



State of Washington

**AFFORDABLE HOUSING ADVISORY BOARD**

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

Heyward Watson  
Board Chair

Sam Anderson  
Residential Construction Industry

David Gruenstein  
Residential Construction Industry

Christine Walsh Rogers  
Mortgage Lending Industry

Mortgage Lending Industry

Wanda Coats  
Real Estate Sales Profession

Joseph Diehl  
Apartment Management &  
Operation Industry

Paul Purcell  
For-Profit Housing Development

Kevin Grossman  
For-Profit Rental Housing

Tony To  
Non-Profit Housing Development

Chris Lowell  
Homeless Shelter Operations

Lynn Davison  
Special Needs Populations

Joe Ingram  
Low Income Housing

Pedro Perez  
At-Large/General Public

Tom Tierney  
Public Housing Authorities

Hon. Cindy Carter  
Counties, Eastern WA

Hon. David Gossett  
Counties, Western WA

Hon. Thomas Moak  
Cities, Eastern WA

Hon. Joan Hernandez  
Cities, Western WA

Toni Johnson on behalf of  
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**

**Friday January 30, 2009 10am to 3pm**  
**The Red Lion Hotel – SeaTac, WA**

**ATTENDANCE**

Heyward Watson, Will Graham, Wanda Coats, Lynn Davison, Kevin Grossman, Paul Purcell, Tom Tierney, Tony To, Chris Lowell, Joseph Ingram, Christine Walsh-Rogers, Joseph Diehl, Connie Devaney, Toni Johnson, Dave Gossett, Joan Hernandez

**STAFF**

Heather Matthews, 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**

Will Graham and Heather Matthews provided a brief CTED and legislative update.

- Funding for multiple CTED Housing programs should greatly increase. Possible program increases include:
  - HOME: Increase from 10 to 20 million
  - Emergency Shelter Grants (ESG): Increase from \$3 to \$13 million.
  - Low Income Housing Energy Assistance Program (LIHEAP): \$6 to \$13 million
- A “tiered approach” will be used to disperse the additional funds faster than would otherwise be possible
  - The tiered approach will allow for less labor intensive services such as CFL bulb replacement to be performed first followed by services requiring more time.
- HB 1497 was recently introduced and proposed the elimination of many boards and commissions across the state.
  - The Governor released her consolidation/elimination list yesterday (2/10) and AHAB is not listed for elimination.
- The proposal of a transition from CTED to the Department of Commerce was briefly discussed.



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### OLD BUSINESS

- Five-Year Plan and Goal Discussion
  - Identify our main goals

The 5-year plan was discussed:

- Supportive and special needs housing should be combined into one category
- We need to define the context behind “Homeownership”
  - Financially responsible homeownership
- Has a down-payment program study been performed?
- A new template will be developed to encompass each of the agreed upon 5-year plan goals.
  - Components of the template will include:
    - Goal
    - Background/problem statement
    - Solutions/Recommendations/Strategies (measureable)
- Each AHAB member agreed to work on one or more of the confirmed five-year plan goals related to their background:
  - Significantly reduce homelessness for individuals and families
    - Chris Lowell
  - Supportive and special needs housing
    - Lynn Davison
  - Homeownership
    - Tony To, Wanda Coats
  - Workforce housing
    - Wanda Coats, Cindy Carter, Kevin Grossman
  - Land use/infrastructure
    - Wanda Coats, Kevin Grossman , Tony To
  - Increase supply and decrease cost of affordable housing
    - Paul Purcell, Tom Moak
  - Preserve existing affordable housing
    - Heyward Watson, Christine Walsh-Rogers
- A proposal to finalize our 5-Year Plan goals was set forth and passed.

### LUNCH

- Five-Year Plan and Goal Discussion (Continued)
  - Homeless goal discussion
    - Tedd Kelleher (CTED) presented an overview of the 10-Year Homeless Plan.
      - Presentations on the remaining goals were requested
        - Janet Abbett-Farmworker Housing
        - Brian Thame-Farmworker Trust
    - Chris Lowell suggested our homeless goal should be reviewed and commented on by the State Advisory Council for Homelessness (SACH)



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- Members agreed with the proposal and will receive an update following the next SACH meeting.

### **SUBCOMMITTEE REPORTS**

#### **PAT-Policy Advisory Team**

Paul Purcell explained that PAT is involved in a rapidly-changing application process in order to disperse funds in a fast manner (per the Governor's instructions) for shovel-ready projects.

- 161 projects totaling \$339 million were submitted
- PAT subcommittee is working with the Housing Trust Fund to develop an integrated application for the first time.
- Funding cycles should be aligned with application cycles and construction schedules
- A fully integrated application process should be available by 2010
- "Shovel Ready" projects will have priority

#### **Farmworker Sub-Committee**

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

#### **SACH**

Chris Lowell, SACH Chair, key legislators were invited to the last SACH meeting and Senator Regala's office sent an aid but overall attendance was low.

- Momentum has been put in place to keep in touch with legislators.
- Agendas will be carried forward as far as possible while maintaining consistency.

#### **Other General Reports**

- Will Graham-A required inventory report detailing statewide affordable housing is being developed for "all things housing". An interim report will be available in the next couple weeks.
- A cost study due in September 09' is being developed which will detail Housing Trust Fund projects.
- A report detailing short-term and long-term recommendation for the acquisition of mobile/manufactured housing land was recently finalized.

### **ROUNDTABLE DISCUSSION**

- We need to brainstorm ways to cut meeting costs
  - Hold meetings at:
    - Housing Finance Commission
    - Washington Realtors Association
  - Provide brown-bag lunches opposed to catering
- The 5% administration cap was discussed
  - Funds are available, but the cap does not allow use of the funding
- The tax credit issue should be addressed
  - Paul will provide Heyward with language for a letter to be submitted at a later date.



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***Future items:***

- 1. 2009 AHAB Workplan – 5 year Plan activities***
- 2. Proposal to legislature***
- 3. Goal discussions***

***MEETING ADJOURNED 3PM; Next Meeting: February, 25 2009***