



LYNNWOOD HOUSING ACTION PLAN

Stakeholder Advisory Group Meeting #2






August 11, 2020





WELCOME & INTRODUCTIONS

ZOOM REMINDERS

	Hover over your video and click the three dots to rename yourself noting your name and organization. For example, "Radhika Nair, BERK."
	Please turn on your video if your bandwidth supports it.
	Use chat for comments and questions – we'll be monitoring it and using it to collect information.
	Feel free to use the hand icon (Under the Participants Menu) if you have a question – we'll watch that too. You can also chat/email/call Rebecca Fornaby at (206) 493-2369 during the meeting if you encounter any technical issues.
	Mute your microphone unless you are speaking. Pressing your space bar will take you temporarily off mute.

CONTENT	FORMAT
Welcome & Agenda Review	
Update on Housing Action Plan Outreach & Meetings	<i>Presentation</i>
Needs Assessment Data Summary	<i>Presentation</i>
Discussion of Key Takeaways	<i>Group discussion. Use chat box for questions and comments and we will answer them throughout this segment.</i>
Upcoming Public Engagement	<i>Group discussion</i>
Final Thoughts and Themes	<i>Group discussion</i>
Next Steps	

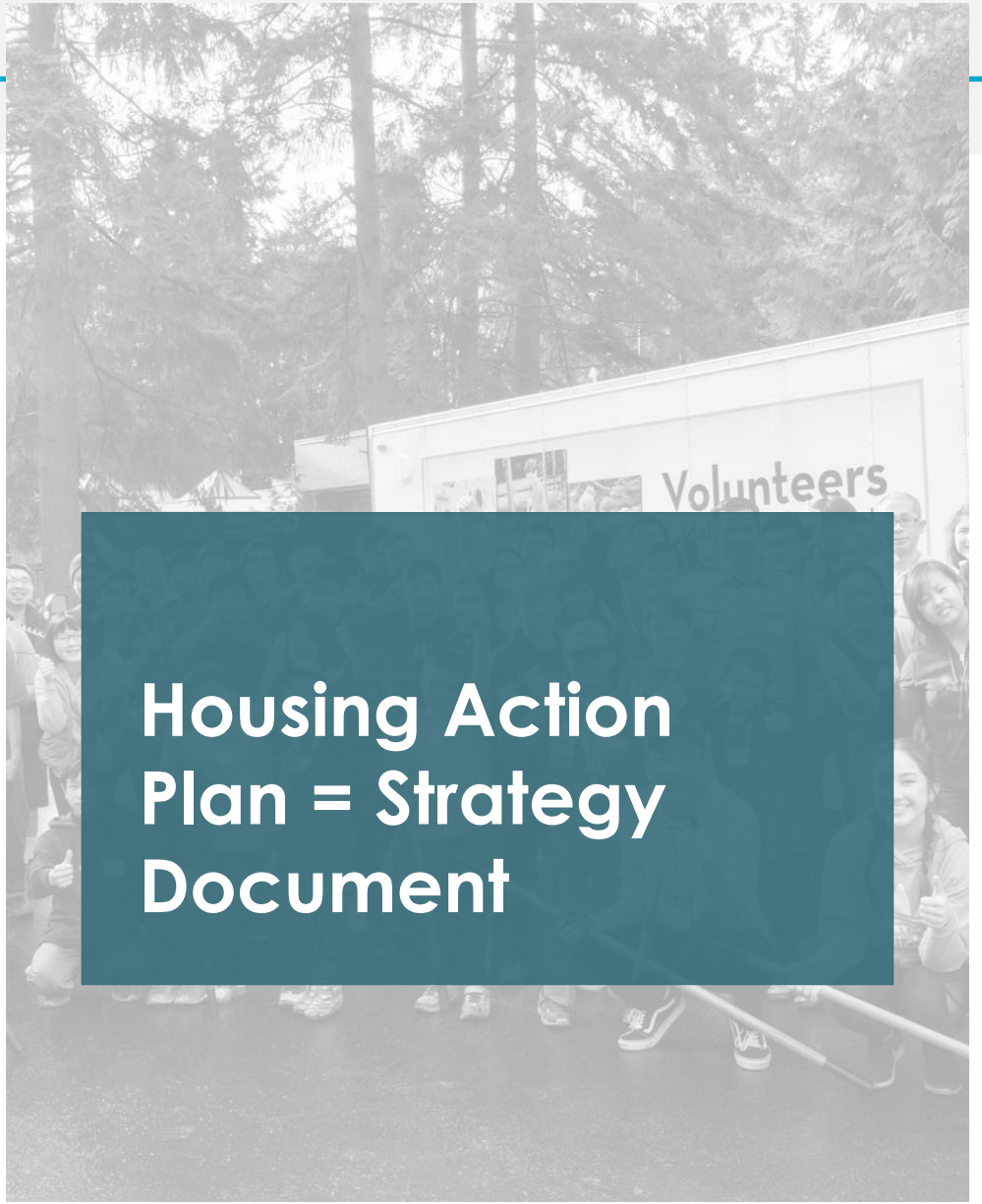




UPDATE ON HAP OUTREACH

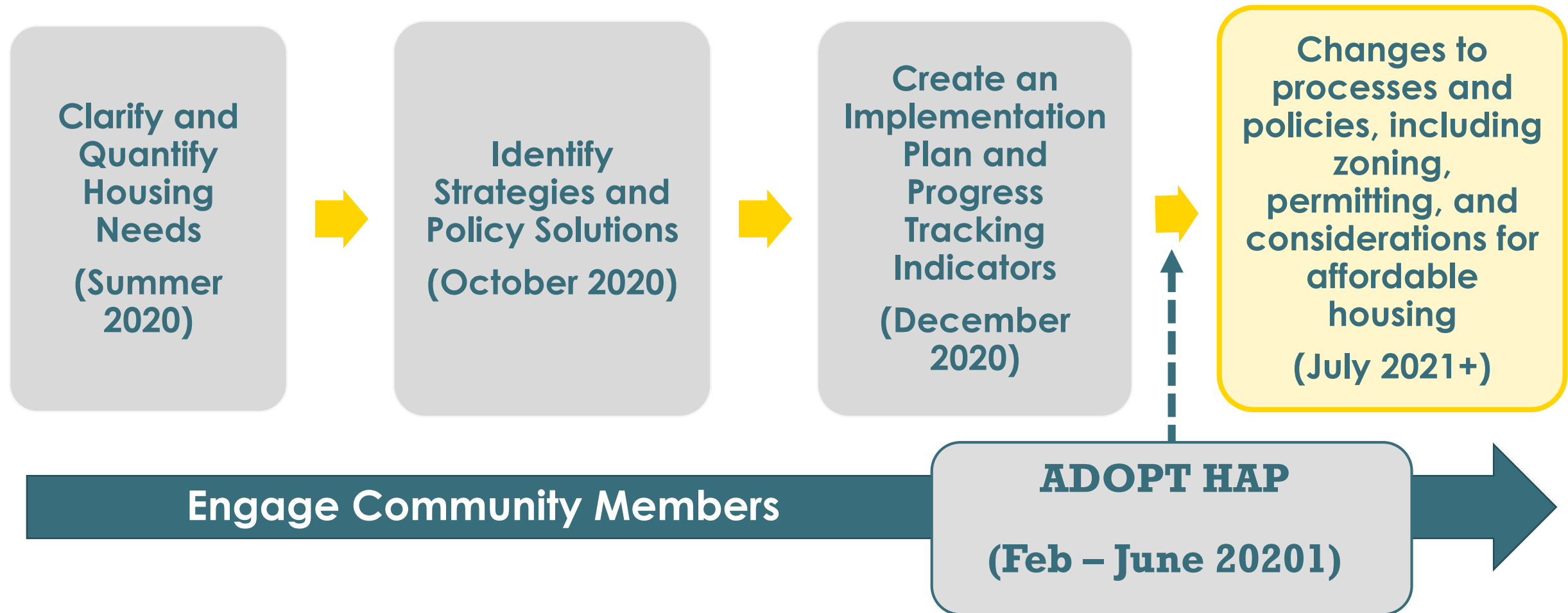
LYNNWOOD'S HOUSING ACTION PLAN IS :

- An actionable policy document that outlines how to meet Lynnwood's diverse housing needs.
- Based on data and analysis and vetted and informed through an inclusive and robust public process.
- A comprehensive approach to leverage resources and implement cohesive, effective, and feasible housing policies, programs, and strategies.
- Tailored to the housing needs of the Lynnwood community to ensure decent, safe, and affordable housing for all.



**Housing Action
Plan = Strategy
Document**

Developing a Housing Action Plan



1. Outreach & Communications

- Project webpage
- Print and social media
- Official notices
- Interested parties list
- Graphic Materials
- Project Kiosk

2. Community & Stakeholders

- Stakeholder Interviews
- Meetings in a Box
- Pop-up Community Events
- Community Meetings
- Small Group Discussions
- Advisory Group Meetings

3. Boards & Commissions

- Joint Boards and Commission Annual Meeting
- Planning Commission
- Diversity Equity and Inclusion Commission
- Human Services Commission³.

4. City Council

- Council Updates
- Council Housing Policy Committee
- Council Interviews

5. Regional Entities

- Snohomish County Housing Affordability Regional Task Force (HART)
- Alliance for Housing Affordability (AHA)
- Puget Sound Regional Council (PSRC)
- American Planning Association (APA)



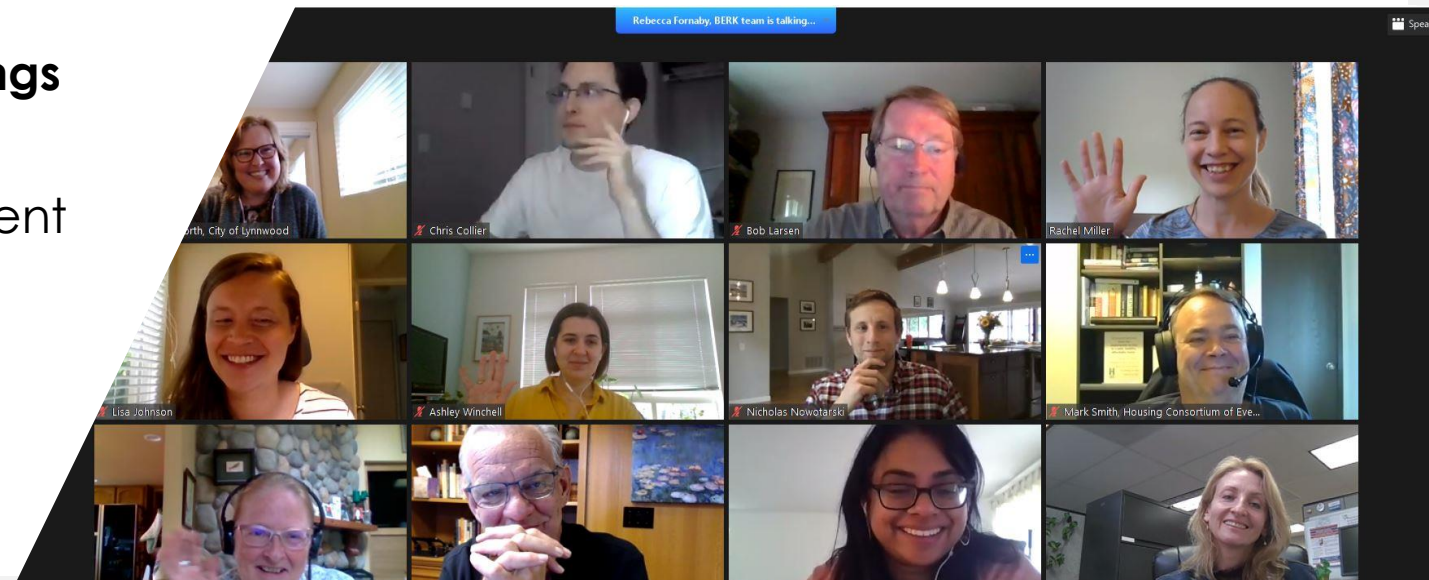
Engagement Strategies



Role of the Advisory Group

Recent Outreach and Engagement Efforts

- **Project Website & Survey**
www.lynnwoodwa.gov/housingactionplan
- **“Inside Lynnwood” Announcement**
- **Youth Engagement**
- **Council Housing Policy Committee Meetings**
- **4 Listening Sessions**
 - Rental Housing Needs and Displacement
 - Policy and Development Regulations
- **Phone Calls and Emails**
- **Alliance for Housing Affordability (AHA)**
- **Elected Officials Interviews**



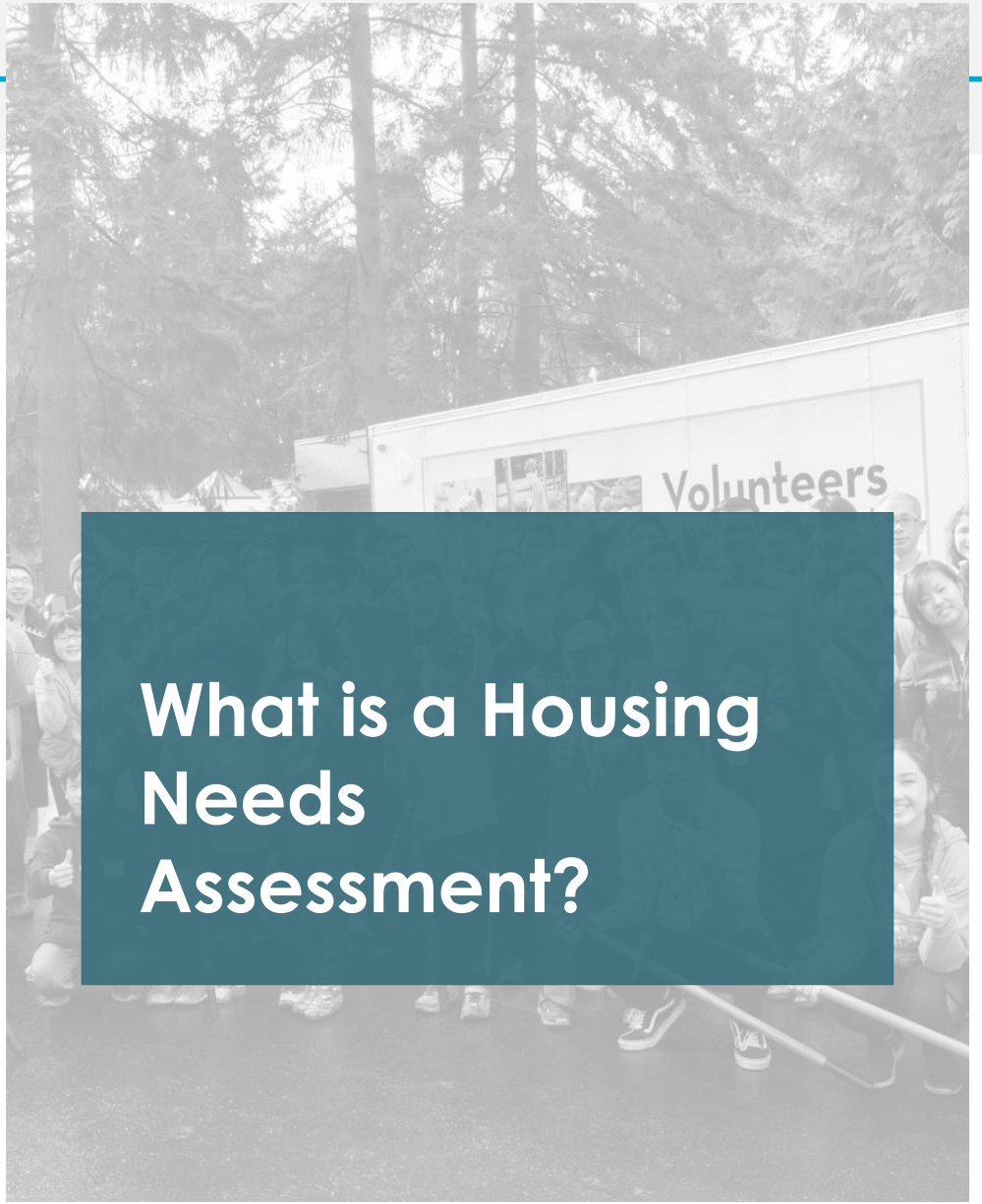


HOUSING NEEDS ASSESSMENT DATA SUMMARY

A housing needs assessment is a report to identify existing and future housing needs to **serve all economic segments** of the community.

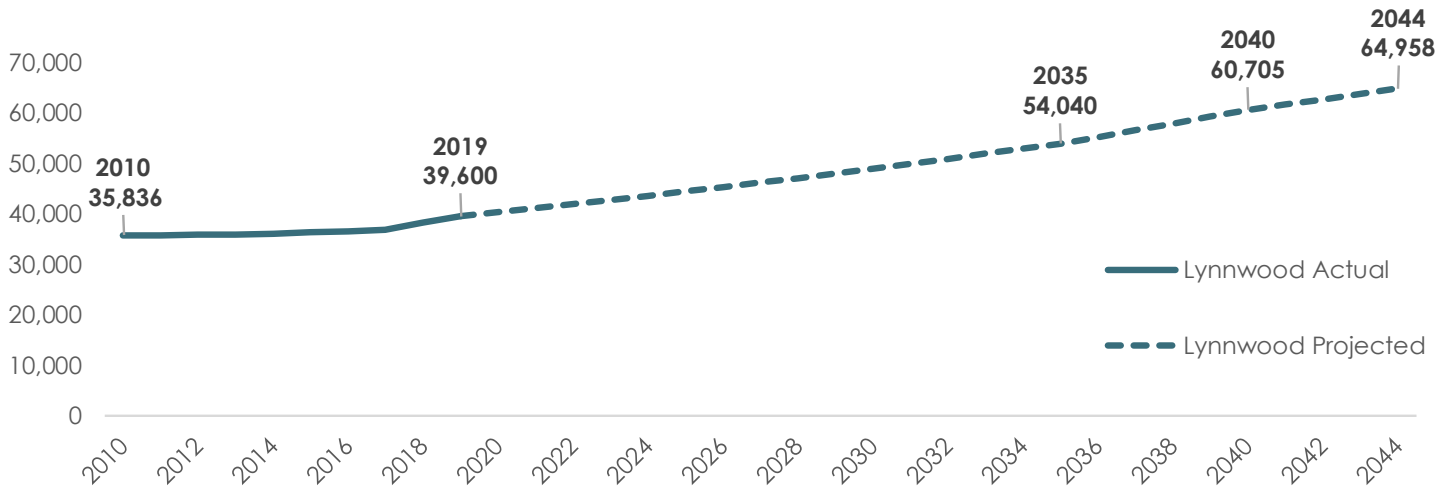
Contains the following components:

1. Population characteristics
2. Housing Inventory
3. Workforce Profile
4. Gaps



**What is a Housing
Needs
Assessment?**

In 2019, Lynnwood had a population of 39,600 people living in roughly 16,350 households. In addition to surrounding regional growth, **Lynnwood is estimated to grow to a population of nearly 65,000—roughly 26,178 households—by 2044.**



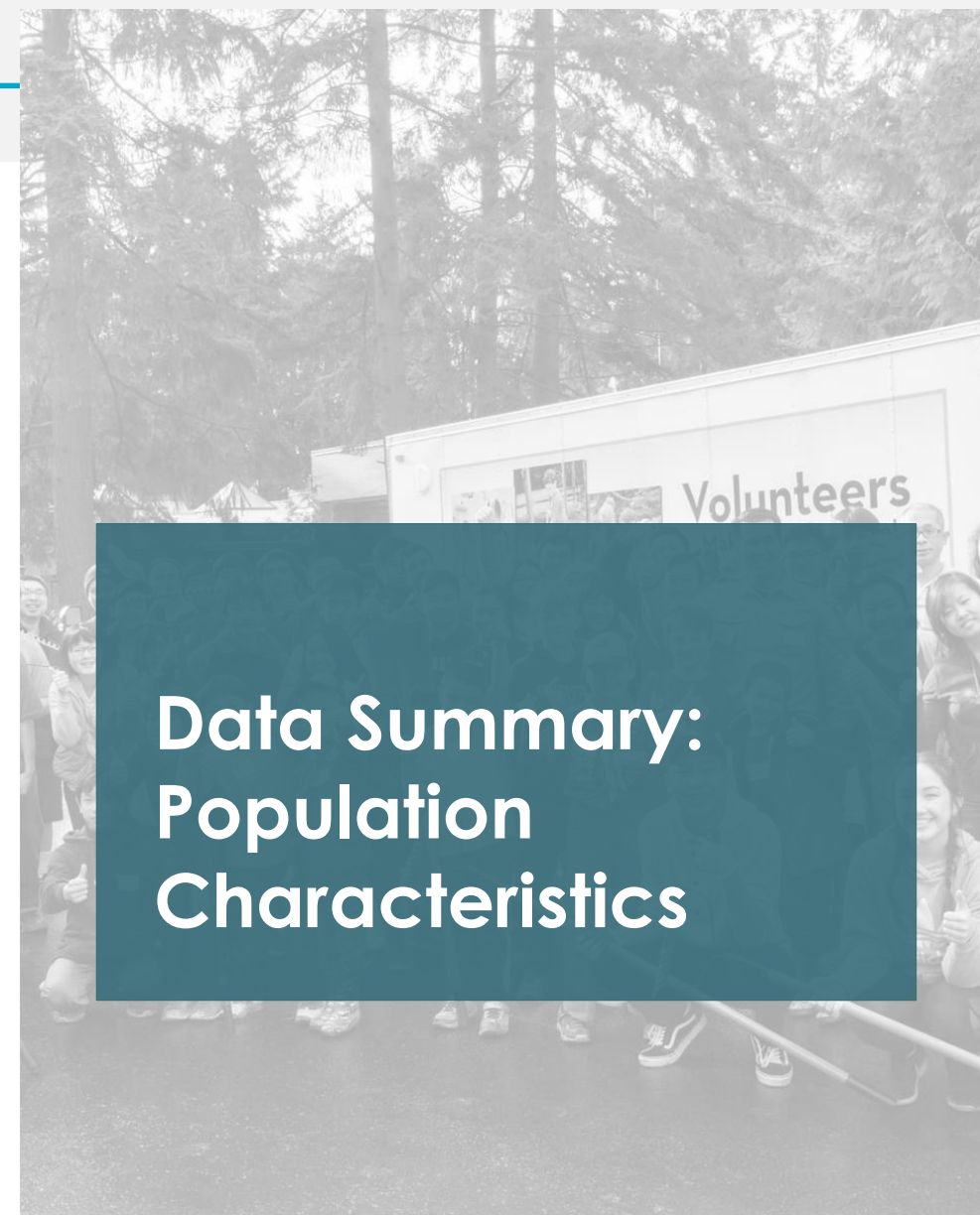
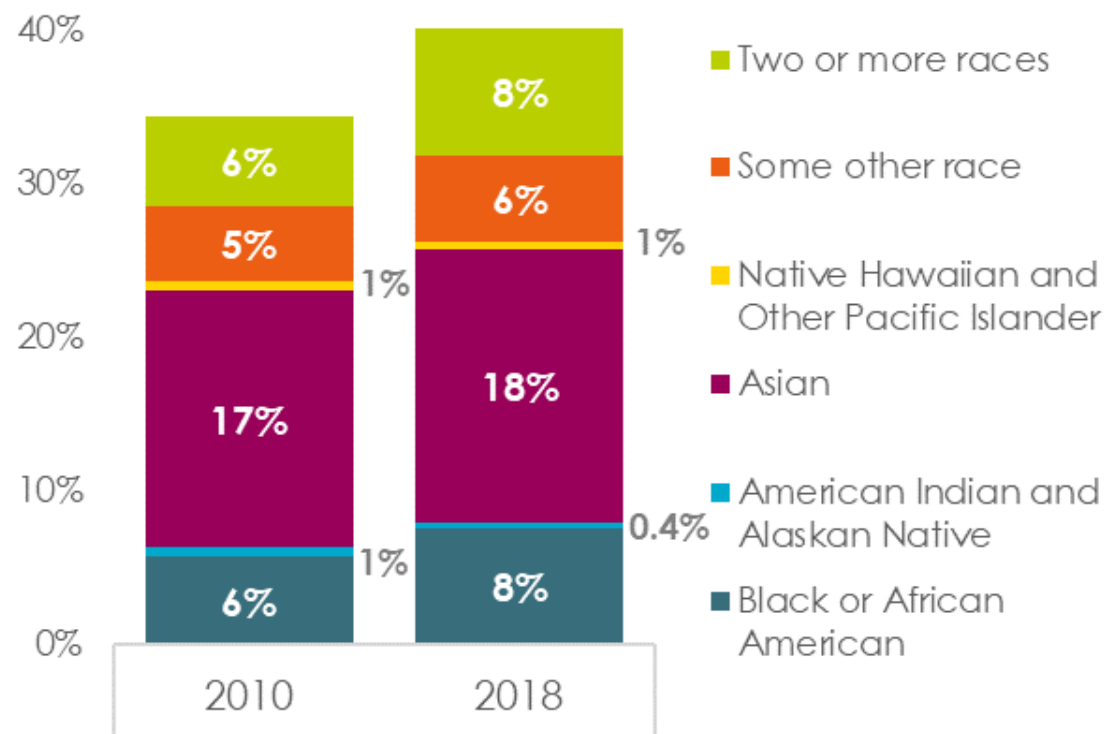
Sources: WA Office of Financial Management, 2019; City of Lynnwood Comprehensive Plan, 2015; PSCR Land Use Vision version 2, 2017; PSCR Draft VISION 2050 Plan (December 2019); Multicounty Planning Policies - Regional Growth Strategy, 2019; BERK, 2020



Data Summary: Population Characteristics

HOUSING FOR ALL.

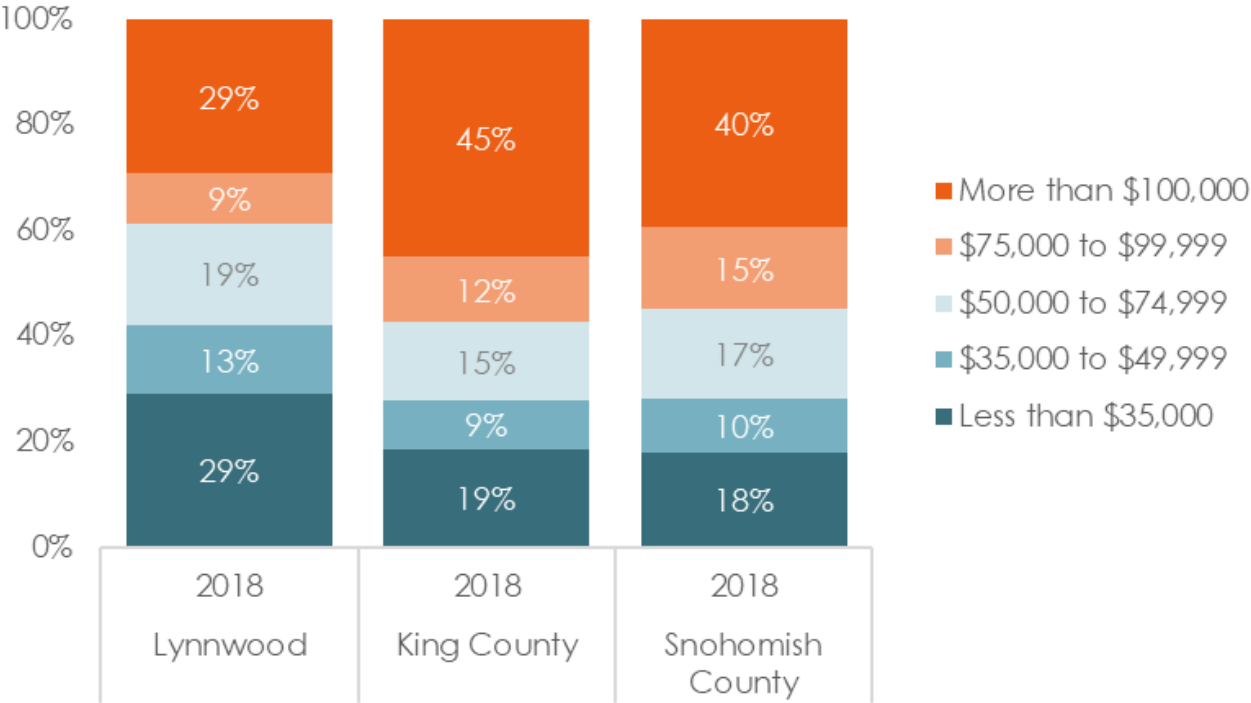
Lynnwood is becoming more racially and ethnically diverse. This chart shows Lynnwood's population by race, reflecting an overall 6% increase in the non-White Alone population since 2010. The increase is proportionally highest among residents identifying as Black or African American and Two or more races.



Data Summary: Population Characteristics

Sources: American Community Survey B02001 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

Relative to Snohomish and King counties, **Lynnwood has a higher proportion of residents with incomes lower than \$35,000 and a lower proportion of residents with incomes over \$100,000.**

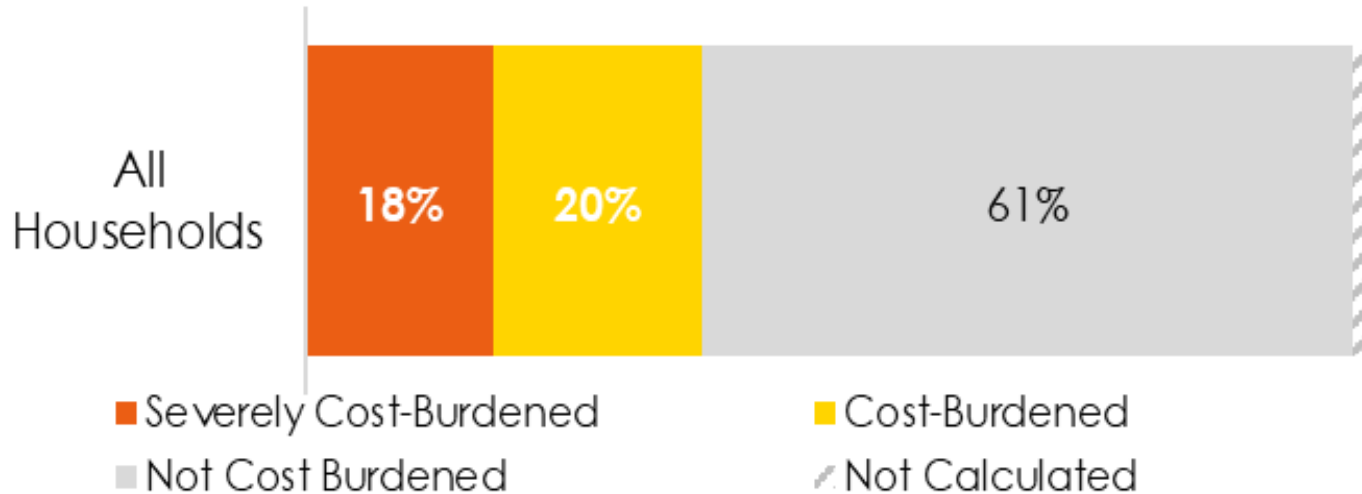


Data Summary: Population Characteristics

Sources: American Community Survey B19001 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

Almost 40% of Lynnwood's population is cost-burdened.

Rates of cost burden are uneven, with the highest cost burdens among households with lower incomes, renters, and adults over 62.



Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates), BERK, 2020. Note: 'Not Calculated' represents households with no or negative income.

Cost-Burden:

Households who spend **more than 30 percent** of their gross monthly income on housing costs

Data Summary: Population Characteristics

In the past decade, the central Puget Sound region has grown in jobs and population and continues to experience a housing affordability crisis. **Since 2010, Lynnwood home values have increase by 76%, while regional incomes have only increase by 32%.**

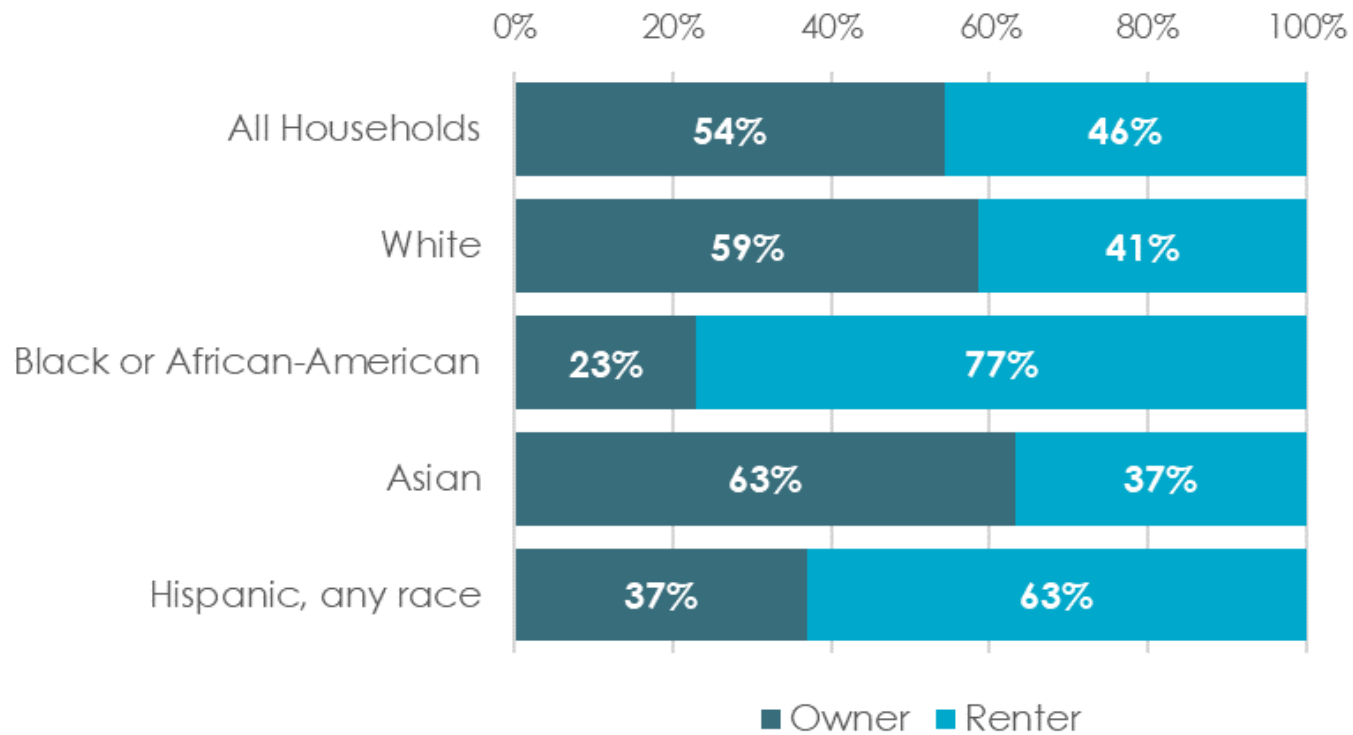


Sources: Zillow, 2020 (through February); HUD Income Limits, 2020; BERK, 2020. Numbers not inflation adjusted



Data Summary:
Housing Inventory

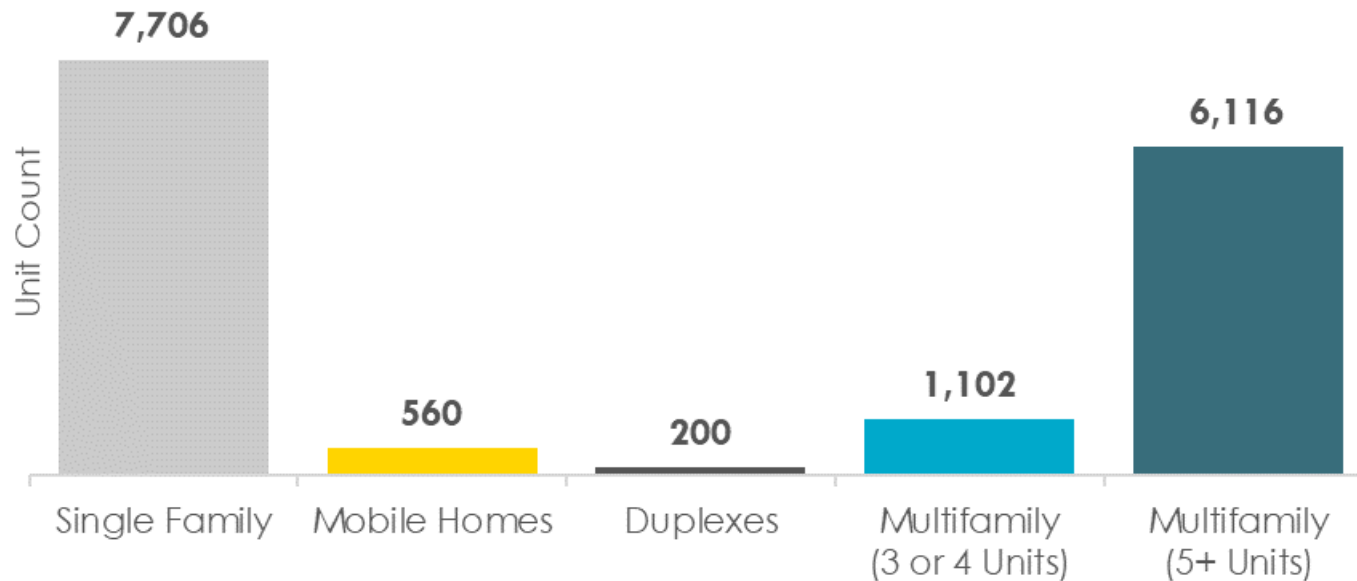
More than half (54%) of Lynnwood's households own their housing while 46% rent.



Note: White, Asian, and Black or African American households include both Hispanic and non-Hispanic ethnicity. Sources: American Community Survey B25003, 2014-2018; BERK Consulting, 2020.



Single family homes comprise 49% of Lynnwood's housing stock and 84% of Lynnwood's residential land area. The other half is a blend of mobile homes, 2- to 4-plexes, and larger multifamily buildings.

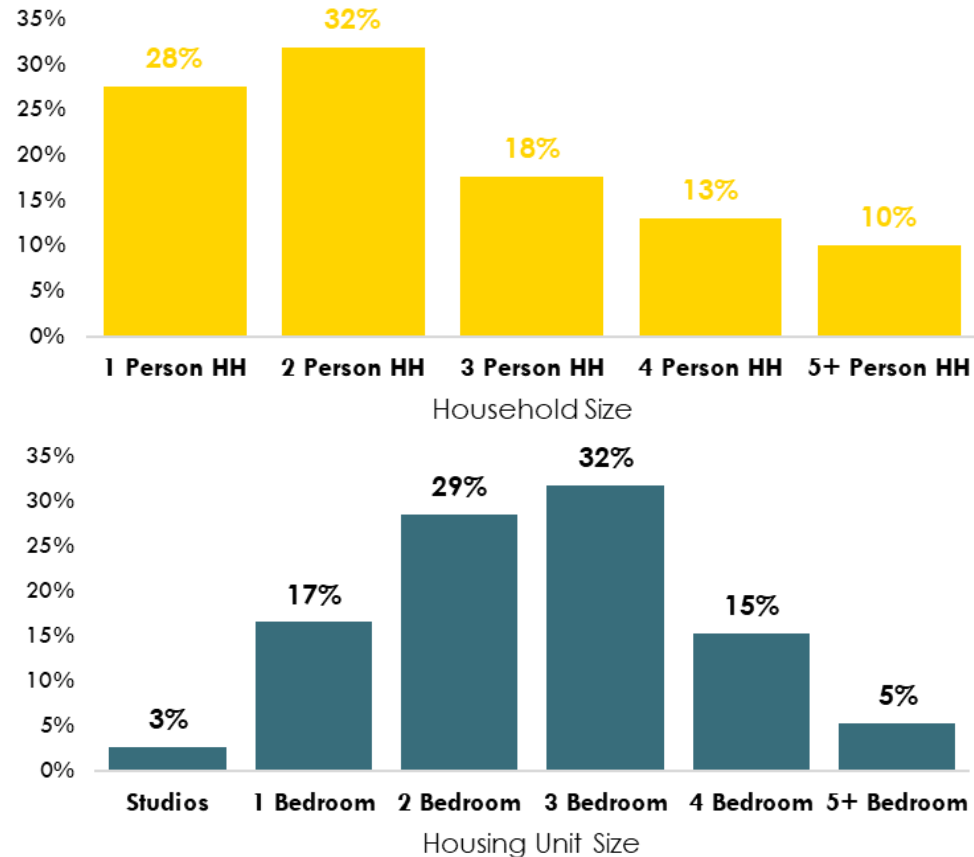


Sources: OFM, 2018; BERK Consulting, 2020.



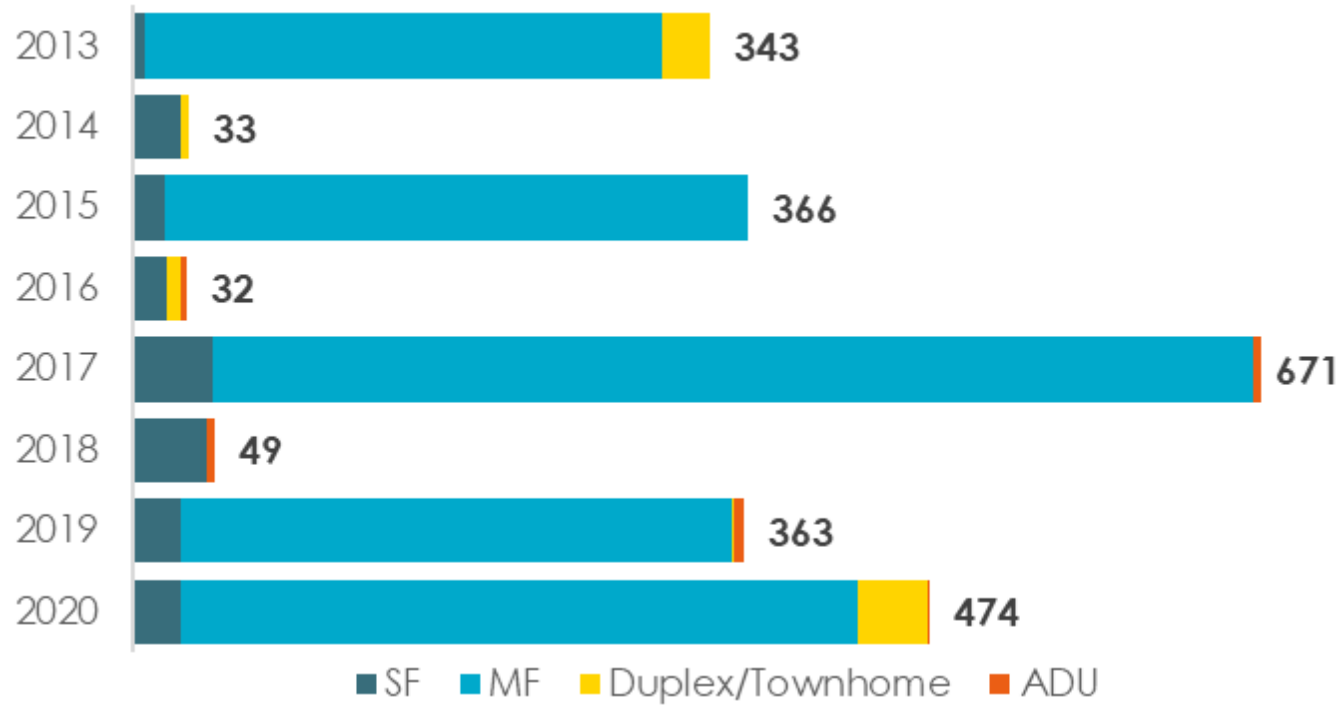
**Data Summary:
Housing Inventory**

60% of Lynnwood's households are one- and two-person, but only 49% of the housing stock consists of studio, 1-bedroom, or 2-bedroom units.



Sources: American Community Survey DP04 & B25009, 2014-2018; BERK Consulting, 2020.

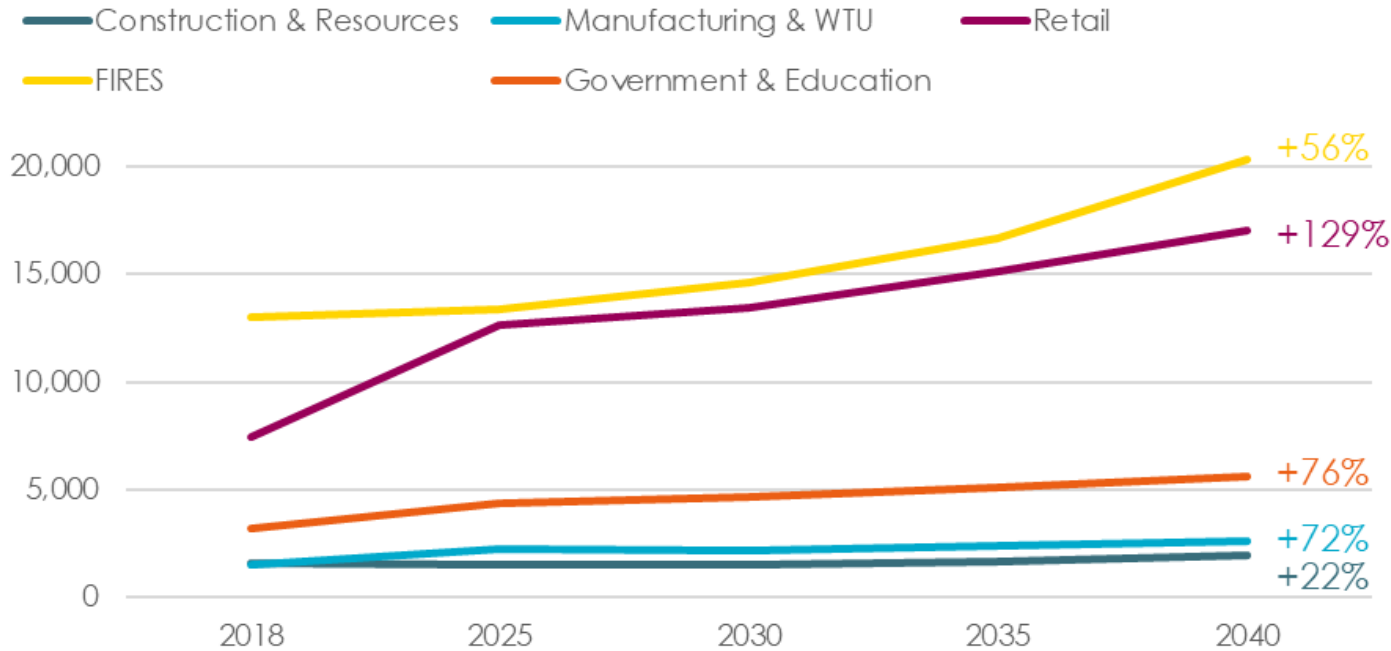
While half of existing housing stock is single-family, recent construction trends include a higher proportion of townhomes and multifamily units. **From 2013-2018, 86% of new units in Lynnwood were in multifamily buildings,** although this is found in a small number of large buildings.



Data Summary: Housing Inventory

Sources: City of Lynnwood permit data (by date of application), 2020; BERK, 2020.

Employment in Lynnwood is highest in the Finance, Insurance, Real Estate, and Services (FIRES) sectors, followed by Retail employment. **PSRC forecasts for 2040 anticipate a 78% increase in total Lynnwood jobs** compared to 2018 figures. Growth in the retail sector is anticipated, with an estimated 36% share of employment by 2040.



Job loss related to COVID-19 may impact outcomes for Lynnwood's economy, but long-term forecasting often remains reliable despite market shocks during periods of recession.

Data Summary: Workforce Profile

Sources: PSRC Covered Employment Estimates, 2018; PSRC Land Use Vision, 2017; BERK, 2020

- Annual production of housing units from 2013-2020 averaged **291 units**—Lynnwood needs annual average of **393 units** to meet estimated growth by 2044.
- In 2010, **half of households** could afford an average-priced apartment without cost burden—by 2018 only **38% of households** could afford the same apartment without cost burden.
- Estimated costs to buy a home based on 2019 values indicate that **less than 20% of Lynnwood households can afford to purchase an average priced home** without assistance.
- **Workers in Lynnwood face difficulties obtaining affordable housing in the private market.** In 2019, the average monthly rent for an apartment was \$2,001. To avoid cost burden, a household would need to earn \$80,040 annually to afford this rent.



Data Summary: Gap Analysis



HOUSING NEEDS ASSESSMENT KEY TAKEAWAYS

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



7 Key Takeaways from Housing Needs Assessment

- Does the summary of key takeaways align with your experience (either personally, or with the populations you work with)?
- Is there any data or key takeaways that we are missing? If so, where can we find the data?
- What information surprised you?
- When thinking about solutions, what are the most important key takeaways to prioritize?



Discussion Questions



UPCOMING PUBLIC ENGAGEMENT

- Zoom meeting
- Facebook

2. Website interactive activities (survey, ideas wall, forums, etc.) from August 24 through September 21



Add Your Idea



You're Invited!

Lynnwood's Housing Action Plan Virtual Open House

Join us for a virtual open house for Lynnwood's **Housing Action Plan**. At this virtual open [house](#) you will learn about Lynnwood's housing needs and provide your suggestions.

How to Get Involved

Virtual Open House Meetings

The Virtual Open House will include 2 live presentations with time for community questions and answers. The same information will be presented at both meetings so attend whichever meeting works best for you. Recordings of the meetings will also be available online.

The meetings will be held via Zoom. The same link will be used for both meetings.

Meeting Dates:

- Tuesday, August 25 from 6:00 – 8:00 PM
- Wednesday, August 26 from 3:00 – 5:00 PM

How to attend the Virtual Open House Meeting:

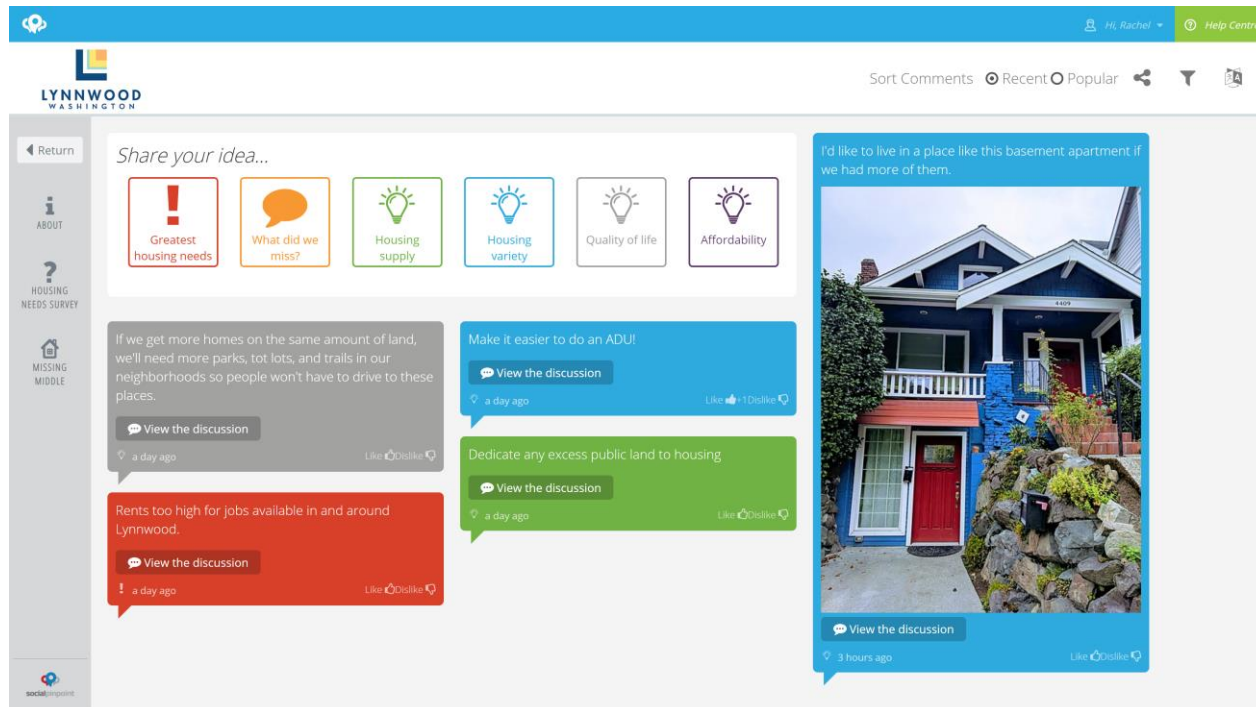
- **Zoom:** <https://lynnwoodwa.zoom.us/j/93630132992>
- **Phone:** (253) 215-8782, Webinar ID 936 3013 2992
- **Facebook Live:** <https://www.facebook.com/LynnwoodWA>

Open House Website

An Open House Website will be available from August 24 – September 21. The website will provide information about the plan, surveys and other opportunities to share feedback. A link to the Open House Website will be posted to the following website www.lynnwoodwa.gov/housingactionplan.

- This is the first time we are presenting to the general Lynnwood community. What should we prioritize in our presentation?
- How do we make sure that a diverse group of community voices are included in our meetings and able to provide public input?
- Are you willing to share the upcoming live meetings and online open house website with your colleagues and social networks? What can we do to help you share this information?

Social PinPoint Website Review + Options



**Public
Engagement:
Further Discussion**



FINAL THOUGHTS AND EMERGING THEMES



Thank you!



Contact

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