

Responses to Comments on Draft Housing Action Plan

The Draft Housing Action Plan was released for public review and comment from February 22 through March 12. Community members were able to provide written comments through an online comment form, email, and mail.

During the Draft Plan comment period, comments were received from the individuals listed below (Exhibit 1). The commenters are generally listed by date of comment received. The comments in Exhibit 2 are presented as the City received them and have not been edited (with two exceptions due to length and images, which are noted before the comment). This document contains the overarching themes, specific issues raised in each comment and the City's responses.

The City will continue to review written comments until the City Council hearing (tentatively scheduled for May 10). Comments received after March 12 will be added to the record prior to the Planning Commission and City Council hearings.

Exhibit 1. List of Commenters

Number	Name	Received
1	John Weir	2/23/2021
2	Justin Harrer	2/23/2021
3	Becky Hoang	2/26/2021
4	Chad Braithwaite	3/1/2021
5	Concerned Lynnwood Citizen	3/3/2021
6	Nicole Krause	3/4/2021
7	Deborah Kilgore	3/4/2021
8	Diane Kamacho	3/4/2021
9	Louisa Mackenzie	3/4/2021
10	Bruce Guthrie	3/4/2021
11	Jennifer McLaughlin	3/4/2021
12	Keith Kendall	3/5/2021
13	Janet Pope, Lynnwood Public Facilities District (PFD)	3/5/2021
14	Dianne M Rivera Luciano	3/5/2021

Number	Name	Received
15	Heather Couture	3/7/2021
16	Mike Pattison, Master Builders Association of King and Snohomish Counties	3/8/2021
17	Anne Hoffman, Volunteers of America Western Washington	3/8/2021
18	Duane Landsverk	3/9/2021 and 3/11/2021
19	Jane M Stone	3/9/2021
20	Christy Pack	3/9/2021
21	Cristina Almeda	3/9/2021
22	Seth Edwards	3/9/2021
23	Adam Patrick	3/9/2021
24	Kelly Harris	3/10/2021
25	Steve Corsi, Volunteers of America Western Washington	3/10/2021
26	Jason Rusk	3/11/2021
27	Ryan Countryman	3/11/2021
28	Brandon Duncan	3/11/2021
29	Donald Fornoff	3/12/2021
30	Nick Coelho	3/12/2021
31	Ted Hikel	3/12/2021
32	Beverly Hikel	3/12/2021
33	Pam Hurst	3/11/2021
34	Sherry Kenney	3/11/2021 and 3/16/2021

THEMES AND RESPONSES

The following themes were seen in the comments received:

- Address livability/compatibility and avoid impacts to existing residential areas

- Address need for subsidized housing
- Clarify how removing barriers to more housing production will address affordability challenges
- Need for missing middle housing types in low density areas
- Need to support implementation and specific ideas related to implementing strategies

Exhibit 2. Comments and City Response Matrix

	Name	Comment	Comment Response
1	John Weir	We need to have housing that is more affordable. Lynnwood is the most beautiful city and we love living here. The costs are getting too close to Seattle and it is very sad.	<ul style="list-style-type: none"> ▪ Thank you for the comment. It has been added to the record. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
2	Justin Harrer	I believe an important step is to increase the allowable size of DADU's and "covered storage". Even though I have 14,000 sq ft of land if I wanted to renovate my detached garage into a DADU/garage I'd be limited to 200 sq ft by current code. Sizing restrictions need to be lessened or pathways for exemptions made. We'd love to make a DADU above our garage between 800-1000 sq ft with multiple bedrooms to provide an affordable option for someone to live, be in a great school district, and feel some pride of ownership because as a detached space it feels more like your own. It also makes our housing more affordable by giving us a way to off-set our costs. We'd even do it this year. Unfortunately city regulations prevent us from doing that. Thank you for your time and consideration.	<ul style="list-style-type: none"> ▪ Thank you for the comment. It has been added to the record. The City will consider specific aspects of Accessory Dwelling Units/Detached Accessory Dwelling Units (ADU/DADU) regulations as it implements the Housing Action Plan. Strategy 3 addresses promoting a variety of housing options and revisiting existing regulations and zoning. This will include reviewing and revising existing ADU/DADU standards We will consider these comments as we review ADU standards and hope you will continue to stay engaged as the Housing Action Plan is implemented.
3	Becky Hoang	Lynnwood needs more beautiful architectural design buildings. Thus far all new buildings look boxy. Lynnwood needs to have a beautiful park and more beautiful sculptures.	<ul style="list-style-type: none"> ▪ Thank you for the comment. It has been added to the record. Strategies 2, 3, and 9 address the need for updated design standards and amenities. Specific aspects of these will be considered as the City implements the Housing Action Plan. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
4	Chad Braithwaite	(Comments are summarized. Full letter is attached) The plan needs to fully appreciate the overriding driver for the cost and supply of housing: the economic laws of supply and demand. In finalizing and implementing the	<ul style="list-style-type: none"> ▪ Thank you for the comment. It has been added to the record. Several strategies address housing supply such as Strategies 1 through 5. Through the plan

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	<p>Housing Action Plan, the City needs to recognize what factors drive housing supply and demand. Further, an effective plan needs to recognize state and local government roles in the limited supply and high cost of housing. First, do no harm. Avoid policies that further constrain supply. Second, pursue changes to policy and regulations that increase the cost of construction and dissuade new development. Lastly, the City needs an honest gut check to avoid the political hot buttons and reject popular, ineffective solutions. Applying these three strategic imperatives to the list of actions presented to the Lynnwood Planning Commission, the City should immediately adopt the SEPA Infill Exception, fully utilize lot size averaging, remove requirements for ground floor commercial, and offer density bonuses in target locations which possess the infrastructure to support higher density. Also, the City should streamline and simplify the land use, subdivision, permitting and zoning process. Lynnwood must avoid policies that constrain supply. Reject inclusionary zoning, minimum density rules, notice of intent to sell, right of return, and just cause eviction protections. All these policies discourage development of new housing supply and raise the cost of the existing housing cost as landlords naturally seek to offset the higher risk these policies create. Lynnwood needs to be realistic in its housing plan. Single family neighborhoods are not a practical source of increased density, except in rare instances. The same economics that make single family development attractive to developers, make them cost prohibitive to convert to alternative uses. ADUs are too expensive and really don't increase density much. We need to stop pretending that they are a solution. Lynnwood needs an honest self assessment of its commitment to actually implement a plan. Given the opportunity to work with a non-profit entity to modestly increase density at one site, the City Council declined to act. The City needs a consistent, city-wide set of rules. A flexible, cohesive set of development rules that works across the entire City will attract developments of all types. One off and ad hoc decision making only serve to confuse market signals. The costs and demand will naturally drive growth to Highway 99, the City Center, and the mall periphery. Though it will be challenging to accomplish, City leaders need to lobby state leaders to fix the</p>	<p>creation the City has considered the market dynamics of housing supply and demand as well as the role of state and local governments. Several of the actions listed have been implemented by Lynnwood and will be considered for further revision through Strategy 2. We hope you will continue to stay engaged as the Housing Action Plan is implemented.</p>

Name	Comment	Comment Response
	<p>legal issues preventing the development of condos and townhomes. There was much discussion in the Lynnwood Planning Commission about “the missing middle.” The reality is that barring state law modifications, these housing choices between single family homes and apartments will never be economic or practical to construct. Likewise, the City should offer a voice to easing the key constraint to affordable housing in Washington by lobbying for flexibility in the Growth Management Act and other rules that preclude land development. Finally, Lynnwood must reinforce its commitment to providing basic services and infrastructure. The lack of supply in housing will only be met by private capital. There simply are not enough public dollars available, by several orders of magnitude. Private capital will flow to those areas that provide robust public safety services, reliable public utilities, and a well maintained transportation infrastructure.</p>	
<p>5 Concerned Lynnwood Citizen</p>	<p>According to the draft, the amenities considered most important by survey respondents are "emergency and safety resources (55%), nice streets with trees and sidewalks (53%), neighborhood character (46%)". All of these would be significantly damaged by locating duplexes, triplexes, fourplexes, and townhomes throughout our city, which appears to be part of what you're proposing. You must know this. Have you no shame?</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Through community engagement the City has heard that the community desires a variety of housing options. The City will consider specific aspects of capital and amenities investments as it implements the Housing Action Plan, e.g. as part of Strategies 3 and 9. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
<p>6 Nicole Krause</p>	<p>Not a good idea to have more assessorly dwellings in the City of Lynnwood. More duplex, four plex and townhouses are a good idea Placed next to existing and new neighborhoods. Trying to keep housing affordable for those in middle income ranges is a good idea. However do not remove requirements to get more people into housing. Need to keep standards so neighborhoods remain safe and liveable.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategies 1, 2, and 3 address promoting a variety of housing and revisiting existing regulations and zoning to provide for greater housing variety and opportunities. The Housing Action Plan aims to increase housing options and ensure housing is affordable across income ranges while balancing concerns over the impact of growth. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

Name	Comment	Comment Response
7 Deborah Kilgore	This housing plan is greatly appreciated! The future of Lynnwood is bright. From the perspective of a single family homeowner who is almost finished raising children here, I appreciate efforts to provide alternatives for retirees to "age in place." Those of us with equity in our homes may be enticed to leave them for condos if the amenities are there, freeing up some housing stock. I also think the "missing middle" is important, to support young families who are the backbone of this city. I have lots of thoughts, but I'll end with a sincere appreciation for our parks that improve quality of life here. Prior to the pandemic, Dragon Park would have hundreds of people in it on any summer weekend, and I can't wait to hear it fill up with the sounds of kids' laughter again.	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategies 1, 2, and 3 address promoting a variety of housing options and revisiting regulations and zoning which could address missing middle housing types. As Lynnwood proactively plans for the future, amenities (such as parks) will be considered (Strategy 9). We hope you will continue to stay engaged as the Housing Action Plan is implemented.
8 Diane Kamacho	residential re-zoning around the new Sound Transit and the improved Interurban bike trail to higher density, so low income people are near / or able to access transit thus eliminates the need for a car.	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategy 1 does address promoting housing in the Regional Growth Center and along transportation corridors, including light rail and bus rapid transit. The City will consider housing and access to transit as it implements the Housing Action Plan. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
9 Louisa Mackenzie	I have lived in Lynnwood for 11 years; my wife has lived here for 68 years. We own a modest single-family home. We are not wealthy. But we are very concerned with the direction Lynnwood is going in terms of high-density development. I hope such concerns will not be dismissed as "NIMBY" thinking; quite simply, we choose to live here precisely because we like the space and the relative quiet or our neighborhood. Frankly, most people, given the choice, prefer single family homes: the American dream should be to make it possible for as many as possible to buy a house, not bulldoze neighborhoods and change the character that attracted people to them in the first place. Until recently, Lynnwood was a city where families of modest means could afford a small house with a garden. Now, high density projects are everywhere, and they are not "affordable": like Seattle, the label of affordable housing is relative, and provides	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. The City's intent is to address the community's diverse range of needs and preferences for housing. Currently, single family homes comprise 49% of Lynnwood's housing stock. Strategies will work together to encourage housing options (including single family, missing middle, and multifamily units) and proactively plan for amenities as Lynnwood grows (For example, see Strategy 2 and Strategy 9). We hope you will continue to stay engaged as the Housing Action Plan is implemented.

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	cover to developers rather than relief to citizens.	
0	<p>Bruce Guthrie</p> <p>Over-regulation is the biggest reason for housing affordability problems, so de-regulation is the best way to make things better at the margin. Cut taxes. Stop trying to be a do-gooder. You are just making things worse. Get out of the way and let the free market function. It tends to do a better job of meeting the needs of the people, especially the poor, than do ham-handed government interventions. The best thing you power-hungry politicians can do is get the heck out of the way.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. seeThe Housing Action plan acknowledges in Strategy 2 the need to update regulations for greater flexibility. The City will consider specific aspects of regulations as it implements the Housing Action Plan. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
11	<p>Jennifer McLaughlin</p> <p>This thorough research is great. I notice that Lynnwood has focused on significantly increasing the amount of low income housing availability which is great and very needed. However, I also note that when complete, those units are still too expensive for many people. We need more truly affordable housing units and we need the affordability rates to not end when a tax shelter is no longer provided for the developer.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. The Draft Housing Action Plan includes strategies to increase or preserve income-restricted units through Strategies 4, 5, 6, and 7. More income-restricted housing will require partnerships and additional funding. The final Housing Action Plan will include a call-out identifying opportunities for Lynnwood to advocate and coordinate efforts to improve housing affordability, including funding for income-restricted units. <p>We hope you will continue to stay engaged as the Housing Action Plan is implemented.</p>
12	<p>Keith Kendall</p> <p>Updates! Extensive Report. Updates... did I mention updates. Thanks.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
13	<p>Janet Pope, , Lynnwood Public Facilities District (PFD)</p> <p>I very much appreciate Lynnwood's leadership on this issue and following up with action built off the considerable research from the County HART plan. Coming from the front lines of housing and homelessness in King County, I have continually observed how lack of political will and action has contributed to repeated failures. I appreciate that the HAP addresses all income levels and types of housing. There is no single strategy that will solve this problem All of them must be prioritized and implemented for</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. The City intends for the strategies to complement each other and also acknowledges that partnerships and collaboration with other entities will be necessary. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

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	<p>success of enough units each year created to avoid increasing homelessness and inequities in Lynnwood.</p>	
<p>14 Dianne M Rivera Luciano</p>	<p>Hello, my comment is that you can help me to have my apt with you, I know that you are good people and can help me, they work super well with people</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. The Housing Action plan is a policy document that forms the City's five-year goals and strategies to promote housing options that are safe and affordable for all community members. City staff have followed up directly with Dianne to recommend existing agencies that can assist with navigating housing searches. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
<p>15 Heather Couture</p>	<p>I am responding to a notice emailed to me regarding upcoming affordable housing. I do have some experience that you might benefit from: Please include income-sensitive housing in your planning. So many people work multiple or temporary jobs, or are on govt aid which can disappear or get held up, or change in the monetary amount, for a multitude of reasons. Dividing up any deposits so that they can be paid for in installments is a life-saver for most people. Most people coming from a homeless/low-income background will not be able to offer current references, their credit is probably not great, and they may not want further contact with their former landlords. It is easy enough to run a background check for criminal activity and evictions. That should be enough. There is no sound reason for allowing someone from their past to spread rumors about them, ruining their fresh start. When planning for seniors and the disabled, please remember that this is a vulnerable population. Be careful who has access to them. Also plan in terms of trash and recycling. There may be a greater need due to medical issues and medical appliances.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. The City will continue to consider the diverse needs of the community as it implements the Housing Action Plan. It will also seek partnerships to support programs that can address a variety of needs (Strategies 5, 6, and 7). We hope you will continue to stay engaged as the Housing Action Plan is implemented.
<p>16 Mike Pattison, Master Builders Association of King and</p>	<p>The Master Builders Association of King and Snohomish Counties strongly urges that this Housing Action Plan move forward. The diverse stakeholder group has arrived at solutions that will help make significant strides toward more</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

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Snohomish Counties	housing options for all. We're also mindful that the changes to development regulations that will later need to be part of the project must happen soon for the plan to be effective. Changes to zoning, allowing a greater variety of housing types and streamlining regulations are the path forward and we commend Lynnwood for undertaking this project.	
17 Anne Hoffman, Volunteers of America Western Washington	We have many clients/tenants in Lynnwood. Rent is too high in general, and since Lynnwood is closer to Seattle than some of our other Snohomish County cities, rent seems a bit higher there. Please look into more subsidized units for people, and other ways to lower rent.	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. The intent of the Housing Action Plan strategies is to address supply and housing type variety needs across a range of incomes. Studies show that increased production of housing can moderate costs overall for all types of housing. Partnerships with local housing providers and programs (such as the Multifamily Tax Exemption) which can encourage income-restricted housing, are also envisioned. Given limited City resources, the Plan does not anticipate direct City development of subsidized units. The final Housing Action Plan will include a call-out identifying opportunities for Lynnwood to advocate and coordinate efforts to improve housing affordability, including funding for income-restricted units. <p>We hope you will continue to stay engaged as the Housing Action Plan is implemented.</p>
18 Duane Landsverk	<p>(comment included images, which are attached at the end of this document) Critical component of providing affordable housing will require a variety of housing types in all zones. Affordable Housing: is a subjective term and has different meanings depending on who you are and where you live. What is it? What can a county/city do to help provide it? The question a county/city has to ask itself is how can we provide diversified types of housing that will lend itself to creating various options and ranges of affordability for all citizens. Here is a proposal that will hopefully stimulate</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategies 1, 2, and 3 offer approaches to considering housing types, regulations, and zoning in appropriate areas that could address the range of housing referenced in the comment. Further analysis and research will need to be conducted during implementation to identify specific housing types and locations. Strategy 5 calls for partnerships with housing

Name	Comment	Comment Response
	<p>a dialogue on this topic and allow for the implementation of policy that will effect the change necessary to achieve the desired outcome, specifically more housing variety and more opportunity allowing for more supply to help housing costs. The county/city could implement zoning that would allow for more diverse housing types throughout the county/city. It is important to recognize the advantage of providing flexibility of zoning throughout the county/city. The options for the housing types must be diversified – single family, duplex, triplex or four plex buildings should be allowed in certain areas of all RS zones. The location of these allowed areas would be predicated upon proximity to arterials, bus lines, schools, parks and downtown cores. This approach creates a mix of use throughout a county/city providing for diversity and commonality amongst its residents. The principle is simple – x % of lot area is buildable; Y is open space and Z is drive/access/utilities. We are attaching an example of how a county/city could recognize a change to their existing zoning code that would result in additional housing types and a variety of affordable housing options. The provided illustrations demonstrate how a variety of housing types on a single lot can offer multiple price points with minimal effect on the overall feasibility of a project. I look forward to further discussion on this topic and collaboration to vet these additional housing types.</p>	<p>providers, which will be necessary to help the city understand realistic market results from any proposed changes. We hope you will continue to stay engaged as the Housing Action Plan is implemented.</p>
19	<p>Jane M Stone</p> <p>I would love to be a part of the housing action plan. I am trained by the Washington State Housing Finance Commission to host 5-hour homebuyer classes. These classes are open to the public and presented in an unbiased format.</p> <p>In addition, attendees who completed the class receives a Homebuyer’s Education Certificate, which helps make them eligible for various mortgage and housing financial assistance programs including zero-interest down payment assistance.</p> <p>I can also host shorter homebuyer classes for VA loans, Construction loans, and low-income mortgage programs</p> <p>Please feel free to reach out. It would be an honor to be a part of this project</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Increasing homeownership opportunities is a theme addressed in the Draft Housing Action Plan. Throughout public engagement the City heard that homeownership opportunities are valued by the community. Strategy 10 includes conversations about housing. Trainings, such as the ones described in this comment, will be considered as the City implements the Housing Action Plan. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

Name	Comment	Comment Response
20	Christy Pack I am concerned with the lack of attention to parking within the Housing Plan. As population and prices increase more folks share space, with that more cars. Lynnwood currently does not have enough parking for residential homes/apartments and adding more density will add more cars.	<ul style="list-style-type: none"> Thank you for the comment. It has been added to the record. Parking standards were a recurring concern from the community (for a variety of reasons) during the plan creation. Parking or other development standards may be evaluated as the City implements Strategy 2. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
21	Cristina Almeda Me gusta el plan [I like the plan], especially the ones saying that you will work with faith base entities, and keep a list of rent prices so that management is consistent.	<ul style="list-style-type: none"> Thank you for the comment. It has been added to the record. The City would like to clarify that it has not specifically identified keeping a list of rent prices. However, Strategy 8 (a rental registry) will increase safety of existing rental units. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
22	Seth Edwards Instead of spending the money and effort on creating disparate, socio-economic gapped housing markets, utilize city resources to combat the disparity being created by high tech industry literally throwing money at people so they can drive up costs. Look at the disparity between the top 2 field medians in the Seattle area: #1 Tech workers are over \$150k MEDIAN, #2 lawyers are over \$90k MEDIAN. The tech industry is going to drive up any new housing to ensure they have housing for their people at the cost of lower income jobs. Limits on rent and property increases per annum would provide more affordability.	<ul style="list-style-type: none"> Thank you for the comment. It has been added to the record. The intent of the Housing Action Plan strategies is to address supply and housing type variety needs across a range of incomes. Washington state law (RCW 35.21.830) does not permit rent control. Studies show that increased production of housing can moderate costs overall for all types of housing. The City recognizes that additional efforts to address income stagnation should be paired with the Housing Action Plan strategies. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
23	Adam Patrick Housing needs are best addressed by opening up zoning restrictions to allow for more multi-unit and high density buildings. I would like City of Lynnwood to allow more townhouses and condos to be built alongside single family homes as the population density of the region increases. Please make the necessary expansions of major streets to accommodate	<ul style="list-style-type: none"> Thank you for the comment. It has been added to the record. See Strategies 1 and 3 that address housing types and zoning. Further analysis and research will need to be conducted during implementation to identify specific housing types and

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	<p>the growth.</p> <p>There are still plenty of open or unused property in the city for more housing growth. The junkyard on Highway 99 is an example of a huge section of land that is going unused. I hope zoning codes are not the hindrance to further development.</p>	<p>locations. We hope you will continue to stay engaged as the Housing Action Plan is implemented.</p>
24	<p>Kelly Harris</p> <p>While I understand Lynnwood's goal is to create affordable housing (which is highly needed) the approach is very sideways. To over populate, over build, stack us on top of each other, cram children into very small spaces which over populate schools, and overwhelm educators is not the solution. We need more space, decreased expenses, massively lower property taxes, firm higher wages - or wages that at least have a logical ratio to costs. The new N/S tram is actually going to increase home costs and expenses in these areas. It's very much needed transportation but it's creating the opposite of affordable housing, this would be a major issue to address in advance. Prices are going to spike and we will be forced out. These third-party institutions (sometimes foreign entities) purchasing large acres and cramming too many slap-stick homes up too close to each other with no yard and charging over \$1 million are also a serious problem.</p> <p>I used to live in Seattle and my power bill (Seattle City Light) was a third of what it is in Lynnwood (Snohomish PUD), my rent was also \$500 less. I thought by moving north I would be saving money, that wasn't the case. My \$2k/mo rent is 60% of my income, \$200/mo of that is just to park where we live! Beyond insane. I have an accounting job in Seattle which I travel for daily. Rent today is now more than three-bedroom house mortgages, younger generations are struggling to just keep the roof over their heads. My husband and I aren't able to get our foot in the door of a home on our combined income or have a child with America's hospital costs now at five figures to give birth. We are stuck, we are trapped, and the cards are stacked against us. We did everything right growing up and are unable to have the things we were told we could obtain by working hard. We feel like giving up and leaving the country - I appreciate organizations trying to help those less fortunate but I see a lot</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Ensuring housing is affordable across the income spectrum, providing a variety of housing options, and balancing amenities is the intent of the Housing Action Plan strategies. The plan is a strategic 5-year work plan, intended to be implemented and revisited. The plan includes several strategies to address increasing housing costs. The final Housing Action Plan will include a call-out identifying opportunities for Lynnwood to advocate and coordinate efforts to improve housing affordability, including efforts to increase wages. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

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	<p>of what city boards get done are not making long-term effects and not enough of an effect. The responsibility of aid is really on the shoulders of volunteers, activists, and non-profits. They are hero's and make true change happen. A lot of the above is probably being addressed by City of Lynnwood but wanted to share what it's been like for my husband and I who are in our 30's living in Lynnwood/America in 2021.</p>	
25	<p>Steve Corsi, Volunteers of America Western Washington</p> <p>As demand for affordable housing keeps increasing and available housing stock and affordability keeps declining, it is critical to create a variety of thoughtful strategies that would allow Lynnwood residents to meet their diverse needs. The two highest priorities would be to preserve existing housing that is safe and affordable while also producing new housing projects at volume to meet the needs for all community members. This would necessitate identifying projects that are realistic, creative, and cost and time efficient. As part of this process, it would be beneficial to review potential land/areas with solid connections to employment and a variety of transportation modalities. Since the need is currently high, it would make sense to start some less complicated projects initially to gain success while continuing to work on more complex sites that involve rezoning, land use adjustments, or changing codes/building requirements. Thank you for the opportunity to comment.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategy 6 supports third-party purchase of existing affordable housing and Strategies 1 and 3 address housing supply and flexibility in regulations. Further analysis and research will need to be conducted during implementation to identify specific housing types and locations. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
26	<p>Jason Rusk</p> <p>I am more concerned with the streets around the housing. Ensuring the we have sidewalks, wide roads, adequate parking in New developments will go a long ways. Please make them walkable. See the Harbour Pointe neighborhood in Mukilteo.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategies 2, 3, and 9 address the need for updated design standards and amenities. Specific details will be considered as the City implements the Housing Action Plan. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
27	<p>Ryan Countryman</p> <p>I support the proposals in the draft action plan and would add the following observations. 1) Larger developments made possible through rezones will help with housing production, although such buildings will not necessarily be all that affordable because new construction rarely is. 2) Revising standards to current zones</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Further analysis and research will need to be conducted during implementation of relevant strategies (e.g. Strategies 1, 2, and 3) to identify specific housing

Name	Comment	Comment Response
	<p>may be more accepted by neighborhoods if, for example, fourplexes were allowed on RS-8 zoned lots subject to appropriate design criteria. 3) The city could help increase affordable ownership options if it actively supported condominium liability reform by the state legislature.</p>	<p>types and locations. The final Housing Action Plan will include a call-out identifying opportunities for Lynnwood to advocate and coordinate efforts to improve housing affordability, such as advocating for changes to state laws. We hope you will continue to stay engaged as the Housing Action Plan is implemented.</p>
28	<p>Brandon Duncan</p> <p>First, I commend you for putting this together. If we are going to address a problem we have to start by acknowledging it and putting together a plan of action. Thank you for doing that. I live in Lynnwood because it feels genuine to me. What I mean by that is that it doesn't seem like it is an overly planned community, only open to the select. Here I can and do regularly interact with my neighbors of different economic backgrounds and racial identities than me. Despite this, as you documented, it seems like things are changing. I bought my house here 7 years ago and it has since nearly doubled in price. That is well and good to me, but this is not a sustainable trend. I don't want my community to be a place only few can afford to live. But that is what is occurring. Thank you for acknowledging and documenting this critical problem of housing that so many people in our community are facing. Additionally, thank you for acknowledging the particular risk for economic and cultural displacement that BIPOC communities are experiencing. To push out BIPOC communities and the wisdom, perspective, and beauty they bring to our city would be devastating. Despite this, it seemed that the plan was a bit hesitant on the solutions. That is not to say that action is not being taken. It is. I am just not sure the proposed actions are up to the task of addressing the tremendous increase in housing costs. This crisis is big. We risk not only people who we love and cherish moving away but also some of them becoming homeless as they lose housing. Accordingly, bold steps are needed. As far as I understand it, and how it is framed in the report, housing is a supply issue. We need more housing, different types of housing, and we need it quickly. To me that means we need to open up development of accessory dwelling units, duplexes, triplexes, fourplexes, and townhomes, and even 10-units, all across</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategies 1, 2, and 3 offer approaches to considering housing types, regulations, and zoning in appropriate areas that could address the range of housing referenced in the comment. Further analysis and research will need to be conducted during implementation to identify specific housing types and locations. Considering displacement risks and availability of funding will be key considerations as strategies are implemented. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

Name	Comment	Comment Response
	<p>the city where safe. There would likely be push back from some home owners. However, for too long in our country the voices of landowners have been given priority over those who aren't landowners. Let's do all we can to give everyone opportunity to live here. Finally, I appreciated pieces about being more walkable and adding more amenities. I'd like to see this throughout the city, even adding little local neighborhood centers where people can easily walk to, and gather, with a corner store (maybe with housing built in a couple floors above), restaurant/pub, and adjacent green space.</p>	
29 Donald Fornoff	<p>I am in favor of the affordable housing plan-better to know where we are going as well as where we have been. I am encouraged by interface with non-profits and faith organizations as they are more likely to produce actions on behalf of those living at the margins. That is those who by their economic positions, fill much of the service industry positions which power the vibrancy of this town. I am concerned about the encouragement of third party purchasers of affordable housing, as the extraction of concessions is often counter productive over the long term. I applaud the 'All Are Welcome ' program, as it presents who we want to be. And it must fit into the Housing Plan.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategy 6 (supporting third-party purchases to keep housing affordable) is meant to be a partnership since the City desires to see existing housing that is safe and affordable preserved, but does not intend to directly acquire property. Your concerns will be included for further consideration as the City identifies specific implementation measures. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
30 Nick Coelho	<p>Many of the actions in the plan are much overdue ideas. I'm hoping the reforms in building code are much more bold to tackle affordability than we have now.</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
31 Ted Hikel	<p>Your report is obviously slanted. Whenever you present options for housing you push the idea of ADUs. The former Community Development Director not only favored ADUs but had built one in his Issaquah backyard so his adult son would have a 'home'. Council actions in the past few years past few years has turned all zones in the city, with the exception of Industrial Zones, into multi-family. I include the allowing of SF-1 to have two residences on one SF lot. Three actions by the council have greatly harmed the livability of Lynnwood for its residents. First was the acceptance of the SCT plan to force more residents into the city while</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Through community engagement the City has heard that the community desires a variety of housing options to meet diverse needs. The Housing Action Plan strategies recognize the need for ongoing planning and investments in parks, and other amenities, to support housing (e.g. Strategy 9). Further analysis and research will need to be conducted during implementation to identify

Name	Comment	Comment Response
	<p>Woodway and Brier rejected any forced inflow of density. This acceptance by Lynnwood resulted in the expansion of multi-family zoning. Second was the push for ADUs everywhere in the city without acknowledging the reality that most people don't want, or in many cases, can't even afford the expense of such construction. More to come in writing. The administration and council say they want the city to be livable. One of the major factors should be the park space provided. The council, at the urging of the administration, reduced the goal of having ten acres of park and open space for every thousand residents to five acres. Now the administration wants that goal lowered to 3.5 acres. A large portion of the area in their calculations is not 'Parks' that can be accessed by residents. They are "Open Spaces" where little or no activity can take place. It is great to preserve Lungs Gulch and Scriber "Swamp" but they are not public spaces that can, for the most part, be considered a Park that most residents can use for recreation. The lack of parks is beginning to show. It is evident to those of us who have paid attention for the past decade that most of the decisions regarding 'improving' the quality of life in Lynnwood are made by administration staff, most of whom do not live in the City of Lynnwood, by professional consultants who do not live in the City of Lynnwood and by builders and developers who do not live in the City of Lynnwood. If you are fair, you would give the most weight to those of us who actually live here. I have lived in the City for more than 50 years. I have seen the Good, the Bad and I continue to see the ugly. Our past standards are now being called "TOO strict". We set those standards to make sure we got the highest quality business and residential community. We have been the envy of our neighbors. Will we continue to be or will be become the suburb most like Seattle. By limiting the number of parking spaces required in new multi-family construction we are condemning the city to the same fate as the City of Seattle has condemned the fate of Ballard. ADUs are a fraudulent answer to affordable housing on any realistic scale. We have been condemned to a multi-family future by the administration and council. The council is now being asked to revise the number of apartment units allowed in the City Center. Unless the council REQUIRES developers to include substantial Class A office</p>	<p>specific revisions to parking standards and housing types (e.g. Strategy 2). We hope you will continue to stay engaged as the Housing Action Plan is implemented.</p>

Name	Comment	Comment Response
	space in future developments there is little hope we will remain a livable city with JOBS and not just more multi-family housing.	
32 Beverly Hikel	I just read your housing report and was appalled with the premise that increasing density could sustain the Quality of life in Lynnwood. Among your stated goals are "preserve existing homes" and "increase quality of life here". Those two are totally contradictory as the current Covid 19 crisis has shown. Any one who can is moving to find more space.It's essential to our mental health.You said that respondents favored more multiple etc. I would bet that 90% of our residents were unaware of the survey. Most people are concentrating on getting vaccinated.Don't act on ruining our way of life.Concentrate on bringing high quality jobs to our city so families can afford housing. We don't have enough open space and parks now,Once it's gone you can never get it back. If you allow housing that can't support itself,you price other residents out by taxing them to support it.We already have problems with inadequate parking for existing apartments spilling into neighborhoods and using their streets.	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Housing Action Plan strategies address the need for ongoing planning and investments to maintain Lynnwood's quality of life (e.g. Strategies 2 and 9 regarding design and amenities). Further analysis and research will need to be conducted during implementation to identify specific areas for investments. We hope you will continue to stay engaged as the Housing Action Plan is implemented.
33 Pam Hurst	Housing Action Plan - Housing for All This heading is misleading and not true. The tag line "Housing for All" should say "Housing for those who can afford it". For the past few years, I have attended and participated in many discussions on housing, and I have spoken against the trend that Lynnwood leadership is making the way for Lynnwood to be the next gentrified city in Snohomish County. With Covid and people being so busy just surviving, they are like "frogs in a pot of boiling water" trusting the city leadership to mean what they say, while policies prove the opposite. The people I have talked with believe the city is making a way for "housing for all" but the truth is this Housing Action Plan focuses on the status quo and the missing middle housing only. In the next few years Lynnwood is building over 3,000 apartment units. All but 115 units will be market rate. The 115 set apart units will be for renters who can afford to pay 80 % AMI (Area Medium Income) and that is not affordable for most of the people who live in Lynnwood. In a presentation I heard the concept that these market rate units are a good investment for the	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. The two main ways the City can expand the supply of housing that is affordable at 30% of a household's income is to preserve existing affordable housing units and increase the overall supply of housing. Strategies in the Housing Action Plan include efforts to preserves existing housing and reduce barriers to new supply. Further analysis and research will need to be conducted during implementation to identify specific housing types and locations. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

Name	Comment	Comment Response
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	<p>city because through the years they will “filter” through many like income people to help sustain the income needed by the city. Meaning, it is a sure thing that only people who can afford market rate housing will be your neighbors. The city has declined any help to the plight of the people who live at Whispering Pines. In 2018 the Housing Authority of Snohomish County, the owner of this 240-unit complex, notified every one of the demolition date scheduled in 2021 and all tenants were instructed to vacate by September 1st 2021. I have personally been involved with helping a few folks to relocate. The truth is, there are very few apartments in Lynnwood for the tenants to make a lateral move. The families want to remain in Lynnwood because their children are happy in the Edmonds school district, but our housing crisis will stop their dream of being able to continue to live here. Very soon “these people” will be evicted and forced to move out of Lynnwood to find an affordable place to live. Or worse, live in cars or tent encampments. Thus, begins the migration to quietly move “those people” out of Lynnwood forever. The Housing Action Plan is well written with intent to house people but there is no directive to do so. Does the Mayor and City Council have the will to create policies that will encourage housing for all? I sincerely doubt it, as I have witnessed a past city council meeting where a member of the council asked the city to define “affordable housing” and they refused to do so. Also, the council was asked to up-zone an area around Whispering Pines to enlarge the area for people in need of affordable housing and the council refused to pass the request. And one more, regarding the housing being developed around the light rail, the contractors statement said they “may” include affordable housing and a member of city council asked for a motion to change the word “may” to “will” and this request was voted down. As a Realtor (since 2006) and a member of Lynnwood’s Human Services Commission (since 2016) I am aware of the city’s conflict to do the right thing and keep a balanced budget. I will continue to pray for wisdom for all of Lynnwood’s leadership. May God help all of us to Love our neighbors as ourselves and figure out a way to really include housing for all.</p>	
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Name	Comment	Comment Response
34	<p>Sherry Kenney</p> <p>Email 1: As a resident of Lynnwood and homeowner for over 20 years I am TOTALLY AGAINST THESE APARTMENT LIKE HOUSING!!!!!!!!!! They are so ugly and give the impression we are POOR!!!!!! People don't want to live in that crap. Do you want to live in that crap! NO!!! NO NO NO GOT IT!!!!!! I WANT SINGLE FAMILY HOUSING IN LYNNWOOD!!!!!!!!!!</p> <p>Email 2: Sure you will record them but it will be useless because you just really don't care what the residents of Lynnwood want!!! I hate this city... it is the ugliest city in all of Washington state. There is no downtown area really. You just keep on making it uglier and uglier... I have lived here for over 20 years now as a homeowner and the city has done NOTHING ON MY STREET!!!!!!!!~!!</p>	<ul style="list-style-type: none"> ■ Thank you for the comment. It has been added to the record. Strategies 2 and 9 are meant to address design and amenities. Strategy 1 aims to promote housing in the Regional Growth Center, which will contribute to the development of Lynnwood's "downtown" area. The retention of existing housing is addressed in Strategies 6 and 8. We hope you will continue to stay engaged as the Housing Action Plan is implemented.

Housing Action Plan
A Market Based Approach
Chad Braithwaite, 02/26/21, 1 of 2

The City of Lynnwood has undertaken the creation of a Housing Action Plan in accordance with Washington state guidance and funding. The goals and findings of the plan will be important in guiding local public policy. The plan needs to fully appreciate the overriding driver for the cost and supply of housing: the economic laws of supply and demand. In finalizing and implementing the Housing Action Plan, the City needs to recognize what factors drive housing supply and demand. Further, an effective plan needs to recognize state and local government roles in the limited supply and high cost of housing.

The Growth Management Act, by design, serves to constrain the supply of land available for housing. The broader goals of the GMA are laudable, but it is a factual law of economics that constraining the supply of something, land in this case, forces its equilibrium price higher. Additionally, state and local governments set regulatory policies (zoning, environmental, and construction standards) that directly impact the cost of construction. Compounding the challenges, construction costs in the Puget Sound region, in the face of booming demand, have skyrocketed. \$300 per square foot was once the budget for high end, luxury housing. Now it's the average cost of typical new construction.

With these realities in mind, what policies can the City undertake to make housing more affordable? First, do no harm. Avoid policies that further constrain supply. Second, pursue changes to policy and regulations that increase the cost of construction and dissuade new development. Lastly, the City needs an honest gut check to avoid the political hot buttons and reject popular, ineffective solutions.

Applying these three strategic imperatives to the list of actions presented to the Lynnwood Planning Commission, the City should immediately adopt the SEPA Infill Exception, fully utilize lot size averaging, remove requirements for ground floor commercial, and offer density bonuses in target locations which possess the infrastructure to support higher density. Also, the City should streamline and simplify the land use, subdivision, permitting and zoning process.

Lynnwood must avoid policies that constrain supply. Reject inclusionary zoning, minimum density rules, notice of intent to sell, right of return, and just cause eviction protections. All these policies discourage development of new housing supply and raise the cost of the existing housing cost as landlords naturally seek to offset the higher risk these policies create.

Housing Action Plan
A Market Based Approach
Chad Braithwaite, 02/26/21, 2 of 2

Lynnwood needs to be realistic in its housing plan. Single family neighborhoods are not a practical source of increased density, except in rare instances. The same economics that make single family development attractive to developers, make them cost prohibitive to convert to alternative uses. ADUs are too expensive and really don't increase density much. We need to stop pretending that they are a solution. Lynnwood needs an honest self assessment of its commitment to actually implement a plan. Given the opportunity to work with a non-profit entity to modestly increase density at one site, the City Council declined to act. The City needs a consistent, city-wide set of rules. A flexible, cohesive set of development rules that works across the entire City will attract developments of all types. One off and ad hoc decision making only serve to confuse market signals. The costs and demand will naturally drive growth to Highway 99, the City Center, and the mall periphery.

Though it will be challenging to accomplish, City leaders need to lobby state leaders to fix the legal issues preventing the development of condos and townhomes. There was much discussion in the Lynnwood Planning Commission about "the missing middle." The reality is that barring state law modifications, these housing choices between single family homes and apartments will never be economic or practical to construct. Likewise, the City should offer a voice to easing the key constraint to affordable housing in Washington by lobbying for flexibility in the Growth Management Act and other rules that preclude land development.

Finally, Lynnwood must reinforce its commitment to providing basic services and infrastructure. The lack of supply in housing will only be met by private capital. There simply are not enough public dollars available, by several orders of magnitude. Private capital will flow to those areas that provide robust public safety services, reliable public utilities, and a well maintained transportation infrastructure.

Affordable Housing: is a subjective term and has different meanings depending on who you are and where you live.

What is it? What can a county/city do to help provide it?

The question a county/city has to ask itself is how can we provide diversified types of housing that will lend itself to creating various options and ranges of affordability for all citizens.

Here is a proposal that will hopefully stimulate a dialogue on this topic and allow for the implementation of policy that will effect the change necessary to achieve the desired outcome, specifically more housing variety and more opportunity allowing for more supply to help housing costs.

The county/city could implement zoning that would allow for more diverse housing types throughout the county/city. It is important to recognize the advantage of providing flexibility of zoning throughout the county/city. The options for the housing types must be diversified – single family, duplex, triplex or four plex buildings should be allowed in certain areas of all RS zones. The location of these allowed areas would be predicated upon proximity to arterials, bus lines, schools, parks and downtown cores. This approach creates a mix of use throughout a county/city providing for diversity and commonality amongst its residents.

The principle is simple – x % of lot area is buildable; Y is open space and Z is drive/access/utilities.

We are attaching an example of how a county/city could recognize a change to their existing zoning code that would result in additional housing types and a variety of affordable housing options.

The provided illustrations demonstrate how a variety of housing types on a single lot can offer multiple price points with minimal effect on the overall feasibility of a project.

I look forward to further discussion on this topic and collaboration to vet these additional housing types.

Regards,

Duane Landsverk

C.L.E.A.R.

MRT: MULTI-RESIDENTIAL TRANSITIONAL DISTRICT

GENERAL REQUIREMENTS:

- 3 UNIQUE HOUSING TYPES:
 FULLY DETACHED SINGLE FAMILY
 SEMI-DETACHED SINGLE FAMILY
 6' SEPARATION 1 POINT OF CONNECTION
 ATTACHED SINGLE FAMILY
 FULL COMMON WALL

HOUSING TYPES MAY BE USED IN ANY COMBINATION
ON EACH PARENT PARCEL

UNITS 1500 SQ. FT. & GREATER:
 70 SQ. FT. MIN. PRIVATE OPEN SPACE PER UNIT
 2 CAR GARAGE - 18' WIDE x 20' DEEP (FRAMED)
 MIN. - 17'x 19' CLEAR FLOOR SPACE

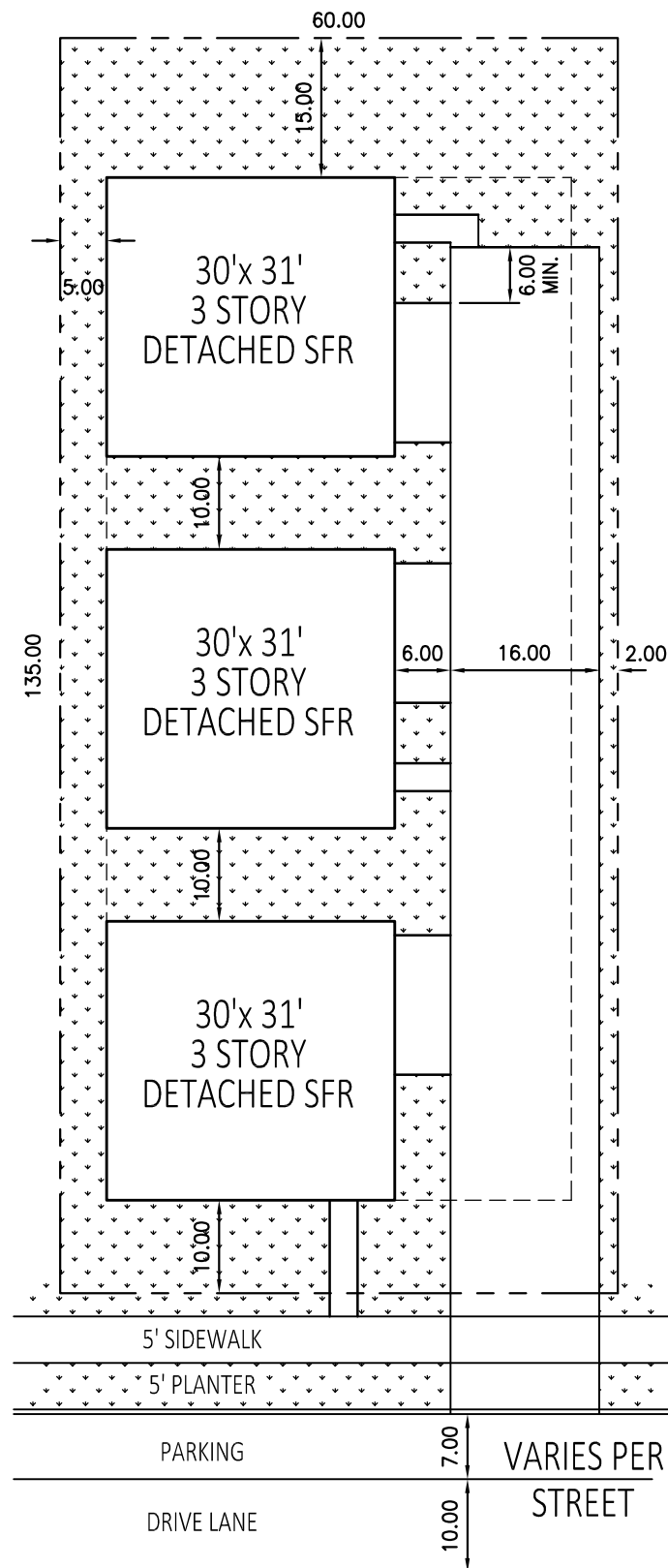
UNITS 1499 SQ. FT. & UNDER:
 50 SQ. FT. MIN. PRIVATE OPEN SPACE PER UNIT
 1 CAR GARAGE - 10' WIDE x 20' DEEP (FRAMED)
 MIN. - 9'x 19' CLEAR FLOOR SPACE

PRIVATE OPEN SPACE MAY CONSIST OF ANY
COMBINATION OF DECK, PATIO, YARD, ETC.

35'-0" MAX BUILDING HEIGHT TO MID POINT OF SLOPED
ROOF OR TOP OF FLAT ROOF

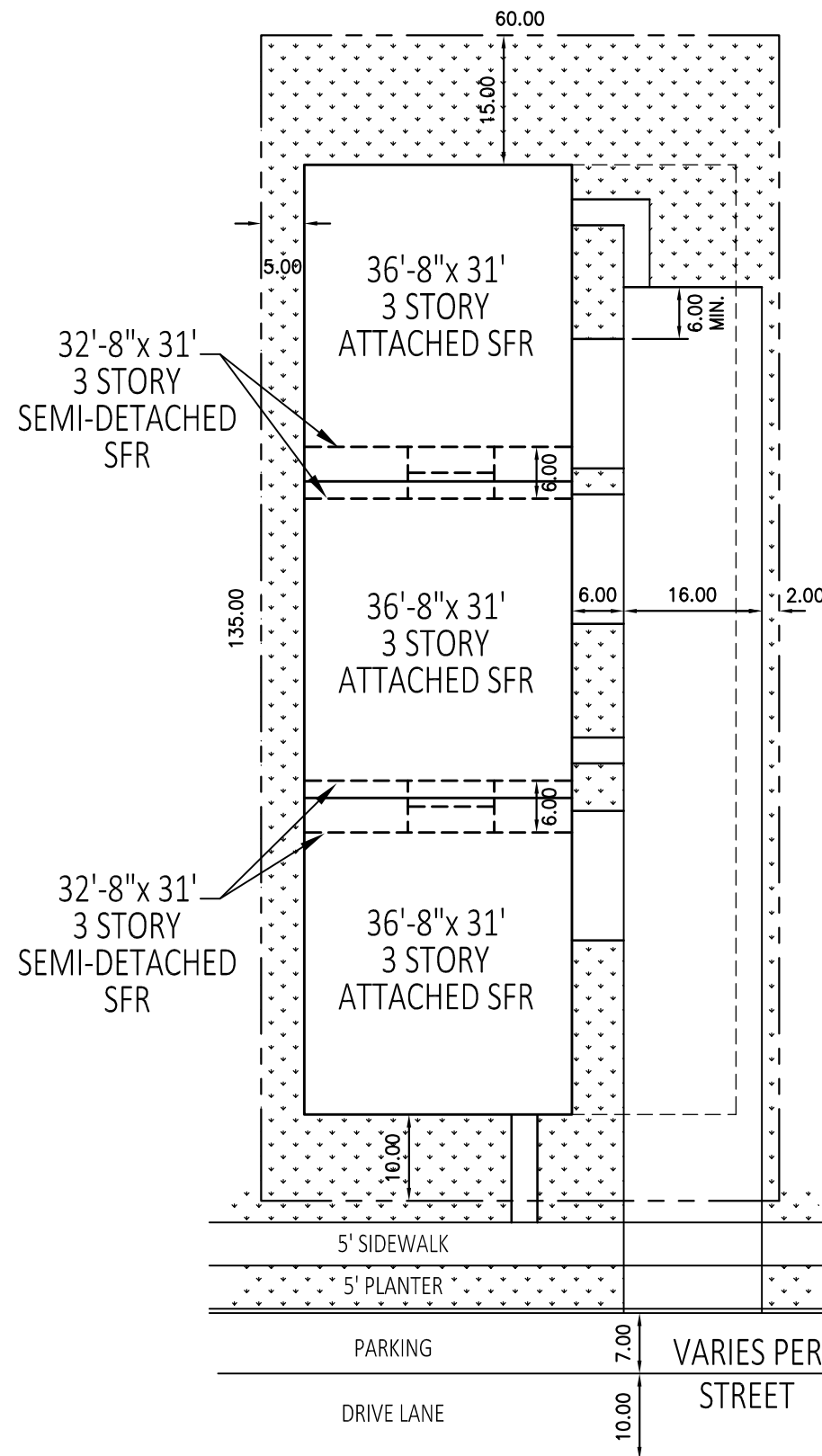
WHERE FRONT DOORS FACE THE DRIVE AISLE: 6' MIN.
DIMENSION FROM STRUCTURE TO DRIVE AISLE.

WHERE FRONT DOORS FACE SIDE YARDS: MAINTAIN
24'-0" BACK OUT SPACE FROM FACE OF GARAGE TO FAR
EDGE OF DRIVE AISLE



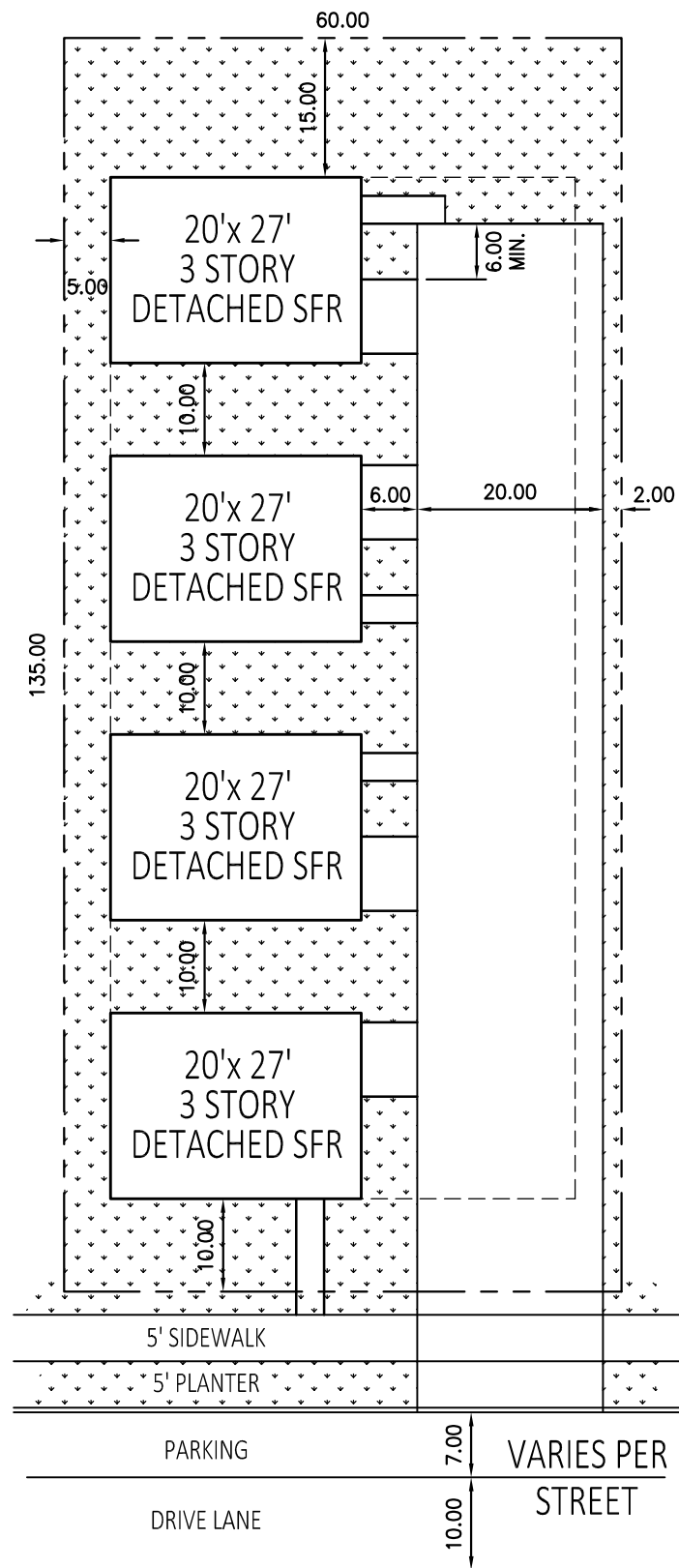
FOOTPRINT SHOWN, LESS GARAGE
& OPEN SPACE:
2360 SQ. FT. MAX. LIVING SPACE

\$835,000/unit
\$2,505,000 project



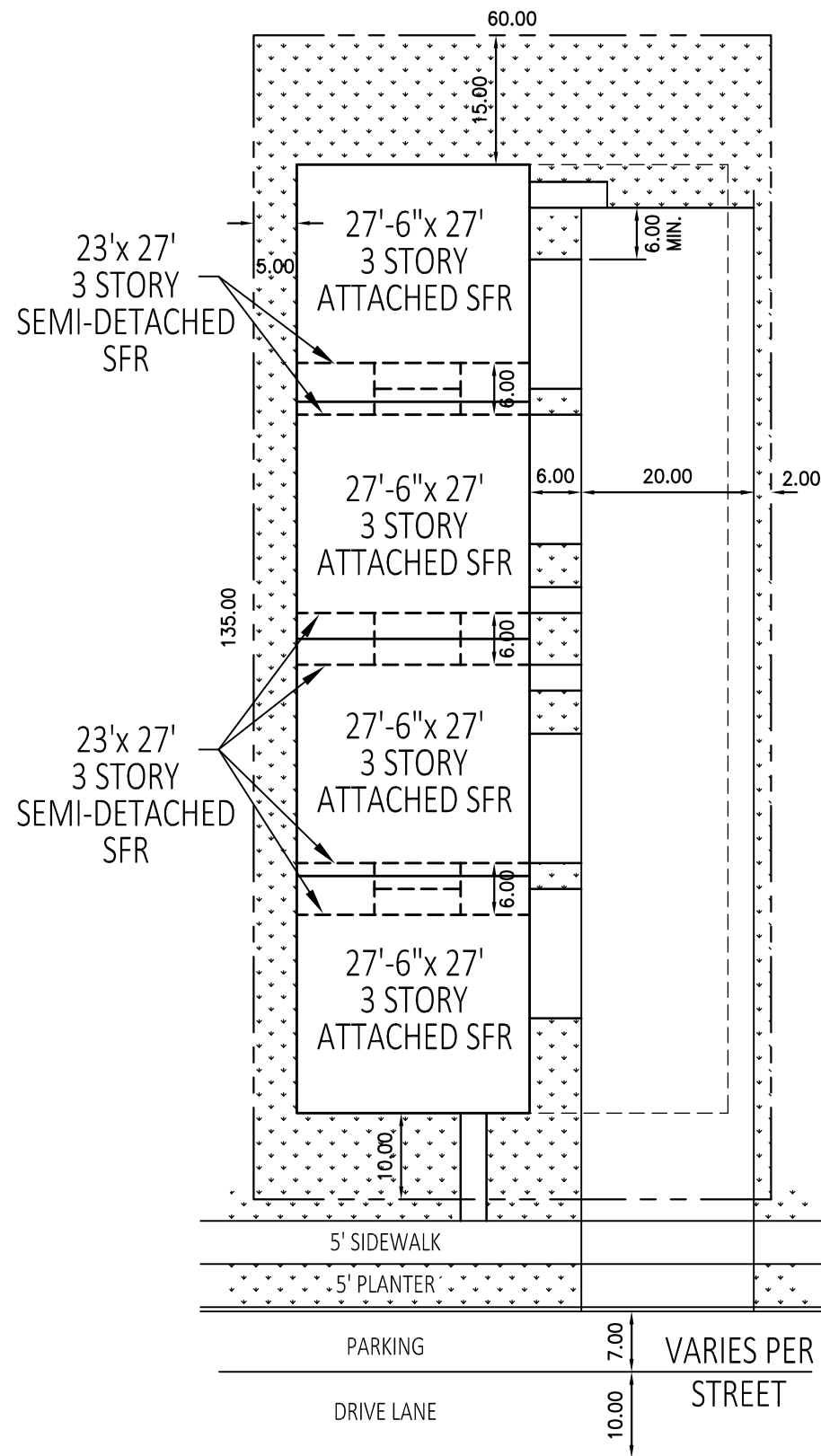
ATTACHED FOOTPRINT SHOWN, **\$800,000/unit**
 LESS GARAGE & OPEN SPACE:
 2980 SQ. FT. MAX. LIVING SPACE **\$2,400,000 project**

SEMI-DETACHED FOOTPRINT
 SHOWN, LESS GARAGE & OPEN
 SPACE: **\$800,000/unit**
 2608 SQ. FT. MAX. LIVING SPACE **\$2,400,000 project**



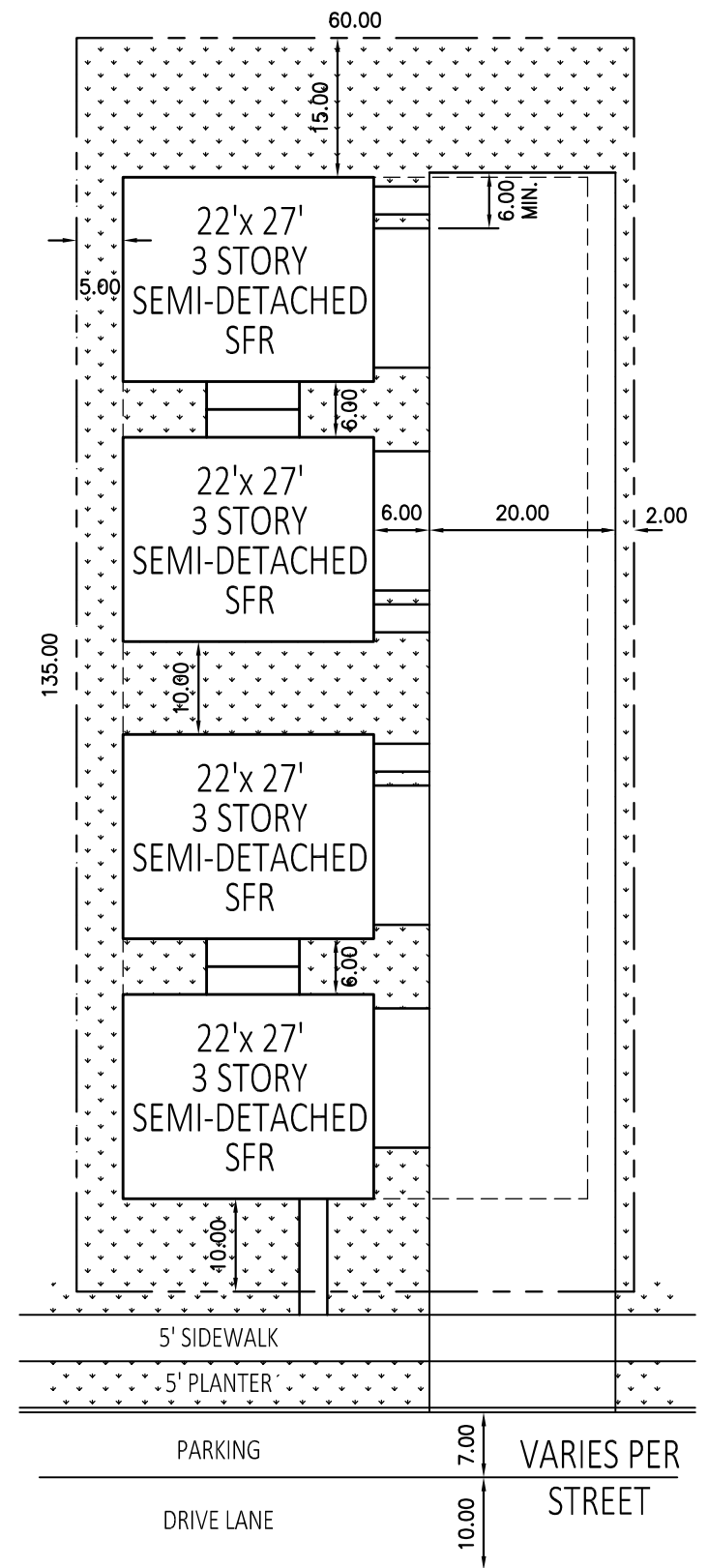
FOOTPRINT SHOWN, LESS GARAGE
& OPEN SPACE:
1370 SQ. FT. MAX. LIVING SPACE

\$645,000/unit
\$2,580,000 project



ATTACHED FOOTPRINT SHOWN, **\$630,000/unit**
LESS GARAGE & OPEN SPACE:
1797 SQ. FT. MAX. LIVING SPACE **\$2,520,000 project**

SEMI-DETACHED FOOTPRINT
SHOWN, LESS GARAGE & OPEN
SPACE: **\$630,000/unit**
1433 SQ. FT. MAX. LIVING SPACE **\$2,520,000 project**



FOOTPRINT SHOWN, LESS GARAGE
& OPEN SPACE:
1372 SQ. FT. MAX. LIVING SPACE

\$635,000/unit
\$2,540,000 project