

Regional Affordable Housing Task Force Meeting

April 19, 2018

Kenmore City Hall 10 AM-12 PM

PARTICIPANTS

Task Force

- David Baker, Mayor, City of Kenmore (Co-Chair)
- Claudia Balducci, King County Councilmember (Co-Chair)
- Rod Dembowski, King County Councilmember
- Ken Hearing, Mayor, City of North Bend
- Larry Gossett, King County Councilmember
- John Stokes, Bellevue City Councilmember
- Rob Johnson, Seattle City Councilmember
- Steve Walker, Director, Seattle Office of Housing (for Mayor Jenny Durkan)

Standing Advisory Panel (SAP)

- Hamdi Abdulle, Somali Youth and Family Club
- Patricia Akiyama, Master Builders Association of King and Snohomish Counties
- Merf Ehman, Columbia Legal Services
- Marty Kooistra, Housing Development Consortium
- M.A. Leonard, Enterprise Community Partners, Inc.
- Monica Mendoza-Castrejon, community representative
- Brett Walker, Washington Multifamily Housing Association
- Dan Watson for Stephen Norman, King County Housing Authority
- Bryce Yadon, Futurewise

TASK FORCE ACTIONS

- The **Statement of Intent** was adopted unanimously.
- **Colleen Echohawk** was unanimously appointed as a member of the Standing Advisory Panel.

Welcome, Task Force Housekeeping

- Mayor David Baker called the meeting to order and reviewed the agenda and meeting objective.

Task Force Housekeeping

- **ACTION:** Colleen Echohawk, Executive Director of the Chief Seattle Club and founder of the Coalition to End Urban Native Homelessness, was formally accepted as a new Standing Advisory Panel member.

Statement of Intent

- **ACTION:** the Task Force adopted the [Statement of Intent](#) unanimously.

Community Discussion

Facilitated small-group discussions took place on seven topics.

Tenant Protections

Discussion at the tenant protections table included:

- **Education:** Tenants and landlords need education on their rights.
- **Screening and access to housing:** Criminal and eviction history are barriers to finding housing. Screening reports can be hard for landlords to interpret and out of town screening companies don't always follow the law.
- **Enforcement:** Code inspections should be enforced to protect safe and fair housing. There are challenges to enforcement depending on the resources of different jurisdictions. Landlords would like statewide consistency.
- **Evictions:** There must be just cause for an eviction and an appropriate amount of time to vacate. Three to 10 days is not sufficient for many people, and the group suggested 30 days was more appropriate. Preventing evictions is another area of interest. The King County Sheriff's Office is the only place that knows about all pending evictions. Could this information be used to intervene to prevent evictions?

Public Funding

Discussion at the public funding table included:

- **Scope – Be Bold:** We must acknowledge the breadth of the problem, and understand how much public funding is required. We must be honest with the magnitude of the need. We need consensus between jurisdictions on funding goals. Look to the transit as an example. Could we have an ST3 of housing?
- **Coordinated and agreed at all levels:** All jurisdictions should agree on approach to funding. This is an education and outreach effort.

- **Must be progressive:** Public funding incentives must be multi-faceted, not just a county-wide levy or a corporate tax. Business should be involved. Consider alternatives like creating a local bank.
- **Income Sources:** Look at a variety of sources, including capital gains or a dedicated source for the Housing Trust Fund.
- **Administration:** Need all sectors working together to meet the goal, not just nonprofit or for-profit. Need a regional approach, perhaps linked to the Countywide Planning Policies.

Community Engagement

Discussion at the community engagement table included:

- **Fear:** Fear of the “Other” - race, class, criminal, loss of homes/community.
- **Accountability:** Need to understand who we are trying to house. We need to be responsive and accountable with our communities being developed.
- **Advocates:** We need advocates/voices vouching for successful programs, and incentives for these voices to be community members themselves.
- **Messaging:** We need to emphasize that housing people is more cost-effective in the long run. Emphasize that regional transit improvements are impetus for increasing density. Acknowledge decisions being made are difficult.

Increasing Housing Supply

Discussion at the housing supply table included:

- **Barriers:** Include constraints on the supply of land, regulatory processes and restrictions, resistance to higher density, development costs such as impact fees, moratoria in cities, the need for more mixed unit sizes, and permitting times increasing finance costs.
- **Solutions:** Set minimum density threshold. Zoning for mix of densities and more vertical development incentives. Work on condo liability reform, make a viable entry point to home ownership. Create incentives for mixed housing types with a focus on 3+ bedrooms.
- **Guidance:** Provide assistance for local jurisdictions, comp plans, permitting, overall goals.

Accountability and Measuring Success

Discussion at the accountability and measuring success table included:

- **Defining accountability:** The group viewed accountability in two senses: jurisdictions holding themselves accountable to one another to reach regional goals and accountability of government to its communities.
- **Accountability within government:**
 - Need to track the quantity of housing available and built over time.
 - Need to review projections annually to ensure they still make sense.
 - Consider funding as an incentive or tool for accountability for jurisdictions.

- Can we use updates to the CPPs, building lands report and comp plans to encourage more affordable housing?
- **Accountability to communities:**
 - Jurisdictions should be cognizant of their community needs, including family size and special needs populations.
 - Need a mechanism by which communities can hold governments accountable.
 - Development can have unintended consequences and jurisdictions should plan with an eye on displacement. They need to understand what is happening on the ground in order to prevent displacement. They can do this through partnerships with community groups.

Affordable Housing Incentives

Discussion at the affordable housing incentives table included:

- Housing incentives currently lack consistency. It is technically challenging to put together effective incentives, particularly for smaller jurisdictions. Can incentives be scalable?
- Incentives that could work regionally: green building incentives; coupling developer incentives and subsidies for under 50% AMI; incentivizing nonprofit development, especially at 80%-120% AMI; increasing requirements for affordable housing; creating more supply at every income level; waiving permit fees and impact fees; creating density bonuses; streamlining permitting; waiving parking requirements for affordable housing; no interest loans for private developers; using surplus government lands; and matching private funds with government funds.
- Look for new tools at the state level and lobby as a county.

Preservation

Discussion at the preservation table included:

- **Displacement:** Development causes displacement, even affordable housing. Two examples:
 - Highline Village apartment in Bellevue. Multi-jurisdiction effort to maintain building.
 - Yesler Terrace, displacement that created affordable housing. Preservation is key. More affordable than buying land and building.
- **Control:** Need government or non-profit control to preserve affordability. Private market will not maintain this. Could use covenants, zoning changes. Redevelopment could occur in 10-15 years.

Closing and Next Steps

- Mayor Baker thanked the group for their participation and concluded the meeting.
- The next Task Force meeting is set for June 1st at Seattle City Hall from 10 AM – 2 PM.