

King County Regional Affordable Housing Task Force
February 15, 2018 - Meeting Summary
Seattle City Hall, 10:00 AM-12:00 PM

PARTICIPANTS

Task Force

- David Baker, Mayor, City of Kenmore (Co-Chair)
- Claudia Balducci, King County Councilmember (Co-Chair)
- Rod Dembowski, King County Councilmember
- Larry Gossett, King County Councilmember
- Ken Hearing, Mayor, Mayor, City of North Bend
- Rob Johnson, King County Councilmember
- Jeanne Kohl-Welles, King County Councilmember
- John Stokes, Bellevue City Councilmember
- Steve Walker, Director, Seattle Office of Housing (for Mayor Jenny Durkan)
- Adrienne Quinn, Director, King County Department of Community and Human Services (ex officio)

Standing Advisory Panel

- Patricia Akiyama, Master Builders Association of King and Snohomish Counties
- Maria Barrientos, Barrientos & Ryan LLC
- Merf Ehman, Columbia Legal Services
- Mark Gropper, Renton Housing Authority
- Marty Kooistra, Housing Development Consortium
- MA Leonard, Enterprise Community Partnership
- Stephen Norman, Seattle Housing Authority
- Racquel Russell, Zillow
- Chris Szala, Community House Mental Health/Vashon Household
- Tony To, Homesight
- Bryce Yadon, Futurewise

TASK FORCE ACTIONS

- Racquel Russell and MA Leonard were unanimously appointed to the Standing Advisory Panel

WELCOME

- Mayor David Baker called the meeting to order.
- Councilmember Rob Johnson welcomed the group to Seattle City Hall and highlighted a few of the strategies used by the City of Seattle to promote housing affordability.

Task Force Housekeeping

- **ACTION: Racquel Russell of Zillow and MA Leonard of Enterprise Community Partnerships were unanimously appointed to the Standing Advisory Panel.**

Overview of King County Housing Resources

Mark Ellerbrook, Regional Housing and Community Development Manager, King County Department of Community and Human Services, [provided an overview of the County's resources for affordable housing](#). Federal funding sources come with restrictions and fluctuate on a year-to-year basis. As a result, the County has come to rely more on local and state funding sources. The County receives 2-3 times the number of affordable housing proposals it is able to fund, which creates a need to collaborate with public partners to effectively leverage the limited funding available.

Financing Affordable Housing Development

Brian Lloyd, Vice President, Beacon Development Group, [explained the complexities of how affordable housing projects are financed](#). The process of applying to the array of funders is complex, extremely competitive and often a moving target in terms of which source is prioritizing which groups and how much funding is available.

The single largest funding source is the Low Income Housing Tax Credit (LIHTC) program, which is administered by the IRS. Tax credits are now the primary vehicle for low income rental housing construction and rehabilitation. The recent federal tax cuts did not eliminate the LIHTC program, but have diminished its attractiveness as an investment.

Funding & Coordination Opportunities

Kelly Rider, Special Projects Manager, Department of Community and Human Services, [provided an overview of funding options](#) that exist today and that have been proposed at the state and local level. Ms. Rider opened the conversation for how the various levels of government could collaborate to increase the availability of affordable housing.

SAP & Task Force Perspectives

The following topics were discussed among Task Force and Standing Advisory Panel members:

- How can large employers be encouraged to contribute to the development of affordable housing?
- There is a desire to understand relative cost of new construction vs. rehabilitating or purchasing existing housing.
- Community Land Trusts.
- How a property tax increase could fund affordable housing while also hurting homeowners with fixed incomes and placing upward pressure on rents thereby exacerbating the problem of affordability.
- The need for greater flexibility in how housing funds can be used and to not add new requirements with each new funding source.
- Income inequality and racial injustice as root causes of housing unaffordability.
- Task Force members requested a breakdown of units needed by income level and other factors so they could align recommendations with need.
- There is a desire to better understand the existing “naturally occurring” affordable housing stock and how it can be supported.
- How do we develop a more unified approach across City and County boundaries?
- Public-private partnerships have been very successful in other regions, but private sector developers have not felt that the public sector in Seattle is open to working together.
- There is a desire to better understand how private developers make investment decisions.
- What public lands are available for building affordable housing?
- What zoning barriers exist in different cities?

Next Steps

- The next meeting will take place March 29 from 2-4 at New Holly.
- Mayor Baker adjourned the meeting at 12:07.