

**From:** [Nicki Olivier Hellenkamp](#)  
**To:** [City Council](#)  
**Cc:** [Council Admin](#)  
**Subject:** Comment letter on 145th Street Station Subarea Plan Package  
**Date:** Wednesday, September 21, 2016 9:50:40 AM  
**Attachments:** [Comment145thStStationSubareaPlanCouncil.pdf](#)

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Hello,

Please find attached a comment letter from the Housing Development Consortium Seattle-King County on the 145<sup>th</sup> Street Station Subarea Plan Package. We hope the City Council will approve the plan and the strong affordable housing provisions it includes. If you have any questions, please don't hesitate to contact us.

Best,

Nicki Olivier Hellenkamp

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Thank you for using the affordable housing provisions in the 185th Street Light Rail Station Subarea Plan as a standard. This plan takes careful steps to retain and create affordability in the station area by establishing strong affordable housing provisions, which require setting aside 20% of new rental units in the station area as affordable to moderate-income households, or 10% of units as affordable to low-income households. In addition to this bold inclusionary housing policy, Shoreline has approved other tools to support a strong supply of housing, including parking reductions, form-based zoning, and planned action ordinances. By maximizing tools that leverage the power of the private market to create affordable homes, the 145th Street Station Subarea Plan helps ensure growth benefits people across the income spectrum.

Shoreline's station areas will be rich with opportunity—transit, services, jobs, and other amenities that are important for creating thriving communities. With the development of the light rail station subarea plans, the City has before it an ideal opportunity to honor and implement the commitments it has made to the entire community in the Comprehensive Plan and Housing Strategy Plan.

We encourage the Council to approve the 145th Street Station Subarea Plan and the strong affordable housing regulations contained therein. We greatly appreciate the intense thought and hard work that has gone into this process.

Please contact us with any questions. You can reach us at (206) 682-9541 or [hdc@housingconsortium.org](mailto:hdc@housingconsortium.org).

Thank you for your consideration, and for all you are doing to help create, safe, healthy, affordable homes in Shoreline.

Kind Regards,



Nicki Olivier Hellenkamp  
Policy and Mobilization Manager



Kelly Rider  
Director, Policy & Government Relations