

## RFI Response: Action Item 1

**Action Item #1:** To fully assess the proposal for compliance and consistency with the code provisions stated above, submit a detailed response how the proposal with its unit layout is anticipated to function. If known, please include the anticipated terms of rental agreements, including duration, occupancy limitations, parking assignments, etc.

*Cityview will be leased and managed with strict adherence to Federal Law. Under the Federal Fair and Equal Housing Act, it is unlawful to discriminate for housing purposes on the basis of familial status (Title 42/Chapter 45/Subchapter 1/sections a-e). In addition, per BMC 20.08.020, the City definition of “family” means one or more persons related by blood, marriage, or adoption, or not more than three unrelated persons, living together within a single dwelling unit. To comply with these standards, CityView has been designed to appeal to a broad range of renters.*

*Cityview’s unit layout of 3 bedrooms and 3 bathrooms allows the use of both private tenant space and shared kitchen, living and laundry areas. This design will function well for a wide variety of tenants. The following are detailed and varied examples of how Cityview’s unit layout is anticipated (but not limited) to function:*

*Scenario 1: A young single professional named Joe works at a local grocery store. Joe makes an above average wage, but cannot afford to live on his own, as a studio apartment in a good neighborhood now costs about \$1,500 per month. Joe’s coworker Ryan is in a similar predicament. Joe and Ryan realize they can live at Cityview for about \$700 per month each, less than HALF of what it would cost to live on their own. They invite Ryan’s girlfriend April--a highly talented barista--to join them. They each enjoy their private bedroom and bathroom within the unit, while cooking meals and watching their favorite shows in the shared living space. Joe and Ryan commute to work, while April prefers to ride her bike or walk when the weather permits. All 3 roommates have a goal of saving enough money to buy a home, while enjoying their time living together.*

*Scenario 2: Amy, Jennifer and Michelle graduated from Sehome High School and decided to ‘stay local’. Amy attends Western Washington University, while Jennifer pursues a Culinary Arts degree from Whatcom Community College. Michelle has chosen to take a ‘gap year’ and some time to refresh after intense studies at Sehome. As roommates at Cityview, all 3 enjoy the quiet location and*

walking/biking distance to Fred Meyer and the many shops at Lakeway Center. With their shared kitchen, Jennifer tests her 'inspired recipes' on her eager and willing friends. Amy, an avid hiker, takes daily walks throughout Cityview's large outdoor common usable area, then tests her cardio strength via the project's trail connection to Samish Crest.

Scenario 3: Yara is a mother to her twin sons Amar and Nadim, who just turned 15. In 2012, Yara and her then 6 year old boys fled to Turkey along with thousands of other refugees. In 2016, under the Obama Administration U.S. resettlement program, the family found permanent refuge in Washington State. Yara works part-time for DSHS, and has a passion for assisting others while spending quality time with Amar and Nadim. Through the establishment of Cityview's "Safe Haven" program, Yara and her family live rent-free. 1 apartment at Cityview will be permanently set aside for this purpose, ensuring it functions as intended for many, many years. Another example of this unit function is the Marilyn Nold Scholarship, see [madronabayllc.com/building community](http://madronabayllc.com/building%20community).

Scenario 4: Kayla and Brianna grew up together and have been lifelong best friends. Both recently graduated from college with honors. Kayla landed an entry level position at a major accounting firm, while Brianna is pursuing her Master's in Political Science. Cityview is a perfect housing choice for them, as they have the third bedroom designed and set up as a home office/study. This way, they enjoy their own bedroom suites while building their careers and future safely from home.

\*\*\*\*\*

Each potential tenant will be required to complete an application and pass both background and credit checks. All leases will most likely be a 1-year term. There will be a max occupancy of 3 unrelated adults per unit, and parking will be managed/regulated via parking passes.

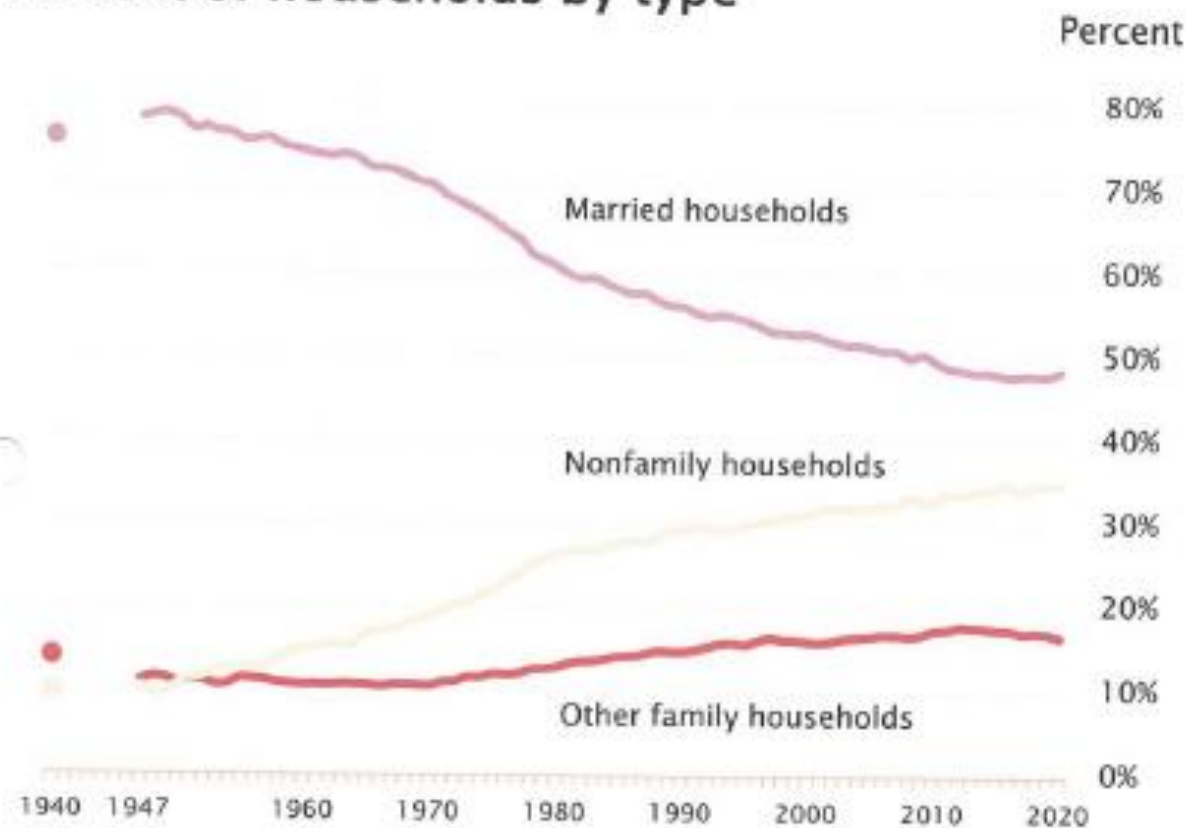
As seen on the attached Figure HH-1 from the United States Census Bureau, the percentage of married households ("historic traditional family unit") have been steadily declining. Meanwhile, the non-family households have been rapidly

*increasing. Housing projects like CityView provide housing options that reflect this trend. As specified by the attached chart updated 12/19 from the National Multifamily Housing Council, apartment households have a variety of configurations. These statistics support that the “traditional family unit” represents the smallest number of apartment households. Additionally, per the article referenced below and pie chart attached from the National Apartment Association, the largest percentage of today’s renters are starting out singles at 29%, with young adult roommates at 21%, perma-renters at 16% and middle-income boomers at 11%.*

*The Puget Neighborhood is a preferred location for many renters and the construction of this project will provide additional options within this desirable area. Per the October 2020 Bellingham Housing Statistics there are currently 2,740 residential dwelling units in the Puget Neighborhood. 55% of those units (1,507) are currently rentals per the City of Bellingham Rental Registration & Safety Program. The CityView project is within Area 17 of the Puget Neighborhood. Per the Puget Neighborhood Plan, this area is “an ideal multiple housing area, being convenient to town, parks and commercial areas”.*

<https://www.naahq.org/news-publications/units/december-2018/article/today-renters-demographics>

**Figure HH-1**  
**Percent of households by type**



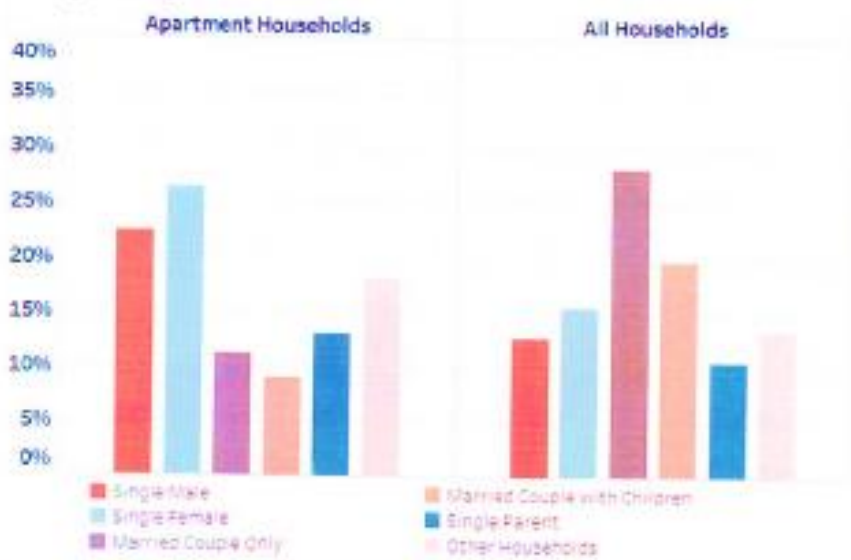
Source: U.S. Census Bureau, Decennial Census, 1940, and Current Population Survey, Annual Social and Economic Supplements, 1947 to 2020.



<https://www.emhc.org/research-insight/quick-facts-figures/quick-facts-resident-demographics/household-characteristics/>

James Devito - U.S. | Western Washington

### Living Arrangement



Source: EMHC analysis of 2020 American Community Survey metadata, US Census Bureau, updated 02/2023

🔗 + a b c d e

📄 Download the data from this chart.