

**From:** [Kayla Schott-Bresler](#)  
**To:** [City Council](#)  
**Cc:** [Kayla Schott-Bresler](#)  
**Subject:** HDC Comment on Impact and Permit Fees  
**Date:** Monday, August 03, 2015 4:08:38 PM  
**Attachments:** [HDC Comment on Shoreline Impact and Permit Fees 8.3.15.pdf](#)

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Dear City Councilmembers,

Attached, please find the Housing Development Consortium of King County's (HDC) comment on tonight's agenda items: Transportation Impact Fee Exemption for Human Service Providers and Permit Fee Waivers for affordable housing development. Please don't hesitate to reach out with any questions. As always, we appreciate the City Council's thoughtful attention to the issues and commitment to an inclusive community.

Sincerely,

Kayla

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**August 3, 2015**

Shoreline City Council  
Shoreline City Hall  
17500 Midvale Avenue North  
Shoreline, WA 98133

**RE: Transportation Impact Fee Exemption and Permit Fee Waivers**

Dear City Councilmembers,

On behalf of the Housing Development Consortium of Seattle-King County (HDC), thank you for this opportunity to comment on the City of Shoreline's consideration of a transportation impact fee exemption and permit fee waivers. HDC appreciates Shoreline's continued commitment to addressing human service and affordable housing needs. **We strongly support the City's efforts to serve the community by amending the Transportation Impact Fee program to include an exemption for human services providers. Additionally, the City should create a Permit Fee Waiver program to promote affordable housing development in Shoreline.**

HDC is a nonprofit membership organization which represents more than 100 private businesses, nonprofit organizations, and public partners who are working to develop affordable housing and provide housing-related services in King County—with many of our members serving the City of Shoreline. HDC's members are dedicated to the vision that *all people should be able to live in a safe, healthy, and affordable home in a community of opportunity*. In other words, we believe all people, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, and easy access to transit.

We thank the City of Shoreline for its strong track record of supporting human services and affordable housing. The City has

**HDC's Affordable Housing Members:**  
Low-income Housing Organizations  
Community Development Corporations  
Special Needs Housing Organizations  
Public Housing Authorities  
Community Action Agencies  
Workforce Housing Organizations  
Public Development Authorities  
Government Agencies and Commissions  
Architects and Designers  
Development Specialists  
Certified Public Accountants  
Regional Funders and Lenders  
National Funders and Lenders  
Community Investment Specialists  
Property Managers  
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committed to promoting affordable housing in its comprehensive plan; created a Transportation Impact Fee Exemption program for affordable housing development; and, established a strong inclusionary housing program in its 185th Light Rail Station Area. A Transportation Impact Fee exemption for community-based human services agencies and Permit Fee Waivers for affordable housing development strengthen Shoreline's commitment to building a community that offers opportunity for all people.

HDC supports the proposed amendment to Shoreline's Transportation Impact Fee program in order to provide additional relief to local human services providers, enabling them to better serve the community. Hopelink shares Shoreline's vision of creating a more inclusive, affordable city. Providing a Transportation Impact Fee exemption to Hopelink and similar organizations eases the burden created by development costs, allowing these funds to be used for mission-related work. Ultimately, this program will produce benefits for the entire Shoreline community.

In order to further incentivize affordable residential construction, the City should also create waivers for permit fees. Formulating a new waiver program is an important step forward in Shoreline's continued commitment to building a stronger, more affordable, and more diverse community. When planning this program, HDC offers the following policy guidance:

➤ **Income Targeting**

HDC recommends that the permit fee waiver apply throughout the city at 60% AMI, with higher income targeting in select areas. In order to support and incentivize participation in the affordable housing program in the station areas, we suggest allowing slightly greater flexibility on the waiver by targeting at 70% AMI in these zones. Taking this approach provides alignment with the city's existing programs while allowing deeper affordability targeting in the majority of the city.

➤ **Eligibility, Remodels, Other Incentives, and Scope of Waiver**

HDC supports staff recommendations around eligibility, remodeling, other incentives, and the scope of the waiver. In the station areas, it is particularly important for the fee waiver to apply to any entity meeting the income targeting goals of the program. The waiver should also apply to both new construction and remodeling; be structured to work with other affordable housing incentives; and, only apply to the affordable housing units within a development.

Shoreline residents deserve access to the services and housing they need to thrive. Developing these waivers will make Shoreline a stronger community and will build on the City's prior commitments to expanding opportunity.

The HDC Team has worked successfully with the City of Shoreline in the past, and looks forward to continued partnership. We are available to answer questions at any time.

Thank you for your time and consideration on this important issue. Together we can build a more vibrant and affordable Shoreline.

Best,



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