



Lynnwood Housing Action Plan

Stakeholder Advisory Group (SAG) Meeting #1 Summary

June 3, 2020 | 3:00 pm – 5:00 pm | Zoom

MEETING PURPOSE

1. Establish a shared foundation of broad context and baseline knowledge - what are the most important issues related to housing in Lynnwood?
2. Establish an understanding of project goals, timeline, and community engagement strategy.
3. Build relationships among advisory group members.
4. [Learn more about the Lynnwood Housing Action Plan \(HAP\).](#)

A HOUSING ACTION PLAN USING AN EQUITY LENS

The kick-off meeting for this project occurred in the middle of the Coronavirus pandemic and a week and a half after the murder of George Floyd by Minneapolis Police on May 25th, 2020.

The impacts from the Coronavirus have exacerbated longstanding systemic inequities in housing, healthcare, and education. It has further amplified the urgency to address housing affordability at all levels of government, as many people are one paycheck away from unstable housing situations.

George Floyd's death reinvigorated a movement for Black lives on a national and global scale. The response of this movement has permeated all corners of the country and has illuminated the need for true accountability on racial equity and justice across all areas of government, governance, and society.

Collectively, these events remind us of the importance of rooting the foundation of the Housing Action Plan and the process of the plan's creation with racial equity as a guiding value and overarching expectation.

STAFFING

City of Lynnwood

Kristen Holdsworth, Senior Planner and HAP Project Manager

David Kleitsch, Interim Director

Ashley Winchell, Interim Planning Manager

Kirk Rappe, Planner

Consultant Team

Ian Crozier, MAKERS
Lisa Johnson, BERK Consulting
Rachel Miller, MAKERS
Radhika Nair, BERK Consulting
Rebecca Fornaby, BERK Consulting

PARTICIPANTS

18 members of the Stakeholder Advisory Group (SAG) participated, including

Bob Larsen, Snohomish County Planning Commission
Cami Morrill, Snohomish County Camano Association of Realtors
Chris Collier, Affordable Housing Alliance (AHA)
Duane Landsverk, Landsverk Quality Homes
Duane Leonard, Housing Authority of Snohomish County (HASCO)
Faheem Darab, Zainab Center
Fred Safstrom, Housing Hope
Pastor Gail Rautmann, Gloria Dei Lutheran Church
Galina Volchkova, Volunteers of America
Jeff Butler, Butler Development LLC
Keny Lopez, Familias Unidas
Mark Smith, Housing Consortium of Everett and Snohomish County
Mary Anne Dillon, YWCA
Mike Pattison, Master Builders Association
Nick Nowotarski, AvalonBay Communities, Inc.
Sally Guzmán, Edmonds School District
Sangsoon Woo, United Seattle Bellevue Korean School
Scott Shapiro, Eagle Rock Ventures

AGENDA

Time	Content
3:00	Welcome & Introductions
3:30	Housing Action Plan Overview <ul style="list-style-type: none">▪ Project background and purpose▪ Advisory Group Objectives & Meeting Plan▪ Community Outreach and Engagement Strategy

Time	Content
4:05	<p>Small Group Discussions:</p> <ul style="list-style-type: none"> ▪ Tell us your housing story: What is your current living situation? What brought you to Lynnwood? Where did you live as a child? How does your childhood housing experience inform your work? ▪ What are some key issues to focus on to improve housing in Lynnwood?
4:35	Takeaways from Small Group Discussion
4:50	Summary and Next Steps

PRESENTATION

City staff and consultants presented an overview of the Housing Action Plan, objectives for the Stakeholder Advisory Group, and highlights from the Community Outreach and Engagement Strategy.

Q&A

- **Q: How long are you expecting these meetings to be? Seems like a lot to cover in four meetings.**
 - A: We have asked the Stakeholder Advisory Group members to commit to four 2-hour meetings. We will be working between meetings as well—sending materials and gathering feedback. We limited the number of meetings to be respectful of people’s time. We also plan on hosting additional focus groups to dig deeper into certain topics.
- **Q: What is the purpose of the Stakeholder Advisory Group? Will this group’s product be a recommendation to City Council or are we working with you all to craft a report?**
 - A: The Stakeholder Advisory Group (SAG) will provide guidance on existing regulatory challenges and assist with the evaluation of the feasibility and impacts of potential policies. The SAG is a group of voices that live in or serve the community who can help identify opportunities and challenges and vet strategies. We are interested in your lived experiences as well as any experience of constituents you can voice. We will look to you to vet the HAP because you know the Lynnwood community and we know there are things that data doesn’t capture. In addition to the SAG there are several other public outreach and engagement opportunities that we will synthesize to craft the HAP.
- **Q: I’m also participating in the South Lynnwood Planning Process. How does that fit into this HAP?**
 - A: We are coordinating between the projects to make sure our recommendations are consistent. This HAP will consist of broad housing policy recommendations, whereas the South Lynnwood Plan will be more specific to that neighborhood.
- **Q: If I’m understanding you correctly, we’ll provide information to staff who are then going to**

**craft a set of policy recommendations, and those policy recommendations will come back to us?
Will we have a formal process to approve?**

- A: The SAG's feedback, in addition to information we receive through several other public engagement efforts, will inform the creation of the HAP. We don't envision a formal adoption process by the SAG. The HAP will then go through a legislative process, for consideration by the Planning Commission and City Council.

SMALL GROUP DISCUSSIONS & PRIORITY ISSUES

SAG members were divided into three small discussion groups in which they worked with facilitators, scribes, and City staff to share their own housing stories and discuss key issues to focus on to improve housing in Lynnwood. Afterwards, each group reported out on key questions and themes that arose in their small discussions, SAG members participated in a round-robin discussion of priority issues for the HAP to address. These included:

- Regional trends and planned investments will likely limit the affordability of the existing housing supply even further
 - Recognize that people will continue to move to the greater Seattle area, which will continue to put pressure on housing.
 - Address that the geographic availability of affordable housing seems to push people out of King County into Snohomish County, where they are then pushed out of Lynnwood to cities like Monroe, Arlington, and Marysville.
 - Plan for the arrival of light rail, which will continue to put pressure on all property and housing costs.
 - People like living and working in Lynnwood because of the convenience and diversity of the community
- Address the supply and diversity of housing options
 - Promote homeownership, not just non-owner density.
 - Increase the variety and volume of affordable housing choices through accessory dwelling units (ADUs), townhouses, etc.
- Equity issues and retaining community
 - Gentrification is a continuing problem, where many families, especially Latinx and non-white families, are suffering from unfair housing practices—an issue that has only been compounded by the economic impacts of COVID-19.
 - Displacement is a growing problem. We need to enable lower income families to remain in their community
 - Educate the community about the importance of people being able to live in the community they serve.
 - Provide easily accessible information about the process of buying a home to assist people who

might be unfamiliar with this process in the United States.

- Anticipate and mitigate NIMBYism when implementing existing local and regional housing tools.
- There are significant concerns that people will not be able to retire in Lynnwood, and/or that their kids will need to move elsewhere to be able to find a place to live that meets their budget
- Developer incentives
 - Offer incentives to attract housing development
 - Encourage flexibility in programs and policies
 - Proposed changes need to be evaluated to determine if they will meaningfully increase the amount of housing units currently produced
 - Expand MFTE beyond the downtown area.
- Available land
 - Assess volume and location of re-developable land within the city, i.e. through the [buildable lands report](#)
 - Evaluate whether the existing zoning patterns should continue
 - Consider working with faith centers, which often have excess land. Find ways for them to serve the community while improving their financial situation.
- Zoning
 - Consider updating zoning standards, including minimum densities, setbacks, parking, and lot size requirements
 - Increase the variety of housing types, including attached and detached zoning codes.