

Lynnwood Housing Action Plan

Stakeholder Advisory Group Meeting #4 Summary

December 16, 2020 | 3:00 pm – 5:00 pm | Zoom

Key Objectives

1. Share public survey results.
2. Evaluate housing strategies against housing goals.

Agenda

Welcome and Agenda Review – *Presentation*
Policy and Code Review – *Presentation*
Engagement #2 Survey Results – *Presentation*
Strategies Overview – *Presentation*
Breakout Group Discussions - *Breakout Sessions and Group Report Back*
Next Steps and Meeting Close

Staffing

Kristen Holdsworth, City of Lynnwood
Ashley Winchell, City of Lynnwood
Brian Lee, City of Lynnwood

David Kleitsch, City of Lynnwood
Rebecca Fornaby, BERK Consulting
Lisa Johnson, BERK Consulting
Radhika Nair, BERK Consulting

Advisory Group Participants

1. [Chris Collier](#), Alliance for Housing Affordability (AHA)
2. [Mary Anne Dillon](#), YWCA Seattle | King | Snohomish
3. [Bob Larsen](#), Resident
4. [Nick Nowotarski](#), AvalonBay Communities, Inc.
5. [Mike Pattison](#), Master Builders Association of King and Snohomish Counties
6. [Fred Safstrom](#), Housing Hope
7. [Scott Shapiro](#), Eagle Rock Ventures LLC
8. [Mark Smith](#), Housing Consortium of Everett and Snohomish County
9. [Galina Volchkova](#), Volunteers of America Western Washington

Exhibit 1. Zoom Screenshot



Source: BERK, 2020.

Presentations and Key Takeaways

Presentations focused on the following three topics. For more details on the presentations, [view the full slideshow here](#).

Key Findings from Housing Needs Assessment

The City reviewed key findings from the Housing Needs assessment, including:

1. Almost 40% of Lynnwood's households are cost-burdened.
2. Housing costs are rising faster than incomes.
3. Many renters qualify for housing assistance but lack access to subsidized housing.
4. Homeownership is out of reach for a growing proportion of residents, with the largest gaps for Black, Indigenous, and People of Color (BIPOC) communities.
5. White and Black, Indigenous, and People of Color (BIPOC) residents typically live in separate communities.
6. Lynnwood's current housing stock lacks housing type variety.
7. The pace of housing unit construction needs to accelerate to meet expected future demand.

Policy and Code Review

The City presented on current and ongoing efforts, including:

1. The Snohomish County Housing Affordability Regional Task Force (HART). The City has implemented all the early-action items and a majority of the five-year actions.
2. The Multifamily Tax Exemption (MFTE) program in the City Center subarea.
3. Streamlined Permitting Process/Process Improvements
4. SHB 1406 revenue for housing \$196,581 (dependent on sales tax) annually for the next 20 years.
5. Regional Coordination – AHA, Interlocal Agreement with HASCO, etc.

The City presented findings from policy and code review, including:

1. Overall, Lynnwood has been successful at increasing the number of new housing units.
2. The city's policy focus on creating the City Center subarea and focusing growth in designated subareas is working, although some subareas are performing better than others.
3. City policy references the need for housing diversity. While several "missing middle" housing

types are allowed across a range of zones, the total acreage of these zones (and potential for redevelopment) is limited.

4. The development code contains inconsistencies and seemingly small requirements that lead to significant challenges for implementation.

Public Engagement

BERK staff presented recent engagement efforts, including:

- Inside Lynnwood Announcement
- Lynnwood Food Bank
- Heroes' Café/Lynnwood Senior Center
- Halloween Hullabaloo
- Stakeholder Advisory Group
- Community Partners

BERK staff presented the results of the most recent public survey. Key highlights include:

- The survey reached a representative group—across races, owners/renters, geographic distribution, and age.
- People want safe, comfortable homes near transit and amenities.
- Responses about multiplexes and townhomes are encouraging—multiplexes were seen as fitting in in the neighborhood, more affordable. Respondents' main concerns were parking and traffic, in addition to HOA fees and restrictions.
- The main reason people don't build accessory dwelling units (ADUs) is that they fear cost and complexity of building and permitting.
- Respondents were supportive of offering incentives to or requiring developers to include affordable housing.
- Many respondents were concerned about not being able to afford living in Lynnwood.
- People want to see housing change throughout the city, not just in targeted locations.

Questions and comments from Advisory Group members include:

- Q: From your experience with similar projects, how do these responses compare to others you have seen?
 - A: We included questions about neighborhood character in other community surveys. We strategically didn't include language about density. We are talking about how Lynnwood could grow without talking about what that growth might look like. Overall, responses are more positive than we've seen in other communities.

- Q: Can you share data?
 - A: We're still packaging it but will share it when it's ready.
- Q: Regarding the what people are looking for in housing, I've never seen school districts not be near the top. That was curious to see.
 - A: School districts were the 6th priority with 171 responses.

Exhibit 2. Survey Results



Source: City of Lynnwood, 2020; MAKERS, 2020; BERK, 2020.

Goals and Strategies

City staff presented on goals and strategies for the Housing Action Plan. Key highlights include:

- The strategies fit together like a puzzle, requiring a comprehensive approach.
- We've developed five screening criteria for the strategies:
 1. Does the strategy increase the variety of housing options?
 2. Does the strategy support/align with existing regional efforts?
 3. What is the relative number of units created or preserved? We need 10,000 units by 2044.
 4. Is the strategy feasible and appropriate for Lynnwood? What should a city of Lynnwood's size aim for? What will be successful?

5. Does the strategy address the needs of renters and BIPOC community members?

Questions and comments from Advisory Group members are bulleted below.

- Q: I'd like to ensure that reducing the off-street parking requirements is included under criteria 3. Reducing (and even eliminating) off-site parking requirements is key to increasing density and types of housing as well as reducing the housing cost.
- Q: As you start to focus on strategies and policies, I would like to understand how regulations and policies relate to the need for the number of units needed. Now that we're focusing on these objectives, how will they contribute to the buildout of units?
- Q: You'll change regulations and developers will still be making decisions based on the market. The regulatory market has to be as conducive to growth as possible.
 - A: We are working on reviewing buildable lands reports. When we talk about strategically rezoning, we will be relying on that information to look at areas more likely to be redeveloped as well as where those rezones would be successful.

Exhibit 3. Housing Action Plan Goals

**HOUSING
FOR ALL.**

Housing Action Plan Goals

- PRODUCE** Produce housing that meets the needs of the community.
- PRESERVE** Preserve existing housing that is affordable and safe so that people can stay in Lynnwood.
- PARTNER** Partner with housing educators, providers, and other groups to find equitable housing solutions and remove systemic barriers.
- PREPARE** Prepare for continued growth and increase quality of life in Lynnwood.

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Source: City of Lynnwood, 2020; MAKERS, 2020; BERK, 2020.

Breakout Groups

Participants split into two breakout groups to answer the following questions about a set of strategies for the housing action plan in relation to the goals (see Exhibit 3).

1. Do these strategies help meet Lynnwood's housing needs? How can we tailor these strategies to Lynnwood's needs? Are there any unintended consequences we need to know about?
2. Is there information about the nonbold/underlined strategies (on the "continue evaluating" list) that will help us in determining whether the strategy should be included in the plan?

Stakeholder Questions

- If Lynnwood has housing goals, how many units will be at what level of affordability? Who develops at that level? What do they need? How can we incentivize them
- <https://mltnews.com/city-council-asks-new-owners-to-give-greenview-apartments-tenants-more-time-to-move/>
 - Check off #1 - ILA w/ HASCO, part of AHA. All of this is predicated on success on Prepare 5. Can't put enough !'s at the end of that. Prepare 5's messaging includes comments on "Plan for 20-30 years from now, not today."

Next Steps

- December 17 – South Lynnwood Co-Design Committee Presentation
- Mid-December – Council Update Memo (emailed and posted on website)
- January 2021 – Draft Housing Action Plan
- Mid-January – Council Update
- January 28, 2020 – Planning Commission Update