From: Dennis Sills <dsills@plymouthhousing.org>
Sent: Monday, May 20, 2024 4:07 PM
To: PCD_OneSeattleCompPlan <OneSeattleCompPlan@seattle.gov>
Subject: Plymouth Housing Seattle Comprehensive Plan DEIS proposal comments

CAUTION: External Email

Plymouth Housing is grateful for the City of Seattle's work to update its comprehensive plan to create more affordable, safe, and dignified homes for all members of our community. We are proud of providing permanent supportive housing for more than 40 years in partnership with the City. Plymouth embraces our shared commitment to increasing housing availability and affordability in our region. Plymouth supported the State legislature's 2021 update to the Growth Management Act to facilitate the development of more affordable housing across our state. We are appreciative to cities like Seattle that are embracing the goals of HB 1220 to develop more deeply affordable housing, including permanent supportive housing.

Last week, Seattle Mayor Bruce Harrell addressed the kickoff of Affordable Housing Week and emphasized the need for input from housing partners like us. Plymouth appreciates the City's commitment to receive our feedback seriously and constructively. In that regard, we write to share our concern that the current draft continues the long-standing practice of disproportionately centering growth in Black, Indigenous, communities of color, and LGBTQIA+ communities. Most of our residents belong to these communities and we are deeply committed to providing housing opportunities that are equitable and reduce further displacement and disparities. We encourage future iterations of the One Seattle Comprehensive Plan Update to support more deeply affordable housing, including permanent supportive housing, and housing equity in more Seattle neighborhoods. We support the following adjustments:

1. **Promote high-rise PSH development within Urban Centers:** Plymouth supports the development of high-rise PSH in Urban Centers near transit. 12-18 story affordable developments in communities like south Seattle can mitigate displacement. High-rise developments present collaborative opportunities between affordable developers. An example is Plymouth's Blake House and Bellwether Housing's The Rise on First Hill. Improved comprehensive planning can support these partnerships.
2. **Expand Urban Centers near transit:** Plymouth supports expanding Urban Areas to include areas withing walking distance (1/4 mile) of light rail. Enabling affordable housing development near transit is extremely important for Plymouth residents. Most earn 30% area median income (AMI) or less and few have personal vehicles.
3. **Increase the density bonus for affordable development in Neighborhood Residential Zones:** Plymouth supports density bonuses in Neighborhood Residential Zones. These bonuses encourage developers and providers to build these affordable units without utilizing scare public funds.

We respectfully request these additions be studied in the Final Environmental Impact Statement and included in your Recommended Plan. Seattle residents have widespread support for developing more equitable and affordable housing, shown by the resounding passage of the Seattle Housing Levy renewal last year.

The City of Seattle continues to face unprecedented challenges with housing and homelessness and this plan can help shape our coordinated response. We are grateful for the consideration and look forward to a continued partnership on building the OneSeattle vision.

Sincerely,
Dennis

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Plymouth Housing