From:	Emily Rose Barr
To:	PCD_OneSeattleCompPlan
Cc:	Sarah Liu; Sarah Liu
Subject:	Feedback on the 2024 Update to the One Seattle Plan
Date:	Monday, May 6, 2024 8:21:39 AM

CAUTION: External Email

Hello,

We are writing on behalf of the Affordable Housing Subcommittee from the Seattle Women's Commission.

We appreciate the efforts you've made to align our city's growth goals with the needs of our community through the One Seattle Plan. It's encouraging to see improvements in the housing space such as expanding Urban Center boundaries and implementing policies to protect BIPOC homeowners from displacement. However, we believe there are areas for further enhancement to match our city's growing housing need.

We'd have the following questions about the plan:

1. How does the City plan to streamline the permitting process for housing projects?
2. What measures will be put in place to safeguard low-income residents from rent increases and eviction?
3. What strategies does the City have to encourage the return of displaced individuals and families?
4. Given that past housing production (6,800 – 12,000 homes per year since 2015) has been insufficient to keep up with the demand, why is the projected average increase in homes over the next 20 years in the plan so low (5,000 homes per year)?
5. Why do the proposed standards not have an effective increase in development capacity beyond what is currently allowed with Accessory Dwelling Units (ADUs)? It only allows a developer to squeeze more homes into the same allowed footprint and limits our ability to create family-sized homes in middle housing.
6. Outside of existing urban centers and limited new neighborhood centers, why are multi-family homes restricted to properties directly on arterials? By doing so, large swathes of Seattle within walking distance from frequent transit, with good access to amenities and low risk of displacement, will remain off-limits for multifamily homes under the Draft Plan.

Our recommendations which align with those of our partner, the Housing

Development Consortium:

- Expanding Middle Housing
    - Enable the development of family-sized homes in middle housing by allowing for more development capacity in fourplexes, sixplexes, and other middle housing options.
    - Align Seattle's middle housing standards with the Department of Commerce model ordinance, at a minimum, to ensure middle housing can be feasibly built.
    - Create development incentives, like floor area ratio bonuses, for stacked flats and family-sized homes.
- Expanding Transit-Oriented Development
    - Allow for midrise housing in all areas served by frequent transit, in the ¼ mile around frequent bus service and ½ mile around light rail.
    - Enlarge the proposed Neighborhood Centers, from 800-ft to ¼ mile.
    - Reintroduce Neighborhood Centers that were studied but not included in the Draft Plan.
    - Allow the development of cross-laminated timber highrise buildings in Regional and Urban Centers.
- Ending Exclusionary Zoning & Advancing Racial Equity
    - Create height, density, and floor area bonuses for affordable rental housing, affordable homeownership, and social housing development.
    - Strengthen the Growth Strategy's anti-displacement impact by allowing sixplexes on all residential lots in Urban Neighborhood areas with low displacement risk.
    - Give homeowners interested in redeveloping their property technical assistance and land use incentives.
    - Designate a Regional Center in South Seattle and conduct subarea planning.

Thank you for the work done so far and we look forward to improving our city's land use for a more equitable and vibrant Seattle.

Thank you,
Sarah Liu and Emily Rose Barr
Affordable Housing Subcommittee of the Seattle Women's Commission