

**South Lynnwood Co-Design Committee**  
**Meeting #5**  
**December 17, 2020**

**Housing Action Plan Introduction**

The purpose of this meeting was to present progress on the Housing Action Plan to date to the South Lynnwood Co-Design Committee. The Housing Action Plan work is the result of conversations with the Housing Action Plan Stakeholder Committee, the general public, social service providers, developers, Planning Commission, and City Council. This meeting was important to set the framework for future discussions around housing in the South Lynnwood neighborhood.

Below is a summary of what we heard at the meeting. These topics will be further discussed at the February 24, 2021 South Lynnwood Co-Design Committee.

**Q1. What do you like (or the communities you work with) like about housing units in South Lynnwood?**

1. Housing
  - a. Less spread out than other parts of Lynnwood
  - b. Like that there is some housing diversity - positive and negative (ie- trailer parks)
  - c. Should be more housing towards businesses, freeway, and transit.
  - d. Could use cottages, duplexes, and townhomes, and ADUs in single family areas. A little nervous about size of ADUs/feeling squished in.
2. Access
  - a. Relatively connected to the interurban trail
  - b. Easy to get in/out
  - c. Everything within easy access
  - d. Transportation pretty decent for area
3. Amenities
  - a. Trails and parks
  - b. Liking where you live is almost as important as what you live in
  - c. Space, trees and yards
  - d. Everything is there!
  - e. Mom and pop fruit stands, small businesses
  - f. Possibilities for the future. How do we make beautiful village?
4. Population Diversity
  - a. Population is diverse, but seems segregated
  - b. Multiculturalism of area is value-added.

**Q2. What are some concerns you(or the communities you work) with have about housing units in South Lynnwood?**

1. Affordability
  - a. Residents scared they are getting priced out of market
  - b. Increased density leading to tax on infrastructure on roads/utility
  - c. Subsidized housing- people having to move elsewhere for it
  - d. Affordability is intertwined with other things (ie- car ownership, walking, etc)
2. Safety
  - a. Feeling safe in community
  - b. Feeling safe in housing they live in
  - c. Life safety of structures (fire, mold, leaks, etc)
  - d. Structures are very old, several fires, (older along 204<sup>th</sup>)
  - e. Trailer park where wall will fall over
  - f. Crime- more density/population, more crime. Physical safety and property crimes.
  - g. Sweeps to remove needles, feces, stealing. Property and personal crime related to drug abuse is much more complicated.
3. Infrastructure
  - a. Well-lit sidewalks (And sidewalks in general)
  - b. Pedestrian infrastructure and access within the neighborhood
  - c. Infrastructure (water, sewer, etc)
4. Quality of Life
  - a. Increase green space/sporting complex/fields for more community interaction (active and passive)
  - b. Accessibility
  - c. Traffic and noise

**Q3. What types of housing units are needed in South Lynnwood?**

1. Apodments/micro units where people can walk to things (HWY 99 near college)
2. Townhouses, duplexes, triplexes – need interim homeownership opportunities and rental opportunities that are between apartments and sf in size/responsibility
3. Area is mostly built out – need greater density and well-designed density to take advantage of open spaces
4. Artists lofts and live/work with multicultural center

**Q4. Do you have ideas for ways to improve housing affordability in South Lynnwood?**

1. Connect people who live in South Lynnwood to jobs in South Lynnwood
2. HUB zone – incentive to employ people from the neighborhood
3. Incentives for property owners (for sr/disabled for property taxes)
4. Reduce cost of building by changing zoning requirements
5. Infrastructure upgrades? Do higher end development have to pay for offsite impacts?
6. Having lived through 2 fires – keep safety first in buildings

7. Does the city have the capital to purchase properties that would be desirable for this housing project?
8. Need more housing inventory.
9. Need more density and subsidized housing. There's a reason more housing hasn't happened. Need to dispel myths.
10. Idea that renters don't pay their "fair share" – need to address and understand how economics work.
11. Avoid sales tax and bonds... it's pricing people out.

**Q5. What do you want to address with Housing at FEB meeting?**

1. A concrete action plan for affordable higher density housing that includes walkable, safe spaces.
2. Variability and affordability

**Other priorities discussed:**

1. Character
2. Livability
3. Safety
4. Infrastructure
5. It's not just a roof over your head, it's the full experience of living in a neighborhood/livability
6. Desirability of neighborhood
7. Small, nearby grocery stores. Healthcare. Not just a mall, but also a small village area
8. Accessible/good walkways
9. Environment (take care of parks and wetlands)
10. Transportation routes between north and south Lynnwood
11. Representation of diversity in all communities
12. Zoning
13. Multicultural center
14. Making it feel like it's nice to live there, not just your only option.

**Topics to discuss/areas to look at for housing in S Lynnwood:**

1. Housing
  - a. Where will housing go? There aren't big vacant tracts so are we going to tear down old units?
  - b. Ability to build more units on available land and make affordable
  - c. How do you incentivize variety in housing?
  - d. Need more multifamily instead of single family
  - e. Work with landlords to get greater understanding of how vouchers and subsidized housing work
  - f. Units need to be nice – people with lower incomes shouldn't live in run down places (everyone deserves a clean place to live)

- g. Townhomes, duplexes, condos, and apt rights
  - h. Lots of opportunity with dilapidated/unused buildings
  - i. Look for underused land where you don't need to displace anyone
- 2. Amenities
  - a. Buildings with safe spaces for children to play
  - b. What kind of infrastructure is needed to allow it? (parking? Sidewalks? Green spaces?)
- 3. Community Support
  - a. Don't want to upset residents who already live there. Need to talk to neighbors and get them onboard.
  - b. Need to make case to community/explain what it's for/the future vision
  - c. Make this transition gentle