



LYNNWOOD HOUSING ACTION PLAN

Stakeholder Advisory Group Meeting #4

December 16, 2020



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 Rebecca Fornaby at (206) 493-2369 or Rebecca@berkconsulting.com 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

Policy and Code Review

Presentation

**Engagement #2 Survey
Results**

Presentation

Strategies Overview

Presentation

Breakout Group Discussions

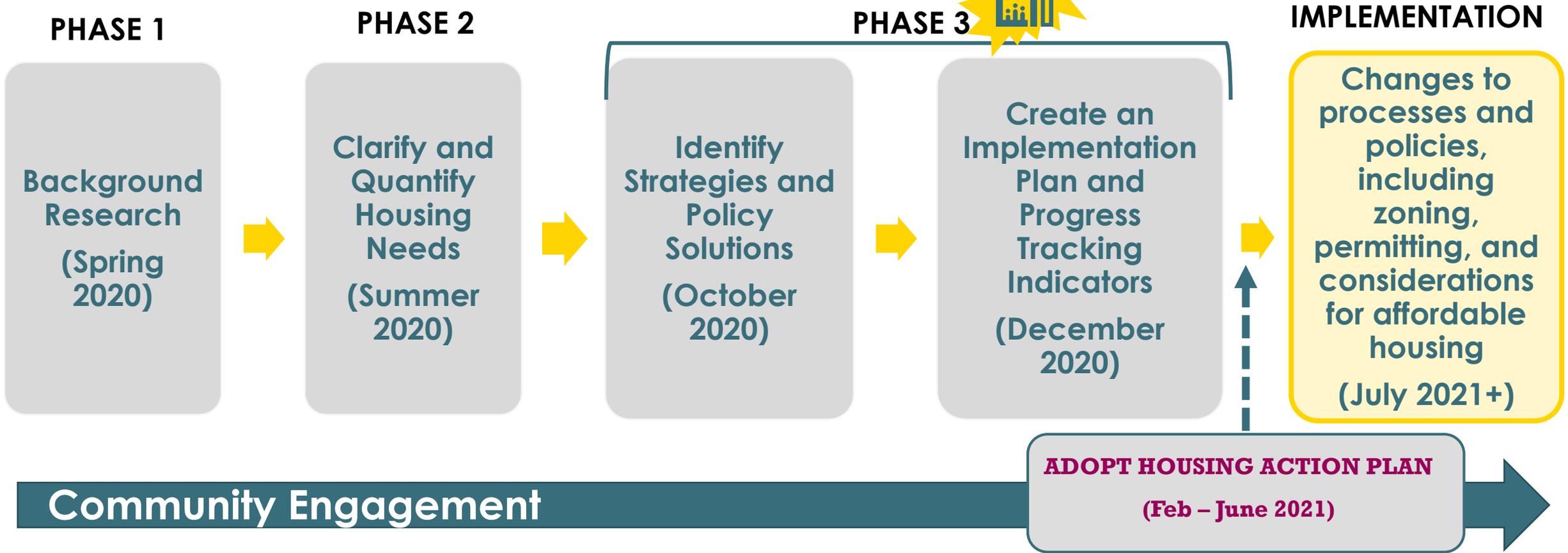
*Breakout Sessions +
Group Report Back
Update*

**Next Steps and Meeting
Close**

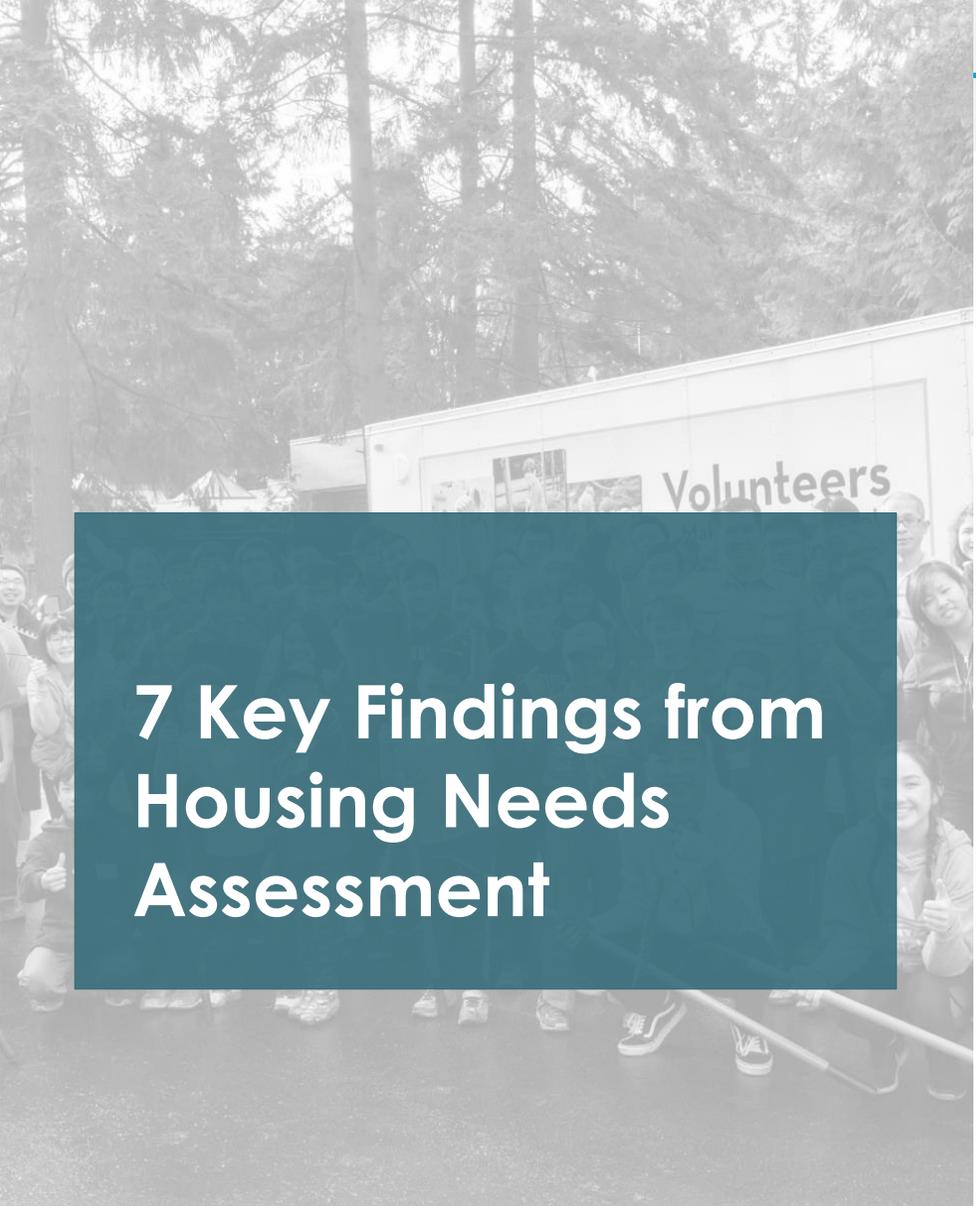
Update



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.
<p>The City is creating a Housing Action Plan to promote housing opportunities that are safe and affordable for everyone in Lynnwood.</p> <p>Take our survey by November 30 to help shape Lynnwood's future.</p>	<p>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.</p> <p>¡Haga su encuesta antes de noviembre 30 para ayudarnos a conformar el futuro de Lynnwood!</p>	<p>본 린우드 시는 다양한 주택이 린우드 각급 소득 수준의 주민에게 경제적이고 합적 가용하도록 하는 주택 행동 계획 (Housing Action Plan) 을 수립할 예정입니다.</p> <p>린우드시의 미래를 만들어 가는 데 도움을 되도록 11월 30일까지 우리의 설문 조사에 참여하십시오.</p>

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

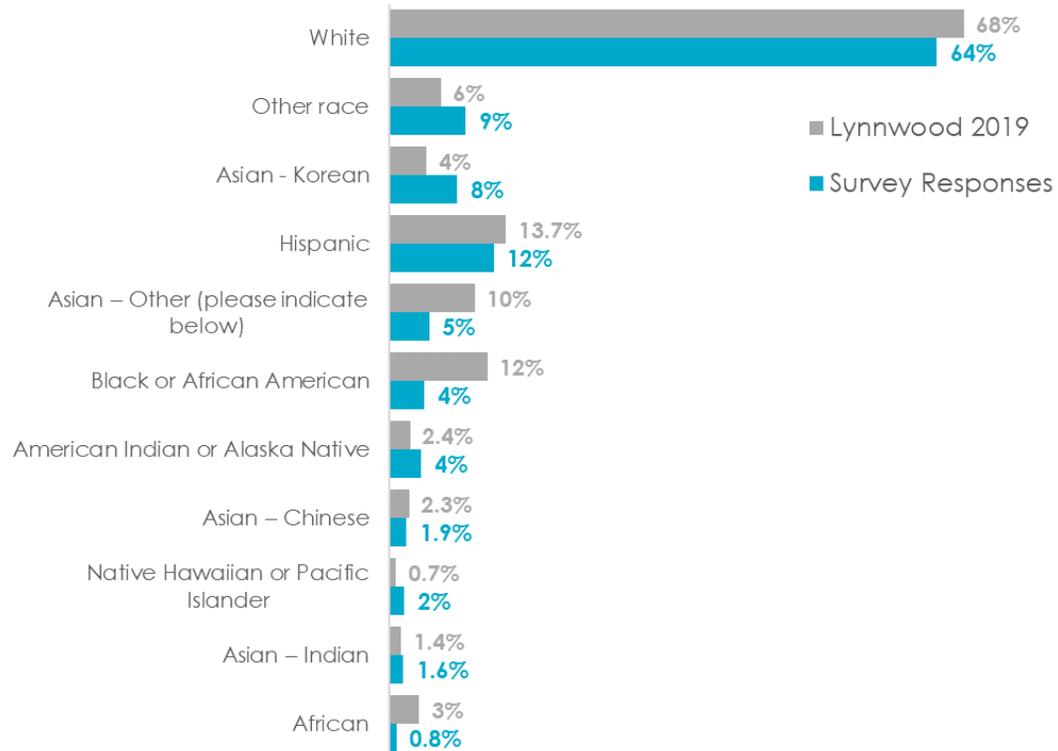


- Inside Lynnwood Announcement
- Lynnwood Food Bank
- Heroes' Café/Lynnwood Senior Center
- Halloween Hullabaloo
- Stakeholder Advisory Group
- Community Partners

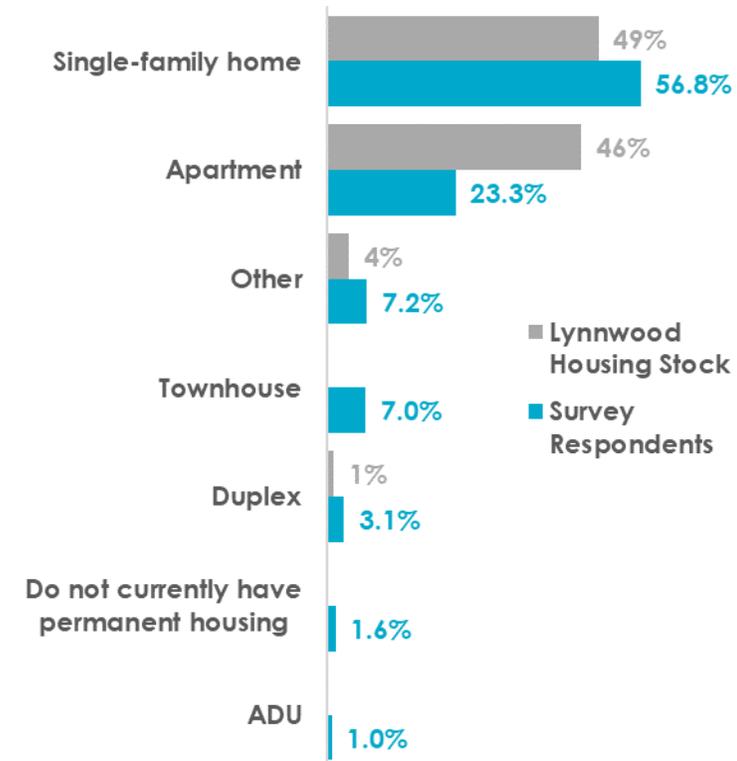
www.lynnwoodwa.gov/housingactionplan

Who have we heard from?

Respondents, by race and/or ethnic identity



Respondents, by housing type



Who have we heard from?

- **Zip codes**

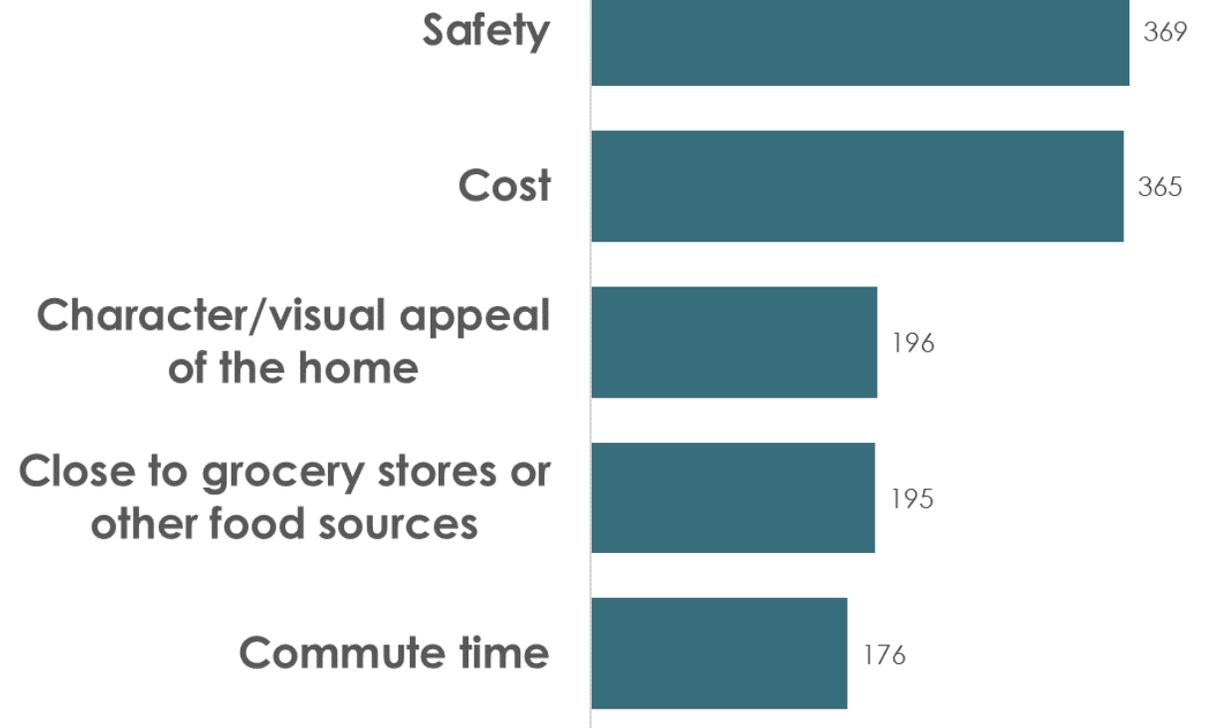
- 98036 (35%) South and east - Lynnwood golf course across I-5 to Alderwood
- 98037 (29%) Central – Meadowdale High School to Alderwood Middle School
- 98087 (19%) North – Martha Lake and Lake Serene

- **Age Brackets**

- 20-44 (43%)
- 45-64 (39%)
- 65 and older (18%)

When you are looking for a place to live, what is most important to you?

Top 5 Responses



Different Housing Types

Duplexes/Triplexes/Fourplexes

- Like that they are **more affordable** than single-family homes
- Feel that that **fit well** in existing neighborhoods
- Could see this type **throughout residential neighborhoods** in Lynnwood
- Concerns about **parking and traffic**

Townhomes

- Like that they offer **affordable home ownership** opportunities
- Could see this type **throughout Lynnwood**
- Concerns about **parking and traffic**
- Hesitations around **HOA fees and restrictions**

Different Housing Types

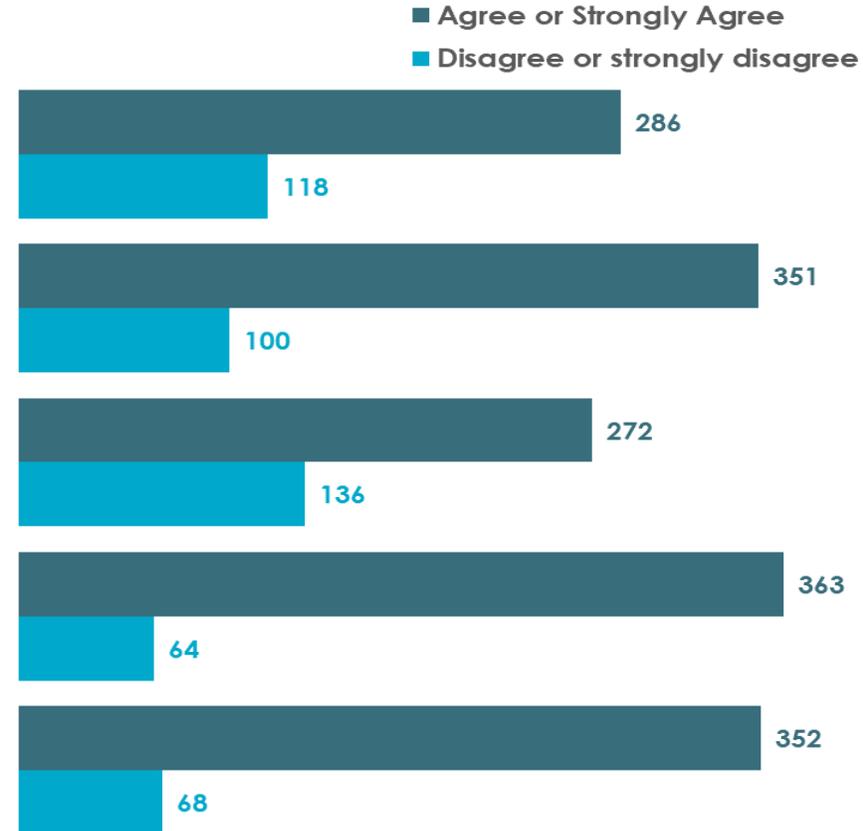
ADUs

- Homeowners feel that **cost and complexity** are the biggest barriers to building an ADU
- Renters express that **privacy and proximity to a landlord** are the least desirable traits of ADUs
- 17% who responded (43 people) say that they **would enjoy living in an ADU**

Different Housing Types

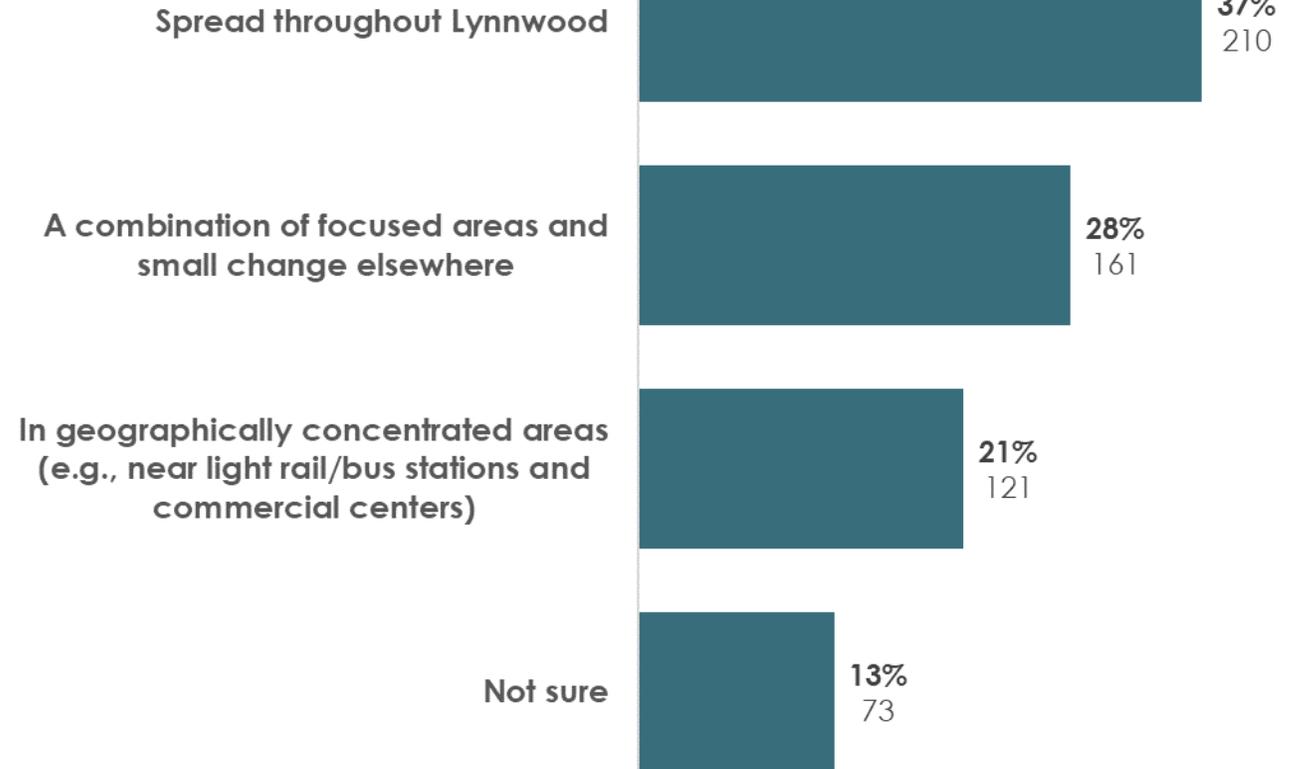
Agree / Disagree Statements

- The city should offer **incentives** to developers for inclusion of affordable housing
- The city should **require** developers to **build affordable housing**
- I am concerned that I will not be able to live in Lynnwood because of **housing costs**
- I would like the city to create a **rental inspection program**
- I would like to see more **renter/tenant protections** in Lynnwood



**Lynnwood needs
10,000 housings units
by 2044.**

**In general, where would you
like to see more homes?**





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

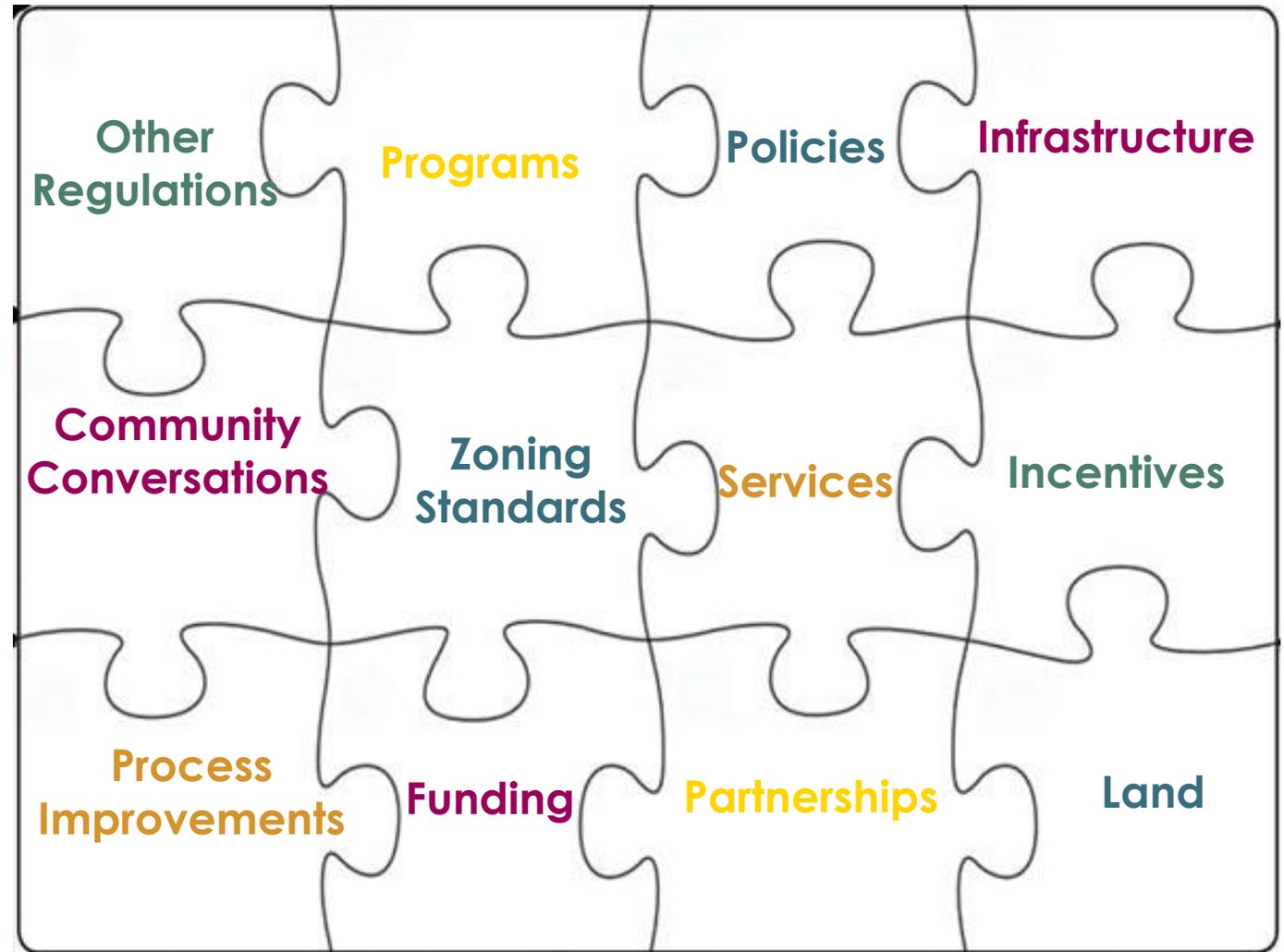
Partner with housing educators, providers, and other groups to find equitable housing solutions and remove systemic barriers.

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?

PREPARING FOR THE BREAKOUT GROUP DISCUSSION...

For each of the goals:

1. Do the **bold & underlined** strategies help meet Lynnwood's housing needs? How can we tailor these strategies to Lynnwood's needs? Are there any unintended consequences we need to know about?
2. Is there information about the nonbold/underlined strategies (on the "continue evaluating" list) that will help us in determining whether the strategy should be included in the plan?

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

Breakout Group Discussion

For each of the goals:

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NEXT STEPS

www.lynnwoodwa.gov/housingactionplan

- **December 17** – South Lynnwood Co-Design Committee Presentation
- **Mid-December** – Council Update Memo (emailed and posted on website)
- **January 2021** – Draft Housing Action Plan
- **Mid-January** – Council Update
- **January 28, 2020** – Planning Commission Update



www.lynnwoodwa.gov/housingactionplan



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