

## **Enumclaw Flip Charts and Table Notes: May 23 Housing Workshop**

### **Table 1 Flip Chart:**

Locate more housing types downtown

Add ADUs for intergenerational opportunities for smaller homes on smaller lots

Create design standards so all new housing does not look alike

Locate retirement on the outskirts

### **Table 1 Notes: (Chris)**

Card 2: Joe and Martha

- Income based on student loan payments
- Lower expectations/ be more realistic
- Move in with sister
- Move in with friends

Card 5: Jack

- Get a real job
- Take kids out of school

Card 7: Louise

- Find a rich husband
- Move to a 55+ community

Card 9: Guy

- Borrow brother's car or use the shuttle
- Seek aid for vets
- Possible multiple dwellings

### **Table 2 Flip Chart:**

Mix subsidized housing in the community so it will not be isolated

Place ADA equipped housing near services

Provide incentives to build older types

Consider school needs to meet growth

Look at possibilities for "vertical" apartment types

### **Table 2 Notes (Talía)**

Card 1: Mary and Bob

- Handicap needs are not addressed in new housing. Put money into ADA accessibility where seniors live
- I'll have to leave Enumclaw when I can no longer drive/senior busing is limited
- Some people cannot afford to move

Card 2: Joe and Martha

- There is retired housing on the Eastside
- Enumclaw is a bedroom community; no one works here
- Other places have rent control by a housing authority
- Changes to zoning will have a "fight on our hands"; will be litigious
- We need to build starter homes again
- Lot prices (land values) kill affordability

Card 5: Jack

- Rent with someone else
- Get another job
- Will not be able to afford child-care

Card 7: Louise

- She needs a social worker
- Needs a non-profit to help with rental assistance
- At age 54, it might be too late to (own) purchase a house
- Section 8 housing has a four-year waiting list
- She needs a friend/social support network

Card 9: Guy

- It takes a lot of money for veterans and their families to get into housing
- Get him connected to resources if he will accept it
- Move closer to Seattle if he wants to move
- Veteran service navigators are good, patient, and build relationships, trust

**Table 2 discussion on housing types (pages 3 & 4):**

Apartment complexes: city needs more

Mobile homes: lot rent keeps going up. Is there a way to limit increases? What would they be?

Accessory Dwelling Units (ADU): Could go near fairgrounds where there is view property or maybe on the east side. Need larger yards to make it work and new houses use up all of their yards.

**Additional Notes (page 4):**

- Elisha described House my People development called Nadley Place. Her parents started it with a group of people in the 1980s to save on housing costs. They build small single-family units. It is still in place.
- Incentivize smaller buildings. Cottage housing is not cheap but the concept is good.
- Pat: What is going in across from the golf course?
- Jenny: Ten Trails doesn't pay enough for schools.

**Table 3 Flip Chart:**

There is missing stock for seniors

Could see more low-rise apartments

Housing alone won't address homelessness

Want professionals to be able to afford housing

Want more specificity in who needs housing stock

Cost to build is high/would like to see smaller buildings

Enumclaw cannot bear all of this alone

ADUs cannot look like storage units

Need to address other services to free up ability to afford housing

**Table 3 Notes (Annie)**

Card 1: Mary and Bob

- If their house is paid off, they can afford to move

Card 3: Joanna

- It's okay to live at home with parents (what about people whose parents are ....)
- An apartment is acceptable; will allow her to purchase
- Lots of zero down programs – benefits/risks are an issue for some people
- Get married and have two incomes

Card 5: Jack

- Address his life choices
- He has a sense of entitlement
- Wish we had more starter homes

Card 9: Guy

- Far stretch of an example

- Can community development solve some things (Buckley ... by the food bank)
- Family should step in
- Can't be an encampment (needs a lot of property)
- Anti-encampment
- One for family or Airbnb on a large enough lot (Need to share building/code enforcement)
- Housing isn't the issue, homelessness is – housing stock will not address homelessness
- Do we have shelters, are people accessing available services?
- We don't have day centers, mental health services

**Table 3 Any other scenarios proposed by participants (page 2)**

- One-bedroom apartment; rent raised; don't have anything extra. Choices would be to get a roommate, move to another state, move to a skilled nursing home/Long-term care facility or better options would be an affordable retirement community, more mobile home parks, keep her rent affordable.
- Displacement is a regional need
- Permit cost for a 35-unit apartment building was \$830,000; \$500,000 for engineering costs; \$2 million before completion
- Housing alone will not address housing for those experiencing homelessness
- Make sure professionals can buy a home – but they don't need instant gratification
- Property taxes contribute to the affordability challenge
- Need to really understand specific population in need to address housing needs
- Consider MFTE program for senior housing
- Other services are necessary to free people's resources and needs
- Cost of building and permits contribute to building larger homes
- This is a regional issue; don't want Enumclaw to house people who are displaced at ...at the expense of Enumclaw residents
- Understand benefit ...
- Codes should support cottage housing, might need adjustments to deso?
- What about city lots, ADUS
- Allow for more density; what about annexation?
- Conclusions: Can we remain the "gold standard" of setbacks, design standards, income needs?
- Need market-based solutions

**Notes in the margin of page 1:**

- Housing stock and affordability are related
- Is the city looking at annexation?
- Intent of the presentation – use realistic numbers

**Table 4 Flip Chart:**

- Need retirement homes so we can age in place in Enumclaw
- We should encourage MIL/ADUs - not incentivized now
- Build 3 –4 levels with stores on bottom, apartments or condos on upper floors close to downtown

**Table 4 Notes (Isaac)**

## Card 2: Joe and Martha

- Move in with Jim's (Joe's?) sister
- Cohabitation is not a great idea with someone who is not family
- Family is willing to help you out
- Obtain loan from parents – subject to parents' conditions and wealth

## Card 3: Joanna

- Move in with parents to save money
- Save money the fastest – rent a little apartment
- City needs to build more apartments

## Card 7: Louise

- Fine a non-profit – if there is one. POM can help for one month
- There is an issue with roommates – she would need to find one, or two or three

## Card 9: Guy

- Move to another community with services – staying in Enumclaw is not realistic
- Needs to live near VA Hospital
- Compass Housing has a veteran's apartment complex in Shoreline

**Table 4 Discussion on Housing Types Page 4:**

- Accessory Dwelling Units (ADU):
- Price to build is prohibitive, but encourage ADU development
- Retirement Community - build it close to downtown – no more than a 10 –15-minute walk

**Table 4 Additional Notes about Map Placement**

- Put mixed use in downtown – needs parking
- Just a few downtown apartments or condos
- On the subject of Card 3 (Joanna). There is no incentive for someone to rent out a property – that is, to be a landlord, no support for landlords but owning a duplex might be a great solution and there would be a tax advantage.
- Why don't we annex?

- We need utilities for new growth: schools, roads need more capacity

**Table 6 Flip Chart:**

No to multi-family housing, 6-plexes and triplexes

We need townhomes

Locate retirement homes in the Annexation area

ADUs can go anywhere if done right; match primary house

Need commercial development downtown

**Conclusions/other comments**

Cottage housing could be a good solution for fitting a lot of houses on one lot

Need to find new models of housing and construction beyond the kind that is allowed by zoning and setbacks now.

Will be nice to have more options to build to address shortages. Don't need a cookie cutter community; there are only so many lots and land supply available

We need people to think about smaller houses, not the huge 3-bedroom/3bathroom house

Enumclaw doesn't have to fix everything

Concerns for safety, crime (associated with apartment buildings)

Enumclaw is not Bonney Lake

Transportation is available by transit stations; Auburn may be in a better position to accommodate people who use transit.

Permits cost a lot (Not just permits but the entire development review process)

Services on housing still stretched even after the pandemic

ADUs are a good option but do not work on all lots

There are only so many lots left to develop

**Table 6 Notes (Eli):**

Card 3: Joanna

- Rent a small apartment/ rent share a duplex

Card 6: Carmen and Josh

- Can't have chickens or horses

Card 7: Louise

- Recommend landlord disagreement w/ moratorium

**Table 6 Discussion about what changes Enumclaw could make (page 5):**

More commercial/retail to support – need to “entice”

Enumclaw feels built out

Would favor retirement home over cottage type retirement

Don and Ryan are pro-ADU

Don’t want more apartments, sixplex, low rise apartments

Cottage housing has issues with parking especially for seniors

Okay with duplex, townhouse

Single-family is a low priority; built out

Have a lot of mobile homes already

Traffic

Ryan: doesn’t know anyone their age who didn’t have to move back in with family

**Final Comments about how to involve more people in the process**

Offer daycare during the meeting

Conduct an online meeting (Miro Board)?

Hand out paper survey at the Safeway