

Housing Action Plan Public Outreach Summary

Medina, WA



Prepared for
City of Medina
Planning Commission
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Introduction and Methods

Outreach Purpose

The city of Medina has received grant funding from the Department of Commerce to create a Housing Action Plan. A city's Housing Action Plan (HAP) is developed after conducting a housing needs assessment, which determines the current and future state of housing within the jurisdiction. This housing needs assessment (HNA) seeks to evaluate service for all income levels, establish population and employment trends, and consider what the land capacity is within the jurisdiction. Some topics in the HNA and HAP are required, such as evaluating population trends, while others are optional, such as a land capacity analysis. To receive grant funding, there are some required community and stakeholder engagement actions that must be met, such as participation and input from community groups, local realtors, and nonprofit housing advocates. This document outlines the process by which the Medina community was engaged, as well as analysis of the feedback received.

The HAP should be used to inform the comprehensive plan housing element. The Washington State 1990 Growth Management Act (GMA) requires all incorporated municipalities within King County to develop a comprehensive plan addressing population growth impact to government facilities and services. The GMA implements land use planning strategies to evaluate the predicted level of service needs associated with population growth and assess existing facilities and services. The City's Housing Action Plan which will go into more depth than the housing element of the Comprehensive Plan.

The purpose of the HAP Public Outreach Survey and Stakeholder Input Process is to gather community input to inform the construction of the HAP document. The public outreach allows residents to participate in the long-range planning of their housing conditions and helps determine what strategies will be used in the HAP. The community desires, derived from the outreach survey and stakeholder input groups, will be addressed in the HAP.

Importance of Housing

Ensuring access to housing is one of the fundamental functions of effective planning. In Medina, twenty-seven percent of households are currently cost-burdened, and by 2044 there is a projected deficit of 297 housing units for very or extremely low-income people. Creating policies that encourage development to meet current and projected community needs is paramount.

Stakeholder Methods

Two groups of stakeholders were identified to give in-depth feedback on the Housing Needs Assessment and provide direction for future housing development in Medina. A group of community stakeholders attended virtual sessions in July and September 2022, and a group of technical stakeholders attended a separate virtual session in August. The first community stakeholder meeting group answered a series of questions about the perceived accuracy of the Housing Needs Assessment together before breaking into smaller groups to discuss how Medina should accommodate the needs identified in the HNA. The second community stakeholder meeting was one facilitated group discussion about housing conditions and needs. The technical stakeholder group also started by discussing the accuracy of the Housing Needs Assessment before moving on to more specific aspects of the future housing development strategy. These more specific aspects included accessory dwelling units, streamlined permit processes, development initiatives, and senior housing.

Survey Methods

Surveying was performed using SurveyMonkey, an online survey tool. Everyone in the city of Medina was invited to participate between May 30th and July 25th, 2022. The community survey was available both electronically and via hard copies in Medina City Hall. Advertising occurred on the city's website and social media pages. One hundred fifty-four respondents responded to thirty-one questions about housing in Medina.

Technical Stakeholder Results

The technical stakeholder group felt that the housing needs assessment was accurate and reflected genuine community conditions. Members noted that finding solutions to increase density in Medina can be problematic due to local politics. The analysis below describes the results of the technical stakeholder engagement process regarding different housing related topics.

Accessory Dwelling Units

Technical stakeholders generally gave more reasons in favor of Accessory Dwelling Unit (ADU) development than reasons against. ADUs were noted as an affordable way to meet density needs which were feasible given the current conditions in Medina. Homes with existing secondary structures which can accommodate ADUs could ease the further development of ADUs. However, the politics of Medina are not agreeable to their development, many lots are already at max coverage, and owners with the large lots conducive to ADU development may not want to develop one. Feasibility research into benefits and obstacles should be done before any changes to zoning code to incentivize ADUs are made.

Streamlined Permit Process

Stakeholders were in favor of creating a streamlined permit process. Special exemption processes for ADUs serving specific populations, such as seniors and teachers, and special permissions or joint programs for adjacent owners were specifically identified as two use cases for permit streamlining.

Development Incentives

Development incentives to increase the density in Medina were considered by the group. Allowing mixed use in Medina Circle, increasing commercial uses, considering a multifamily zone, and allowing more permitted zero lot line developments were considered favorable strategies to increase both density and city tax revenue. A lack of undeveloped lands for new housing types and lack of public support for smaller lot rezoning were identified as obstacles to creating development incentives. Creating these incentives may result from further research, such as considering ADU unit size and fiscal analysis on current affordable housing development. Obstacles, such as high property values, would have to be overcome.

Senior Housing Strategy

The need for a senior housing facility was identified by the technical stakeholder group. Need could be served through the development of a mixed-use facility with community areas on the ground floor and senior housing above, as could a support program for ADU development on seniors' lots as a means of creating passive income. Zoning density bonuses and land donations may be necessary to incentivize senior and low-income housing. Concerns about senior affordability due to fixed incomes and high property costs/taxes were raised.

Technical Stakeholder concerns

Concerns were largely related to the politics of the community and the developed nature of Medina. Technical stakeholders were not aware of any undeveloped lots in Medina, and indicated many lots are already at max coverage. Community opposition to smaller lot rezoning and lack of incentives for property owners to build ADUs on their properties were noted as obstacles to development.

Community Stakeholder Results

The analysis below describes the results of the community stakeholder engagement process. The topics discussed with the whole group pertained to community perceptions of the Housing Needs Assessment such as accuracy, completeness, and consistency. In the first meeting, the group then split into two breakout rooms and discussed local housing character preservation in the context of the greater region, the community context from which the HNA arises, how to increase housing options, and what development styles the city should encourage in the future.

Perceptions

There was disbelief in the data validity among some members of the community stakeholder group. There was high interest in how the data was procured, as well as some distrust in the consultant analysis methodology. Stakeholders expressed disbelief in the income estimate figures, and community consensus was that no housing issues existed in Medina. The group did not feel that there was any physical space for additional developments and was not interested in increased density through the encouragement of multifamily buildings, affordable developments, or subdivisions.

The main housing issue identified was vacant or unoccupied homes causing higher living costs. The group would have liked more information on the demographics vacant and rental homeowners and did not think the existing infrastructure in the city could support increased density. The community stakeholder groups did not feel there was a need to change development patterns within the City of Medina.

Takeaways

The community stakeholder group expressed a high priority for preserving the character and aesthetic of Medina. Preservation of shared open spaces, parks, docks, style of homes, and high quality of life was paramount to residents. Residents needed to be more interested in encouraging the development of higher-density housing units such as apartments or multi-unit zones. The community felt like housing availability was not a local issue and is staunchly opposed to additional development within the City. Members felt that more efficient use of unused properties, such as vacant houses or vacation homes, and lowering property tax rates are the primary method by which Medina should rectify the high housing burden costs.

Community Concerns

The community stakeholder group was very concerned about potential changes to the types of housing available in Medina. Similarly, changing the visual appearance of the neighborhoods either through new developments or unattended vacant properties was very concerning to residents. The group also repeatedly expressed concerns for the process of updating Medina housing policy. Doubt about the need to consider changing the types of housing available in Medina was brought up several times.



Survey Results

The analysis below describes the current perceptions and future aspirations of respondents as they pertain to the Medina housing stock. Due to rounding, percentages may not add to 100. Complete tabulation of data is given in *Appendix A*, *Appendix B*, and *Appendix C*.

Respondent Profile

The majority (53%) of respondents were between the ages of 55 and 74, followed by 29% of respondents between 35 and 54, 17% above 75, and finally less than 1% under 34. This is an older demographic than the Medina population, which is roughly a third under 34, a third 35-54, and the final third over 55. The survey sample was slightly whiter than Medina, which is two thirds white, a quarter Asian or Pacific Islander, five percent Multiracial, four percent Hispanic, and one percent Black. Respondents were 80% white, 13% Asian or Pacific Islander, and 4% Multiracial. Homeowners were disproportionately represented in the survey, with less than 3 percent of respondents renting- compared to 14% of renters in the population. Most respondents have lived in their current homes for more than ten years and travel between 1-10 away from home per day.

All respondents live in single family homes, which roughly mirrors the 99% of Medina that lives in single family homes. Respondent household size roughly mirrored the population, with 90% of both groups living in houses of four or less. The survey sample had more two person houses, where the population has more one person houses. Twenty three percent of respondents indicated housing costs as a serious financial burden, like the 27% of Medina households which are cost burdened.

Significance

This survey received 154 responses, 5% of the 2021 population of Medina. This sample size can be considered a significant amount, which may represent the overall population accurately. When drawing conclusions from this sample, the respondent profile should be considered.

Housing Quality

Survey respondents are very satisfied with the quality of their current housing. Eighty-five percent of respondents were at least satisfied with the distance from their house to their work or school, like the 93% of respondents who were satisfied with their home’s proximity to amenities. Eighty five percent of respondents were satisfied with the size of their homes, like the 82% of respondents who were satisfied with the condition of their homes. All metrics had less than an 11% dissatisfaction rate, except for cost, where 15% of respondents were dissatisfied or extremely dissatisfied. Twelve out of 82 respondents who wrote additional comments on the survey (all written responses are listed in *Appendix D*) noted that Medina is an expensive or costly place to live, although only five of those noted this unaffordability as a negative aspect of Medina. The full breakdown of housing quality is given in fig. 1.

How satisfied are you with your current housing in regard to...

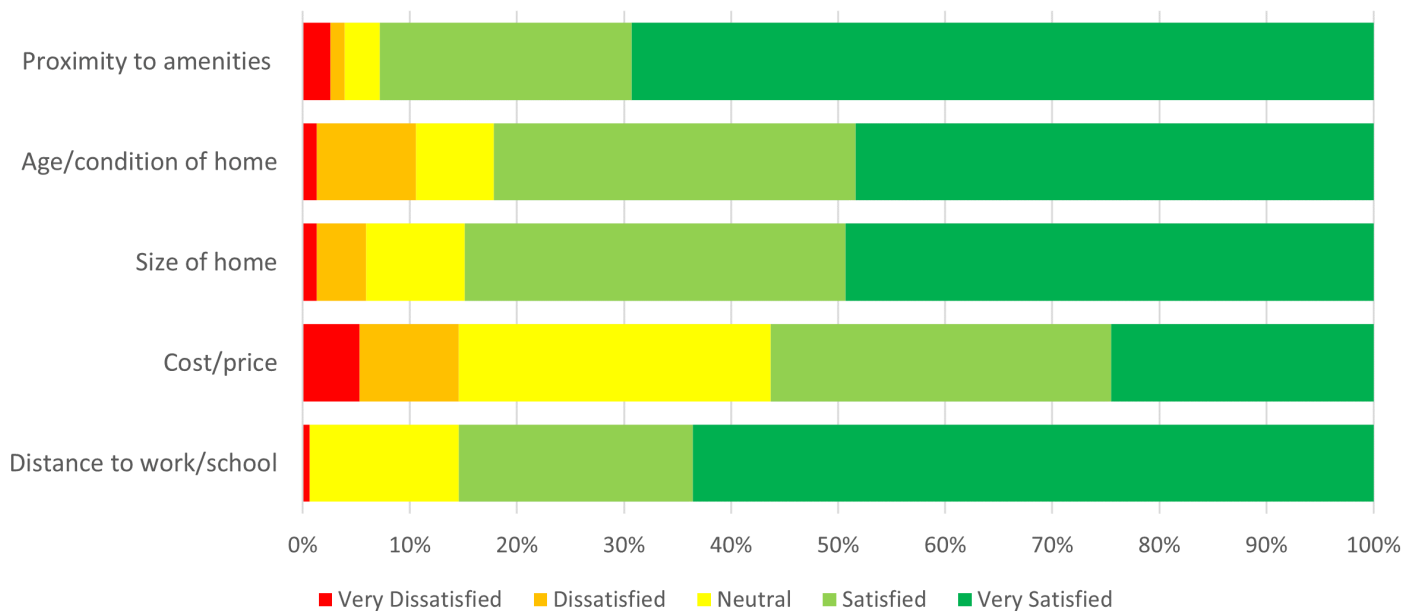


Figure 1: Survey respondent opinions on current housing quality.

Community Profile

Survey respondents agreed that Medina is a good place to live if you can live there. Ninety-eight percent of respondents believed that Medina is a great place to live in general and that Medina is a good place for families to live. About eighty percent of the full sample found that Medina is a good place for older people to live, and 96% of respondents older than 75 agreed. Eighty two percent of respondents agreed that Medina has services and amenities that improve quality of life. People overall agreed that Medina is a nice place to live, but the group was more split about the accessibility of housing in Medina. Two thirds of the sample didn't think that young people can find comfortable, adequate, and affordable housing in Medina, and only 12% thought that young people could (22% had no opinion). Thirty percent of the sample expressed concern about being unable to live in Medina within the near future. In the open response section, some respondents noted concern for a future where they cannot afford to live in Medina, often citing property tax as a reason. The full breakdown of perceptions on the community served in Medina is given in fig. 2.

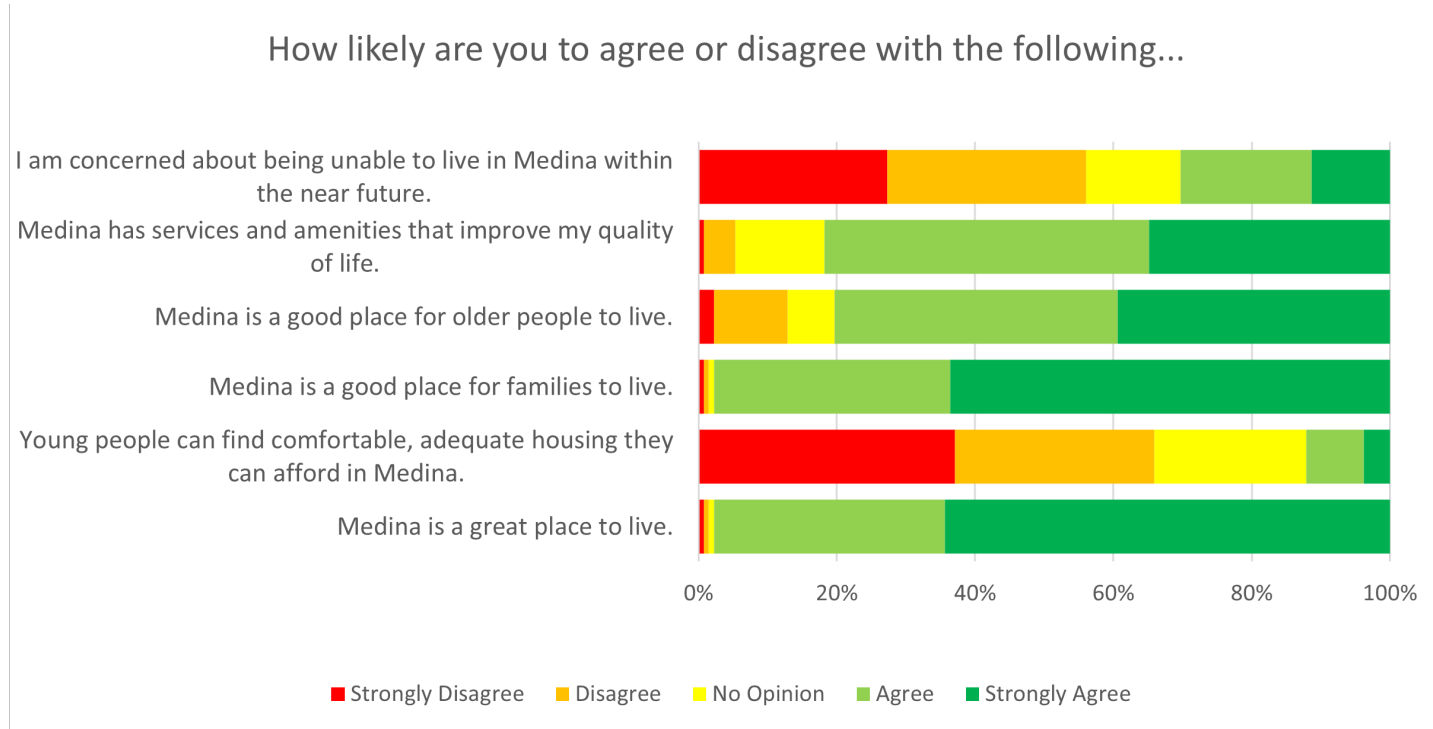


Figure 2: Survey respondent opinions on various aspects related to communities currently best served in Medina.

Needed Housing

Respondents generally do not believe that housing options in Medina should change. Eighty eight percent of respondents disagreed that Medina needs more apartments, other rental housing options, or emergency housing options and services. Seventy percent of the sample found there should not be more affordable housing in Medina. In the open response section, some respondents write that it isn't Medina's role to provide affordable housing. As one individual wrote, "It should not allow for multiple housing developments, lower income housing or multiple family dwellings. There are many areas outside of Medina that provide that." Another wrote, "I feel very strongly that Medina should remain SFR [single family residential] only – no multifamily housing of any type". Some (31%) thought that housing should be available for those who work in the community, but more (51%) felt it should not. Two thirds of respondents disagreed that larger homes should be available for large families, and a similar amount (55%) thought smaller housing should be available for smaller families. Respondents overall did not feel that the housing stock in Medina should change. The full breakdown of perceptions on types of housing needed is given in fig. 3.

Medina needs more...

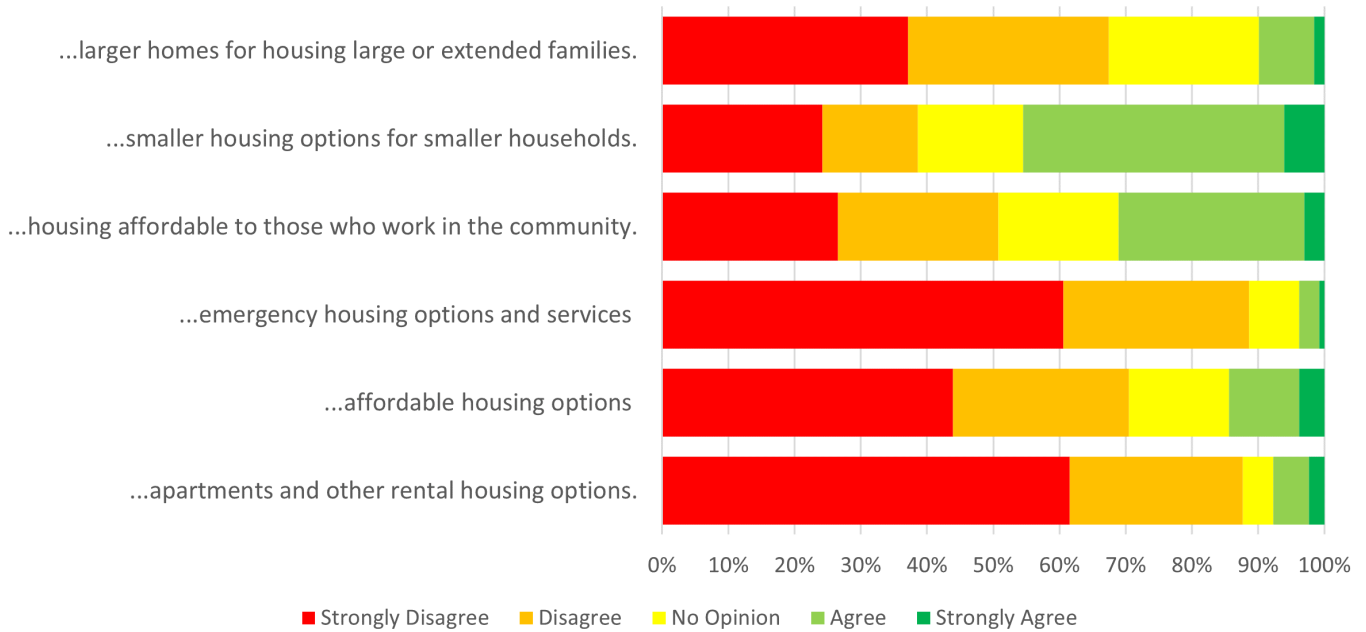


Figure 3: survey respondent opinions on housing needs.

Potential Housing Solutions

The sample agreed with some housing support measures. Sixty-one percent of respondents found that ensuring existing housing is in good condition and providing support for older community members are good ideas. Residents found that providing support for working families and fixed income households who spend a disproportionate amount on housing was not a good solution (50%, compared to 18% who thought it was a good solution), and did not support building dedicated affordable housing. The sample was slightly split between wanting to protect residents from being displaced or forced out of their housing (47%) and not (27%). The full breakdown of potential housing solution perceptions is given in fig. 4.

How do you feel about some of these housing solutions:

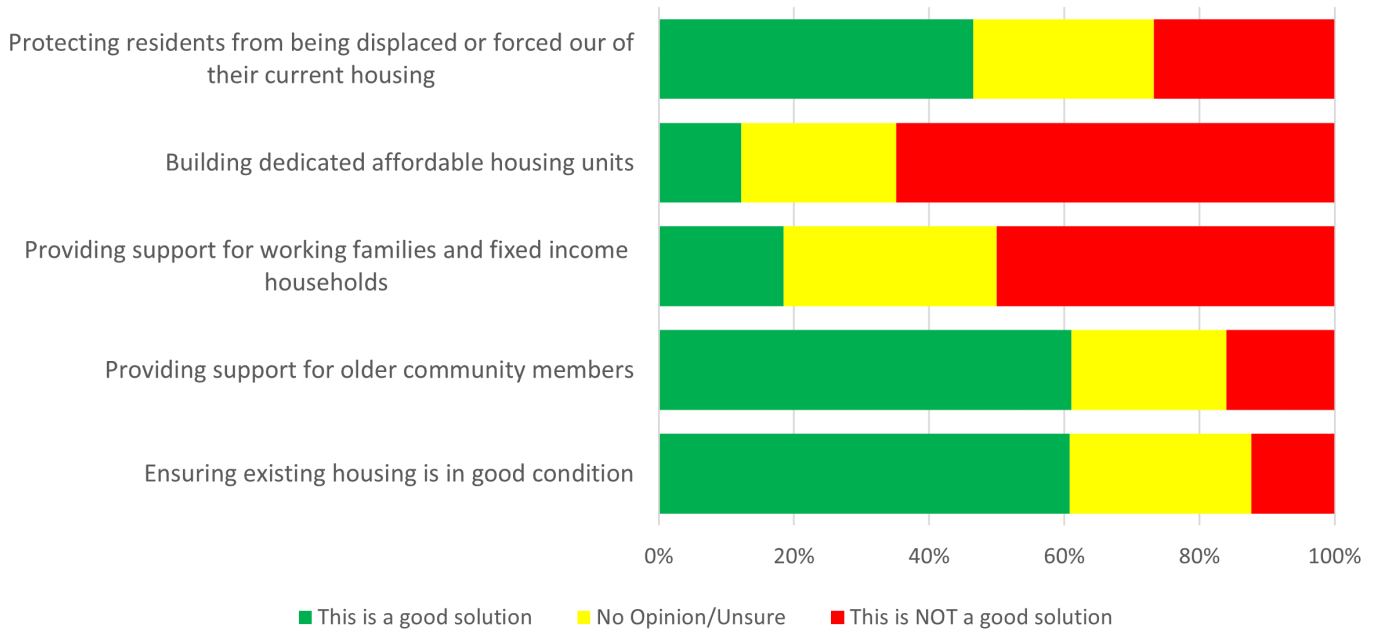


Figure 4: survey respondent opinions on potential future housing solutions.

When asked to rank specific types of housing, residents gave the strongest preference for accessory dwelling units, with more than two thirds (69%) ranking it is their first choice. Townhomes were ranked second, followed by senior/assisted living, multifamily housing, and finally manufactured housing (65% ranked this as their last choice). In the free response section, some residents made clear that none of these housing types are preferred. As one wrote, “By ranking these options it gives the survey askers / city an incorrect answer as to how you’d rank ... as opposed to the fact that NONE of the options would be acceptable.” The full breakdown of ranked housing types is given in fig. 5, and all free response answers are in *Appendix D*.

Outside of single family houses, what type of housing would you like to see to accomodate the growing need?

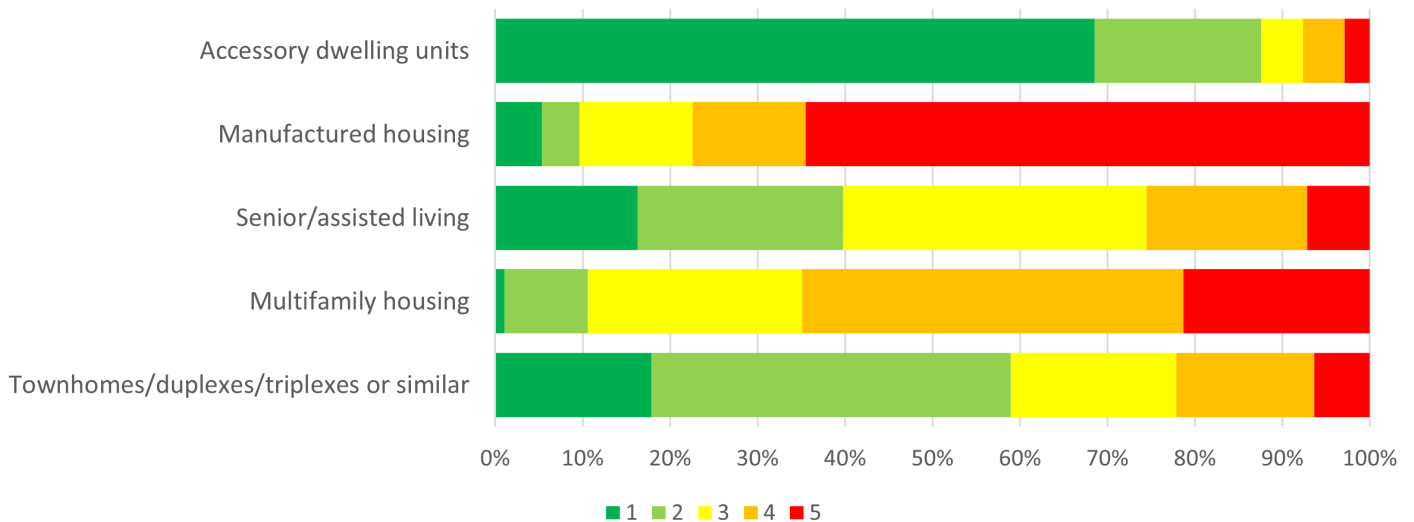


Figure 5: Respondent’s ranking of various housing types.

Limitations

The community stakeholder activity was not attended by all the planned attendees. As with most community stakeholder processes, more input may have been advantageous. Similarly, a lack of belief in income estimates and lack of overall project buy in may have caused a misrepresentation of community opinions during the process.

The survey sample was slightly more white, older, and owned their homes more than the population of Medina. However, the conclusions of the survey generally agree with the take-aways from the stakeholder meetings, and the sample size (5% of the population) was sufficient. It is reasonable to use the results of the survey to inform the further construction of the Housing Action Plan.

Conclusion

The Medina community values their existing housing stock and acknowledges that housing costs are high. However, they do not see changes in housing options available as a good solution. The nuances in community opinions of housing type will be considered with the creation of the Housing Action Plan.

Public Perceptions of Existing Housing Stock

The community in Medina is largely satisfied with their existing housing stock. The people living there see little reason to change the current policies, as they currently enjoy quality housing in a good location. Residents appreciate the single-family residential character in Medina, as one survey respondent said, “maintain the status quo, basically single-family dwellings. Multi-family dwellings would change the nature of the city”. The technical stakeholder group recognized strong public opinion, noting that rezoning to smaller lots will not be supported by the public.

Housing Cost

Community members were aware of high housing costs and attributed this high cost primarily to empty or vacant units within the city or high property taxes. Multiple survey respondents noted that property taxes are increasing so much that long term residents cannot afford to live in Medina anymore. While community stakeholders and survey respondents recognized the high housing cost in Medina, they were split on what that meant. As evidenced by the 30% of survey respondents who are concerned about being unable to live in Medina within the near future, and numerous answers in the open response section anticipating future personal housing burden, some survey respondents were concerned about high housing costs. However, many were not. As one respondent put it, “If you can’t afford to live here—then don’t! There are plenty of places elsewhere. Fact of life—some people have more money than others. It’s not wrong and doesn’t need to be changed.”

Housing Solutions

Survey and community stakeholder participants feel that there is little space, demand, or support for any sort of higher density housing. Survey respondents were in favor of smaller houses, but perhaps with the intention of preserving the character of the city and not with the goal of increasing density. While the technical stakeholder group saw ADUs and a senior housing facility as feasible ways to solve some of the present housing problems, the community stakeholder group and survey respondents gave little latitude for any changes to housing options. Residents believe that the preservation of existing housing options, common spaces, quality of life, and population should be the priority when determining future housing policy.

People in Medina recognize that it is an expensive place to live, however their preference for the existing single-family character supersedes any desire to increase housing accessibility. While some people surveyed agreed that more housing should be available for people working in Medina, and there is some concern about individuals’ future inability to live in the city, multiple comments in stakeholder meetings and survey items qualified multi-unit housing of any sort as unacceptable. People agree that housing problems are present in some capacity, but they do not see additional development within the city of Medina as the solution. As one survey respondent said, “There are sufficient social service options in area, including low-income housing... high valuations and onerous property taxes the real problem.”

Community Take Aways

Community preferences around housing solutions must be considered when creating the Housing Action Plan. The stakeholder group expressed that the existing residential character in Medina is extremely important to the community, and that Medina will likely remain extremely residential for the foreseeable future. Survey responses and the technical stakeholder group made clear that there would be community resistance to any large apartment, intentionally affordable, or emergency housing. One survey respondent wrote, “I RESIST, and want my city to RESIST the mandates from outsiders demanding that the character of my town be changed.” However, looking forward there may be room to increase housing access through methods which preserve the character of small single family residential units and support the existing residents.



Appendix A: Respondent Demographics

The below graphs and charts describe the reported demographics of adult survey participants. Color formatting shades higher percentages blue.

Table 1:

Select your age range.

Answer Choices	Responses	
Under 34	0.66%	
35 to 54	28.95%	
55 to 74	53.29%	
75+	17.11%	
	Answered	152
	Skipped	2

Table 2:

Which of the following best describes you?

Answer Choices	Responses	
Asian or Pacific Islander	13.16%	
Black or African American	0.66%	
Hispanic or Latino	0.00%	
Native American or Alaskan Native	0.00%	
White	79.61%	
Multiracial or Biracial	3.95%	
A race/ethnicity not listed here	2.63%	
	Answered	152
	Skipped	2

Appendix B: Housing Demographics

The following tables describe the complete set of responses to multiple-choice questions related to respondent's housing situation. Color formatting shades higher percentages blue.

Table 3:

How many people are in your household (including yourself)?

Answer Choices	Responses	
1 person	9.80%	
2 people	39.87%	
3 people	13.07%	
4 people	26.14%	
5 people	7.19%	



6 people	3.92%	
7 people or more	0.00%	
	Answered	153
	Skipped	1

Table 4:

Do you own or rent your residence?

Answer Choices	Responses	
Own	97.39%	
Rent	2.61%	
N/A	0.00%	
	Answered	153
	Skipped	1

Table 5:

Are your housing costs a serious financial burden?

Answer Choices	Responses	
Yes	22.52%	
No	77.48%	
	Answered	151
	Skipped	3

Table 6:

When did you move to your current home?

Answer Choices	Responses	
Less than a year ago	2.61%	
1-5 years ago	16.34%	
6-10 years ago	13.73%	
11 or more years ago	67.32%	
	Answered	153
	Skipped	1

Table 7:

On an average day, how far (in miles) do you travel from your home?

Answer Choices	Responses	
Less than 1 mile	6.58%	
1-5 miles	37.50%	
5-10 miles	40.79%	



10-20 miles	9.21%	
20+ miles	5.92%	
	Answered	152
	Skipped	2

Table 8:

Which of the following housing types best describes where you live?

Answer Choices	Responses	
Single-family home	100.00%	
Townhome/duplex/triplex or similar	0.00%	
Unit in multiunit building	0.00%	
Accessory dwelling unit (e.g., in-law suite or granny flat)	0.00%	
Mobile or manufactured home	0.00%	
Senior/assisted living	0.00%	
	Answered	152
	Skipped	2

Appendix C: Housing Survey

The following tables describe the complete set of responses to multiple-choice questions related to respondent’s perspective of housing in Medina. Color formatting shades higher values blue.

Table 9: How satisfied are you with your current housing in regard to the following criteria?

	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied
Distance to work/school	0.7%	0.0%	13.9%	21.9%	63.6%
Cost/price	5.3%	9.3%	29.1%	31.8%	24.5%
Size of home	1.3%	4.6%	9.2%	35.5%	49.3%
Age/condition of home	1.3%	9.3%	7.3%	33.8%	48.3%
Proximity to amenities (e.g., parks, retail stores, bus routes, etc.)	2.6%	1.3%	3.3%	23.5%	69.3%
				Answered	153
				Skipped	1

Table 10: Outside of the most common type of housing in Medina (single-family homes), what type of housing would you like to see to accommodate the growing need? (Rank the choices by order of preference)

	1	2	3	4	5
Townhomes/duplexes/triplexes or similar	17.89%	41.05%	18.95%	15.79%	6.32%
Multifamily housing	1.06%	9.57%	24.47%	43.62%	21.28%



Senior/assisted living	16.33%	23.47%	34.69%	18.37%	7.14%
Manufactured housing	5.38%	4.30%	12.90%	12.90%	64.52%
Accessory dwelling units (e.g., in-law suites or granny flats)	68.57%	19.05%	4.76%	4.76%	2.86%

Answered 116
Skipped 38

Table 11: How likely are you to agree or disagree with the following statements?

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
Medina is a great place to live.	0.76%	0.76%	0.76%	33.33%	64.39%
Young people can find comfortable, adequate housing they can afford in Medina.	37.12%	28.79%	21.97%	8.33%	3.79%
Medina is a good place for families to live.	0.76%	0.76%	0.76%	34.09%	63.64%
Medina is a good place for older people to live.	2.27%	10.61%	6.82%	40.91%	39.39%
Medina has services and amenities that improve my quality of life.	0.76%	4.55%	12.88%	46.97%	34.85%
I am concerned about being unable to live in Medina within the near future.	27.27%	28.79%	13.64%	18.94%	11.36%

Answered 133
Skipped 21

Table 12: Indicate how much you agree or disagree with the following statements. Medina needs more...

	Strongly Disagree	Disagree	No Opinion	Agree	Strongly Agree
...apartments and other rental housing options.	61.54%	26.15%	4.62%	5.38%	2.31%
...affordable housing options (i.e., housing reserved for households earning 80% or less of the area median income or \$95,300 annually).	43.94%	26.52%	15.15%	10.61%	3.79%
...emergency housing options and services (e.g., shelters, transitional housing, day centers, assistance for victims of domestic violence, etc.).	60.61%	28.03%	7.58%	3.03%	0.76%



...housing affordable to those who work in the community.	26.52%	24.24%	18.18%	28.03%	3.03%
...smaller housing options for smaller households.	24.24%	14.39%	15.91%	39.39%	6.06%
...larger homes for housing large or extended families.	37.12%	30.30%	22.73%	8.33%	1.52%
				Answered	133
				Skipped	21

Table 13: Indicate how you feel about some of these potential housing solutions.

	This is a good solution	No Opinion/Unsure	This is NOT a good solution
Ensuring existing housing is in good condition	60.77%	26.92%	12.31%
Providing support for older community members	61.07%	22.90%	16.03%
Providing support for working families and fixed income households who are paying a large share of their incomes on housing	18.46%	31.54%	50.00%
Building dedicated affordable housing units	12.21%	22.90%	64.89%
Protecting residents from being displaced or forced out of their current housing	46.56%	26.72%	26.72%
		Answered	131
		Skipped	23

Appendix D: Write-In responses

The following are verbatim write-in responses submitted. Responses include any typographical, grammar, or other mistakes.

Do you have any additional comments, questions, or concerns related to Medina’s housing needs you would like to share?

Answered: 82. Skipped: 72

Too many tall trees require us to clean non-stop all year around. Not ideal for aged individuals, especially potential fallen branches/trees when storms come.
One problem I see is rental homes or absent ownership and lack of property maintenance by property owners. Lack of investment in “community” by absent ownership. We need to keep our community store. Many young people cannot afford to live here.
Medina is a great place to live for young families and on into grand parenting.
This is an odd survey. Medina is definitely not a “typical” community, more like an exclusive destination neighborhood.



there is o need for the city to tinker with the present housing. It is a lovely residential place. there are too few places where single family homes are required.
This is an interesting and complicated survey addressing the general Medina community. The complexity of our community as well as the broad age range and socioeconomic elements makes averaging Medina extremely difficult.
Property taxes far too high. Town spending growing far too much, making work and development where not needed and not appreciably benefitting quality of life. Police and fire are the only services we really need kept at the level they are now; the rest of the town is beautiful as is and the high levels of spending are just making the town more expensive. Almost no middle-income families are in the town anymore.
Stop allowing buyers to leave empty unkept properties. Hines sits empty. Too many renters who take no ownership responsibilities. Too many international buyers. charge a surtax like Vancouver BC
Create more flexibility/allowance for homeowners who want to remove trees on their property
Sure, wish that trees were not indiscriminately bulldozed all the time to build mc mansions. Keep older homes maintained instead of constantly building new ones. Don't put houses immediately next to others.
Property taxes are really high for retired senior citizens.
I feel very strongly that Medina should remain SFR only—no multifamily housing of any type
Thank you
No
I have been in the same house for 57 years. House is 4000 sq ft and has need remodeled once. Am widowed and live on SS and teacher retirement income. House is in good repair, but county classifies it as a tear down. Land valuation has gone up every year. With the construction of a 5.5 mil. House next door, tax now nearly 20000 per year. I must live very frugally to continue to live here and pay for reasonable yard and house maintenance. Medina zoning encourages large houses and wealthy families who can afford them. There is no relief for the elderly or longtime residents who have incomes above approx. 60 M. I am only slightly above. Complaints are met with "you can sell and make a profit" but then where do I go?
Medina needs to find a way to support longtime residents. I am sure i am not the only one who thinks the city is indifferent to our needs and desires to be a place for only the most affluent.
I would like to know the origin of the survey, the reason for the survey & the author of the questions. Mary Saad
No
Keep Medina as it is.
I am personally concerned about property taxes getting so high that people like myself Who have lived here for 30+ years may be forced out.
Why are we addressing this?
Item 10. None of the proposals are acceptable.
No
Medina is unique and offers the community and excellent experience. It should not allow for multiple housing developments, lower income housing or multiple family dwellings. There are



many areas outside of Medina that provide that. Medina should remain a calm and secure place to live in a crowded and complex world.

Stop allowing huge houses to be built that take up a large portion of the lot size. Don't allow lots to be subdivided below half an acre.

Highway noise ... still an issue

It isn't clear how Medina can be made compatible with affordable housing.

No shelters. Please leave the community intact

I did not like or appreciate the ranked preference question. It infers an acceptance or preference for the 5 options... I tried to skip the question - as none of these are acceptable. By ranking these options, it gives the survey askers / city an incorrect answer as to how you'd rank ... as opposed to the fact that NONE of the options would be acceptable.

Medina's housing prices were so significantly impacted by the number of foreign (primarily Chinese) absentee purchasers - throwing money at houses — causing rapid increases in pricing. Then leaving the homes empty - creating eyesores and habitats for rodents - it has been so sad to see the degrading of many areas - as purchasers don't care or have pride in their homes — they view these purchases as investments - and have zero sense of community. As a very long-term Medina resident and taxpayer - I am so saddened to see this decline.

Trees and lots are cut down and decimated And then allowed to be so overgrown I don't know this town anymore.

Having lower income housing in this neighborhood is completely absurd! If you can't afford to live here—then don't! There are plenty of places elsewhere. Fact of life—some people have more money than others. It's not wrong and doesn't need to be changed.

Medina is a unique community with a special environment. We do not need to change the character of our neighborhood with housing ideas that have nothing in common with our existing livability. Stop this discussion now!!

When we can't afford it anymore, we will move but nothing in the area is what I would call affordable.

A missing link in Medina's walkability is Overlake Drive East. Please recognize this is a path to Clyde Beach Park, Meydenbauer Beach Park, and downtown Bellevue for residents of Medina which needs considerable safety improvements. Fixing that will improve Medina's "access to amenities" rating.

Not just allowing, but actually building affordable housing, transitional housing, senior housing, multi-family housing, will make Medina stand out as living its values and leading the Points in addressing the income inequality plaguing our nation and region.



<p>Medina is an executive community. As such, when people from other executive communities visit, they often comment on how ugly Medina is. They notice wires hanging from telephone poles, junk cars in front yards, dilapidated houses, crab grass filled parks, crumbling sidewalks, houses with unkept landscaping, painted traffic lines, that you would find on high speed streets, on residential streets. Commuter cars parked on residential streets. And generally a poor hillbilly looking neighborhood. I think if city leaders had grown up in places like Palo Alto or La Jolla or Westminster NY or Kalorama DC, they would understand how shabby Medina looks. This survey only illustrates how detached the city is from acknowledging that Medina is for high earners (executives). I would suggest accepting this fact and working to build the best looking Medina possible to reflect the incredible high real estate taxes the residents pay relative to other cities in WA state.</p>
<p>There is no need for any low income housing or multi family. I will actively campaign against any public official that suggests these changes.</p>
<p>We need to keep Medina the close bedroom community that it is.</p>
<p>The current character of Medina should be preserved. Multi-unit housing would undermine that. There are more affordable alternative housing options in close proximity elsewhere in Bellevue and other Eastside communities.</p>
<p>Lower the property taxes so retirees can stay in their homes if they desire!</p>
<p>Medina is thriving because people get to choose what kind of housing they live in and not because the city has been awarded a grant for planning and policy creation regarding housing. Keep the city government taking care of the current residents and the services that we have such as Medina Market, Post Office, and our park and schools. Do not add any item except possibly extra units if someone wants to add them to their house. No affordable housing, no townhomes, no senior assisted living facilities, not necessary as we are backed up to a very large metropolitan city with all of those needs. Keep Medina simple! That is why we moved here.</p>
<p>I did not answer questions 13 on because there was no detail on who would be providing the support. Given the affluence of this community it's hard to envision apartments and manufactured homes. I also don't think the assembling of large estates has improved the community. We have lost great neighbors that moved because of property tax increases and skyrocketing revenue from selling their homes. The Green Store is a great amenity but I wish it had fewer restrictions on operating hours and expanded food and take out services and drinks.</p>
<p>Question 10: I would not like to see any of the housing choices listed in the city of Medina. The question did not allow me to rank all choices with a zero.</p>
<p>No</p>
<p>Ensuring rental property or unoccupied houses are maintained. Ensure yards are well maintained. We have too many where the grass isn't cut and bushes cover the sidewalks</p>
<p>I believe Medina building guidelines are antiquated and should be updated to current residents wants and more in line with national building guidelines.</p>
<p>The property taxes are exorbitant and are forcing long time residents to sell their homes.</p>
<p>There are also too many empty, unkempt homes on some streets, most likely foreign investors parking money in the land. Not a great place to live anymore. Resident since 1965.</p>
<p>No</p>

It seems like the author of these questions has a social and political agenda which is inappropriate when attempting to conduct an honest and unbiased survey.
Make sure peo
I would support more flexibility to have ADUs limited to less that 1,000 sf with mandatory off street parking as a solution to provide more housing options in the community
I support requiring ADU's on larger properties as a form of private extra housing opportunities for people working for Medina families
These are tough questions especially for a community like Medina that has limited buildable land
The most acceptable way to add to housing in Medina is to allow ADUs. Seems least impactful on the nature of our small town.
Medina City Government should focus on maintaining and improving public safety including roadways, powerlines, and landscape. We need to support our police. We need to make sure that residents do not have onerous rules placed on them in regard to their property as long as the natural beauty and charm of our town is preserved. We need to maintain the local gathering places for all ages, including the park, post office, and green store. And the landlord of the green store should not be "holding hostage" any of her tenants, ever by taking advantage of them and placing unfair burdens upon them. The green store has a legacy and tradition of being a local favorite, that makes every resident feel welcomed, provides a place for local workers to eat, local school children to gather with friends, and provides a local place to buy necessities. The current tenants "saved" our community during Covid by providing the consistency, kindness, and care that our older residents need. Medina is a town that is kind and welcoming to everyone who lives there. It is a great place to live and one that we have called home for over 25 years.
Keep Medina as it is. No need to build affordable housing, shelter, or others
The number of homes that are bought but not occupied
Please do not change this wonderful community.
There are sufficient social service options in area, including low income housing, shelter, etc. Multi family options will mean even bigger houses, already an issue. High valuations and onerous property taxes the real problem
Maintain the status quo (basically single-family dwellings). Multi-family dwellings would change the nature of the city. Town-houses are OK if they are in the high-end price range such as the development abutting the golf course on NE 12th.
There is no place like Medina to live and raise a family. I appreciate looking at making it more affordable inc for families. Thank you.
Property taxes are the biggest issue increasing unaffordable housing.
There are lots of places to live. Medina may not be a fit for everyone.
Stronger ordinance to dissuade cutting down of older firs.
Ordinance as to approval of style of home for new construction.
The current modern homes are not traditional NW homes and eye sore.



<p>Medina is a small community, and does not need to support the services appropriate for a larger city. Residents of Medina accept a high barrier to entry, in exchange for a secure environment. Plans for Medina should respect the existing culture of the town, rather than try to adjust its environment toward area medians.</p>
<p>Not concerned about housing for people who want to move into Medina but can't afford to live here. I'm more concerned about older people who have lived in the city for decades but the property taxes are causing them financial hardship.</p>
<p>Taxes are too high and there appears to be waste in spending. Rebate or reduce taxes!</p>
<p>1. Sidewalks along all streets.</p>
<p>2. Proper street lighting for safe walking and to discourage illegal activity.</p>
<p>I don't have a problem with more affordable housing, but I am not a fan of providing housing for people with drug addictions or emotional problems, like a halfway house.</p>
<p>I am strongly opposed to changes in zoning and density in medina.</p>
<p>Medina is not for everyone, this is what market decides and this is why people moves here. To make worse is not the solution. However, taking care of existing house senior owners are something we should do, just like any community. It is different from making medina everyone can afford or come. Good goal but not by making medina worse - against the reason why people move here.</p>
<p>Supportive housing if required by WA State should be at least 600 feet from schools.</p>
<p>Please also for subdivison of lots so we can build up more in Medina. The time for change is now.</p>
<p>Make sure people live here is safe. Exclude homeless from Medina.</p>
<p>No</p>
<p>The thought of turning Medina Clyde Hill or the east side west of 405 into a low income neighborhood it's just about one of the worst ideas I've heard. Many people worked hard and smart to get to where they are today or maybe it was just an accident but whatever it is it is their prerogative to live in an upscale neighborhood w/out Converting the area into low income housing. Ridiculous. How much is Val is Dell Constantine buying the Quinta twice it's worth and making it to a homeless shelter along with numerous other locations. Very bad decisions and making people pay they shouldn't have to.</p>
<p>no</p>
<p>Should update city code limit to allow bigger houses that can host bigger or multi-families. The current limit of height and distance to boundary lines are very tough.</p>
<p>What really makes Medina unaffordable is the property taxes. This includes all the frivolous levies that King County slips by us, as well as, the school district levies. Property taxes are onerous!</p>
<p>I we allow multifamily units I would like to see them added in a way that maintains the "wooded" feel. I really dislike some of the recent concrete monsters with no vegetation between the house and the street</p>
<p>The town should consider rules to limit the size of houses. Current rules allow houses that are way too big and developers build to the absolute maximum to extract maximum profits.</p>
<p>Not at this time</p>
<p>Needs & solutions should not be considered in a city vacuum, we're next to 3 other small towns/city plus Bellevue services and should work together if there is a demonstrated need.</p>

I RESIST, and want my city to RESIST the mandates from outsiders demanding that the character of my town be changed. Medina is a small town that is not right nor affordable for everybody. This is a normal phenomenon and is not suddenly an invented problem. The changes being proposed are practically guaranteed to degrade the quality of life for current residents, causing people to move out. Current residents are your constituents, and inventing a new high density market is not in your constituents interests. Downtown Bellevue is showing signs of adopting Seattle's insane problems, is Medina next? Not if you resist it from happening.

Question 10 did not give you an option of disagreeing with the statement that there exist a growing need for housing in Medina. Or that accommodation for housing needs is a given. The way that question is designed any one of the options given will appear to be a "like to see" from the survey respondent which may not be true.

Medina homes are becoming so large and so expensive that I couldnt even move to another home in the neighborhood. My children will not be able to live here either, unless they find an incredible job. We are being priced out by out of country buyers, buyers buying homes that are left empty or then rented, etc. The community feel is dwindling. This is extremely evident in Clyde Hill too.

Medina is such a small town, adjacent to the larger bellevue where there are many housing options at varying price points. I'm not sure putting in apartments or multi-family housing is a great solution given our city is tiny. We aren't large enough to make a meaningful impact on the housing issues effecting most of bellevue right now. There just isn't enough space to really impact housing prices with affordable housing options. We would need a lot of apartments to offset the high cost of housing here.



Appendix E: Survey Questionnaire

(attach PDF copy to final- found in I:\Projects\21-298\Public Engagement\Survey Results)

