

**Regional Affordable Housing Task Force Meeting**  
**October 24, 2018**  
**Puget Sound Regional Council 12:30-3:00 PM**

**PARTICIPANTS**

**Task Force**

- David Baker, Mayor, City of Kenmore (Co-Chair)
- Claudia Balducci, King County Council (Co-Chair)
- Dow Constantine, King County Executive
- Larry Gossett, King County Councilmember
- Ken Hearing, Mayor, City of North Bend
- Rob Johnson, Seattle City Councilmember
- Jeanne Kohl-Welles, King County Councilmember
- John Stokes, Bellevue City Councilmember
- Steve Walker, Seattle Office of Housing (for Mayor Jenny Durkan)

**ACTIONS**

- A series of amendments and updates to the Draft Action Plan were approved by the Task Force. These changes will be reflected in the final version of the Action Plan when it is approved in December.

**Welcome**

- David Baker called the meeting to order at 12:40, welcomed the group, and provided an overview of work that has been ongoing since the last Task Force meeting.

**Update: Community meetings and engagement**

- Alison Mendiola, King County Council Housing Policy Coordinator, and Kelly Rider, Department of Community and Human Services Special Projects Manger, provided a report on the three community meetings held in September. Ms. Mendiola also provided the Task Force with a summary of community feedback submitted through the internet.

## Review and finalize direction on draft action plan

- Chris Mefford, Community Attributes Inc., walked through the draft Action Plan, highlighting changes proposed by the Sound Cities Association and Councilmember Rod Dembowski that had been submitted in advance of the meeting.
- The Task Force approved the following as an addition to the discussion of the Overall Goal “These recommendations are not intended to place limits on location actions or establish new mandates that override local control and the need to further engage with local communities.”
- **Goal 1: Create and support an ongoing structure for regional collaboration.** Discussion points included:
  - The draft proposes a standing committee of the Growth Management Planning Council (GMPC) as the ongoing structure for regional collaboration.
  - Some Task Force members expressed concern that a GMPC standing committee would not have enough authority and will result in less urgency for implementation, other models would give the effort a higher priority.
  - Other Task Force members acknowledged that, while other discussed models have more power, the GMPC standing committee can implemented most quickly, presents fewest challenges for city buy-in, and does not preclude switching to another model at a later date. This option is also tied to land use authority, which is tied to the Task Force’s goals.
  - There was agreement to recommend the GMPC committee, but to emphasize that the committee will be expected to be action oriented, to meet frequently, actively pursue goals, and evaluate potential changes to its structure regularly.
- **Goal 2: Increase construction and preservation of affordable homes for households earning less than 50% area median income.** Discussion point about setting a target number of new units included three options:

Units over next 5 years		
Option 1	Continue current production rate*	12,500
Option 2	Double current production rate	25,000
Option 3	Assume annual production of 1/20 of total need	44,000

\* On average, the region has produced 2,500 units per year over the last five years.

- Several members expressed strong support for Option 3. Others agreed that the group should be ambitious, but felt that an option somewhere between 2 and 3 would be both ambitious and more attainable.
  - Participants acknowledged that, even if Option 3 is achieved, there would likely be a “ramp up” period of increasing production.
  - Several barriers to achieving Option 3 were presented, including the need for more funding and staff to manage the development pipeline and anticipating challenges in acquiring land for development.
  - The Task Force agreed that housing was not going to be less expensive or easier to build in the future and to include Option 3 in the Action Plan.
- **Goal 3: Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations.** Discussion points included:
    - Land availability is a major challenge for transit-oriented development.
    - Concerns were expressed that cities without frequent transit service would be deprioritized, regardless of their degree of housing affordability challenges.
      - Response: one should not come at the expense of the other, it is not the intention to cut out cities without frequent transit.
- **Goal 4: Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.** Discussion points included:
    - A Task Force member said that where incentives are offered to private property owners, they should require an affordable housing provision.
- **Goal 5: Protect existing communities of color and low-income communities from displacement in gentrifying communities.** No discussion
- **Goal 6: Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.** Discussion points included:
    - There was a suggestion about promoting building Accessory Dwelling Units and small scale buildings through means like Seattle’s location-efficient mortgage program which allows a higher mortgage if a household didn’t need a car payment.
    - A Task Force suggested the recommendations to be more inclusive in reducing fees, should include all possible instead of just mentioning sewer connection fees.

- There was a suggestion that the Task Force request talk with the State that moratoriums on multifamily housing are bad for affordability, same with adopting impact fees that might as well be moratoriums.
  - There was a suggestion to focus on encouraging more multifamily housing instead of specifically mentioning moratoriums.

**Goal 7: Better engage local communities and other partners in address the urgent need for and benefits of affordable housing.** Discussion points included:

- Some Task Force members expressed interest in fleshing out language around engaging non-governmental partners and suggested talking about the funding need in more detail. Task Force members were asked to ask their appointing authorities (Sound Cities Association, the County and Seattle) for guidance on the level of detail to present for the funding need.

### Calendar review & adjourn

- The Task Force members agreed that the Co-Chairs would determine whether the planned November meeting would be needed and that the December 7<sup>th</sup> meeting would be the final one for the Task Force.
- Co-Chair Baker adjourned the meeting.