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**From:** Christopher Palms [CPalms@eworks.org]  
**Sent:** Thursday, May 17, 2012 5:21 PM  
**To:** Plancom  
**Subject:** City of Shoreline Housing Element  
**Attachments:** image001.jpg

To Whom it May Concern

As both a Shoreline resident and design professional, I strongly support the city's efforts to encourage a variety of housing types, and particularly affordable housing. It is my experience that purely market-driven housing results in bland, "lowest common-denominator" buildings, as speculative developers look to maximize quick profits. In contrast, organizations that develop affordable housing and the incentives that go into the funding of these buildings encourage more thoughtful, well-constructed housing stock (well-constructed because affordable housing developments typically are owned for upwards of 40 years and the facilities must remain in good condition for at least that long). Affordable housing projects that use state money are required to meet the Evergreen Sustainable Development Standards, ensuring energy-efficient construction and operations.

Affordable housing developments typically attract working families, who in turn increase local school attendance and become patrons of local businesses. Likewise, housing models that focus on particular populations, such as senior housing, also can result in an increase in focused services in the neighborhood. Diverse populations speak to the future and a city's interest in developing a thriving community.

Best regards,

**Christopher Palms, LEED AP BD+C**

**environmental WORKS**

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**From:** Plancom [plancom@shorelinewa.gov]  
**Sent:** Thursday, May 17, 2012 4:26 PM  
**To:** Jessica Simulcik Smith; Michelle Linders Wagner; Cynthia Esselman; Donna Moss; Rachael Markle; Steve Szafran; Easton Craft; David Maul; William Montero; Keith Scully  
**Subject:** FW: Make Ending Homelessness a Priority in Shoreline!

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From: [kjhall222@yahoo.com](mailto:kjhall222@yahoo.com)[SMTP:KJHALL222@YAHOO.COM]  
Sent: Thursday, May 17, 2012 4:25:28 PM  
To: Plancom  
Subject: Make Ending Homelessness a Priority in Shoreline!  
Auto forwarded by a Rule

Katherine Hall  
14559 27th Ave. NE  
Shoreline, WA 98155-7410

May 17, 2012

Shoreline Planning Commission  
17500 Midvale Ave N  
Shoreline, WA

Dear Shoreline Planning Commission:

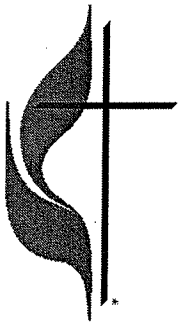
Shoreline needs to be part of King County's solution to ending homelessness. As you consider strategies to improve Shoreline's housing market for the benefit of all the residents here, I urge you to make ending homelessness a priority by working to increase affordable housing for those earning less than 30% AMI.

There are two specific actions you can take that will help us to truly address and work to end homelessness in our city. • Homelessness is very real in North King County, and I urge you to include statistics on homelessness in your Housing Inventory to demonstrate the need for affordable housing in our community. • Your regional housing analysis notes that the greatest gap in Shoreline's housing stock is for households earning less than 30% AMI. I urge you to work to increase the availability of public and private funding for affordable housing, and to explore the feasibility of a City housing trust fund for low-income housing.

I urge you to make ending homelessness in our city a priority and work to increase the stock of affordable housing in our community.

Sincerely,

Katherine J. Hall  
206-459-2109



## Ronald United Methodist Church

17839 Aurora Avenue North  
Shoreline, Washington 98133

Church: (206) 542-2484  
email: [ronaldumc@yahoo.com](mailto:ronaldumc@yahoo.com)  
Pastor, Rev. Paula McCutcheon

Greetings!

We at Ronald United Methodist Church are your neighbors and we want to partner with you in creating a vibrant and healthy city of Shoreline. We believe that a very important part of moving our city in the best direction is responding to the needs of homeless people in our community by creating affordable housing.

To this end we share the following experiences of working with homeless individuals and families in our community.

We overlap a busy commercial district and a residential area and our location frequently brings individuals and families who are homeless or in need to our doorstep.

Every week on average we see three people during the winter and two people during the spring and summer who are living without housing. Also on occasion the people who come to us have spent the evening under our trees or sleeping under the eaves of the building awaiting our business hours or times of worship.

I would like to share some of their stories to put names and faces in hopes of bringing this very large and difficult reality into a more personal focus. We want you the City of Shoreline our partners to know the real people and concerns of the homeless community in Shoreline.

Youth I see outside of our local Bartell's when I go to get my afternoon coffee.

A woman I will call Mary who came here from Oklahoma, after leaving her abusive partner. She told us she had walked from Bellingham. She was exhausted, irritable and in need of a shower and place to sleep for a few hours so she could continue her walk to find a job and home to live.

**Jeff** a regular visitor who rides a bike and is in need of food and shoes.

**Ron** who longs for shelter however cannot find a safe place for himself in shelters.

**June** who works hard at staying sober and on her medications everyday so she does not experience the fear of sitting before a computer to look for work and housing, worried that demons will come out of the computer and steal her soul. She lives in a shed here in Shoreline with her partner.

**Claire** who needs a bus ticket to get to a shelter each night because there are none nearby. Most times, she spends her days in search of food until it is food bank day.

At least two Sundays a month homeless people worship with us. We share food and fellowship together whether it is snacks at coffee hour or a lunch that has been prepared for an after worship class or meeting.

**Pauline** a grandmother living in her car with her dog waiting to enter affordable housing for seniors.

Several people who have jobs who need help getting to shelters outside of Shoreline and a way back to Shoreline in order to work.

Although individuals express very individual needs the most common requests are for vouchers: for food, gas, lodging and transportation. We also are asked for toiletries, help to cover medication costs, shower and laundry facilities as well as food for animals.

We are trying to adapt our responses to fit the every-changing needs we see and hear about each week.

We provide Emergency Food Bags from HOPELINK and we have onsite food as well as bottled water.

We have a small clothing bank and pass out blankets, sleeping bags in the winter.

We have allotted two bus tickets per individual at this time.

We provide grocery bags or something similar for carrying belongings.

Beyond the physical items and physical needs, we offer a ministry of presence and compassionate care.

At times, many of the people we see and talk with just want a mother or someone to listen.

The homeless individuals and families who come to us are very hungry, not just for food, for care, compassion, a sense of well-being and security.

**Unfortunately, we do not see the reality of homelessness going away in our community. We see more people by the week and as many more lose their homes and/or jobs, as social services become more strained, the upward trend will sadly continue.**

**We truly believe that the solution to homelessness is creating affordable housing and providing services that will help all individuals and families have sustainable living and lives.**

**We at Ronald United Methodist church are working diligently to do our part to meet the needs of homeless individuals and families in our area. We encourage the commission to recognize in the housing update that too many people in our local community are experiencing homelessness and to include in the housing update a comprehensive strategy that encourages and supports the construction of affordable housing throughout Shoreline.**

Sincerely,

**Reverend Paula Rae McCutcheon**  
**[pastorpaularumc@yahoo.com](mailto:pastorpaularumc@yahoo.com)**  
**Roanlad United Methodist Church**  
**17839 Aurora Ave N.**  
**Shoreline, WA 98133**

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**From:** csmckisson@yahoo.com  
**Sent:** Wednesday, May 16, 2012 8:00 PM  
**To:** Plancom  
**Subject:** Make Ending Homelessness a Priority in Shoreline!

Corinne McKisson  
16315 Wallingford ave n  
Shoreline, WA 98133-5898

May 16, 2012

Shoreline Planning Commission  
17500 Midvale Ave N  
Shoreline, WA

Dear Shoreline Planning Commission:

As a person of faith, I believe that we are all called to put the most vulnerable members of our community first, which includes housing those who are homeless. Too many of our low-income neighbors struggle to find affordable housing in Shoreline and must double up, find housing in other cities and face long commutes, or risk homelessness. As you consider strategies to improve Shoreline's housing market for the benefit of all the residents here, I urge you to make ending homelessness a priority by working to increase affordable housing for those earning less than 30% AMI.

There are two specific actions you can take that will help us to truly address and work to end homelessness in our city. • Homelessness is very real in North King County, and I urge you to include statistics on homelessness in your Housing Inventory to demonstrate the need for affordable housing in our community. • Your regional housing analysis notes that the greatest gap in Shoreline's housing stock is for households earning less than 30% AMI. I urge you to work to increase the availability of public and private funding for affordable housing, and to explore the feasibility of a City housing trust fund for low-income housing.

I urge you to make ending homelessness in our city a priority and work to increase the stock of affordable housing in our community.

Sincerely,

Corinne McKisson  
206 819-6507



**HOUSING  
DEVELOPMENT**  
*consortium*

May 14, 2012

**Shoreline Planning Commission**

Shoreline City Hall  
17500 Midvale Avenue N  
Shoreline, WA 98133-4905

**RE: Comprehensive Plan Update, Housing Element**

Dear Commissioner,

On behalf of the Housing Development Consortium of King County's (HDC) more than 100 organizational members, thank you for the opportunity to comment on the proposed update to the Comprehensive Plan Housing Element. We applaud you for considering strategies to improve Shoreline's housing market for the benefit of all of your residents. To that end, we would like to offer the following comments.

HDC is a nonprofit membership organization which represents private businesses, nonprofit organizations, and government agencies who are working to develop affordable housing in King County and who are dedicated to the vision that all people should have a safe, healthy, and affordable home in communities of opportunity. In other words, we believe all families, regardless of income, deserve the opportunity to thrive in a safe neighborhood with good jobs, quality schools, strong access to transit, and plenty of parks and open space for an active lifestyle.

That is why, in partnership with United Way of King County, HDC facilitates the North King County Affordable Housing & Homelessness Workgroup. With participation from North King County faith communities, nonprofit organizations and Shoreline City staff, this Workgroup has been exploring innovative ways to create more affordable housing in Shoreline, including building permanent affordable housing on property owned by faith communities.

**Homelessness**

Homelessness is very real in North King County. According to the Shoreline School District, 123 students experienced homelessness during the 2010-11 school year. And according to the 2012 One Night Count of homeless individuals, 31 people were found living on the streets in the north end of King County. Unfortunately, the needs

HDC's Affordable Housing Members:  
Low-Income Housing Organizations  
Community Development Corporations  
Special Needs Housing Organizations  
Public Housing Authorities  
Community Action Agencies  
Workforce Housing Organizations  
Public Development Authorities  
Government Agencies and Commissions  
Architects and Designers  
Development Specialists  
Certified Public Accountants  
Regional Funders and Lenders  
National Funders and Lenders  
Community Investment Specialists  
Property Managers  
Law Firms  
Contractors

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1402 Third Avenue, Suite 1230 Seattle, Washington 98101

206.682.9541 Fax 206.623.4669 [www.housingconsortium.org](http://www.housingconsortium.org)

of homeless individuals are hardly addressed in this Housing Element. We urge you to include these statistics on homelessness in your Housing Inventory to demonstrate that the housing needs of homeless individuals are just as important as the needs of other segments of Shoreline's population.

### **Development Incentives**

We support incentives to encourage residential development in commercial zones in order to create thriving, transit-oriented communities, as proposed in Policy H2. However, we believe that these neighborhoods, as well as other communities of opportunity, should be accessible to households of all economic segments. Therefore, we urge you to include a policy in the Housing Element to also provide incentives to encourage the development of affordable housing and to review and expand existing incentives, including density bonuses, parking reductions, fee waivers and permit expediting. Appropriately crafted incentives are an ideal way to help fill the gap for households earning less than 50% of Area Median Income (AMI) without direct public subsidy.

### **Public Funding**

That said, we are also very supportive of proposed Policy H8 to explore the feasibility of creating a City housing trust fund for low-income housing as well as Policy H23 to work to increase the availability of public and private dollars on a regional level. As noted in your housing analysis, the greatest gap in your housing stock is for those households earning less than 30% AMI, and direct funding for the development of affordable units to help fill this gap is a straightforward way to address the housing needs of these households. In addition, we encourage you to revise Policy H10 to define long-term affordability as at least 50 years. This is the standard length of affordability for many public funding sources across King County and the state, and we encourage you to require this length of affordability of all housing units supported by the City of Shoreline.

### **Shoreline's Comprehensive Housing Strategy**

We urge you to make an explicit commitment in the comprehensive plan to implementing Shoreline's Comprehensive Housing Strategy. The work done by this group of citizens in 2008 is commendable, and it is unfortunate that so little of the Strategy has been implemented thus far. We ask you to include policies supporting these specific Strategy proposals:

1. Identify and promote use of surplus public and quasi-publicly owned land for housing affordable to low and moderate-income households.
2. Use the Property Tax Exemption (PTE) to encourage provision of affordable units. Last fall, when the City expanded their PTE program to additional neighborhoods, HDC advocated for focusing this incentive on creating affordable housing, particularly for households earning less than 50% AMI. We urge the City to establish policy to explore the use of PTE for this purpose.
3. Identify and develop relationships with owners of privately owned multi-family housing. Local housing organizations like YWCA and the Community Psychiatric Clinic have been struggling to gain participation from local landlords in their programs to support landlords in housing individuals with barriers to housing. While Shoreline staff have been working with us to improve these relationships, we would welcome an explicit commitment from Shoreline in this Plan.

The Comprehensive Housing Strategy also recommends that the City engage and educate the community about ways to promote housing choice. While the Strategy does recognize the need to respect neighborhood character (noted on page 52 of the proposed Housing Element) and HDC supports this goal, it also states: "...we believe Shoreline residents will embrace new housing development if it is based on public understanding and sensitivity to the existing community." For this reason, we ask that you re-write the Neighborhood Quality section to remove any implication



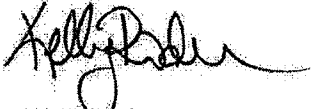
that affordable housing does not respect neighborhood character and insert language in the Housing Element that commits the City to the proposed engagement and education activities.

**Working Regionally and Locally**

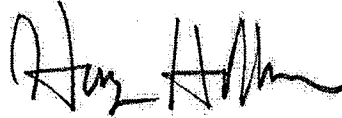
Finally, while we very much applaud your commitment to participating in regional housing initiatives (proposed Policy H22), Shoreline must work locally and regionally to meet the housing needs of low and moderate-income residents. To that end, we also encourage you to maintain Policy 18 from your current comprehensive plan, to "Provide incentives and work cooperatively with for-profit and non-profit housing developers to provide affordable housing." We believe this policy is very much distinct from Policy H22 in the proposed plan.

Again, thank you for this opportunity to comment on the proposed Housing Element update. We look forward to continuing our strong partnership with the City of Shoreline, and we would be happy to work with you to craft new language to address any of our expressed concerns. Please let us know if you have any questions.

Best,



Kelly Rider  
Suburban Cities Policy Director



Harry Hoffman  
Executive Director

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**From:** EDITH LOYER NELSON [edieloyernelson@msn.com]  
**Sent:** Tuesday, May 15, 2012 5:03 PM  
**To:** Plancom  
**Subject:** Affordable Housing

Dear Commission Members,

As you consider a Housing Plan for our city on Thursday night, I hope you will keep in mind the need for affordable housing close to transportation. There are many in our city who struggle daily with homelessness. Also, there are those with children who are unable to afford housing that is appropriate for families. We have so many wonderful resources in our city such as parks and schools, it makes sense to provide the opportunity for low income families to live here.

With our future economic development goals and rapid transit coming, low income housing should be provided that is accessible to transportation and businesses. Hopefully such housing can be built in a size and fashion that is compatible to the surrounding neighborhood. Most neighborhoods are open to having affordable housing provided it is compatible with the current environment (not so big that it changes the feel of a single-family neighborhood).

Thank you for your work on this issue. I look forward to learning what decisions you come up with.

-Edie Loyer Nelson  
19544 15th Ave NW  
Shoreline, WA 98177