

Mukilteo Housing Action Plan

Stakeholder Advisory Group (SAG) Meeting #1 Summary

October 15, 2020 | 4:00-5:30 pm | Zoom

Objectives

- Review project context, needs, and objectives;
- Review committee role and charge;
- Identify current questions, concerns, and beliefs about housing in Mukilteo; and
- Identify potential organizations and groups for additional outreach.

Agenda

Time	Activity	Lead
4:00	Welcome & Introductions	Lauren Balisky, City of Mukilteo
4:15	Why a Housing Action Plan?	Dawn Couch, BERK Consulting
4:25	SAG role & decision-making process	Marcia Wagoner, BERK Consulting
4:35	Clarifying questions about process and roles	All, led by Marcia
4:40	Discussion 1: What are Mukilteo's assets? What are Mukilteo's housing opportunities and/or challenges?	All, led by Marcia
5:15	Discussion 2: What's missing from the Public Engagement Plan? How can we best engage the community?	All, led by Marcia
5:25	Next steps	Marcia
5:30	Adjourn	

Attendees

Adam Braddock	Greg Krabbe	Melinda Woods
Carolyn "Dode" Carlson	Ricardo Romero-Heredia	Donna Vago
Skip Ferderber	Shana Swift	Boris Zaretsky
Glenn Gardner	Jonathan Waters	



Welcome

The Mayor thanked the group for their participation, emphasizing the importance of housing to the region and our city.

Marcia Wagoner of BERK invited the group to introduce themselves and note their favorite spot in Mukilteo. Several people commented that they love living in the city, and participants called out the water views, beach, parks, and gardens, Harbour Pointe and the YMCA as favorite places in Mukilteo.

Why a Housing Action Plan?

Dawn Couch of BERK provided an overview of Washington State Legislature's effort to address housing affordability, including funding for housing subsidies, more tenant protections, and incentives to create more homes of all shapes and sizes.

- She reviewed key legislation from the 2019 State Legislative Session, including House Bill 1923 which provided the funds for the Department of Commerce's grant program. Mukilteo, along with over 25 other cities, received grants to develop Housing Action Plans.
- These grant funds support collection and analysis of information about community characteristics and existing and projected housing needs. Developing a Housing Action Plan (HAP) now allows the City to begin the community conversation about housing in advance of completing the City's required comprehensive plan update in 2024.
- Recommendations coming from the HAP may include:
 - Updates to the 2015 Comp Plan;
 - Strategies to increase housing options, retain existing housing stock, and minimize displacement of current residents;
 - Changes to streamline permitting processes; and
 - An implementation schedule.
- Dawn noted that the [draft Housing Needs Assessment \(HNA\)](#) that is available on the website will be the primary discussion item at the next SAG meeting (October 29). She noted that the Planning Commission will review it tonight and it will go to the community on November 5.

Stakeholder Advisory Group Overview

Marcia Wagoner talked about the SAG's charge noting there will be four meetings at key milestones in the process. Today's orientation meeting, a discussion of the HNA



on October 29, a discussion of strategies on December 10, and a priorities session on February 11.

Someone asked about how the group was selected and Marcia explained the City was charged with finding a broad group from across the city and across multiple areas of expertise and this group is the result of their recruitment efforts.

Marcia walked through the group's advisory role and how the group will work together. She noted that meetings are broadcast live on Facebook and available to the public for viewing after. The group confirmed that 4pm works for future meetings of up to two hours.

Marcia noted that the consultant team will draft materials that will go to the City for posting on the website. If anyone wants to provide feedback the SAG will have three days to suggest any modifications to Lauren.

Discussion

Marcia facilitated a round robin discussion of two key questions asking all members of the group to share their perspectives. Common themes for each are grouped together.

What are Mukilteo's assets?

- Institutions and amenities including schools, a terrific police department, well managed city, community garden, good restaurants and grocery stores.
- A location with natural beauty, including beaches, and opportunities for recreations that is close to industrial centers and jobs, and transportation access via freeways, an airport, a ferry terminal, and buses to Seattle.
- Quiet neighborhoods that are safe, with low crime rates and clean streets and rising real estate values.
- A community of incredible people who care about the community, are generous towards families in need, and willing mentors from all professions that are helping youth thrive.
- Underlying wealth of opportunities to participate in civic engagement and a mayor that is involved with the community.
- Rosehill Community Center, for corporate events and workshops, with views and great restaurants.

What are opportunities or challenges?

- Slow population growth and lack of racial and ethnic and cultural diversity.
 - Opportunity to dedicate more energy to culture and arts to attract residents.
 - Youth—not represented in the group—is impassioned about diversity.



- Potential resistance of existing community to transitioning to younger, more diverse residents as older generation retires and moves—residents are becoming younger while housing prices remain high.
- Students living in Everett attend school in Mukilteo; we should be proactive to make sure they feel like Mukilteo is a home for them even though they often come from very different socioeconomic backgrounds. How can we share our resources with our neighbor?
- Lack of low-income, affordable, and emergency housing.
 - Building costs are skyrocketing everywhere related to tariffs, wildfires, and demand. Challenges for developers who cannot avoid building housing with a high price tag. Opportunity for the City to mitigate cost and incentivize builders.
 - People being priced out of King County are further saturating the rental market.
 - Median employees aren't able to afford median housing in Mukilteo.
 - Lack of housing stability.
 - High-paying jobs are driving up prices in Seattle and people are moving north. Challenge is for the City to formulate policy and code that allows for quality land development and increased density. Supply is needed to counter demand and bring prices down.
- 2,500 seniors in Mukilteo are getting to the age where they can't care for yards but want to stay in Mukilteo. Would like a place for seniors to age in place.
 - Insufficient housing for older residents, currently just older condominiums.
- Layoffs at Boeing and moving jobs to South Carolina along with other challenges in the aerospace industry are trickling down to specialized businesses in Mukilteo that support that industry. Concerns about how this uncertainty affects development of this Plan.
- Increasing crime rate. When you bring other people into your community you need to address crime.
- What happens when the waterfront is developed? We will turn into a high-traffic spot that will change the character of the city.
 - New residential could lead to increased traffic.
 - "Canyons" are a challenge to buildable land—can they be built on without affecting ecology?
- We are surrounded by many communities, most less affluent than Mukilteo, many unincorporated. We can't view Mukilteo in isolation.
 - Potential reattempt of annexation.



Marcia noted that participants identified more information on buildable lands and areas for potential annexation would be helpful.

Public Engagement Plan

Marcia describe the various opportunities for public engagement and then asked the group three additional questions again calling on everyone individually.

Who's missing? Who won't we hear from with this engagement plan?

- High School students.
- People who would like to become Mukilteo residents.
- Community providers—people who work in the field of affordable housing.
- Low-income people who are too busy or don't have access to internet and other methods of accessing information.
- Leadership from nonprofits who can provide insight into missing groups.
- Renters.
- Medical professionals who can talk about the health and service needs of aging population.
- Police or fire.
- Homage Senior Services.
- SAG does not represent a very ethnically diverse group.

Lauren noted in the chat box that the City extended invitations to some recent graduates in the area but with changes to their school format, they did not feel that they could commit to the SAG. She invited any nominations from SAG Members and promised to follow up.

How can we best engage the community?

To reach the community members recommended leveraging social media; encouraging SAG members to reach out to their networks, including Dode Carlson's senior email list; creating a community survey; and distributing flyers through school meal pick-ups and Meals on Wheels.

In terms of groups to reach out to the following groups were suggested:

- Nonprofits with clients who are low income, seniors, etc.
- Communities of Color Coalition, c3coalition.org.
- Snohomish County NAACP.
- School district.
- Representatives of Mukilteo's minority communities.



Next Steps

Marcia reviewed the next steps for the project. They are:

- October 15 – Planning Commission discussion of the preliminary Housing Needs Assessment
- October 29 – SAG Workshop on preliminary Housing Needs Assessment
- November 5 – Community Meeting #1