



## AGENDA

### MAPLE VALLEY CITY COUNCIL SPECIAL MEETING

Monday, June 3, 2024  
5:00 p.m. – 8:00 p.m.

Lake Wilderness Lodge  
22500 SE 248<sup>th</sup> Street

**THIS IS ALSO OFFERED AS A ZOOM WEBINAR. CALL IN AND JOINING  
INFORMATION AS FOLLOWS:**

<https://maplevalleywa.zoom.us/j/86025533195?pwd=bQHa3sbuCwfBVxw74DELfxVzb21aqL.1>

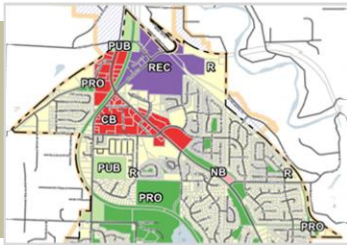
**Dial In Option: 1-253-215-8782 Meeting ID: 860 2553 3195 Password: 316608**

1. CALL TO ORDER
2. PRESENTATION
  - (a) Golden Leaf Award
3. DISCUSSION – 2024 Comprehensive Plan
  - (a) Land Use Element
  - (b) Housing Element
4. FOR THE GOOD OF THE ORDER
5. PUBLIC COMMENT

Oral public comment shall be accepted at this meeting. Written public comment will also be accepted and shall be included with the minutes. Written public comment should be submitted by email to [city@maplevalleywa.gov](mailto:city@maplevalleywa.gov) by 10:00 AM June 3, 2024 should include name and address of commenter.

6. ADJOURNMENT

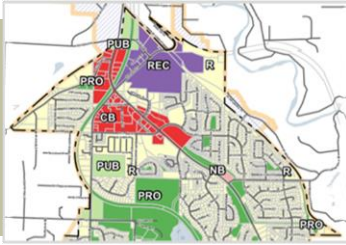
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Element 2  
**LAND USE**

**LAND USE ELEMENT  
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## Element 2 LAND USE

### LAND USE OVERVIEW

The primary purpose of the Land Use Element is to describe the general pattern of land uses to achieve the City's vision for the future. There are many requirements that the Land Use Element must meet. These are outlined in the Growth Management Act (GMA), Puget Sound Regional Council Vision 2050, and King County Countywide Planning Policies. Some key requirements include:

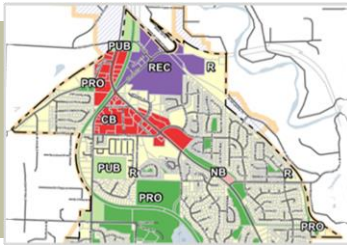
- Designate sufficient land to meet the City's 20-year growth targets for jobs and housing.
- Designate land use patterns that support comprehensive planning objectives including:
  - Accomplishment of the City's vision (see Vision Element)
  - Efficient provision of capital facilities, utilities, and other public services
  - Healthy and active living
  - Environmental health
  - Equity and social justice
  - Hazard resilience

These requirements are met through the Land Use Element goals and policies, the Official Comprehensive Plan Map, through related policies in other Comprehensive Plan elements, and through implementation in the City's code.

### Growth Targets and Land Capacity

Maple Valley must plan for jobs and housing growth targets that are provided by the state and county through a regional process. The targets are for net new jobs and housing units projected to be needed from 2019-2044 as Maple Valley's population grows. Maple Valley's targets are 1,570 jobs and 1,720 housing units. The housing target is further broken down into specific sub-targets for income level and type of housing.

Maple Valley has a combination of developable land and zoning designations that make it possible to achieve the jobs and housing targets. This combination is referred to as "land capacity." The 2021 King County Urban Growth Capacity report showed Maple Valley had sufficient land capacity to meet its jobs target. No land use changes have occurred since then that would jeopardize employment capacity. The report also found that the City had capacity to meet its housing target, but the report did not provide information about the City's housing sub-targets. For this reason, the City conducted housing land capacity analysis as part of the 2024 Comprehensive Plan update. This work is documented in the Housing Element Technical Appendix. With changes to development standards that were adopted as part of the 2024 Comprehensive Plan update to reduce barriers to building emergency and supportive housing, the City has capacity to meet its housing growth targets.

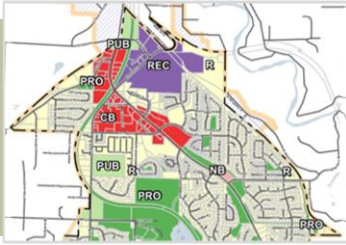


## Element 2 LAND USE

### GOALS & POLICIES

#### Citywide Land Use Pattern

- Goal LU-1:** Develop a land use pattern that implements Maple Valley’s vision for the future, consistent with the Growth Management Act, the Vision 2050 Regional Growth Strategy, and the King County Countywide Planning Policies (KCCPPs).
- Policies:**
- LU-P1.1** Ensure the Official Comprehensive Plan Map shown in Figure 2.1 sets forth a land use pattern that reflects the vision, goals, and policies in this Comprehensive Plan.
  - LU-P1.2** Show the distribution, location, and physical extent of the land use designations on the Official Comprehensive Plan Map (Figure 2.1).
  - LU-P1.3** Adopt the Official Comprehensive Plan Map land use designations shown in Figure 2.2.
  - LU-P1.4** Ensure compatibility between land uses through measures such as buffers, transitions between different intensities and types of uses, and context-sensitive design.
  - LU-P1.5** Encourage new development, redevelopment, and infill development to help implement this Comprehensive Plan. Promote the advantages of the City’s location at the leading edge of the southeast metropolitan urban growth area, with transportation linkage to SeaTac, Boeing Field, 1-5 North/South, I-90 East and 1-405 North by SR 18, SR 169 and SR 516.
  - LU-P1.6** Meet the household and job growth targets assigned to Maple Valley by the King County Countywide Planning Policies (KCCPPs).
  - LU-P1.7** Encourage a wide range of housing types in residential and mixed use districts that meet community needs, consistent with guidance in the Housing Element.
  - LU-P1.8** Promote economic vitality, enhanced goods and services and job creation opportunities, consistent with guidance in the Economic Development Element.
  - LU-P1.9** Increase the City’s jobs to housing ratio to strengthen and diversify the tax base and local jobs opportunities, consistent with the City’s growth targets and the Vision 2050 regional growth strategy.



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- LU-P1.10** Use a coordinated approach to land use, transportation, and infrastructure planning to achieve desired land use patterns, strengthen the City's multimodal transportation network, and efficiently provide public services and facilities. See related guidance in the Transportation Element, Capital Facilities Element, and Utilities Element.
- LU-P1.11** Concentrate new development in the City's North and South Commercial Centers and leverage this growth to improve public services and facilities in these areas including pedestrian, bicycle, and transit infrastructure. Support both centers in developing a mix of quality housing, jobs, and services. Encourage transportation connections between the two centers.
- LU-P1.12** Lead creation of a built environment that enables residents to incorporate physical activity and access to nature into their daily lives, with a robust network of non-motorized connections, parks, and green spaces. See related guidance in the Parks Element and the Environmental Quality Element.
- LU-P1.13** Protect the scenic beauty, water quality, wildlife habitat areas, open spaces, and cultural resources that contribute to the Maple Valley quality of life. See related guidance in the Parks Element and the Environmental Quality Element.
- LU-P1.14** Engage all community members in planning for the City's land use pattern, including those who have historically been less involved and those who are most likely to be impacted by policy updates.
- LU-P1.15** Ensure City land use decisions fairly distribute benefits and burdens across demographic groups, considering existing inequities and health disparities faced by historically marginalized or underprivileged community members.
- LU-P1.16** Consider the impacts of land use decisions on existing residents and businesses and strive to avoid or mitigate displacement.
- LU-P1.17** Consider whether business land uses with low employment density and large footprints such as public storage facilities support the growth targets and economic development goals and policies in the Comprehensive Plan, and whether any code updates are needed to change how such uses are regulated.



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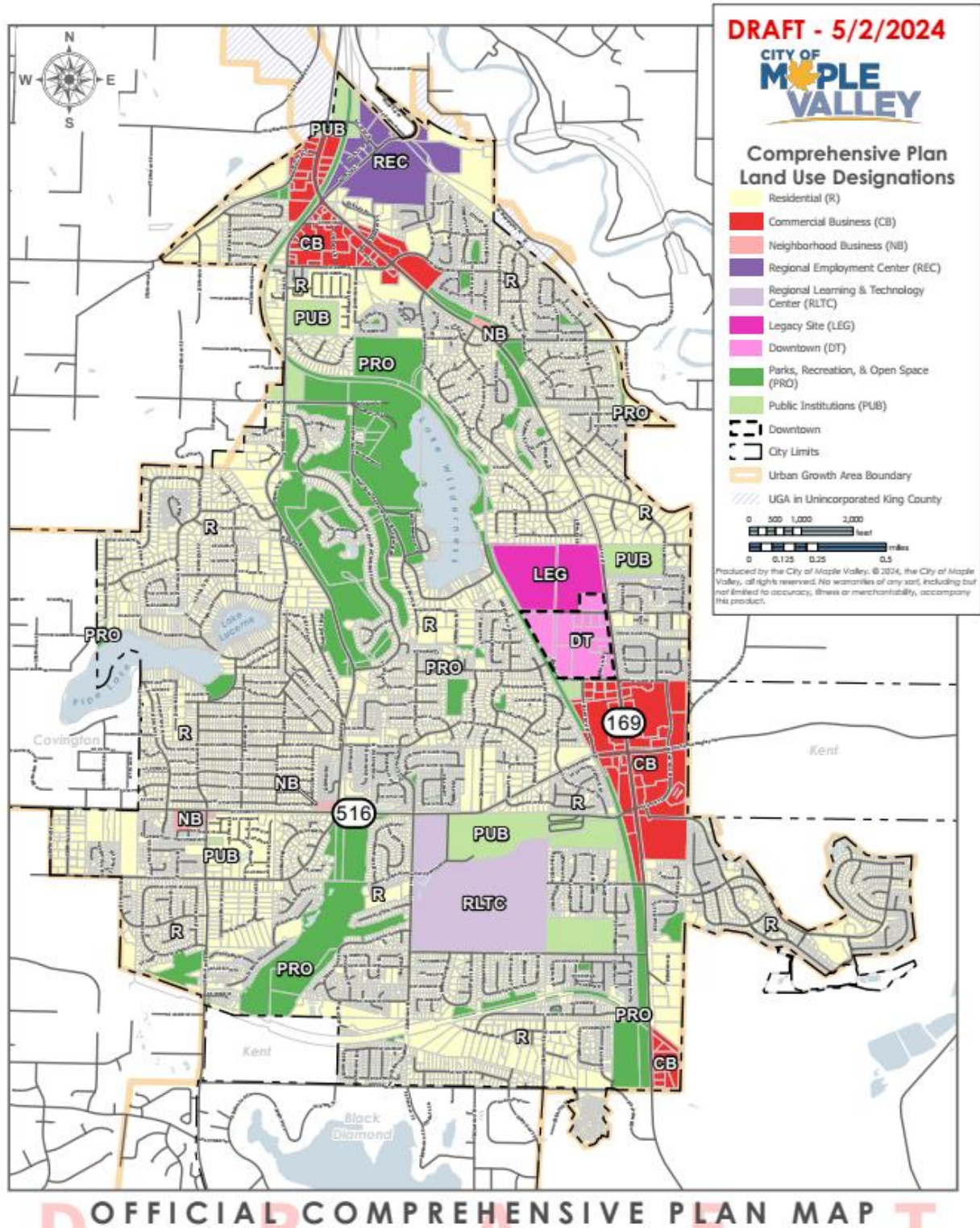
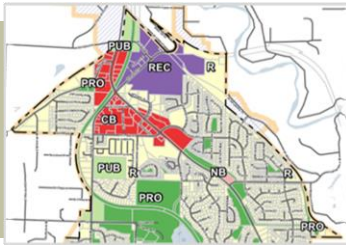
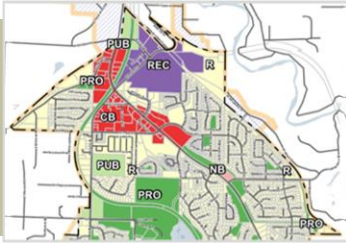


Figure 2.1 – Official Comprehensive Plan Map



## Element 2

# LAND USE

### **LAND USE DESIGNATIONS**

*Note: This table defines the land use designations for the City's Official Comprehensive Plan Map. It describes the types of uses intended for each land use designation. In some cases, a range of densities is appropriate within the same land use designation. The City's Official Zoning Map provides details on allowed densities in specific locations. The City's development code provides detail on specific permitted and conditional uses allowed in each zoning designation.*

#### **Residential (R)**

This designation applies to areas of the City intended primarily for residential use. A wide range of residential uses are encouraged here, from accessory dwelling units (ADUs), single family homes, missing middle housing, to multifamily housing. Residential uses can include ownership, rental, group, supportive, emergency, and other specialized housing that supports the goals and policies in this Plan. Limited non-residential uses are appropriate in the R designation so long as they are compatible; this may include but is not limited to civic and public uses, child care centers, home-based businesses, and small neighborhood-scale business such as coffee shops.

*Note: As of 2023, the City's existing residential neighborhoods are primarily characterized by single-family developments. The goals and policies in this Plan are intended to encourage for a broader range of residential uses in the future, while protecting the quality of life of existing neighborhoods through provision of public services and facilities, environmental stewardship, and land use compatibility measures.*

#### **Regional Employment Center (REC)**

This designation is intended for office and light industrial uses that provide well-paying jobs and may not require arterial visibility. Supporting commercial retail and service uses should be encouraged to serve workers in the REC designation. Uses in the REC designation should not adversely impact surrounding areas and should be buffered from adjacent residential properties.

#### **Regional Learning and Technology Center (RLTC)**

This designation is intended for office and educational uses that provide well-paying jobs, school services, and workforce training. Desired supporting uses include commercial retail and services. This area is identified as a local center.

*Note: Per Policy LU-P7.3, the City may consider allowing a wider range of supporting uses in the RLTC designation if needed to increase the marketability of the former Summit Place site.*

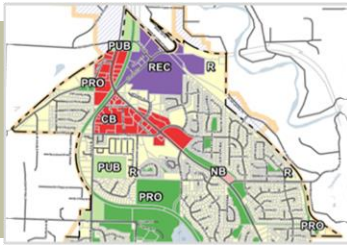
#### **Downtown (DT)**

The Downtown designation provides for the evolution of a walkable, attractive, and economically vibrant mixed-use center in the heart of the City, with multimodal connectivity in all four directions. This designation encourages commercial, residential, and civic uses developed at moderate densities. This area is identified as a local center.

#### **Commercial Business (CB)**

This designation is for commercial centers with larger-scale and more intensive retail sales and services than found in neighborhood business centers. A broad range of commercial uses are appropriate here, including those which typically require outdoor display and/or storage of merchandise, greater parking requirements, and generate noise and traffic impacts as a part of their operations. Such uses include but are not limited to





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shopping centers, grocery stores, offices, and restaurants. Supportive moderate density residential uses are also encouraged to co-locate residents with jobs and services.

### **Neighborhood Business (NB)**

This designation is for small-scale commercial areas serving local neighborhoods with a limited range of retail sales and services that meet every day needs. Appropriate uses include but are not limited to eating and drinking places, professional and personal services, automotive service stations, and neighborhood grocery and convenience stores. Residential uses are also appropriate as a secondary use if they are compatible with neighborhood businesses.

### **Legacy Site (LEG)**

The Legacy Site designation is intended to encourage an active forest, civic uses, outdoor recreation, public/private partnerships that encourage entrepreneurship and small businesses while providing pedestrian and vehicular connectivity to the adjacent Downtown overlay area.

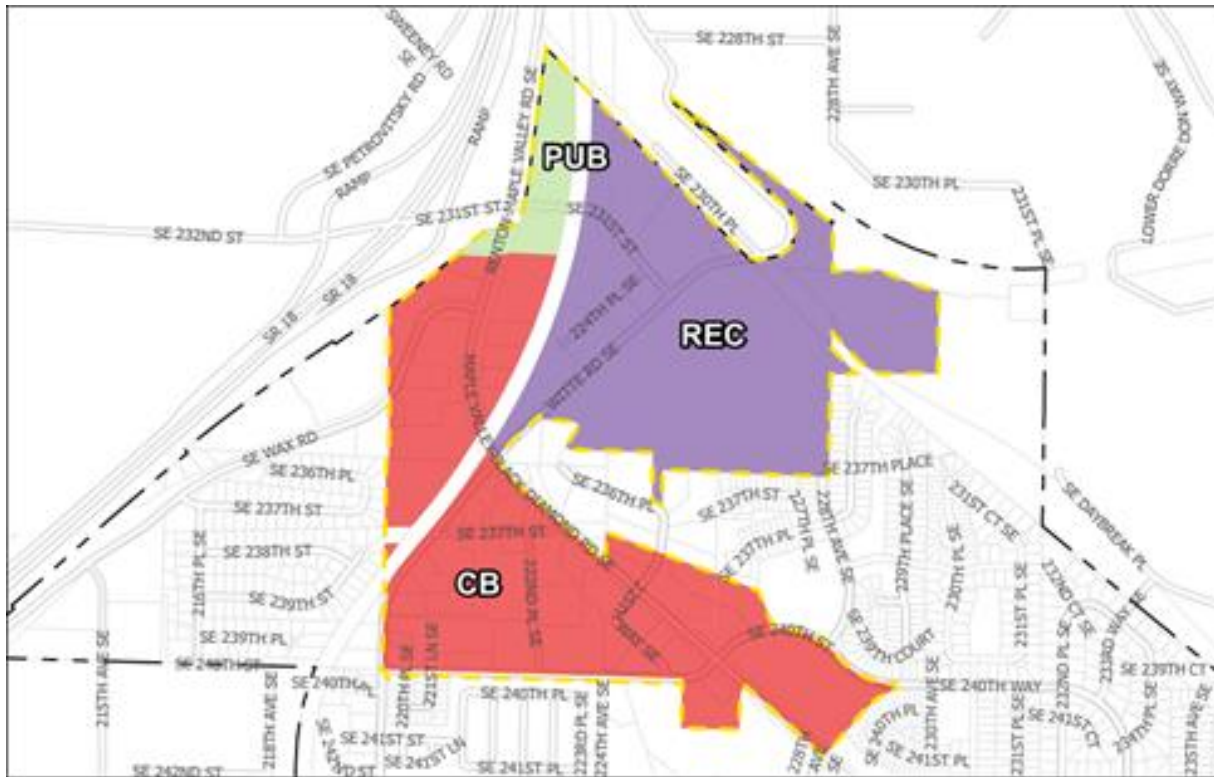
### **Public Land Uses (PUB)**

This designation applies to land intended for public purposes. Public purposes include but are not limited to government-owned or operated administrative and maintenance facilities, school sites, park and ride facilities, supportive and emergency housing sites, the Regional Emergency Operations Center, fire stations, the Maple Valley Library, museums, skate board park, and the Greater Maple Valley Community Center.

### **Parks/Recreation/Open Space (PRO)**

This designation applies to lands intended to provide parks, recreation, and open space services. PRO designation uses include active and passive recreation, as well as environmental uses that do not provide recreation such as green spaces and urban forests. PRO uses may include activities that occur within structures and do not have an open space component. PRO sites may be operated as for-profit entities with special purpose recreation facilities, such as ice arenas, swimming pools, golf courses, or live performance theaters. Secondary commercial uses may be appropriate in conjunction with these facilities including eating and drinking establishments, small conference facilities, and associated retail.

**Figure 2.2 – Comprehensive Plan Land Use Designations**

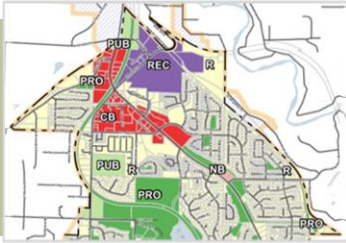


## North Commercial Center

The North Commercial Center is composed of three land use designations: REC, CB, and PUB. The REC designated area has become mostly built-out in recent years with a combination of longstanding businesses and a new Amazon facility. As of 2024, there is still some land capacity available for redevelopment and creation of new jobs in the REC.

The CB designated areas include a mix of newer and older shopping centers along SR 169. In 2021, the City adopted code amendments for its commercial, mixed-use zones that apply to CB designated areas. The code amendments require a minimum of 35% commercial for new mixed use development. Under this code, the existing mix of uses in the CB designated areas will likely shift to have more residential uses in the future such as apartments.

The PUB designated areas include key multimodal transportation facilities that help connect the North Commercial Center to other parts of Maple Valley and to the greater region, such as the Park

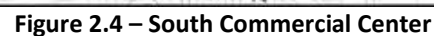


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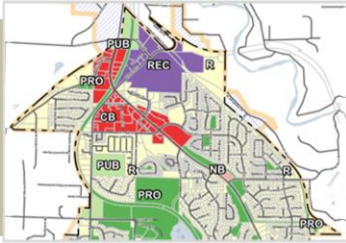
and Ride and the Green to Cedar Rivers Trail. A police facility is also located in the PUB area. As of 2023, there are a few acres of undeveloped PUB land that could potentially be developed in the future to address public purpose needs.

**Goal LU-2:** Promote infill development in the North Commercial Center that provides jobs and commercial services, supports housing needs, efficiently utilizes space and infrastructure, and fosters a pleasant built environment supportive of the land use designations in the North Commercial Center.

- Policies:**
- LU-P2.1** Require this area's overall topographical grading, internal circulation, and linkages to the surrounding road network to be reviewed and approved with the City's development process.
  - LU-P2.2** Promote infill development in the CB designations in the North Commercial Center.
  - LU-P2.3** Retain the R designation of the neighborhood on the hill immediately east of SR 169, and ensure this neighborhood is adequately buffered from uses in the North Commercial Center.



The South Commercial Center is intended to develop over time as the City's primary center. It is composed of many key sites with unique character. This area is identified as a local center.



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The northernmost part of the South Commercial Center is the Legacy site. This City-owned property was purchased in 2000. As of 2024, it is mostly undeveloped and forested; existing uses include a local trail network and an area for holding the farmer's market. The site is directly north of Maple Valley's planned future Downtown. The City intends to strategically develop parts of the Legacy site to create exceptional civic places and public amenities that are connected to the Downtown and that are designed to be regional attractions as well as vibrant meeting places for the whole Maple Valley community. The City is in the process of developing a master plan for the Legacy Site.

The City's future Downtown is south of the Legacy site, as shown in Figure 2.4. The City adopted design standards in 2023 to support creation of the City's desired Downtown built environment as redevelopment occurs over time, including creation of a pedestrian-oriented main street. As of 2024, the future Downtown area has a mix of existing residential and commercial properties of varying densities and ages that are privately owned. Redevelopment and infrastructure investments will be needed to accomplish the Downtown vision.

South of the future Downtown is the Four Corners commercial area, shown as CB in Figure 2.4. This area is focused around the SR 169/Kent Kangley intersection. As of 2024, it is developed primarily with a mix of low-density, auto-oriented commercial uses and moderate density apartments. Many buildings in this area are relatively new and are likely to remain for some time. There are opportunities through infill and redevelopment to increase the mix of uses and walkability.

South of Four Corners are public land uses including Tahoma High School, Summit Park, and local and regional trail access points. These uses play an important role in connecting community members.

South of the public uses is the Summit Place property. This property is designated as the Regional Learning and Technology Center (RLTC). This site has long been identified by the City as a future employment center. Successful development of the site is critical to meeting the City's jobs growth target. The site's location next to Tahoma High School and businesses in the South Commercial Center presents opportunities for synergy between the education and commercial sectors. As of 2023, the site is owned by King County and is undeveloped.

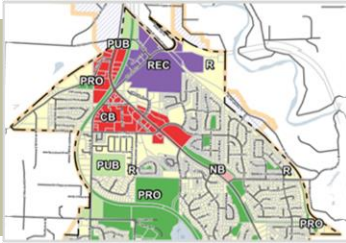
**Goal LU-3:** Encourage increased density and walkability in the South Commercial Center with a mix of complementary land uses including commercial, residential, civic, educational, and workforce training.

**LU-P3.1** Ensure City plans and codes support the vision for the South Commercial Center as a whole, and also for its key sites.

**LU-P3.2** Collaborate with property owners and other partners on implementation.

**LU-P3.3** Use investments in public facilities as a catalyst to private investment in the South Commercial Center.





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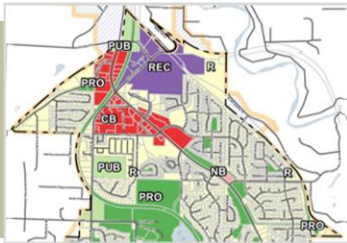
### Legacy Property

- Goal LU-4:** Strategically develop the Legacy site to create exceptional civic places and public amenities that are connected to the Downtown and that are designed to be regional attractions as well as vibrant meeting places for the whole Maple Valley community.
- Policies:**
- LU-P4.1** Ensure an active pedestrian environment. Provide bicycle and pedestrian connections to regional trails, nearby natural areas, and public uses as well as adjacent residential and activity centers.
  - LU-P4.2** Provide vehicle and pedestrian connectivity and pedestrian amenities connecting to Downtown.
  - LU-P4.3** Seek to provide distinctive architecture scale that complements the environment and an inspirational design that ties together the entire site.
  - LU-P4.4** Consider creative financing strategies such as public/private partnerships that could help to develop desired uses such as a permanent public market space offering access to healthy food options, a civic plaza with splash park, and an ice skating rink. A public/private partnership could take many forms, including shared facilities, land leases, infrastructure support, financial incentives, special entitlement procedures (e.g., tax abatement), and many more.
  - LU-P4.5** Reflect the unique character of the environment. Implement design that emphasizes the Northwest wilderness and spirit of adventure that typifies the area.
  - LU-P4.6** Encourage opportunities for informal community gathering through streetscape design, public art, and landscape standards.
  - LU-P4.7** Assist in the formation of plazas, exterior terraces, and promenades to expand the range of cultural activities and opportunities that are recognized as places that attract the whole community.
  - LU-P4.8** Adopt a master site plan for the Legacy Site. A draft master plan was developed in 2022 and has not yet been adopted.

### Downtown

- Goal LU-5:** Encourage development of the Downtown as called for in the City's adopted Downtown design standards and guidelines.
- Policies:**
- LU-P5.1** Consider ways to incentivize private development, such as City construction of Downtown infrastructure, a property tax exemption program, or using Tax Increment Financing.





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- LU-P5.2** Coordinate with landowners on time horizons for development and offer support finding relocation options in the city or the greater area.
- LU-P5.3** Offer incentives for aggregating properties, in cases where this would support implementation of the Downtown design guidelines and desired multimodal transportation network.

### Four Corners

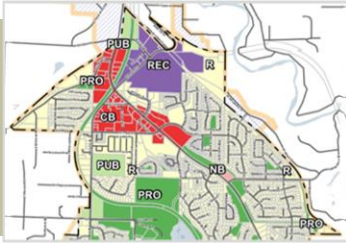
**Goal LU-6:** Encourage a mix of commercial and residential infill development in Four Corners that supports the City's growth targets, efficiently utilizes space and infrastructure, and contributes to a walkable and attractive built environment.

- LU-P6.1** Work with property owners to plan for long-term development of an internal street network, consisting of either public rights-of way or private easements across the parking lots of adjacent properties.
- LU-P6.2** Encourage the development of both horizontal and vertical mixed-use development.

### Regional Learning and Technology Center

**Goal LU-7:** Encourage development of the Regional Learning & Technology Center (RLTC) site, prioritizing employment uses to ensure the City meets its employment growth targets and economic development goals.

- Policies:**
- LU-P7.1** Engage with the property owner and other potential partners to explore development options for the site. Potential partners could include the Tahoma School District, Puget Sound Regional Fire Agency, local community colleges and vocational training programs, and local businesses.
  - LU-P7.2** Conduct a site-specific market analysis or engage a broker to evaluate the market potential and likely timeline for development of the site.
  - LU-P7.3** If changes are needed to increase the market potential of the site, consider rezoning the property or making infrastructure investments to attract development. Any rezoning should prioritize supporting the City's employment growth targets and economic development goals. Secondary uses that could be considered include residential and parks and open space. Residential uses could include housing designed for students and workers.
  - LU-P7.4** Take the lead in working with current and potential future property owners to create a Master Plan to lay out multimodal circulation and



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connectivity to the surrounding area, and to ensure compatibility with adjacent residential neighborhoods.

### Cultural Resources

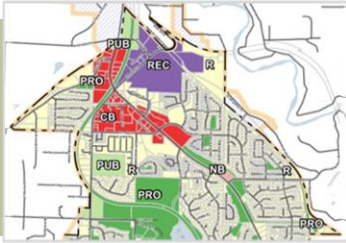
**Goal LU-8:** Honor Maple Valley's history, starting with tribal history in the area and continuing through settlement and incorporation to the present day.

- Policies:**
- LU-P8.1** Encourage the protection, preservation, recovery, and rehabilitation of significant archaeological resources and historic sites.
  - LU-P8.2** Consider the impacts of new development on historical resources as part of the environmental review process, including culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.
  - LU-P8.3** Encourage efforts to rehabilitate sites and buildings with unique or significant historic characteristics.
  - LU-P8.4** Encourage the incorporation of open space into the design and preservation of historic properties.
  - LU-P8.5** Coordinate with the Maple Valley Historical Society regarding its future visions and plans.
  - LU-P8.6** Reflect the history of Maple Valley in its civic architecture and the City's design standards.

### Essential Public Facilities

**Goal LU-9:** Administer a process for siting essential public facilities that protects Maple Valley's interests while being consistent with the provisions of the Growth Management Act.

- Policies:**
- LU-P9.1** King County, the City and neighboring cities, and special purpose districts, if advantageous, should share essential public facilities to increase efficiency of operation.
  - LU-P9.2** King County and the City should ensure that no racial, cultural, class, or other disadvantaged group is unduly impacted by essential public facility siting or expansion decisions.
  - LU-P9.3** King County and the City should strive to site essential public facilities equitably countywide. No single community should absorb an undue share of the impacts of essential public facilities. Siting should consider environmental equity and environmental, technical and service area factors.
  - LU-P9.4** A facility may be determined to be an essential public facility if it has



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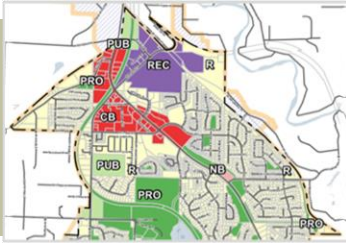
one or more of the following characteristics:

- a. The facility meets the Growth Management Act definition of an essential public facility. (Per RCW 36.70A.200, essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.)
- b. The facility is on a State, County or local community list of essential public facilities.
- c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system.
- d. The facility is difficult to site or expand.

### LU-P9.5

Collaborate with regional partners to complete the following work to inform the siting of proposed new, or expansions to existing, essential public facilities:

- a. An inventory of similar existing essential public facilities, including their locations and capacities.
- b. A forecast of the future needs for the essential public facility.
- c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities.
- d. An analysis of alternatives to the facility, including decentralization, conservation, demand management, and other strategies.
- e. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process.
- f. An analysis of environmental impacts and mitigation.
- g. Extensive public involvement.



## Element 2 LAND USE

### Annexation

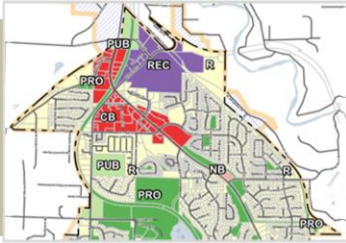
**Goal LU-10:** Facilitate annexations within the City's Potential Annexation Areas.

- Policies:**
- LU-P10.1** Monitor King County policy regarding urban growth area expansions and future land uses within the rural area within the City's primary market area.
  - LU-P10.2** Coordinate with King County to consider adding to the City's Designated Potential Annexation Areas.
  - LU-P10.3** Coordinate with King County to establish pre-annexation agreements that identify mutual interests and ensure coordinated planning and compatible development until annexation is feasible.
  - LU-P10.4** Upon the annexation of any PAA into the City, amend the Future Land Use Map to reflect the appropriate land use designations.

### Urban Food Systems

**Goal LU 11:** Promote access to healthy food resources for all residents.

- Policies:**
- LU 11.1** Establish development regulations that allow for healthy food resources as a permitted use and provide for on-site sale and delivery of healthy foods, on public and private property, where appropriate.
  - LU 11.2** Encourage and support urban agricultural activities, including through the use of public lands such as continuing to partner and support the Farmers Market at the Legacy Site. Urban agricultural activities may include farmers markets, farm stands, community supported agriculture (CSA) drop-off sites, community gardens, pea patches, school gardens, and home gardens.
  - LU 11.3** Where appropriate, support joint-use agreements for publicly or privately owned sites for uses such as community gardens and pea patches.
  - LU 11.4** Consider development incentives, grants, and other funding sources to support development of urban agriculture sites and programming.



## Element 2 LAND USE

### RELATED CLIMATE POLICIES

The following policies from the City's 2023 Climate Action and Resiliency Plan help guide the City's land use goals and policies.

<b>Policies:</b>	<b>CR-P3</b>	Develop and implement codes that reduce the urban heat island effect and provide passive cooling
	<b>CR-P7</b>	Identify and protect environmentally critical areas
	<b>CR-P8</b>	Protect wildlife corridors to minimize habitat fragmentation
	<b>CA-P1</b>	Revise zoning and planning policies to align with climate action.



Element 3  
**HOUSING**

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## Element 3 HOUSING

### HOUSING OVERVIEW

This Housing Element contains goals and policies to guide City actions to address housing needs in Maple Valley for the coming twenty years. The goals and policies are supported by information in the Housing Element Technical Appendix. Significant updates were made to this Housing Element as part of the 2024 Comprehensive Plan update to reflect new state and regional policy guidance. Beginning in 2021 with adoption of House Bill 1220, major changes were made to Housing Element requirements in the state Growth Management Act and in related regional guidance provided by the Puget Sound Regional Council Vision 2050 and the King County Countywide Planning Policies.

### HOUSING ANALYSIS

The goals and policies in this element are supported by analysis contained in the Housing Element Technical Appendix and by input from community members and other planning partners (see Community Engagement Appendix). Following is a summary of key information.

#### Housing Growth Targets

Maple Valley must plan for housing growth targets that are provided by the state and county through a regional process. The targets are for net new housing units projected to be needed from 2019-2044 as Maple Valley's population grows. The targets are broken out by income level. They also include specific targets for permanent supportive housing and emergency housing. In order to meet these targets, the majority of new housing built in the city would need to be affordable to households earning less than 50% Area Median Income (AMI). Housing development affordable at this level usually requires subsidies or other incentives.

#### Maple Valley 2019-2044 Housing Growth Targets

- Total Housing Units: 1,720
  - 0-30% AMI: 827
    - Permanent Supportive Housing (PSH): 285
    - Non-PSH: 542
  - 30-50% AMI: 320
  - 50-80% AMI: 26
  - 80-100% AMI: 72
  - 100-120% AMI: 81
  - >120% AMI: 394
- Emergency Housing Units: 329



## Element 3 HOUSING

The City is not responsible for providing housing. Many aspects of the housing market are outside of the City's control. Under state law, the City must ensure its land use designations and development regulations provide enough land capacity for growth targets to be met. Additionally, state law requires the City to make adequate provisions within its power to address housing needs. The City conducted analysis on land capacity and adequate provisions following guidance provided by the state.

### Other Housing Needs

Maple Valley has other housing needs in addition to serving a growing population with diverse incomes. Important other housing needs are listed below. These needs were identified through engagement and through a housing needs assessment. Summaries of engagement activities are included in the Comprehensive Plan Engagement Appendix. The housing needs assessment is included in the Housing Element Technical Appendix.

- Less expensive housing options for existing residents
- Increased housing options for seniors, singles, people with disabilities, and people working in Maple Valley's service industry
- A wider range of housing types, for both rent and ownership
- Increased ratio of community services to housing
- Increased ratio of job opportunities to housing
- Mitigating for displacement risk as the city redevelops over time
- Addressing racial disparities in housing conditions

### Addressing Racial Disparities in Housing

Racial disparities occur when policies, practices, rules or other systems result in a disproportionate effect on one or more racial groups. Disparities in housing measures among different racial and ethnic groups are evidence of this. As part of the analysis conducted for this Housing Element, the City found the following racial disparities in Maple Valley housing: homeownership rates, cost burden, and regional segregation. This element includes policies that support more equitable outcomes.

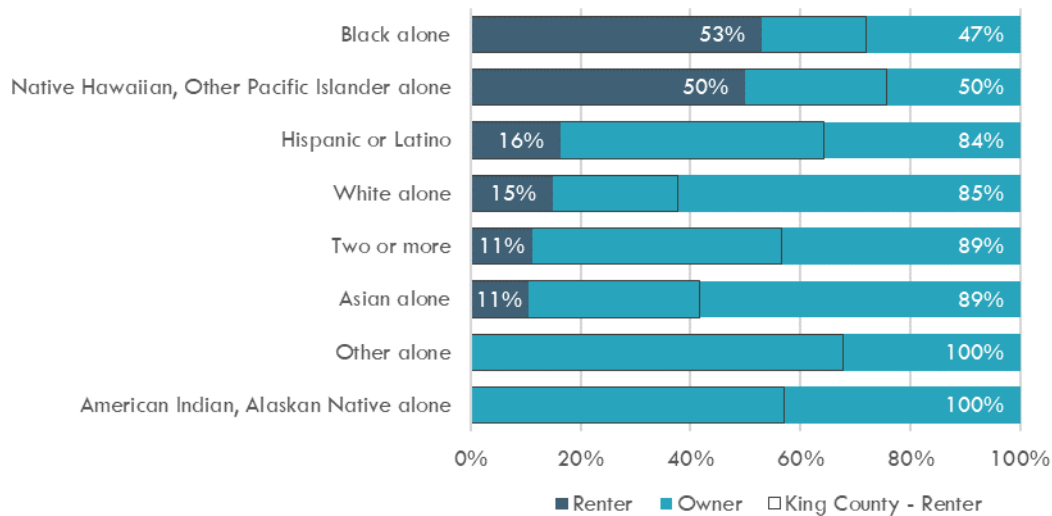
#### Racial Disparities in Maple Valley

Homeownership rates in Maple Valley are significantly lower among Black and Pacific Islander households (Figure 1.1). People who are black, indigenous, or of color (BIPOC) are more likely to be cost-burdened (Figure 1.2). Maple Valley has low levels of segregation within the city limits, meaning people of different races are living among each other (Figure 1.3). This is a positive sign and suggests aspects of Maple Valley's housing market and local regulatory framework support equity. However,



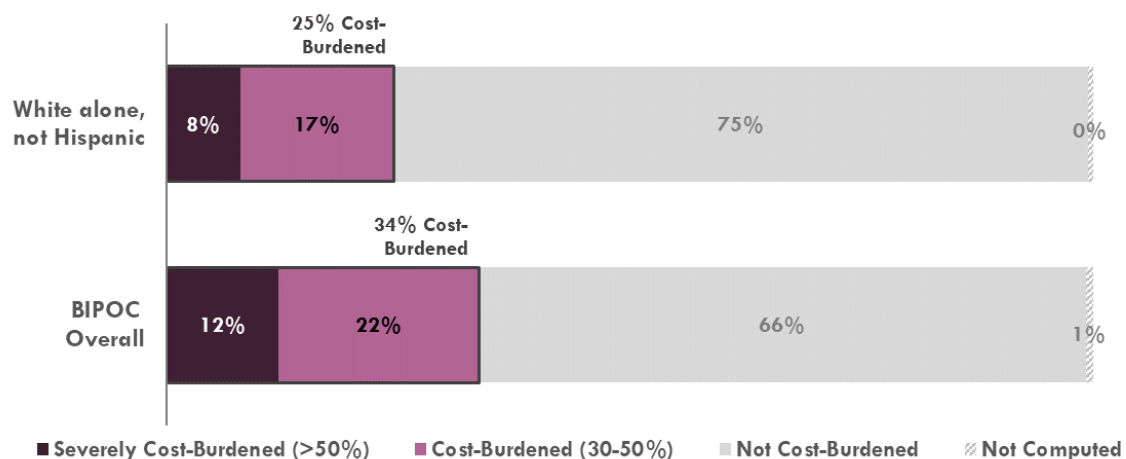
## Element 3 HOUSING

Maple Valley is contributing to a regional pattern of segregation. There are fewer people of color living in Maple Valley compared to the county's overall population (Figure 1.4).



**Figure 1.1 – Household Tenure by Race and Ethnicity in Maple Valley Relative to King County, 2021**

Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023.



**Figure 1.2 - Cost Burden Status by Race and Ethnicity in Maple Valley, 2019**

Sources: U.S. Department of Urban Housing and Development, Comprehensive Housing Affordability Strategy Data, 2015-2019; BERK 2023.



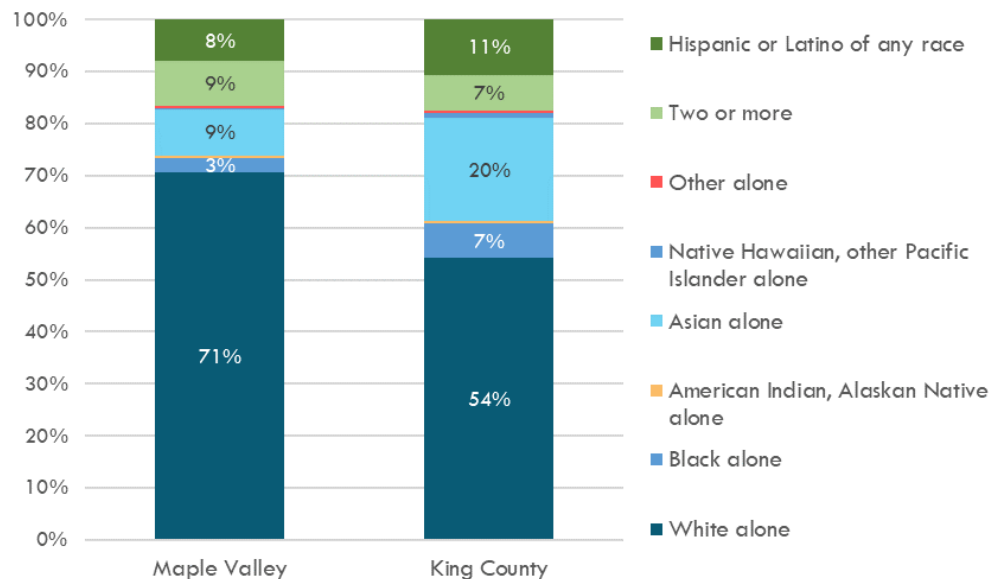
## Element 3 HOUSING

	Asian alone	Black alone	Hispanic or Latino	All BIPOC
Maple Valley	0.18	0.17	0.11	0.09
King County	0.35	0.50	0.32	0.28

**Figure 1.3 - Dissimilarity Index for Maple Valley Compared to King County as a Whole, 2020**

*Note: Areas with a dissimilarity index score of 0.4 or less are considered to have a low level of segregation. See Housing Element Technical Appendix for details.*

*Sources: U.S. Decennial Census, 2020; BERK 2023.*



**Figure 1.4 - Percentage of Population by Race and Ethnicity in Maple Valley and King County, 2020**

*Sources: U.S. Decennial Census, 2020; BERK 2023*

### Strategy for Addressing Racial Disparities

The City reviewed its housing regulatory framework and found that it can make the biggest difference in addressing racial disparities by supporting housing affordability. Greater housing affordability could improve homeownership rates, reduce cost-burden, and improve housing access for people living in the greater region. Many policies in this Housing Element support improved housing affordability. Examples include Policy HO-P2.2 which calls for updating City code to be more supportive of middle housing types such as duplexes and townhomes, and Policy HO-P1.4 which calls for developing City programs that support housing growth targets for all income levels, such as a multifamily tax exemption (MFTE) program or an affordable housing incentive program.



## Element 3 **HOUSING**

### **Housing for People with the Lowest Incomes**

The greatest need for new housing in Maple Valley over the next two decades will be for people with the lowest income levels, based on the housing growth targets. Currently there is limited housing stock in the City serving these income levels. The City is committed to working to change this. Policy HO-1.4 calls for supporting all housing growth targets, including targets for the lowest income groups, and lists specific actions the City is planning to consider. Policy HO-P1.3 calls for the City to consider allowing tiny home villages which could serve the people with the lowest incomes and could also provide emergency shelter. Policies HO-P3.4 and HO-P3.8 call for working with other jurisdictions to coordinate on development of affordable housing programs and advocating for more state and federal funding for housing assistance.

In addition to the policies listed above, in 2024 the City took a major step to reduce barriers to housing for people with the lowest incomes. As part of the Comprehensive Plan update, the City is adopting code to reduce development barriers for permanent supportive housing, transitional housing, emergency housing, and emergency shelters.



## Element 3 HOUSING

### GOALS & POLICIES

- Goal HO-1** Provide sufficient capacity to accommodate the 20-year housing growth targets, and take action to help reduce barriers to the types of development that could achieve these targets.
- Policies:**
- HO-P1.1** Ensure that sufficient acreage and densities are designated on the Future Land Use Map and Zoning Map to enable reaching the City's housing growth targets for 2044.
  - HO-P1.2** Ensure the City's code permits a range of housing types that support the growth targets. This includes but is not limited to multifamily, mixed-use, missing middle, single family, income-restricted, Permanent Supportive Housing, and emergency housing.
  - HO-P1.3** Consider adopting development regulations for tiny villages to help meet emergency and supportive housing needs.
  - HO-P1.4** Take reasonable action within the City's power to reduce barriers to developing the types of housing that could meet growth targets. Ensure this supports all housing growth targets, including targets for the 0-30% and 30-50% Area Median Income (AMI) groups. A list of possible actions the City could take to reduce barriers is provided in the Housing Element Technical Appendix. Recommended actions to explore include:
    - Consider adopting a Multifamily Tax Exemption (MFTE) program
    - Consider creating an affordable housing incentive program
    - Decide how to use funds from the Housing and Related Services Sales tax to support affordable housing
    - Explore partnerships with Soos Creek Water and Sewer District to expand sewer infrastructure to residential areas currently on septic.
  - HO-P1.5** Ensure that adequate services and infrastructure are planned to support the present and future populations.
- Goal HO-2** Encourage housing development that meets the needs of all Maple Valley community members, including increased rental and ownership options for service industry workers, seniors, singles, people with disabilities, and people with lower incomes. Quality living environments are also a community need.





## Element 3 HOUSING

<b>Policies:</b>	<b>HO-P2.1</b>	Focus efforts to increase moderate- and higher-density housing in or near Downtown and other commercial districts where jobs, supporting services, and multi-modal transportation choices can be provided.
	<b>HO-P2.2</b>	Update City zoning and codes to encourage a range of missing middle housing types throughout the city (including accessory dwelling units), and small-lot single family homes.
	<b>HO-P2.3</b>	Explore Floor Area Ratio (FAR) limits for single family zones, to encourage the construction of multiple smaller units on a lot rather than a single large unit per lot.
	<b>HO-P2.4</b>	Explore adopting pre-approved plans for Accessory Dwelling Units (ADUs), to reduce barriers to ADU development.
	<b>HO-P2.5</b>	Ensure compatibility between residential land uses of different densities, and between residential and other types of land uses, by incorporating design guidelines in the development code and enforcing building code requirements. Design guidelines should be clear and objective and should address visual consistency, height transitions, and buffers.
	<b>HO-P2.6</b>	Update the City's code as needed to keep the unit cost of new housing down while providing for a quality living environment for residents.
	<b>HO-P2.7</b>	Consider incentives for housing types that meet community needs, including, but not limited to, property tax treatments, density bonuses, and expedited permitting.
	<b>HO-P2.8</b>	Consistent with guidance in the Land Use Element, consider allowing a mix of uses at the Summit Place property that may include missing middle housing with a range of affordability levels in addition to employment uses.
	<b>HO-P2.9</b>	Encourage senior housing near service hubs such as the North Commercial Center and Downtown.
	<b>HO-P2.10</b>	Continue to improve development standards over time and provide flexibility to support housing needs, with appropriate consideration for environmental conditions and compatibility with surrounding land uses.
	<b>HO-P2.11</b>	Ensure the City regulates government-assisted housing and other low income housing equitably compared to housing of a similar size and density.



## Element 3 HOUSING

- HO-P2.12** Encourage all residential developers and property owners to establish and maintain positive relationships with neighbors.
- HO-P2.13** Participate in an interlocal cooperation agreement for the administration of Community Development Block Grant funds.
- HO-P2.14** Make reasonable accommodations in rules, policies, practices and services when such accommodations may be necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling.
- HO-P2.15** Permit group homes pursuant to state and federal law, including those where residents receive such supportive services as counseling, foster care or medical supervision, within a single-family house, apartment, or other type of dwelling unit.

**Goal HO-3** Recognize what's currently working to provide affordable housing in Maple Valley and provide a welcoming environment for new affordable housing development.

- HO-P3.1** Strive to preserve the existing housing stock that is meeting community affordability needs by supporting agencies and organizations involved in and programs targeted at housing repair and rehabilitation.
- HO-P3.2** Recognize that existing mobile homes provide an affordable housing option for Maple Valley residents.
- HO-P3.3** Continue to allow manufactured housing in all single-family zones and regulate them in the same way as stick-built housing.
- HO-P3.4** Explore opportunities for coordination of incentive programs with other jurisdictions to develop common affordable housing program guidelines and reduce administrative costs.
- HO-P3.5** Maintain incentives available to both single-family and multi-family developments that provide rental or ownership housing affordable to low- and moderate-income households.
- HO-P3.6** Minimize the time necessary to process development permits, but in such a manner so as to not jeopardize the integrity of the permitting process.
- HO-P3.7** Continue Maple Valley's inclusionary zoning program, as long as it remains an effective way to meet housing needs.



## Element 3 HOUSING

**HO-P3.8** Work with other jurisdictions and housing providers across the state to urge state and federal governments to expand funding for rental assistance and emergency services, including sufficient funding to allow people with disabilities to afford community based housing.

**Goal HO-4** Strive to reduce racially disparate housing impacts and displacement risk in Maple Valley, by acting within the City’s power to update plans, policies, and codes.

**HO-P4.1** Monitor racially disparate impacts and displacement risk levels identified in the Housing Element Technical Appendix, and report trends at the times when implementation reports and periodic updates are done for the Comprehensive Plan. Include the following metrics in the 2029 implementation report:

- Homeownership rates of different racial and ethnic groups based on Census American Community Survey (ACS) data
- % BIPOC population cost burdened compared to overall based on ACS data
- % White-alone population compared to overall based on ACS data
- Displacement risk based on staff knowledge and publicly available displacement risk mapping tools

**HO-P4.2** If trends monitored under HO-P4.1 are worsening, review City plans, policies, and codes and update as needed to improve outcomes. Ask for input from the people experiencing racially disparate impacts or displacement risk, to inform City action.

**HO-P4.3** Communicate early with residents of manufactured homes that are served by septic, when planned sewer extensions or rezoning may impact them. Work with community partners to share information about local housing options that may be affordable to residents if they choose to sell their properties or are displaced.

**HO-P4.4** Conduct outreach to property owners in Maple Valley listed in SKHHP’s Affordable Housing Dashboard, to share information about repair and rehabilitation programs and to offer to help guide them through the programs and facilitate any City permits needed for property longevity.

**HO-P4.5** Encourage property owners of plats with racially restrictive covenant language to record a covenant modification with the King County Recorder’s Office to provide official notice that the covenant language is void and unenforceable.



## Element 3 HOUSING

### RELATED CLIMATE POLICIES

The following policies from the City's 2023 Climate Action and Resiliency Plan help guide the City's housing goals and policies.

<b>Policies:</b>	<b>CR-P3</b>	Develop and implement codes that reduce the urban heat island effect and provide passive cooling
	<b>CR-P4</b>	Design buildings for passive survivability
	<b>CA-P1</b>	Revise zoning and planning policies to align with climate action.
	<b>CA-P8</b>	Provide incentives or assistance to low-income homeowners for weatherization/energy efficient improvements.

# Housing Element Technical Appendix

Chapter 1: Housing Needs Assessment Report

Chapter 2: Housing Capacity Memo

Chapter 3: Adequate Provisions Memo

# Chapter 1: Housing Needs Assessment Report



# Housing Inventory and Needs Assessment

Maple Valley Comprehensive Plan Update

March 14, 2024

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## Introduction

In order to support community and regional housing needs, the City of Maple Valley is reviewing its housing policies and regulations. This work is part of the City's Comprehensive Plan update process. Due to recent changes in state law, housing is a key focus for the plan update. In 2021 the State Legislature passed HB 1220 which significantly expanded requirements for Housing Elements of Comprehensive Plans under the Growth Management Act (GMA).

This housing inventory and needs assessment describes the current housing situation in Maple Valley. It also identifies housing needs based on existing conditions in the community and projected regional growth targets for the next 20 years. The information in this assessment is intended to inform the City's update of housing policies and regulations, along with additional information provided via community engagement, land capacity analysis, economic analysis, and policy analysis that is planned as part of the Comprehensive Plan update process.

## Key Findings

### Existing Housing Needs

**There is a need for housing that is more affordable.** Over a quarter of Maple Valley's households are cost-burdened, meaning they spend more than 30% of their income on housing. Many of the City's lowest income residents are severely-cost burdened, meaning they spend more than 50% of their income on housing. One possible way for the City to improve housing affordability is to encourage more missing middle and high density housing. Currently the City's housing stock is primarily single family, which is generally less affordable compared to missing middle and high density housing.

**There is a need for more rental housing.** Maple Valley has a tight rental market, with already low vacancy rates narrowing even further in the past decade to 2.7%. Rental units make up only 15% of the City's total housing units. Rental housing is an important source of lower cost housing for the community, particularly for those who cannot afford the costs of ownership. If the City encouraged more missing middle and high density housing in the community, this could grow the rental market. Moderate and high density housing types typically include rental units.

**Housing market trends are driving affordability needs.** Housing costs for owners have increased about three times faster than incomes for the past two decades in Maple Valley, and housing costs for renters have increased about four times faster than incomes in the past decade. This widening gap between housing costs and incomes is a major challenge for affordability. The City can impact housing costs through development regulations and partnerships, but some aspects of the real estate market are out of its control.

**There are racial disparities in Maple Valley's housing.** There are differences among racial and ethnic groups in cost burden, homeownership, and population distribution. The City is exploring how it can help reduce these disparities as part of the Comprehensive Planning process, consistent with state guidance. Working to increase housing affordability and the supply of rental housing could be part of the solution.

## Projected Housing Needs

**The City must plan for 1,720 net new housing units by 2044.** This projected housing need is provided by the State Department of Commerce (Commerce) in coordination with King County, and the City is required to plan for it under GMA. Compared to the City's existing total number of housing units, 1,720 new units represents an increase of about 17%.

**The majority of these homes are needed for residents with the lowest income levels.** Commerce and King County break down projected housing need by income level. About 70% of the 1,720 net new housing units are needed for residents earning below 50% AMI. Meeting this need would require a major shift in how housing development occurs in Maple Valley. Developments serving households earning below 50% AMI typically need to be subsidized and not market-rate.

### *Who Earns 50% AMI?*

In 2022, a four-person household earning \$64,700 is at 50% AMI. For comparison, someone earning the state's minimum wage earns about \$30,000 per year.

**There is a need for major increases in permanent supportive housing, emergency housing, and emergency shelter.** The projected need for permanent supportive housing is 285 units, and the projected need for emergency housing and shelter is 329 beds. Providing these housing resources would likely require creative financing and community partnerships. Providing these housing resources would also increase demand for community services and access to transit, and would likely require new investment in these areas in order to meet needs.

**Housing needs for seniors and people with disabilities will likely increase by 2044.** As Maple Valley's population ages, there will likely be increased demand for housing accessible to seniors and people with disabilities. Currently about 6% of Maple Valley residents are over 70 years old, and about 8% of Maple Valley residents live with one or more disabilities.

## Definitions

- **Affordable Housing:** HB 1220 defines affordable housing 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:
  - Rental housing: 60 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 (HUD).
  - Owner-occupied housing: 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by HUD.
- **Housing Affordability:** In this HNA, "housing affordability" refers to the vision of a local housing supply that meets the needs of Maple Valley's diverse community members and that they can afford without being cost burdened. Housing affordability can be accomplished through a mix of income-restricted housing and market-rate housing.
- **Cost Burden:** Households that spend more than 30 percent of their gross income on housing, including utilities, are considered "cost-burdened." Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

- **Severe Cost Burden:** Households spending more than 50 percent of their gross income on housing, including utilities, are “severely cost-burdened.”
- **Market-rate Housing:** Housing whose cost is determined by the real estate market.
- **Missing Middle Housing:** Housing types that are denser than detached single-family houses and less dense than large multifamily complexes. These are generally less expensive to rent or own than single family houses. Examples include: ADUs, DADUs, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, cottage clusters, and townhomes.
- **Income-Restricted Housing:** This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at below-market rates.
- **Emergency Housing:** This refers to the definition of emergency housing in HB 1220. Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless.
- **Emergency Shelter:** This refers to the definition of emergency shelter in HB 1220. Temporary shelter for individuals or families who are currently homeless, including day and warming centers that do not provide overnight accommodations.
- **Permanent Supportive Housing:** This refers to the definition of permanent supportive housing in HB 1220. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing. Permanent supportive housing is paired with on-site or off-site voluntary services.
- **Area Median Income (AMI):** This refers to HUD Area Median Family Household Income. Maple Valley is part of HUD’s Seattle-Bellevue Metro Area, which includes all of King County. AMI varies by household size.
- **Median Household Income:** Median household income is calculated based on the incomes of all households, including one-person households.
- **Displacement:** The process by which a household is forced to move from its community because of conditions beyond their control. Displacement can happen due to physical factors (eviction, foreclosure, natural disaster), economic factors (rising costs of rent or home ownership), and cultural factors (the people and institutions that make up a cultural community have left the area).
- **Racially Disparate Impacts:** When policies, practices, rules or other systems result in a disproportionate impact on one or more racial groups.

# Community Profile

## Population Characteristics

As of 2022, the estimated population of Maple Valley is 28,920. Since 2010, the city has grown at an average annual rate of 2.15%, which is faster than the countywide rate of 1.53%.

Exhibit 1. Population in Maple Valley and King County, 2010-2021

	2010	2022	AAGR
Maple Valley	22,684	28,920	<b>2.15%</b>
King County	1,931,249	2,317,700	<b>1.53%</b>

Sources: U.S. Decennial Census, 2010; Office of Financial Management, 2022 Population Estimates; BERK 2023

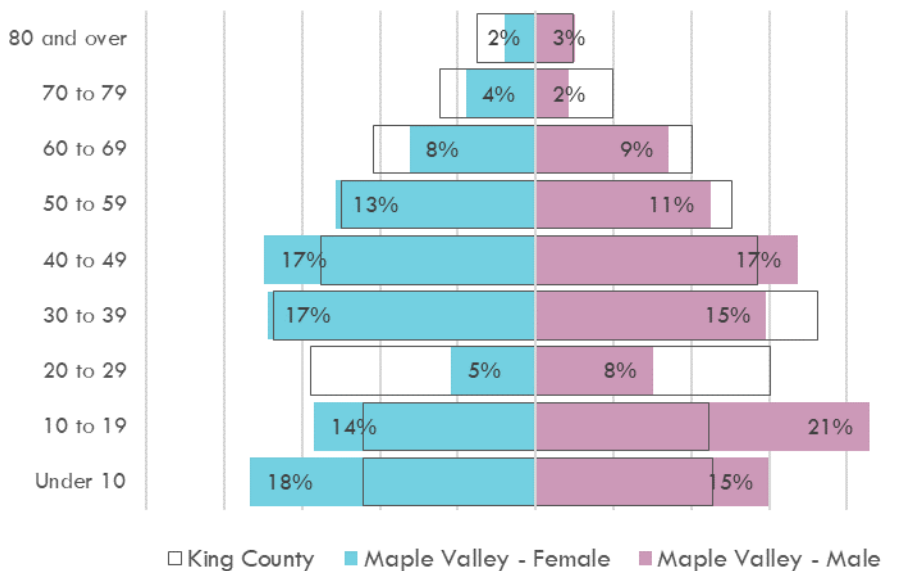
### Age

Children and youth make up a larger portion of the population in Maple Valley than in King County as a whole: 35% of Maple Valley residents are age 19 or under, compared with 22% of King County residents. This indicates housing demand for families with children.

The population of young adults age 20-29 in Maple Valley is about half as much as in King County, with 7% in Maple Valley and 15% in King County. This could indicate a lack of housing types available to people who are just starting their careers or are looking to purchase their first home.

Maple Valley has a similar portion of people in their 30s-60s as King County as a whole – 53% and 54% respectively. If these Maple Valley residents desire to stay in the city as they grow older, there will likely be increasing demand for housing types and services supportive of aging in place. Currently the City has a small percentage of residents aged 70 or older relative to the City’s total population – roughly 6%. This is less than the 9% of residents age 70 or older in King County. This also suggests there may be a need for more senior housing in Maple Valley.

Exhibit 2. Population Distribution by Age and Gender in Maple Valley and King County, 2021

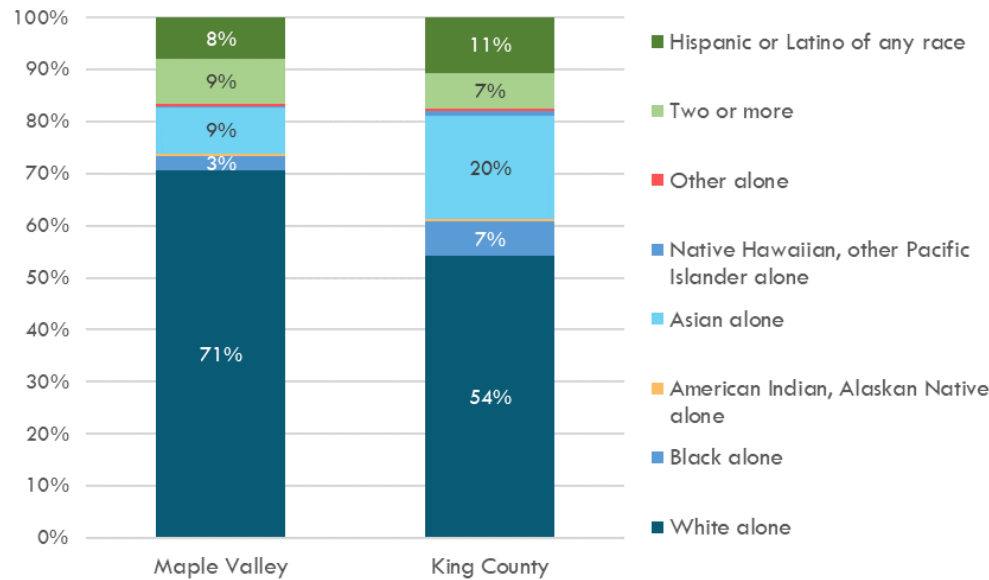


Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023

Race and Ethnicity

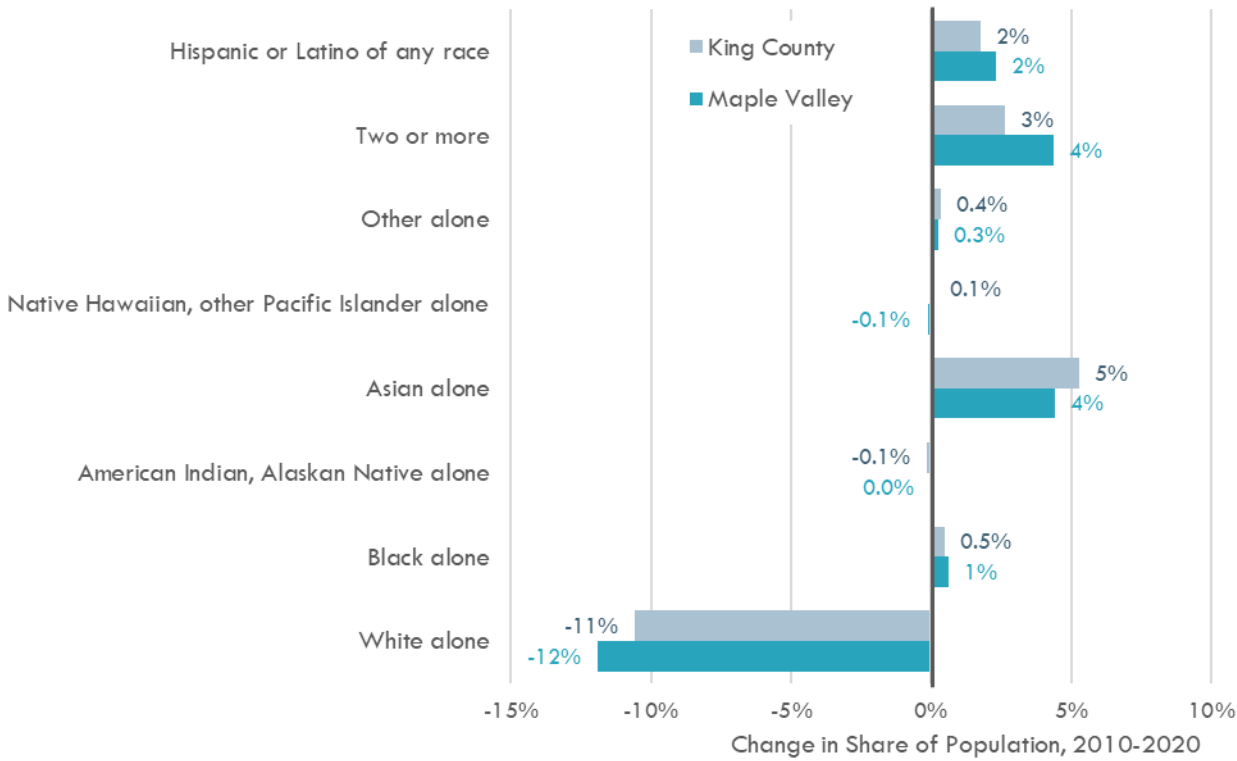
Maple Valley has less racial and ethnic diversity than King County as a whole. As shown in Exhibit 3, about 71% of the city’s population is White alone and about 29% is another race or ethnicity, compared to about 54% and 46% for the county. The largest racial and ethnic groups other than White alone that make up Maple Valley population include Asian alone (9%), two or more races (9%), Hispanic or Latino of any race (8%), and Black alone (3%). As shown in Exhibit 4, all of these groups grew between 2010 and 2020 in both Maple Valley and King County, while the White alone share of the total population decreased by roughly 12%. Other racial and ethnic groups remained about the same.

Exhibit 3: Percentage of Population by Race and Ethnicity in Maple Valley and King County, 2020



Sources: U.S. Decennial Census, 2020; BERK 2023

Exhibit 4: Change in the Race and Ethnicity Share of the Population in Maple Valley and King County, 2010-2020

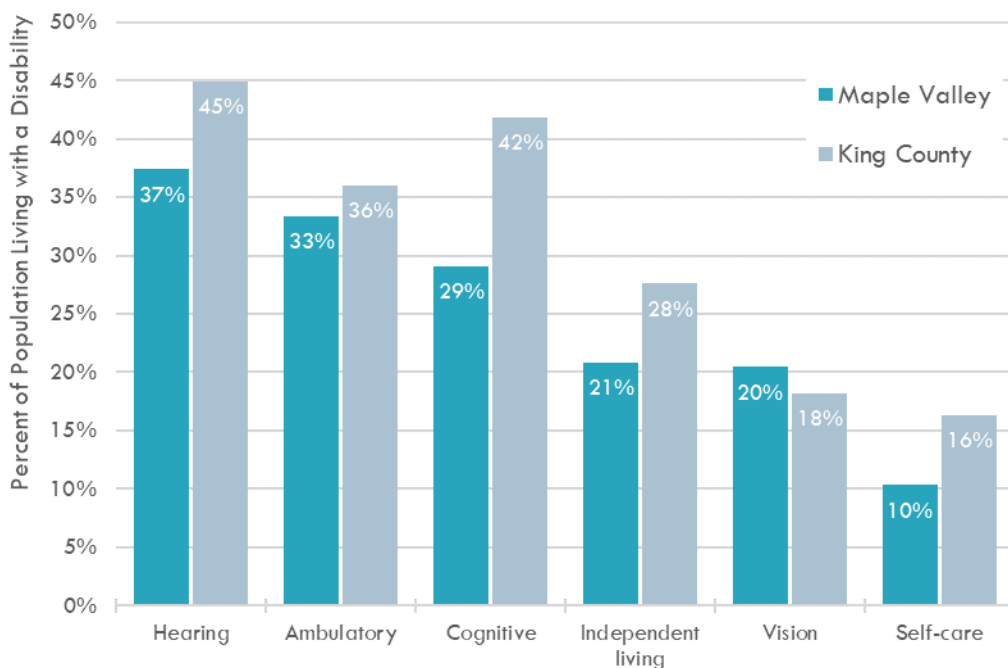


Sources: U.S. Decennial Census, 2010 and 2020; BERK 2022

Disability

Overall, roughly 8% of Maple Valley residents live with one or more disabilities, which is a similar share to King County as a whole (10%). The most common types of disabilities are hearing, ambulatory, and cognitive, as shown in Exhibit 5. With 8% of all Maple Valley residents living with disabilities, there is a need for accessible housing units and supportive services. As the city’s population ages, this could increase the need for accessible housing units that allow residents to age in place.

Exhibit 5: Type of Disability for the Population Living with a Disability in Maple Valley and King County, 2021



Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023

## Household Characteristics

As of 2022, there are an estimated 9,626 households in Maple Valley with an average household size of 3.03 people (3.06 for owner-occupied households, and 2.85 for renter-occupied households).<sup>1</sup> Many rental units in Maple Valley have multiple bedrooms (see Exhibit 18), and there are many families with children. These may be some reasons for the similar average household sizes for owner-occupied households and renter-occupied households.

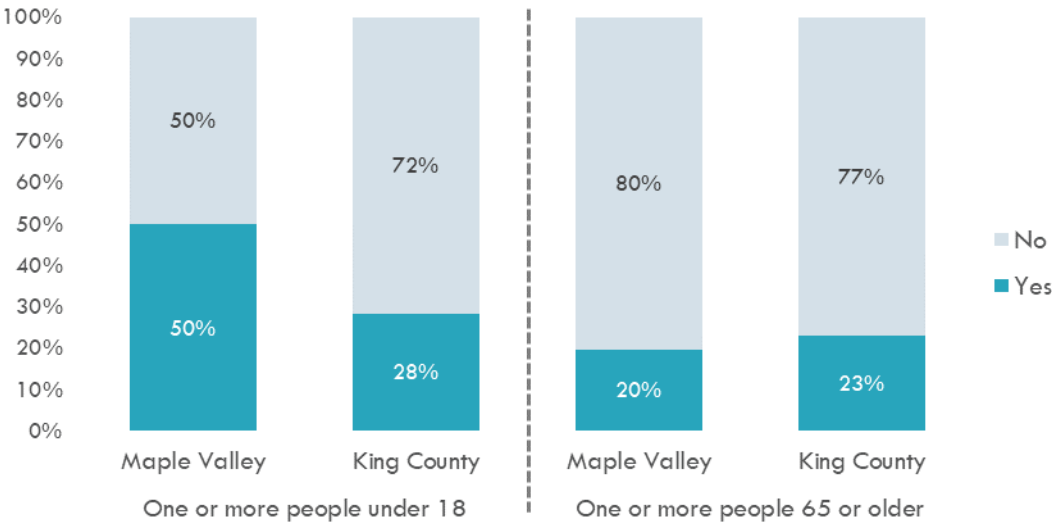
### *Households with Children and Senior Households*

Households with children make up roughly half of the City's total households, and senior households make up about 20%. Compared to King County, Maple Valley has a significantly higher percentage of households with children and about the same percentage of senior households.

<sup>1</sup> Washington Office of Financial Management Housing Estimates, 2022; American Community Survey 5-year Estimates, 2017-2021; BERK 2023



Exhibit 6: Households with Children and Senior Households in Maple Valley and King County, 2021

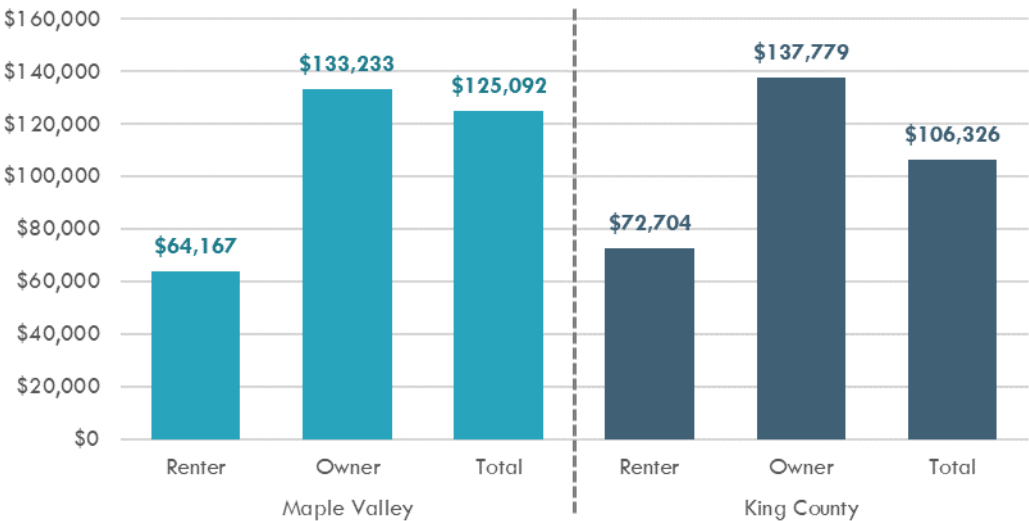


Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023

Household Income

As of 2021, the median household income in Maple Valley is estimated to be \$64,167 for renters, \$133,233 for homeowners, and \$125,092 across all households (Exhibit 7). Renters in Maple Valley have a lower median income compared to renters in King County as a whole. This suggests rental units in Maple Valley are less expensive on average compared to King County. Owners in Maple Valley have a slightly lower median income compared to owners in King County as a whole. This suggests owned housing units are slightly more affordable on average compared to King County.

Exhibit 7: Median Household Income by Tenure in Maple Valley and King County, 2021



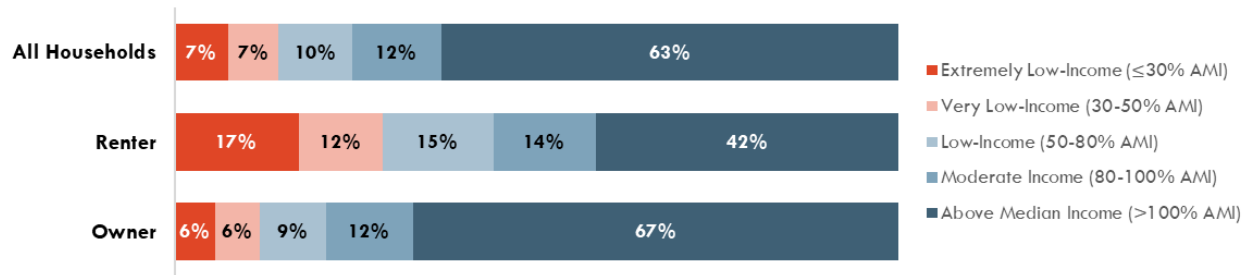
Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023

Maple Valley is part of the U.S. Department of Housing and Urban Development’s (HUD’s) Seattle-Bellevue Metro Area, which includes all of King County. In 2021, the HUD Area Median Family Household Income for a four-person household for the Seattle-Bellevue HUD Metro Area (also known as Area

Median Income or AMI) was \$115,700.<sup>2</sup> The median household income for Maple Valley households is slightly above the AMI, which is the base metric used in a number of affordability measures throughout this report. This means more households in Maple Valley have incomes above the AMI, and so are less likely to face housing affordability challenges than the typical residents of the HUD Seattle-Bellevue Metro Area.

Policy guidance from Washington State and King County call for comprehensive plans to study housing demand for certain household groups earning less than AMI. These breakdowns are shown in Exhibit 8 and include Extremely Low-Income (earning less than 30% AMI), Very Low-Income (earning 30-50% AMI), Low-Income (earning 50-80% AMI), and Moderate Income (earning 80-100% AMI). Thirty seven percent of Maple Valley’s households earn less than AMI and are in one of these groups. Renters in Maple Valley are much more likely to be earning below AMI, with over half of all renters below AMI.

Exhibit 8: Distribution of Households by Area Median Income Category in Maple Valley (by Tenure), 2019

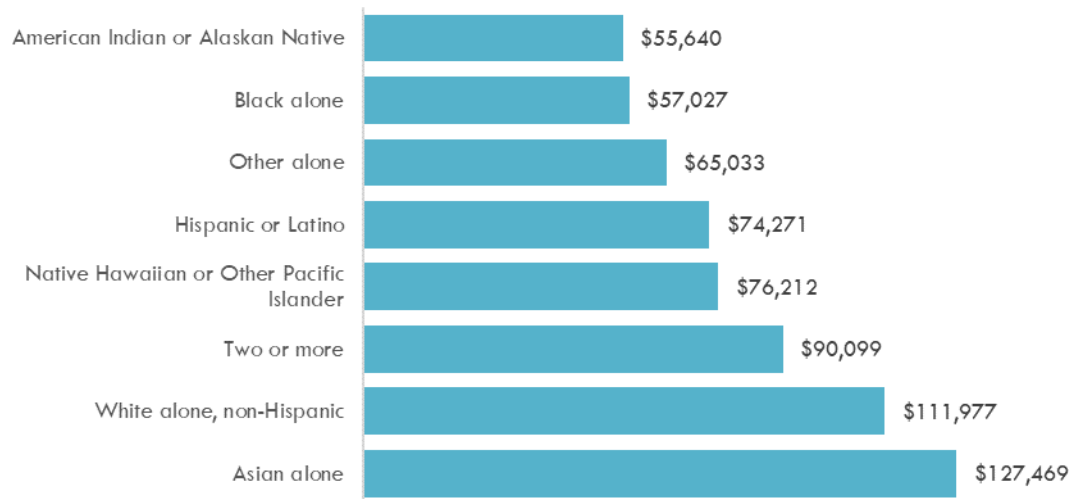


Sources: U.S. Department of Urban Housing and Development, Comprehensive Housing Affordability Strategy Data, 2015-2019; BERK 2023

Race and ethnicity is also an indicator of household earnings relative to AMI. In King County, the median income is significantly below AMI for most BIPOC groups (Exhibit 9). BIPOC stands for Black, Indigenous, and people of color. One exception is Asian alone households, which have a higher median income than AMI.

<sup>2</sup> U.S. Department of Housing and Urban Development FY 2021 Income Limits Documentation System, <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>

Exhibit 9: Median Household Income by Race and Ethnicity in King County, 2021

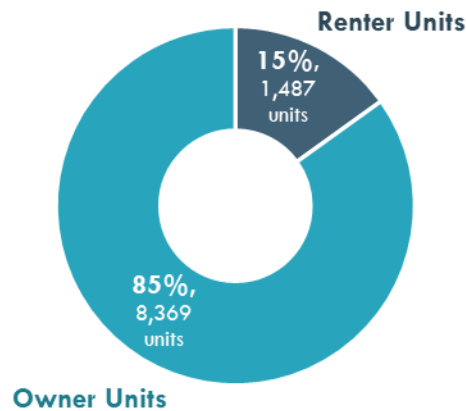


Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023

Tenure

In Maple Valley the majority of households own, with only 15% renting (Exhibit 10). This share has stayed roughly the same since 2010.<sup>3</sup>

Exhibit 10: Housing Units by Household Tenure in Maple Valley, 2022

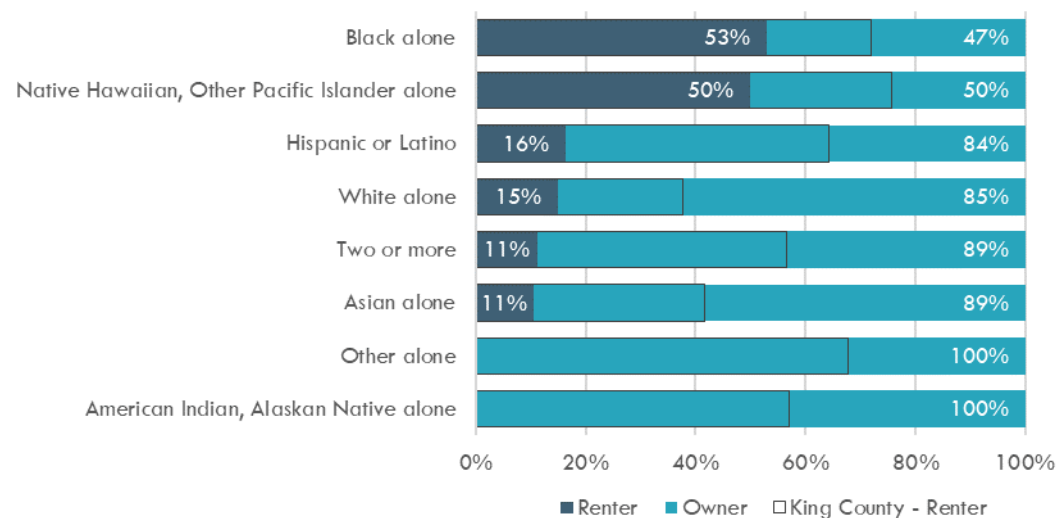


Sources: American Community Survey 5-year Estimates, 2017-2021; OFM, 2023; BERK 2023

Maple Valley has high home ownership rates compared to King County overall, but home ownership is not equal among racial and ethnic groups (Exhibit 11). In Maple Valley, people are most likely to own their own homes who are American Indian or Alaskan Native alone, Asian alone, other alone, two or more races, White alone, or Hispanic alone. There is a large disparity in homeownership among households with residents who are Black alone or Pacific Islander alone, relative to other groups in Maple Valley. Over half of Black alone and Pacific Islander alone households rent, while no other race or ethnicity has a renter share above 16%.

<sup>3</sup> American Community Survey 5-year Estimates, 2006-2010

Exhibit 11: Household Tenure by Race and Ethnicity in Maple Valley Relative to King County, 2021

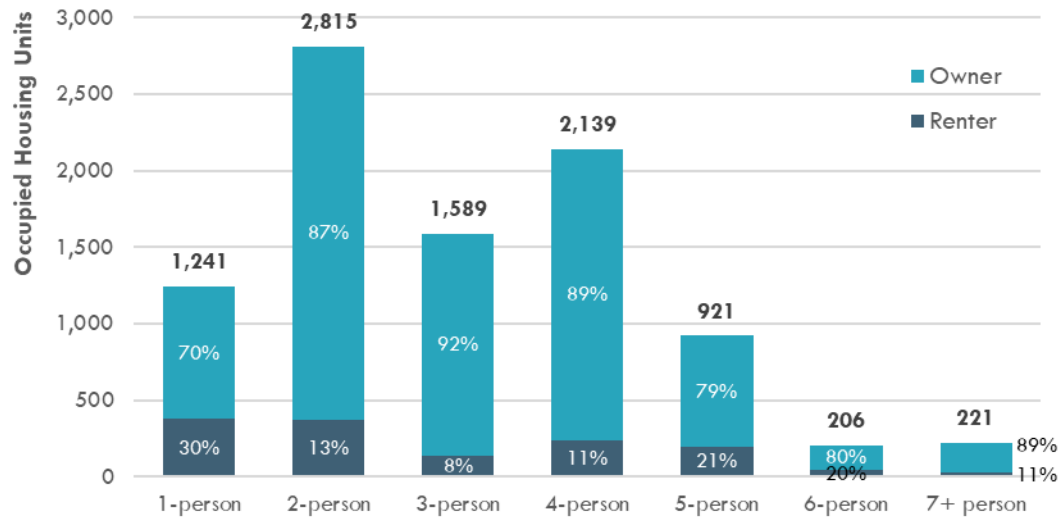


Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023

Note: Margins of error within this ACS table for AIAN, NHOPI, and other within Maple Valley are high. These communities are included in the chart, above, but their tenure summaries are less reliable.

Homeownership is also not equal among household sizes (Exhibit 12). Single person households, 5-person households, and 6-person households are more likely to rent compared to other household sizes. This suggests demand for rental options for both individuals and large families in Maple Valley as well as possible needs for more ownership opportunities for these groups.

Exhibit 12: Household Size by Tenure in Maple Valley, 2021



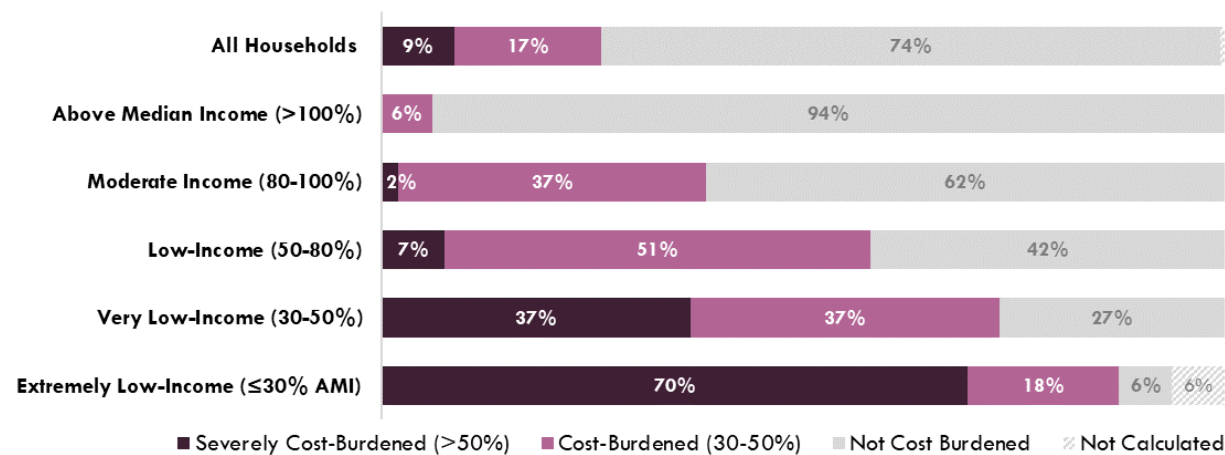
Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023

Cost Burden

Cost-burdened households are defined as those that spend more than 30% of their income on housing costs. Severely cost-burdened households are those that spend more than 50% of their income on housing. Exhibit 13 shows the cost-burdened status of households by percentage of AMI in Maple Valley as of

2019. Overall, about a quarter of the City’s households are cost-burdened. However, households with incomes below AMI are much more likely to be cost-burdened. The majority of households earning below 80% AMI are cost-burdened. Many of the lowest income households are severely cost-burdened.

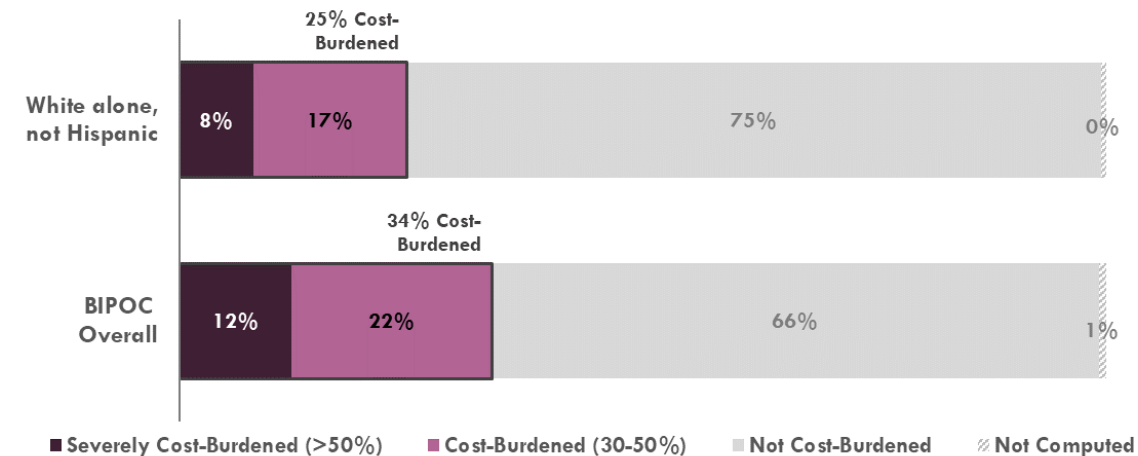
Exhibit 13: Cost Burden Status by Household Area Median Income in Maple Valley, 2019



Sources: U.S. Department of Urban Housing and Development, Comprehensive Housing Affordability Strategy Data, 2015-2019; BERK 2023

The likelihood of being cost-burdened also differs by race and ethnicity in Maple Valley (Exhibit 14). Thirty-four percent of households of color and/or Hispanic households are cost-burdened in the city, compared with 25% of White, non-Hispanic households. Households of color also have a larger share facing severe cost-burden conditions, at 12% compared to 8% for White, non-Hispanic households.

Exhibit 14: Cost Burden Status by Race and Ethnicity in Maple Valley, 2019



Sources: U.S. Department of Urban Housing and Development, Comprehensive Housing Affordability Strategy Data, 2015-2019; BERK 2023

Note: BIPOC stands for Black, Indigenous, and people of color

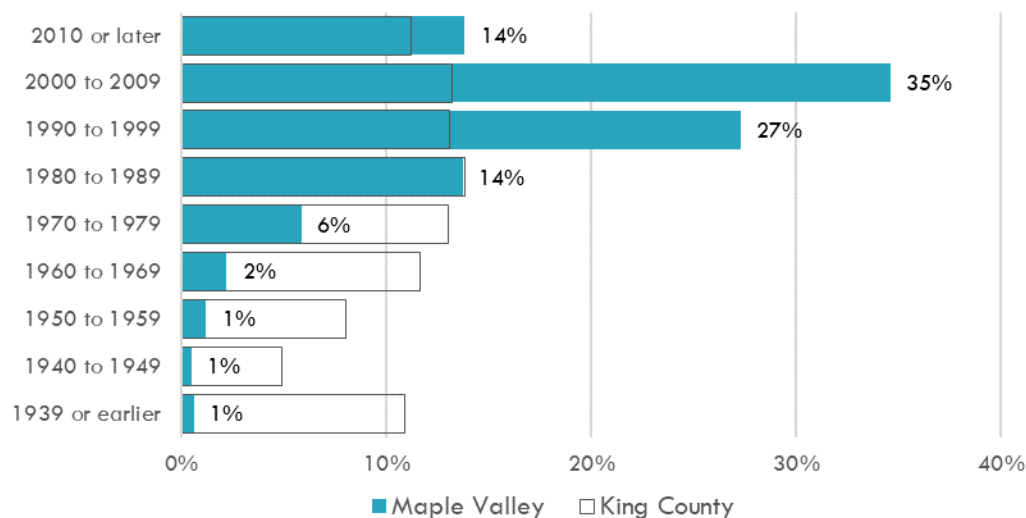
# Housing Supply

## Housing Stock

### Age and Size

Maple Valley’s housing supply includes roughly 9,856 units of varying ages and sizes.<sup>4</sup> Most housing stock is from 1980 or later, making the city’s overall housing supply newer compared to King County. This also means the majority of the city’s housing supply was built after the Fair Housing Act of 1968, which prohibited discrimination in the sale, rental, and financing of housing based on race and other factors.<sup>5</sup> The majority of housing development occurred between 1990 and 2010. About 14% of the City’s housing was built in the past decade. See Exhibit 15.

Exhibit 15: Percent of Housing Supply Built by Decade in Maple Valley



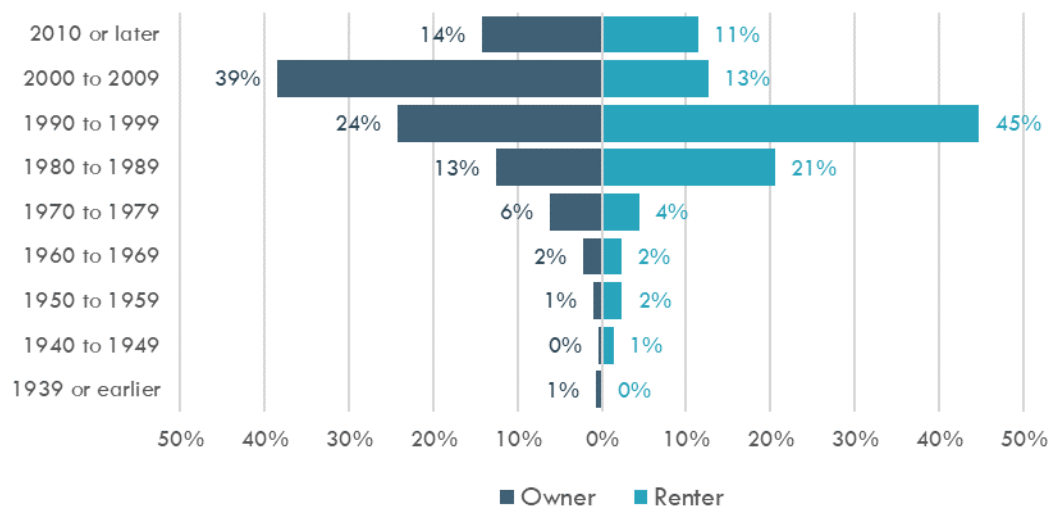
Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023.

There are some variations by tenure in when housing was built. Ownership housing generally matches the overall trends shown in Exhibit 15. Renter units, on the other hand, had lower production since 2000. The 1990s produced nearly half of Maple Valley’s rental housing supply. Only about a quarter of the City’s rental housing was produced after 2000. The amount of recent rental housing production is similar to that of ownership housing production however, with 11% of rental units built in 2010 or later compared to 14% of ownership units. Exhibit 16 shows these trends. Rental units include single family homes as well as multiunit homes like apartments or townhomes.

<sup>4</sup> Washington Office of Financial Management Housing Estimates, 2022.

<sup>5</sup> HUD. [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/aboutfheo/history](https://www.hud.gov/program_offices/fair_housing_equal_opp/aboutfheo/history)

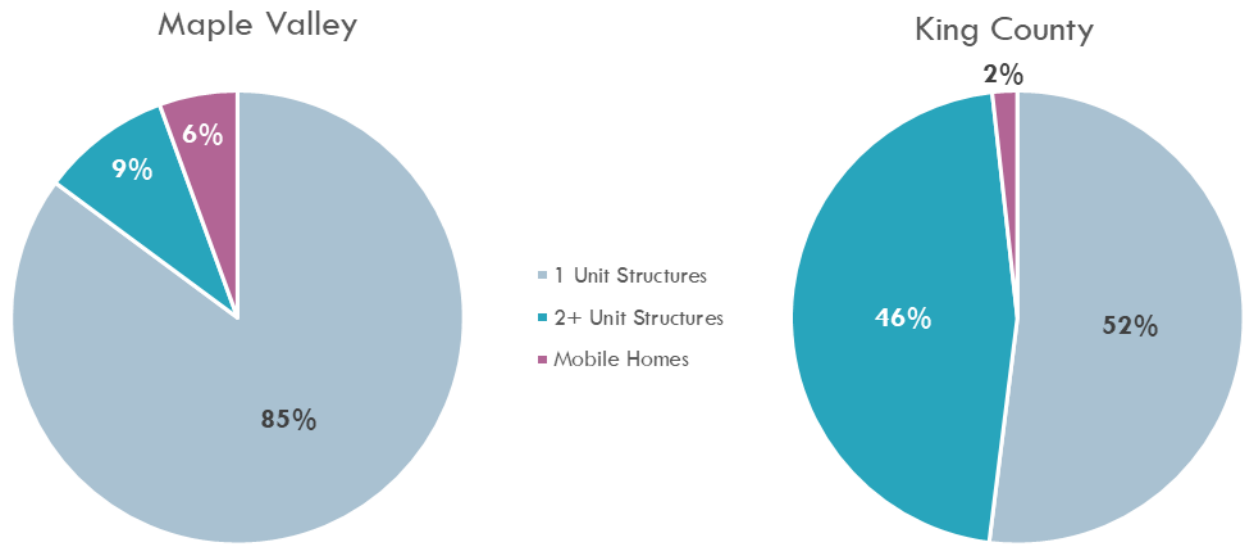
Exhibit 16: Percent of Ownership and Rental Units Built by Decade in Maple Valley



Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023.

Maple Valley’s housing stock is largely comprised of structures with only one unit such as single family homes. This gives the city a much different density profile than King County as a whole. Roughly 85% of all housing structures in Maple Valley have one unit, compared to 52% countywide. Maple Valley has a significantly smaller share of multiunit dwellings than the broader county (9% vs 46%), but a larger share of mobile homes (6% vs 2%).

Exhibit 17: Housing Supply by Number of Units in Structure and Mobile Homes in Maple Valley, 2022

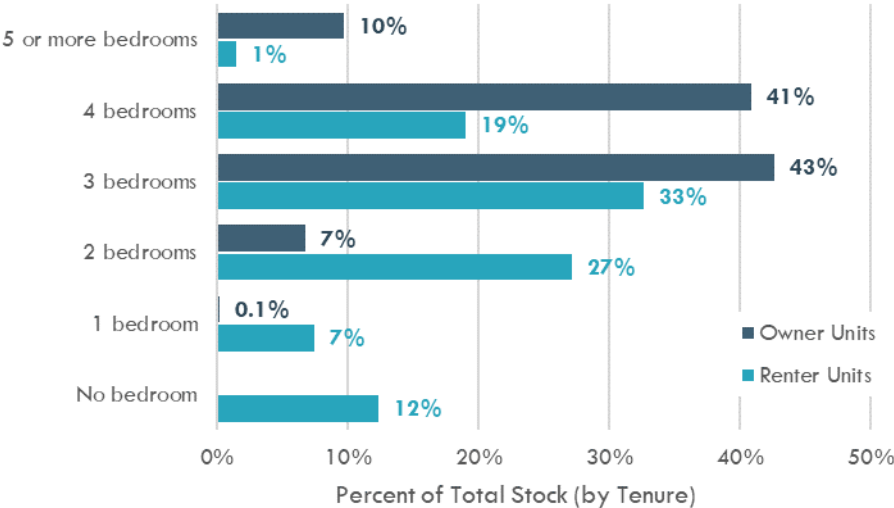


Sources: Washington Office of Financial Management Postcensal Estimates of Housing Units, 2022; BERK 2023.

Maple Valley’s housing stock has a range of bedrooms per unit. Owner units range in number of bedrooms from 1 to 5 or more, with the majority having 3 or 4 bedrooms. Rental units range in number of bedrooms from 0 to 5 or more, with the majority having 2 or 3 bedrooms. Over half of rental units have 3 or 4 bedrooms, suggesting the city’s rental housing stock includes many detached home rentals as well as larger apartment units.



Exhibit 18: Size of Maple Valley’s Housing Supply by Number of Bedrooms in Unit



Sources: American Community Survey 5-year Estimates, 2017-2021; BERK 2023.

Missing Middle Housing

Maple Valley currently has a limited number of housing types commonly referred to as “missing middle.” Examples of missing middle housing include duplexes, courtyard apartments, and townhomes. Based on King County parcel data shown in Exhibit 19, nearly all missing middle housing structures in Maple Valley are townhomes. The only other missing middle housing structures appear to be a duplex and a four-plex. Mobile homes are not considered missing middle because they are single units.

Exhibit 19: Maple Valley’s Supply of Missing Middle Housing

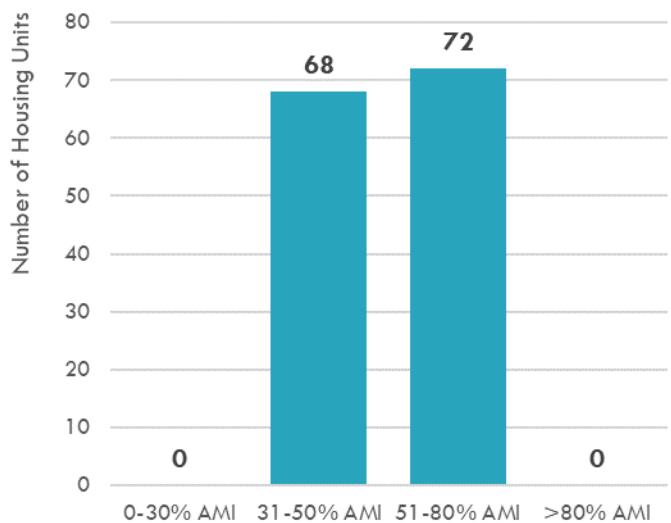
Residential Types	Structures	Percent of All Structures (Including Vacants)	Percent of Occupied Structures
Single Family	8,172	89.4%	93.3%
Townhouse*	382	4.2%	4.4%
Mobile Home	185	2.0%	2.1%
Apartment*	9	0.1%	0.1%
Condominium	3	0.0%	0.0%
Retirement Facility	2	0.0%	0.0%
Duplex*	1	0.0%	0.0%
Four-plex*	1	0.0%	0.0%
Vacant (Multi-family)	2	0.0%	
Vacant (Single-family)	386	4.2%	

\* Typical missing middle housing types

Income-Restricted Housing

Maple Valley currently has a limited number of income-restricted housing units. Based on the King County Income-Restricted Housing Database, as of 2019 there are 140 units. This makes up about 1.4% of Maple Valley’s housing units. These are available to Low-Income Households and Very Low-Income Households. No units are available to Extremely Low-Income Households or Moderate-Income Households.

Exhibit 20: Number of Income-Restricted Units in Maple Valley



Sources: King County Income-Restricted Housing Database, 2019; BERK 2023.

*Emergency Housing, Emergency Shelters, and Permanent Supportive Housing*

There are currently limited options in Maple Valley for emergency housing, emergency shelter, and permanent supportive housing. These housing types help people who are homeless or facing eviction. Emergency housing and emergency shelter both provide temporary services; the difference being that emergency housing provides overnight accommodations while emergency shelter may not. Permanent supportive housing is long-term housing targeted to people who need comprehensive support services to retain tenancy.

One resource in Maple Valley is Vine Maple Place, a non-profit organization that provides emergency shelter and related support services. Vine Maple Place incorporated in 2000 when nine churches in Maple Valley joined together to help homeless single mothers with children have a place to live and recover from homelessness.<sup>6</sup> Vine Maple Place can shelter up to 25 families. They do not serve individuals but they do refer them to other shelters. Vine Maple Place partners with other housing organizations and nearby shelters in Auburn and Renton.<sup>7</sup>

Maple Valley allows temporary tent encampments in the City. An organization may apply for a temporary use permit for a tent encampment to provide emergency housing, consistent with MVMC 18.75. The maximum number of residents at a temporary tent encampment is 30 people. Only one temporary tent encampment may be in the City at a time.

Maple Valley also has interim regulations in place to allow for permanent supportive housing, transitional housing, emergency housing, and emergency shelter in certain areas of the City, consistent with HB 1220. These interim regulations are established in Ordinance No. O-22-760. The City anticipates replacing them with permanent regulations as part of the Comprehensive Plan update.

<sup>6</sup> Vine Maple Place, 2023. <https://www.vinemapleplace.org/about-us.html>

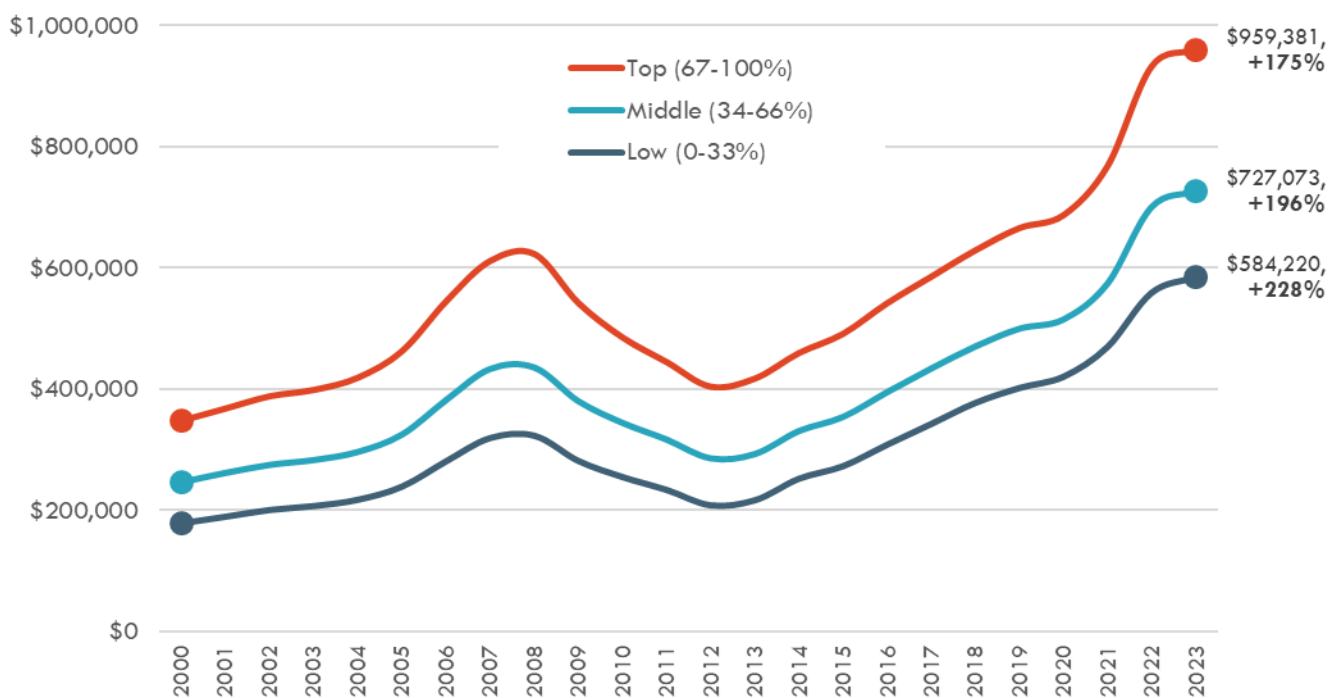
<sup>7</sup> Vine Maple Place, 2023. Personal communication.

## Real Estate Market

Home values in Maple Valley have increased over the past twenty years and are likely to continue increasing over the next twenty unless there are significant changes in housing regulations or market conditions. Exhibit 21 shows how typical home values changed between 2000 and 2023 for percentile groups in Maple Valley. All percentile groups saw home values increase by 175% or more. The “Low” percentile group containing the most affordable homes saw the greatest cost increase, over 225%.

Adjusting for inflation, the typical value of a home in the middle percentile group in Maple Valley increased roughly 67% from 2000-2023. For comparison, inflation-adjusted median household income in Maple Valley only increased by 20% percent over roughly the same period of time (2000 to 2021) – King County rose by a larger 30%.<sup>8</sup> This indicates a decrease in affordability for homebuyers, and especially for homebuyers with moderate-incomes or first-time home buyers who are not able to leverage existing home equity.

Exhibit 21: Typical Home Values by Percentile Group in Maple Valley, 2000-2023



Sources: Zillow Home Value Index, 2023; BERK 2023.

Rental cost increases in Maple Valley have also outpaced income growth, rising by roughly 44% between 2010 and 2021, adjusting for inflation (compared to only 11% income growth).<sup>9</sup> Overall vacancy rates in Maple Valley were roughly 2.3% in 2021, suggesting a tight market. Additionally, rental vacancy rates in Maple Valley have declined from 5.0% in 2010 to 2.7% in 2021, indicating a tightening rental market that could be contributing to the overall increase in rents.<sup>10</sup>

<sup>8</sup> 2000 Decennial Census, Variable HCT012001; 2021 American Community Survey 5-year Estimates, Table B19013

<sup>9</sup> 2010 and 2020 American Community Survey 5-year Estimates, Table B25064

<sup>10</sup> 2020 American Community Survey 5-year Estimates, Table B25004

## Displacement Risk

Policy guidance from Washington State and King County calls for comprehensive plans to study displacement and establish anti-displacement policies. Displacement is the involuntary relocation of current residents. It can occur when residents are forced to leave their homes due to physical factors (eviction, foreclosure, natural disaster), economic factors (rising costs of rent or home ownership), or cultural factors (the people and institutions that make up a cultural community have left the area). Displacement disrupts community connections and often has significant negative impacts for the individuals who are forced to leave.

The Puget Sound Regional Council provides a displacement risk mapping tool that identifies areas where residents are at greater risk of displacement.<sup>11</sup> According to this tool, all of Maple Valley has a low displacement risk. Commerce also recently developed a draft displacement risk mapping tool, similar to the PSRC tool.<sup>12</sup> This tool also shows all of Maple Valley has low displacement risk. There is some variation at the tract level in specific displacement risk factors, particularly with regard to market trends and demographic change. Overall, the findings from the PSRC and Commerce mapping tools suggest Maple Valley does not need to correct any existing policies or practices to reduce displacement risk.

Displacement often impacts lower income communities and BIPOC communities. The Commerce tool provides insights on whether this is happening in Maple Valley. The tool shows BIPOC populations are increasing in all census tracts in Maple Valley. This suggests BIPOC populations as a whole are not being displaced in Maple Valley. There is however a wide range of median income levels among different BIPOC groups in King County (Exhibit 9) and it is possible that some lower income BIPOC residents are being displaced even though the City overall is becoming more racially and ethnically diverse (Exhibit 4).

City staff also provided insights on areas of Maple Valley that may be at risk of displacement. They raised concerns that people in neighborhoods with older, less expensive homes may face higher displacement risk when future development occurs. Such neighborhoods include Cherokee Bay, Cedar Downs, Charlwood, and Pla Mor Estates. Some of these neighborhoods have homes currently served by septic. This includes manufactured homes that are an important source of naturally occurring affordable housing in the city. If sewer is extended to these places they would be more likely to redevelop. The manufactured homes are on individually-owned lots, as opposed to a mobile home park, which helps to limit displacement risk.

There is also naturally occurring affordable apartment housing in the northern part of Maple Valley, by Take A Break Park and highways 18 and 169. As these buildings grow older, they may be subject to redevelopment pressure.

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<sup>11</sup> Puget Sound Regional Council, 2023. <https://www.psrc.org/our-work/displacement-risk-mapping>

<sup>12</sup> Department of Commerce, 2023. [https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/?data\\_id=83713d4b3ea34743bed49d3d61be4fb3-187dd75e9f2-layer-27-187dcfb6357-layer-4%3A499](https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/?data_id=83713d4b3ea34743bed49d3d61be4fb3-187dd75e9f2-layer-27-187dcfb6357-layer-4%3A499)

# Racially Disparate Impacts (RDI)

## Understanding RDI

New state and county requirements call for cities to assess whether racially disparate housing impacts are happening in their community, and to address them through policy and regulatory change. Racially disparate impacts occur when policies, practices, rules or other systems result in a disproportionate effect on one or more racial groups. Disparities in housing measures among different racial and ethnic groups are evidence of racially disparate impacts.

A community's current housing situation is the product of many forces including historical factors, policy, regulations, macroeconomic changes, lending practices, cost of development, and individual preference. City governments cannot control all of these factors, but they can change local land use policies and regulations. Local land use policies and regulations have a significant impact on accessibility of housing for different households. As such, they are a key tool the City can use to address racially disparate impacts.

## Measuring RDI in Maple Valley

BERK used a number of measures to explore whether racially disparate impacts currently exist in Maple Valley. Some of these measures were covered earlier in this document, such as rates of homeownership and cost-burdened status by racial and ethnic groups. Those measures show evidence of racially disparate impacts. Homeownership rates are significantly lower among Black alone and Pacific Islander alone households (Exhibit 11). BIPOC populations are more likely to be cost-burdened compared to the city overall (Exhibit 14).

BERK also explored displacement risk with the mapping tool provided by PSRC and the draft tool BERK is developing for Commerce, as discussed in the prior section. These tools found low displacement risk in Maple Valley, including for BIPOC groups as a whole.

Additional measures BERK used to explore racially disparate impacts in Maple Valley are described in the following section. These show evidence of segregation impacts at the regional level but not at the city level.

## Historic RDI in the Maple Valley Area

Racially disparate impacts in Maple Valley have their roots in settlement patterns in the 1800s, white flight in the 1900s, and racially exclusive and discriminatory land use and housing practices that occurred during these centuries and continue into the 2000s. The Duwamish Indians historically inhabited lands in southeast King County. The Duwe'kwulsh village was in what is today the City of Maple Valley. The Cedar River, which is near the northeastern edge of the City, played a central role in Duwamish culture. Homesteaders arrived in Maple Valley in 1876. In 1885, the Columbia and Puget Sound Railroad built a line through Maple Valley to Black Diamond and the coal mines. This brought settlers to the area in larger numbers. These settlers were largely white and received property rights to land in Maple Valley under the U.S. legal system.

More white property owners arrived in Maple Valley when families from Seattle moved to the area as part of urban white flight occurring in U.S. city centers in the 1940's-1980's. The homogenous make-up of the city's population was reinforced with the recordation of racially restrictive covenants, which restricted

ownership of two plats that were recorded in the 1940s. These two plats cover over 140 parcels in Maple Valley. The City is currently undergoing an effort to notify these property owners of the racially restrictive language present in their property deeds and encourage them to file a covenant modification form with King County.

The City of Maple Valley incorporated in 1997, after federal fair housing laws were enacted and practices such as racially restrictive covenants became illegal. Less explicit forms of racial discrimination continued to exist however, such as single family zoning patterns that generally made housing in the city less accessible to people of color.

Today, there are a few property owners that own large portions of the city. The overwhelming majority of them are white. These landowners have a strong influence over development patterns. Also, the majority of City staff are white and the majority of Council members have been white. Acknowledging and addressing RDI has only recently become a priority.

For more information about the regional history of racially exclusive and discriminatory land use and housing practices, please see the Puget Sound Regional Council's Legacy of Structural Racism interactive report<sup>13</sup> and the RDI resource document prepared by King County.<sup>14</sup> Books such as *The Color of Law* by Richard Rothstein document the nation-wide history.

## Conclusions

Overall, our analysis shows evidence of racially disparate impacts in Maple Valley's homeownership and cost burden conditions, and in its demographics compared to the region as a whole. Engagement and policy analysis helped understand and address these impacts. Affordability seems to be the main barrier to reducing racially disparate impacts in the city today. Some people of color in Maple Valley likely have greater needs for affordable housing due to the legacy of structural racism in our region and country, which has caused generations of BIPOC families to have lower access to wealth-building opportunities and to bear the costs of discrimination and environmental injustice.

The goals and policies in Maple Valley's 2015 Housing Element support increased affordability and helped set the stage for recent changes in the community such as new multifamily developments and new income-restricted units created through inclusionary zoning. Maple Valley's Housing Element and related zoning and development regulations will be further strengthened to support affordability as part of the current Comprehensive Plan update. Consistent with Commerce guidance for addressing racially disparate impacts, existing policies for preserving community character will be updated to provide clear and equitable direction. Additionally, new policies will be added to the Housing Element to address racially disparate impacts and displacement risk.

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<sup>13</sup> PSRC, 2023. <https://storymaps.arcgis.com/collections/22286877bbcd4a648250fa074b5003ea>

<sup>14</sup> King County, 2023. [https://kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/documents/affordable-housing-committee/Resources/ResourcessforDocumentingRaciallyExclusiveandDiscriminatoryLandUseandHousingPractices\\_5,-d-,23.ashx?la=en](https://kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/documents/affordable-housing-committee/Resources/ResourcessforDocumentingRaciallyExclusiveandDiscriminatoryLandUseandHousingPractices_5,-d-,23.ashx?la=en)

# Segregation Measures

BERK used two measures to help understand whether racial and ethnic segregation is happening in Maple Valley: a dissimilarity index and a location quotient. These measures explore whether certain populations are excluded from housing within a specified area, in a manner that may be intentional or unintentional, but which nevertheless leads to non-inclusive impacts. The dissimilarity index compares the city to itself. The location quotient compares the city to the county.

## Dissimilarity Index

A dissimilarity index is a statistical method for measuring segregation based on the demographic composition of an area and smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census block group) is the same as in the area as a whole (e.g., city), then the dissimilarity index score for that city will be 0. By contrast if one population is clustered entirely within one Census block group, the dissimilarity index score for the city will be 1. The higher the dissimilarity index value, the higher the level of segregation in an area.<sup>17</sup> Generally, areas with a dissimilarity index score of 0.4 or less are considered to have a low level of segregation. Areas with a score higher than 0.55 are considered more highly segregated.

Exhibit 22 shows dissimilarity indexes for Maple Valley and King County. Based on this data Maple Valley has a low level of segregation within its borders. Maple Valley also has a lower level compared to King County. This suggests that segregation is not a racially disparate impact that exists within Maple Valley’s current community.

Exhibit 22: Dissimilarity Index for Maple Valley Compared to King County as a Whole, 2020

	Asian alone	Black alone	Hispanic or Latino	All BIPOC
Maple Valley	0.18	0.17	0.11	0.09
King County	0.35	0.50	0.32	0.28

Sources: U.S. Decennial Census, 2020; BERK 2023.

## Location Quotient

While Maple Valley has a low level of segregation internally, its demographics are fairly exclusive compared to the region. Maple Valley’s population is 71% White alone compared to King County which is 54% White alone (Exhibit 3). Maple Valley’s population has also been changing and growing more diverse (Exhibit 4). BERK used a location quotient to explore the city’s current demographics at the neighborhood level.

A location quotient shows the concentration of communities in relatively small areas within the city (e.g., a Census block group) compared to the county as a whole. For example, if 7% of the county population is Black, and 7% of a particular block group population is Black, then the location quotient is 1. A block group where 14% of residents are Black would have a location quotient of 2. And a block group where only 3.5% of residents are Black would have a location quotient of 0.5. In other words, block groups with high location quotient scores have a greater share of that population compared to the rest of the county.

<sup>17</sup> <https://www.piercecountywa.gov/DocumentCenter/View/84977/Analysis-of-Impediments-to-Fair-Housing-Choice---Final?bidId=>



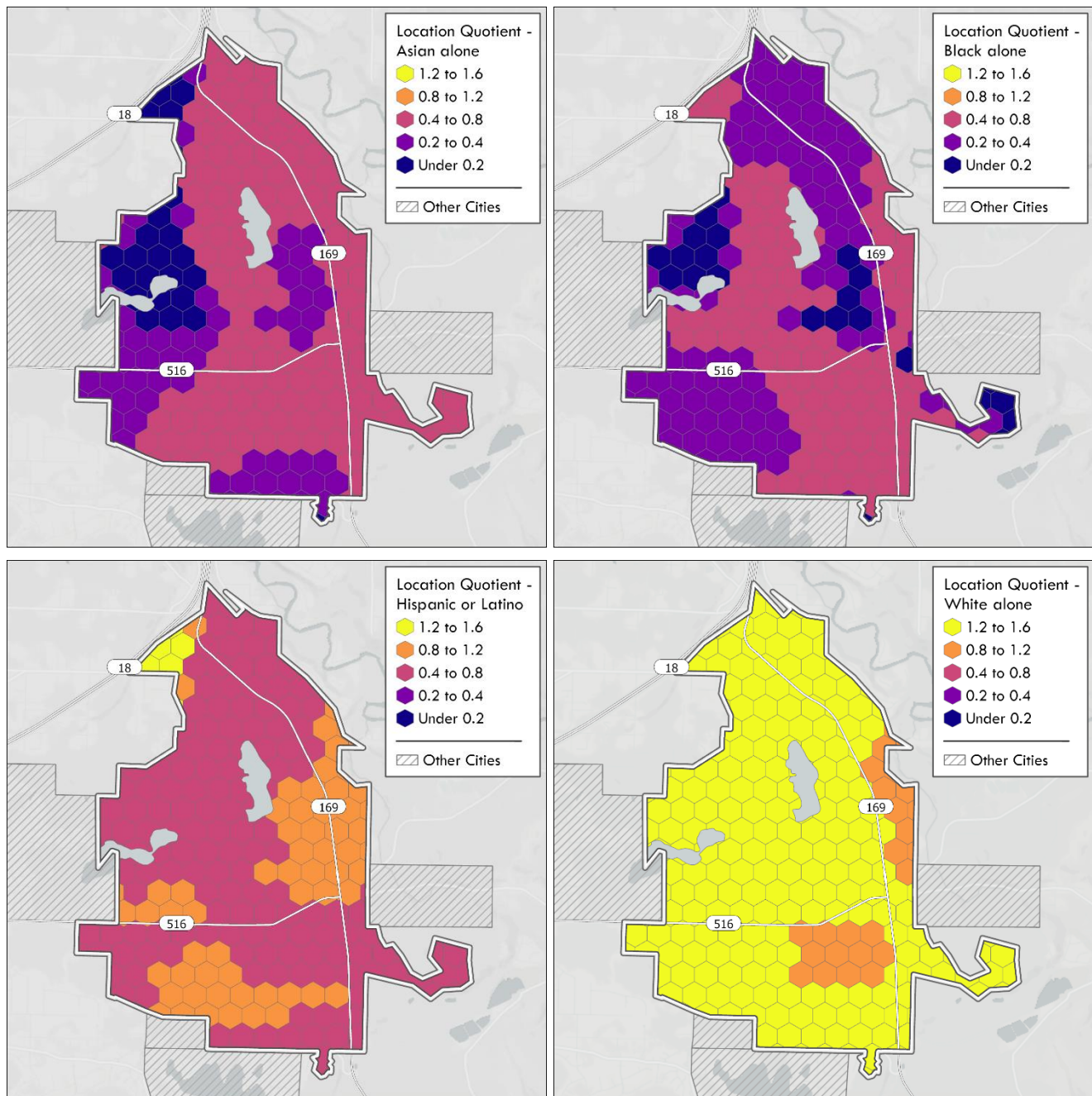


Exhibit 23 shows the location quotient for four race or ethnicities in Maple Valley: Asian alone, Black alone, Hispanic or Latino, and White alone populations. They are based on block group population calculations, and the results are distributed to a hexagonal grid that is roughly 1,000 by 1,000 feet to provide a more granular view of neighborhood trends. All areas with location quotients above 1.0 have a higher share of that particular group than the county as a whole. Areas with scores below 1.0 have a lower share than King County.

Exhibit 23 shows Maple Valley is a city with a high White alone population compared to King County, and the White alone population is fairly evenly distributed throughout the city. The city generally has a lower share of Asian alone, Black alone, and Hispanic or Latino populations compared to King County, both city-wide and at the neighborhood level. One exception is an area by highway 18 along the northern border of the city with a higher share of Hispanic or Latino populations – this is one of the few areas in the City that has apartments. Hispanic or Latino populations are otherwise fairly evenly distributed throughout the city. There are no areas in the city with higher shares of Asian alone or Black alone populations, but there are areas with very low shares of Asian alone and Black alone populations, including around Pipe Lake and Lake Lucerne, and the area northwest of Four Corners.

Based on the location quotient analysis, regional racially disparate impacts exist in Maple Valley. Compared to region as a whole, the community has a greater share of White alone population throughout the city. While this is the case, Maple Valley's population is becoming more diverse citywide and in every Census tract.

Exhibit 23: Location Quotient for Asian alone, Black alone, Hispanic or Latino, and White alone populations in Maple Valley, Compared to King County, 2020



## Housing Growth Targets

Prior to HB 1220, cities had to plan for a 20-year housing growth target, and that target was a single, total number of net new housing units. Under the new requirements, Maple Valley must not only plan for how to meet total housing needs over the next 20 years, but also how to accommodate needs for different levels of affordability and for emergency housing/shelters and Permanent Supportive Housing (PSH).

In August 2023, the King County Council adopted countywide and jurisdiction-specific housing targets that are consistent with the new state guidance. These targets were recommended by the King County Growth

Management Planning Council in March 2023 following a regional process. Once ratified by jurisdictions, the housing targets will be part of the King County Countywide Planning Policies.<sup>18</sup> The countywide targets are shown in Exhibit 24. They call for over half of all housing units in King County to be affordable to households earning less than 100% AMI by 2044, and for a significant portion of housing units to be affordable to households earning less than 30% AMI and less than 50% AMI.

Exhibit 24: Adopted King County Countywide 2019-2044 Housing Needs

	0-30%								EH
	Total	Non-PSH	PSH	30-50%	50-80%	80-100%	100-120%	120%+	
Existing Housing Units	960,951	32,213	6,168	91,505	155,214	181,009	119,133	375,709	6,071
Net Future Need (2044)	308,677	81,577	42,896	48,213	22,376	14,925	16,928	81,762	58,983
<b>Total Housing Units (2044)</b>	<b>1,269,628</b>	<b>113,790</b>	<b>49,064</b>	<b>139,718</b>	<b>177,590</b>	<b>195,934</b>	<b>136,061</b>	<b>457,471</b>	<b>65,054</b>
Share of 2044 Units		9.0%	3.9%	11.0%	14.0%	15.4%	10.7%	36.0%	

Sources: King County, 2023; BERK 2023.

Maple Valley's allocation of 2044 regional housing needs is provided in Exhibit 25. Exhibit 26 also provides a breakdown of the City's current housing unit supply for comparison. Exhibit 26 shows another representation of the data highlighting the differences between the City's current housing supply and projected net new housing need.

Exhibit 25: Maple Valley's Share of Adopted Countywide 2019-2044 Housing Needs

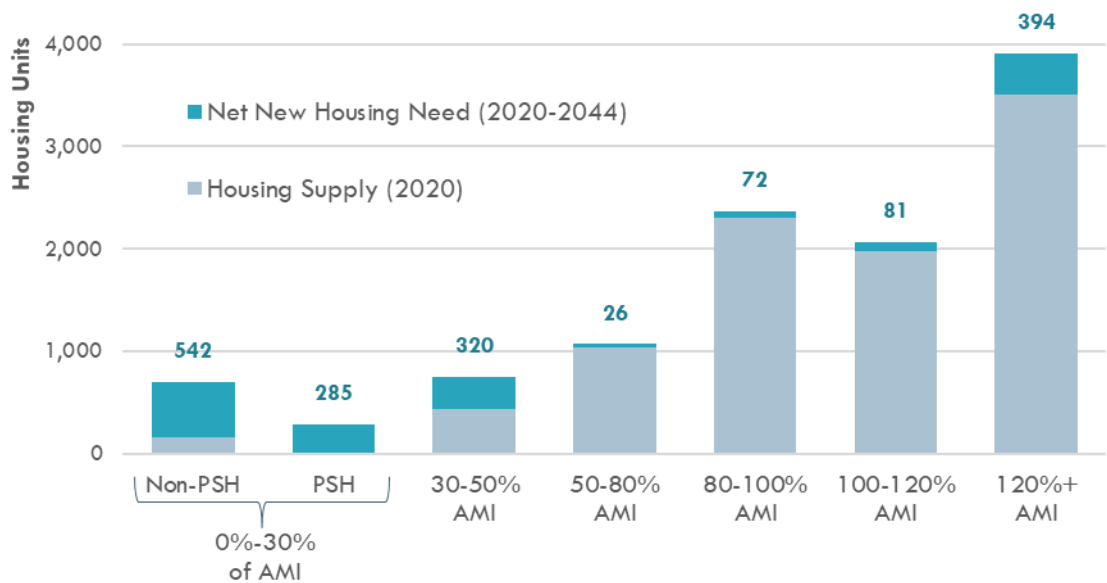
	Affordability Level (% of Area Median Family Income)								Emergency Housing/ Shelter Beds
	Total	Non-PSH	PSH	30-50%	50-80%	80-100%	100-120%	120%+	
Total Future Housing Needed (2044)	11,155	706	285	752	1,070	2,372	2,065	3,905	329
Estimated Housing Supply (2020)*	9,435	164	0	432	1,044	2,300	1,984	3,511	0
<b>Net New Housing Needed (2020-2044)</b>	<b>1,720</b>	<b>542</b>	<b>285</b>	<b>320</b>	<b>26</b>	<b>72</b>	<b>81</b>	<b>394</b>	<b>329</b>
<b>Percent of Total Net New Housing Need</b>		<b>31%</b>	<b>19%</b>	<b>19%</b>	<b>1%</b>	<b>4%</b>	<b>5%</b>	<b>22%</b>	<b>N/A</b>

Sources: King County Countywide Planning Policies, 2021; BERK 2023.

\* Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2044) are in housing units.

<sup>18</sup> [King County Growth Management Planning Council webpage](#). Accessed 9/21/2023.

Exhibit 26: Maple Valley’s Share of Draft Countywide Projected Housing Needs, Based on Countywide AMI Share, Bar Chart View



Sources: King County Countywide Planning Policies, 2021; BERK 2023.

Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2044) are in housing units.

Based on these preliminary numbers, the majority of new housing growth in Maple Valley over the next 20 years would need to be available to households earning below 50% AMI. The City’s target for net new housing units by 2044 is 1,720. Half of this would need to be affordable to households earning below 30% AMI — the lowest income households. This would mean a major shift in thinking about how to provide housing in Maple Valley, as development serving households earning below 50% AMI typically needs to be subsidized and not market-rate. Meeting these housing targets could also drive demographic change in the community and increase need for support services and access to transit.

Interestingly, Maple Valley is projected to have a comparatively low need for new housing affordable to households earning 50-120% of AMI. Only 10% of projected need is in this category. Missing middle housing types have historically been an affordable option for households in this category. The city is planning to consider increasing missing middle housing options as part of the Comprehensive Plan update, however this may not meet the majority of draft projected housing needs.

About a quarter of Maple Valley’s projected net new housing need is for households earning over 120% AMI. The local real estate market is already producing housing at this cost level and will likely continue to do so without action by the City.

As part of the comprehensive planning process, the City will evaluate its land capacity to meet the projected housing needs. The City will consider zoning updates or other policy and regulatory changes to address any capacity shortfalls.

## City Housing Strategies and Partnerships

The City has existing housing strategies and partnerships to help meet housing needs in the community and region. The City will be reviewing these and exploring more options as part of the Comprehensive Plan update.

The City has existing codes in place that allow for increased diversity of housing types as future development occurs. For example, the City has designated high-density and medium-density residential areas. Mixed use residential development is permitted in commercial zones and in the future Downtown. Maple Valley also recently updated its code to require multi-family developments with more than 10 units to contain at least 10% of units affordable to households at or below 70% AML.

Maple Valley works closely with community partners to support housing solutions. For instance the City regularly provides funding to Vine Maple Place, to support them in providing emergency shelter and support services in the community. Maple Valley is also a member of the South King County and Homelessness Partners (SKHHP). SKHHP is a joint board formed by an interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, Tukwila, and King County. Through SKHHP, South King County jurisdictions can take a coordinated and comprehensive approach to increasing housing stability and producing and preserving quality affordable housing in South King County. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country.<sup>19</sup>

## Supporting Analysis

This housing needs assessment is supported by related housing analysis BERK conducted as part of the Comprehensive Plan update. The Housing Land Capacity Memo studies the City's ability to accommodate its GMA housing growth targets under current zoning and development standards. The Adequate Provisions Memo studies the likelihood that the growth targets will actually be achieved given past production trends, and recommends additional actions the City could potentially take to encourage specific types of housing development. This housing needs assessment and the two memos make up the Housing Element Technical Appendix.

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<sup>19</sup> South King Housing and Homelessness Partners, 2023. <https://skhhp.org/home/>

# Chapter 2: Housing Capacity Memo



# MEMORANDUM

**DATE:** April 16, 2024  
**TO:** Maple Valley Planning Commission  
**FROM:** Ben Silver and Casey Bradfield, BERK Consulting  
**RE:** Final Maple Valley 2024 Housing Capacity Update

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## Project Background

In 2021, the WA State Legislature passed House Bill 1220 (HB 1220), which amends the Growth Management Act (GMA) to require the housing element of comprehensive plans to include explicit consideration of capacity to meet housing needs for extremely-low to moderately low-income households, permanent supportive housing (PSH), emergency housing and shelters, and duplexes, triplexes and townhomes.<sup>1</sup> As part of Maple Valley's comprehensive planning process, BERK is updating the housing portion of Maple Valley's land capacity analysis in order to understand the City's ability to meet its 2019-2044 housing targets.

The goals of this analysis are to:

- Update Maple Valley's housing capacity data to reflect recent development and pipeline projects;
- Determine how much housing capacity there is under current zoning that could potentially be developed to serve different household income levels and meet emergency housing needs in the future;
- Summarize surplus or deficit housing capacity to serve different income levels and meet emergency housing needs.

## Housing Capacity Update

BERK conducted initial housing capacity analysis in the spring of 2023 and summarized our findings in a draft memo. We made two key updates to this work in the summer of 2023. We updated our analysis to reflect the City's new Downtown design standards which were adopted on June 26, 2023. We also made recommendations for updating the City's code to accommodate PSH and emergency housing. In early 2024, we incorporated initial feedback from the Planning Commission and refined our capacity

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<sup>1</sup> HB 1220 Guidance for Evaluating Land Capacity to Meet All Housing Needs:  
<https://deptofcommerce.app.box.com/s/k14gbqe7z8d7ek6z8ibui79zb7bo9vpa>

calculations for emergency housing based on the latest guidance for Housing Elements published by the Washington State Department of Commerce.

The first step in our analysis was to update Maple Valley's housing capacity data. The recent 2021 King County Urban Growth Capacity (UGC) study provided the basis for our analysis. The UGC study provided the City's housing capacity for each zoning designation, based on 2019 data. BERK obtained the relevant tables and GIS data from the study. City staff provided permit data on residential development in Maple Valley from 2019 onward, and data on pipeline projects the City expects to move forward. BERK cross-referenced the UGC data with permit and pipeline data in order to update Maple Valley's net housing capacity by zone. We used the UGC methodology for our analysis, which considers deductions for critical areas, future rights of way, public purposes, and market factor reductions. The UGC methodology includes assumptions about the split between jobs and housing uses that will develop in the mixed-use zones. The UGC methodology also assumes Maple Valley will generally build out at densities below the maximum allowed under zoning, based on past development trends.

The second step in our analysis was to determine how housing capacity in different zones could serve the different household income levels in the City's 2044 housing growth targets. To do this, we used the methodology in the [Washington State Department of Commerce's Draft Guidance for Land Capacity Analysis](#). This guidance was developed to help jurisdictions conduct housing land capacity analysis as part of housing element updates implementing HB 1220. It provides direction on how to categorize zones, and default assumptions for moderate-cost communities like Maple Valley about which household income levels can feasibly be served by residential development in these zone categories.

Exhibit 1 shows the results of the first two steps of our analysis – except for new capacity added by pipeline and recently permitted development which is shown separately in Exhibit 2. In Exhibit 1, the net residential capacity column shows housing land capacity by zone. The far-right column shows the assumed income level each zone's capacity will serve, per the Commerce guidance.

Exhibit 2 shows new residential capacity created by development permitted since the UGC analysis or created by known pipeline developments. To determine this capacity, BERK started with the UGC pipeline data. We then reviewed recent permit data and year-built data from assessor exports to identify any new pipeline or development since the UGC analysis was conducted. Where there was a match between either of those two sources and a parcel that showed as being vacant or redevelopable, that parcel was moved from being counted toward capacity in whichever zone the parcel was located in. Instead of contributing to the overall zoned capacity, the actual planned or built units on the given parcel were substituted in and counted towards pipeline capacity. This process ensured no double counting of land capacity.

Exhibit 2 also shows what share of recent and/or pipeline development supports which household income levels. For these developments, we know the housing types that are built and what income levels they serve. We do not need to use the default Commerce assumptions. For instance, the Commerce default assumption for R-24 is that it supports 0-80% AMI households, however, in Exhibit 2, all of the units in R-24 represent Bonaventure Senior Living, a higher-income development. Additionally, some units were built in zones that could accommodate higher density, but were built to lower density and as such, were subject to lower density zoning code. Meadowridge Park, for instance, is in R-24, but built to R-6 density and standards, therefore it is treated as R-6 for the purposes of this analysis. Similarly, while CB could in theory support 100% housing to accommodate 0-80% AMI households, the housing here is developing at

market rate, and therefore is subject to inclusionary zoning that requires 10% of housing units to be affordable to 0-70% AMI households. The rest of the market rate units are affordable to moderate- and higher-income earning households.

**Exhibit 1. Current Maple Valley Housing Capacity –Excluding New Capacity Created from Pipeline and Permitted Development Since UGC Study**

Zone	Net Developable Land (acres)	Assumed Density (units/acre)	Gross Residential Capacity (units)	Existing Housing on Developable Land (units)	Net Residential Capacity (units)	Zone Classification	Income Classification
R-4	28.53	4.00*	114	27	87	Low Density	Higher Income (>120% AMI)
R-6	86.95	5.76	501	77	424	Low Density	Higher Income (>120% AMI)
R-8	0.00	5.36	0	0	0	Low Density	Higher Income (>120% AMI)
R-12	3.89	12.00	47	24	23	Moderate Density	Moderate Income (>80-120% AMI)
R-18	0.00	18.00	0	0	0	Moderate Density	Moderate Income (>80-120% AMI)
R-24	0.00	24.00	0	0	0	Low-Rise	Low Income (0-80% AMI) and PSH
NB	0.43	0.00	0	0	0	Low-Rise	Low Income (0-80% AMI) and PSH
TC	8.81	13.80	152	0	152	Low-Rise	Low Income (0-80% AMI) and PSH
TC (Downtown Overlay)	12.26	36.00	441	0	441	Low-Rise	Low Income (0-80% AMI) and PSH
CB	23.30	24.00*	580	0	580	Low-Rise	Low Income (0-80% AMI) and PSH
CB (Downtown Overlay)	4.44	36.00	160	0	160	Low-Rise	Low Income (0-80% AMI) and PSH
ADUs (all zones)	-	2 units/year production <sup>^</sup>	-	-	42	ADU	Low Income (0-80% AMI) and PSH
<b>TOTAL:</b>	<b>171.66</b>		<b>1,995</b>	<b>128</b>	<b>1,909</b>		

Notes: \*All density assumptions are carried forward from the 2019-2021 King County Urban Growth Capacity analysis except in the R-4 and CB zones. Maple Valley staff indicated R-4 should use planned density of 4 du/acre, CB assumptions should be adjusted down to reflect recent downzoning.

<sup>^</sup>ADU production historically has been less than 1 unit per year. Given the impacts of 2023's HB 1110 and conversations with City staff, we are anticipating a modest increase in annual ADU production through the planning period.

Sources: Maple Valley, 2023; King County 2021; BERK, 2023.

## Exhibit 2. Pipeline and Development From 2019 Onward

Zone	Developed SF Units	Developed MF Units	Pipeline Units	Total Pipeline & Development From 2019 Onward	Low Income Split	Moderate Income Split	Higher Income Split
R-4	36		0	36	0%	0%	100%
R-6	318			318	0%	0%	100%
R-8	19			19	0%	0%	100%
R-12							
R-18							
R-24			164	164	0%	0%	100%
NB							
TC	71			71	0%	0%	100%
CB		72	291	363	10%	90%	0%
ADUs (all zones)	3	-	-	3	100%	0%	0%
<b>TOTAL:</b>				<b>974</b>			

Note: Pipeline projects are assumed to develop at densities allowed at the time of permitting.

Source: Maple Valley, 2023; BERK, 2023.

## Capacity by Income Level

The next step in the analysis was to combine net capacity by zone from Exhibit 1 and recent development and pipeline capacity by zone from Exhibit 2, summarize total capacity by household income levels served, compare this with the city's 2044 housing growth targets, and determine surplus or deficit capacity for different income levels. This is presented below in Exhibit 3.

### Exhibit 3. Capacity and Targets by Income Level, 2019-2044

Income Level	Net New Housing Need (2019-2044)	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Capacity (Net New Capacity + Development 2019 Onward)	Capacity Surplus or Deficit
0-30% PSH	285	Low-Rise + ADUs			
0-30% Other	542	Low-Rise + ADUs	1,173	1,407	+234
>30-50%	320	Low-Rise + ADUs			
>50-80%	26	Low-Rise + ADUs			
>80-100%	72	Moderate Density	153	357	+204
>100-120%	81	Moderate Density			
>120%	394	Low Density	394	1,119	+725
<b>TOTAL:</b>	<b>1,720</b>		<b>1,720</b>	<b>2,883</b>	

Sources: King County Growth Management Planning Council, 2023; Maple Valley, 2023; BERK, 2023.

Maple Valley has excess capacity to meet its 2019-2044 housing growth targets. There is surplus capacity to meet housing needs for extremely low-, low-, moderate- and higher-income earning households. The City may also add additional capacity for missing middle housing in the future via code updates for compliance with HB 1110 and HB 1337. Currently, no zoning changes are needed for Maple

Valley to accommodate its 2044 housing targets under GMA. BERK does however recommend updating the City's development code to clarify guidance for permanent supportive housing (PSH) uses and ensure the City can accommodate its PSH growth target of 285 units, as discussed in the following section.

#### *Capacity with Possible Charlwood Rezone*

Maple Valley is considering rezoning one area that is currently zoned TC to R-12. This area is the Charlwood neighborhood, located west of the new Overlook Ridge development and south of SE Kent Kangley Rd. There have been no development applications for the area since TC zoning was adopted during the last Comprehensive Plan update. Also, shortly after the TC zoning for the area was adopted, the land between the Charlwood neighborhood and the rest of Downtown developed with single family homes and townhomes. Given these factors, R-12 zoning may be a better fit for the area. The City is also exploring possible collaboration with the local sewer utility to expand sewer infrastructure to the Charlwood neighborhood. The area is currently on septic.

If the City makes this rezone, they would still have adequate land capacity to accommodate their housing targets. The surplus capacity in the low-rise zones would decrease to 181 units, while the surplus in the moderate density zones would increase to 230 units.

### Recommended Code Updates for Permanent Supportive Housing

The City of Maple Valley's code does not address PSH as a specific use. In 2021, the City adopted Interim Ordinance O-21-726 to comply with requirements in HB 1220 including accommodating PSH. At this time, growth targets for PSH had not been established. The interim ordinance has not been codified because the City intends to finalize code changes needed for compliance with HB 1220 as part of the Comprehensive Plan update. The interim ordinance has been extended and is in effect today per Ordinance O-23-779.

The interim ordinance defines PSH and permits it as a conditional use in all residential and mixed-use zones in the City (R-4/6, R-8, R-12, R-18/24, NB, CB, TC) and in the Regional Employment Center (REC) zone which allows hotels. The conditions established in the ordinance for PSH include restrictions on density, occupancy, and location. The number of units on any PSH property is limited to 10 or less. Each unit may only be occupied by one family. Each PSH property must be located at least a half mile away from other PSH properties, transitional housing, emergency housing, or emergency shelters. PSH properties must also be within a quarter mile walk of a metro transit bus stop.

To meet the City's PSH target of 285 units and comply with current state law, it will be necessary to remove some of the use restrictions in the interim ordinance. Maple Valley has sufficient zoned land to accommodate PSH.

The Commerce guidance on land capacity analysis assumes low-rise zones will accommodate PSH. Exhibit 3 shows the City has available land capacity in low-rise zones to accommodate its PSH housing target of 285 units. This capacity comes from the CB and TC zones (Exhibit 1). Additionally, the City has about six acres of developable land in the REC zone that could accommodate either PSH, emergency housing, or employment uses. The CB, TC, and REC zones cover a limited area of the City. Within this area it would not be possible to meet the PSH targets if properties were limited to 10 units and were located half a mile apart.

BERK recommends incorporating the interim ordinance into Maple Valley's code, with the modifications listed below. These changes would ensure Maple Valley's allowed uses accommodate PSH growth

targets. BERK will work with City staff to prepare recommended edits to code language as part of the Comprehensive Plan update.

#### *Recommended Changes to Interim Ordinance – Permanent Supportive Housing*

- Change the limit on the number of units per PSH property. Limit PSH density based on the underlying zoning district.
  - Allow PSH under the same development standards as hotels in the REC and CB zones.
  - Allow PSH under the same development standards as the highest-intensity permitted residential uses in other zones (R-4/6, R-8, R-12, R-18/24, NB, TC).
- Change the family occupancy requirement for PSH units. Limit PSH occupancy consistent with requirements for hotel and residential uses in the underlying zoning district.
  - Per ESSHB 5235, which was adopted in 2021, cities may not regulate or limit the number of unrelated persons that may occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot.
- Remove the requirement that PSH properties be half a mile from other PSH, transitional housing, emergency housing, or emergency shelter facilities. It would be challenging to meet growth targets for these housing types with this spacing requirement. Additionally, it is a best practice of providers to cluster services.
- Remove the requirement that PSH properties be within a quarter mile walk of transit. Community members who need emergency shelter may have cars and not require transit access, given the current auto-oriented development patterns in Maple Valley.

## Capacity for New Emergency Housing

The last step in our analysis was to consider the capacity for new emergency housing in Maple Valley, in addition to the permanent types of housing discussed above. Emergency housing is temporary shelter for people who are homeless or at imminent risk of becoming homeless; it includes housing where people can stay overnight as well as day centers.<sup>2</sup> Furthermore, Commerce guidance for Housing Elements states that “emergency housing needs may be met through a number of different housing types. Emergency housing may include, but is not limited to, traditional shelter arrangements, hotel rooms, tiny home villages or short-term apartments. Regardless of the housing type...the facility must be indoors and allow for access to personal hygiene facilities (e.g., a restroom), meeting the requirements for shelter or other facility types based on current Washington Shelter Guidelines.”<sup>3</sup>

Maple Valley Municipal Code 18.75 allows one temporary tent encampment of up to 30 people to operate within the city at a time. This provides an option for temporary emergency shelter in the City, but it cannot be counted as emergency housing capacity per the Commerce guidance listed above because it is outdoors.

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<sup>2</sup> Per GMA definitions and King County Countywide Planning Policy H-3.

<sup>3</sup> Commerce, Establishing Housing Targets for Your Community, August 2023, pg. 43.

The City's 2044 housing growth target for emergency housing is 329 net new units/beds. Under GMA, Maple Valley must adopt development regulations that provide sufficient capacity to meet its emergency housing growth target by the time the City's 2024 Comprehensive Plan is adopted.

Maple Valley has temporary regulations in place to allow for emergency housing uses (Interim Ordinance O-23-779). The interim ordinance has not been codified because the City intends to finalize code changes needed for compliance with HB 1220 as part of the Comprehensive Plan update. Under this ordinance, emergency shelters and emergency housing facilities are defined and permitted as conditional uses in the CB and REC zones. The conditions established in the ordinance for these uses include restrictions on occupancy, density, and location. Occupancy is limited to 10 families or 40 people, whichever is fewer. Density is limited to one continuously operating shelter and one continuously operating emergency housing facility in the city at a time, though exceptions are allowed for disaster situations. Each property must be located at least a half mile away from other emergency housing or emergency shelters, and from PSH and transitional housing properties.

It will be necessary to remove some of the use restrictions in the interim ordinance to accommodate the City's emergency housing target of 329 units. BERK recommends incorporating the interim ordinance into Maple Valley's code, with the modifications listed below. These changes would ensure Maple Valley's allowed uses accommodate emergency housing growth targets. BERK will work with City staff to prepare recommended edits to code language as part of the Comprehensive Plan update.

#### *Recommended Changes to Interim Ordinance – Emergency Housing*

- Change the limits on occupancy and density.
  - Allow emergency housing under the same development standards as hotels in the REC and CB zones. This code supports emergency housing in multistory buildings.
- Remove the requirement that properties must be located at least a half mile away from other emergency housing or emergency shelters, and from PSH and transitional housing properties. It would be challenging to meet growth targets for these housing types with this spacing requirement. Additionally, it is a best practice of providers to cluster services.

#### *Updated Emergency Housing Capacity – With These Changes*

With these changes, the City would have sufficient capacity to accommodate its emergency housing growth target. Exhibit 3 shows the City has surplus low-rise residential capacity of about 240 units. This equals about 10 acres of developable land in the CB zone that could accommodate emergency housing. There is also about 6 acres of developable land in the REC zone. As a conservative estimate, the City can develop at least 3 acres of REC as emergency housing without jeopardizing its employment targets.

The Commerce guidance for housing land capacity analysis provides examples of types of emergency housing that have been built by jurisdictions in nearby communities. The example emergency housing types range in density from 23-122 beds/units per acre. Based on these examples and the local context in Maple Valley, it is reasonable to assume the City could accommodate low-rise emergency housing development in the CB and REC zone at about 40 beds/units per acre.

Given these assumptions and the recommended code changes discussed above, Maple Valley would have more than enough land capacity to accommodate 329 beds/units of emergency housing.

Exhibit 4. Capacity for Emergency Housing with Recommended Code Changes, 2019-2044

Zone	Developable Land	Beds/Units per Acre	Capacity	Need	Capacity Surplus or Deficit
CB	10	40	400	329	191
REC	3	40	120		
TOTAL:			520		

Source: BERK, 2024.

Next Steps

BERK will work with City staff and the Planning Commission to confirm direction on the recommendations in this memo for accommodating housing growth targets.



## Chapter 3: Adequate Provisions Memo

# MEMORANDUM

**DATE:** November 7, 2023

**TO:** Matt Torpey, City of Maple Valley

**FROM:** Casey Bradfield and Ben Silver, BERK Consulting

**RE:** Final Draft Maple Valley 2023 Housing Adequate Provisions Analysis

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## Introduction

Current GMA guidance requires jurisdictions to ensure their comprehensive plan housing elements and related development regulations provide sufficient land capacity to accommodate their allocated housing growth targets. In a prior memo, BERK conducted land capacity analysis and made recommendations for updating development regulations to ensure the City accommodates these targets (see Housing Technical Appendix Chapter 2 – Land Capacity Memo. This memo builds on that work.

In addition to providing sufficient land capacity to meet housing growth targets, current GMA guidance also requires jurisdictions to make “adequate provisions.” Cities must do what is within their power to encourage the kinds of development that will meet housing growth targets. Per RCW 36.70A.070(2)(d), adequate provisions include:

- (i) Incorporating consideration for low, very low, extremely low, and moderate-income households;
- (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- (iii) Consideration of housing locations in relation to employment location; and
- (iv) Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs.

This memo summarizes the adequate provisions analysis BERK conducted in coordination with City staff.

Adequate provisions analysis must be done as part of the Comprehensive Plan update. Actions taken to “make adequate provisions,” however, may be done after the Comprehensive Plan is adopted. Either way, Maple Valley must provide the Department of Commerce with a report detailing progress in implementing the Comprehensive plan five years after its adoption, in 2029. Requirements for the implementation report are outlined in RCW 36.70A.130. They include status updates on housing element implementation and permitting timelines.

## Consideration for All Income Levels

The City's housing growth targets are shown below. These were provided through a state and county process. Together with GMA requirements for land capacity and adequate provisions, these targets ensure Maple Valley considers the housing needs of all income levels in the Comprehensive Plan.

- Maple Valley 2019-2044 Housing Growth Targets
  - **Total Housing Units: 1,720**
    - 0-30% AMI: 827
      - Permanent Supportive Housing (PSH): 285
      - Non-PSH: 542
    - 30-50% AMI: 320
    - 50-80% AMI: 26
    - 80-100% AMI: 72
    - 100-120% AMI: 81
    - >120% AMI: 394
  - **Emergency Housing Units: 329**

## Overcoming Barriers

Jurisdictions are not required under GMA to construct housing or ensure housing is produced. They must, however, identify barriers to housing production and make adequate provisions within their power to accommodate all housing needs. Commerce recommends a three step process for this work: 1) review housing production trends to determine what barriers exist, 2) understand barriers through engagement and completion of checklists, and 3) determine programs and actions to overcome the identified barriers.<sup>1</sup> BERK conducted this analysis in coordination with City staff. Our findings are summarized below.

### Do Housing Barriers Exist in Maple Valley?

BERK analyzed development trends in Maple Valley to identify potential barriers to housing development. We gathered data on recent housing production trends and compared annual unit production compared to annual unit need, consistent with the Commerce methodology. Our findings show that a diverse mix of market rate housing types are being built in the city including low rise apartments, senior living facilities, townhomes, and single family homes. Most new housing units are unaffordable to families earning less than 80% AMI. The primary source of new affordable housing units is anticipated to be the City's inclusionary zoning program. This is a new program expected to produce affordable units in the future as development occurs in the city's centers. The program requires 10% of units in TC and CB zones to be affordable to households earning at or below 70% AMI.

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<sup>1</sup> Washington Department of Commerce, 2023. Guidance for Updating Your Housing Element, pgs. 50-66.

Exhibit 1 shows the number of different types of housing units built or in the permitting pipeline from 2019 to 2023, based on City permitting data. This exhibit also shows the income levels these housing developments are serving or are expected to serve. It shows the estimated yearly average production for each type of housing, and compares this to the yearly average amount needed to meet the City's growth targets. In cases where estimated yearly average production is lower than yearly average need, this indicates possible barriers to housing development that could prevent the City from meeting its growth targets.

Exhibit 1. Production Trends based on 2019-2023 Permitting Data

Housing Growth Targets by Income Level (2019-2044)		Housing Types Serving These Needs	Aggregated Housing Needs	Production (2019-Pipeline)	Yearly Need (2019-2044)	Estimated Yearly Average* (2019-Pipeline)	Possible Barriers to Production?
0-30% PSH	285	Low Rise, ADUs	1,173	32	49	5	Yes
0-30% Other	542						
>30-50%	320						
>50-80%	26						
>80-100%	72	Low Rise	153	334	6	48	No
>100-120%	81						
>120%	394	Single Family, Low Rise Senior Living, Townhomes	394	608	16	87	No

Source: City of Maple Valley, 2023. BERK, 2023.

*\*Note: A 7-year period was assumed to calculate the estimated yearly production average for units that were built or permitted from 2019-2023. This reflects the fact that projects entering the permitting process in 2022 or 2023 might take a couple of years to be built. The actual buildout of all pipeline projects is unknown.*

As shown in Exhibit 1, barriers may exist in Maple Valley that make it harder to develop housing that serves people with incomes below 80% AMI. No units have been built since 2019 that are affordable at this level, and only 32 are in the permitting pipeline. The 32 units are expected to result from pipeline projects built under the City's inclusionary zoning program. The findings in Exhibit 1 reflect regional trends for the cost of new construction. Generally new construction is not affordable to households earning less than 80% AMI unless it is income-restricted, and this is especially true for households earning less than 50% AMI.

Based on the permitting data, there do not appear to be barriers to developing housing that serves people with moderate and higher incomes. Recently built or permitted low rise developments are serving moderate income households. These housing units are all rental apartments and do not include home ownership opportunities. Recently built or permitted low rise developments, townhomes, and single family homes are serving higher income households. These housing units include ownership opportunities as well as senior living opportunities.

## What are the Barriers?

To understand the potential barriers to building housing to meet the needs of all people in Maple Valley, BERK collaborated with City staff to ask for input from community members and housing partners. We

also reviewed Maple Valley's development regulations using barrier review checklists provided by Commerce to support adequate provisions analysis.

### Engagement

Engagement efforts covered a wide range of housing policy topics, including ways to diversify the city's housing stock and reduce barriers to developing missing middle housing, multifamily housing, and affordable housing. Brief summaries of findings from engagement activities relevant to adequate provisions analysis are provided below.

Ideas for reducing housing barriers that came out of the engagement process are listed below:

- Provide short and predictable permitting timelines
- Expand areas where missing middle housing and multifamily housing are allowed under City zoning
- Update City code to clearly define all types of allowed housing and relevant standards
- Maximize SEPA exemptions
- Reduce site design requirements such as parking, open space, setbacks, and tree retention
- Consider public-private partnerships to help finance affordable housing development
- Expand sewer infrastructure in residential areas currently served by septic
- Reduce development fees
- Provide height and bulk bonuses
- Adopt a Multifamily Tax Exemption (MFTE) program

### Housing Focus Group

The City of Maple Valley held a housing focus group on May 11, 2023 to understand what it would take to improve the feasibility of developing missing middle housing, multifamily housing, and affordable housing in Maple Valley. Participants included representatives from the development community, lenders, and the local sewer provider. Of the nine ideas listed above that were heard during engagement efforts, the first seven were brought up during the housing focus group.

The housing focus group members emphasized the importance of short and predictable permitting processes for development financing. They raised the issue that, even with reduced barriers to missing middle and multifamily development, it would take more for affordable housing to pencil out. Participants suggested exploring public-private partnerships, such as donation of publicly-owned land for affordable housing development. Participants also discussed specific parts of the City where lack of sewer infrastructure is a barrier to redevelopment, such as the Charlwood Neighborhood. The Charlwood Neighborhood was rezoned in the past at the request of residents to allow for mixed use low-rise development. There have not been any development applications to date. In addition to lack of public sewer, another barrier to redevelopment in this neighborhood is parcel sizes. The size of individual parcels is small for mixed use development. The City is considering rezoning to R-12 which could allow one property owner to redevelop a site with multiple missing middle housing units.

### Targeted Engagement

The City conducted targeted engagement with community organizations and housing developers in the spring of 2023. The purpose of this engagement was to learn about the perspectives of community members who may be less likely to participate in other engagement opportunities or who may be more likely to be impacted by policy changes as part of the Comprehensive Plan update.

One of the key findings from the targeted engagement was that affordability, particularly housing affordability, is a challenge in Maple Valley. This especially impacts residents with low incomes, renters, single parents, young families, and others facing barriers to stable housing. Participant ideas for addressing the lack of housing affordability included development of more diverse housing types and using new tools such as a multifamily tax exemption. Participants also noted Maple Valley has a need for more social services and transportation solutions other than cars.

### Surveys

The City conducted two surveys in 2023 to inform the Comprehensive Plan update. A survey of business owners was completed in the spring. A survey of the general public was completed in the summer and was focused on housing issues.

Many respondents of the housing survey have faced challenges associated with the high cost of owning a home, consistent with findings of the targeted engagement. Many respondents of the housing survey were open to housing strategies related to expanding sewer lines and reducing development taxes or fees. Both surveys indicated potential community support for mixed use development at the Summit Place property, though there was no clear consensus. Summit Place is a large vacant property currently zoned as an employment center. The City is considering changing to mixed use zoning to make the site more attractive for development and to meet a number of policy goals including meeting jobs targets and expanding housing options.

### Pop Up Tabling

In the spring of 2023, City staff conducted a series of pop-up engagement activities at several locations within Maple Valley that have high foot traffic. One of the questions staff asked community members was “What kinds of housing options does the City need?.” Most input centered on missing middle housing, workforce housing, and starter homes. Some people suggested other types of housing such as special needs housing or multigenerational housing. Some people suggested more single family homes. Others felt the City should not add more housing.

### SKHHP Engagement

SKHHP is a partnership of ten south King County cities plus King County to address affordable housing challenges facing the subregion. Member cities include Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, and Tukwila.

On behalf of Maple Valley, BERK reached out to SKHHP staff in September 2023 for input on the adequate provisions analysis, specifically ways to meet affordable housing needs in the city. SKHHP staff encouraged Maple Valley to consider the following strategies: adopt an MFTE program, donate surplus public land for affordable housing development, and provide incentives for affordable housing development such as allowing height and bulk bonuses, waiving development fees, and providing expedited permitting. They also emphasized the importance of building relationships with affordable

housing developers and making sure they feel welcome and supported through the permitting process. This was one of the key takeaways from a developer roundtable discussion SKHHP held in April, 2023.<sup>2</sup>

SKHHP staff noted that donation of public land for affordable housing could occur either through a direct partnership with a developer or through a community land trust. There are local community land trusts such as Homestead Community Land Trust and Habitat for Humanity. SKHHP offered to help connect Maple Valley with partners like these if the City is interested.

SKHHP staff also encouraged contributing to the SKHHP Housing Capital Fund to support subregional affordable housing needs. It is SKHHP's goal to fund affordable housing developments in each member city over time through pooled resources from every SKHHP Member.

### *Checklists*

Engagement with community members and housing partners was one way the City worked to understand housing barriers in Maple Valley. The City also completed checklists provided by Commerce to help identify barriers. The City chose which checklists to complete based on the findings from the housing production trends analysis, which showed there were likely barriers in Maple Valley for production of affordable low-rise developments. The checklists the City completed were the checklists for low-rise housing, permanent supportive and emergency housing, and local option tools for addressing affordable housing funding gaps. Copies of the completed checklists are attached at the end of this memo.

The checklists identified the following possible actions the City could consider to reduce barriers to the production of income-restricted affordable housing in low-rise zones and help meet Maple Valley's low-income and supportive housing needs:

- Allow higher buildings
- Reduce open space requirements
- Remove or modify development standards for spacing, occupancy, density, and location of supportive and emergency housing
- Determine how to best use funds collected via the Housing and Related Services Sales Tax to support local affordable housing development
- Donate surplus public lands for affordable housing projects
- Waive impacts fees
- Waive application fees
- Adopt an MFTE program

### *Recommended List of Priority Programs & Actions*

After reviewing findings from the engagement and checklists, BERK developed the following list of recommended priority programs and actions for the City to explore to support housing needs. Per Commerce guidance, the City does not need to implement all these things by the deadline for the Comprehensive Plan update, but it will need to report on progress during the 5-year implementation

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<sup>2</sup> A summary of the SKHHP developer roundtable discussion is available at this link:  
<https://skhhp.org/wp-content/uploads/2023/08/April-2023-Joint-Planners-Meeting-Summary.pdf>

report. The first action listed below does need to be completed by the update deadline, because it impacts the City's land capacity for accommodating 20-year growth targets.

- **Update development standards for PSH and emergency housing.** BERK developed recommendations for updating City development standards to reduce barriers and accommodate growth targets for PSH and emergency housing. See Housing Technical Appendix Chapter 2 – Land Capacity Memo.
- **Consider adopting a Multifamily Tax Exemption (MFTE) program.** The City already has a policy in the Comprehensive Plan supporting this (Policy HO-P3.9), and the engagement and checklists completed for the adequate provisions analysis suggest that adopting an MFTE program could be a good way to reduce barriers to meeting Maple Valley's housing needs. While this is the case, it is important to keep in mind that MFTE programs can only subside costs to a point. Adopting an MFTE program could help meet Maple Valley's affordable housing needs, but it would probably not address the needs of the lowest income households.

BERK recommends Maple Valley consider a MFTE program that includes the 12-year option for affordable rentals and the 20-year option for ownership units. BERK also recommends thoughtfully structuring the MFTE program to: identify the zones where the program would apply, consider how the program would work with the City's inclusionary zoning ordinance, set AMI limits that support Maple Valley's housing needs, and understand property tax impacts.

- **Consider creating an affordable housing incentive program.** This strategy was supported by the engagement and checklists completed for the adequate provisions analysis and is allowed under RCW 36.70A.540 and RCW 82.02.060. An affordable housing incentive program could be put in place through code updates and permitting practices, requiring a relatively low commitment of City resources to implement. Program incentives could include fee waivers, height bonuses, reductions in open space requirements, and expedited permitting. As with the MFTE program, BERK recommends thoughtfully setting up the program to be a good fit for Maple Valley.

In terms of impact fee waivers, state law allows a city to grant low-income housing developments a partial exemption of up to 80% of impact fees without the city being required to pay the exempted portion from public funds other than impact fee accounts (RCW 82.02.060(4)). Maple Valley already does this for early learning facilities.

- **Decide how to use funds from the Housing and Related Services Sales Tax.** The City Council is currently exploring the idea of a community land trust. Community land trusts are typically non-profit organizations that own and manage land for the purpose of providing affordable housing and other community assets. When people buy a home on land owned by the trust, it is more affordable because they are only buying the home and not the land. Homeowners usually have a long-term, renewable lease on the land.<sup>3</sup>
- Maple Valley could potentially create its own community land trust, or it could partner with an existing trust such as Homestead Community Land Trust or Habitat for Humanity. A land trust could be

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<sup>3</sup> Grounded Solutions Network. *Community Land Trusts*. Accessed November 2023.  
<https://groundedsolutions.org/strengthening-neighborhoods/community-land-trusts>



supported by funds collected via the Housing and Related Services Sales Tax. The City could also consider donating surplus public land to the trust, and could reach out to other public land owners in the City about doing the same.

If Maple Valley decided not to pursue a community land trust, one other option for using the funds from the Housing and Related Services Sales Tax would be to contribute to the SKHHP capital fund. If the City did this, their contribution could support affordable housing development in any of the SKHHP jurisdictions. While this might not address housing needs in Maple Valley specifically, it would be a good faith effort to address regional affordable housing needs in South King County.

- **Explore partnerships with Soos Creek Water & Sewer District.** One barrier brought up during engagement was lack of sewer infrastructure in some of Maple Valley’s residential areas with older homes. This can be a significant barrier to redevelopment, and especially for redeveloping at higher density levels. Maple Valley is planning to explore possible collaboration with Soos Creek Water & Sewer District to extend sewer to areas currently on septic. BERK supports these plans and recommends prioritizing areas zoned for higher-density development. There may also be opportunities to leverage funding through Commerce’s [Connecting Housing to Infrastructure Program](#) (CHIP).

## Location of Housing and Employment

The third adequate provision required by RCW 36.70A.070(d) is the consideration of housing locations in relation to employment location. Commerce recommends jurisdictions analyze these issues and document their findings. Maple Valley did this work in 2023 as part of updating the Economic Development Element, Land Use Element, Housing Element, and Transportation Element. Some key findings are discussed below.

### *Current Conditions*

#### Jobs Housing Balance

Compared to the size of its residential population, Maple Valley can be considered a bedroom community, with a jobs-to-housing ratio of 0.50. This points to one of Maple Valley’s core advantages: it is a quality residential community with access to regional job centers. The jobs ratio has been increasing over time; in 2010 the ratio was 0.39. One new local employer is Amazon. The company has a distribution center in Maple Valley that employs about 170 associates and 190 contract drivers.

#### Commute Patterns

Only 6% of working residents both live and work in Maple Valley. Most people who live in Maple Valley commute outside of the city for work. Almost 4,000 employees who work in Maple Valley commute in from outside the community for work. On the whole, these commuting workers have lower incomes than those commuting out. Half (47%) come from nearby locations, within 10 miles, while 53% commute from 10+ miles away. There are many reasons why one might choose to live in a different city from one works,

but lower-wage workers commuting in from long distances points to a segment of the local workforce that finds local housing unaffordable.

Of the workforce that lives in Maple Valley, 94% (almost 12,500 people) commute elsewhere for work. Three-quarters of these people commute over 10 miles to their place of employment. Popular destinations include Seattle, Renton, Redmond, Issaquah, and Bellevue.

### Land Use Patterns

The City's current development pattern is suburban. Large areas of the City are developed with low density residential uses. There are commercial hubs along major roads such as SR 169 and Highway 18, with urban design that is largely auto-oriented. The City has a partial network of pedestrian and bicycle routes connecting neighborhoods and commercial hubs.

### *Comprehensive Plan Policy Guidance*

The City considered existing relationships between jobs and housing locations as it updated policy language in the Comprehensive Plan. It is the City's goal to create more jobs in Maple Valley, and to foster development of a walkable, mixed use Downtown where jobs and housing are co-located. The City's existing Comprehensive Plan policies support this, as do existing zoning designations and the Downtown design standards that were adopted in 2023.

The City is emphasizing jobs and the creation of a walkable, mixed use Downtown during the Comprehensive Plan update. It is adopting new policy language to support these goals. For instance, Maple Valley lacks a major job center. Having such a center in the City would improve jobs housing balance and reduce commute times. For many years, the City has intended for the large, undeveloped Summit Place property just south of Tahoma High School to transform into a local employment and job training center. Summit Place has its own Comprehensive Plan land use designation and zoning designation as a Regional Learning and Technology Center. Unfortunately, there have been no development applications for the property. The City is considering new ways to attract development on this site. Comprehensive Plan policy language is being updated to call for reevaluation of allowed land uses, and support for a mix of land uses if necessary to attract development. Job uses would still be the primary land uses, but some housing and parks uses could be allowed as well.

## Role of ADUs

The fourth adequate provision required by RCW 36.70A.070(d) is to consider the role of accessory dwelling units (ADUs) in meeting housing needs. In 2023, HB 1110 and HB 1337 directed all jurisdictions to make significant changes to ADU regulations, including allowing two ADUs per lot in all GMA urban growth areas, and reducing barriers to ADU development related to occupancy, sale, lot size, and parking. Maple Valley plans to update its code to comply with these provisions. Jurisdictions are not required to make these changes until six months after their comprehensive plan periodic update deadline.

City staff reviewed historic ADU production in Maple Valley. It is less than 1 ADU units per year. It is difficult to predict what ADU production trends will be after code updates are made for compliance with HB 1110 and HB 1337. However, it is unlikely there will be a rush of ADU applications, given current levels of community interest and existing sizes of residential lots and homes. City staff and BERK anticipate a modest production increase to about 2 ADU units per year. This is reflected in the housing

land capacity analysis and considerations for whether the City can accommodate housing targets with current zoning (see Housing Technical Appendix Chapter 2 – Land Capacity Memo).

## Next Steps

BERK will work with City staff, the Planning Commission, and City Council to confirm direction on the recommendations in this memo. The final version of this memo will inform the Comprehensive Plan update, related code updates, and the Comprehensive Plan 5-year implementation report.

## Barrier Review Checklists – Maple Valley

### Low-Rise Housing Barrier Review Checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
<b>Development Regulations</b>			
Unclear development regulations	No	Development regulations are clear for low rise development. There have been a number of recent low-rise housing projects.	
High minimum lot sizes	No	CB and TC zones (where most of the City's land capacity is for low-rise housing development) do not have minimum lot sizes.	
Low maximum densities or low maximum FAR	No	The current allowance in CB and TC zones is 24 units/acre (or 36 units/acre in the newly adopted Downtown overlay). Recent development has been about 18 units/acre.	
Low maximum building heights	Yes	Height limits make it so new buildings can really only be 3 stories, maybe 4 if the building has low ceilings.	Maybe. The City could consider allowing additional height in return for affordable units. This might not incentivize developers though, as buildings over 5 stories need a cement base and buildings over 3 stories require an elevator, increasing construction costs. Height limits do not appear to be a barrier for market rate development based on production trends.
Large setback requirements	No	No setback requirements in TC and CB zones, other than 20ft landscaping buffer when adjacent to residential areas.	
High off-street parking requirements	Yes	Current parking requirement is 1 spot for a 1 bedroom and 2 spots for 2+ bedrooms.	No. These parking requirements are high but necessary in Maple Valley. There are limited transit/ped/bike options.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Lack of alignment between building and development codes	No	This has not been a significant issue based on staff knowledge of project applications. The building code and development code are applied separately, which could potentially delay the start of construction. The City could review its internal processes and adjust the process as needed to minimize delays.	
Other (tree retention regulations,)	Yes	A tree ordinance was just passed which increased required tree coverage retention by 5% in all commercial zones. 15% retention is required, or 20% in mixed use zones.	No. The City is unlikely to change this newly adopted requirement. Tree retention supports new GMA guidance on climate.
Other (open space requirements)	Yes	Developers suggested reducing open space requirements for site design as one possible way to reduce barriers, during housing focus group.	Maybe. The City could consider reducing open space requirements in return for affordable units. This does not appear to be a barrier for market rate development based on production trends.
<b>Process Obstacles</b>			
Conditional use permit process	N/A	N/A	
Design review	Yes	Compared to other cities, Maple Valley's design review is not overburdensome, and it serves an important function. The City does offer design and site review at the same time.	No, but the City could promote awareness of the option to complete design and site review at the same time.
Lack of clear and accessible information about process and fees	No	Maple Valley's information is clear. Developers provided positive feedback on this during the housing focus group.	
Permit fees, impact fees and utility connection fees	No	Development fees are minor on the grand scale of development costs, and many are not set by the City. Developers did not bring this up during the housing focus group. They did raise concerns about the costs of extending sewer infrastructure to areas currently on septic, but this is a separate issue.	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Process times and staffing challenges	No	Maple Valley is known for quick process times. Developers provided positive feedback on this during the housing focus group.	
SEPA process	No	Exemptions are already at the max allowed under state law.	
<b>Limited Land Availability and Environmental Constraints</b>			
Lack of large parcels for infill development	Yes	Most of Maple Valley is built out. There are some large undeveloped parcels left, like Summit Place. The City is considering allowing some missing middle housing here, it is currently zoned as an employment center.	Yes. The City could strategically plan for achieving desired jobs and housing numbers at Summit Place. Additionally, the City could work with developers and community members to encourage opportunities for redevelopment.
Environmental constraints	No	This is not a significant issue in TC and CB zones. There are likely some wetlands in Summit Place, but not enough to prevent development.	

## Supplementary Barrier Review Checklist for PSH and Emergency Housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
<b>Development Regulations</b>			
Other	Yes	Maple Valley currently only has an interim ordinance defining where PSH and emergency housing can be built, and applicable development regulations.	Yes. The City intends to update and codify its PSH and emergency housing regulations as part of the Comprehensive Plan update, to ensure adequate land capacity to meet housing targets.
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities)	Yes	Interim ordinance requires ½ mile spacing.	Yes. Consider removing spacing requirement. See recommendations in housing land capacity memo.
Parking requirements	Yes	Lack of clear code for PSH and Emergency Housing.	Yes. Consider applying the same development regulations to PSH and emergency housing as for residential or hotel uses in the applicable zones. See recommendations in housing land capacity memo.
On-site recreation and open space requirements	Yes	Lack of clear code for PSH and Emergency Housing.	Yes. Same as above.
Restrictions on support spaces, such as office space, within a transitional or permanent supportive housing building in a residential zone	N/A	N/A	
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	Yes	Interim ordinance includes occupancy limits.	Yes. Remove occupancy limits per state law. See recommendations in housing land capacity memo.
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	Yes	Interim ordinance includes unique requirements for PSH and emergency housing related to spacing, occupancy, density, and location.	Yes. See recommendations in housing land capacity memo.
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	N/A	N/A	

## Checklist for local option tools for addressing affordable housing funding gaps

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
<b>Housing and related services sales tax (<a href="#">RCW 82.14.530</a>)</b>	Maple Valley adopted Ordinance No. 20-708 to implement the Housing & Related Sales Tax authorized by HB 1590 on October 12, 2020.	The City plans to allocate 40% of these funds to pay for the work of the Community Resource Coordinator. City Council is discussing the best use for the remaining 60%. They are considering giving a percentage to SKHHP to support affordable housing projects in South King County. They are also considering other uses such as a community land trust.
<b>Affordable housing property tax levy (<a href="#">RCW 84.52.105</a>)</b>	Maple Valley adopted Ordinance No. 20-695 to implement the Affordable Housing Tax authorized by HB 1406 on June 22, 2020.	The City plans to allocate funds for rental assistance for City of Maple Valley residents through partnership with the Maple Valley Food Bank. Approximately \$25,000 per year.
<b>REET 2 (<a href="#">RCW 82.46.035</a>) – GMA jurisdictions only and only available through 2025</b>	The City's REET 2 funds support parks. No projects apply to affordable housing.	
<b>Affordable Housing Sales Tax Credit (<a href="#">RCW 82.14.540</a>) – was only available to jurisdictions through July 2020</b>	N/A	
<b>Lodging Tax (<a href="#">RCW 67.28.150</a> and <a href="#">RCW 67.28.160</a>) to repay general obligation bonds or revenue bonds</b>	N/A (No hotels in City)	
<b>Mental Illness and Drug Dependency Tax (<a href="#">RCW 82.14.460</a>) – jurisdictions with a population over 30,000</b>	N/A	
<b>Donating surplus public lands for affordable housing projects (<a href="#">RCW 39.33.015</a>)</b>	The City has not done this before.	This idea was raised by developers during the housing focus group and was also supported by SKHHP staff. The City could consider working with other public entities that hold property in the City, to donate land as a way to reduce funding barriers to affordable housing.
<b>Impact fee waivers for affordable housing projects (<a href="#">RCW 82.02.060</a>)</b>	The City has not done this before.	The City could consider waiving impact fees. The City would need to study funding implications, as impact fee waivers for affordable housing must be paid back either out of impact fee funds or general funds under RCW 82.02.060.



Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
<b>Application fee waivers or other benefits for affordable housing projects (<a href="#">RCW 36.70A.540</a>)</b>	The City has not done this before.	The City could consider waiving building permit fees for affordable housing. This could potentially be done as part of an affordable housing incentive program under RCW 36.70A.540 that also provided height bonuses or bulk bonuses associated with reductions in open space requirements. The City would need to study the requirements for such a program and how to structure it in the best way for Maple Valley.
<b>Multifamily Tax Exemption (MFTE) with affordable housing requirement (<a href="#">RCW 84.14</a>)</b>	The City has not done this before.	Policy HO-P3.9 in the City's current Comprehensive Plan Housing Element supports considering an MFTE program. The City could study the best way to create a program, and codify it.
<b>General funds (including levy lid lifts to increase funds available)</b>	No general funds directly support affordable housing. Some funds are being used to support the Comprehensive Plan update.	No current plans.

\* Some tools may be unavailable for certain jurisdictions. For example, only GMA jurisdictions can use REET 2, or the surrounding county may have already implemented the housing and related services sales tax. See MRSC's summary of [Affordable Housing Funding Sources](#) for more details and the Association of Washington Cities (AWC)/MRSC booklet on [Homelessness & housing toolkit for cities](#) (2022).

# Community Engagement Appendix

## Introduction

The City of Maple Valley conducted a wide range of activities to engage community members and local businesses in the 2024 periodic update of the Comprehensive Plan. Efforts were made to reach people of all ages, income levels, and backgrounds. Following is an overview of engagement activities. More detailed information is provided in attachments at the end of the document.

## Overview of Engagement Activities

### Open Houses

The City held open houses to raise awareness of the Comprehensive Plan update and to ask for public input. Two open houses were held in early 2023 to kick off the plan update. The first was an in-person event held on January 20 that included free pizza and children's activities. The second was a virtual event held on February 1. Another in-person open house was held a year later, on February 2, 2024. At this event, the Planning Commission presented a draft plan to the public and asked for feedback.

### Surveys

The City conducted two surveys in 2023 to inform the Comprehensive Plan update. A survey of business owners was completed in the spring. A survey of the general public was completed in the summer and was focused on housing issues.

#### *Business Survey*

The City of Maple Valley conducted a survey of current and prospective owners and leaders of businesses located within Maple Valley city limits. The survey was open for 2.5 weeks from March 15 through April 2, 2023. During this time, 72 eligible individuals submitted survey responses.

#### *Housing Survey*

The City of Maple Valley conducted a community survey focused on housing in Maple Valley. The survey was open for 3.5 weeks from June 1 through June 25, 2023. During this time, 536 people, including 499 residents or nearly 2% of the City's residents, submitted survey responses.

### Housing Focus Group

The City of Maple Valley held a housing focus group on May 11, 2023 to understand what it would take to improve the feasibility of developing missing middle housing, multifamily housing, and affordable housing in Maple Valley. Participants included representatives from the development community, lenders, and the local sewer provider.

## Targeted Engagement

The City conducted interviews with representatives from community organizations in the spring of 2023. The purpose of this engagement was to learn about the perspectives of community members who may be less likely to participate in other engagement opportunities or who may be more likely to be impacted by policy changes as part of the Comprehensive Plan update.

## Pop Up Tabling

In the spring of 2023, City staff conducted a series of pop-up engagement activities at several locations within Maple Valley that have high foot traffic. Participants provided input on Maple Valley's strengths and weaknesses, their visions for the future of Maple Valley, and the kinds of housing options the city needs.

## Student Engagement

On May 17, 2023, City staff and BERK met with the We the People class at Tahoma High School to share information about the Comprehensive Plan and to ask for input on how the community should grow in the future. The students discussed the same questions as were used for pop up tabling. They brought up many of the same ideas heard during pop up tabling. They also provided new insights on the public service needs of teens and considerations for school facility planning and traffic safety.

## Public Meetings of City Commissions and Council

Public meetings were held throughout the planning process to discuss Comprehensive Plan topics and update needs. Most Planning Commission meetings held in 2023 and early 2024 had the Comprehensive Plan on the agenda. The Planning Commission provided periodic status updates at City Council meetings on the comprehensive planning process. The Economic Development Commission also held a series of meetings in 2023 to review and recommend updates to the Economic Development Element of the plan.

## Attachments

The following attachments provide more detailed information about engagement activities.

- Business Survey Summary
- Housing Survey Summary
- Housing Focus Group Summary
- Targeted Engagement Summary
- Pop Up Engagement Summary

# Business Survey Findings

Maple Valley Comprehensive Plan | May 2023

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# Overview

The City of Maple Valley conducted a survey of current and prospective owners and leaders of businesses located within Maple Valley city limits. The survey was open for 2.5 weeks from March 15 through April 2, 2023. During this time, 72 eligible individuals submitted survey responses. The City of Maple Valley advertised the survey through several channels, including:

- Email notification to everyone that receives City notices.
- Email notification to all email addresses associated with a business license in Maple Valley.
- Presentation at the Chamber of Commerce.

## Key Input from Participants

- **Maple Valley's Overall Business Climate.** Most respondents (78%) have a favorable view of conducting business in Maple Valley. Respondents viewed Maple Valley's new residential development and access to customers as the most favorable aspects of business in Maple Valley, and the cost of business as the aspect with the most negative impact. Responses are shown in Exhibit 9 and Exhibit 10.
- **Challenges.** The challenges that respondents most commonly noted include the high cost of conducting business (39%), reaching customers (35%), and recruiting or retaining employees (31%). Responses are shown in Exhibit 11.
- **Changes since the COVID-19 Pandemic.** A majority of respondents (58%) cited increased supply costs as a change since the onset of the COVID-19 pandemic. 42% have experienced supply shortages or disruptions. Responses are shown in Exhibit 12.
- **City-Led Business Supports.** The survey asked respondents to identify supports that the City and Economic Development Commission (EDC) could provide to support respondents' businesses. No more than about one-third of respondents (a maximum of 38%) expressed interest in any one type of business support. Two of the three most common responses were related to decreasing the costs of doing business – access to capital (38%) and recruitment of affordable spaces for businesses (32%) – and the other was related to improving City infrastructure (34%). Respondents also identified job training and educational supports that would be helpful to themselves or their employees, with 41% expressing an interest in trainings on marketing via social media and the internet and 30% expressing an interest in business planning training. Notably, just 4% of respondents expressed an interest in the City or EDC providing job training or education, so respondents may be interested in these types of training from sources other than the City. Full responses are shown in Exhibit 13 and Exhibit 14.
- **City-Organized Events.** Nearly half of respondents (47%) view City-organized events including Maple Valley Days, Hometown Holidays, and Farmer's Markets as having a positive impact on their businesses, and nearly half (44%) identify no impact. In additional comments, some respondents also mentioned the impacts of the Ironman competition held in Maple Valley each year. In identifying

opportunities for the City to better support businesses during these events, the largest proportions of respondents selected increased coordination with businesses (40%) and increased public marketing and communications (32%). Responses to these questions are available in Exhibit 15 and Exhibit 16.

- **Future Business Plans.** Most respondents (89%) reported that it is very or somewhat likely that their business will continue operating in Maple Valley in the next five years. Most respondents either have longer-term leases that extend beyond 12-18 months (41%) or either do not currently have business leases or are unsure about their lease renewal (40%), while 19% of respondents' business leases will expire in the next 12-to-18 months. Responses to these questions are available in Exhibit 17 and Exhibit 18.
- **Future of Maple Valley.** Respondents recommended the City recruit a wide range of businesses and job types to the city, including arts, entertainment, and recreation (44%), professional, scientific, and technical services (32%), and accommodation and food services (31%). Respondents also provided input on the best uses of the 120-acre property adjacent to Tahoma High School, with the largest proportion of respondents selecting open space (38%), followed by a commercial district (31%) and mixed-use development (29%). A full list of responses is available in Exhibit 19 and Exhibit 20.

# Detailed Findings

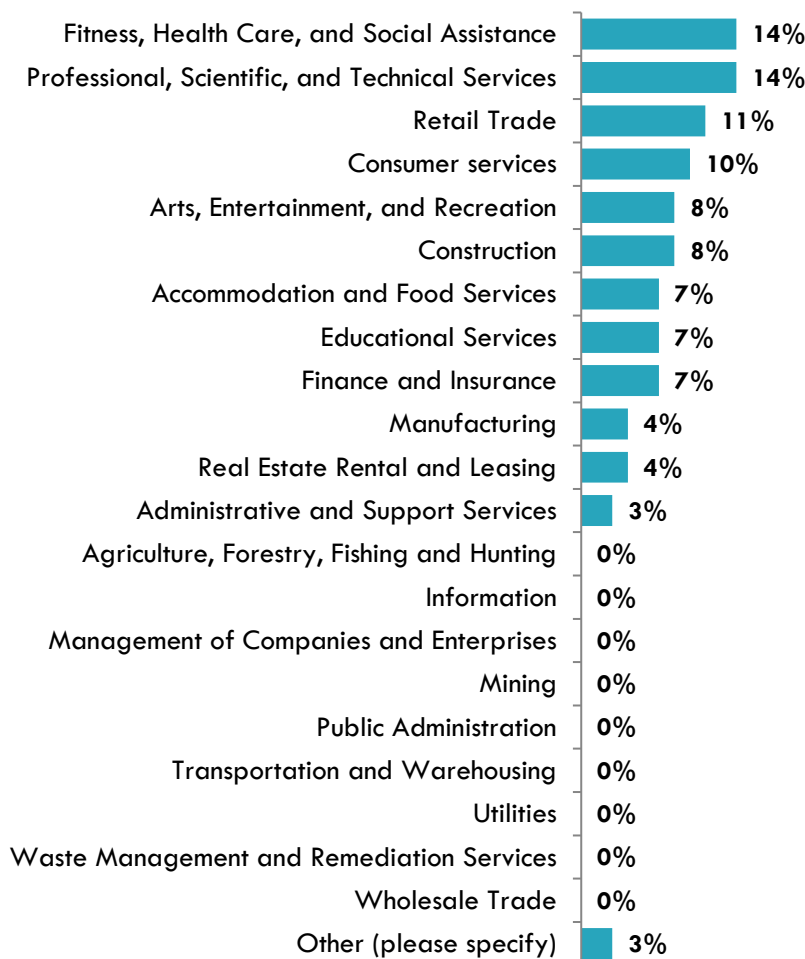
## Overview of Respondents' Businesses

### Business Attributes

Exhibit 1 shows the industries that respondents' businesses represent. No one industry type represented a majority of respondents. The largest proportions of respondents' businesses are in the fitness, health care, and social assistance industry (14%) and the professional, scientific, and technical services industry (14%). Other industries represented by relatively large proportions of respondents' businesses include retail trade (11%) and consumer services (10%).

#### Exhibit 1. Industries Represented by Respondents' Businesses (n = 72)

Survey Question: What industry does your business represent?



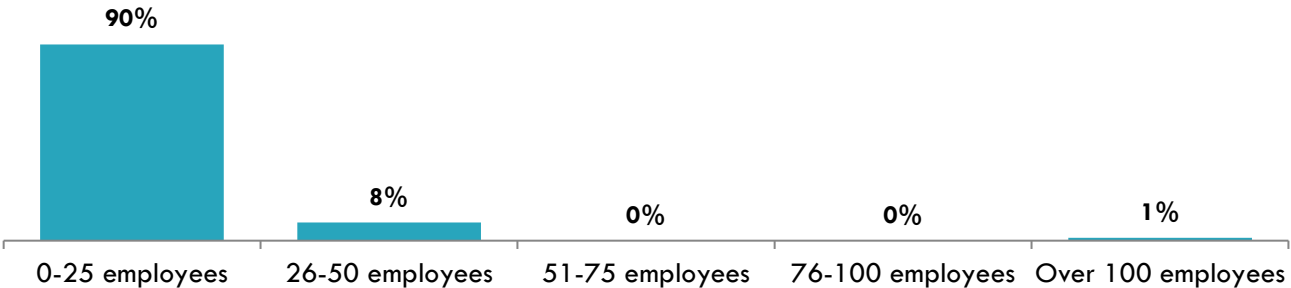
Note: We recategorized the responses of some respondents who selected the "Other" option.

Source: BERK, 2023.

Exhibit 2 shows the number of employees at each surveyed business. Most businesses (90%) have 0-25 employees.

**Exhibit 2. Number of Employees at Respondents' Businesses (n = 72)**

Survey Question: How many people does your business employ?

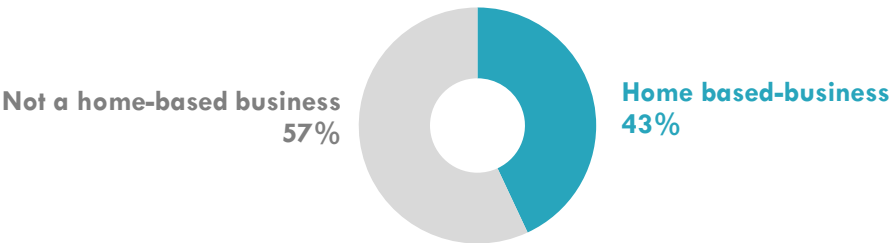


Source: BERK, 2023.

Exhibit 3 shows the proportion of respondents who operate either home-based businesses or businesses operated outside the home. A notable proportion of respondents operate each type of business, with businesses operated outside the home comprising a slight majority (57%).

**Exhibit 3. Proportion of Respondents' Businesses that are Home-Based (n = 72)**

Survey Question: Is your business a home-based business?

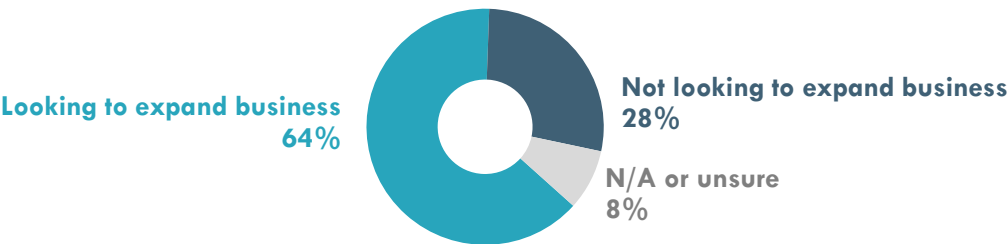


Source: BERK, 2023.

Exhibit 4 shows that a majority (64%) of respondents are looking to expand their businesses in the near future, while the remaining 36% of respondents either are not looking to expand or are unsure of their future plans for expansion.

**Exhibit 4. Expansion Status of Respondents' Businesses (n = 72)**

Survey Question: Are you looking to expand your business?



Source: BERK, 2023.

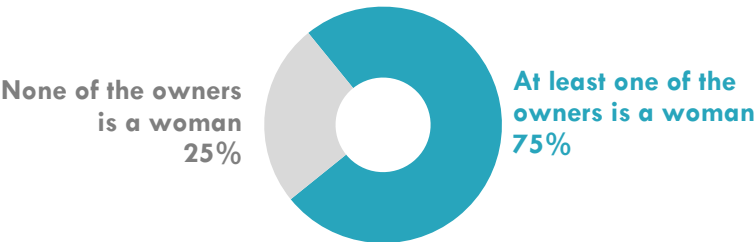


# Owner Demographics

Survey respondents identified the demographics of their businesses' ownership.  
Exhibit 5 shows that 75% of respondents' businesses are owned by at least one woman.

**Exhibit 5. Prevalence of Woman Ownership in Respondents' Businesses (n = 72)**

Survey Question: Is any one of the owners of your business a woman?

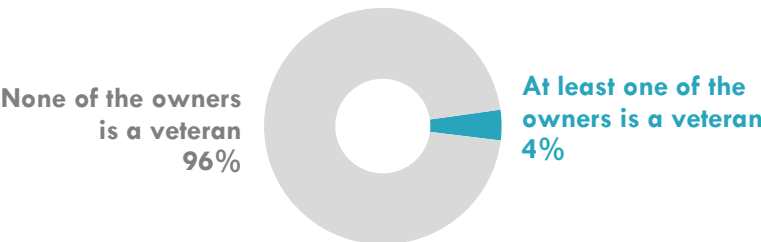


Source: BERK, 2023.

Nearly all (96%) are not veteran-owned businesses, as Exhibit 6 shows.

**Exhibit 6. Prevalence of Veteran Ownership in Respondents' Businesses (n = 72)**

Survey Question: Is any one of the owners of your business a veteran of the U.S. Armed Services?

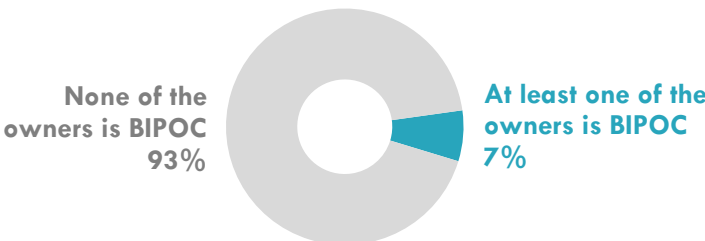


Source: BERK, 2023.

Exhibit 7 shows that 7% of respondents report working for a business owned by at least one person who is Black, Indigenous, or a person of color.

**Exhibit 7. Prevalence of BIPOC Ownership in Respondents' Businesses (n = 72)**

Survey Question: Is any one of the owners of your business Black, Indigenous, or a person of color (BIPOC)?



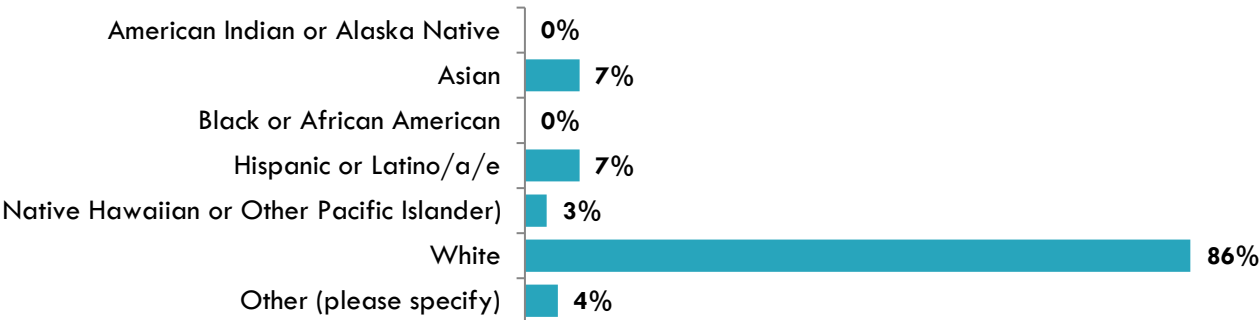
Source: BERK, 2023.

## Respondent Demographics

Survey respondents also identified their own race(s) and/or ethnicity(ies), shown in Exhibit 8. Respondents could select more than one race or ethnicity to represent a more accurate view of their racial identity. Most respondents (86%) identified as White. Asian and Hispanic or Latino respondents each comprised 7% of the total respondent pool. Native Hawaiian or other Pacific Islanders comprised 3%, and 4% reported an “other” race or ethnicity. No respondents self-identified as Black or African American or American Indian or Alaska Native.

**Exhibit 8. Respondents' Self-Identified Race(s) and Ethnicity(ies) (n = 71)**

Survey Question: What is your race or ethnicity? Check all that apply.



*Note: Totals do not sum to 100% because respondents could select multiple options.*

Source: BERK, 2023.

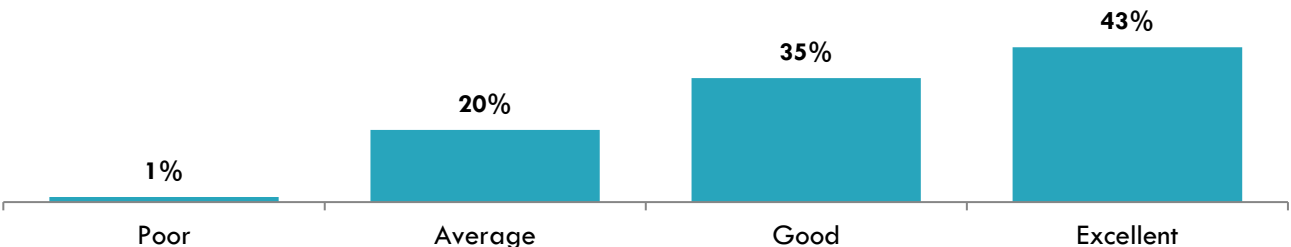
## Respondent Opinions

### Maple Valley's Overall Business Climate

Exhibit 9 shows that most respondents have a positive view of Maple Valley as a place to conduct their business relative to experiences or impressions of other cities or towns. More than three-quarters of respondents view it as an “excellent” (43%) or “good” (35%) place to do business. 20% and 1% find Maple Valley to be an “average” or “poor” place to do business respectively.

**Exhibit 9. Overall Opinion of Operating Business in Maple Valley (n = 69)**

Survey Question: What is your overall opinion of Maple Valley as a place to conduct business compared to other cities or towns?

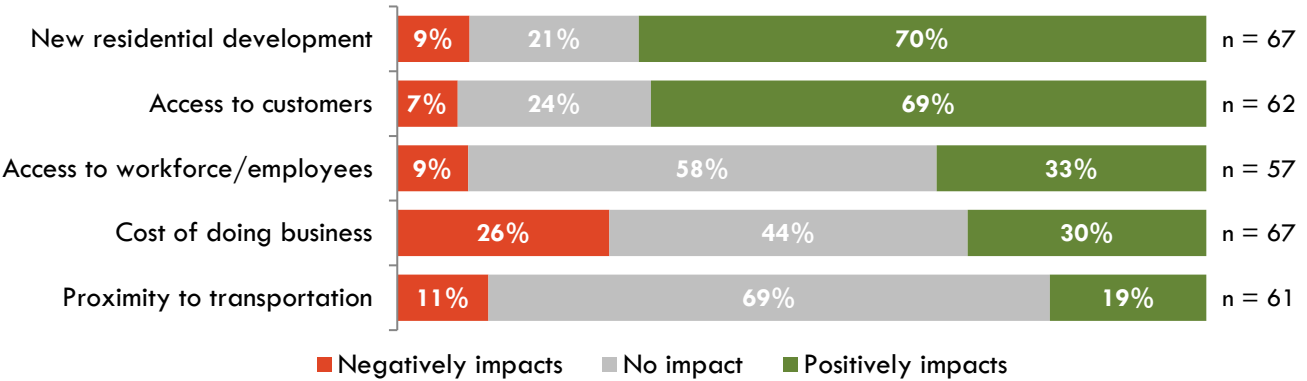


Source: BERK, 2023.

Respondents rated a series of factors as having a negative, neutral, or positive impact on their choice to do business in Maple Valley or consideration in starting to do business in Maple Valley, shown in Exhibit 10. The factors that most positively impacted respondents' choice or consideration to operate businesses in Maple Valley include new residential development (70%) and access to customers (69%). Access to workforce/employees, cost of doing business, and proximity to transportation were seen as predominantly neutral to negative. Of these three factors, the highest proportion of respondents identified cost of business as a negative impact.

**Exhibit 10. Impacts on New and Continued Business Operation in Maple Valley**

Survey Question: Please rate how each of the following aspects of Maple Valley impacts your choice to continue to do business in Maple Valley or desire to do start doing business in Maple Valley.



Source: BERK, 2023.

Respondents could provide additional comments in response to this question. Ideas from the seven respondents who commented include:

- A positive impact to businesses is the ability to participate in local sales that draw large crowds. However, specifically farmers' markets events on City property can be difficult to access.
- Opening additional businesses throughout the city has a positive influence on nearby businesses.
- Customers' values and changes in spending patterns can impact business.
- Lack of availability of high-speed internet inhibits business growth.
- Other negative impacts to business include vandalism, theft, traffic, and limited office space, which increases the cost of acquiring space

# Challenges

Exhibit 11 shows challenges that respondents’ businesses face. The challenges that respondents most commonly noted include the high cost of doing business in Maple Valley (39%), reaching customers (35%), and recruiting or retaining employees (31%).

**Exhibit 11. Challenges Faced by Respondents’ Businesses (n = 65)**

Survey Question: What are the main challenges your business faces? Check all that apply.



Source: BERK, 2023.

Respondents could provide additional comments in response to this question. Ideas from the 13 respondents who commented include:

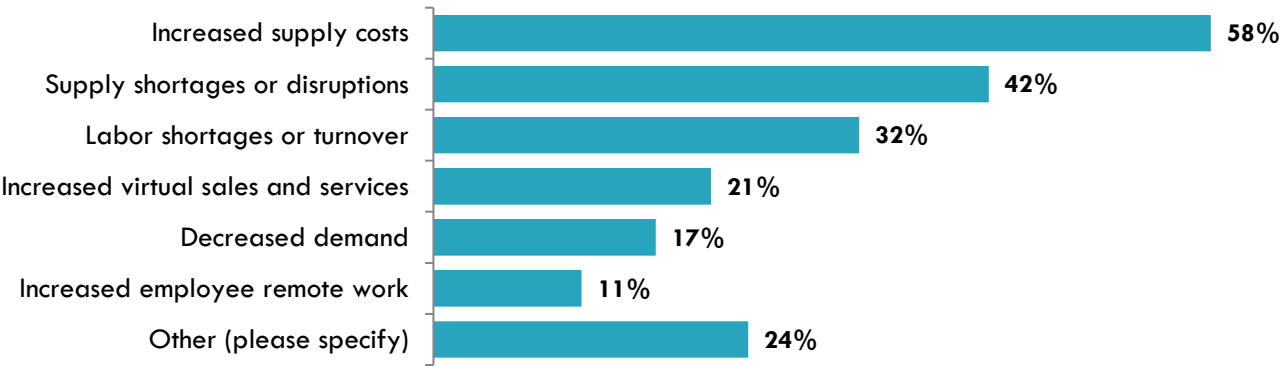
- Financial challenges, including access to capital and high interest rates.
- Scarcity of commercial and retail space and challenges with landlords/leases.
- Traffic congestion.
- Broadband and high-speed internet infrastructure limitations.
- Too few volunteers.
- Changes in consumer spending habits.
- Vandalism and theft.
- Signage restrictions.
- Concerns with people experiencing homelessness near retail locations.

# Changes since the COVID-19 Pandemic

Exhibit 12 shows changes that respondents' businesses have faced since the onset of the COVID pandemic. The most commonly felt impacts were increased supply costs (58% of respondents) and supply shortages (42% of respondents).

**Exhibit 12. Changes since the Onset of the COVID-19 on Respondents' Businesses (n = 60)**

Survey Question: What significant changes has your business experienced since the onset of the COVID-19 pandemic? Check all that apply.



Source: BERK, 2023.

Respondents could provide additional comments in response to this question. Many of the 17 respondents who commented reiterated ideas already reflected in the options shown in the exhibit. New ideas from the respondents who commented include:

- Increases in the costs of rent and utilities.
- Challenges associated with government regulations and shutdowns, including the inability to host events in person.
- Lack of government assistance.
- Failing facility infrastructure.
- Positive changes, including increased business.

# City-Led Business Supports

Exhibit 13 shows the types of business supports from the City and Economic Development Commission (EDC) that respondents would find most helpful. The largest proportions of respondents would like access to capital (38%), infrastructure improvements (34%), and recruitment of affordable spaces for businesses (32%). Few respondents are interested in job training or education from the City or EDC (4%), new business orientations (6%), or recruitment of affordable housing (8%).

**Exhibit 13. Types of Supports needed for Respondents’ Businesses (n = 59)**

Survey Question: What could the City and Economic Development Commission provide that would offer the most support for your business? Check all that apply.



Source: BERK, 2023.

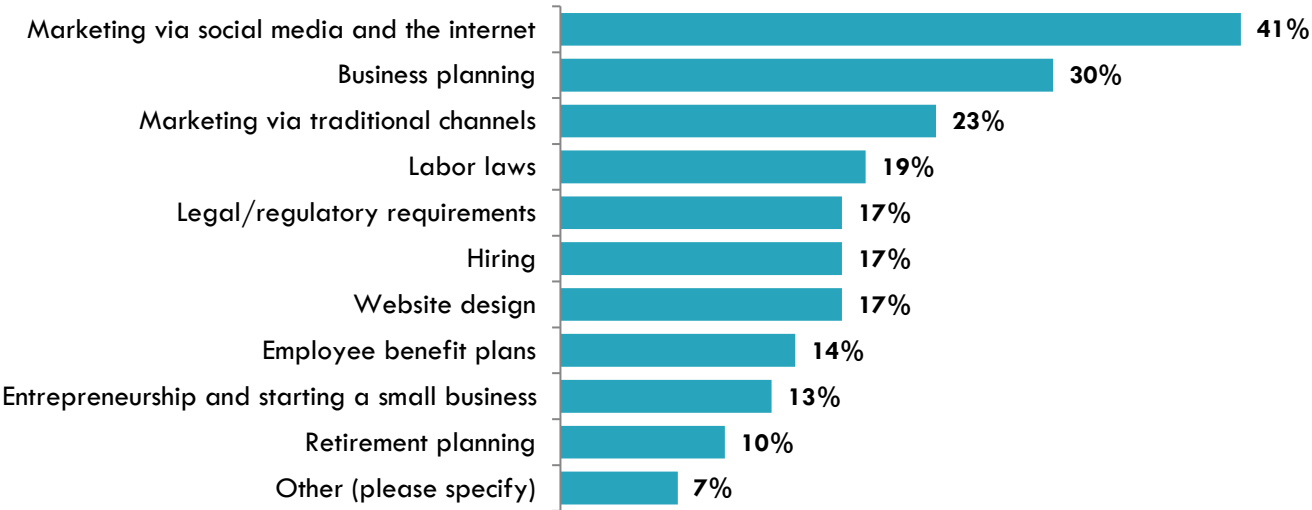
Respondents could provide additional comments in response to this question. Some of the 14 respondents who commented reiterated ideas already reflected in the options shown in the exhibit. New ideas from the respondents who commented include:

- Appreciation for the City’s exiting support.
- Recruit more warehousing spaces.
- Improve cell phone coverage and expand high speed fiber optic internet.
- Address crime.
- Offer more opportunities to support non-franchise businesses and small businesses.

Exhibit 14 shows the types of job training or education services that respondents identify that would be most helpful for themselves or their employees. The largest proportion of respondents (41%) identified social media marketing as the most useful training topic, followed by business planning (30%) and traditional marketing (23%).

**Exhibit 14. Respondents’ Interest in Types of Job Training and Education Supports (n = 51)**

Survey Question: What types of job training or education would be most helpful for you or your employees? Check all that apply.



Source: BERK, 2023.

Respondents could provide additional comments in response to this question. Some of the five respondents who commented reiterated ideas already reflected in the options shown in the exhibit. New ideas from the respondents who commented include:

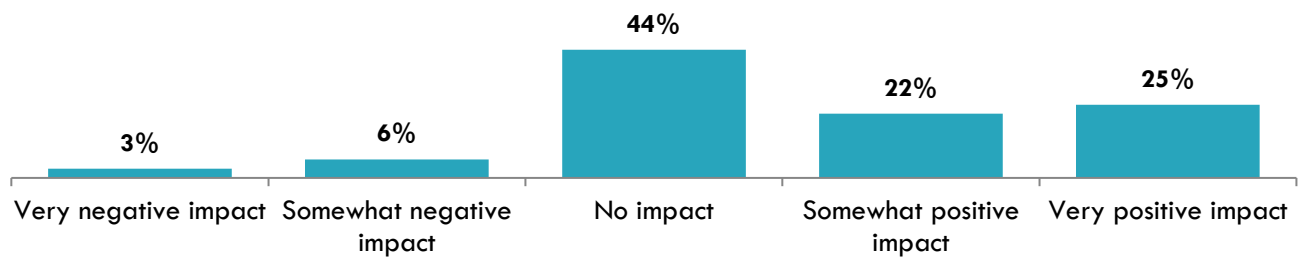
- Bookkeeping and basic tax accounting.
- Jobsite safety.

# City-Organized Events

Exhibit 15 shows respondents' ratings of how City-organized events in Maple Valley impact their businesses. Nearly half of respondents view City-organized events as having either a very (25%) or somewhat (22%) positive impact on their businesses, and nearly half (44%) identify no impact. The remaining 9% identify a somewhat or very negative impact. While there is not information on why this is the case, anecdotes from comments provided in response to the question shown in Exhibit 10 indicate that events that draw large crowds into town can give businesses an opportunity to participate in local sales to drive business.

**Exhibit 15. Impacts of Community Events on Businesses (n = 64)**

Survey Question: What kind of impact do the following City-organized community events have on your business: Maple Valley Days, Hometown Holidays, and the Farmer's Market?



Source: BERK, 2023.

Respondents could provide additional comments in response to this question. Ideas from the four respondents who commented include:

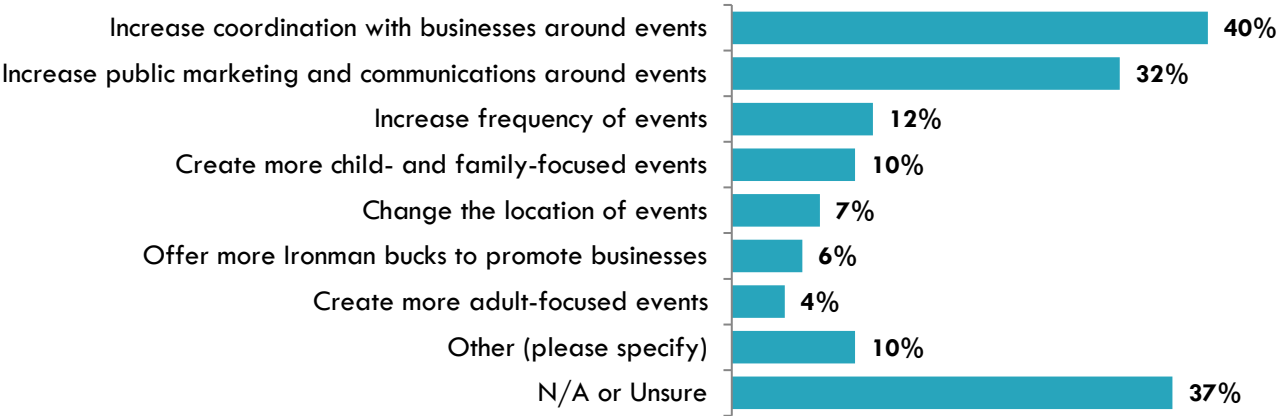
- A desire for new marketing opportunities at events for new businesses.
- One respondent observed that despite participating in these events, no client has reached out from advertising at city-organized community events.



Exhibit 16 shows respondents' interest in supports that the City could offer to ensure that community events positively impact their businesses. The largest proportion of respondents (40%) want the City to increase coordination with businesses regarding events, while the support selected by the next largest proportion of respondents (32%) is for the City to increase public marketing and communications regarding events. Few respondents want the City to increase frequency of events, create more events focused on specific age groups like children/families or adults, change the location of events, or offer more Ironman bucks. Over one-third (37%) of respondents either do not seek any additional City support through events or are unsure of potential supports that would be helpful.

**Exhibit 16. Respondents' Interest in City Support for Businesses During Community Events (n = 68)**

Survey Question: How could the City better support your business through its organized community events (Maple Valley Days, Hometown Holidays, and the Farmer's Market)? Check all that apply.



Source: BERK, 2023.

Respondents could provide additional comments in response to this question. Ideas from the seven respondents who commented include:

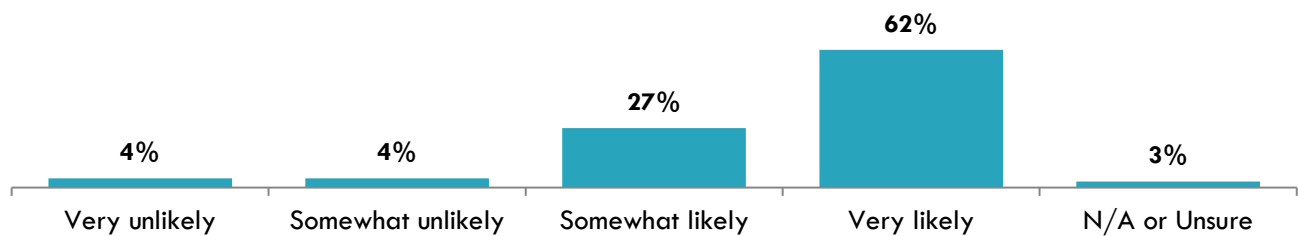
- Support for the importance and format of existing events.
- Desire for events to be more accessible for business participation, sponsorship, and volunteership.
- Desire for increased access to financial resources from local lenders.
- Concern that Ironman doesn't prioritize hiring or contracting with MV based businesses.
- Desire for a shift in the City's focus from Four Corners to other commercial areas.

## Future Business Plans

Exhibit 17 shows that most businesses are very likely (62%) or somewhat likely (27%) to continue to operate in Maple Valley in the next five years. 11% of businesses are either unsure or unlikely to continue operating in Maple Valley in the next five years.

**Exhibit 17. Businesses' Likelihood of Continued Operation in Maple Valley (n = 71)**

Survey Question: What is the likelihood that your business will be located in Maple Valley in 5 years?

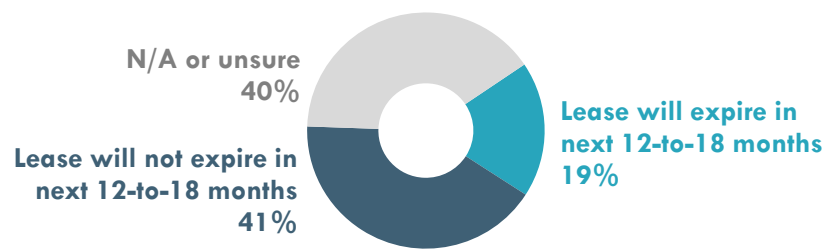


Source: BERK, 2023.

Exhibit 18 shows the lease status of respondents' businesses. 41% of respondents have longer-term leases that extend beyond 12-18 months and 40% of respondents either do not currently have business leases or are unsure about their lease renewal, which may be related to the prevalence of home-based businesses as shown in Exhibit 3. 19% of respondents have leases that will expire in the next 12-18 months.

**Exhibit 18. Lease Expiration Timeline for Respondents' Businesses (n = 70)**

Survey Question: If you currently have a lease for your business, will it expire within the next 12-to-18 months?



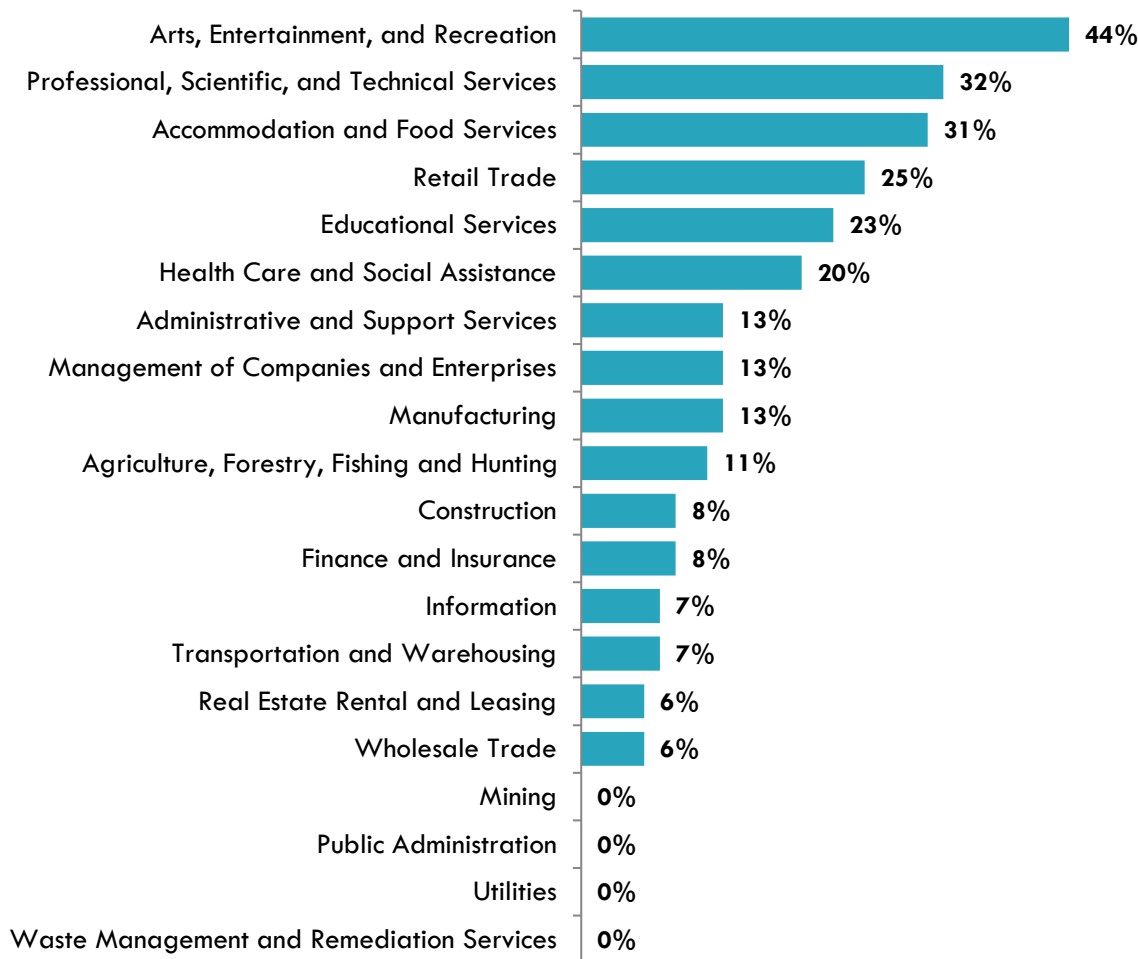
Source: BERK, 2023.

# Future of Maple Valley

Exhibit 19 shows the types of industries and jobs that respondents would like the City to recruit. The largest proportion of respondents (44%) would like to see the city recruit jobs in the arts, entertainment, and recreation industry. The next largest proportions of respondents would like the City to recruit businesses and jobs in professional, scientific, and technical services (32%) and accommodation and food services (31%).

**Exhibit 19. Respondents' Selection of Types of Businesses and Jobs to Recruit to Maple Valley (n = 60)**

Survey Question: What types of businesses and living-wage jobs should the City recruit to Maple Valley?  
Check all that apply.



Source: BERK, 2023.

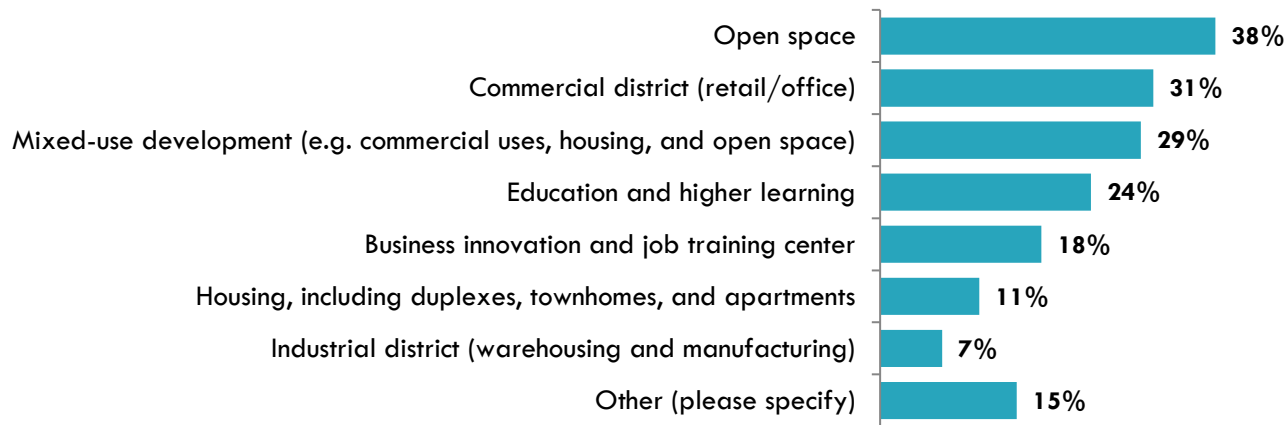
Respondents could provide additional comments in response to this question. Ideas from the two respondents who commented include:

- A recommendation to model Maple Valley after a place like Davis, California for its preservation of the community’s agricultural feel alongside a walkable, friendly downtown space.
- A suggestion that recruitment is unnecessary given recent growth in population and small business ownership, with a recommendation to instead support existing businesses.

Exhibit 20 shows respondents’ preferred land uses for the 120-acre vacant property near the Tahoma High School. Respondents could select up to three land use options from a list of seven potential uses and an open-ended “other” response. The largest proportion of respondents (38%) selected that it should be retained as open space. Other options selected by the largest proportions of respondents included a commercial district (31%) and mixed use development (29%). Few respondents selected housing (11%) or industrial (7%) uses for this property.

**Exhibit 20. Respondents’ Preferred Land Uses of the Summit Place Property (n = 68)**

Survey Question: What do you believe to be the best use(s) of the 120-acre vacant Summit Place property by the Tahoma High School? Select up to three options.



Source: BERK, 2023.

Respondents could provide additional comments in response to this question. Many of the 11 respondents who commented reiterated ideas already reflected in the options shown in the exhibit. New ideas from the respondents who commented include:

- A center for business tradeshow and a marketing hub.
- A space for kids to enjoy.

**Other Feedback**

The survey concluded by asking respondents to share any additional comments about business in Maple Valley. Many of the 18 respondents who commented reiterated ideas already reflected in the options shown in the exhibit. New ideas from the respondents who commented include:

- Gratitude for the City’s support to businesses.
- Concern that City decision-making doesn’t adequately prioritize small business owners.
- A request to adequately prioritize the north end of the City.

# Housing Survey Findings

Maple Valley Comprehensive Plan | **DRAFT for Planning Commission Review July 12, 2023**

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# Overview

The City of Maple Valley conducted a community survey focused on housing in Maple Valley. The survey was open for 3.5 weeks from June 1 through June 25, 2023. During this time, 536 people, including 499 residents or nearly 2% of the City's residents, submitted survey responses. See Respondent Demographics for details about who responded. The City of Maple Valley advertised the survey through several channels, including:

- Outreach at the Farmers Market and Maple Valley Days
- Posts on social media, including Facebook and Twitter
- Email outreach to the HOA list and City e-notification list
- Content on the City website
- Advertisements via changeable reader board construction signs

## Key Input from Respondents

- **Most respondents currently live in single-family homes and want to continue to do so over the next 20 years.** (See respondents' current housing in Exhibit 6 and preferred future housing in Exhibit 13.) Most respondents also have to climb stairs in their current home (see Exhibit 8), which could present a challenge for aging in place for older respondents.
- **Many respondents have faced challenges associated with the high cost of owning a home, and a sizable proportion of respondents are unsure/neutral or think it is likely that they will have to move out of the city due to displacement factors in the next five years.** (See Exhibit 9 for housing challenges and Exhibit 10 for anticipated likelihood of moving.) Two-thirds of respondents think taxes are rising too quickly, and nearly one-half think it costs too much to buy a home (see Exhibit 11). However, many respondents expressed opposition to building affordable housing and higher density housing, which are often tools to relieve housing demand and displacement.
- **Many respondents were open to growth strategies related to expanding sewer lines and reducing development taxes or fees.** The survey asked respondents about potential strategies the City is considering to meet State growth requirements for housing. Strategies with the most support or neutrality include expanding sewer lines (58%) and reducing development taxes or fees (51%) (see Exhibit 12.) About half or more of respondents oppose all other proposed strategies.
- **Many respondents shared opposition to development and growth in the community.** When asked about the future of the city and when asked to provide open-ended feedback, many respondents expressed preference for limiting new growth and development.
- **There is no clear consensus among respondents about the best use(s) of the vacant property by Tahoma High School.** Less than half of respondents included any available option within their top three options. Options with the most support include some component of retail, dining, and offices (see Exhibit 14).

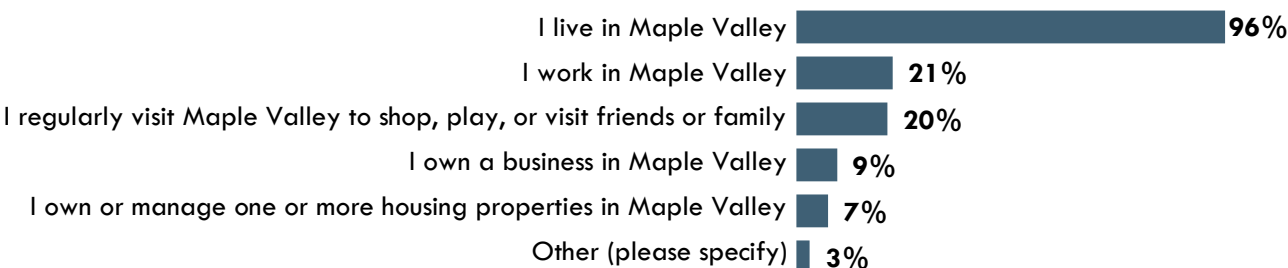
# Respondent Demographics

The following section presents a summary of respondents' demographics. See the Housing Needs Assessment for a summary of all Maple Valley residents' demographics.

Exhibit 1 shows respondents' connections to Maple Valley. Most respondents (96%) live in Maple Valley. One in five respondents (21%) works in Maple Valley and one in five (20%) regularly visits Maple Valley to shop, play, or visit friends or family. Some respondents also own a business (9%) or own or manage one or more housing properties (7%) in Maple Valley. Respondents' "other" connections to Maple Valley include having grown up in the city; sending children to school in the city; or living nearby.

## Exhibit 1. Respondents' Connections to Maple Valley (n = 521)

Question: "Your connections to the City. Check all that apply."

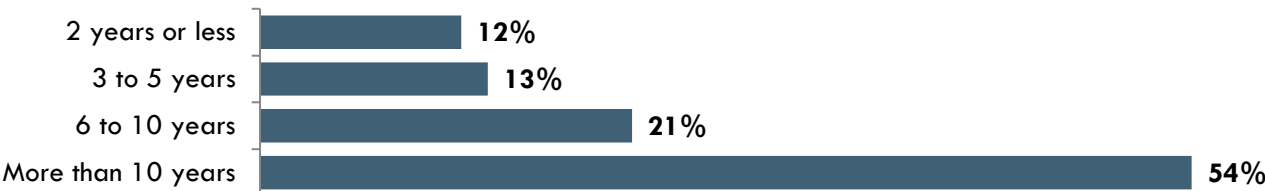


Source: BERK, 2023.

Exhibit 2 shows the length of time respondents have lived or worked in Maple Valley. More than half of respondents (54%) have lived or worked in Maple Valley for more than 10 years; one in five (21%) have lived or worked in Maple Valley between six and ten years; and one-quarter (25%) have lived or worked in Maple Valley for five years or less.

## Exhibit 2. Length of Time Respondents have Lived or Worked in Maple Valley (n = 517)

Question: "How long have you lived or worked in Maple Valley?"

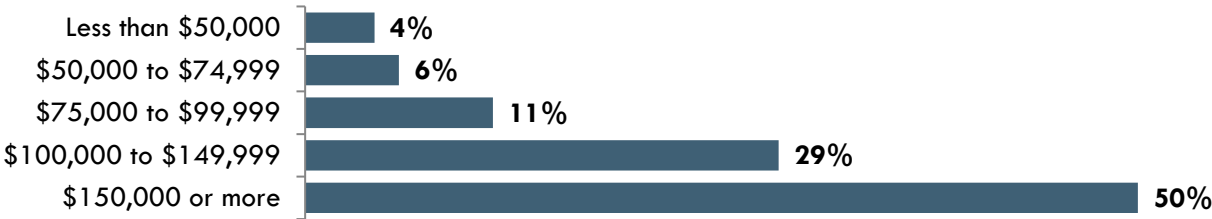


Source: BERK, 2023.

Exhibit 3 shows respondents' 2022 household incomes for the 406 respondents who provided this information. Nearly eight in ten respondents (79%) had household incomes of at least \$100,000.

**Exhibit 3. Respondents' 2022 Household Incomes (n = 406)**

Question: "What was your household income in 2022?"

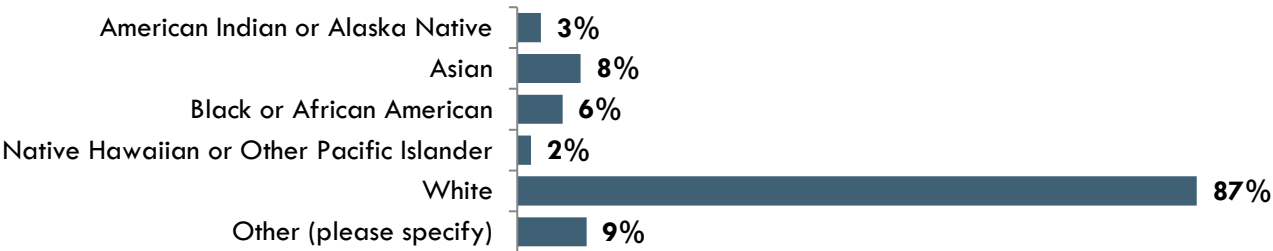


Source: BERK, 2023.

Exhibit 4 shows respondents' self-described races and ethnicities for the 395 respondents who provided this information. Respondents could select as many options as applied to them. Most respondents (86%) identify as White. 32 respondents (8%) identify as Asian, 23 (6%) as Black or African American, 12 (3%) as American Indian or Alaska Native, and seven (2%) as Native Hawaiian or Other Pacific Islander. 29 respondents identified as an "other" race or ethnicity, and most of these respondents noted that they are Hispanic, Latino, and/or Mexican.

**Exhibit 4. Respondents' Self-Described Race(s) and/or Ethnicity(ies) (n = 395)**

Question: "What is/are your race(s) or ethnicity(ies)? Check all that apply."



Source: BERK, 2023.

Exhibit 5 shows respondents' ages. Most respondents are aged 25 to 44 (45% of respondents) or 45 to 64 (43% of respondents). Approximately one in ten respondents (11%) is aged 65 or older. Few respondents (less than 2%) are under the age of 25.

**Exhibit 5. Respondents' Ages (n = 502)**

Question: "What is your age?"



Source: BERK, 2023.



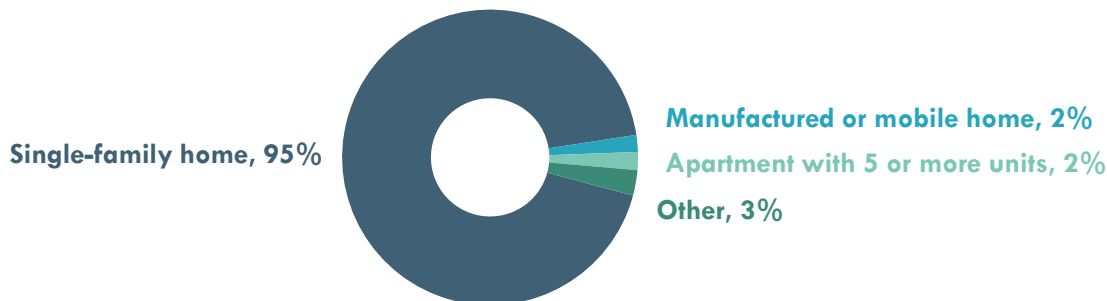
# Detailed Findings

## Current Housing

Exhibit 6 shows the types of housing that respondents live in. Most respondents (95%) report that they live in a single-family home. A small proportion of respondents live in mobile or manufactured homes (2%) or apartments with five or more units (2%). Three percent of respondents live in another type of housing.

### Exhibit 6. Respondents' Housing Types (n = 532)

Question: "Which of the following best describes the type of housing you currently live in?"



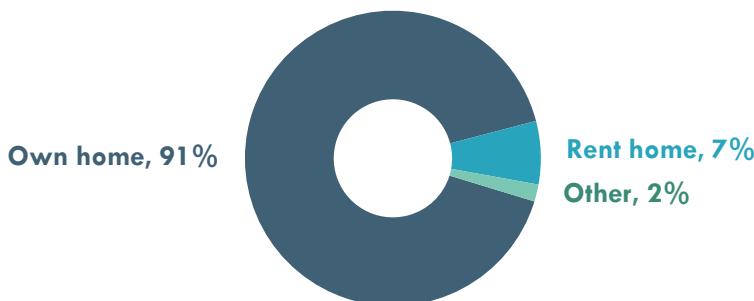
*Note: Totals do not sum to 100% due to rounding. We have aggregated the following options, each with less than 1% of respondents, into the "other" category: five respondents in townhomes or condominiums, two in cottage homes, two in duplexes, triplexes, or quadplexes, two in ADUs or backyard cottages, and two in age-restricted housing developments. Two respondents said they lived in another housing type or do not currently have permanent housing.*

Source: BERK, 2023.

Exhibit 6 shows respondents' housing tenure. Most respondents (91%) own their homes and some respondents (7%) rent their homes. Two percent of respondents live in another type of housing situation.

### Exhibit 7. Respondents' Housing Tenure (n = 534)

Question: "Which of the following best describes your housing situation?"



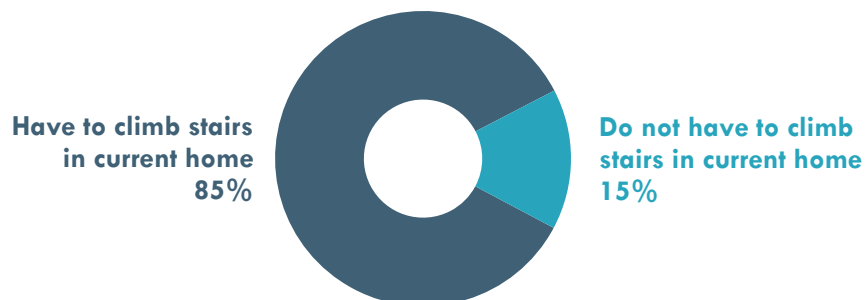
*Note: Other includes five respondents who live with friends or family without payment of rent; three respondents who live with family and pay some rent or utilities, and two respondents who do not currently have permanent housing.*

Source: BERK, 2023.

Exhibit 8 shows that most respondents (85%) have to climb stairs in their current home

**Exhibit 8. Proportion of Respondents who have to Climb Stairs in their Current Home (n = 532)**

Question: “Do you have to climb stairs in your current home, such as a flight of stairs to your door or between floors?”



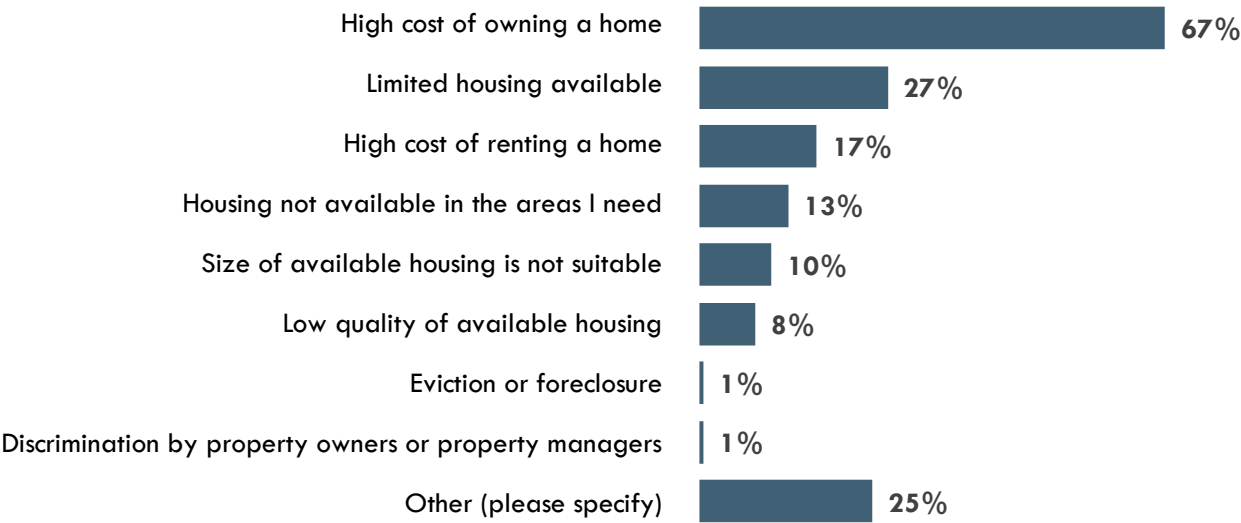
Source: BERK, 2023.

# Housing Challenges

Exhibit 9 shows the types of housing challenges respondents have experienced in Maple Valley. Two-thirds of respondents (67%) have experienced the high cost of owning a home. Smaller proportions of respondents (between 8% and 27%) have faced other issues related to costs and issues of availability and suitability of housing. Few respondents have faced eviction or foreclosure (1%) or discrimination by property managers or owners (1%).

**Exhibit 9. Housing Challenges Respondents have Experienced in Maple Valley (n = 459)**

Question: “Which of the following housing challenges have you experienced in Maple Valley? Choose all that apply.”



Source: BERK, 2023.

One-quarter (25%) of respondents (80 people) provided an open-ended “other” response. Nine of these respondents noted that they have not experienced housing challenges. Of those who described housing challenges, the most common response was increases in property taxes, which is related to the high cost of owning a home as shown in the exhibit. Many respondents also described their general concerns with the state of housing in Maple Valley, not necessarily related to challenges they personally have experienced. Themes from these responses included concerns with or opposition to:

- Denser housing, including small lot sizes, lack of green spaces and yards, and apartment complexes.
- Too many homes and new construction.
- Lack of infrastructure improvements to keep pace with growth, including roads and schools.

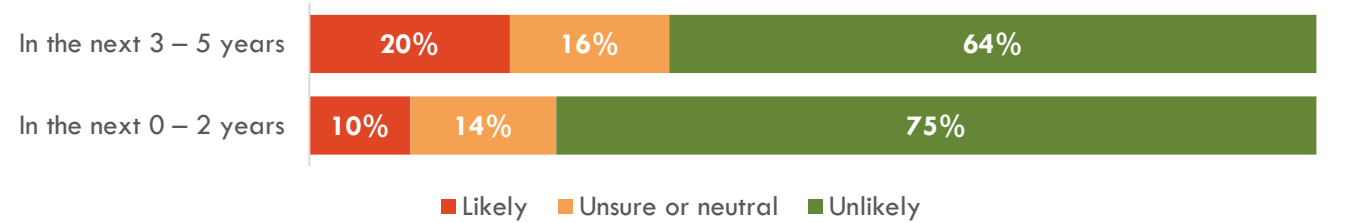
Exhibit 10 shows respondents' anticipated likelihood that they will have to move out of Maple Valley due to displacement factors in the next two years or the next three-to-five years.

Within the next two years, three-quarters of respondents (75%) think it is unlikely they will have to move out of the city. The remaining quarter of respondents are unsure/neutral (14%) or think it is likely (10%) that they will have to move out of the city due to displacement factors.

Within the next three-to-five years, more than one-third of respondents are unsure/neutral (16%) or think it is likely (20%) that they will have to move out of the city due to displacement factors.

**Exhibit 10. Respondents' Anticipated Likelihood that they will Move Out of the City in the Coming Years due to Displacement Factors (n = 512)**

Question: "If you live in Maple Valley, how likely is it that you will have to move out of the city due to factors such as rising housing costs or eviction in the following time frames? Please answer the question separately for each time frame."



Note: Percentages do not sum to 100% due to rounding.

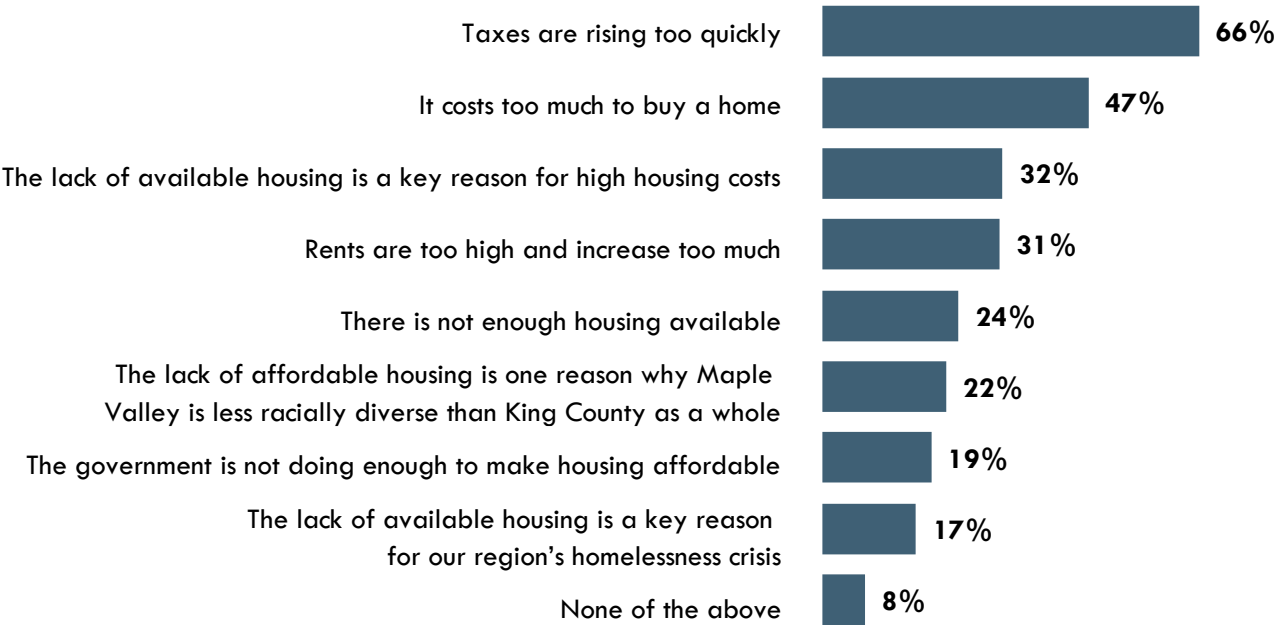
Source: BERK, 2023.

# Assessment of the Housing Climate

Exhibit 11 shows the proportion of respondents who agreed with several statements about Maple Valley and the Puget Sound region. Two-thirds of respondents (66%) agree that taxes are rising too quickly and about half of respondents (47%) agree that it costs too much to buy a home. Nearly one-third of respondents agree that the lack of available housing is a reason for high housing costs (32%) and that rents are too high and increase too much (31%). Less than one-quarter of respondents agree with any of the other statements, which broadly focus on issues of housing availability, affordable housing, and homelessness. Approximately one in twelve respondents (8%) agreed with none of the statements presented in the survey.

**Exhibit 11. Statements that Respondents think Apply to Maple Valley and Puget Sound (n = 531)**

Question: “Think about Maple Valley and the Puget Sound region. Select all of the statements you agree with.”



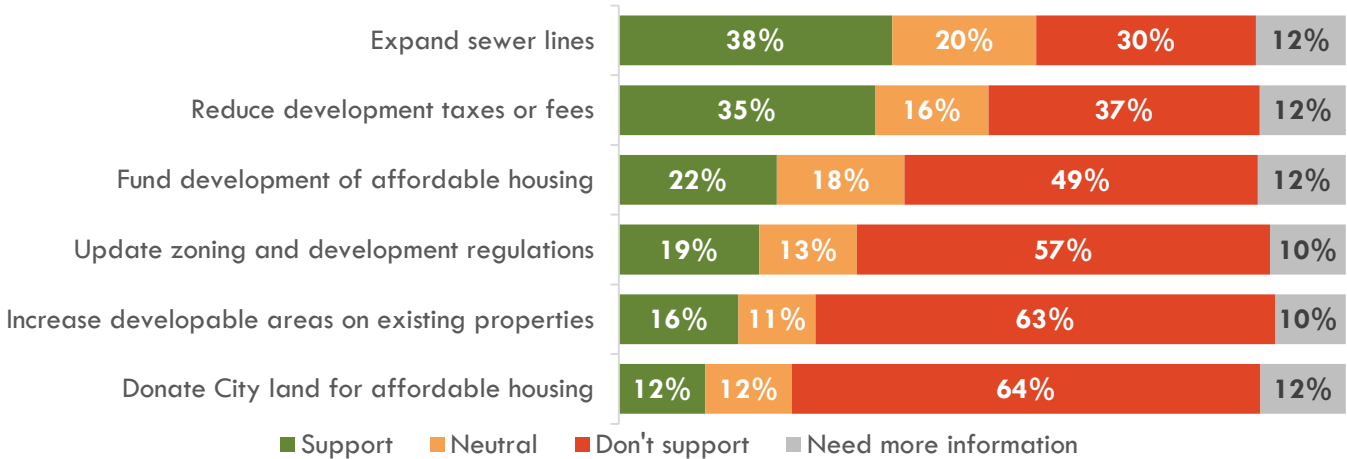
Source: BERK, 2023.

# Future of Maple Valley

Exhibit 12 shows the proportion of respondents who support and oppose potential City strategies to meet State requirements for growth. The strategies with the highest level of support or neutrality include expanding sewer lines (58%) and reducing development taxes or fees (51%). Approximately half or more of respondents oppose the remaining strategies, including funding development of affordable housing (49% oppose), updating zoning and development regulations (57% oppose), increasing developable areas on existing properties (63% oppose), and donating City land for affordable housing (64% oppose).

**Exhibit 12. Respondents’ Support for or Opposition to Potential City Strategies for Growth (n = 531)**

Question: “The City of Maple Valley has preliminarily identified the following potential strategies to meet our State requirements for growth by encouraging developers to build housing such as duplexes, townhomes, and small apartment buildings. The City may also consider additional strategies. Please rate your level of support for each.”



*Note: Each option also provided respondents with additional detail, shown in the table below.*

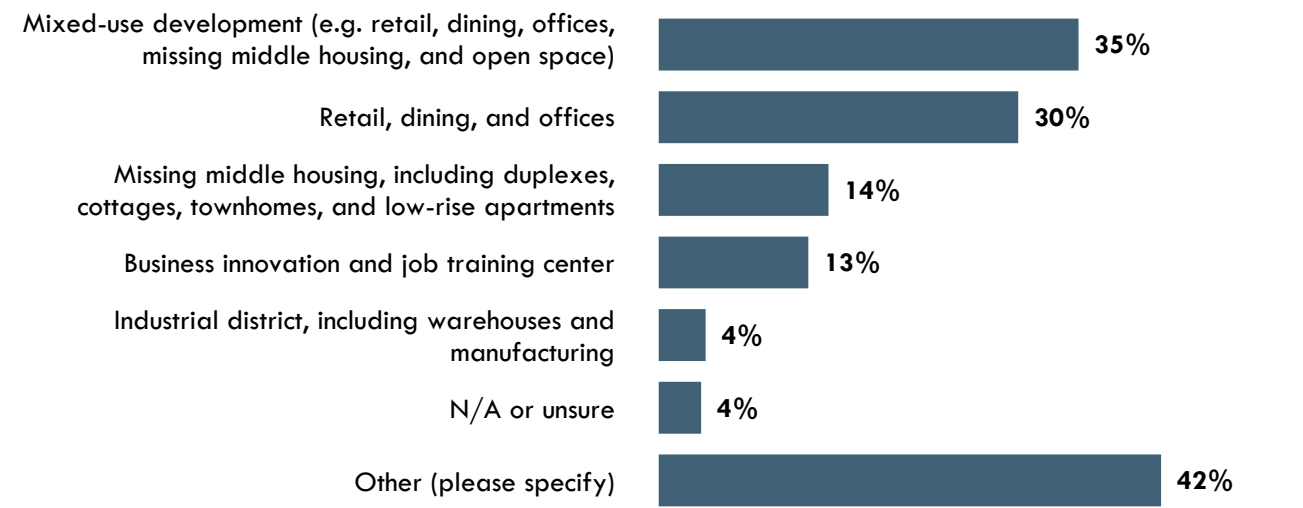
<b>Expand sewer lines.</b> Partner with Soos Creek Water and Sewer District to construct sanitary sewer mains to areas in Maple Valley that currently are on septic and would not otherwise allow for redevelopment
<b>Reduce development taxes or fees.</b> Consider permit and utility connection fee reduction, waivers, and/or tax programs, to help make it more cost effective to build affordable housing.
<b>Fund development of affordable housing.</b> Work with regional, state, and federal agencies to help directly fund development of affordable housing.
<b>Update zoning and development regulations.</b> This could include expanding areas of the city where zoning allows for types of housing beyond single-family homes. The City could also increase the required number of housing units in new residential developments that are affordable to people earning lower incomes.
<b>Increase developable areas on existing properties.</b> Increase the developable area of properties, by reducing competing requirements such as parking, tree retention, and/or setbacks.
<b>Donate City land for affordable housing.</b> Donate City land to support development of affordable housing (housing for people earning less than 80% of the area median income (AMI) in our area. 80% AMI for a family of four is about \$92,500 .

Source: BERK, 2023.

Exhibit 13 shows respondents’ opinions of the best use(s) of the vacant property by Tahoma High School. There is no clear consensus among respondents about the best use(s), as less than half of respondents included any option within their top three options. Options with the highest level of support include mixed-use development (35% support) and retail, dining, and offices (30% support).

**Exhibit 13. Respondents’ Opinions of the Best Use(s) of the Vacant Property by Tahoma High School (n = 530)**

Question: “What do you believe to be the best use(s) of the vacant 122-acre property by the Tahoma High School (see map below)? Select up to three options.”



Source: BERK, 2023.

More than four in ten (42%) respondents (225 people) provided an open-ended “other” option for the area. Some respondents reiterated ideas already reflected in the options shown in Exhibit 13. The five most suggested themes are listed below. We offer counts and percentages of the number of comments that mentioned a given theme, and each comment could count toward multiple themes if it suggested multiple ideas:

- **Parks, open space, and green spaces.** 16% of respondents (86 people) expressed a desire for the property to become a dedicated park or green space. While respondents had varied ideas about the kind of park, many respondents focused on preserving habitat, offering dedicated trails, and preventing development. Other less common suggestions included a dog park.
- **Recreation.** 10% of respondents (51 people) expressed a desire for the property to offer recreation in various forms, including a community center, an aquatic center, multiuse sports fields, a golf course, or pickleball and tennis courts.
- **Public schools.** 9% of respondents (47 people) advocated for the space to be used for public schools. Of those, the most common response was to expand the existing high school. Many respondents also described using the property for expanding the parking lot for the high school or adding an additional elementary, middle, or high school to accommodate for the increase in the student population. Some respondents wanted to keep the area as-is until the school district needs a second high school.

- **Leave the area as-is.** 6% of respondents (33 people) wanted to leave the property in its current state. While respondents had slightly different explanations for their preferences, many opposed cutting down the forested areas or opposed building more housing. Some respondents advocated for investing in roads and infrastructure elsewhere before focusing on the vacant property.
- **Entertainment for families and teens.** 2% of respondents (13 people) advocated for varying types of entertainment for family and teens, including a bowling alley, climbing gym, movie theater, family fun center, and arcade.

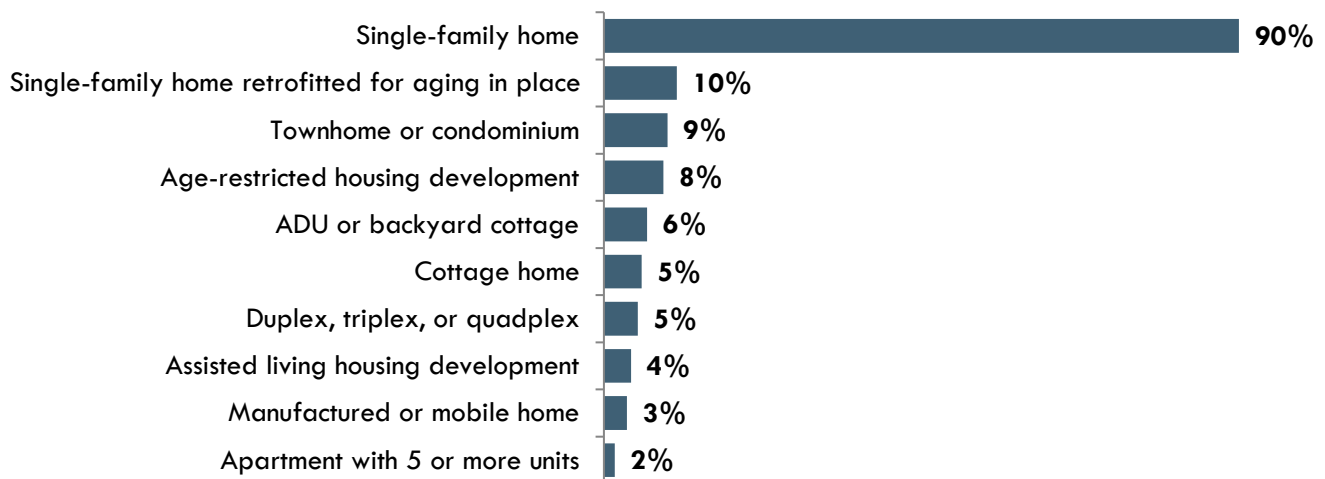
A few respondents also suggested the area could be used for single-family housing.

## Desired Housing for the Next 20 Years

Exhibit 14 shows the types of housing respondents would most like to live in within the next 20 years. Respondents could select up to three options. Most respondents (90%) included single-family homes in their top three housing types, and more than two-thirds (68%) selected a single-family home as their sole response to this question. No more than 10% of respondents included any other housing type within their top three housing types for the next 20 years.

### Exhibit 14. Respondents' Preferred Housing Types within the Next 20 Years (n = 520)

Question: "Within the next 20 years, what type(s) of housing would you most like to live in? Select up to three options."



Source: BERK, 2023.

## Open-Ended Feedback

The survey also offered an opportunity for respondents to provide any other comments about their experiences or hopes for housing in Maple Valley. Most of the 263 respondents reiterated ideas already reflected in previous questions. The most common themes listed in order of decreasing frequency include:



- Desire to slow the growth of the community and opposition toward an increase in population. Many respondents expressed opposition to denser housing with a strong emphasis against apartment complexes.

*“Slow the growth of our community or it will lose the identity that most of us live here for. Higher density housing is not what this community wants.”*

*“Worry about the existing population you already serve rather than trying to change it. You represent us, not some ideal of a future population.”*

*“Please don’t destroy this city any more with high density housing. We cannot sustain the current population level. We have lived here for 30 years and I have never felt the need to move, until now. The crime is out of control. The schools overcrowded. There is crime in the schools. The level of education is going down. The cost is insane. And we keep packing the houses in and adding to traffic and impatience on the roads. We need schools. We don’t need higher density housing and cheaper homes.”*

- Infrastructure improvements are not keeping pace with community growth, including roads, traffic concerns, congestion, and transportation options.

*“You might want to start first with addressing the roads if this is truly your plan. You are just going to add more people to an already over capacity roadways. Stop adding homes until you have roadways and transportation options that can support those new homes.”*

*“The city needs to push the state to upgrade SR18, SR 169 & SR 516 to support the growth Maple Valley has already absorbed. The states lack of action on road infrastructure is choking the city. If I move in the next 5-10 years it will have nothing to do with housing affordability and everything to do with getting in and out of town”*

- Opposition to development, affordable housing, and its perceived impact on the community.

*“Maple Valley does not need any additional low-income housing. People move here for a certain quality of life. Focus on maintaining what we have and do not invite low-income population along with low-income problems that woke cities are facing.”*

*“Not everyone can afford to live anywhere they want. Having moved from an area that increased affordable housing it also drastically increased crime including multiple thefts from my home. That is why I moved here and if more affordable housing and apartments are added strictly for tax revenue and greed I would move.”*

- Public schools’ capacity and investment are not keeping pace with population growth.

*“Although housing is needed, so are schools to fit them all. Quickly we are headed right back to crowded schools. We need to make a plan for having enough room for all the new housing.”*

Other responses include concerns with or opposition to the decrease in trees and green spaces, the lack of sidewalks, tax increases, and increases in crime.

# Housing Focus Group Summary

## Maple Valley Comprehensive Plan

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### Overview

The City of Maple Valley held a one-hour focus group on May 11, 2023 to understand what it would take to improve the feasibility of developing missing middle or multifamily housing in Maple Valley, including sewer extensions in some places. Participants included representatives from the development community, lenders, and the local sewer provider (see Page 4 for a full list of participants). Comments shared during the focus group will inform the City's update of its Comprehensive Plan and development code.

Following is a summary of key takeaways from the discussion and from a separate interview with a housing developer. The last page shows a list of those engaged and the discussion questions.

### Key Takeaways

#### *Potential City Actions*

- The City can make it easier for developers to build market rate missing middle and multifamily housing by:
  - Providing short and predictable permitting timelines.
  - Updating City code to clearly define what types of missing middle are allowed in Maple Valley. For instance, definitions for planned unit developments and cottage housing are missing from City code.
  - Maximizing categorical State Environmental Policy Act (SEPA) exemptions.
  - Eliminating owner occupancy standards for Accessory Dwelling Units (ADUs) and multi-unit housing.
  - Expanding areas where missing middle and multifamily housing are allowed under City zoning.
  - Reducing site design requirements such as parking, open space, setbacks, and tree retention.
- All the above could also help to encourage development of affordable housing, but nonetheless may still not provide enough support to make such development feasible for developers.
  - To further support affordable housing development, the City could explore public-private partnerships, and consider donating land so developers are only responsible for the cost to complete.

- Ownership is important for helping people build wealth, but many people cannot afford the down payment on a single-family home. The community needs opportunities for people to buy other types of homes at lower costs.
  - Condos could be a solution, but it is difficult for developers to build condos in Washington due to liability risk. Townhomes may be the next best option. A developer “rule of thumb” is that building townhomes at 10-15 units/acre usually pencils out. Where this density is permitted, building duplexes or triplexes is less profitable.
- One developer noted that a barrier outside the City’s control is the inability to annex land or expand the UGA.
- One developer noted that developer incentives may not be an effective solution, as they often have unexpected consequences.

#### *Development Finance*

- Many builders have low profit margins. Small costs can add up and make a project financially infeasible.
- Time matters incredibly. Many developers borrow money – in many cases, up to \$1 million – to buy land and develop it. During the development period, interest costs are incurred and these costs are passed on to buyers and renters, so longer permitting leads to higher housing costs. High interest costs can also contribute to financial infeasibility for developers.
  - Two focus group participants from the development community said that Maple Valley has a good reputation regarding its permitting practices. There is room for improvement, but the City is responsive and offers some flexibility at times with the way permits are processed in terms of phasing. These things facilitate timely development.
  - Another focus group participant had experience as a private citizen doing a remodel in Maple Valley. In their experience the City’s permitting process was difficult and costly.
- Banks who loan developers money look at predictability in the permitting process and ask questions to ensure an applicant will be able to complete their project profitably. Banks need to finance reliable plans, so if a project looks too risky, they won’t finance the loan.
  - This also applies to private citizens who want to develop ADUs. Right now, ADU development is unpredictable and banks may not fund people looking to build an ADU on their own lot.
- One barrier to funding multiuse projects is that commercial development struggles to attract tenants because Maple Valley currently doesn’t offer a strong enough customer base.

#### *Sewer Service*

- Soos Creek Water & Sewer District (Soos Creek) is Maple Valley’s sewer provider.
- Soos Creek can generally provide service anywhere in the city. Someone must pay the connection cost. There are limited opportunities to reduce this cost due to standards for sewer infrastructure.

- Some areas of Maple Valley are on septic. Some locations could potentially be redeveloped and remain on septic, but there are concerns about aquifers. With septic systems, there is always the risk of failure and pollution sources entering the groundwater.
  - It is difficult to get health department approval for septic within a sewer district and in an urban area.
  - Generally, each month Soos Creek hears from one or two people who have a failing septic tank and whose housing is a far distance from sewer infrastructure. In these cases, it can cost hundreds of thousands of dollars to connect to a sewer line. Soos Creek would like to avoid putting more people in this situation as the city grows.
- In light of the new focus on missing middle housing, Soos Creek plans to update their policies on the definition of an equivalent residential unit (ERU) when ADUs are developed. There may be a different policy for attached versus detached ADUs.
  - Soos Creek might also consider a latecomers policy for property owners who are within the city and on septic.

#### *Charlwood Area*

- There are barriers to redevelopment in the Charlwood area.
  - This area was rezoned to Town Center (TC) at the request of residents, but since then there have not been any development applications.
  - The area is currently on septic and the cost to extend sewer would be high.
  - There is significant frontage along Kent Kangley that would be expensive to redevelop to current standards.
  - There are about 30 individually-owned lots with older manufactured homes.
    - It could potentially be viable to redevelop each lot as duplex/quadplex, or to combine multiple parcels and develop them as cottage housing. This would require many small projects to occur over time but could be feasible. The City should build flexibility into the code to allow for this.
- There is a concern that current residents in Charlwood might not be able to stay in the Maple Valley if they were to sell their property as housing in other parts of the city is typically more expensive.

#### *House Bill 1110*

- Under the newly-adopted legislation, Maple Valley must allow two residential units in all zones -or four units if one of the units is affordable. However, developers may not be interested in this four-unit option.
  - Many areas of the City are developed and have no room to add units due to setback requirements, but there is some room and potential for redevelopment in areas like Cherokee Bay, Cedar Downs, Plamor, and Charlwood. Some of these areas have sewer and some do not.
- The development community is excited about HB 1110 but wonders if lawsuits will delay implementation and impact permitting predictability.

## Individuals Engaged

### *Focus Group*

#### **Participants**

- Hal Grubb, Barghausen Consulting Engineers, Inc.
- Ivana Halvorsen, Barghausen Consulting Engineers, Inc.
- Greg Hill, Soos Creek Water & Sewer District
- Ty Pendergraft, Pendegraft & Associates, Maple Valley Economic Development Commission
- Hope Reyes, Key Bank, Maple Valley Economic Development Commission
- Jeff Skall, Ascent Capital
- Ben Taylor, Master Builders Association of King and Snohomish Counties
- Jane Vandenburg, Soos Creek Water & Sewer District

#### **City Staff**

- Tawni Dalziel, Community Development and Public Works Director
- Matt Torpey, Community Development Manager
- Lance Ferrell, Senior Planner
- Amy Taylor, Senior Planner

#### **Consultant Support**

- Casey Bradfield, BERK Consulting
- Julia Tesch, BERK Consulting
- Mari Orama, Parametrix

### *Interview*

- Jeff Potter, Integrity Land LLC

## Discussion Questions

- What would it take for missing middle or multifamily development to pencil out in Maple Valley? We would like to discuss specific locations, some of which currently have no sewer service.
- Are there barriers the City could address through code updates?
- What else might it take?
- Do you have any insights on the feasibility of affordable housing developments, versus market rate?
- What do you see as the most viable or actually constructed Missing Middle housing product on the market?

# Targeted Engagement Summary

Maple Valley Comprehensive Plan

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# Introduction

## Purpose

BERK conducted targeted engagement with community organizations to support the Maple Valley Comprehensive Planning process in March and April of 2023. **Targeted engagement occurred to learn about the perspectives of community members who may be less likely to participate in other engagement opportunities or who may be more likely to be impacted by policy changes as part of the Comprehensive Plan update.** These community members include people with low incomes, people who are BIPOC (Black, Indigenous, or People of Color), youth and young families, renters, people with disabilities, and people experiencing homelessness.

## Format

Targeted engagement occurred via interviews, a focus group, and engagement with the “We the People” class at Tahoma High School.

- **Interviews** were half-hour one-on-one discussions. City of Maple Valley staff attended some interviews to hear stakeholder perspectives firsthand. One member of the Maple Valley Planning Commission also attended an interview in a similar listening capacity.
- **The focus group** was an hour-long conversation with participation from stakeholders with different connections in the City. City of Maple Valley staff attended to hear stakeholder perspectives firsthand.
- **Engagement with the “We the People” class at Tahoma High School.** On May 17, 2023, City staff and a member of the BERK team presented about the Comprehensive Plan to a class of approximately 25 students. Students considered a series of discussion questions then provided input.

See Appendix A: Interview and Focus Group Questions for the questions used in these discussions.

All participants were given a \$25 gift card for their participation.

## Topical Focus

All engagements focused on the following two topics:

1. **Visioning.** We gathered input about interviewees’ high-level hopes for Maple Valley’s future.
2. **Housing.** We gathered input about interviewees’ understanding of the state of housing in Maple Valley to inform policy analysis on new state housing requirements and related land use topics.

## Participants

Exhibit 1 lists the eleven stakeholders that participated in interviews and focus groups. Students in the “We the People” class are not included in this table.

## Exhibit 1. Interview and Focus Group Participants

Organization	Community Segment	Participant
Bicycle Rescue for Youth	<ul style="list-style-type: none"> <li>Youth and young families</li> </ul>	Brad Belcher, Executive Director
City of Maple Valley Community Resources	<ul style="list-style-type: none"> <li>Youth and young families</li> <li>People with low incomes</li> </ul>	Greta Huntley, Community Resource Coordinator
Friends N' Fun Club	<ul style="list-style-type: none"> <li>People with disabilities</li> </ul>	Melissa Dillon, Member
Greater Maple Valley Community Center	<ul style="list-style-type: none"> <li>Youth and young families</li> </ul>	Mark Pursely, Executive Director
King County Library System	<ul style="list-style-type: none"> <li>General</li> </ul>	Reka Reynolds, Regional Manager
Maple Valley Food Bank	<ul style="list-style-type: none"> <li>People with low incomes</li> <li>Renters</li> <li>People experiencing homelessness</li> </ul>	Lindsey Habenicht, Executive Director Allie Ross, Community Health Coordinator
Maple Valley Youth Council	<ul style="list-style-type: none"> <li>Youth and young families</li> </ul>	Shayna Kilburn, Youth Program Director
Tahoma School District Equity Committee	<ul style="list-style-type: none"> <li>People who are BIPOC</li> <li>Youth and young families</li> </ul>	Tony Davis, Vice Principal
Vine Maple Place	<ul style="list-style-type: none"> <li>People experiencing homelessness</li> <li>People with low incomes</li> </ul>	Michelle Frets, Executive Director

Source: BERK, 2023.

## Key Input from Participants

- **Affordability, particularly housing affordability, is a significant challenge** in the community. This especially impacts residents with low incomes, renters, single parents, young families, and others facing barriers to stable housing. One potential solution to address lack of housing affordability is to use new tools such as a multifamily tax exemption.
- **Participants report a gap between Maple Valley's perceived affluence and the financial challenges some community members face.** These participants report that some residents think that no community members face financial challenges.
- **There is a need for more social services within Maple Valley** to meet the needs of residents who could benefit from supports. The City or private organizations could provide these services, and the City should clearly establish the bounds of its role in the landscape.
- **Maple Valley is diversifying with respect to income and race/ethnicity** and there is an opportunity for the community to be more inclusive of all.
- **Transportation presents many challenges**, with few viable options for residents other than cars.



# Detailed Findings

The following sections list themes that participants shared. Themes are listed in rough order of the frequency in which participants raised them.

In some cases, we provide one or more notable, relevant quotes from participants. Quotes have been lightly edited for readability and to preserve participant anonymity.

## Visioning

The first few questions of each interview and focus group centered on participant's understanding of Maple Valleys' current strengths and challenges and their vision for Maple Valley in 20 years.

### Strengths

Participants described a wide range of aspects of Maple Valley that they love:

- **Collaborative City staff and leadership** that communicate effectively with partners.

*"I think the City fundamentally cares and does a good job of planning, communicating, and giving opportunity for residents to communicate – they listen really well to the community. They're very clear about what they do and don't do. They have big-picture plans that I see them follow through with."*

*"The City's approach to helping the community is good."*

*"I've worked with a lot of municipalities and Maple Valley is one of the easiest groups of people to work with."*

- **Small-town feel**, including relationships and partnerships.

*"It's a safe, wonderful, beautiful place to live. I live and work in Maple Valley."*

- **Schools and other services**, including emergency services.
- **Open space, trails, and parks.**
- **Proximity to nearby cities and nature.**
- **Existing businesses**
- **Recent growth** and infrastructure development.

*Over the years, we've made ourselves more accessible, more shopping. There's more coming out this way, which is great – it's enriched our locations. I don't have to drive to shop. We've built in more infrastructure... but it's a double-edged sword."*

### Challenges

Participants noted that Maple Valley also faces some challenges:

- **Lack of recognition of residents with low incomes.** Several participants noted that some residents do not recognize that some other residents struggle with low incomes.

*“The perception from within Maple Valley is that citizens here have what they need. But that is not true: Maple Valley has a lot of patrons that are struggling with housing, gas, or other resources.”*

*“There is crime, poverty, and homelessness here. City government recognizes the issue even if some of the residents would rather overlook them.”*

*“There is a stigma with receiving supports when there is so much wealth in the community.”*

*“It’s under the radar in Maple Valley – we have the face and then we have the reality of who we are. People who are serving in the human services realm see a subset of that.”*

Some participants also expressed concern that the City may not have a full picture of the challenges the community faces.

*“City government isn’t willing to recognize we’re not as affluent as we used to be.”*

- **Lack of social services resources within the community**, including for people with low incomes, older adults, people who speak English as a second language, and single-parent households. Several interviewees noted that community members’ requests for these services are growing.

*“We have to refer outside of the community and once that happens, it’s just not realistic for many people to pursue those kinds of services so they don’t end up getting the help they need.”*

*“Counselling, housing resources, or any other resources are really lacking in the city and require that folks go elsewhere to receive them. Transportation is an issue for getting there.”*

*“There’s this pawning off of responsibility when it comes to underserved populations... I feel that the City is pushing aside the needs of a growing and diverse population.”*

- **Transportation concerns**, including traffic, limited parking, lack of safety or infrastructure for pedestrians and bicyclists, and an absence of transit, which makes residents car dependent. Some areas of Maple Valley have good access to trails for bicyclists, while other areas are more dangerous due to high-speed traffic. Current infrastructure does not always accommodate people with limited mobility or developmental disabilities. Students in the “We the People” class noted that existing transit does not adequately support young people in traveling to the places they would like to go, and that improved transit could support higher-density housing and tree preservation. All three focus group participants expressed strong interest in a local shuttle service to address transportation challenges when prompted to consider this option.
- **Affordability challenges**, especially with respect to housing.

*“We have more apartments in Maple Valley than we’ve ever had. But cost of rental market is also sky-high.”*

*“There are folks who have been here for 30 years and now can’t afford to live here.”*

*“Families that come to us can’t live in Maple Valley. They can’t afford the rent – and there is nowhere to rent. Nowhere for a single parent with kids.”*

- **Political divisions and exclusivity.**

*“How can we improve on creating a community that feels inclusive and welcoming, and celebrating becoming a more diverse population?”*

*“We’re a divided country and our community is a reflection of that divide... There are seedlings of hate.”*

- **Budget shortfalls** and a need to increase funding for social services.

*“If we have more families with higher financial need, we’re expecting to see the needs for community resources increase. Having more funding in these areas is essential.”*

- **Lack of constructive activities or transportation for youth and teens** to keep them safe and build connections and understanding between youth of different backgrounds.

- **Lack of demographic diversity.** Some interviewees noted that the community is diversifying but predominantly White.

*“Diversity is increasing quickly out here, and the city is not prepared for it.”*

- **Lack of jobs and economic opportunity.** Some participants noted that there are not enough jobs available in Maple Valley.

## Maple Valley in 2044

Participants suggested the following attributes that they hope to see in Maple Valley in 20 years:

- **More inclusion and diversity**, including racial and economic diversity. One interviewee suggested that the City could work to make City events more inclusive and gather more accurate, clear information from groups that don’t typically engage in City processes.

*“We’re evolving – our diversity is changing in a positive direction. Racial and ethnic, LGBTQ, disabilities, poverty. Our percentages are lower than our neighbors, but the numbers are increasing... I want to make sure every kid and adult feels welcome, safe, supported, and included.”*

*“I have been here for 20 years and have already seen the City progress a lot. I would like to see Maple Valley become a fully inclusive city for both ‘typical’ and ‘atypical’ groups... I would like to see a more comprehensive service from the City for community members with special needs.”*

- **Directed growth and a thoughtful plan for infrastructure** and emergency services to support new housing developments. Improved infrastructure could include an improved road system and bike and pedestrian paths. Some interviewees and some students in the “We the People” class expressed an interest in avoiding sprawl. Some other students in the “We the People” class wanted to maintain a suburban feel of the community. Many students suggested improvements to the aesthetics of the community.

*“I hope we have healthy family living here with options for people of all levels of income... a wonderful place to live with great education, safety, good healthcare. Somewhere where someone can grow up and have the ability to work close by.”*

- **Clarity of the City’s role in providing human services,** and more services in the community.

*“What is the City’s responsibility to human services? If it’s not the City’s responsibility, that needs to be really clear so someone else can pick up the slack.”*

*“I would love to expand what the city is able to offer. Other cities have human resources teams. I feel like we’re just scratching the surface of what we can do to partner to improve our mental health and overall wellness. What would it mean to have a recreation and wellness center?”*

*“A YMCA would be wildly huge as a benefit for teens and young families.”*

- **A human resources hub.** This could be a physical location or a website.

*“People don’t know where to go or where to call. A resource hub will be essential to the success of the city as it continues to grow.”*

- **More schools** to support smaller class sizes. Some students in the “We the People” class noted that the benefit of having a single high school is that all students attend the same school.
- **Continued emphasis on trails and green space,** including increased access, community gardens, and preservation of natural areas.
- **More activities for youth and teens,** including indoor recreation.
- **More multifamily housing.**

## Housing

The second half of each interview and focus group centered on participants’ understanding of the state of housing in Maple Valley and opportunities to address housing challenges.

### Housing Challenges

Participants described the following challenging aspects of housing in Maple Valley:

- **Affordability,** which causes some residents to leave Maple Valley or overcrowd in multigenerational housing.

*“It’s just so expensive to live here... The trend we’re seeing is that more families are struggling. Right now, it’s hard to live in Maple Valley if you’re low-income... A lot of families who have felt that have moved away.”*

*“We move families to other places where it’s been more affordable.”*

*“I know people who live in apartment complexes in Four Corners that are moving away because of affordability and family reasons.”*

*“Many people who use the food bank have been moving elsewhere due to cost of rent.”*

- **Lack of housing and housing resources for seniors or people with developmental disabilities.** One interviewee noted that some seniors live alone on large properties that they cannot maintain.
- **Some families face evictions** and may not seek help soon enough to avoid this issue.
- **Limited land for new development** and limited current redevelopment.
- **Lack of housing diversity**, including few smaller homes.

## Barriers to Addressing Challenges

Participants also described barriers to addressing the above challenges:

- **NIMBYism and lack of community support for multifamily housing or affordable housing.**

*“Attitudes among community members who oppose multifamily development because of stigma and fear of crime regarding who they call ‘riffraff.’”*

*“People have perceptions about who lives in low-income housing. That will be interesting to see how it plays out in our community.”*

- **Low incomes** and systemic barriers that keep incomes low, such as lack of access to childcare. A lack of jobs in Maple Valley requires residents to travel elsewhere for work, which requires additional time, access to transportation, and money for gas.
- **Political stagnancy**, including inadequate turnover on Council and misconception about the extent of the housing challenges the community faces, including homelessness, given rapid community growth and change.
- **Developers and builders want to maximize value**, which minimizes the development of affordable housing.

## Communities Most Affected

Participants noted the following groups as the most impacted by housing challenges in Maple Valley:

- People with low incomes or people experiencing poverty.
- Renters.
- Young families.
- Single parents.
- Immigrants and multigenerational family households.
- People with language barriers.
- Residents who are less well established in the community.
- Survivors of domestic violence or intergenerational trauma.
- Single individuals.

*“Maple Valley is so family-centric that there’s not a lot of opportunity for that broader view of single people.”*

## Solutions to Address Housing Needs

Participants offered the following potential solutions to addressing housing challenges in Maple Valley:

- **Development of more diverse housing types**, including multifamily housing and senior housing.
- **A Multifamily Tax Exemption.** This could help developers build more multifamily housing, which could increase opportunities for struggling families with low incomes to remain in Maple Valley rather than moving to more affordable locations, which could help youth remain in the City’s school system.
- **Facilities to support people experiencing homelessness.**
- **Minimum requirements for affordable housing in new developments.**
- **Minimize future growth.**

Some participants also noted potential solutions that they would recommend against, including:

- **Low-income housing developments.** One service provider noted that families aren’t interested in living in “projects.”

# Appendix A: Interview and Focus Group Questions

## Visioning Questions

1. What do you love about Maple Valley? What is our community's greatest asset?
2. What are the most important challenges for Maple Valley to address in the future? What would you like to see change?
3. What do you hope Maple Valley will be like in 2044? Or, what's one word that captures your hopes for the future of Maple Valley?

## Housing Questions

4. Have you or people in your organization/community experienced housing needs or challenges in Maple Valley? If so, describe them.
5. From your perspective, what are the barriers to addressing these housing challenges?
6. In your experience, are specific communities more affected by housing challenges than others?
7. Do you have any ideas for addressing housing needs in Maple Valley?

## Concluding Questions

8. What other thoughts would you like to share about Maple Valley's future?
9. Would you recommend anyone else from your org/community to join an interview or focus group?

# Pop-Up Engagement Summary

## Maple Valley Comprehensive Plan

In April 2023, City staff conducted a series of pop-up engagements at several locations within Maple Valley that have high foot traffic. See Exhibit 1 for a summary of these engagements. At the pop-up engagements, participants provided input on Maple Valley's strengths and weaknesses, their visions for the future of Maple Valley, and the kinds of housing options the city needs.

### Exhibit 1. Summary of Pop-Up Engagements

Date	Location	Participant notes
April 15, 2023	Lake Wilderness Park	Most were individuals or couples in middle ages of adulthood, and many were walking their dogs. Approximately half live within the city. Many visitors had traveled to Maple Valley specifically to visit the park.
April 19, 2023	Fred Meyer 26520 Maple Valley Black Diamond Rd SE	Most were individuals or couples in middle ages of adulthood. A few participants mentioned that they do not live in Maple Valley.
April 22, 2023	Johnson's Home & Garden 26625 Maple Valley Black Diamond Rd SE	Approximately 50 visitors engaged, including many residents from Black Diamond which does not have a hardware store. More families with children participated than at some other pop-up events.
April 26, 2023	Maple Valley Senior Center	65 participants engaged while eating lunch in a multipurpose room. One participant mentioned that she does not live in Maple Valley.
April 29, 2023	Summit Park	Approximately 35 participants engaged, including many parents and grandparents who were at the park to attend soccer games or use the playground with small children. Approximately half of the pop-up visitors live within the City.

Source: City of Maple Valley, 2023; BERK, 203.

The following sections present a thematic summary of the input provided by participants to each of these questions. Themes are listed in rough decreasing order of the frequency with which each theme was raised by participants.



## Strengths

Participants answered the question “What do you love about Maple Valley?” and described several aspects, including:

- **Sense of community, including a small-town, family-oriented culture.** Some participants noted that they appreciate that Maple Valley isn’t a large city.
- **Parks, open space, and natural resources,** including the green spaces, arboretum, trees, trails, golf course, and the city’s proximity to the mountains and other rural areas. Several specifically mentioned Lake Wilderness. Some participants expressed appreciation for outdoor activities, including music in the parks. Participants at the Lake Wilderness Park and Summit Park pop-ups especially expressed passion for these aspects of the city.
- **Walkability and trails,** including nature trails, the Gnome Trail, and the ability to walk around the city.
- **Community gathering spaces and amenities,** including the Greater Maple Valley Community Center, the Maple Valley Library, and the Farmers Market.
- **The school district.**
- **Safety, cleanliness, and a quiet environment.**
- Some participants also mentioned specific community businesses.

## Weaknesses

Participants answered the question “What could be improved about Maple Valley?” and described several features, including:

- **Transportation,** including addressing:
  - **Traffic and speeding,** including school traffic. Some participants suggested widening SR 169 to alleviate congestion. Some noted that speeding happens on side streets and in school zones.
  - **Bicycle and pedestrian infrastructure and safety,** including a desire for more bike lanes, connectivity to trails, and sidewalk accessibility.
  - **Parking at the Farmers Market,** including a desire for more ADA parking and buses between parking lots and the Farmers Market.
  - **Infrastructure,** including potholes, unclear signage, and a desire for more roundabouts.
  - **Transit,** including a desire for improvements to bus stops, light rail, and more transit to Renton.
- **Enhanced parks and recreation facilities,** including pickleball courts, play equipment at Take a Break Park, more off-leash dog parks, a swimming pool, and more play areas. Many participants expressed a desire for improvements to the Community Center. One participant suggested additional park maintenance.
- **More entertainment and activities** such as a movie theater or roller rink. Many participants suggested a need for more activities for youth and teens, including youth-oriented indoor recreation.

- More food and dining options, including local restaurants and a year-round Farmers Market.
- **Growth and affordability**, including concerns with being “priced out” and lack of affordable housing options. Some participants noted a lack of apartments, concerns with cutting trees, a suggestion to review the Critical Area Ordinance, and a need for more capacity at the high school.
- **Issues with safety**, crime, panhandling, and a desire for more police.
- **More medical services.**
- **A need to be more welcoming and less divided.** One participant suggested signage should include more graphics to support people who do not speak English.
- Some participants also expressed an interest in specific businesses, including Trader Joe’s and Target.

## Maple Valley in 2044

Participants answered the question “What is your vision for the City in 20 years?” and described the following elements:

- **Walkability.**
- **Preservation of green spaces**, rural areas, trees, and trails, including on the Legacy Site, and addition of more parks like dog parks
- **A range of perspectives on growth.** Some participants wanted to minimize change and maintain a small-town feel and others welcomed well-balanced growth. Some want the city to remain a “bedroom community” while others do not. Some noted the importance of maintaining a feasible cost of living or the importance of keeping taxes low. One participant suggested a second high school.
- **Transportation**, including a freeway, more major arterials, light rail, improved traffic flow, and connectivity to surrounding areas.
- **A vibrant downtown**, including more development and night life.
- **A more diverse range of attractions** such as entertainment, retail, or a city center.
- **Economic activity**, including office jobs, factories, and a hotel.
- **Participants at the Senior Center expressed interest in an enhanced Community Center** or more community services for older adults. Some participants expressed interest in more activities for kids, teens, and families.
- **Safety**, including at schools. Some mentioned concerns about homelessness.
- Some participants also mentioned specific community businesses.

## Housing Options Needed in Maple Valley

Participants answered the question “What kinds of housing options does the City need?” Most input centered on missing middle housing, workforce housing, and starter homes, including:

- Condominiums.
- Accessory Dwelling Units (ADUs).
- Townhouses.
- Duplexes.
- Smaller homes.
- Cottages.

Other types of housing suggested included:

- Housing for people with specific needs, including affordable senior housing, transitional housing, and housing for people with disabilities of all ages.
- Multigenerational housing.
- Single-family housing, including smaller homes
- Fewer apartments and more ownership housing.
- A balance of single-family and multifamily homes.

Some participants suggested ideas related to housing, including a focus on schools and infrastructure to support growth. Some participants suggested that Maple Valley should not add more housing.

<b>Element</b>	<b>Date</b>	<b>Comment Source</b>	<b>Comment</b>	<b>Response</b>
All	4/1/2024		Include comments from agencies in the packet.	
All	4/1/2024		Provide comments from BERK for REACH committee comment inclusion	Done
Capital Facilities	4/1/2024	Parnello	Happy to see the Parks Maintenance Building and Golf Course Clubhouse is being replaced.	Schneider to be discussed 4-15
Capital Facilities	4/1/2024	Dawson	Did the Food Bank discuss their future needs?	The food bank participated in early engagement
Economic Development	4/1/2024	Parnello	Where are we going to supply land for employment	Summit Place will make up a majority of our anticipated future employment.
Environmental Quality	4/1/2024		No comments	
Housing Element	4/1/2024	Schroff	Is PSH included in the 1720 housing number?	Yes
Housing Element	4/1/2024	Dawson	Surprised by the PSH and low AMI housing number requirements	Berk to expand on this during Housing Element review
Housing Element	4/1/2024	Parnello	Discussed how we are obligated to plan for these housing numbers	Berk to expand on this during Housing Element review
Land Use Element	4/1/2024	Burberry	Large foot print businessess and low employment, what is it?	Warehousing
Land Use Element	4/1/2024	Schroff	Where are we expanding the UGB?	We are not expanding the UGB
Land Use Element	4/1/2024	Parnello	Where are the NB changes happening? Clarification	On SR-169 and SE 244th and on the Pla-mor site
Land Use Element	4/1/2024	Dawson	The Pla-Mor is in ROW, is this a problem in the future?	Only if there is future construction consideration
Parks and Recreation	4/1/2024		No comments	
Transportation	4/1/2024	Herbert	When we discuss Transportation, etc, when Ten Trails say they are sending trips north, did we consider these trips?	Yes, Ten Trails trips was a part of traffic modeling.
Transportation Element	4/1/2024	Parnello	What is active transportation infrastructure?	Bike lanes, sidewalks, etc
Transportation Element	4/1/2024	Dawson	Why was there a no vote on this element?	The PC Chair did not agree with future transportation predictions.
Transportation Element	4/1/2024	Burberry	Agrees with Dave that the 2044 numbers don't increase enough.	This will be addressed by Transpo on May 6th
Utilities	4/1/2024	Kelly	Is requiring undergrounding power a policy in the plan?	Undergrounding of new utilities is a current requirement.
Utilities	4/1/2024	Schroff	Did we include equity in the policies? i.e. sewer access	Equity is included in all elements and emphasized in the city's Vision Element..
Utilities	4/1/2024	Dawson	What areas are underserved and not provided historical access?	Pla-mor estates, Charlwood, Cedar Downs.
Utilities	4/1/2024	Burberry	Did you meet with PSE and did they address capacity?	We did not previously meet with PSE. They did provide comments generally related to climate.

Utilities	4/1/2024	Dawson	UT P1.16. The city may want to look at this more closely	
Vision Element	4/1/2024		None	
Vision Element	4/15/2024	Pierson	What equity screening was used?	BERK Provided a response and will provide work.
Economic Development	4/15/2024	Dawson	Income Disparity - It occurs everywhere. How can this be addressed?	Increase housing affordability. Workforce development and strong partners. Data collection.
Economic Development	4/15/2024	Pierson	Did you consider the use of Summit Place as a major employment center?	Yes, this was a cornerstone of consideration
Economic Development	4/15/2024	Dawson	Do we need a policy that we will attract a wide range of businesses?	Berk- Amend Goal 1 that the City will attract and retain quality business. Add a bullet to P1.1 to include access to employment, opportunities, etc.
Economic Development	4/15/2024	Parnello	EDP3.6 - support EV stations in Commercial Areas.	Strike "seek opportunities to support" and use "encourage" instead.
Economic Development	4/15/2024	Parnello	EDP3.1	Add " while keeping the City's vision and values"
Vision Element	4/15/2024	All Council	Clearly state that the vision, mission and core policies take precedence.	Changed.
Vision Element	4/15/2024	Parnello	Should we change the use of "Indians"	We have updated the Vision Element
Housing Element	3/24/2024	PSRC	Analysis of racially disparate impacts and exclusion could be more robust in the draft plan or accompanying housing analysis. Further analysis on how historical factors have led to the city's existing demographics may be included.	The analysis of RDI has been made more robust. Historic factors regarding the city demographics is in the Vision Element and updated in the Housing Element.
Transportation	3/24/2024	PSRC	The plan includes a policy (Transportation Policy 2.1) to focus investments to connect to regional centers. Based on the location of Maple Valley and existing regional centers, local investment may be well suited for local centers. We recommend including a policy to prioritize investments in local centers, consistent with MPP-RC-8 and DP-25.	Revised Policy 2.2 to support the prioritization of transportation investments that are within or connect to local commercial centers.
Transportation	3/24/2024	PSRC	The city should include policy and analysis of transportation planning for people with mobility and accessibility needs. This includes individuals who do not or cannot drive. If the city has completed an ADA transition plan, it should be incorporated into the plan by 2029 per HB 1181.	Revised Policy 3.2 to identify the need to build a transportation system for all users, especially those with mobility or accessibility needs. Added Policy 3.6 to identify the need to complete an ADA Transition Plan per HB 1181.
Transportation	3/24/2024	PSRC	Figure 4.14 includes existing sidewalks and regional trails. The mapped inventories should also include the bicycle network, if applicable.	Figure 4.14 has been updated to identify all existing marked bicycle lanes in the city.

Transportation	3/24/2024	PSRC	The city's street maintenance program is included in the City's Pavement Management System (PMS) but is not included in the project list. The city could include cost estimates in the comprehensive plan to demonstrate funding capability.	The City's annual street maintenance program was added to the project list shown in Figure 4.24. The program is funded by the City's Transportation Benefit District that provides \$400,000 a year in revenue or \$8 million over the life of the plan. The maintenance and pavement overlay costs have been added to Figure 4.26. Additional language has been incorporated into the financing section to highlight the ongoing street maintenance program costs.
Transportation	3/24/2024	PSRC	The plan should identify where the existing LOS for facilities and services is operating below the adopted standards. The Washington State Department of Commerce's Transportation Element Guidebook provides further information on this.	The plan has incorporated multimodal LOS criteria to monitor the performance of the street system, active transportation system, and transit system, as required by RCW 36.70A.070. Figure 4.5 identifies the existing intersection LOS, Figure 4.16 identifies the existing active transportation LOS, and Figure 4.18 has been added to inventory the existing transit LOS.
Environmental Quality	3/24/2024	PSRC	In addition to including a policy on protecting vulnerable populations, it would be beneficial to identify where these populations currently live and where environmental impacts are more impactful.	These considerations of vulnerable populations are included in other elements of the comprehensive plan and Housing Appendix
Environmental Quality	3/24/2024	PSRC	Consistent with VISION 2050 and national best practices, PSRC recommends including a policy and parks level-of-service to provide parks within a 10-minute walk of all residents. This will set the foundation for adding or expanding parks to create equitable access. PSRC uses the Trust for Public Land's ParkServe mapping tool to identify park gaps. ParkServe shows that 66% of Maple Valley's residents live within a 10-minute walk of a park. If ParkServe's data needs updating, contact ParkServe.Manage@tpl.org. Erika Harris (eharris@psrc.org) at PSRC can also help connect you.	This is not required by Multi-County Planning Policies, but it could be a good best practice to consider for the next PRAOS Plan update.

Environmental Quality	3/24/2024	PSRC	The city briefly references greenhouse gas emission goals in Figure 5 of the Climate Action and Resiliency Plan. We recommend recognizing regional climate goals in the plan document. PSRC's Climate Change and Resilience Guidance provides further resources.	City planning to address this when it develops Climate Element in 2025.
Utilities	3/24/2024	PSRC	The city is planning for sewer to meet future development needs but should also address serving existing areas in the city without sewer.	We do address serving areas without sewer and have policies encouraging working with Soos Creek Sewer District for future expansion.
Environmental Quality	3/24/2024	PSRC	The city should identify specific hazards to the community related to climate change. The Puget Sounds Hazard map provides information for individual jurisdictions. This identification may be required by HB 1181 in 2029.	City planning to address this when it develops Climate Element in 2025.
Economic Development	3/24/2024	REACH	ED-P1.1 - Suggestions for focus on BIPOC/women businesses and employers  ED-P2.1 - Please use "resident" instead of "citizen"  ED-P4.3 (last sentence) – Add support for businesses owned by non native English speakers. Also, suggestion to make this its own policy	Updated the following policies per REACH recommendations: ED-P1.1, ED-P2.1, ED-P4.3.
Housing Element	3/24/2024	REACH	HO-P2.8 - With specific focus on affordable housing options (but include a mix of affordability ranges) HO-P4.4 – Help guide property owners through the repair and rehabilitation program process	Housing: Reviewed updated two policies to incorporate REACH input (HO-P2.8, HO-P4.4); added new policy HO-P4.5 per Amy's suggestion regarding racially restrictive covenants.  Housing Appendix: Added details about history of RDI based on Amy's notes; replaced housing capacity memo with current version.

Parks and Recreation	3/24/2024	REACH	<p>PR-2 Policy Suggestion – The City shall endeavor to continue providing and installing ADA play equipment at all City parks.</p> <p>PR-7 Policy Suggestion – Expand and promote inclusive programming.</p> <p>PR-7 Policy Suggestion – Analyze equity impacts for online registration of recreation programming and consider offering differing registration methods and/or times of day to more equitably reach the whole community.</p> <p>PR-7 Policy Suggestion – Create a policy accounting for financial aid and allocating space within all programs outside of the general registration process for scholarship awardees.</p>	Incorporated REACH policy recommendations. (As noted at the beginning of the Goals and Policies section, the Comp Plan adopts the PRAOS Plan goals and policies. The ones in the Parks Element include recommended modifications for consideration for the City’s next PRAOS Plan update.)
Utilities Element	3/24/2024	REACH	<p>General comment - the word readability tool identifies this document as at a 15th grade level. Can we make this element any easier for the general public to comprehend? Less technical/ identify technical terms?</p> <p>Goal UT-2 - can we define disparities. Historic access to utilities? Racial disparities?</p> <p>Goal UT-2 - add a policy supporting the goal. What is the prioritization process in the development of franchise agreements that address disparities? Do we define the underserved areas? Do the utilities?</p> <p>UT-P1.14 - Can we do more than encourage developers? Can they submit a feasibility analysis showing this is cost prohibitive if they dont want to provide common telecommunications?</p> <p>UT-P1.16 – How do we ensure equitable access? Requiring low income programs in franchise agreements?</p> <p>UT-P1.19 – Please add some clarity, what does this mean?</p>	Made edits requested by Soos Creek. Made edits in response to REACH comments including updating Goal UT-2, adding a new Policy UT-P1.9, and updating Policy UT-P1.24. Parametrix also made minor updates to PSE section to make some language less definitive – since PSE did not provide feedback.
All	5/6/2024	Dawson	Can we change the font color so we know what has changed?	Staff will flag edits



Capital Facilities Element	5/6/2024	Parnello	Change the information on Parks Maintenance Building to be updated to reflect that construction is expected to initiate in 2024	
Capital Facilities Element	5/6/2024	Kelly	Update the photo in the header of the document. Goats are no longer used.	The photo will be updated
Capital Facilities Element	5/6/2024	Parnello	Investigate bullet point 3 on page CF-11	Staff will check with Parks
Capital Facilities Element	5/6/2024	Herbert	Double check with Police that the numbers on CF-13 are accurate	Staff checked in with the Chief, numbers are updated
capital facilities Element	5/6/2024	Herbert	CF-P15 - Should the city add consideration of electricity as a category, specifically battery supply systems.	This policy has been updated
Transportation Element	5/6/2024	Burberry	What are the traffic differences between 2022 and today?	This was discussed at the meeting
Transportation Element	5/6/2024	Parnello	Remove references to equestrian as a mode of transportation	Removed
Transportation Element	5/6/2024	Parnello	Has questions as to the validity of Active Transportation System Map, particularly those trails outside the city limits. We should include the trails to the west of Maple Valley that connect to Covington including Cedar Creek Park.	Staff is reviewing options for mapping.
Transportation Element	5/6/2024	Dawson	Who has put the counters on SR-169 near McDonalds and SE 228th ?	Not Maple Valley
Transportation Element	5/6/2024	Kelly and Dawson	Can we combine TE-1, 2, and 3 into a singular project on the 20 year TIP?	My recommendation is to leave as is because it could help having the projects costed out separately for the impact fee program.
Transportation Element	5/6/2024	Parnello	Would prefer to see TE-29 as a regional asset not just for south city residents.	Description to be modified
Transportation Element	5/6/2024		Under "collector streets" 228th Ave SE add "south of Kent Kangley	This will be updated
Transportation Element	5/6/2024	Parnello	Why do we include conferring with Kent School District in TP-3.4	This has been removed
Transportation Element	5/6/2024	Dawson	TP6.9 is the wording of "accommodate for emergency vehicles" sufficient language?	Staff believes this is sufficient