King County Regional Affordable Housing Task Force
October 31, 2017 Meeting Notes
TAF Bethaday Learning Center, 1:00-3:00 PM

PARTICIPANTS

Task Force

David Baker, Mayor of Kenmore (Co-Chair)
Claudia Balducci, King County Councilmember (Co-Chair)
Dow Constantine, King County Executive
Rod Dembowski, King County Councilmember
Larry Gossett, King County Councilmember
Ken Hearing, Mayor of North Bend
Jeanne Kohl-Welles, King County Councilmember
Ryan McIrvin, Renton City Councilmember
John Stokes, Mayor of Bellevue
Steve Walker, Director, Seattle Office of Housing (Representing Seattle Tim Burgess)
Adrienne Quinn (AQ), Director, King County DCHS (ex officio)

Standing Advisory Panel (SAP)

Hamdi Abdulle, Somali Youth and Family Club
Patricia Akiyama, Master Builders Association of King and Snohomish Counties
Maria Barrientos, Barrientos & Ryan LLC
Merf Ehman, Columbia Legal Services
Marc Gropper, Renton Housing Authority
Marty Kooistra, Housing Development Consortium
Andrew Lofton, Seattle Housing Authority
Mónica Mendoza-Castrejón, Community Representative
Villette Nolon, Imagine Housing
Chris Szala, Community House Mental Health/Vashon Household
Tony To, HomeSight
Brett Waler, Washington Multi-Family Housing Association
Bryce Yadon, Futurewise

WELCOMING REMARKS

- Co-Chair Claudia Balducci called the meeting to order, welcomed the group, explained the purposes of Task Force and SAP.
- Task Force and SAP attendees introduced themselves.

SEPTEMBER RECAP

- Facilitator Chris Mefford, Community Attributes Inc., summarized the September Task Force meeting.

WORK PLAN REVIEW AND ADOPTION

- The Work Plan was changed to say that the SAP will meet as a group outside of the Task Force meetings.
- Section on economic drivers was added and the title was changed to "Economic and Other Drivers."
- Removed phrase "workforce housing," but identified need to find another way to discuss this range of income without implying that lower income people do not work.
- There was a request that community meetings be held at times and places accessible to the public, i.e. in the evenings at a place with good transit access or free parking.
- The Task Force agreed the Work Plan is not set in stone and is a working document that can be updated if needed in the future.
- **ACTION: The Task Force approved the Work Plan unanimously.**

DATA PRESENTATION

See the "Understanding the Need" PowerPoint.

ASSUMPTIONS AND DEFINITIONS

- A Task Force member asked if we know the supply of housing for families under with 30% Average Median Income (AMI).
- A Task Force member asked if a $15 or $20 per hour minimum wage is sufficient for people to avoid being cost burdened (paying more than 30% of their income for housing) in the context of King County's housing market.
- Clarification was provided that as you go up the income scale, cost burden becomes a choice and that nearly all of the severely cost burdened households (paying more than half their income for housing) earn less than 80% AMI.
- Comments were made to emphasize that transportation costs need to be factored into housing costs as people are forced to live far from job centers.

COUNTYWIDE AFFORDABLE HOUSING NEED

- Mefford explained the method CAI used to calculate an order of magnitude estimate of how many housing units are needed to ensure that no one under 80% of AMI is cost burdened, meaning paying more than 30% of their income for housing.

- o 156,000 units are needed today
- o 244,000 units are needed by 2040 to accommodate projected growth
- Discussion of the need estimate raised the following issues:
  - o The analysis does not account for displacement when an old unit is torn down and a new unit that is unaffordable is built because it is looking at net growth needed.
  - o There was agreement that it is helpful to have this number to highlight the magnitude of the challenge.
  - o There was agreement that it would be helpful to break the number down and talk about what strategic planning is required of every city to build these homes and what types of homes could and should be built to meet the need.
- There were questions about how much the permitting process in cities contributes to the challenge building affordable units.
- There was discussion of the how the influx of jobs and workers, especially high-wage workers, are driving demand faster than new units can come online.
- Development costs were identified as playing a big role in costs, as were operating costs. The need to provide supportive services to stabilize people at the lowest income was also flagged as a cost driver.
- It was pointed out that development costs and the cost to purchase and rent are not necessarily the same thing.

Economic Drivers of the Need

- Mefford provided an overview of renter vs owner cost burden by region, comparison of households vs affordable and available rental units.
- There was a discussion about the causes of the problem. Growth was identified as a big factor. Task Force members also flagged the need to talk consider land constraints and cost drivers such as taxes, operating expenses, construction costs and the like.

TAKEAWAYS

- The magnitude of the need means that a huge effort is needed to increase the number of subsidized units and also need to think about how to deal with the higher cost levels.
- The size of the problem highlights the urgency of the issue and the need to act before the problem gets worse and not wait for a 100% perfect solution.

CLOSING, NEXT STEPS

- Meeting adjourned at 2:48