



RETHINK HOUSING

Housing opportunity for all

rethinkhousing@everettwa.gov

Rethink Housing Action Plan Advisory Committee Meeting

May 13, 2021

4:00 – 6:00 PM

TEAMS

Open to the Public

AGENDA

1. Welcome – Chair
2. Update of Project Status – Staff
3. Housing Update – Chris Collier, Program Manager, Alliance for Housing Affordability
4. Community Input Review – Staff
5. Committee Discussion – Chair
6. Next Steps
7. Committee Schedule Update – Staff
May 27 – Committee Review Draft Housing Action Plan & Recommendation
Additional Meeting
8. Next Steps and Wrap Up
 - *Next meeting*
9. Information
 - *Meeting Notes of April 22, 2021*
 - *Puget Sound Regional Council Housing Needs Assessment Infographic*
<https://www.psrc.org/sites/default/files/rhsna-infographic.pdf>



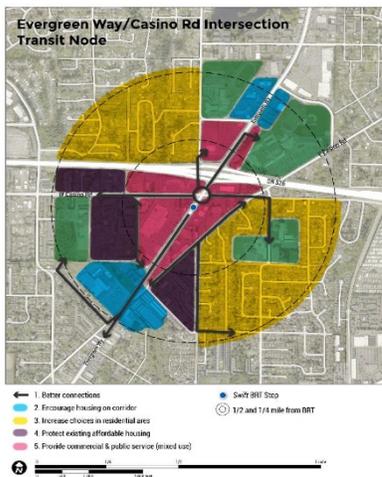
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**Rethink Housing Action Plan
Advisory Committee Meeting
April 22, 2021
4:00 – 6:00 PM**

TEAMS

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Meeting Notes

1. Welcome – Chair
*Chair Adkins conducted roll call. Other Members in attendance:
Chris Geray
Alex Lark
Hal Gausman*

2. Update of Project Status – Staff
Staff provided an update of the project schedule including the upcoming meetings of May 13th and May 27th. Staff shared that the Housing Action Plan will include an Introduction Section, recommended strategies, results of public outreach, and an implementation and monitoring plan.

3. Introduction of Draft Strategy Concepts Transit Oriented Development – Staff/Consultants
John Owen of Makers presented draft recommended strategies for Transit Oriented Developments. The focus was the intersection at Evergreen Way and Casino Road however, the concepts and strategies can be applied in other identified TOD areas. Recommended strategies included:
SHORT-TERM
 - Zoning Code to allow a greater range of housing types in single family zones within LRT transit station areas subject to standards and design
 - Design standards or guidelines for new development including single family zones
 - Code amendments to facilitate housing development on urban corridors.
 - Consider parking requirement reductions.MID-TERM
 - Improve local pedestrian and bicycle connections to facilitate non-motorized movement within the station area, including”
 - Crossings at intersections.
 - Pedestrian facilities through neighborhoods.
 - Bicycle amenities
 - Bridge over 526 for improved pedestrian circulation.
 - Comprehensive Plan goals, policies and objectives specifically for transit station areas, including those outside Metro Everett. Address issues such as investments for local non-motorized circulation; parking; commercial and neighborhood- based services; housing variety, affordability, and anti-displacement measures, environmental quality and public realm amenities.
 - Monitor social and economic conditions on urban corridors to ensure that displacement of lower income residents does not happen.
 - Work with agency and non-profit housing providers to provide subsidized housing on corridors with access to services and employment opportunities.
 - Take steps to ensure that needed amenities and services are provided in station areas

4. Committee Discussion – Chair
A comment was made that it may be difficult for the school district to allow public uses of green or outdoor recreation spaces. Oftentimes this is a security issues at the facilities. The committee members acknowledged the need for open space and parks in new transit-oriented development. Committee members expressed ideas about potential opportunities for linear parks given the existing land use patterns. This is also true for walkways where many neighborhoods have cul-de-sacs and difficult pedestrian navigation. The consultants

Meeting Notes

indicated that retrofitting public amenities is sometime difficult and costly creating the need for creative solutions. Committee members provided several comments about the pedestrian and bicycle mobility in this particular area. Most committee members agreed that main routes should have good pedestrian connections which should feed into the neighborhood. Coordination with the sidewalk make should be made. Comments were provided that there should be an effort to plan A connector over 526 via a station or some other amenity that would connect communities north and south as part of the Light Rail planning effort by Sound Transit.

Additional comments included the need for a mix of uses including more residential to support businesses. The consultant provided a comment that generally there should be about 3,000 residents or 12/units to the acre in the near vicinity to support commercial hubs. Are there other incentives to reduce auto usage.

5. Introduction of Draft Strategy Concepts – Displacement – Staff/Consultants

SHORT-TERM

- Institute protections for tenants to reduce displacement.
- Continue financial assistance programs for supporting affordable housing preservation.
- Coordinate direct assistance to tenants and owners.

MID-TERM

- Include specific affordable housing targets in the Everett Comprehensive Plan.
- Develop an Everett Mobile Home Park Management Policy
- Promote the use of Community Land Trusts for affordable owner-occupied housing

LONG TERM

- Coordinate long-term monitoring of housing affordability and low-income housing production.

6. Committee Discussion – Chair

Committee members recognized the TOD area discussed earlier had a number of Latinx community resources and something to consider in terms of preservation and displacement impacts. Committee members asked about maps showing population densities and whether or not there has been a community asset mapping exercise in the Casino Road area. Other comments include providing relocation assistance to members of the community who are being displaced.

7. Introduction of Draft Strategy Concepts – Funding and Incentives

SHORT TERM

- Strategy: Prioritize permitting for affordable housing projects.
- Strategy: Expand fee waivers for affordable housing.

MID-TERM

- Strategy: Develop an Everett Surplus Lands Inventory and Strategy.
- Strategy: Review and update the Multifamily Tax Exemption (MFTE) program.
- Strategy: Review and update development height incentives program for affordable housing units.

LONG TERM

- Strategy: Direct Grant Resources to Affordable Housing Multifamily and homeownership programs.

Meeting Notes

8. Committee Discussion – Chair

Committee members thought the short-term strategies were good and asked about barriers to staying in a community. Comments suggested that impacts from displacement would be disproportionate and resources should be equitable. The Housing Authority representative provided additional feedback and suggestions including:

Delineating the displacement strategies as either mitigation or prevention

Prioritizing preservation for funding;

Reevaluating grant terms;

Evaluate other sources of funding for leveraging housing dollars into the community (\$1 of local fund scan leverage between \$4 or \$5 of other funding)- refer to HART Report;

Can the City consider a Credit Enhancement program to support non-profit housing developers.

Other discussion points included the need for wealth building in the community and the value of community land trusts as a viable ownership option. Could use of underutilized park lands be leased for the purposes of affordable housing? It was also pointed out that care must be taken to plan the future of existing mobile home parks as these are often neighborhoods that make up market rate affordable housing. The question was asked about whether or not the incentives in Metro should be enhanced.

Committee members discussed the need to monitor progress

9. Committee Schedule Update – Staff

May 13 – Committee Review of Housing Action Plan Draft

May 27 – Committee Review Final Draft Housing Action Plan &
Recommendation

10. Next Steps and Wrap Up

- *Updated Outreach Schedule*
- *Updated Project schedule*
- *Next meeting*