From: Gordon McHenry, Jr.
To: PCD_OneSeattleCompPlan
Subject: United Way Comments - One Seattle Comp Plan Draft
Date: Friday, May 3, 2024 5:36:41 PM

CAUTION: External Email

Dear Mayor Harrell:

Bruce, United Way of King County and I are deeply concerned that the current draft of the Seattle Comprehensive Plan falls too far short of addressing the urgent needs of affordable housing and equity in our community. With over 15 years of experience combatting homelessness and promoting housing stability, we know firsthand how urgent it is that the City create adequate zoning, planning and infrastructure to encourage development of enough housing for all the people who will be living in our wonderful city. A Comp Plan that fails to do that will cause unnecessary suffering at the lower end of the market.

We strongly urge you to take active measures to increase density and affordability in the Comprehensive Plan to prevent increases in homelessness and housing insecurity.

I urge you to direct the Office of Planning and Community Development (OPCD) to prioritize the following key policy changes advocated by the Complete Communities Coalition:

1. **Allow Midrise Housing and Mixed Uses in All Residential Areas within Walking Distance of Frequent Transit**: This approach will promote transit-oriented development and increase housing options in accessible locations. Zoning policies should be adopted to facilitate the development of midrise housing (4-8 stories) and mixed-use developments near transit hubs to enhance affordability and connectivity for residents.

2. **Allow Middle Housing Types Throughout All Residential Areas**: Permit and incentivize the construction of middle housing types such as triplexes, fourplexes, sixplexes, townhouses, and stacked flats throughout all residential areas. This strategy is crucial for diversifying housing choices, accommodating different household sizes and income levels, and fostering inclusive neighborhoods.

3. **Create Significant Floor Area, Height, and Density Bonuses for Affordable and Social Housing Developments**: To address the urgent need for affordable housing, provide robust incentives such as floor area, height, and density bonuses for developers to incorporate affordable units into their projects. These incentives are essential for expanding housing options for low- and moderate-income households and ensuring equitable development.

The final Comprehensive Plan must address both the existing shortfall and projected growth in

housing demand. Failure to implement these critical policy changes will exacerbate our existing homelessness and housing crisis.

United Way respectfully calls on you and the OPCD to prioritize these urgent policy changes to ensure that all Seattle residents have access to safe, affordable housing and opportunities to thrive. I am committed to collaborating with the City, stakeholders, and the Complete Communities Coalition and to continue advocating for these essential policy priorities.

Thank you for considering our input and for your dedication to building a more equitable and affordable Seattle.

Gordon

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