



## RETHINK HOUSING

Housing opportunity for all

[rethinkhousing@everettwa.gov](mailto:rethinkhousing@everettwa.gov)

### Rethink Housing Action Plan Advisory Committee Meeting

June 3, 2021

4:00 – 6:00 PM

#### TEAMS

Open to the Public

## AGENDA

1. Welcome – Chair
2. Update of Project Status – Staff
3. Review of Draft Housing Action Plan (please email [ramccrory@everettwa.gov](mailto:ramccrory@everettwa.gov) if you wish to receive a printed hardcopy)  
LINKS
4. Committee Discussion – Chair
5. Invite public attendees to provide comment
6. Recommendation Discussion
7. Next Steps
8. Committee Schedule Update – Staff  
**June 10th** – Committee Review Draft Housing Action Plan & Recommendation – if needed
9. Next Steps and Wrap Up
  - *Next meeting*



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**Rethink Housing Action Plan  
Advisory Committee Meeting**

**May 13, 2021**

**4:00 – 6:00 PM**

**TEAMS**

Open to the Public

**MEETING NOTES**

1. Welcome – Chair

*Attendees:*

*Samantha Hasan*

*Charles Adkins*

*Susan Mausshardt*

*Hal Gausman*

*Chris Geray*

*Kara Price*

*Telman Gasanov*

*Margot attempted to get into the meeting but the connection was not working*

*Staff and Support Members:*

*Becky McCrary, Long Range Planning Manager*

*Karen Stewart, Environmental Planner*

*Chris Collier, Alliance for Housing Affordability Program Manager*

*Kristen Cane, Everett Housing Authority*

*Andrew Bjorn, Berk Consulting*

*John Owen, Makers*

*One member of the public was in attendance for a portion of the meeting.*

2. Update of Project Status – Staff

*Staff provided the updated schedule for the project. The draft Housing Action Plan will be provided to the Committee expected 5/27/21. An additional meeting will be scheduled to give the Committee time to deliberate on a recommendation. (Note: 5/27/21 meeting was subsequently rescheduled to 6/3/21 and 6/10/21)*

3. Housing Update – Chris Collier, Program Manager, Alliance for Housing Affordability

*Mr. Collier present the committee with updated housing cost information and data showing the affordability gaps. Committee members asked clarifying questions.*

4. Community Input Review – Staff

*Staff reviewed the community input received to date. A full summary and details will be provided in the draft Housing Action Plan.*

5. Committee Discussion – Chair

*No further Committee discussion*

6. Committee Schedule Update – Staff

**May 27 – Committee Review Draft Housing Action Plan &**

## MEETING NOTES

Recommendation

### Additional Meeting

7. Next Steps and Wrap Up
  - *Next meeting*
  - *Staff indicated next steps will be to review the draft Housing Action Plan and make a recommendation to the Mayor and City Council.*
  
8. 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>

TO: Rethink Housing Action Plan Committee

FROM: Rebecca McCrary, Long Range Planning Manager

DATE: June 3, 2021

SUBJECT: Draft Housing Action Plan

This meeting is to review the draft Housing Action Plan, discuss plan recommendations, and deliberate on a recommendation to the Mayor and City Council. Staff will present and overview and key points of the Plan to the Committee.

#### **BACKGROUND**


The Committee was appointed by the Mayor in December of 2020 and held the first meeting on December 21, 2020. The first two meetings focused on providing the Committee with foundational information about the housing conditions affecting the Everett community. Throughout the process, the Committee has been updated on the work and proposed recommendations as well as feedback receive by the community. The draft Housing Action Plan as presented, is a set of short- and long-term strategies to support a shared value that everyone needs a home.


#### **PLAN OVERVIEW**

The Housing Action Plan is structured similar to the Strategy Concept Papers that were reviewed by the Committee in April. The plan also provides the policy basis, additional analysis, and justification for the recommendations. The Plan is organized as follow:

- **Introduction**  
The introductions Chapter serves as a background and purpose discussion for why a Plan is necessary. Focus is placed on supporting key data points from the Housing Needs Assessment and analysis provided in Appendix E related to Affordability and Displacement Risk, and recognition of existing initiatives guiding this action.
- **Increasing Housing Variety**  
Significant amount of data and analytics indicating there is a regionwide gap in missing middle-income housing. Middle-income housing can be categorized as housing in between single-family homes and multifamily apartments and condos and often tied to smaller affordable units such as duplexes, townhomes, cottages, etc. As is the case in many cities and counties, Everett's most predominate residential zoning is for single-family housing. The recommendations in this chapter would implement existing policies that guide jurisdictions to expand smaller housing types in single-family zones. Since the City has relatively little vacant land for new development, increases of middle-income housing will be through redevelopment that will happen over time.
- **Developing on Urban Corridors**  
Development along urban corridors maximizes transportation investments that have occurred and will be constructed in the future. There is opportunity to support well designed multifamily and middle-income housing near the corridor. The middle-income housing would serve as a transitional land use between higher density and single family neighborhoods.

#### Planning

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- **Transit-Oriented Development**  
Transit-oriented development has similar elements as urban corridor development. The primary difference is the need to plan in a manner that takes advantage of high capacity transit including rail stations while developing housing, connections, and other amenities in a more complete community concept.
- **Affordability and Displacement**  
The affordability and displacement chapter identified housing vulnerabilities in the community and strategies to mitigate or address these challenges. A full analysis of Affordability and Displacement risks is shown in Appendix E.
- **Implementation**  
The Implementation chapter establishes the framework for the future work to be done. The implementation projects are coordinated with other efforts as much as possible.
- **Appendices**  
Appendices are documents and analysis supporting the need for the recommendations. These documents also include a record of the Housing Action Plan Process. These include:
  - A. Housing Needs Assessment
  - B. Community Input Report
  - C. Housing Action Plan Strategy Matrix \*
  - D. Increasing Residential Building Capacity Report
  - E. Affordability and Displacement
  - F. Committee Meeting Notes
  - G. Development Feasibility Study\*

\*Please note that Appendix C and Appendix G will be subsequently distributed.

## **RECOMMENDATION**

The recommendation is for the Committee to review the plan, request additional information if needed, and develop a recommendation.

## **ATTACHMENTS**

Draft Housing Action Plan 06-2021

Appendix A - Housing Needs Assessment

Appendix B - Community Input Report

Appendix C - Housing Action Plan Strategy Matrix\*

Appendix D - Increasing Residential Building Capacity Report

Appendix E - Affordability and Displacement Report

Appendix F - Committee Meeting Notes

Appendix G - Development Feasibility Study\*

\*To be distributed

