

City of Shoreline

Betsy Robertson, Deputy Mayor



Shoreline Council Goal, 2022-2024

Goal 1: Strengthen Shoreline's economic climate and opportunities

Robust private investment and economic opportunities help achieve Council Goals by enhancing the local economy, providing jobs and housing choices, and supporting the public services and lifestyle amenities that the community desires and expects.



Housing Action Plan - Goals



City of Shoreline

Housing Action Plan

May 2021



cai community
attributors inc.

BDS

PLANNING & URBAN DESIGN

CAST

INSTITUTION

- Understand how much, what types, and where housing is needed;
- Understand what housing types the market will provide;
- Understand which households are experiencing housing challenges;
- Understand where and how additional housing can fit in the City;
- Review existing housing strategies to see how well they are working, identify gaps, and find opportunities for improvement; and
- Identify new ideas to meet Shoreline's specific needs, including working with community partners.



Housing Action Plan

Criteria for review of actions

- Increase housing supply
- Increase housing variety
- Increase affordable housing supply
- Minimize displacement
- Preserve existing housing



Housing Action Plan



High priority for implementation

- Update the Deep Green Incentive Program
- Develop cottage housing regulations
- Develop standards for small lot single family development
- Partner with affordable housing providers
- Support community land trusts through incentives or partnerships
- Identify surplus City property for affordable housing development

Multi-Family Tax Exemption (MFTE)

- Available in 9 zones in Shoreline
- Designate 20% of units as affordable to tenants with income at 70% of Area Median Income
- Units remain affordable for 12 or 20 years (20 year is a new, pilot program)
- Owner receive a tax exemption for the value of the new construction for period of affordability
- 473 units in the program
- 1135 units in the pipeline

Mandatory Affordability in Station Areas

- Every multi-family rental housing project in MUR-45 or MUR-70 in the 145th and 185th Station sub areas require an affordability component



Mandatory Affordability in Station Areas

- Two options
 - 10% of units being affordable at an income of 60% of the Area Median Income (AMI)
 - 20% of units being affordable at an income of 70% of the Area Median Income (AMI)
 - Most developers also use the MFTE Program

Shoreline Affordable Housing



- Compass Housing at Ronald – co-located with Hopelink on Aurora
- Minor Home Repair program for income qualified households
- Addition of The Oaks Enhanced Shelter
- Permit fee waiver available for affordable housing projects

198th Affordable Housing Project



- Partnership with King County and Catholic Housing Services
- 80-100 units to permanent supportive housing
- Final funding just acquired, permitting underway

Future of Affordable Housing

- Park acquisitions/developments to support housing density in Light Rail Station sub-areas
- Parks, Recreation and Open Space, Transportation Master and Comprehensive Plans