

Regional Affordable Housing Task Force Meeting
July 26, 2018
Mercer Island Community Center 10 AM-12 PM

PARTICIPANTS

Task Force

- Claudia Balducci, King County Council (Co-Chair)
- Dow Constantine, King County Executive
- Rod Dembowski, King County Councilmember
- Larry Gossett, King County Councilmember
- Ken Hearing, Mayor, City of North Bend
- Ryan McIrvin, Renton City Councilmember
- John Stokes, Bellevue City Councilmember
- Steve Walker, Director, Seattle Office of Housing (for Mayor Jenny Durkan)

Standing Advisory Panel

- Hamdi Abdulle
- Patricia Akiyama, Master Builders Association
- Mark Gropper, Renton Housing Authority
- Marty Kooistra, Housing Development Consortium
- Villette Nolon, Imagine Housing
- Tony To, HomeSight
- Brett Waller, Washington Multi-Family Housing Association
- Bryce Yadon, Futurewise

MEETING NOTES

Welcome

- Co-Chair Claudia Balducci convened the meeting at 10:08.

Direction on Action Plan

- Task Force members reviewed the [draft Five-Year Action Plan](#), asking questions and providing feedback and direction to staff as they went.
- Overall Goal – The Task Force members agreed that they wanted to use the word “eliminate” rather than “reduce” in the goal language.

Final language: “The region should strive to eliminate cost burden for households earning 80% Area median Income and below, with a priority for serving households at or below 50% Area Median Income.”

- Goal 1 – The Task Force members discussed options for an ongoing governance structure. The Task Force did not decide on an option to recommend, but identified some key concerns and priorities.
 - All options highlight the need for new dedicated staff to implement recommendations such as providing technical assistance to cities and data monitoring and reporting.
 - It was clarified that the funding plan is intended to fund all strategies in the action plan, but that this task force will not develop the funding plan. The standing body established by the Task Force will be responsible for implementation of the Action Plan.
 - The need to coordinate with the One Table process on governance and not create duplicative structures was identified.
 - Option 1, the creation of a single purpose government, was not supported by some members and those who did support it recognized it would take years to create and they wanted to move quickly.
 - Several members expressed a desire for an action-oriented group that empowers the cities to buy in and act collectively and doesn’t provide top-down requirements.
 - Some members expressed support for a hybrid of several options, such as Options 3 and 4, or that the structure could evolve over time.
- Goal 2 – The Task Force discussed different options for how to address the public funding needed secure housing stability for households earning less than 80% AMI, focusing on 50% AMI and below. The core issue was whether the Task Force should identify a dollar amount or number of units to be developed or if it should assign this work to the new governance structure. There was general consensus for the Task Force to try to set a goal.
 - Task Force members requested additional information from staff about the order of magnitude of the funding needed and how the funding need might be met with a mix of local, state and federal dollars.
 - It was suggested by several Task Force members that the goal could be broken down into a five-year and twenty-year components.

- There was a request to make a strategy about implementing the new state policy related to providing public lands at low or no cost for affordable housing wherever possible.
- Goal 3 – The Task Force discussed the draft targets for the Transit Oriented Development goal. Concerns were raised that the targets were not applicable to all station areas and that they might not be realistic. There was a collective agreement on the need for further refinement.
 - A member asked if the County will meet these targets at Northgate, where it exercises a good deal of control over site development.
 - A member raised concerns that many of the residents of the County do not live near frequent transit service. Staff clarified that this goal doesn't preclude work outside frequent transit areas.
- Goal 4 – The discussion of the goal on tenant protections focused on the difference between “uniformity” and “consistency” across jurisdictions. The Task Force supported a change in language to: “to strive to more widely adopt uniform tenant ordinances.”
- Goal 5 – The Task Force members agreed to the importance of the goal about protecting existing communities of color and low income communities from displacement, given the high share of newly homeless coming from and dropping homeownership rates in communities of color.
 - There was a request to be more specific with the term “gentrification.” The Task Force agreed that the goal should refer to avoiding displacement for communities of color and low income households, whether in a gentrifying area or not.
 - There was a discussion of the phrase “authentic engagement” and what that looks like and why it is needed in the Plan.
- Goal 6 – The Task Force members generally supported the goal to promote greater housing growth and diversity.
 - There was a question about the best place to address “jobs-housing balance” if not under this goal.
- Goal 7 – Task Force members were supportive of the goal to better engage local communities and city governments on meeting the urgent need and benefits of affordable housing. They reinforced the importance of this goal because there are many misconceptions about the benefits affordable housing among the public, which can result in strong opposition to new developments

Decision on Draft Action Plan

The Task Force directed staff to further develop the Action Plan based on their guidance in the meeting and with input from stakeholders, with the goal of developing a new draft that will be shared with the community for comment in September.

Close, Next Steps

- Meeting concluded at 11:59