



9605 NE 24th Street • Clyde Hill, Washington 98004-2141
425-453-7800 • www.clydehill.org

Dear Neighbor,

The City of Clyde Hill is at a crossroads. For years, the costs of essential services—things like public safety (police, fire, and 911), land use, and zoning—have been rising faster than the revenue that the city is allowed to collect. To keep things running, the city is drawing down its reserves. This approach is not sustainable long-term, and our city will run out of operating funds by the end of 2030 unless action is taken.

A resident-led Financial Sustainability Task Force was created in December 2024 to work with staff to independently review the city’s finances, staffing levels, and long-term trends. What we found was straightforward: the city has a structural imbalance in revenues and expenditures that must be addressed. The city has already cut expenses where it can, staffing is lean compared to similar sized cities, and further reductions will threaten basic services and legal requirements.

In order to remain an independent city with local control of our own police department and land use, as well as fire and emergency medical services that we have all come to expect, the city needs to increase its property tax rate - known as a levy lid lift.

At the City Council’s request, an independent financial analysis was done to show levy lid lift options. We met last week to review that work and recommended that the City Council move forward with deliberations to place a measure on the ballot in the November 3, 2026 general election. This will support the long-term financial sustainability of the city and help protect our property values.

The City Council will meet to discuss a levy lid lift at its upcoming meeting on Tuesday, July 14 at 6 p.m. at City Hall (9605 NE 24th Street). Join us by attending the meeting or share comments in advance by email at cityhall@clydehill.org or by calling 425.453.7800.

We have included some key data points for you to review on the back of this letter. You can also find the Task Force materials and more on the levy lid lift at www.clydehill.org/LevyLidLift.

As fellow residents and neighbors, we agree that an increase in the city’s portion of our property taxes is a necessary investment to maintain the services we value and the community we all call home.

Sincerely,

Wayne Burns

Bruce Dodds

Jay Henningsen

Amy Kwan

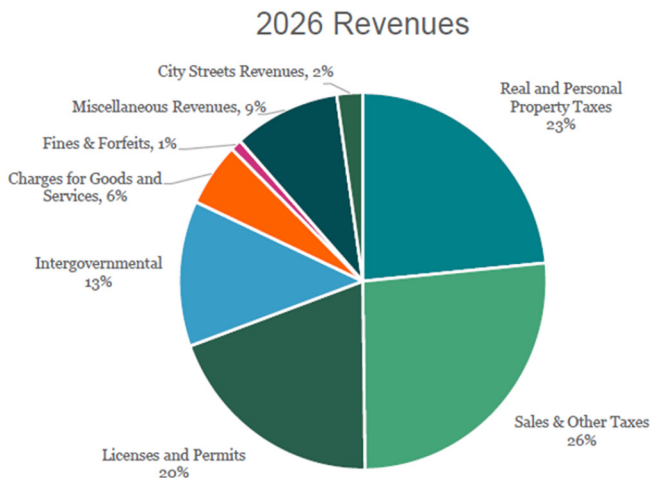
Carl Picciotto

Property Taxes

Property taxes are the primary revenue source for the City in paying for Public Safety.

Clyde Hill currently receives less than 5 cents of every \$1 in property taxes you pay to King County.

A levy lid lift for the city would only impact a small portion of your overall King County property taxes.



2026 Public Safety Costs

Clyde Hill Police Department

- People - \$2.25M
- Supplies & Equipment - \$275k

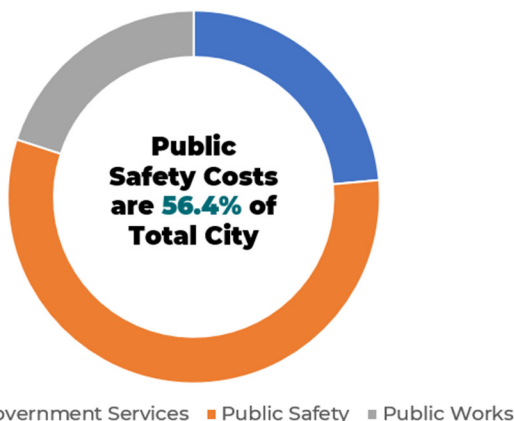
Bellevue Fire - \$895k

(Projected to increase 10% +/- in 2027)

Contracted Services & Fees – \$385k

(NORCOM 911 Dispatch, Jail, Prosecutor, etc.)

2026 Budgeted Expenses



Levy Rates

Clyde Hill has one of the lowest levy rates in King County at \$0.29548 per \$1,000 of assessed property value.

By law, the city can only raise property taxes by 1% per year without voter approval.

Without a levy lid lift, Clyde Hill will have to cut services or merge with another city, which would cost taxpayers more.

Table 1. Neighboring Communities 2026 City Levy Rates

City	City & Towns Levy Rates
Bellevue	\$0.96050
Kirkland	\$0.86380
Redmond	\$0.80483
Mercer Island	\$0.67235
Beaux Arts	\$0.65717
Medina	\$0.58700
Clyde Hill	\$0.29548
Yarrow Point	\$0.28302
Hunts Point	\$0.14654

