

From: [Kelly Rider](#)
To: [City Council](#)
Cc: [Debbie Tarry](#); [Rachael Markle](#); [Dan Fernissee](#); [Rob Beem](#)
Subject: HDC Comment re: 198th Property Use & ST3
Date: Monday, August 08, 2016 12:59:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[HDC Comment re Shoreline 198th Property Use.pdf](#)

Mayor Roberts & Councilmembers,

As you prepare for tonight's Council meeting, please find (attached) HDC's comments regarding the use of the 198th St. property as well as your endorsement of the Sound Transit 3 ballot measure. We encourage you to support city staff's recommendation to prioritize the use of the 198th St. property for affordable housing, and, toward more affordability, we urge you to also adopt Resolution No. 393 and endorse Proposition 1 for Sound Transit 3.

Thank you for your consideration.

Best,

Kelly

Kelly Rider

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HOUSING
DEVELOPMENT
consortium

August 8, 2016

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

RE: Use of 198th St. Property

Dear Councilmembers,

Thank you for the opportunity to comment on the use of the 198th St. Property. We are incredibly grateful the City has assessed the use of this property for affordable housing. **The Housing Development Consortium Seattle-King County (HDC) strongly supports Staff's recommendation to pursue use of the 198th St. Property for affordable housing development.** Shoreline continues to be a leader on affordable housing and homelessness issues in King County, and pursuing use of this property for affordable housing will continue your track record of creativity to address your local housing needs.

Given the location of this property, two blocks away from a Rapid Ride stop, this property may be particularly well-suited for affordable housing. Continuing to coordinate the development of transit and affordable housing is a vital path to promoting affordability and equity in your community. To that end, **HDC also urges your adoption of Res. No. 393, endorsing Proposition 1 and Sound Transit 3.**

That said, as you pursue development of affordable housing on the 198th St. property, we encourage you to do so in close coordination with affordable housing funders and developers to create a realistic and achievable path forward. Long-term (99 year) leases for affordable housing are certainly feasible, should you choose that option, but we urge you to develop a fee structure that best aligns with funder and developer financing needs.

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
Law Firms
Contractors

Affording Opportunity

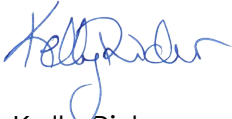
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As you know, the affordable housing needs in our region continue to grow. Currently, 349 Shoreline students are homeless, and 3,724 households are paying more than half of their income for their housing costs, placing them just one financial emergency away from homelessness.

Cities must continue to use every tool available to tackle our affordable housing crisis. Shoreline is doing just that by prioritizing the use of the 198th St. property for affordability housing. Thank you for your consideration. Please don't hesitate to contact us if you have any questions.

Best,



Kelly Rider
Director, Government Relations & Policy