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From: NUHSA Staff <staff@nuhsa.org>
Sent: Friday, March 5, 2021 12:13 PM
To: Plancom
Subject: [EXTERNAL] Housing Action Plan Support

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To the Members of the Shoreline Planning Commission,

The North Urban Human Services Alliance (NUHSA) appreciates the opportunity to express our support for Shoreline's work in developing a strong Housing Action Plan. As you know, 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.

We urge you to think as broadly and creatively as possible. The strategies elevated through this process can have an immense impact on families and individuals in our community. We applaud the Commission for recognizing the value of partnership, impact of affordable homeownership, and the need to expand the City's sustainability goals through deep green incentives. We are also confident that your work will help ensure Shoreline's growth is equitable, efficient and strategic.

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

Permanently Affordable Homeownership - We 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,

Heidi Shepherd
Board Chair
NUHSA

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