

Carla Hoekzema

From: Darrin Hyde <darrinmh@yahoo.com>
Sent: Wednesday, March 17, 2021 2:03 PM
To: Carla Hoekzema
Subject: [EXTERNAL] Addendum to Comments from March 4

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Hi Carla-

I noticed a fellow Shoreline resident, Michael Sweazy, sent in comments after the meeting that have been posted. As this was a reply to my oral comments, I would like to comment on those comments, and have them posted below Michael's so other residents can view both going forward.

The common thread of all my comments is that the average SF homeowner with the average amount of equity should have feasible options for reinvesting in their property while providing housing opportunities for others. Mr Sweazy mentioned that the current DADU size restriction is misunderstood because the owner in my example could simply build a DADU twice the size of the main house and have that be the main house. To that I ask: with construction costs running from \$300 to \$600+ per square foot, who has a spare \$800K to a million dollars laying around? Not the average owner. Furthermore, would this be serving the "missing middle"?

Also, there is currently no mechanism for building something more reasonable and feasible in between, say 700sf.

Secondly, regarding impact fees, it seems rather clear that, along with the size restrictions, the impact fees have been imposed as a mechanism for discouraging DADUs (and an effective one: only 1 ADU was permitted between 2012 and 2016, according to the Housing Needs Assessment).

I am looking to Shoreline to incentivize this housing type, clearly identified as a need, and reduce or eliminate the impact fees.

Lastly, regarding Large Lot Density Bonus: what is the definition of large lot? 10,000 sf? How many 10,000 sf lots exist and where are they?

From the Housing Needs Assessment: "are concentrated in Shoreline's higher income coastal neighborhoods, including Innis Arden and The Highlands."

Comparatively, how many 8000 sf or larger lots exist and where are they?

If this is restricted to 10K or larger lots, the opportunity will not be available to the average owner, the benefits will remain almost entirely with the most wealthy along the coast, and the impact to the Missing Middle will be negligible.

It is not 2012. The Housing Needs Assessment provides a mandate for equitable and reasonable change.

Thanks
Darrin Hyde