

Coral Marcus

I am definitely in support of this plan! However, I would like to see more strict affordable housing requirements incorporated into the consent decree.

The current minimum of 20% of units is only a moderate improvement over the existing baseline set by Mandatory Housing Affordability requirements, and should be increased. Additionally, there should be a minimum unit count included, so that this isn't developed into 50 luxury apartments instead of the 100 suggested in the decree. MHA requirements set by the city last for 75 years, these requirements should as well. Ecology and the state is pouring resources into this project, and we should expect a meaningful return on that investment.

Ideally, VI.10.A would define a maximum duration and kinds of affordability restrictions, and not require the approval of the SEED project coordinator. Much like the cleanup requirements, the state should not expect SEED to agree to anything besides the bare minimum, and build the provisions of the decree acknowledging that expectation.

I am aware that the use of the Affordable Housing Cleanup Grant Program imposes additional restrictions on the purchaser, however the purchaser is under no obligation to leverage the grant.

As an administrative note, several of the section titles in XXVII.1 (Duration of Decree) are incorrect.