

# BDS

## PLANNING & URBAN DESIGN

To: Nora Gierloff, Planning Manager, City of Shoreline

From: Gabriel Silberblatt, BDS Planning

Re: Shoreline Housing Action Plan: Technical Advisory Group Meeting #1 Summary

Date: July 7<sup>th</sup>, 2020

### Meeting Attendance

| Name             | Organization                                     | Present |
|------------------|--|---------|
| Corinne McKisson | Compass Housing Alliance                         | Yes     |
| David Maul       | Rutledge Maul Architects                         | Yes     |
| Jess Blanch      | Enterprise Community Partners                    | Yes     |
| Scott Becker     | the design COLLECTIVE                            | Yes     |
| Suzanne Davis    | third place design co-operative                  | Yes     |
| Andrew Calkins   | King County Housing Authority                    | Yes     |
| Rosalie Merks    | AAA Management, LLC                              | Yes     |
| Nate Daum        | Economic Development Manager (City of Shoreline) | Yes     |
| Colleen Kelly    | Community Services Manager (City of Shoreline)   | Yes     |
| John Norris      | Assistant City Manager (City of Shoreline)       | Yes     |
| Nora Gierloff    | Planning Manager (City of Shoreline)             | Yes     |

### TAG identified principles to guide strategies and actions in the Housing Action Plan.

- **Equity** – redressing the historical harms that have been perpetrated against people of color through systemic racism.
- **Balance** – addressing widening economic inequality by promoting a greater diversity of housing opportunities (particularly affordable to low and middle-income).
- **Stability** – fostering strong multi-generational neighborhoods through affordable homeownership, live/work, and housing near community resources.
- **Representation** – hearing firsthand from people with lived experience of housing instability is critically important.

**TAG identified priorities for issues of focus in the Housing Action Plan?**

- Promote housing that allows less of a reliance on cars for commuting and accessing routine needs.
- Be deliberate about building a racially inclusive community.
- Diversifying housing typologies in Shoreline appropriate for different family types and sizes.
- Identify existing affordable units and encourage preservation.
- Leverage publicly owned land wherever possible.

**TAG clarifying questions on the Housing Needs Assessment**

**Merks:**

- What is the housing pipeline in the next few years?
- Is there a connection between housing size, and income bracket?

**Davis:**

- With regards to closing the wealth gap, is there any data comparing the demographics of homeowners to renters in Shoreline? What unit sizes are most needed? What about in comparison to the region?
- What steps can we take to close that gap between the number of homeowners to renters, and get people closer to home ownership?

**TAG guidance on stakeholder engagement**

- Focus on “at-risk” community
- Young people (generation Y and Z)
- Hopelink would be a great partner to engage.
- Reach out to communities of color and cultural organizations. Use intermediaries to get the word out to folks who don’t follow traditional media sources.
- Ensure that perspective of affordable housing developers are included.
- Work with faith-based organizations directly connected to community

**Full comments from TAG members**

*Principles:*

**McKisson:** Representation is important. We ought to make sure that the different voices of the community are being heard in each step of the decision-making process.

**Maul:** We should target the gaps in the housing that is needed. By observing the trends found in the numbers, we’ll be able to meet the unmet demand.

**Blanch:** We need to address past racial harms. It’s important to recognize that land use policy has historically been a vehicle for racial discrimination. Shoreline has done this in the past, so we should try to undo some of that damage. That means including many different perspectives and creating anti-racist policies.

**Becker:** We should keep in mind the importance of place. That includes the morphology among inhabitants and the use of land use and zoning. Placemaking is also closely tied to the concepts of environmental & social justice. We should also acknowledge the importance of having an ecosystem of live/work. Finally, creating access is important – after all, the levels of homelessness are increasing, and we need to address the underlying issues. Thus, having a diversity of housing types is important (particularly the missing middle).

**Davis:** Remember to keep the bigger picture in mind, namely the development of the region. In addition to assessing the current state of housing in Shoreline, the housing assessment report also reflected upon the current direction of the region (which includes the widening division of economic groups). Consequently, the need is great – which means that having discussions about equity and access to resources is very important. I agree with Scott that the missing middle of housing types definitely exists. So this would be a good time to ask how this group is going to serve the underrepresented/underserved populations and help contribute to that vital placemaking ability. Smart growth and planning will be needed to do so.

**Calkins:** We should incorporate racial equity as a central part of this process, perhaps by building a racial equity toolkit that will make sure that the right voices and the right range of voices are in the room.

**Merks:** Drawing on my past experience, I have seen a lot of the issues present in Shoreline. I think we really need to respect the new generation and focus on giving them the opportunity to become homeowners. To do so, we ought to target the gaps in the housing market, and make sure that the housing is cost-effective.

**Kelly:** The number of comments about environmental and social justice are in line with city values.

#### *Priorities:*

**McKisson:** Deliberately ensuring that Shoreline becomes a racially and economically diverse community.

**Maul:** Getting people housing that is closer to their jobs. Affordability is also important. I'm not so worried about single family housing. Racial divide and access to loans are big obstacles in this process.

**Blanch:** Ditto to most of what was previously said. Zoning is an important consideration as an impediment to racial opportunity - where is that in Shoreline? Single family zoning is very discriminatory, and I think Shoreline can really make a difference by taking steps to address this. We should also focus on promoting less reliance on car travel

**Becker:** Shoreline is known for high bar goals around economic, social, environmental responsibility. Having a diverse range of housing types is extremely important when creating access for different ethnicities, genders, incomes etc. The issue of zoning definitely needs to be addressed: I think more diversity in zoning is needed.

**Davis:** Diversity in housing type is the way to move forward. To best address the most cost

burdened populations, we should look at what housing types would be most beneficial to them. Considering the younger populations – the sort of housing that is best for them would be cottages or ADUs. Meanwhile, where should we fit single family housing into all of this? Finally, consider the senior populations, who are often unsure where to go and don't have a lot of options to stay local. How do we serve this growing group of people that is looking for affordable options?

**Calkins:** We should remember to add some other types of housing that are affordable in other ways. This includes public housing, vouchers and housing tax credits. (These measures would be for the people in the 30-80% bracket below the AMI). We might also consider putting current housing stock under a non-profit motive. Essentially, the group should consider what levers and measures are at our disposal that can be used to alleviate cost burdened groups. Finally, how do we preserve the affordability of the current housing in Shoreline?

**Blanch:** Remember that publicly owned land or tax-exempt parcels can help developers with the cost of land when creating affordable housing. Also, the zoning requirement for live/work might be inhibiting interest, but thinking about how we build/organize spaces to allow folks to work from home is something that has increasing interest

**Merks:** This group should be careful about what to push forward in the toolkit – we should make sure that the data supports genuine public demand for whatever strategies we come up with (for instance ADUs, live/work etc.). There are a few solutions to zoning: In Southern California, for instance, single family homeowners are allowed to build a granny flat on their property and rent it out to others (apparently with a lot of success).

Reflection from the City Members:

- **Kelly:** It would be good to compare our efforts with the identified regional goals of the Regional Housing Action Plan
- **Norris:** What are the regulations around ADUS? (We are looking at occupancy requirements, parking requirements. The council has looked at these ownership issues, but not yet changed them)
- **Gierloff:** It seems very important that we understand which levers the city can control (ie where is the city's opportunity to own vs monitor an issue?)