

**CITY OF SHORELINE**  
**SHORELINE CITY COUNCIL**  
**SUMMARY MINUTES OF SPECIAL MEETING**

Monday, May 8, 2017  
5:45 p.m.

Conference Room 104 - Shoreline City Hall  
17500 Midvale Avenue North

**PRESENT:** Mayor Roberts, Councilmembers McGlashan, Scully, McConnell, and Salomon

**ABSENT:** Deputy Mayor Winstead and Councilmember Hall

**STAFF:** Debbie Tarry, City Manager; Rob Beem, Community Services Manager; Rachael Markle, Planning & Community Development Director; and Bonita Roznos, Deputy City Clerk

**GUESTS:** Stephen Norman, Executive Director of King County Housing Authority

At 5:54 p.m., the meeting was called to order by Mayor Roberts.

Debbie Tarry, City Manager, recalled the Council's discussion regarding rental protection at the City Council Strategic Planning Workshop held March 3 -4, 2017. She said the Council decided not to add it to the City's Workplan, but expressed interest in hearing from the King County Housing Authority about any affordable housing issues negatively impacting their clients in Shoreline.

Stephen Norman, Executive Director, King County Housing Authority (KCHA), provided background information on the agency and shared it is an independent municipal corporation that receives funding from the federal government. He shared rental assistance is provided to more than 19,000 households in King County, and 350 households in Shoreline consisting of 30% elderly, 30% disabled, and 40% families with children. He shared KCHA operates ten properties in Shoreline. He described the Section 8 Voucher and application process, and shared 89% percent of all households live on 30% area median income or less. He said vacancy rates are decreasing and multi-family management companies are opting out of Section 8. He talked about their housing inspection process and said a single case manager is now assigned to handle larger complexes.

Councilmember Salomon inquired about the screening process for applicants with a criminal record. Mr. Norman responded that he has not heard about difficulties around screening.

Councilmember Scully asked if there are problems with their clients using Section 8 Vouchers in Shoreline. Mr. Norman responded that he has not heard of people with vouchers being turned away in Shoreline.

A discussion ensued about housing discrimination for people using Section 8 Vouchers. Mr. Norman shared that he is not seeing strong opposition to passing legislation prohibiting discrimination, and said more opposition is at the State level.

Councilmember Scully asked what can be done in Shoreline to attract affordable housing development. Mr. Norman encouraged transit oriented development, mixed use housing, preserving multifamily units, and property assemblage to encourage affordable housing development. He offered that KCHA can hold land cheaply and provide housing bonds and tax credits for development.

Mayor Roberts inquired about Sound Transit's Public Parking Facilities and the opportunity to develop housing in those areas. He shared the City's Light Rail Station Subarea planning and instituting affordable housing unit requirements.

Councilmember McConnell spoke about the regional housing crises and the pace that rents are rising. She asked if KCHA clients are finding it difficult to secure housing. Mr. Norman confirmed that there is a housing crisis and pointed to the number of homeless kids in Shoreline as reported by the Shoreline School District.

Councilmember Salomon commented that a lot of people become homeless for economic reasons and also talked about housing challenges that people who suffer from mental illness face.

Mayor Roberts asked about KCHA's view of microhousing units. Mr. Norman replied that they serve a lifestyle if they are well built and managed, but said they are not geared toward families.

Ms. Tarry asked what KCHA's bigger needs are. Mr. Norman replied new single family housing and higher density homes.

At 6:49 p.m. the meeting was adjourned.

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Bonita Roznos, Deputy City Clerk