

City of Kenmore
STEP Housing Committee Meeting Minutes
May 22, 2025 @ 4:00 PM

STEP Housing Committee Members – In Attendance

Maddie Hayden
Josh Kurcinka
Corina Pfeil
Juliana Pooley
Caitlin Sullivan
Jennifer Alderman

Staff

Clay White, Kimley-Horn (consultant/facilitator)
Debbie Bent, Community Development Director
Brittany Chue, Senior Planner

Meeting Agenda

1. Review of Committee Meeting #1 Questions

a) STEP Housing Applicable Areas:

- Are there any requirements to have access to transit? (Josh Kurcinka). Clay White response, no, requirements tied back to land uses.
- Are there any requirements for unit density for permanent supportive housing? (Caitlin Sullivan). Clay White response, no, under new housing requirements distribution to AMI, must provide sufficient capacity.
- Before HB1220 did homeowner association (HOA) requirements override zoning? (Juliana Pooley). Clay White response, state law for middle housing has specific language about HOAs. Disputes on compliance handled private civil action.
- Are transitional housing and PSH housing counted as units? How does that work with existing regulations, would that mean three units of PSH on any lot? (Caitlin Sullivan). Clay White response, will confirm but believe they are counted as units.
- Are there any areas in Kenmore on septic as this can also reduce use? (Juliana Pooley). Debbie Bent response, few lots that still have septic.

b) Community Informational Materials

- How many units are in the pipeline at the different affordability levels, meeting the target goal for units? (Josh Kurcinka). Clay White response, the city has sufficient capacity. Debbie Bent noted data was used to calculate capacity.
- What was counted as shelters? (Juliana Pooley). Clay White response, temporary shelters were not counted.
- STEP Housing serves different communities, need to mobilize support and break down misconceptions about what STEP housing looks like. There may be funding for sub-groups, such as veterans or a domestic violence shelter. What makes us competitive for grants is not the same as what appeals to the community, important to bridge outreach and PR gap (Juliana Pooley).
- Fear mongering on violence, crime etc. Making room for people who need housing, need different types of housing at all price points. Need partnerships (Corina Pfeil).
- Parking concerns, the community wants to feel safe. Concerns escalated for affordable housing (Corina Pfeil).
- Concerns raised about crime, drug use, are people getting the services needed to get back on their feet. Good neighbor agreements. What is working? (Josh Kurcinka)
- Kenmore is ranked as a safe community and a progressive city but there is a lot of concern about how to keep Kenmore safe. Need outreach to secure a high-quality product for housing with sufficient funding as we don't want a worst-case scenario (Juliana Pooley).
- There are location restrictions on proximity to schools, etc. Bothell has a code about sex trafficking. There is a misconception around PSH. Need resources and partners. Bellevue needed a multi-disciplinary housing committee to address problems earlier. Housing is a basic need (Corina Pfeil).
- Kenmore is a safe place but there are still valid concerns, and this is one way to address it. Consider how we function as people in the space (Jennifer Alderman).

- What is the smallest size PSH or temporary housing that is feasible to build? BLOCK Project in Seattle is one example. Is it feasible to be built based on current density? If there is no special carve out area, then can it be built? (Caitlin Sullivan)
- What services are needed to ensure a high level of success? (Josh Kurcinka)

2. STEP Housing Case Studies

- Small emergency temporary shelters, pallet housing in Vancouver, tiny homes on religious sites. Multiple layers of approach on density and single-family neighborhoods. Re-contracting sites with housing partners. King County affordable housing, there is a gap between the community knowing about it and having access to the resource (Corina Pfeil).
- Can restrict housing based on income limits? 50-year affordable housing covenant daunting but need incentives to provide housing at less than market rate, connecting housing through third party organizations (Caitlyn Sullivan).
- The City of Shoreline has good neighbor agreements and good builder agreements for all housing complexes (Corina Pfeil).
- How are the good neighbor agreements enforced? What are the impacts on city services, e.g. police, fire? (Josh Kurcinka).
- Enforcement can be an ongoing issue. Court order can define where residents live. The cost of housing an inmate is three times the cost of other housing. Provide support in the community to keep people out of the system which is way more expensive. How best to pay (Jennifer Alderman).
- Studies of before and after housing advisory task force, Bellevue is an example. AWC recommends it. National League of City case studies (Corina Pfeil).
- If there is ongoing non-compliance what happens and how is it enforced? (Josh Kurcinka)

We can look at breaking down some of the myths in a graphic format. Consider what is needed in codes to work well. What from past experiences could be

addressed in code or through engagement. How to incentivize smaller housing types. Need a suite of options as the market is not static (Clay White).

3. Expert Panel Discussion Preparation

- June 25, 5-6pm is the date of the next committee meeting. Will outreach to potential panel members (Debbie Bent).
- Committee, please provide any potential questions for panel discussion. Staff will also draft a list of questions (Clay White).