

## Carla Hoekzema

---

**From:** Mallory Van Abbema <mvanabbema@gmail.com>  
**Sent:** Wednesday, March 3, 2021 12:45 PM  
**To:** Plancom  
**Subject:** [EXTERNAL] Housing Action Plan- Think Big

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Shoreline Planning Commission,

I'm writing today to express support for Shoreline's work to develop a strong Housing Action Plan. Population growth in our region continues to outpace housing production, leaving many of our neighbors with low and moderate incomes struggling to secure healthy, safe, and affordable housing in an increasingly competitive market.

I urge you to think BIG! The strategies elevated through this process can have an immense impact for families and individuals in our community. I applaud the Commission for recognizing the value of partnership, impact of affordable homeownership, and need to expand the city's sustainability goals through deep green incentives. I encourage you to go broader in your considerations to ensure Shoreline's growth is equitable, efficient, and strategic.

MFTE- I urge you to emphasize the need for affordable homeownership to be added to the city's MFTE program, and to ensure the program is properly calibrated to achieve the greatest amount of public benefit in the form of affordable homes.

Inclusionary Zoning- I support expanding the city's existing IZ/MIZ tools to encourage the development of affordable homes for ownership.

Permanently Affordable Homeownership- I encourage the city to adjust the definition to "Permanently Affordable Homeownership" to ensure a broader range of affordable homeownership models are allowed locally.

Staffing Capacity- Each of these actions will pull further on existing staff capacity. It is critical that the city expand capacity to support swift implementation and effective monitoring of these tools.

Incentives- Impact fee waivers/reductions, parking requirements, and owner occupancy clauses must be addressed. Clarity and consistency with these tools is critical.

Zoning- Land Use considerations must be on the table. Single-family zoning covers more than 78% of the city's residential parcels. We need diverse housing options citywide, including duplexes, triplexes, and quadplexes.

Thank you for this opportunity to provide comment and for your service to our community!

Sincerely,  
Mallory Van Abbema  
19211 Densmore ave N  
Shoreline, WA 98133