

From: webmaster@shorelinewa.gov
To: [agenda comments](#)
Subject: City of Shoreline Agenda Comments
Date: Monday, January 11, 2016 10:47:53 AM

A new entry to a form/survey has been submitted.

Form Name: Comment on Agenda Items
Date & Time: 01/11/2016 10:47 AM
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Survey Details: Answers Only

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1. David Lange
2. Shoreline
3. (o) Ridgecrest
4. umbrella@house@gmail.com
5. 01/11/2016
6. 8-B
7. For the TIF discussion tonight. Apparently Shoreline's infrastructure is poor enough to require more TIF fees than that size business can handle. You are hearing comments that TIF can break loan deals and even siting decisions. If we wish to become more than a larger bedroom community we need to think in terms of marketing (good growth) and not accounting (poor growth).

Two areas where Shoreline wants to grow are affordable housing and small business. TIF was well written to have a cost for any decision, with one exception. The Council can decide that TIF doesn't apply below a certain threshold. This doesn't require exemptions and general fund payments and it isn't deferrals. Pick a number of employees and a number of affordable housing units (I use 15 of each for discussion).

Scale the remaining TIF by city area and you create walkable communities or strip malls with arterials. Lessen the costs around green shoots like downtown Ridgecrest, Town Center and the West Minister CRA. Increase TIF in residential areas where road widening, curbs and street lights are required upgrades. Targeting growth into existing business districts is better than a little everywhere.
8. (o) Neutral

Thank you,
City of Shoreline

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