

# Shoreline's Housing Action Plan

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CC Discussion  
March 22, 2021



# Housing Action Plan Goals

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- Understand **how much, what types and where housing** is needed in Shoreline;
- Understand **what housing types** the market will provide;
- Understand what households are experiencing **housing challenges**;



# Housing Action Plan Goals

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- Understand **where and how** additional housing can fit in Shoreline;
- Review **existing housing strategies**, identify gaps, and find opportunities for improvement; and
- Identify **new ideas** to meet Shoreline's specific needs.



# Housing Action Plan

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## Components

- Housing Needs Assessment
- Regulatory Review
- Housing Toolkit and Action Plan



# Housing Needs Assessment

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Who lives here now?

What type of housing is available?

What are we missing?

How are we changing?

What will we need in the future?



# Housing Needs Assessment

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Currently 65% wealthier single-family homeowners  
35% low to median income renters

Upzones around 2 light rail stations have spurred  
townhouse development

$\frac{3}{4}$  of new units are  
studio/1 bedroom rental apartments

Owner/renter balance is rapidly changing so  
there could be even numbers within 5 years

# Online Open House

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## Action Plan Priorities:

- Maintaining housing quality and preventing blight
- More affordable rental housing
- Preventing displacement of low-income residents
- Expanding access to home ownership
- Creating more environmentally sustainable housing



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**Housing Toolkit:** Which of four “missing middle” housing types you would like to see in Shoreline:

- 36% selected cottage housing
- 21% identified ADUs without ownership restrictions
- 14% provided open responses, including:
  - 7% referenced condominiums
  - 7% referenced small homes and low-density multifamily types like duplexes





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**Affordability:** 75% of renters reported always or sometimes having difficulty paying for their housing, while only 20% of homeowners reported similar challenges.

# Housing Toolkit

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Are the current policies and incentives working?

How do we fill the gaps identified in the Needs Assessment?

What other tools are available?



# Housing Toolkit Priorities

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- Update the Deep Green Incentive Program
- Develop Cottage Housing Regulations
- Develop Standards for Small Lot Single Family
- Develop Missing Middle Zoning
- Partner with Affordable Housing Providers
- Support Community Land Trusts
- Surplus City Property for Affordable Housing

# Comp Plan Housing Element Update

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Align with Countywide Planning Policies when  
available, mid-2021

Update through annual amendment process in  
2022

Housing Action Plan will act as a background  
report



# Next Steps

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- CC Discussion and Edits
- City Council Adoption by June 2021

