



LYNNWOOD HOUSING ACTION PLAN

**Planning Commission –
Joint Mtg with Diversity, Equity, and
Inclusion + Human Services
Commissions**

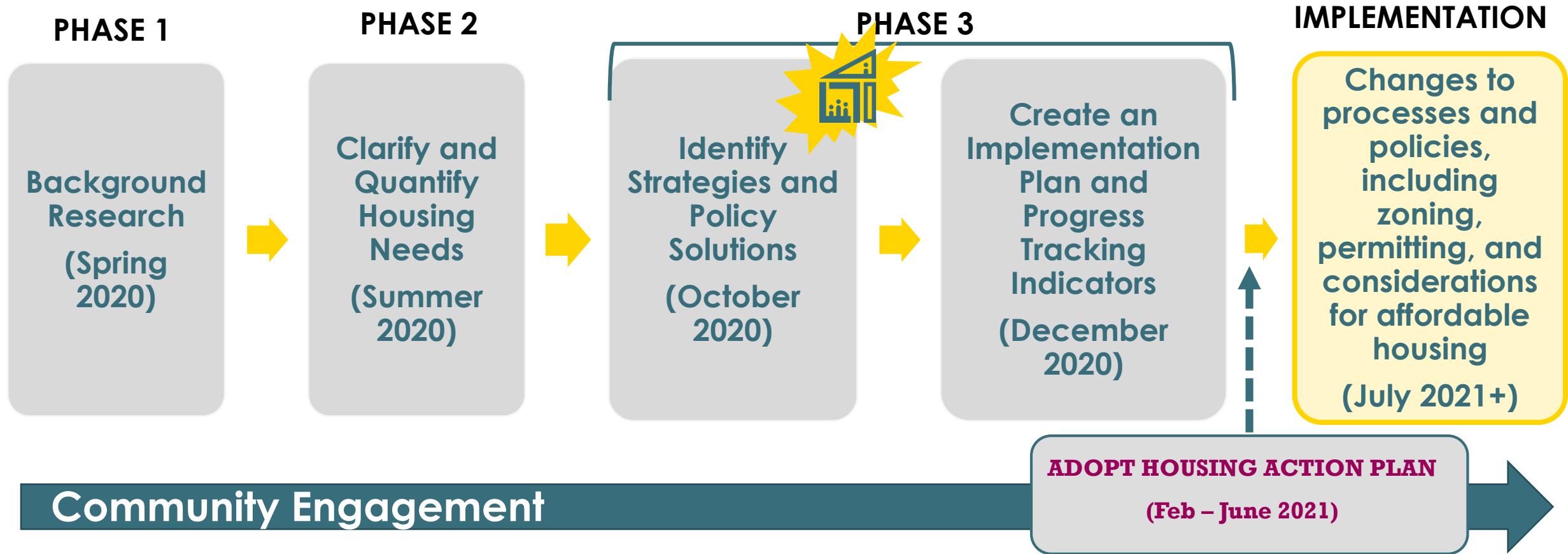
November 12, 2020





PROJECT RECAP

Developing a Housing Action Plan



- 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

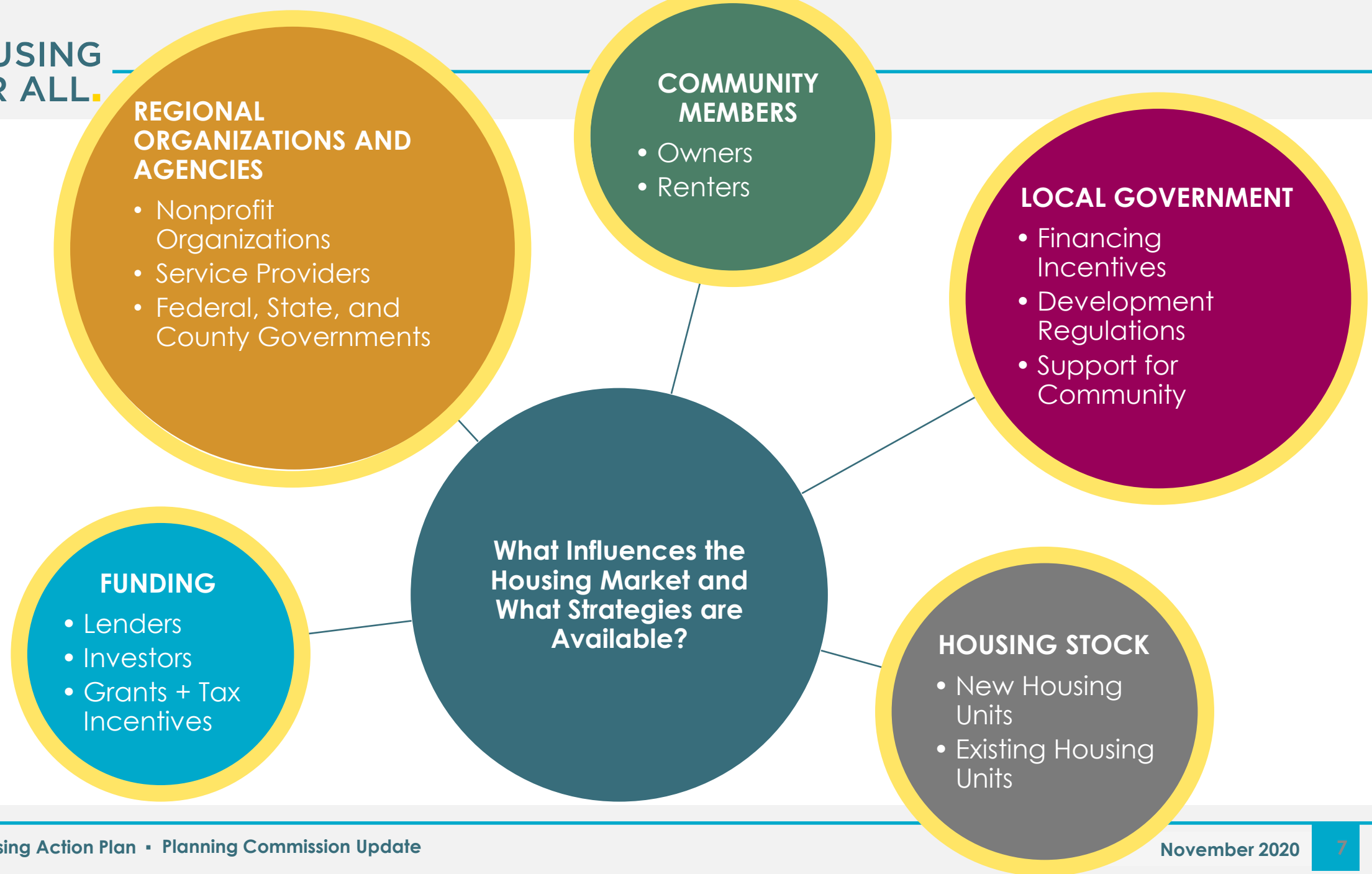
1. Almost 40% of Lynnwood's households are **cost-burdened**.
2. Housing **costs are rising faster than incomes**.
3. Many renters qualify for housing assistance but **lack access to subsidized housing**.
4. **Homeownership is out of reach** for a growing proportion of residents, with the largest gaps 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

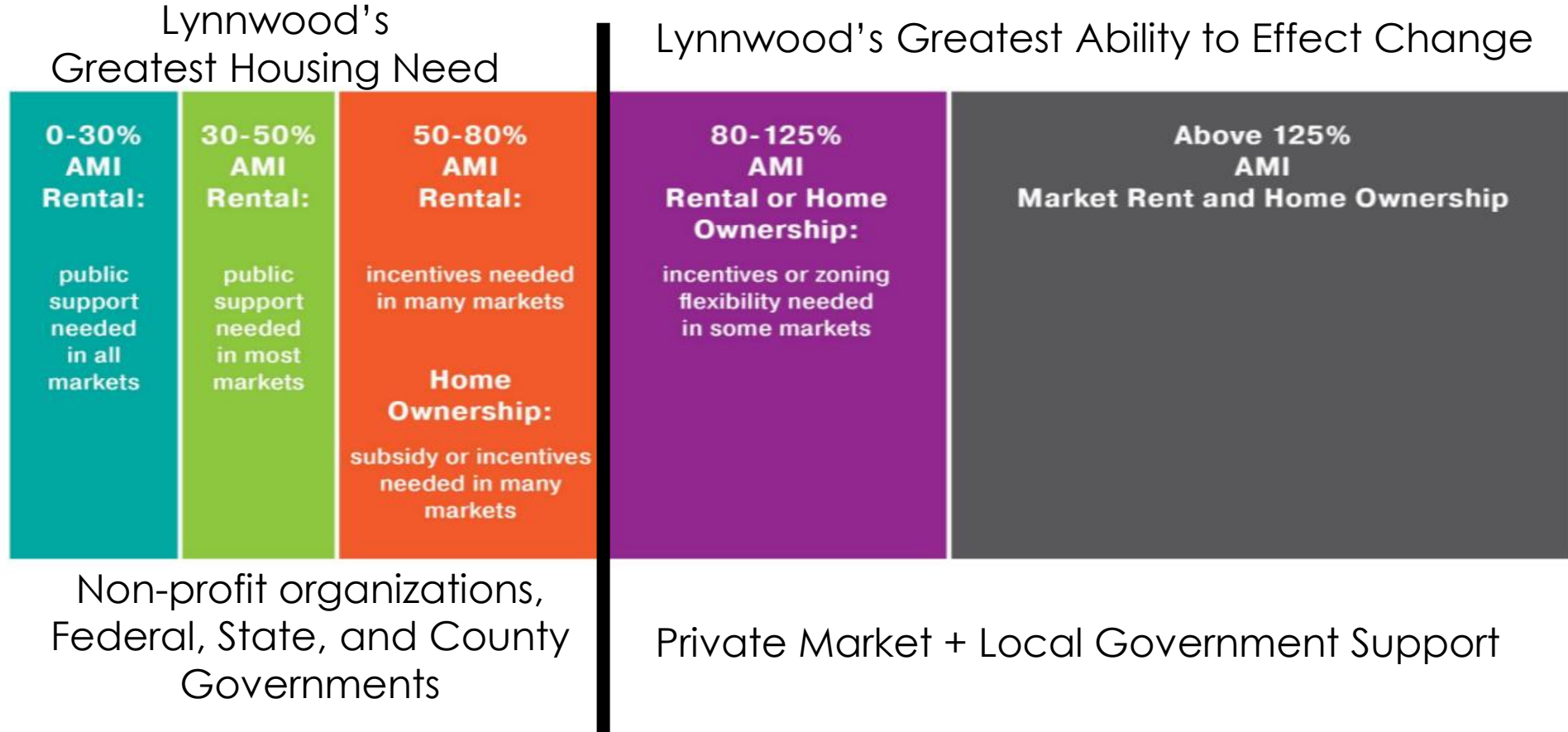


GOALS AND STRATEGIES



Different strategies for different needs

- LOWER housing costs require GREATER public intervention



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.



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

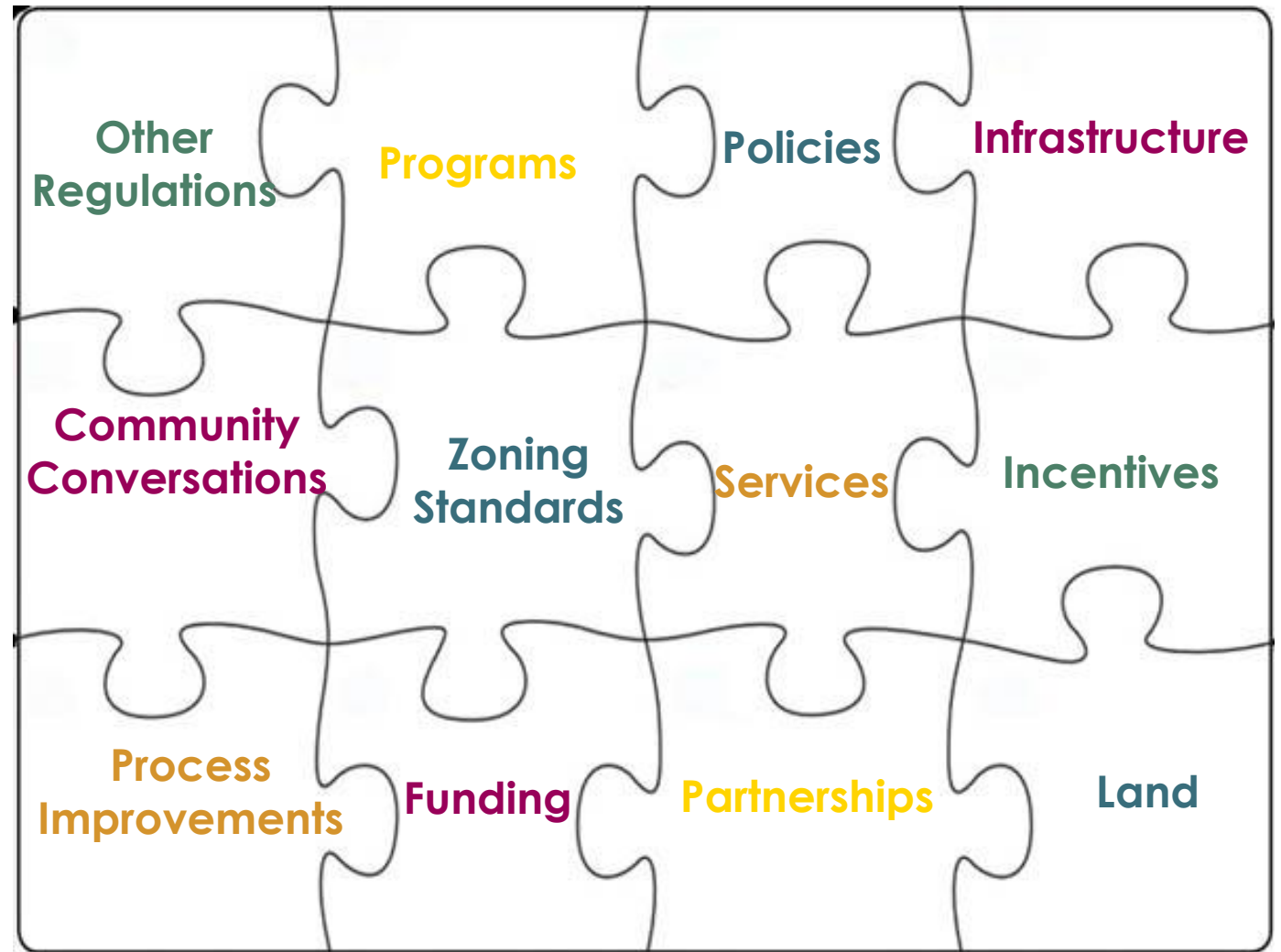
- Description, needs addressed, cross-referenced goals, when and where applicable, considerations, resources needed, specific actions.

Strategy 1.3

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

Strategies

Putting the Pieces Together



**Shortlisted
Strategies will be
considered for 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

Revise Policies and Regulations

- Flexibility vs Mandates
- Growth Patterns – concentrated vs dispersed
- Housing Types
- Other Requirements: Parking, Ground Floor Retail, etc.

Process Improvements

- Environmental Reviews
- Permit Streamlining
- Project Design Review (PDR) Thresholds
- Staffing

Incentives

- Multifamily Tax Exemption (MFTE) Program
- Density Bonuses
- Fees

Funding

- SHB 1406 Funds
- Local Option Taxes, Fees, and Levies
- Land Acquisition

Other Strategies

- Renters
- Regional Collaboration
- Community Acceptance/Messaging
- Faith Community

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PUBLIC ENGAGEMENT

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 Commission*

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)

** Indicates outreach strategy has been impacted by COVID*



Engagement Strategies

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!	JAYÚDENOS A ENTENDER CÓMO DEBEMOS CRECER JUNTOS EN LYNNWOOD!	여러분 Lynnwood 시가 어떻게 성장할 것인가를 알고 싶어서 우리를 도와 주시기 바랍니다
The City is creating a Housing Action Plan to promote housing opportunities that are safe and affordable for everyone in Lynnwood.	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.	본 Lynnwood 시는 다양한 주택이 Lynnwood 각급 소득 수준의 주민에게 경제적이고 합적 가용하도록 하는 주택 행동 계획 (Housing Action Plan)을 수립할 예정입니다.
Take our survey by November 30 to help shape Lynnwood's future.	Únete al encuestado antes de noviembre 30 para ayudarnos a conformar el futuro de Lynnwood.	Lynnwood시의 미래를 만들어 가는 데 도움을 주도록 11월 30일까지 우리의 설문 조사에 참여하십시오.

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

Housing Action Plan Survey Video - English

FOR ALL

Watch later Share

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

www.lynnwoodwa.gov/housingactionplan

NEXT STEPS

www.lynnwoodwa.gov/housingactionplan

- **October 26 – November 30** – Engagement Effort #2
- **November 30** – Next Council Update
- **January 2021** – Draft Housing Action Plan



Share the Survey!

www.lynnwoodwa.gov/housingactionplan



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