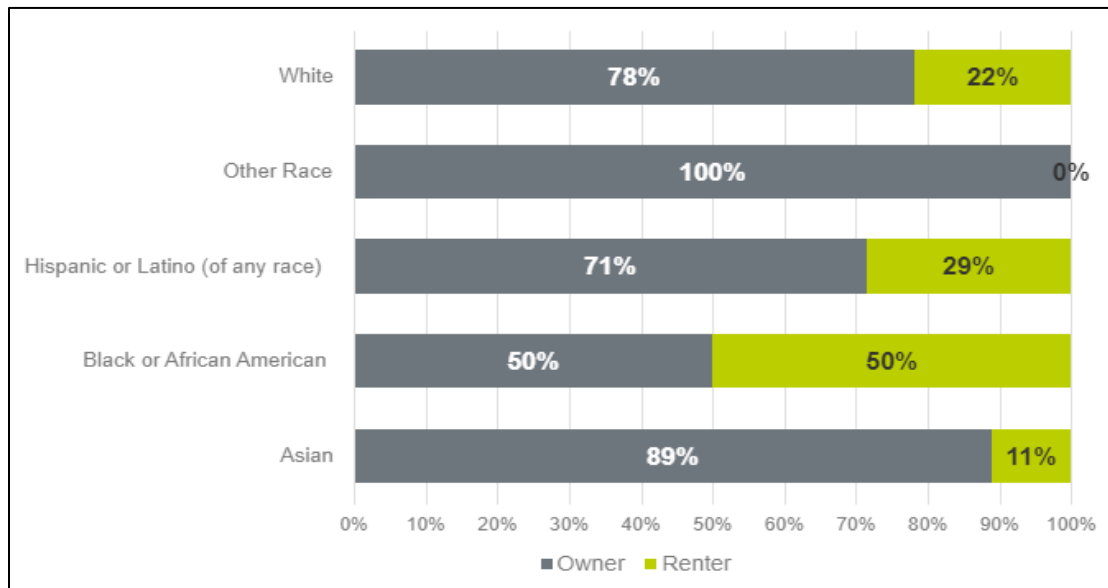
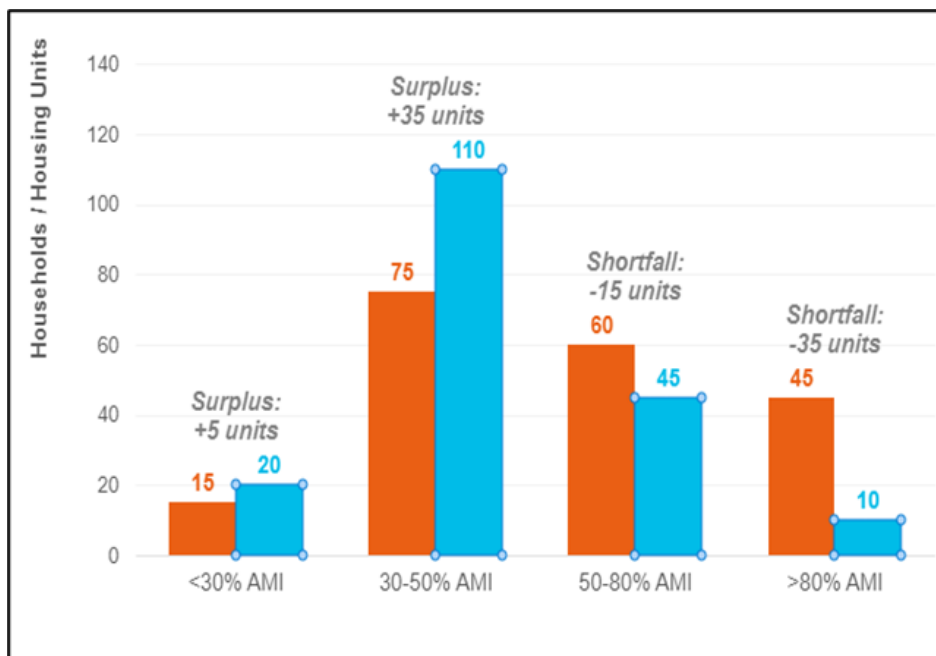


Figure 16 compares rental households and rental housing units (both occupied and vacant) at each income or affordability level. This comparison helps identify additional housing gaps in the available rental housing for the renter households in Algona.

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.²² 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.²³ 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.

*Right: Single-family homes are the epitome of achieving the American dream by ensuring household stability and building generational wealth.
Photo by: Betty Padgett*

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).²⁴ 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 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.

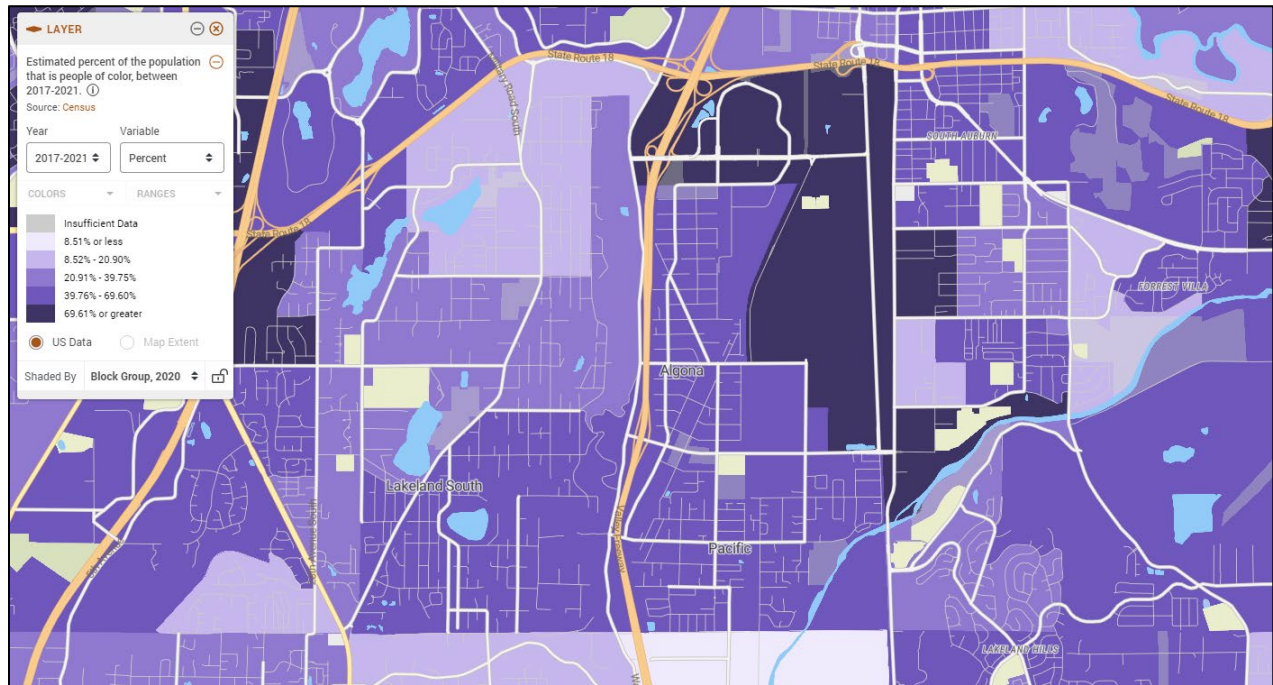
²² WA GUIDANCE TO ADDRESS RACIALLY DISPARATE IMPACTS – FINAL (APRIL 2023)

²³ [PolicyMap: A web-based tool that provides access to data from the U.S. Census Bureau, along with other data sources.](#)

²⁴ American Community Survey Census, 2021.

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.²⁵

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.

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).²⁶ While this data is not specific to Algona-only commuters, it is expected

²⁵ [PSRC Displacement Risk Mapping Technical Document, 2019.](#)

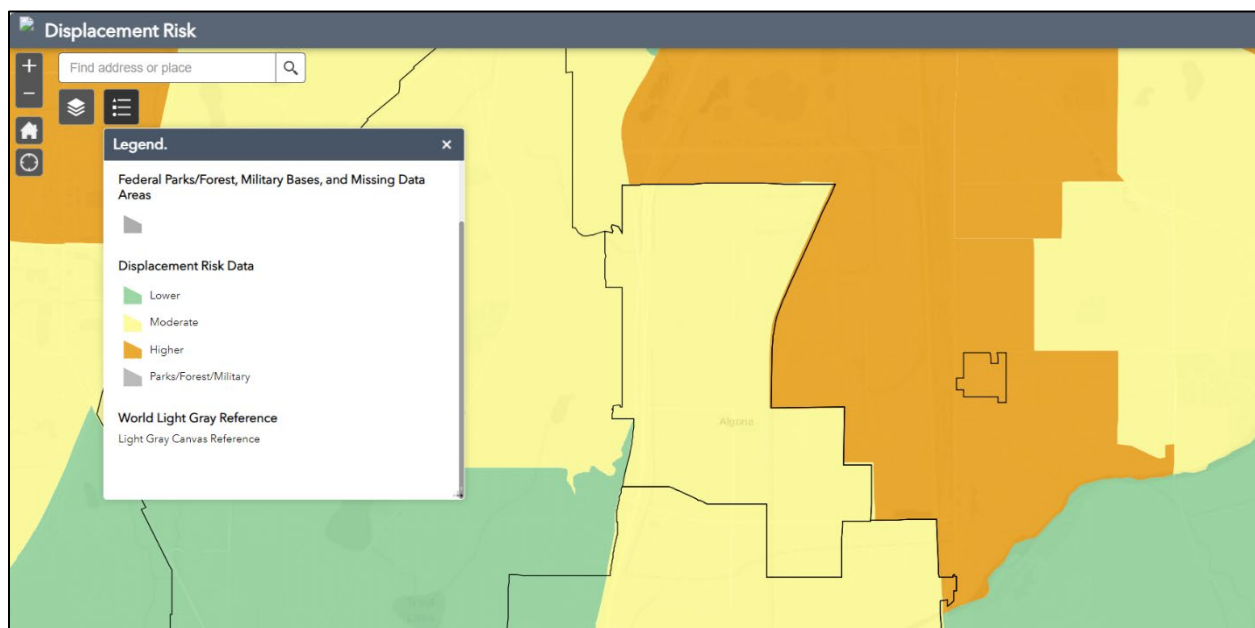
²⁶ [National Equity Atlas: Commute Time \(IPUMS USA\), 2020.](#)

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 2020.²⁷ 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 2020.²⁸ 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 \(2024\)](#)



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.²⁹ 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

²⁷ [National Equity Atlas: Commute Time \(IPUMS USA\), 2020.](#)

²⁸ [National Equity Atlas: Commute Time \(IPUMS USA\), 2020.](#)

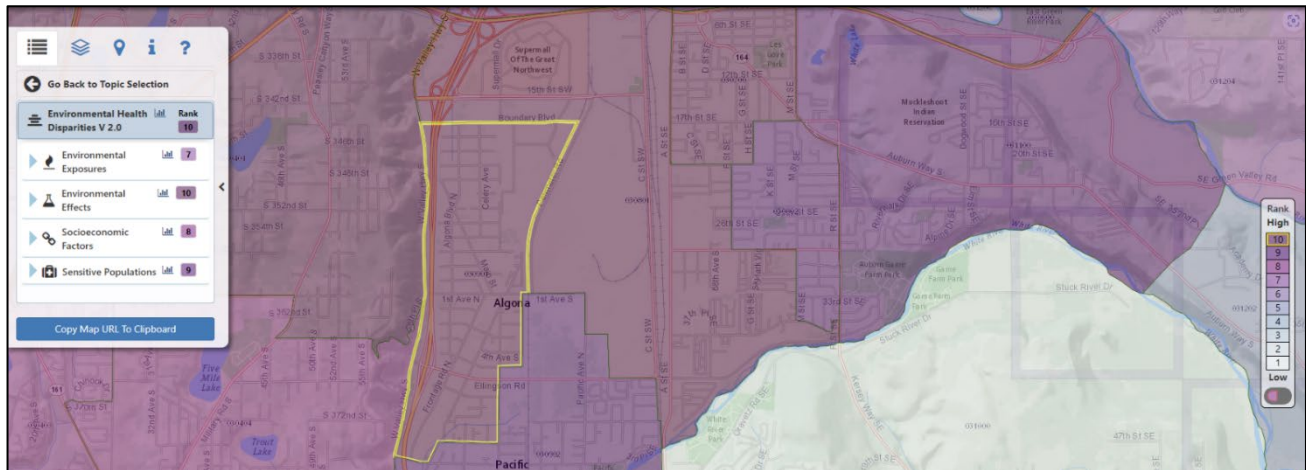
²⁹ [Washington State Department of Health: The Washington Environmental Health Disparities Map, 2024.](#)

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.
5. 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 this 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*. As there are no existing partnerships for housing in the city, implementation strategies empathize targeted outreach approaches and partnerships with organizations such as the South King Housing and Homelessness Partners (SKHHP). Additional actions to specifically to preserve, encourage, and develop affordable housing are prioritized.

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

- Develop an inclusionary zoning overlay within the C3 zone where multiplex housing is primarily proposed.
- Adopt flexible development standards for affordable housing units.
- Work with the City Attorney to establish conditions for density bonus applications that maintain affordability in eligible units for a period of at least 40 years.
- Expand ADU allowances to permit up to two units per lot as required by HB1337.
- Create a city webpage with resources for lower income homeowners and renters. Include opportunity to sign up for outreach emails regarding new programs, partnerships, and resources for housing.
- Conduct a feasibility analysis on implementing a relocation assistance program or rental assistance program. And education programs. If not financially feasible in the near future, Algona shall partner with SKHHP to meet needs and explore community land trust feasibility.
- Adopt a local Housing Discrimination Ordinance prohibiting housing discrimination within city limits.
- Conduct a letter campaign informing residents of potential racially biased covenants existing on their property and instructions on how to remove covenants with the King County Assessor's Office.
- Develop notice list of locally available cultural institutions, faith groups, neighborhood organizations, community centers, and other community resources to increase public engagement participation and community vetted feedback into proposed programs, codes, and development.
- Work with the King County Assessor's Office to determine if low income or historically BIPOC neighborhoods are being regressively taxed on property taxes to improve the fairness and accuracy of taxation.
- Develop public participant support program to ensure those most disproportionately impacted have equitable access to participate in planning discussions (e.g. evening meetings, translation services, food, and childcare or travel stipends).

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.

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 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 ³⁰
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

³⁰ *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.

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.

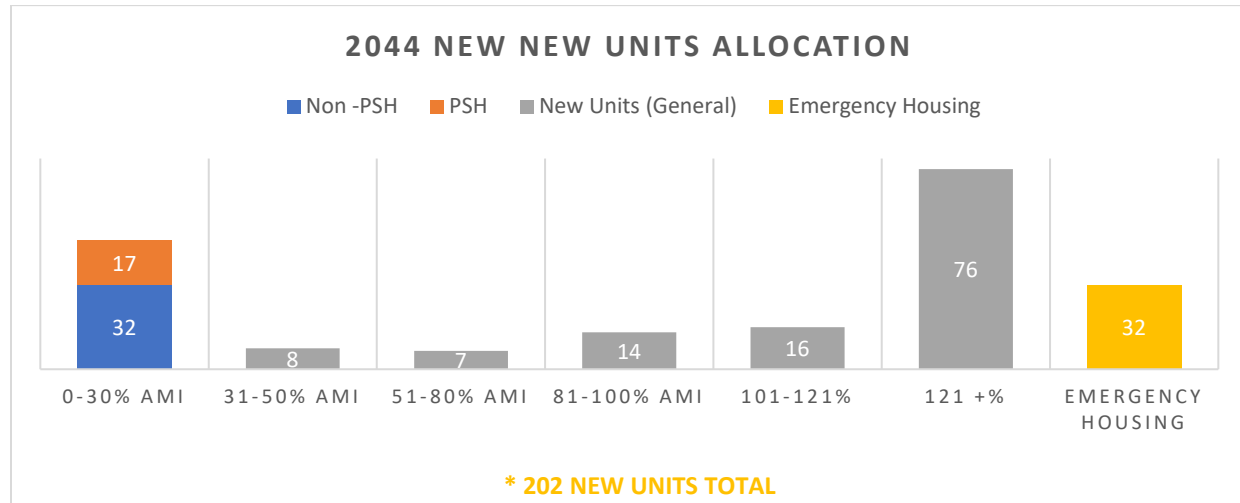
PSRC Website, 2023.

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 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.



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.

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 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.

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.

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	



Shown above are one of the only multifamily developments available for rent in Algona meeting lower income needs. Algona has a documented undersupply of rental units and multifamily units with new development relatively stagnant over the last 10 years. While this development will be replaced with a higher density apartment project known as the Algona Village, the City will work with multifamily developers to identify methods to incentivize and encourage multifamily housing locally.

Photo by: Betty Padgett

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 **provide design and setback guidelines that are compatible with existing** 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.

HU-1.8

Periodically conduct a housing needs assessment to evaluate current community housing needs and gaps. Evaluate the impact of housing policies and strategies implemented to determine if they are successful and do not result in disparate impacts.

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 **mitigate** impacts to neighboring uses and residents from sound, light, odor, visual or other environmental impacts.

HU-2.7

Support inclusionary housing measures, as appropriate, along with income restricted housing incentives as necessary to promote affordable housing in the C3 zone.

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.

OLD BUSINESS - ITEM G

Chapter 6: Natural Environment

Introduction

Algona recognizes the significance of the natural environment to the health, sustainability, and longevity of our community. The natural environment is a complex system of interconnected components that interact with each other. Human activity impacts these components, including air, water, soils, plants, and animals. While development is necessary to accommodate human population growth, consideration of the natural environment is required to ensure the community has access to natural lands and associated resources for generations to come. Algona shall accommodate growth by implementing local, state, and federal regulations and thoughtfully considering planning techniques that maintain a healthy and sustainable community.

The purpose of the *Natural Environment* element ([RCW 36.70A.060](#)) is to demonstrate Algona's commitment to protecting natural lands and critical areas, complying with the GMA, and maintaining transparency on delineated sensitive and natural lands. Additionally, the *Natural Environment* element describes some of the regulations and processes in place to preserve the natural environment and protect citizens and public or private properties from natural hazards or environmental degradation.

The GMA requires the *Natural Environment* element to describe the existing inventory of associated natural lands, including:

- Critical Areas
- Mineral Resource Lands
- Forest Lands
- Agricultural Lands

Algona only has delineated critical areas within its boundaries, and there are no lands that fall under mineral resources, forest lands, or agricultural lands in accordance with the state's adopted definitions.



Algona is home to a plethora of wetlands scattered throughout the City, attracting Blue Herons and other wildlife. Photo by: Betty Padgett.

The *Natural Environment* element is intended to meet the objectives of the State Growth Management Act (GMA); Endangered Species Act (ESA); State Environmental Policy Act (SEPA); Countywide Planning Policies of King County and Puget Sound Regional Council (PSRC); and other federal, state, and county policies. The GMA requires the adoption of development regulations that protect critical areas ([RCW 36.70A.060](#)), and the use of the “**best available science**” in developing policies and development regulations to protect the functions and values of critical areas ([RCW 36.70A.172](#)).

Best Available Science

What exactly does the state mean when it requires the use of “best available science” as it relates to the natural environment, policies, and regulations for critical areas? Local governments are responsible for identifying, collecting, and accessing available scientific information related to protecting critical areas. Additionally, local governments must also determine what constitutes as “best available science”. The GMA requires cities to ensure that the best available science measures are used to protect slopes, soils, aquifers, stormwater runoff, and other elements of the environment.

Scientific methods are updated and improved over time, which requires jurisdictions to routinely consider how emerging scientific tools and resources should be appropriately reflected in local policies, regulations, project review, and processes. The comprehensive planning process is an opportunity to examine newly available tools measuring or identifying critical areas. Resources available from state or federal agencies, universities, tribes, subject matter experts, Salmon Recovery lead entities, and Puget Sound Local Integrating Organization technical committees are considered valid sources. The state recognizes that there could be financial constraints relating to utilizing the best available science. While the burden of proof of best available science falls on local governments, the state also allows science and tools that are practical and economically feasible to use.

The purpose of using the best available science is to protect the functions and values of critical areas. While science plays a key role in determining what lands are considered to be critical areas, the functions and values of the area, and determines appropriate mitigation for development, science ultimately creates recommended policies and regulations that can be tailored at the local level. Science cannot be forgone at the local level – jurisdictions do not have the ability to favor competing considerations over science and data.

National Environment Regulatory Agencies

Federal:

- National Marine Fisheries Service
- U.S. Army Corps of Engineers
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

State:

- Washington Department of Ecology
- Washington Department of Fish and Wildlife
- Washington Department of Natural Resources

Regional/Local:

- Puget Sound Clean Air Agency
- Puget Sound Partnership
- Puget Sound Regional Council
- King County

Additionally, using the best available science helps protect communities from natural hazards by outlining the potential risk and magnitude of development in certain critical areas, steep slopes, and frequently flooded areas.

As of 2024, Algona defines best available science as “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” ([AMC 16.18A.040](#)).

Defining Our Natural Lands

As noted above, there are four primary types of “natural lands” as defined by the state. Each city or county planning under the GMA is required to designate if any of the four following natural lands are present within municipal boundaries. Described below are the state’s definitions for each type of natural land.

- **Critical Areas:** Wetlands, streams, areas with critical recharging effect on aquifers, fish and wildlife habitat, frequently flooded areas, and geologically hazardous areas.
- **Mineral Resource Lands:** Lands that are not characterized by urban growth and have long-term significance for the extraction of minerals.
- **Forest Lands:** Lands that are not characterized by urban growth and have long-term significance for the commercial production of timber.
- **Agricultural Lands:** Lands that are not characterized by urban growth and have long-term significance for the commercial production of food or other agricultural products.



Algona was once an agricultural community from the early 1900's up until the 1960's. Farms were primarily operated by Japanese and Filipino Americans. While no farmlands exist today, remnants of the past are noticeable on large, undeveloped lots.

Photo by: Betty Padgett.

As of 2023, there are no recognized mineral, forest, or agricultural lands within the City. There are recognized critical areas throughout the community; each type of critical area exists within Algona’s boundaries. In the next section, *Conditions and Trends*, components of the natural environment and each recognized type of critical area are described.

Conditions and Trends

General Conditions

The City of Algona lies in a river valley running in a north/south direction along SR 167. The City has two drainage basins that bisect the community along 4th Avenue North – the Mill Creek Basin to the north and the Lower White River to the south. The valley floor is relatively flat (slopes less than 1 percent). The base elevation of the City is approximately 70 feet¹. To the west of the City inside and outside the urban growth boundary are steep sloping bluffs (slopes of 50 to 90 percent) which are regulated through the Critical Areas Ordinance ([AMC 16.18A-E](#)). To the north and south, the terrain is level with a gradual slope, with drainage generally moving north or south. The City drains to the Green River via Mill Creek to the north, and the remainder drains to the White River to the south as shown in **Figure 1**.

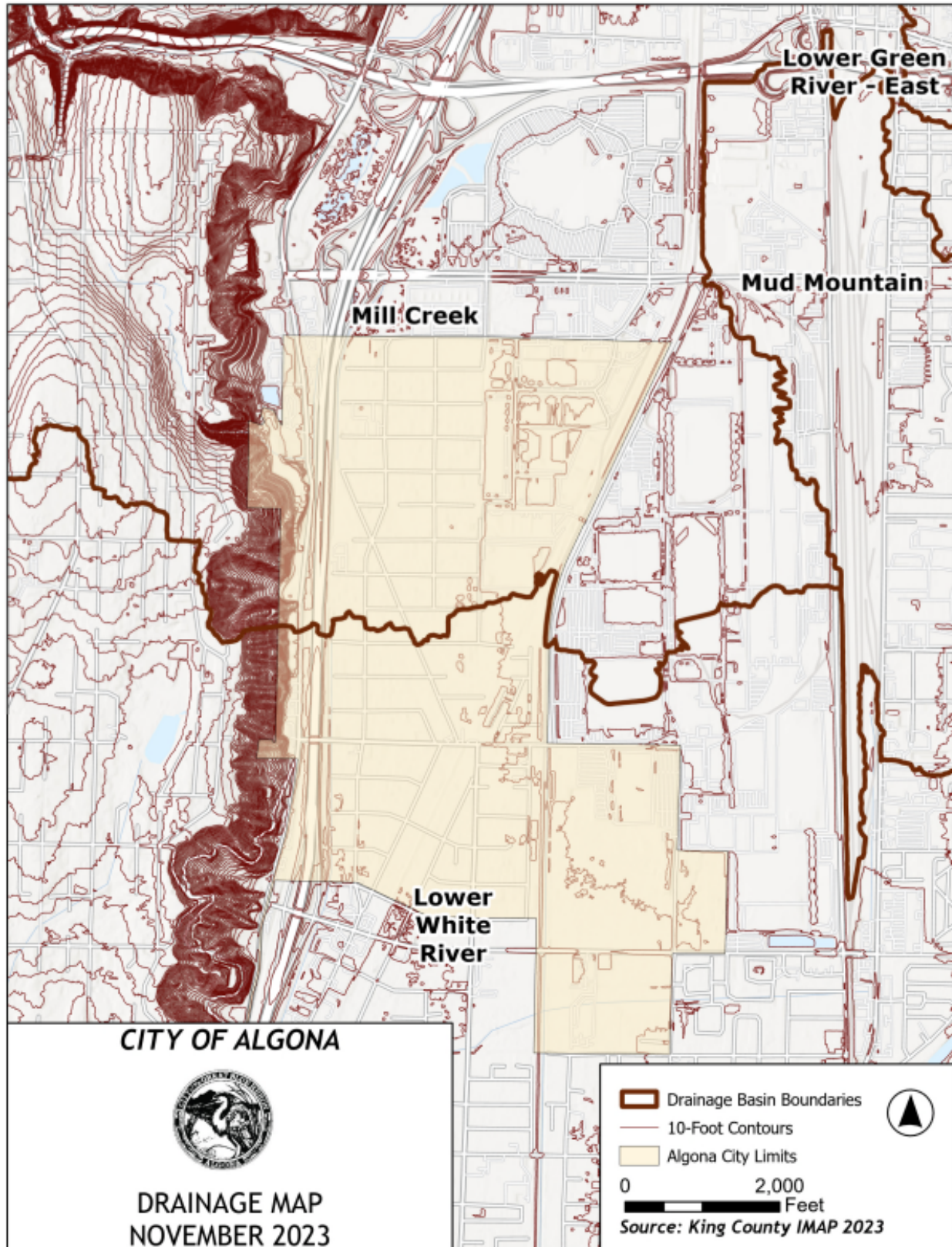
There have been no major changes to the environmental setting of Algona since the 2015 *Comprehensive Plan* periodic update; however, Algona adopted a revised critical areas ordinance in early 2015 as part of the implementation and code updates. A map inventory of the City's critical areas was created by a consultant in 2017 using field-gathered observations and records. As of 2024, the City began collecting map files from development projects that require critical areas reports and is updating the critical areas map more routinely to refine the map and provide transparency to the community on critical area delineations.



Field observations note that wetlands are located along trails and walking paths in Algona. While these areas have not gone through critical areas verification, the City works with developers and consultants to confirm the viability and rating of potential wetlands prior to any new construction.
Photo by: Betty Padgett.

¹ Gray and Osborne, *City of Algona Comprehensive Flood Hazard Management Plan*. (1997).

Figure 1: Drainage Basins



Soils

The load-bearing capacity of the soil, the hydric properties, erosion potential and characteristics with respect to shrink-swell potential all play a significant role in development of land. In particular, the hydric properties determine the potential existence of wetlands and signal the potential for other environmental concerns.

The Soil Survey conducted by the U.S. Natural Resources Conservation Service includes detailed soil maps that can be used for site selection and planning. The survey explains in great detail each soil's suitability for agricultural, residential, sanitary facility, recreational, woodland wildlife habitat, and other land uses. The primary soils in Algona are nearly level, poorly drained, and of fine texture. With a high-water table, placement of buildings and foundation construction is a challenge for new development.

Figure 2 describes each of the soil types that exist within Algona's city limits.

Figure 2: Algona Soil Types²

Soil Type	Acres in City (estimate)	Percent of City
Alderwood gravelly sand loam, 0 to 8 percent slopes	6.7	0.4%
Alderwood and Kitsap soils, very steep	152.0	8.4%
Briscot silt loam	84.2	4.6%
Oridia silt loam	6.3	0.3%
Puget silty clay loam	2.0	0.1%
Renton silt loam	115.7	6.4%
Seattle muck	709.7	39.0%
Shalcar muck	11.8	0.6%
Snohomish silt loam	92.5	5.1%
Urban land	633.8	34.9%
Water	3.2	0.2%
Totals:	1,818	100%

Surface Water

According to King County's IMAP, Algona sits on the boundary between the White and the Green River basins. Most of the City north of 3rd Avenue North drains to the Green River system. The rest of the City drains south to Mill Creek and the White River. A stream south of 1st Avenue North and the drainage ditch that runs north/south next to the Boeing facility (known locally as the Boeing Canal or Government Ditch) drain south to the White River. An unnamed tributary to Algona Creek to the west of SR 167 drains north to the Mill Creek/Green River system. It also connects with the ditch along the east side of SR 167, a portion of which drains south to the White River. Future development must consider point source discharges, non-point source discharges, and soil erosion.

² Source: United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey, (2023).

Development can have a severe impact on the habitat value of affected surface water in ways that may impact the viability of the ecological system. The City maintains a storm drainage management plan, consistent with the current edition of the [Department of Ecology 2019 Stormwater Manual](#).

Frequently Flooded Areas

Algona residents are greatly familiar with flooding. Over the last 20 years, Algona has experienced more frequent and intensive flooding along the eastern side of the SR167 corridor. The City of Algona's flooding problems have occurred since development began but have not been well documented on a regional or national level. The area has always had a high groundwater table which is often at or near the ground surface. Increased development including that of SR 167 altered the original drainage patterns of the City. Flooding is experienced at a heightened rate in the north end of the city from 8th Avenue North to Boundary Boulevard where properties in the vicinity experience one to two feet of submergence on a nearly annual basis.

To control runoff and to reduce flood volumes entering Mill Creek (north of Algona), the "Auburn 400 ponds" were constructed in the 1990s, however, maintenance is largely deferred and the pond's ability to detain runoff has been reduced which adds to Algona's flooding issues. Downstream of the ponds approximately 0.3 miles away, is a Mill Creek culvert that is often inundated and therefore, causes backup of flow into the City of Algona.

Algona is located downstream from other jurisdictions along the Mill Creek drainage basin. Runoff generated from other cities – such as the City of Auburn and City of Kent – in addition to other agencies with nearby jurisdiction, including WSDOT and WDFW, and even private entities, PSE in particular, have stormwater drainage systems that connect to Algona.

In 1997, the city created the *Comprehensive Flood Hazard Management Plan* (Flood Hazard Plan) which discussed the historical background of flooding in the city. The plan also provided potential alternatives as well as recommendations for moving forward. As a result, the city adopted the stormwater utility and code requiring construction one foot above the floodplain however, homes still flood, especially in the vicinities of Iowa Drive, 9th Avenue North, and 11th Avenue North. City of Algona crews have had to sandbag properties to ensure rights-of-way remain passable.

Notably, FEMA has not mapped any areas in Algona as floodplain and officially there is no floodplain in the City. Current FEMA flood map data cuts off along the northern boundary line between the City of



Flooding is a common occurrence during the winter and spring along 11th Avenue North which is primarily a residential area. Homeowners are forced to pay for the costs of underperforming stormwater discharge systems operated and maintained by local, county, and state agencies.

Auburn and the City of Algona. However, Figure 2-4 from the 1997 Flood Hazard Plan was derived by extending the estimated 100-year floodplain in Auburn south until it intersected the ground elevation in Algona. The area shown is considered by the City to be an area of potential flooding. In the late 1990s and early 2000s, the northwest portion of the City did flood periodically. Once the downstream conveyance was cleared of vegetation and debris, the flooding seemed to stop. Maintenance of the system is an annual program operated by the City.

To mitigate the apparent flood hazard condition, the City passed an ordinance in 2021 setting a minimum floor elevation requiring a minimum finished floor level of at least seventy-one feet above sea level or one foot above the level of any abutting street, whichever is higher. This is considered adequate to accommodate the area shown on the map.

In 2022, the City won a grant from the King County Flood Control District to update the *1997 Flood Hazard Management Plan* to reflect current conditions and determine an approach to finding relief from downstream stormwater inundation in the northern half of the City. The updated *Flood Hazard Management Plan* is anticipated to be completed in 2024 with a revised flood map and recommendations for policies, actions, and regulations to mitigate flooding.



City Public Works staff typically sandbag vulnerable neighborhoods in northern Algona to reduce the impacts of seasonal flooding. While sandbagging is not a permanent solution, significant infrastructural improvements are necessary to maintain homes and businesses into the future.

Groundwater

Groundwater is derived from precipitation and surface water filtering through the ground to aquifers. The ground where this filtering process takes place is called an aquifer recharge area. The quality of recharge areas and surface waters needs to be protected to ensure the quality of the groundwater used in the immediate area, as well as the quality of water for users down gradient from the recharge zone. Groundwater pollution is exceedingly difficult, often impossible, to clean.

The groundwater table in Algona can be near the surface in the winter which can cause increases in surface water ponding and decreased the rate of stormwater runoff.

In 2006 a hazardous waste permit was issued to Boeing for its Auburn Fabrication Plant. As part of the permit, the company was required to document and remediate waste “plumes” that had been found in nearby groundwater. A plume was found in the northeast corner of the Algona residential area. The plume contains “volatile organic compounds” (VOCs). There are 46 wells that monitor groundwater at various depths throughout the industrial northeast section of the city. The monitoring wells were installed in 2009 and cleanup continues, but there does not appear to be significant threats to health or water supplies. The levels of TCE (Tetrachloroethylene) contamination found at two locations are below the Federal Drinking Water standard. Testing continues north of 9th Avenue. The *Land Use* element further describes groundwater and wells within city limits.

Climate

Summers are dry, shorter, warm, and partly cloudy with an average high temperature of 78°F and low of 52°F. Summertime weather brings less precipitation with less than 5 inches of rainfall. Winters are typically cold, wet, and overcast, but comparatively mild in the continental United States. The average winter temperatures are a high of 52°F and a low of 37°F. Most of the precipitation comes in the form of rain during the winter months. Average annual precipitation is 38 inches which does not vary greatly from year to year, however, November is typically the rainiest month with an average of 8.2 inches of rainfall. The prevailing wind is southwesterly most of the year. Snow is uncommon but can occur in Algona. Snow is typically seen between December and February and does not usually exceed 3-inches³.

Wetlands and Streams

Wetlands and streams are fragile ecosystems that assist in the reduction of erosion, flooding, and surface water pollution. Both wetlands and streams provide an important habitat for wildlife, plants, and fisheries. Algona is home to a multitude of verified wetland areas which are inventoried in adopted maps. There are limited streams mapped throughout the City, which are mostly noted along existing drainage ditches near roadways, including SR 167, Chicago Avenue, West Valley Highway, and along the railway.

Wetlands and streams have been verified through aerial mapping and field reconnaissance and are identified on a case-by-case basis as new developments are proposed. Before new development can occur on areas with, or adjacent to, critical areas, a critical area review must occur. The wetlands identified are protected under the City’s Critical Areas Ordinance ([AMC 16.18](#)) adopted in early 2015.

³ Climate data was acquired from the National Centers for Environmental Information from the National Oceanic and Atmospheric Administration.

As of 2023, the City has begun collecting maps of confirmed critical areas which they use to update their critical area inventory on a routine basis. **Figure 3** shows current critical areas in Algona.

Vegetation and Wildlife

Disturbance of ecological communities and division into isolated habitats are the major causes of the decline in animal and plant species. Conserving viable ecological habitats in an interconnected system is the most efficient way of sustaining native vegetation and wildlife. Species that use habitats conserved for environmental or scenic reasons cannot survive further division of the habitat into small, isolated land parcels.

The City supports various deciduous and coniferous trees and native shrubs and grasses through development landscaping requirements outlined in the Landscaping Code ([AMC Chapter 22.60](#)). The western fringe of the City (steep slopes) can provide habitat for various wildlife and birds. The more developed portions of the City share the habitat with squirrels and a variety of birds. On October 5th, 2023, the City dedicated 8.8 acres of land in the southeast corner of the City as the David E. Hill Memorial Wetland Preserve where Blue Herons are often observed.

The Department of Fish and Wildlife has developed a robust tool to identify critical, priority, and endangered species using their [Priority Habitats and Species](#) application. This tool was created to show areas that may contain critical habitats, and the department recommends a biologist's field visit before making decisions using the map. The map identifies that Algona is home to priority freshwater forested/shrub wetland habitats as shown in **Figure 4**. Another available tool is through the U.S. Fish and Wildlife Service [Environmental Conservation Online System](#) (ECOS) which maps out threatened and endangered species active in critical habitats. While the map currently does not show any subject species living within Algona's limits, the City is committed to routinely checking for mapping updates or revised threatened and endangered species lists and taking action if necessary.

Related Federal Laws

Species and Habitats:

- Endangered Species Act
- Migratory Bird Treaty Act
- Bald and Golden Eagle Protection Act
- Marine Mammal Protection Act
- Lacey Act
- Wildlife Restoration Act
- Magnuson-Stevens Fishery Conservation and Management Act
- National Wildlife Refuge System Act
- Land and Water Conservation Fund Act

Water:

- Clean Water Act
- Safe Drinking Water Act
- Ground Water Rule
- Source Water Protection
- BEACH Act
- Clean Boating Act

Figure 3: Critical Areas Map

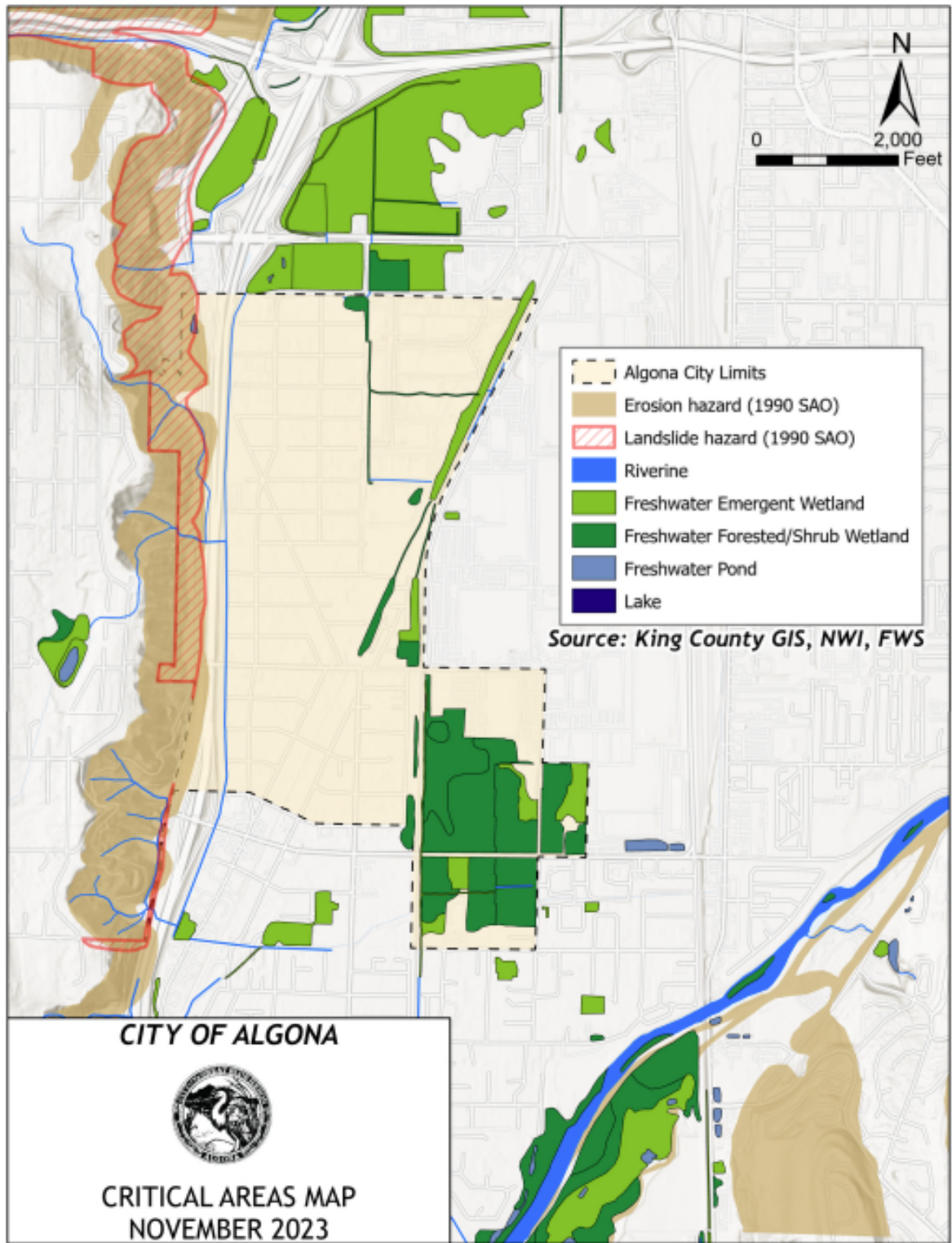
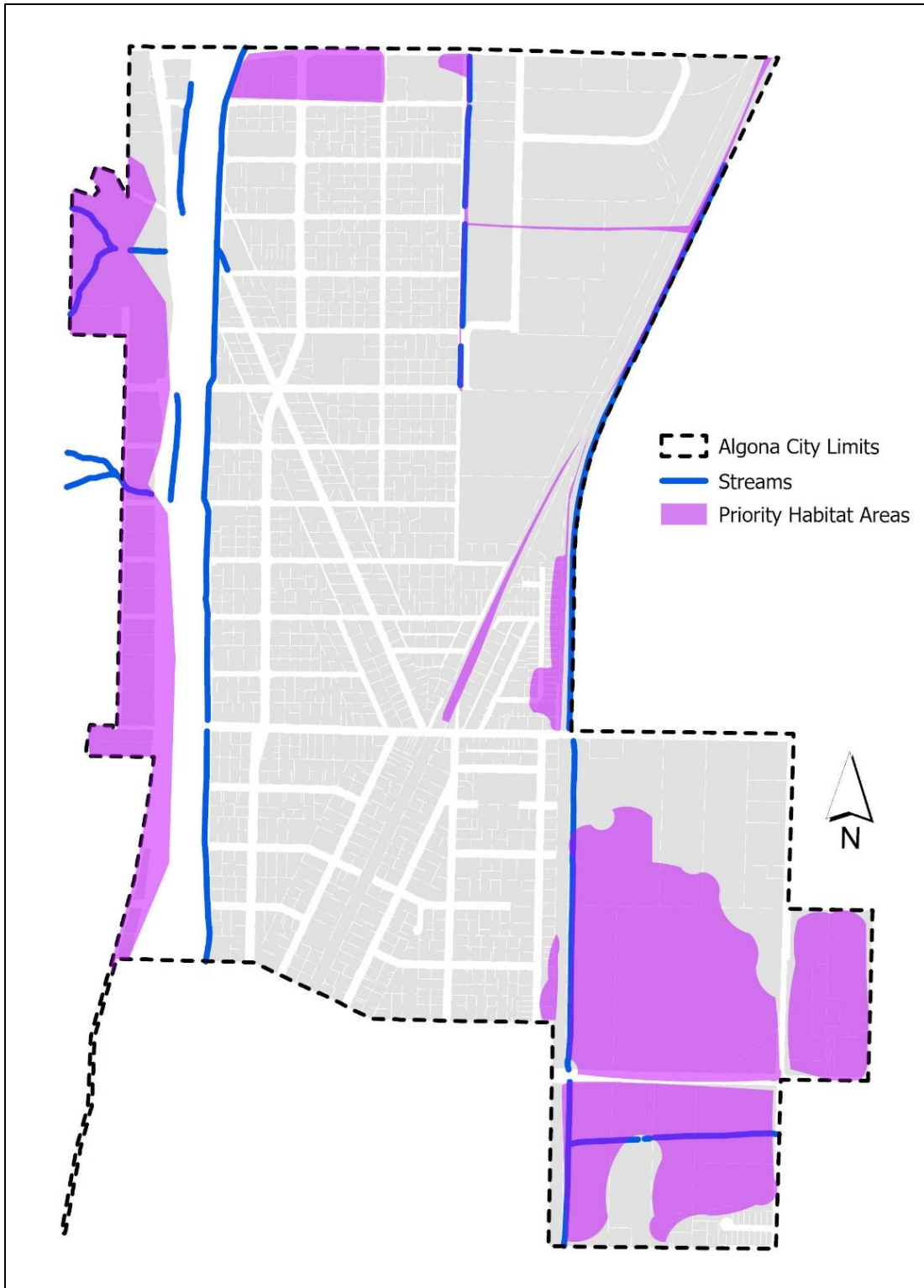


Figure 4: Priority Habitats in Algona⁴



⁴ Figure 4 was developed using the Department of Fish and Wildlife’s *Priority Habitats and Species On The Web* mapping tool. <https://geodataservices.wdfw.wa.gov/hp/phs/>

Implementation

The *Natural Environment* element is unique in that there are no proposed capital improvement projects related to maintaining and preserving the environment. Instead, the element is typically implemented by local regulations, plans, and programs that implement the element. The following is a list of Algona's adopted programs protecting natural land:

- Algona Municipal Code Title 16 (Environmental Protection)
- 1997 and 2024 Flood Hazard Management Plans
- Algona Stormwater Management Plan and federal NPDES Stormwater Permit
- Critical Areas Map

Relationship to Land Use

Natural lands and critical areas are considered in the *Land Use* element, which sets zoning precedent for the City over the next 20 years. The *Land Use* element measures the amount of vacant developable land available to meet growth projections for housing and jobs. Vacant developable lands exclude any potential or mapped critical areas, indicating no development is anticipated to be possible in critical areas. Algona has historically rezoned properties with verified critical areas to the Open Space and Critical Areas (OS/CA) zone to protect sensitive lands from any consideration of future development or capacity building.

Climate Change

In 2023, the Washington State Legislature passed HB 1181 which adds a climate goal to the Growth Management Act (GMA) requiring local jurisdictions planning under the GMA to create a *Climate Change* element with resilience and greenhouse gas emissions mitigation sub-elements or appendices. The element must include the following:

- Include goals and policies to address climate change and develop local resiliency to natural hazards;
- Measure greenhouse gas emissions and vehicle miles traveled;
- Describe and prepare for climate impact scenarios;
- Foster resiliency to climate impacts and natural hazards;
- Protect and enhance environmental, economic, and human health and safety; and
- Advance environmental justice.

King County as a whole is not required to complete the *Climate Change* element until 2029 during the mid-period evaluation for the comprehensive plan. Additionally, the state requires a *Climate Change* element for counties and cities with a population greater than 6,000 as of April 1, 2021⁵, and Algona's population of 3,920 does not trigger the requirement to complete the *Climate Change* element.

⁵ Office of Financial Management, *Population Estimates*. (2021).

Algona's target population for 2044 is 4,660; while it is currently unlikely that Algona will need to prepare a *Climate Change* element in the near future, the City will evaluate economically feasible opportunities to evaluate Algona's climate impact and reduce greenhouse emissions. Algona recognizes that climate change is anticipated to impact the frequency and severity of natural hazards, such as wildfires and landslides, and climate events, such as flooding or droughts.



The City of Algona partnered with Futurewise to engage the community on the value of wetlands at Algona Days 2023. Susannah Spock with Futurewise used a simulation board to demonstrate how wetlands can be a natural tool to reduce pollutant and flooding impacts in manmade environments. Kids and adults alike were able to add features to the board visualizing how different community conditions can enable or protect communities from hydraulic events. Photo provided by Futurewise.

Goals and Policies

GOAL NE-1 Critical Areas

Review and amend local codes, regulations, and practices using best available science resources to protect critical areas, wildlife habitat, and the natural environment.

Policies:

NE-1.1

Develop and implement an integrated and comprehensive approach to managing fish and wildlife habitat to accelerate ecosystem recovery, focusing on enhancing the habitat of threatened and endangered species, and species of local importance.

NE-1.2

Identify and protect wildlife corridors both inside and outside the urban growth area using best available science, such as Priority Habitats and Species data provided by the Washington Department of Fish and Wildlife. Actively engage with King Conservation District to develop a stewardship program to encourage private landowners to manage their land in ways that support the preservation of sensitive areas and associated buffers.

NE-1.3

Ensure that codes, when updated, contain Best Available Science and Best Management Practices (BMP) covering the following environmental elements:

1. Wetlands
2. Critical Aquifer Recharge Areas
3. Habitat Conservation Areas
4. Frequently flooded areas
5. Geohazards

NE-1.3

Ensure that codes and standards, when updated and implemented, contain language that designates and protects critical areas including wetlands, fish and wildlife habitat protection areas (habitat conservation areas), frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. Adopt new codes and standards containing Best Available Science and Best Management Practices (BMP) in order to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

NE-1.4

Locate development and supportive infrastructure in a manner that minimizes impacts to natural features and results in no net loss of ecological function. Promote the use of traditional

and innovative environmentally sensitive development practices, including Low Impact Development (LID) and site design, housing types, materials, construction, and ongoing maintenance.

NE-1.5

Encourage clustering and density transfers for both commercial and residential development to retain natural features, habitat, and sensitive areas as open space.

NE-1.6

Reduce stormwater discharge impacts that pollute waters of the state from transportation and development through collaborative watershed planning, redevelopment and retrofit projects, and low-impact development.

NE-1.7

Ensure that the City maintains a Sensitive Areas Ordinance (SAO) consistent with the current Washington State Department of Ecology Stormwater Management Manual for Western Washington (SWMM).

NE-1.8

Coordinate approaches and standards for defining and protecting critical areas, especially where such areas and impacts to them cross jurisdictional boundaries. Consider development of a coordinated regional critical areas protection program that combines interjurisdictional cooperation, public education, incentives to promote voluntary protective measures, and regulatory standards that serve to protect critical areas.

NE-1.9

Work with state, regional and local agencies and jurisdictions to accomplish air pollution reduction goals.

NE-1.10

Ensure that new development, open space protection efforts, and mitigation projects support the State's streamflow restoration law. Promote robust, healthy, and sustainable salmon populations and other ecosystem functions working closely within Water Resource Inventory Areas and utilizing adopted regional watershed plans.

NE-1.11

Identify, protect, and designate riparian areas as riparian management zones (RMZs), with consideration for the ecosystem services they provide, such as shade, large wood recruitment, nutrient input, pollutant removal, and important terrestrial wildlife habitat.

GOAL NE-2 Environmental Sustainability and Justice

Encourage environmental stability and justice by integrating sustainable development and business practices with ecological, social, and economic concerns, and addressing environmental impacts on frontline communities and by pursuing fairness in the application of policies and regulations.

Policies:

NE-2.1

Incorporate environmental protection and restoration efforts including climate action, mitigation, and resilience into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality is sustained now and for future generations.

NE-2.2

Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.

NE-2.3

Ensure public and private projects incorporate locally appropriate, low-impact development approaches developed using a watershed planning framework for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.

NE-2.4

Encourage the transition to a sustainable energy future by reducing demand through efficiency and conservation, supporting the development of energy management technology, and meeting reduced needs from sustainable sources.

NE-2.5

Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity.

NE-2.6

Ensure all residents of the region regardless of race, social, or economic status have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionately affect those frontline communities impacted by existing and historical racial, social, environmental, and economic inequities, and who have limited resources or capacity to adapt to a changing environment.

NE-2.7

Prioritize natural and manmade places where Black, Indigenous, and other People of Color communities; low-income populations; and other frontline community members live, work, and play.

NE-2.8

Ensure that all residents of the region, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment.

GOAL NE-3 Flood Hazards

Establish local and regional partnerships (i.e., King County Flood Control District) to manage floodplain development and conserve aquatic habitats. Protect public health and safety, regional economic centers, public and private property, and transportation corridors through effective and collaborative floodplain management.

Policies:**NE-3.1**

Coordinate and fund holistic flood hazard management efforts through the King County Flood Control District.

NE-3.2

Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.

NE-3.3

Cooperate with federal, state, and regional agencies and forums to develop and implement regional levee maintenance standards that ensure public safety and protect habitat.

GOAL NE-4 Water Resources

Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

Policies:**NE-4.1**

Encourage basin-wide approaches to wetland protection, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.

NE-4.2

Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services, including the protection of watersheds and wellhead areas that are sources of the region's drinking water supplies.

NE-4.3

Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.

NE-4.4

Establish a multi-jurisdictional approach for funding and monitoring water quality, quantity, biological conditions, and outcome measures and for improving the efficiency and effectiveness of monitoring efforts.

NE-4.5

Plan for long term water provision which takes into account future growth and the potential impacts of climate change on regional water resources.

GOAL NE-5 Open Space

Develop strategies and funding to protect lands that provide the following valuable functions: Ecosystem linkages and migratory corridors crossing jurisdictional boundaries; Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses; Active and passive outdoor recreation opportunities; Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change; Preservation of ecologically sensitive, scenic, or cultural resources; Urban green space, habitats, and ecosystems; Forest resources; and Food production potential.

Policies:**NE-5.1**

Identify, preserve, and enhance regionally significant open space networks and linkages (i.e., lands useful for recreation, wildlife habitat, trails, and connection of critical areas) across

jurisdictional boundaries through implementation and participation in the Regional Open Space Conservation Plan.

NE-5.2

Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

NE-5.3

Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.

GOAL NE-6 Restoration and Pollution

Adopt policies, regulations, and processes, related to new or existing fossil fuel facilities, which are designed to: Protect public health, safety, and welfare from all impacts of fossil fuel facilities; Mitigate and prepare for any impacts of fossil fuel facility disasters on all communities; Protect and preserve natural ecosystems from the construction and operational impacts of fossil fuel facilities; Manage impacts on public services and infrastructure in emergency management, resilience planning, and capital spending; Ensure comprehensive environmental review, and extensive community engagement, during initial siting, modifications, and on a periodic basis; and Reduce climate change impacts from fossil fuel facility construction and operations.

Policies:**NE-6.1**

Reduce the use of toxic pesticides, chemical fertilizers, and other products and promote alternatives that minimize risks to human health and the environment.

NE-6.2

Maintain and restore natural hydrological functions and water quality within the region's ecosystems and watersheds to recover the health of Puget Sound in coordination with other cities, counties, federally recognized tribes, federal and state agencies, utilities, and other partners.

NE-6.3

Continue efforts to reduce pollutants from transportation activities, including use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.

NE-6.4

Reduce and mitigate noise and light pollution caused by transportation, industries, public facilities, and other sources.

NE-6.5

Prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, noise, soil, and structural hazards, where they have contributed to racialized health or environmental disparities, and increase environmental resiliency in frontline communities.

NE-6.6

Establish partnerships with cultural institutions, faith groups, neighborhood organizations, community centers, and other community resources to understand polluted related harms amongst vulnerable communities. Implement community vetted strategies to reduce impacts to vulnerable populations and areas that have been disproportionately affected by noise, air pollution, other environmental pollutants.

GOAL NE-7 – Climate Change

Support countywide coordination of land use patterns and promotion of transportation systems that provide practical alternatives to single-occupancy vehicles. Improve energy efficiency through the development of new infrastructure as well as the maintenance and updating of existing infrastructure.

NE-7.1

Establish cross-jurisdictional partnerships (i.e., state, regional, local) to coordinate expertise, fundings, and resources to strengthen community resilience and adaptation to climate change impacts.

NE-7.2

Improve community engagement strategies to understand climate related impacts in the community, and address community identified impacts to vulnerable populations and areas that have been disproportionately affected by climate change.

NE-7.3

Meet all federal and state air quality standards and reduce emissions of air toxics and greenhouse gases.

NE-7.4

Advance the adoption and implementation of actions that substantially reduce greenhouse gas emissions in support of state, regional, and local emissions reduction goals, including targets adopted by the Puget Sound Clean Air Agency.

NE-7.5

Plan for development patterns that minimize air pollution and greenhouse gas emissions, including: Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;

Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling; Incorporating energy-saving strategies in infrastructure planning and design; Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel; Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and Reducing building energy use through green building methods in the retrofit of existing buildings.

NE-7.6

Support the production and storage of clean renewable energy.

NE-7.7

Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.

NE-7.8

Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain.

NE-7.9

Protect and restore natural resources that sequester and store carbon such as forests, farmland, wetlands, estuaries, and urban tree canopy.