

Carla Hoekzema

From: James Michael <jamesmichael1012022@outlook.com>
Sent: Wednesday, August 3, 2022 7:57 AM
To: Plancom
Subject: [EXTERNAL] Missing Middle
Attachments: 132 NE 157TH ST Pic.jpg; 155 NW 205TH ST.jpg; 312 NW 195TH ST Pic.jpg; 332 NW 195TH ST Pic.jpg; 343 NE 178TH ST Pic.jpg; 348 NW 195TH ST Pic.jpg; 20215 10TH AVE NW Pic.jpg

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Commissioners Janelle Callahan, Andy Galuska, Christopher Julius Rwamashongye, Pam Sager, Mei-Shiou Lin, and Leslie Brinson,

I sent the email below to the council members yesterday before learning you are having a retreat tomorrow talking about the middle housing. I believe AADU/DADU should be added as a housing choice that bridges the spectrum between apartments and single-family homes. Doing so can provide a low-impact infill housing option. Thanks for considering my option.

Mayor Keith Scully, Deputy Mayor Betsy Robertson, City Council Member Doris Fujioka McConnell, City Council Member Laura Mork, City Council Member Eben Pobe, City Council Member John Ramsdell, City Council Member Chris Roberts, and City Manager Debbie Tarry,

I had an in-person meeting at City Hall with senior planner Steve Szafran and plans examiner Paul Whitehill regarding my **low-impact** vision to provide for the missing middle by converting existing 2-car garages into small living spaces that can be owned independently.

My vision of not removing trees to provide additional infill housing is unique and innovative when tree preservation is taken into account. This common-sense approach will have many delighted, such as:

- Our tree-loving community will be more than pleased learning earthmovers will not be taking down trees to provide infill housing,
- Those who do not like change will see large garage doors being replaced with windows and siding that blend in with the existing façade that generally faces the street, enhancing the structure's appearance,
- Many who do not like infill housing or the creation of new building sites will also be pleased because the footprint of the existing structure remains unchanged,
- Those that do not like to hear nor see the nuisance activities of building a new home that usually takes nine months will also be pleased because the garage conversion process takes less than five weeks to complete, and most of the activity is within the existing shell,
- Utilizing an existing outer structure that is already built is one of the less expensive ways to provide additional housing, which genuinely provides **affordable** housing as new construction for around \$350,000.00,

- **Low- or fixed-income** homeowners will be able to realize equity wealth as property values rise, which has forced many away from the City of Shoreline's soon-to-be tenant-based marketplace.

Samples of potential projects are attached so you can visualize the transformation. All of my proposed projects are on R-6 zoned parcels greater than **10,890 S/F** and less than **14,400 S/F** because these sites are legal two-unit sites if units are connected.

Both Steve and Paul gave support to my vision without hesitation. We discussed the pros and cons of permitting the garage conversion as a Duplex or as an Apartment structure that could get condo out separating units using RCW 64.90 our WUCIOA. These types of multifamily development require sidewalks, curbs, and off-site landscaping when permitted. It was also discussed that the four-inch sewer pipe must be upgraded to six inches. These development requirements cost over \$100,000.00 once completed.

We looked for other multifamily permit options, and it only took seconds to realize the AADU/DADU permit process geared toward affordability jumped out as a development code in place today to build and permit these types of garage conversion structures in the most cost-effective manner.

Off-site improvements and sewer upgrades when building AADU/DADU are not required for this kind of multifamily development. Prior city council members realized that because AADU/DADU must be half the size of the primary residence, the dwellings must remain affordable; otherwise, no one would build them, so the council needed to keep the construction process simple with fewer development requirements. The proposed garage conversion mimics the AADU/DADU multifamily development in that it will also require reduced requirements to be realized in our community.

We also discussed that after I receive my final permit and occupancy approval upon construction completion, I could request from the City a release of the AADU/DADU restriction on the title because, technically, the structure onsite has now become a two-unit building that can be sold separately by recording a condo declaration and survey map just like a multifamily Duplex or Apartment Building. Once conditions have changed onsite within critical areas, we also use these release forms to remove the restriction notices on the title.

Paul commented that the plan examiner's job is not to look into a crystal ball to see the future of AADU/DADU ownership but rather to look at applying the current building codes that govern the AADU/DADU creation. Our AADU/DADU regulation appears to be the appropriate pathway to permit garage conversion projects keeping the projects affordable and worth providing to our community.

Once we concluded that this was the direction to go, I asked assistant City Attorney Julie Ainsworth-Taylor if she would provide the release form mentioned, and she quickly noted that I was speaking with the wrong person as its not her role to explore options. **It is up to the city council to determine if my proposal meets the vision of the council members of providing infill housing.**

Knowing the City is currently exploring Duplexes, Cottage Housing, and Triplex on lots within the City of Shoreline, I believe my proposal will **not** have the community in an uproar. I think many would lean towards this low-impact approach which has very little change aimed at preserving nature while providing housing solutions by simply changing the use of an existing space.

In fact, all AADU/DADU should be added to the missing middle discussions allowing for separation using RCW 64.90, our 2018 Washington Uniform Common Interest Ownership Act which can be completed in two weeks.

If the council members inform Julie that granting the release form is appropriate once the garage conversion construction is completed changing the current situation on the lots mentioned, I could start building these dwelling units tomorrow. My proposal does not evade current laws and regulations but rather applies what we have today within our building department guidelines and the visions of prior council members.

I want the council members to be **proud** to be a part of my vision and **reap** the **rewards** of providing **equity wealth** for our **low- and fixed-income community** that would give **anything** to hear they can remain in the City of Shoreline they have been part of for so long.

This approach for the first-time home buyer would be a stepping stone in creating additional equity to upgrade into something more significant as families grow while providing for the elderly wanting to remain in place and downsize. These dwelling units being available for rent could also help stabilize rents that are out of control in our City.

A win, win for all, I believe. Julie is the last puzzle piece needed for me to move forward. It has been refreshing to find support for this at city hall. We now only need the council's approval and authorization.