



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

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

Heyward Watson
Board Chair

Sam Anderson
Residential Construction Industry
Residential Construction Industry

Christine Walsh Rogers
Mortgage Lending Industry
Mortgage Lending Industry

Wanda Coats
Real Estate Sales Profession

Connie Devaney
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For-Profit Housing Development

Kevin Grossman
For-Profit Rental Housing

Tony To
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Homeless Shelter Operations

Lynn Davison
Special Needs Populations

Joe Ingram
Low Income Housing

Pedro Perez
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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

Wednesday, February 25, 2009 10am to 3pm
The Radisson Hotel – SeaTac, WA

ATTENDANCE

Heyward Watson, Will Graham, Kim Herman, Wanda Coats, Tom Moak, Lynn Davison, Kevin Grossman, Paul Purcell, Tom Tierney, Tony To, Chris Lowell, Dave Gossett, Joan Hernandez

STAFF

Heather Matthews, Jordan Deja, Cheryl Smith

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.
- Interviews for the new CTED Director are currently taking place (Note* Rogers Weed was announced as CTED's new director shortly after the meeting).
- A bill is in session which proposes to change CTED's name to The Department of Commerce (HB 2242).
 - A brief discussion regarding the structure of the proposed Department of Commerce followed:
 - There is concern that the proposed department would not focus enough on housing.
 - AHAB will create a letter detailing the importance of housing to be included in the new department.
 - The letter will be sent to the CTED Director and Governor with a cc to Kari Burrell.
 - Paul, Kim and Heyward will review the letters and send to group for final approval.
 - It was proposed that AHAB takes a strong position in keeping Housing within the proposed Department of Commerce.
 - The motion was moved



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- Will Graham provided a summary of the incoming recovery money going to CTED's Housing Division:
 - CTED's Weatherization program will receive a projected \$62-70 million
 - Project staff will be hired to accommodate the additional funding
 - 400-600 jobs are projected to be created statewide as a result of the additional funding
 - Note* This figure was generated using the OFM model
 - Homes weatherized per year are expected to increase from 2,700 to 12,000-15,000.
 - Emergency Shelter Grant funding is expected to be around \$6-13 million.
 - Tax credit funding will be around \$43 million for the state
- Heather Matthews provided a brief legislative update

OLD BUSINESS

Five-Year Plan: Homelessness Goal Discussion

- Recommendations for this goal were formed using the state 10-Year Homeless plan and State Advisory Council on Homelessness (SACH) input.
- The level of detail used in the 10-Year Plan is based on two years while AHAB's plan is based on five years.
 - The level of detail for homelessness will be reevaluated at a higher level and discussed at the next AHAB meeting
 - The 10-Year Homeless Plan action items should be referenced and longer term recommendations will be provided by AHAB
- The homelessness goal group will reconvene and the Homelessness Goal discussion will take place at a future meeting.
- Homelessness is defined as a failure of a system
 - As a result, the homelessness goal will include ex-offenders and foster children.

LUNCH

Five-Year Plan: Supportive and Special Needs Housing Goal Discussion

- Supportive and special needs housing consists of following groups:
 - Mental health,
 - Developmental disabilities,
 - HIV,
 - Chemical dependency, and
 - Physical disabilities.
- The supportive and special needs housing definition contains 3 elements:
 - Capital Dollars,
 - Long-term support, and
 - Rent subsidy/Operating Support.
- Federal government partnerships are extremely important and will be added as a strategy.



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- Farmworker housing will be moved to the workforce housing category.
- Senior services are much larger than other elements of supportive and special needs housing.
 - Therefore, senior housing will now be its own goal.
 - Board members contributing to this goal are:
 - Kim Herman, Joan Hernandez, Lynn Davison and Connie Devaney.
 - Kim Herman has a senior housing statewide overview that will serve as an excellent resource

Five-Year Plan: Homeownership Discussion

- Goals:
 - Create 12,000 first time homebuyers over the next 4 years
 - Reduce foreclosures and sell all foreclosed homes by 2015
 - Double the production of land-trust
- The realtors association recently created a report which could be a useful resource for this goal
- Kim will re-draft the homeownership language and we will re-evaluate this goal at the next 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.

Farmworker Sub-Committee

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

- It was proposed that 75% of farm worker housing should be permanent with the other 25% migrant on-farm.
- A presentation from the trust was proposed.
 - Brien Thane will be contacted and asked to present at the next AHAB meeting.

SACH

Chris Lowell, SACH Chair, all SACH updates were covered during the homelessness discussion earlier in the day.

Other General Reports

- An additional section will be added to the goal template which states AHAB's top three to five measurable, high level recommendations for each goal
- Goal Timeline:
 - Draft goal language should be sent to Jordan by April 15,
 - Jordan will send draft language back to the group by April 20,
 - AHAB members will send their edits back to Jordan by May 8,
 - A draft document incorporating the edits will be ready for the May 27 meeting.



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- Heyward Watson described a situation which assessors do not need to provide the same level of proof as an average citizen. A proposal is in place which evens the burden of proof required from the assessor and citizen.
 - AHAB is an advisory group and remains neutral on all bills. Therefore, AHAB cannot take a position on this proposal.
 - AHAB will visit this issue again after the 5-year plan is released

ROUNDTABLE DISCUSSION

- Dave Gossett described a program in Snohomish County. In this program, if a non-profit's reserve goes below a certain point, the county agrees to replenish the reserve. This results in a greater investment and lower interest rates for non-profits.
 - This process already occurs in King County and will be considered for future evaluation in additional locations
- The new CTED Director, Rogers Weed, will be invited to future AHAB meetings

Future items:

1. Goal discussions

MEETING ADJOURNED 3PM; Next Meeting: May, 27 2009