



LYNNWOOD HOUSING ACTION PLAN

Stakeholder Advisory Group Meeting #3

October 21, 2020










WELCOME

POLL



ZOOM REMINDERS

	<p>Hover over your video and click the three dots to rename yourself noting your name and organization. For example, “Radhika Nair, BERK.”</p>
	<p>Please turn on your video if your bandwidth supports it.</p>
	<p>Use chat for comments and questions – we’ll be monitoring it and using it to collect information.</p>
	<p>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 Julia Tesch at (206) 493-2371 during the meeting if you encounter any technical issues.</p>
	<p>Mute your microphone unless you are speaking. Pressing your space bar will take you temporarily off mute.</p>

CONTENT

FORMAT

Welcome & Agenda Review

Moving from Needs to a Plan

Presentation

Selecting Strategies + Actions

Presentation

What strategies support the Housing Action Plan goals?

Breakout Sessions + Group Report Back

Upcoming Public Engagement

Update

Next Steps and Meeting Close

Update




Agenda Review



MOVING FROM NEEDS TO A PLAN

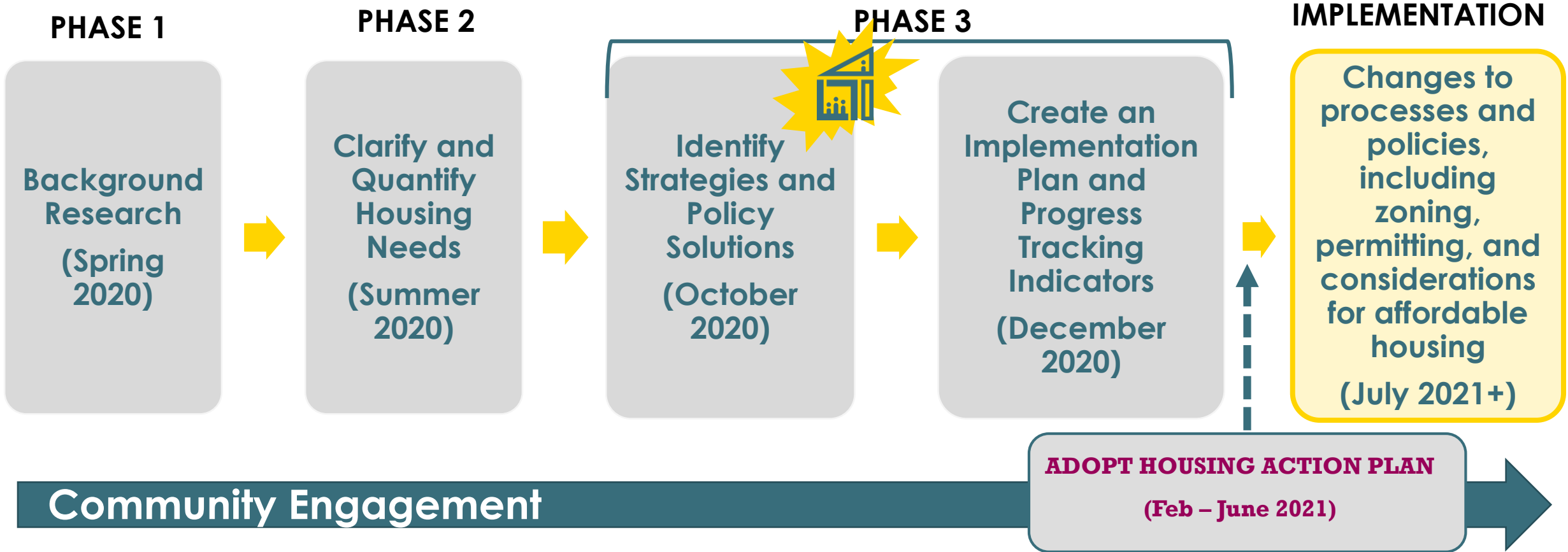
LYNNWOOD'S HOUSING ACTION PLAN IS :

- 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. 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



SELECTING STRATEGIES AND ACTIONS

**REGIONAL
ORGANIZATIONS AND
AGENCIES**

- Nonprofit Organizations
- Service Providers
- Federal, State, and County Governments

**COMMUNITY
MEMBERS**

- Owners
- Renters

LOCAL GOVERNMENT

- Financing Incentives
- Development Regulations
- Support for Community

FUNDING

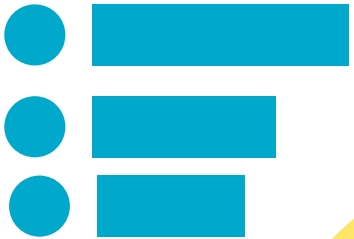
- Lenders
- Investors
- Grants + Tax Incentives

**What Influences the
Housing Market and
What Strategies are
Available?**

HOUSING STOCK

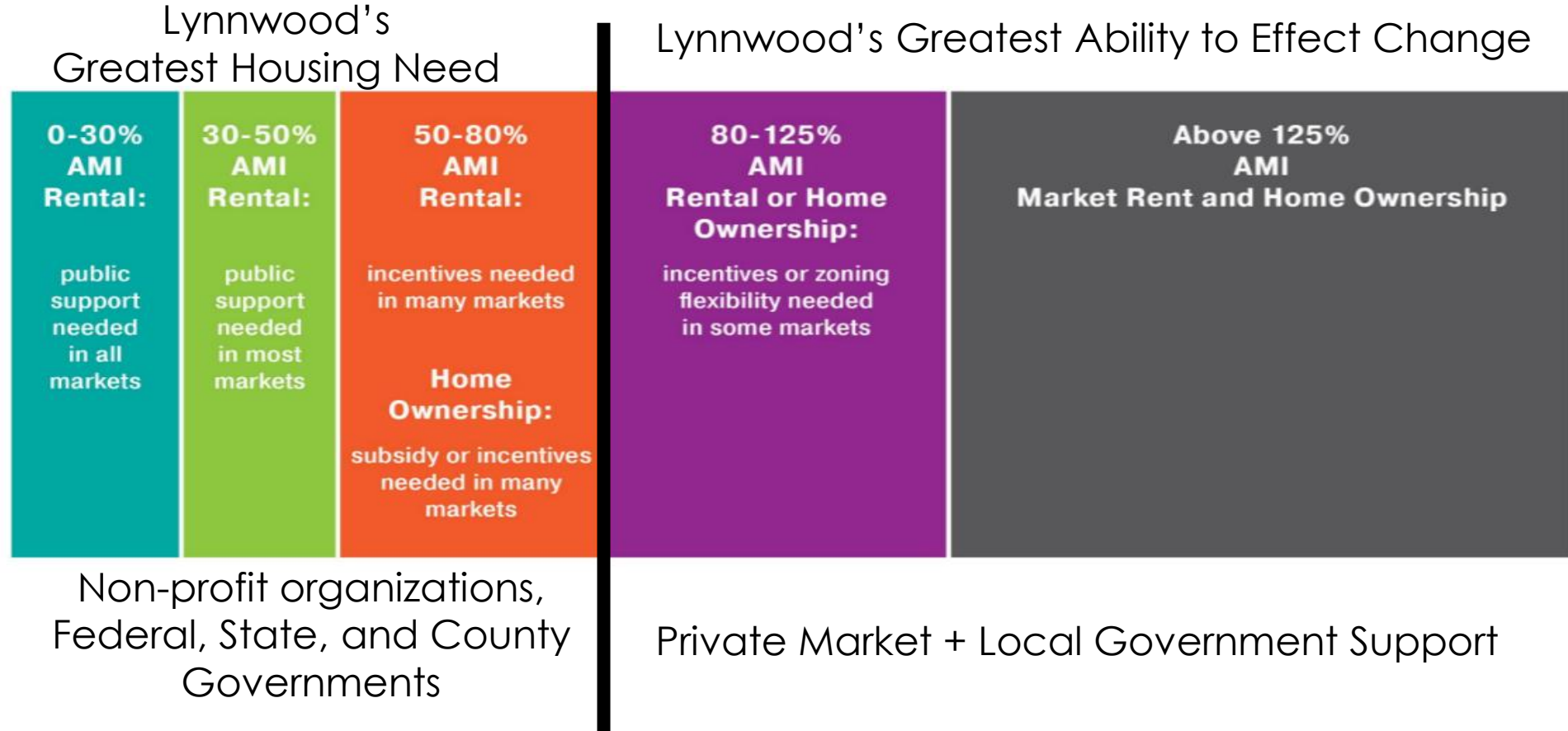
- New Housing Units
- Existing Housing Units

POLL



Different strategies for different needs

- LOWER housing costs require GREATER public intervention



DRAFT 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.

DRAFT Goals

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DRAFT 2044 Targets

- 9,826 units by 2044
- Number of units by unit type and # of bedrooms
- Number of affordable units in Lynnwood
- Decrease cost burden for renters and BIPOC residents
- Number of educational opportunities per year
- Increase rates of ownership for BIPOC residents
- Policy/Plan updates
- Investments/Capital projects

**Shortlisted
Strategies will be
considered in the
Housing Action
Plan**

Likelihood of being implemented

Market feasibility

Amount of potential units created or preserved

Level of resources required (cost, new staff, enforcement, etc)

Appropriateness for the City to be lead (or should the City partner?)

Addresses past inequities (legacy impacts, barriers, etc. from systemic racism)

Risk of displacement and unintended consequences

Addresses unique or hard-to-solve needs



Housing Action Plan Goals and Strategies

Plan Organization

Goal #1

Description & context

Strategy 1.1

- Description, needs addressed, cross-referenced goals, when and where applicable, considerations, resources needed, specific actions.

Strategy 1.2

- Description, needs addressed, cross-referenced goals, when and where applicable, considerations, resources needed, specific actions.

Strategy 1.3

- Description, needs addressed, cross-referenced goals, when and where applicable, considerations, resources needed, specific actions.



Housing Action Plan Goals and Strategies

PRODUCE

Produce housing that meets the needs of the community

1. Adopt a SEPA Infill Exemption
2. Adopt Form-Based Code
3. Allow Cluster Zoning in Single-Family Zones
4. Create Community Benefits/Development Agreements
5. Create Incentives or Provide Flexibility for Desired Unit Types
6. Create pre-approved ADU plans for residents
7. Encourage Micro-retail and Flexible Cultural Space Design
8. Encourage PUD/PRD and Cluster Subdivisions
9. Facilitate more efficient deal assembly and development timelines/promote cost-effectiveness through consolidation, coordination, and simplification
10. Adopt Inclusionary Zoning
11. Increase Allowed Housing Types in Existing Zones (cottages; 2, 3, 4-plexes; townhouses; microhousing)
12. Increase Funding through Local Option Taxes, Fees and Levies
13. Lobby for changes in state and federal law that will enable more consolidated and streamlined funding to support low-income housing.



Housing Action Plan Goals and Strategies

PRODUCE

Produce housing that meets the needs of the community

14. Protection from SEPA Appeals on Transportation Impacts
15. Recalibrate the Multifamily Tax Exemption (MFTE) Program
16. Reduce Minimum Lot Sizes
17. Reduce Off-Street Parking Requirements
18. Reduce Setbacks, Lot Coverage and/or Impervious Area Standards
19. Remove Barriers to the Development of Manufactured Homes and Tiny House Communities
20. Remove Requirement for Ground Floor Commercial
21. Require a Minimum Density
22. Revise ADU Standards
23. Revise Design Review
24. Revise Lot Size Averaging Requirements
25. Rezone areas
26. Simplify Land Use Designation Maps
27. Streamline Subdivision Process
28. Streamline the Permitting Process
29. Waive, reduce, or defer fees and charges for low-income housing projects



Housing Action Plan Goals and Strategies

PRESERVE

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

1. Adopt a Notice of Intent to Sell / Sale Ordinance*
2. Create “Right to Return” Policies for Promoting Home Ownership*
3. Establish short term acquisition revolving loan fund to enable rapid response to preserve low income housing developments when they are put on the market*
4. Implement Just Cause Eviction Protections*
5. Improve tracking and monitoring of existing subsidized and “naturally occurring affordable housing” properties to preserve long-term affordability
6. Increase investments in communities of color, historically underserved communities, and low-income communities by developing programs and policies that serve individuals and families at risk of displacement.



Housing Action Plan Goals and Strategies

PRESERVE

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

7. Preserve Mobile Home Parks and Provide Relocation Assistance*
8. Property Tax Assistance Programs*
9. Provide Down Payment Assistance*
10. Provide Grants/Loans to Directly Support Small Businesses*
11. Provide Need-based Rehabilitation Assistance*
12. Provide Tenant Relocation Assistance*
13. Strategically Acquire and Finance Existing Multifamily Housing*
14. Support Mobile Home Park Conversion to Cooperative*
15. Support Third-party Purchases of Existing Affordable Housing
16. Implement Rental Inspection Program*
17. Recalibrate MFTE program to Provide Affordable Housing above the minimum amount required



Housing Action Plan Goals and Strategies

PARTNER

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

1. Encourage banking and insurance industry support for condominium projects as homeownership solution.
2. Engage communities of color, historically underserved communities, and low-income communities in housing development and policy decisions.
3. Expand engagement of non-governmental partners to support efforts to build and site more affordable housing.
4. Increase regional coordination and cross-sector partnerships to address housing challenges and connect individuals with stabilizing services
5. Partner with Local Housing Providers



Housing Action Plan Goals and Strategies

PARTNER

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

6. Provide customized housing assistance for households with lower incomes
7. Provide "Found Land": Surplus Land and Other Opportunities
8. Provide prospective homeowners information about credit and personal finance.
9. Partner with organizations to provide Foreclosure Intervention Counseling
10. Partner with organizations to provide Homeownership Counseling
11. Work with Community Land Trusts
12. Work with faith-based organizations on housing

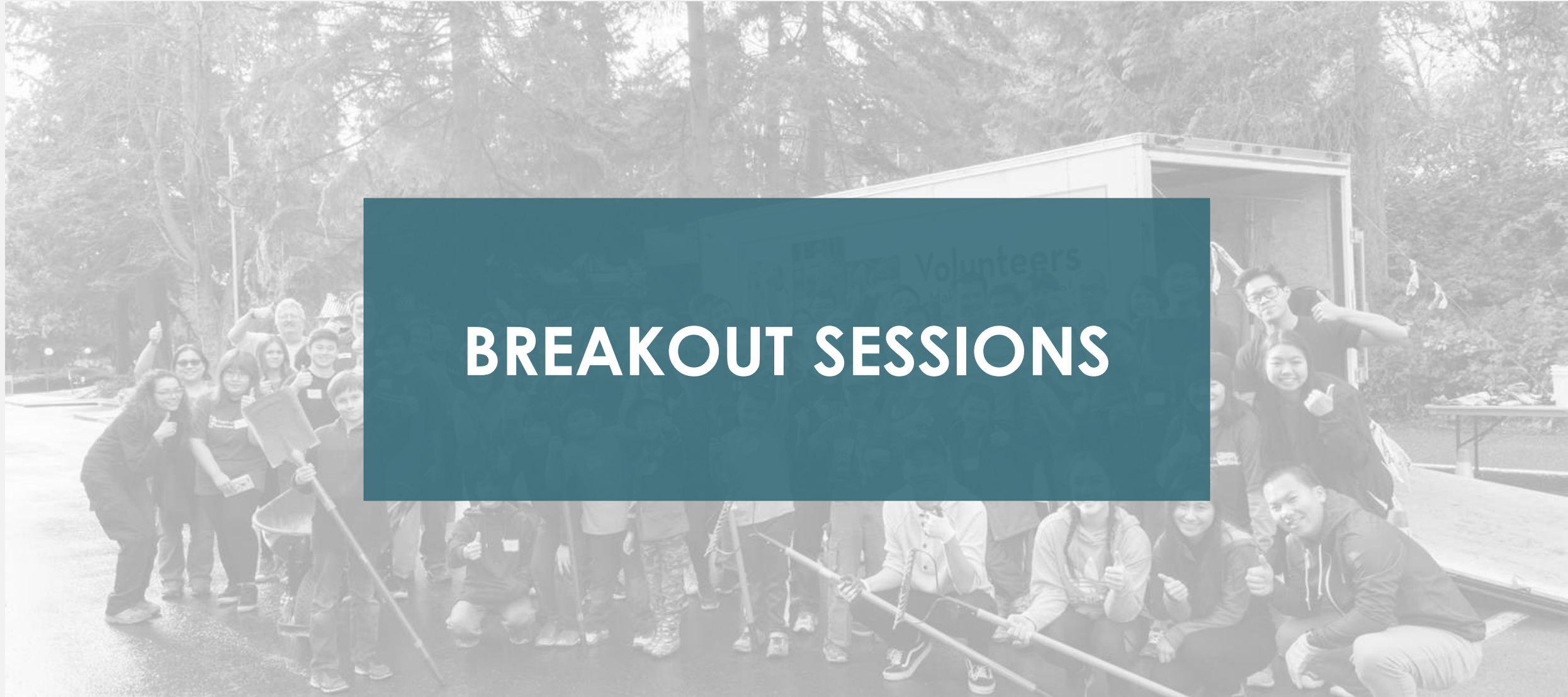


Housing Action Plan Goals and Strategies

PREPARE

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

1. Adopt Planned Action Ordinances
2. Adopt Subarea Plans with Non-Project EIS
3. Build strategic amenities that can support housing
4. Create a Local Housing Trust Fund
5. Create community awareness of housing needs and solutions
6. Create neighborhoods that are culturally responsive
7. Ensure needed capacity for reviews by maintaining appropriate staffing levels and providing training
8. Foster community conversations about density
9. Make Strategic Infrastructure Investments
10. Transit-Oriented Development (TOD)/Employer Oriented Development (EOD)– Proactively planning for increased housing capacity around major transit and employment hubs



BREAKOUT SESSIONS

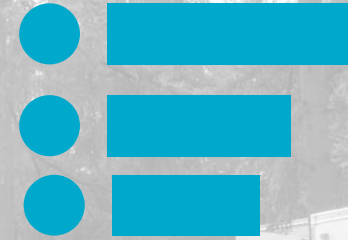
STRATEGY SELECTION

BREAKOUT TASK: Select top 5 strategies for each goal

*10-15 minutes per goal

1. Are there any strategies we should **DEFINITELY** keep?
2. Are there any strategies we should or could remove?
3. Did we miss anything?

POLL



Discussion Questions



UPCOMING ENGAGEMENT



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

www.lynnwoodwa.gov/housingactionplan

NEXT STEPS

www.lynnwoodwa.gov/housingactionplan

- **October 22** – Planning Commission Update
- **October 26 – November 30** – Engagement Effort #2
 - Share videos and survey with your networks.
 - Goal = 5-10 surveys returned per Stakeholder Advisory Group Member !
- **November 30** – Next Council Update



Thank you!



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