

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF WORKSHOP DINNER MEETING

Monday, July 22, 2019
5:45 p.m.

Conference Room 303 - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Hall, Deputy Mayor McConnell, Councilmembers Chang, McGlashan, Robertson, and Scully

ABSENT: Councilmember Roberts

STAFF: Debbie Tarry, City Manager; John Norris, Assistant City Manager; and Allison Taylor, Deputy City Clerk

GUESTS: Stephen Norman, King County Housing Authority Executive Director
Dan Watson, King County Housing Authority Deputy Director for Development

At 5:51 p.m., the meeting was called to order by Mayor Hall. He welcomed Stephen Norman and Dan Watson from the King County Housing Authority (KCHA).

Mr. Norman outlined the housing affordability needs in Shoreline and explained the challenges seen by low-income renters, describing the gap between need and supply as enormous. He recapped KCHA's impact in Shoreline and summarized the housing support options of federally subsidized homes, workforce homes, and housing choice vouchers. He detailed the affordable housing inventory and explained that the needs of seniors have increased, and he distributed a handout describing how the 'age wave' in King County continues to max out affordable housing. He explained that the vast majority of Shoreline's federally subsidized households are either senior or disabled residents. He shared data on student homelessness and described it as a big issue for the long term future of the region. He listed ways KCHA provides support while recognizing the need for growing the housing voucher supply to remedy this problem.

Mr. Norman noted that the upzoning of neighborhoods has reduced the availability of affordable housing, with upscaling being a problem in many suburban areas. It was recognized that there is not incentive to developers to provide low income housing, since it is not profitable. He said that the private market is not producing housing for families earning 0-80 percent of the Area Median Income and added that without creating new affordable housing the gap will never be closed.

Mr. Norman gave information on the locations and types of subsidized housing in Shoreline and described the ways KCHA targets acquisitions, as well as the methods used to establish rents and preserve affordability. He shared data on the Shoreline locations at which KCHA supports non-profit housing initiatives and opened the conversation to partnership opportunities.

There was general conversation around the efforts of KCHA and the ways in which Shoreline could support the growth of affordable housing. The advantages of rezoning the Light Rail Station areas to higher density were mentioned.

It was stated that the A Regional Coalition for Housing (ARCH) model of partnership is effective and that KCHA is the biggest contributor to the program. KCHA proposed the idea of piloting an incentive driven rental housing assistance program in Shoreline. Mayor Hall said that there is a major zoning review coming up and that would be the appropriate time to revisit the incentives Shoreline offers developers.

The possibilities of uses for the land likely to be surplus from the Fircrest Campus were discussed. Debbie Tarry, City Manager, established that the City has maintained an ongoing partnership with KCHA regarding the potential uses of the land. Mayor Hall communicated the importance of serving the community well with any development and shared the ideas of possible uses, with affordable housing and creating open spaces being priorities. Mr. Watson offered KCHA's technical support in the design conversations and master planning and emphasized that looking at the site in its entirety while planning will ensure the best use of funds.

Mayor Hall thanked the guests for their time and efforts.

At 6:51 p.m. the meeting adjourned.

Allison Taylor, Deputy City Clerk