Minutes of the

REGULAR MEETING OF THE COMMITTEE OF THE WHOLE
Wednesday, October 1, 2014

Committee Members Present:
Haigh, Reynoso, McCarthy, Schreiber, Van Eyll, Elkins, Melander, Chávez, Rodriguez, Rummel, Kramer, Cunningham, Duininck

CALL TO ORDER
A quorum being present, Chair Haigh called the regular meeting of the Council's Committee of the Whole to order at 4:00PM on Wednesday, October 1, 2014.

APPROVAL OF AGENDA AND MINUTES
Chair Haigh stated she would like to add an item to the agenda. She invited people who were unable to testify on the draft Housing Policy Plan at the Community Development meeting to testify at this meeting.

It was moved by Rummel, seconded by Kramer to approve the agenda as amended. Motion carried.

It was moved by Reynoso, seconded by Van Eyll to approve the minutes of the September 3, 2014 regular meeting of the Committee of the Whole. Motion carried.

Three individuals from the organization One Family One Community provided public testimony regarding the draft Housing Policy Plan.

Chair Haigh adjourned the public hearing portion of the meeting at 4:17PM.

BUSINESS
Continued Discussion on the Draft Housing Policy Plan

Libby Starling explained that today's meeting would be a continuation of previous discussions on this topic. Today's goal was to discuss the remaining the policy issues relating to the allocation of affordable housing need. The Allocation of Affordable Housing Need is what influences the comp plans and influences how much land local units of government are guiding to meet their share of the region's need for low- and moderate-income housing. Using census data, staff has determined that there are 421,540 households in the region earning below 80% of the area median income (AMI). About 265,830 of those households are spending more than 30% of their income on housing costs. For a family of four, 80% of AMI is $63,900, 50% of AMI is $41,450, and 30% of AMI is $24,850.

Starling distributed a handout listing all the communities in the region along with the corresponding number of households earning less than 30% of AMI, 30%-50% of AMI, 50%-80% of AMI, the number of existing housing units meeting various income criteria (<30% AMI, 30%-50% AMI, 50%-80% AMI), and the number of cost-burdened households earning less than 80% of AMI. The table shows existing households and existing housing units. There is a mismatch between the households and the housing units.

The preliminary forecasts for 2021-2030 show a growth of 49,500 new households in the region earning less than 80% of AMI (excluding senior households who already own their homes). The vacancy rate forecast for that time is 51,900 housing units. This does not account for price filtering. The key piece is how the 51,900 will be allocated across the region. Starling explained that limiting need in one place

does not reduce the overall regional need. Council members discussed distributing the need across the region using various methods, and what qualifies as a fair share. A fair share could mean an equal share of new housing units should be affordable or the equal share of all housing units should be affordable.

Another option is whether to add concentration of poverty as an adjustment factor to the Allocation of Need. Council members affirmed at their September 24 meeting that they want to weight the existing affordable housing stock more strongly when calculating Allocation of Need.

Council members discussed the various options at length and determined they needed more information about the impacts the various approaches would have on communities. Members stated that if affordable housing is in an area that is not well served by transit, then another problem (isolation) has been created. Council members agreed that they need to be able to explain the affordable housing plan when it is completed.

The Council will continue this discussion at their October 15 Committee of the Whole meeting.

ADJOURNMENT
Business completed, the meeting adjourned at 5:55PM.

Emily Getty
Recording Secretary