

Lynnwood Housing Action Plan

Stakeholder Advisory Group Meeting #2 Summary

August 11, 2020 | 3:00 pm – 5:00 pm | Zoom

Key Objectives

- Share key findings of the Draft Needs Assessment
- Invite feedback on key findings to refine and advance the Needs Assessment
- Invite feedback and partnership on community involvement
- [Learn more about the Lynnwood Housing Action Plan \(HAP\).](#)

Staffing

Kristen Holdsworth, City of Lynnwood
Rebecca Fornaby, BERK Consulting
Rachel Miller, MAKERS
Radhika Nair, BERK Consulting

Advisory Group Participants

Bob Larsen, Resident

Cami Morrill, Snohomish County Camano Association of Realtors

Chris Collier, Alliance for Housing Affordability

Duane Landsverk, Landsverk quality homes

Fred Safstrom, Housing Hope

Pastor Gail Rautmann, Gloria Dei Lutheran Church

Jared Bigelow, Resident and DEI Commission

Keny Lopez, Program Manager ECRC and Familias Unidas

Ki Seung Cho (Master Cho), Resident and Master Cho's Tae Kwon Do

Mark Smith, Housing Consortium of Everett and Snohomish County

Mike Pattison, Master Builders Association of King and Snohomish Counties

Nick Nowotarski, AvalonBay Communities, Inc.

Scott Shapiro, Eagle Rock Ventures LLC

Agenda

- 3:00 Welcome, Introductions, Review Agenda
- 3:05 Update on Housing Action Plan Outreach/Meetings
- 3:15 Presentation of Summary Data
- 3:30 Discussion of key takeaways
- 4:15 Outreach Strategy
- 4:45 Final thoughts and themes
- 5:00 Adjourn

Presentation

The City presented the [Draft Housing Needs Assessment](#), including a summary of the data that informed the Needs Assessment as well as the Key Findings listed below. [View the full presentation here.](#)

Key Findings

- Residential patterns reveal that White and BIPOC residents live in largely separate communities.
- Lynnwood's current housing inventory and residential land use is dominated by single family housing.
- Housing production reflects market demand for a variety of unit types. The pace of construction needs to accelerate to meet expected future demand.
- Housing costs are rising much faster than incomes.
- Homeownership is out of reach for a growing proportion of residents, with the largest gaps for BIPOC communities.
- Almost 40% of Lynnwood's population is cost-burdened. Rates of cost burden are uneven, with the highest cost burden among households with lower incomes, renters, and adults over 62.
- Many renter households qualify for housing assistance but lack access to subsidized housing.

Exhibit 1 Prompt: "Show us how you'll react when the Housing Action Plan is adopted"



What We Heard

After presenting, the City invited the Stakeholder Advisory Group members to help inform refinements and advance the Needs Assessment by:

1. Asking questions about the **Presentation of Summary Data**;
2. Sharing feedback on the **Key Findings**; and
3. Discussing future public **Engagement Strategies**.

Presentation of Summary Data

Stakeholder Advisory Group members participated in a brief Q&A regarding the Summary Data. Questions and responses are outlined below.

- Q: Was median family income adjusted for inflation? If adjusted, income levels may not actually have grown to the extent shown.
 - A: No. We didn't adjust income for inflation because Zillow's data does not include any adjustments. We can make the adjustment if desired but since it's a comparison adjusting both may not change the trend.
- Q: Is the average home value based on sale price?
 - A: Average home value is based on the assessed value but also takes into account sale price data.
- Q: Does projected population growth account for annexation?
 - A: No. We used data from PSRC and don't know the timing of annexations at this point.
- Q: Is the Latinx population included in this data?
 - A: Yes. When we say "BIPOC" we are including the Latinx population. We break this data out because people can be Latinx and another race.
- Increased costs of housing aren't surprising/unexpected, developers noted sometimes construction costs increase as much as 1% per month.
- The data about cost-burdened households is becoming outdated. It's valuable and worth reporting but could downplay the severity of the issue today.

Discussion of Key Takeaways

Advisory Group members responded to a series of four questions about the Key Takeaways in a round-robin style discussion. Responses are outlined below.

1. **Does the summary of key takeaways align with your experience (either personally, or with the populations you work with)?**
 - One member's experience did not personally reflect separate communities for white and BIPOC residents. This experience included living in a single-family neighborhood and within a 10-house group, where there are three families of color (roughly 30%).
 - Stakeholder Advisory Group members noted that Black, Indigenous, and People of Color

(BIPOC) are disproportionately disadvantaged in their housing options, creating social inequity.

- The Housing Needs Assessment does a good job laying the groundwork for Council to understand Lynnwood's housing needs.

2. **Is there any data or key takeaways that we are missing? If so, where can we find the data?**

- What is current capacity for growth if all plans (City Center, Hwy 99, etc.) were actualized? What potential do we have as-is? What is the need after that growth occurs? What does County's Buildable Lands Report say we have for capacity?
- Could we project growth to a population of 65,000 and see where those people might live if we don't change land use patterns? E.g. If you take 20-30% of the land zoned for single family and changed it to allow duplexes and triplexes, how many households would that accommodate?
- HASCO only has about 4,000 vouchers for the entire county. Lynnwood alone needs over 3,000 subsidized units, absorbing three quarters HASCO's voucher allocation. This information would help people understand that the issue goes beyond units—public dollars are needed as well.
- Churches and nonprofits that provide housing assistance to those about to lose their homes have different requirements than HASCO. Can you include data on these programs?
- Do we have enough open space to build the type of housing that meets what the market demands?

3. **What information surprised you?**

- The magnitude of the need. How do you build a bridge beyond what private capital can provide? How do we get affordable housing paid for given the limited number of vouchers?
- Lynnwood's disparities in homeownership. Homeownership would be within reach for all.
- This is an overwhelming amount of information for the average person to digest all at once.
- Surprised/shocked to see that 40% of Lynnwood is cost-burdened.

4. **When thinking about solutions, what are the most important key takeaways to prioritize?**

- Lynnwood's current housing stock lacks housing type variety.
- The pace of construction needs to accelerate to meet expected future demand.
- Housing costs are rising much faster than incomes.
- Homeownership is out of reach for a growing proportion of residents, with the largest gaps for Black, Indigenous, and People of Color (BIPOC) communities.
- Many renter households qualify for housing assistance but lack access to subsidized

housing.

Other Comments

- Lynnwood should keep the region's trajectory and actions in mind.
- The private market is not able to serve the cost-burdened and extremely cost-burdened without public and nonprofit support.
- Provide examples of other cities where increased density has successfully met housing needs.
- What does the City expect to add to housing stock over this time period? What's the City's goal? A plan could encourage development.
- "We need political courage."
- Reduce/eliminate parking requirements; discuss the cost-benefit of parking.
- Expand Multifamily Tax Exemption (MFTE) citywide.
- "It's clear that nibbling at the edges won't get the job done."

Outreach Strategy

Participants discussed potential public outreach strategies and messaging for the Housing Action Plan. Comments are outlined below.

- Use photos of different housing types to increase understanding and prompt discussion. Be sure photos are relatively consistent in inclusion of grass, landscaping, etc., as this can influence opinions.
- Lynnwood is growing. This is a supply and demand issue, it's not possible to accommodate projected population growth without looking at single family zones.
- BIPOC are particularly disproportionately impacted by single-family zoning in housing options
- Need community to understand that solutions will be gradual
- MBA did focus groups with pictures. MBA offered to provide images. Found that biggest selling point was grass/landscaping and amenities.
- Photos are useful for helping people to buy into a vision of what the city will look like.
- Starting with the needs becomes an exercise in futility / we shouldn't be asking typical residents to provide solutions, but rather, to tell us what they like.
- Explain what HAP is and is not. No neighborhood should experience radical change, but no neighborhood should experience NO change. It's about striking a balance.
- We will be making changes to zoning where it makes sense
- Need to emphasize that this is housing for ALL income levels
- Need to think about what's realistic for a city of Lynnwood's size. Tacoma and Seattle have really great plans, but Lynnwood doesn't have those resources.

- Communication needs to be simple:
 - What is housing insecurity and why is it a problem?
 - What have we done to address it/what other programs exist that serve Lynnwood?
 - What gaps still exist, and what's within Lynnwood's control?
- The group also provided feedback on a draft online engagement tool called Social Pinpoint to help make it easier to use, clarify the information presented, and make it accessible to the Lynnwood community.

Next Steps

- Stakeholder Advisory Group to send additional feedback on Social Pinpoint and the draft Housing Needs Assessment by Friday, August 14, 2020
- City of Lynnwood to share links and documents related to the [Housing Needs Assessment](#) and [Open House](#)