



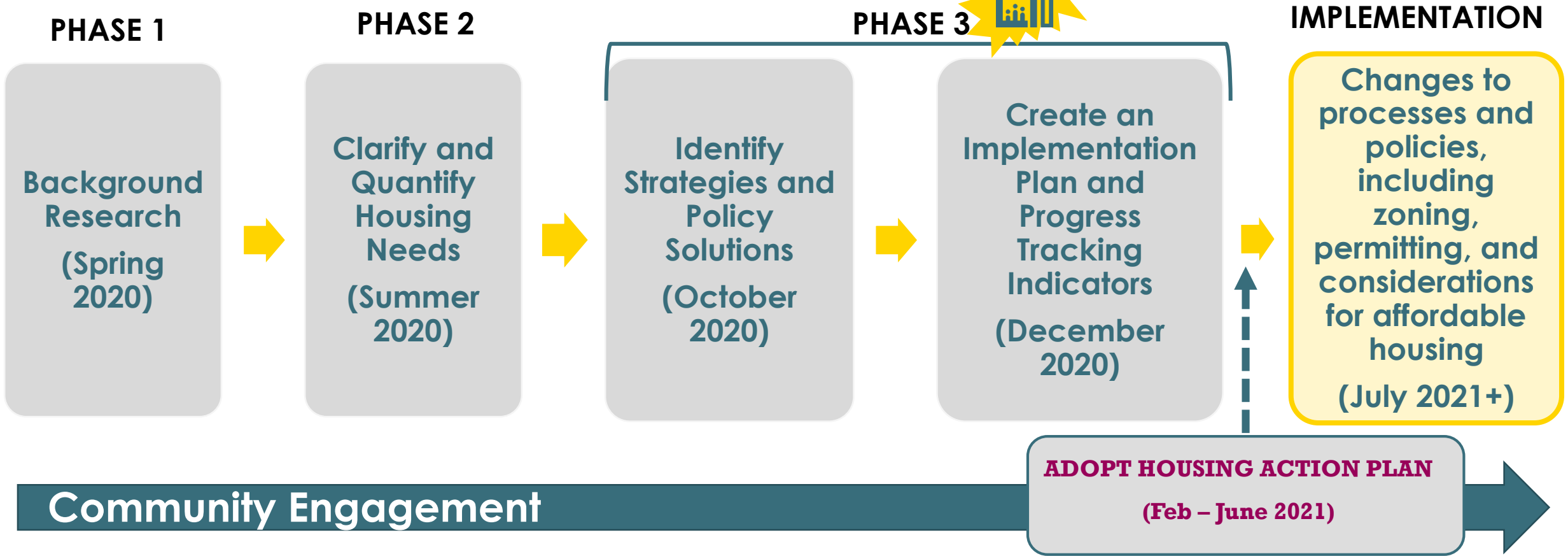
LYNNWOOD HOUSING ACTION PLAN

Planning Commission Update

December 10, 2020



Developing a Housing Action Plan



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.



7 Key Findings from Housing Needs Assessment



POLICY AND CODE REVIEW

- 1. The Snohomish County Housing Affordability Regional Task Force (HART).** The City has implemented all of 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.



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

Home / Services / Development & Business Services / Planning & Zoning / Ongoing Planning Projects / Housing Action Plan

Housing Action Plan



TAKE THE SURVEY IN ENGLISH, SPANISH, OR KOREAN

HELP US UNDERSTAND HOW LYNNWOOD SHOULD GROW TOGETHER!	¡AYÚDENOS A ENTENDER COMO DEBEMOS CRECER JUNTOS EN LYNNWOOD!	어떻게 린우드 시가 여러분과 함께 성장 할 것인가를 알고싶습니다. 우리를 도와 주시기 바랍니다.
The City is creating a Housing Action Plan to promote housing opportunities that are safe and affordable for everyone in Lynnwood.	La ciudad está creando un Plan de Acción de Vivienda (Housing Action Plan) para asegurar que una variedad de viviendas esté disponible con precio accesible para las personas de todos los ingresos de Lynnwood.	본 린우드 시는 다양한 주택이 린우드 각급 소득 수준의 주민에게 경제적이고 합적 가용하도록 하는 주택 행동 계획 (Housing Action Plan) 을 수립할것입니다.
Take our survey by November 30 to help shape Lynnwood's future.	Here is an online survey to November 30 for you to share your thoughts on the future of Lynnwood.	린우드시의 미래를 만들어 가는 데 도움을 되도록 11월 30일까지 우리의 설문 조사에 참여하십시오.

VIDEO (Below) IS AVAILABLE ON YOUTUBE IN [ENGLISH](#), [ESPAÑOL](#), AND [한국어](#)



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

www.lynnwoodwa.gov/housingactionplan



GOALS AND STRATEGIES

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

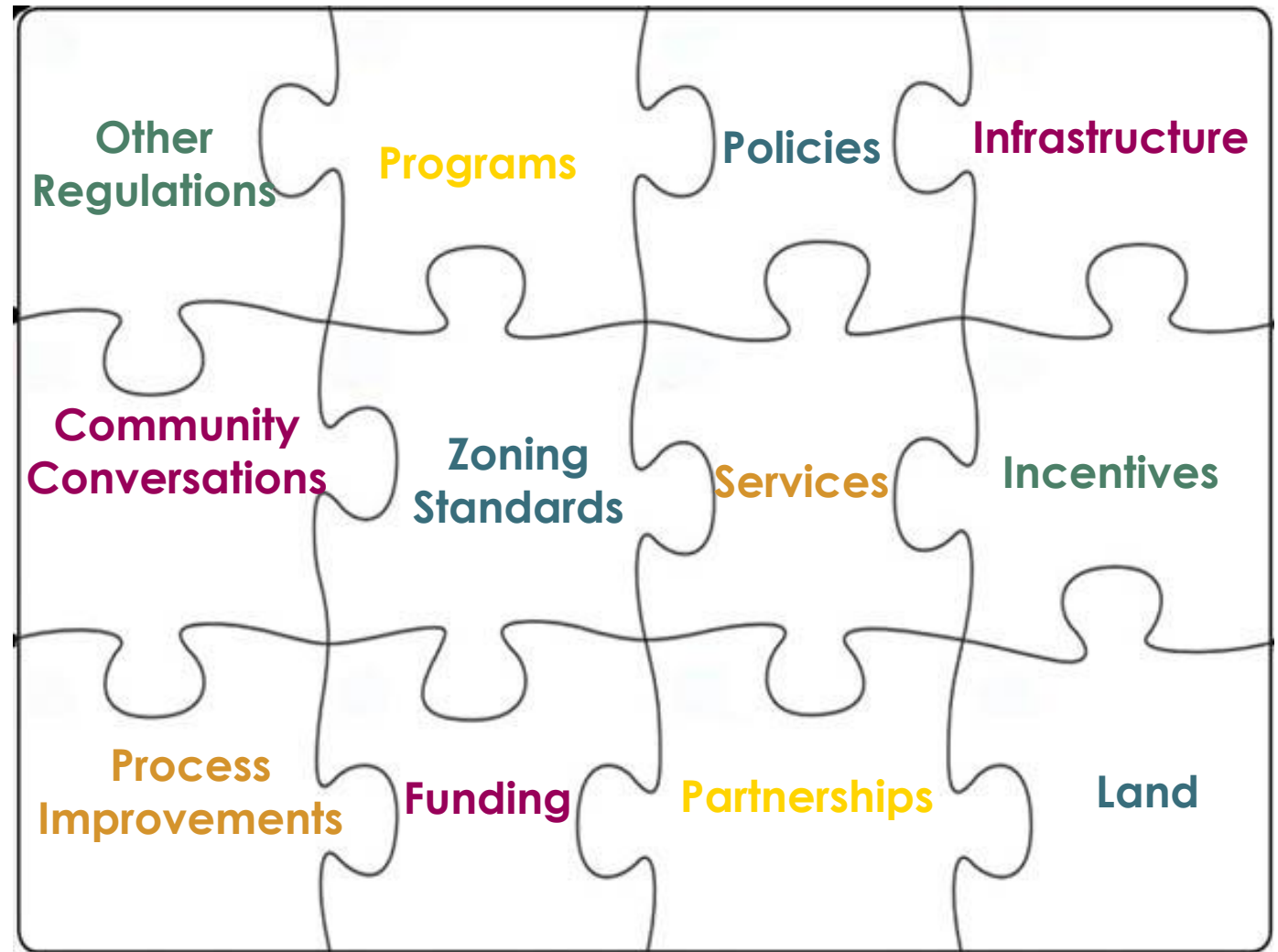
Partner with housing educators, providers, and other groups to find equitable housing solutions and remove systemic barriers.

PREPARE

Prepare for continued growth and increase quality of life in Lynnwood.

Strategies

Putting the Pieces Together





Strategies

1st Pass Screening Criteria

1. Does the strategy increase a variety of housing options?
2. Does the strategy support/align with existing regional efforts?
3. What is the relative amount of units created or preserved?
4. Is the strategy feasible and appropriate for Lynnwood?
5. Does the strategy address the needs of renters and BIPOC community members?

PRODUCE

Produce housing that meets the needs of the community.

1. Revise the Multi-Family Tax Exemption (MFTE) program
2. Create incentives or provide flexibility for desired unit types
3. Revise development standards (ie- setbacks, lot coverage, etc)
4. Strategically rezone areas
5. Revise ADU standards and streamline process

PRESERVE

Preserve existing housing that is affordable and safe so that people can stay in Lynnwood.

1. Support third-party purchases of existing affordable housing to keep units affordable
2. Revise the Multi-Family Tax Exemption (MFTE) program
3. Develop rental protections

PARTNER

Partner with housing educators, providers, and other groups to find equitable housing solutions and remove systemic barriers.

1. Partner with local housing providers
2. Increase regional coordination and cross-sector partnerships
3. Work with faith-based organizations
4. Engage communities of color, historically underserved communities, and low-income communities

PREPARE

Prepare for continued growth and increase quality of life in Lynnwood.

1. Transit-Oriented Development (TOD)/Employer Oriented Development (EOD)– Continue planning for increased housing capacity around major transit and employment hubs
2. Adopt subarea plans with environmental reviews
3. Make strategic infrastructure investment
4. Build amenities to support quality of life
5. Continue conversations to raise community awareness of housing needs and solutions

NEXT STEPS

www.lynnwoodwa.gov/housingactionplan

- **December 16** – Stakeholder Advisory Group Meeting #4
- **December 17** – South Lynnwood Co-Design Committee Presentation
- **December TBD** – Council Update Memo (emailed and posted on website)
- **January 2021** – Draft Housing Action Plan



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🌐 <https://www.lynnwoodwa.gov/HousingActionPlan>