

King County Regional Affordable Housing Task Force
November 30 Meeting Summary
Kenmore City Hall, 2:00-4:00 PM

PARTICIPANTS

Task Force

- Claudia Balducci, King County Councilmember (Co-Chair)
- David Baker, Mayor of Kenmore (Co-Chair)
- John Stokes, Mayor of Bellevue
- Ken Hearing, Mayor of North Bend
- Larry Gossett, King County Councilmember
- Rob Johnson, Seattle City Councilmember
- Rod Dembowski, King County Councilmember
- Ryan McIrvin, Renton City Councilmember

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
- Marty Kooistra, Housing Development Consortium
- Andrew Lofton, Seattle Housing Authority
- Monica Mendoza-Castrejon, Community Representative
- Stephen Norman, King County Housing Authority
- Brett Waller, Washington Multi-Family Housing Association
- Bryce Yadon (BY), Futurewise

KEY TAKEAWAYS FOR EXECUTION

- Revised Task Force rules were approved to update the meeting dates and times

WELCOMING REMARKS

Mayor Baker called to the meeting to order at 2:04.

TASK FORCE HOUSEKEEPING

The Task Force reviewed its rules, which had been revised to update the meeting schedule, and approved unanimously them unanimously.

In addition, two new members of the Strategic Advisory Panel were announced, but not appointed as they could not attend the meeting – Racquel Russell of Zillow and MA Leonard of Enterprise Community Partners.

REGIONAL PLANNING FRAMEWORK AND COUNTYWIDE PLANNING POLICIES

Karen Wolf, Senior Policy Analyst, King County Office of Performance, Strategy and Budget, provided an overview of the 2012 King County Countywide Planning Policies (CPPs) and their implications for regional affordable housing planning and policy.

- The 1992 CCP efforts to assign specific targets for each jurisdiction based on population growth were not effective.
- The County's outlook on housing planning shifted, and is reflected in differences between the 1992 and 2012 CPPs
- The 2012 CPPs represent an effort to be more responsive to varying conditions around the county.
- The CPPs now defines the need for affordable housing as a percentage of *total* housing stock, rather than as a percentage of only new housing stock.
- Ms. Wolf identified two challenges for the Task Force: meeting the need for housing below 30% Area Median Income (AMI) and the lack of ability to track how cities are performing against the CPPs at the local or regional level.

LOCAL LAND USE EFFORTS

Arthur Sullivan, Program Manager of King County A Regional Coalition for Housing (ARCH), provided an overview of the range of ways in which East King County communities have approached housing affordability challenges.

- Increase housing diversity with cottage housing, duplexes, microhousing, accessory dwelling units, and special strategies for senior housing.
- Create density incentives (increases supply, allows for all price ranges).
- Repurpose underutilized properties owned by the public sector to provide for affordable housing.

- Combine housing with transit stations and develop housing on partially-developed parcels.

Kevin Snyder, Planning Director with the City of Auburn, discussed Auburn’s focus on affordable housing preservation and maintenance.

- The City’s housing stock is generally affordable, but has challenges with derelict properties.
- Low income homeowners struggle to afford repairs and do not have access to traditional lending sources.
- In response, the City of Auburn has pursued strong code enforcement, engages multifamily developers early on to prevent issues, and offers home repair assistance.
- The city conducted a citywide health impact assessment that showed gaps in housing policies and in the existing Comprehensive Plan.

David Miller, Community Development Director with the City of North Bend, shared perspectives on housing from North Bend, as well as his experience working on housing affordability issues in California.

- He works on combating stigma about affordable housing and increased density by presenting it as an opportunity to house local teachers and young people who want to move back to the community as adults.
- North Bend has seen increasing demand for apartments. The City hopes to build 400 multifamily homes in 2018.
- He stressed the challenge to secure the volume of funding needed to serve the lowest income levels, coupled with the challenge of meeting the Puget Sound’s rapid growth in general.
- He sees an opportunity to bring corporate interests to the table.

Emily Alvarado, Policy Manager with the Seattle Office of Housing, presented some of Seattle’s affordable housing programs, particularly the Housing Affordability and Living Agenda (HALA).

- The HALA committee assembled 65 recommendations in four categories to increase the overall supply of housing, both affordable and market rate.
- The City of Seattle already has several longstanding affordable housing tools that have produced a large supply of affordable housing, such as incentive zoning, multi-family tax exemptions and mandatory housing affordability.
- The challenge is to maximize the effectiveness of these existing tools. This includes finding new ways to share responsibility between the public and private sectors, and develop an explicit state legislative agenda.

Rachel Markle, Planning Director with the City of Shoreline, shared Shoreline’s experience in planning for transit oriented development around its future light rail stations.

- The City had to develop new zoning and design requirements to accommodate transit oriented development around two planned Sound Transit stations in the city.
- City staff had no expertise in this area and relied upon help from the Housing Development Consortium, ARCH and others to learn how to develop new rules in-house.
- The City has implemented new affordability requirements around the light rail stations.
- There is a citizen initiative to relax the rules around owner-occupied accessory dwelling units to spur greater density in the City.

TASK FORCE & DISCUSSION

- Task Force members raised the issue of how hookup fees impact housing development, particularly potential discouragement of Accessory Dwelling Units (ADUs).
- There was discussion of the demand for and economic feasibility of developing cottage housing and other nontraditional housing forms. Individuals shared that, while allowing flexibility for development is always beneficial, these strategies will not be effective in reaching the 30% AMI level.
- There was discussion of the need to develop a common language about housing affordability to build a unified message among jurisdictions with different housing challenges. There is a need for strong political will on a regional scale to secure affordable housing funding.
- One participant discussed the need to reconcile goals for housing quality and housing affordability, which can conflict.
- There was continued reinforcement about both the importance of serving the lowest income households and the financial challenge in serving these households, which will not be reached through land use strategies alone.
- One participant stressed the need to build partnerships, and keep the public involved when making difficult compromises.

CLOSING AND NEXT STEPS

The meeting was adjourned at 4 PM. The next meeting will take place January 30, 2018.