



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

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Christine Olson
Ex-Officio, Dept. of Social & Human
Services

Kim Herman
Ex-Officio, Housing Finance
Commission

Will Graham
Ex-Officio, Community, Trade &
Economic Development

BOARD MEETING SUMMARY

Wednesday August 6, 2008 10am to 3pm
The Red Lion Hotel – SeaTac, WA

ATTENDANCE

Juli Wilkerson, Heyward Watson, Will Graham, Wanda Coats, Lynn Davison, Kevin Grossman, Thomas Moak, Joan Hernandez, Paul Purcell, Tom Tierney, Tony To, Chris Lowell, Joseph Ingram

STAFF

Jenny Greenlee, Cheryl Smith, Jordan Deja

INTRODUCTIONS AND CONFIRMATION OF AGENDA

Heyward Watson

Heyward summarized the agenda.

APPROVAL OF MINUTES

Members approved the previous meeting summary.

CTED UPDATE, LEGISLATIVE ISSUES AND DIRECTORS REPORT

Juli Wilkerson and Will Graham provided a CTED update, discussed legislative issues and gave a director's report.

- Juli summarized the recent hiring freeze and stressed that we need to link the AHAB 5-year plan with CTED's strategic plan.
- Juli discussed the need to indicate what items in the current plan have been completed or what progress has been made and prioritize the most strategic actions for affordable housing.

OLD BUSINESS

- **Workplan and Five-Year plan**
 - Status update on current plan

The work plan and 5-year plan were discussed:

- It was stressed that we need to create measurable goals with clear action steps.
- Juli commented that it is the perfect time to be proactive because legislative letters are currently being distributed
- We need to connect transportation with housing
- Change occurs frequently over the course of 5 years, so we need to be flexible with our plan



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Jenny reviewed the 9 strategies of AHAB:

Strategy 1: Maintain, improve and continue to increase the supply of affordable housing

- No comments

Strategy 2: Increase local government financial support for affordable housing

- No comments

Strategy 3: Make more public investment in infrastructure

- No comments

Strategy 4: Pursue regulatory strategies and incentives that support affordable housing

- A mental health bill passed and could be applied to housing
- Transit oriented improvement could also be added

Strategy 5: Help developers address rising insurance costs

- This issue is still significant, but has lost momentum in the recent past to other issues
- Seattle has an issue with growth because open land is usually “offline”
- Condominium insurance accounts for 50% of profits
 - Seattle has an issue with growth because open land is usually “offline” (Continued)
 - Does the cost study CTED will undertake cover this?
 - We should include this as part of our cost reduction
 - Transportation needs to be aimed at smaller-density areas where less money is available
 - Cost will soon exceed actual value

Strategy 6: Significantly reduce homelessness for families and children (Note* Strategies 6 and 7 can possibly be combined)

- No comments

Strategy 7: Promote supportive housing (Note* Strategies 6 and 7 can possibly be combined)

- CEPHRI is an organization that funds institutions (across the board) and affordable housing for individuals leaving institutions and could be an excellent source for funding. There are indications that this funding source has not been used to its potential. (Hardly tapped).

Strategy 8: Promote quality manufactured housing and fair regulation

- No comments

Strategy 9: Increase investment in Farmworker housing

- No comment

5 Year Plan Update Discussion

Proposed list of topics for new plan

- Cost Reduction
 - O&M costs
- Maintain, improve and continue to increase the supply of affordable housing
 - We need to be more specific about our goals when we update items in the plan.
- Homelessness
- Workforce Housing
 - Regulatory
 - We need to attach an income level (levels range from 80-150%)



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- Statutes rarely allow service to individuals with over 80% of the median income
 - 80% of median income used to work for renting or buying, now these individuals need to move to outlying areas to afford housing
- Workforce housing levels vary from market to market
- Homeownership
 - Infrastructure
- Special Needs Housing
 - Seniors
 - Farmworker

SUBCOMMITTEE REPORTS

PAT-Policy Advisory Team

Paul Purcell explained that funding should go towards administration or low-income homeless housing. The Housing Trust Fund needs adequate staffing funded by the repayment account. The HTF needs adequate funding for portfolio management and a separation of structure between the up front applications and contracting work with the portfolio management.

Farmworker Sub-Committee

No report was given as the Farmworker Sub-Committee has not met since its last report was given at the February AHAB meeting.

SACH

Chris Lowell, SACH Chair, reported on the recent SACH meeting and discussed the SACH letter (attached) to Gov Gregoire. Chris used as an example of the lack of housing including affordable housing in Thurston County which has less than a 3% vacancy rate while Olympia is less than 1%.

- Chris also brought up the point that SACH decisions mesh with AHAB strategies and the Interagency Council on Homelessness.

Other General Reports

ICH

- Will stated that the ICH concept paper did not go forward as a decision package. CTED will work with the ICH and has decided to re-prioritize Homeless Grant Assistance Program (HGAP) funds to work on supportive housing for re-entry and mentally disabled individuals.
 - ICH will coordinate with the Program for Assertive Treatment (PACT) at DSHS and programs at Department of Corrections.

ROUNDTABLE DISCUSSION

- A non-prioritized list of possible topics for the new plan will be sent out via e-mail.

Future items:

1. **2008 AHAB Workplan – 5 year Plan activities**
2. **Proposal to legislature**
3. **Letter to the Governor**

MEETING ADJOURNED 3PM; Next Meeting: December 17, 2008