

AMENDED AGENDA

**DES MOINES CITY COUNCIL
STUDY SESSION
City Council Chambers
21630 11th Avenue S, Des Moines, Washington**

March 7, 2019 – 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE PUBLIC

Note: Comments from the public must be limited to the items of business on the Study Session Agenda per Council Rule 10. Please sign in prior to the meeting and limit your comments to three (3) minutes.

DISCUSSION ITEMS

- ITEM 1: Emerging Issues
- ITEM 2: South King Housing and Homelessness Partnership
Auburn Mayor Backus
- ITEM 3: City Manager Monthly Report

EXECUTIVE SESSION

Potential Litigation under RCW 42.30.110(1)(i) – 10 minutes

NEXT MEETING DATE

March 14, 2019 City Council Regular Meeting

ADJOURNMENT

Housing Affordability in King County: Growing Need & Opportunity

Wednesday, March 7th 2019

City Council Meeting

Our Vision

All people live with dignity in safe, healthy, and affordable homes
within communities of opportunity



HOUSING
DEVELOPMENT
consortium

Celebrating
30 YEARS

Housing Development Consortium of Seattle-King County

- Non-profit membership association
- 175 cross-sector member organizations working in every part of the county



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Agenda for tonight

- Define affordable housing, and why it is important
- Understanding local housing need
- Discuss the highlights of the SKHHP Interlocal Agreement
- Tools SKHHP cities could explore

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RAH Task Force action plan states that **244,000** affordable homes are needed by **2040** to meet the affordable housing need.

The RAH Task Force recommends **44,000** units of affordable housing be produced within the next 5 years; including building, preserving and subsidizing units.

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What do we mean when we call housing “affordable?”

For a household: Housing costs (rent and utilities) do not exceed 30% of their income

For a community: Housing is affordable to households with incomes not greater than 80% AMI (area median income)

Current AMI in King County for a family of 4 is \$103,000.

80% AMI: \$85,600

50% AMI: \$53,500

30% AMI: \$32,100

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Many types of households struggle with housing costs



3 person HH at 30% AMI

Cashier earning \$25,410*, \$12.20/hr

Home health aide earning \$25,864, \$12.40/hr



2 person household under 80% AMI

Full-time **taxi driver** earning \$26,340 *plus* **childcare worker** earning \$26,038

Full-time **welder** earning \$48,548

Retired couple earning \$42,200 in pensions



2 person HH at 50% AMI

Teacher earning \$37,447

Restaurant cook earning \$30,281



4 person household under 80% AMI

Biologist earning \$76,900

Accountant earning \$69,940

Full-time **office clerk** earning \$37,566 *plus* full-time **security guard** earning \$32,427

*All salaries represent the median annual salary for the occupation in King and Snohomish Counties as reported by WA ESD 2017

Courtesy Community Attributes, King County Housing Affordability Task Force

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100,800 Households in South King County (38%) are Cost-Burdened



AMI	Cost-Burdened Households	Severely Cost-Burdened Households	All Cost-Burdened Households
0-30% AMI	11,200	28,000	39,200
>30-50% AMI	17,500	9,900	27,400
>50-80% AMI	16,700	3,600	20,300
>80-125% AMI	10,300	1,000	11,300
+125% AMI	2,400	200	2,600
All Incomes	58,100	42,700	100,800

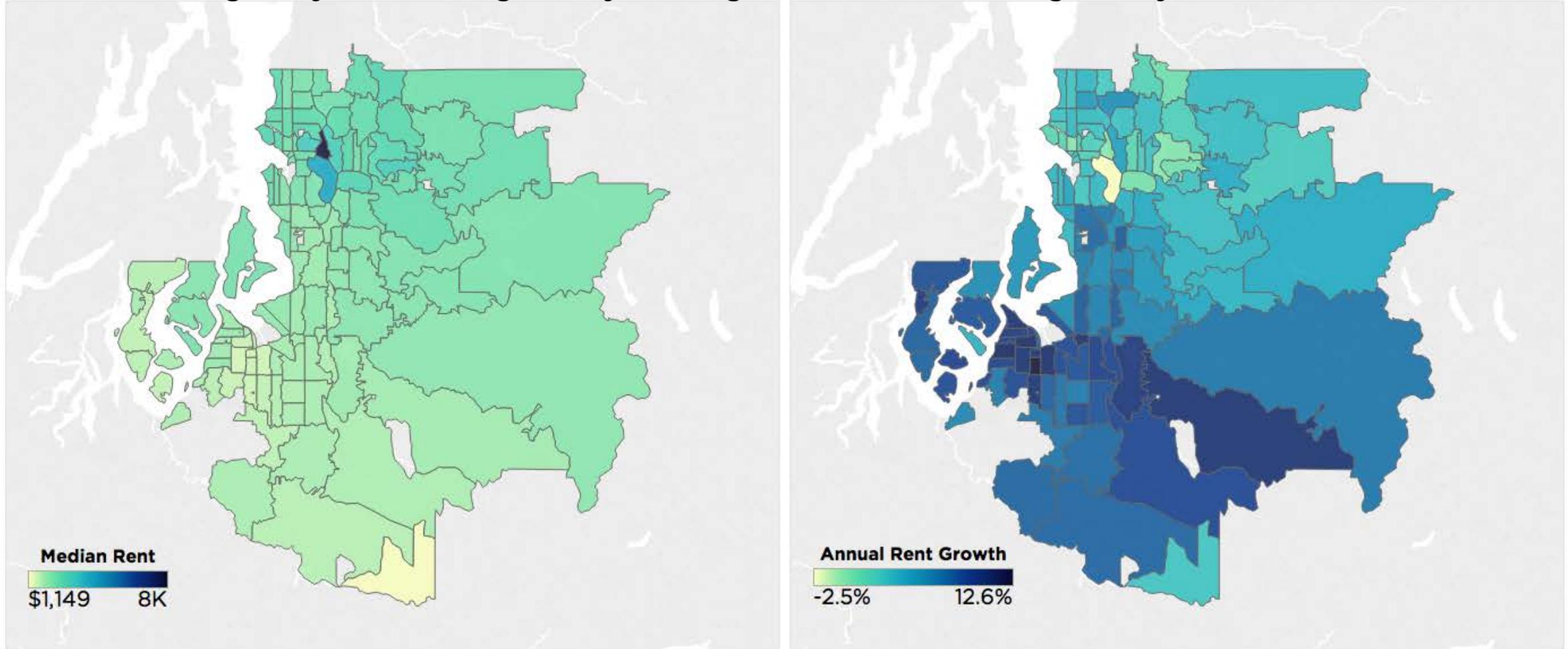
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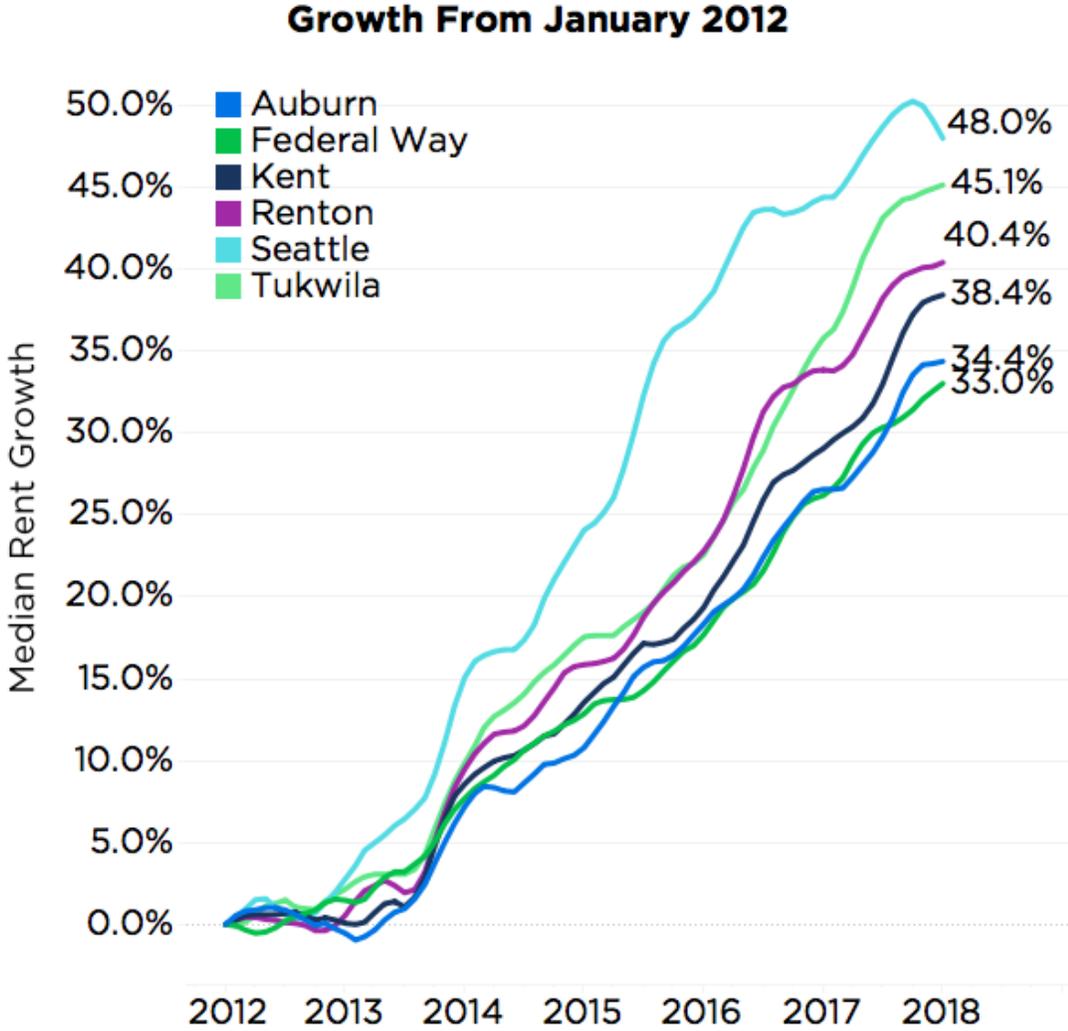
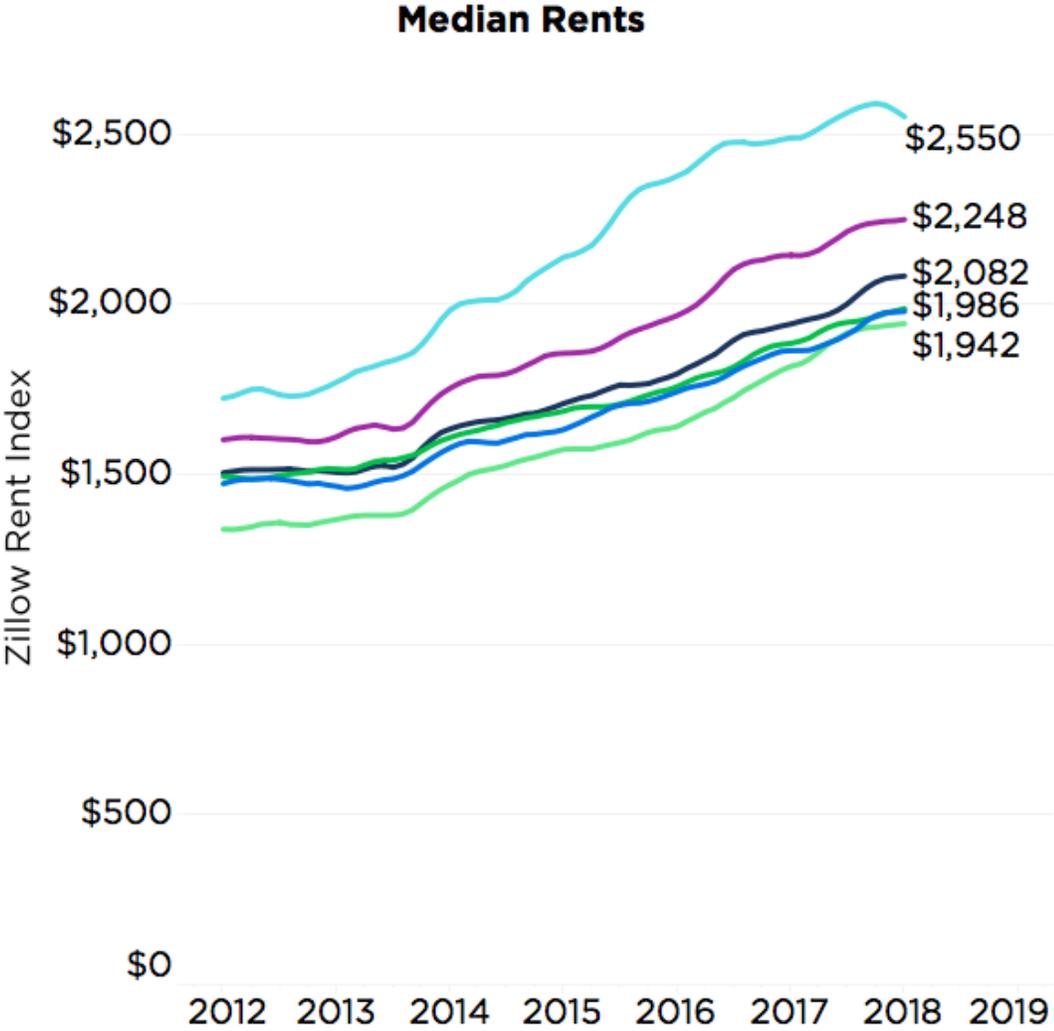
Median Rents: YoY Growth by ZIP code

Rent is increasing everywhere in King County, with big increases in South King County

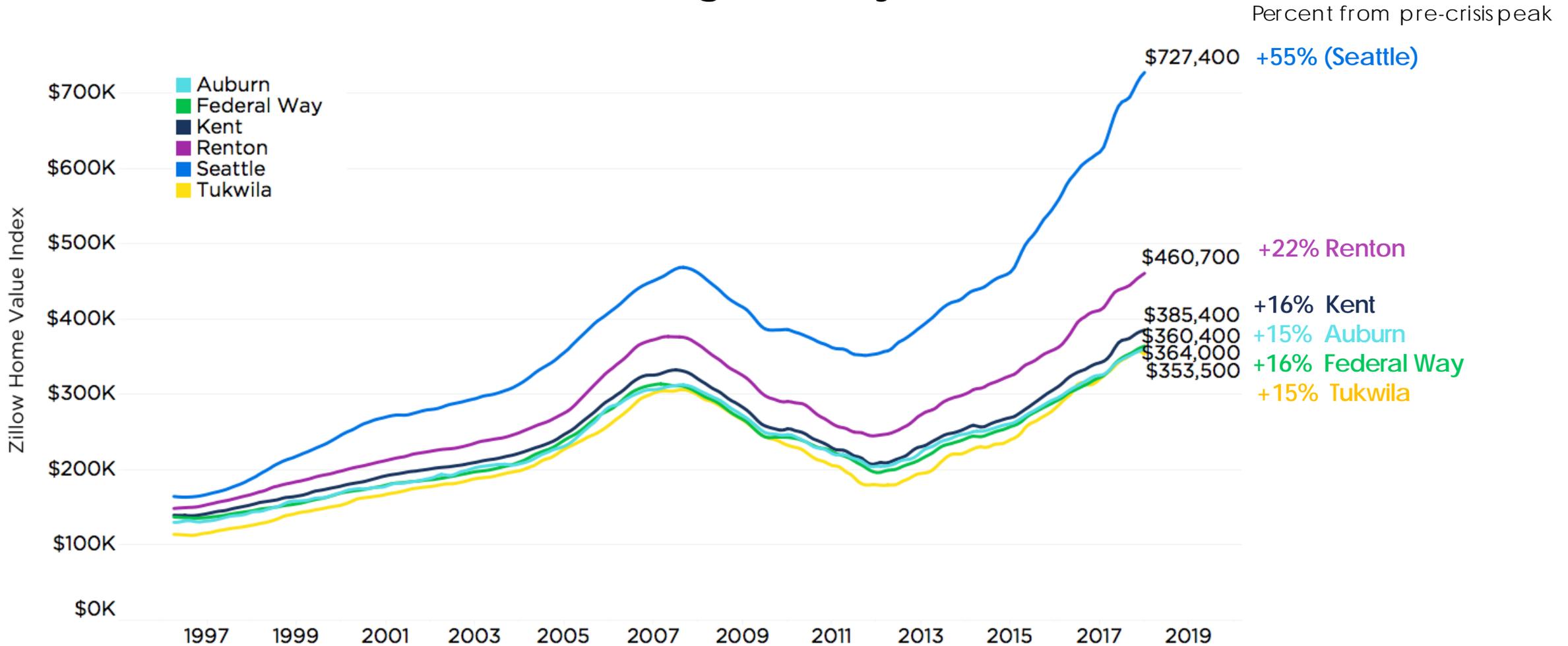


Courtesy of Zillow

Median Rents: South King County Cities

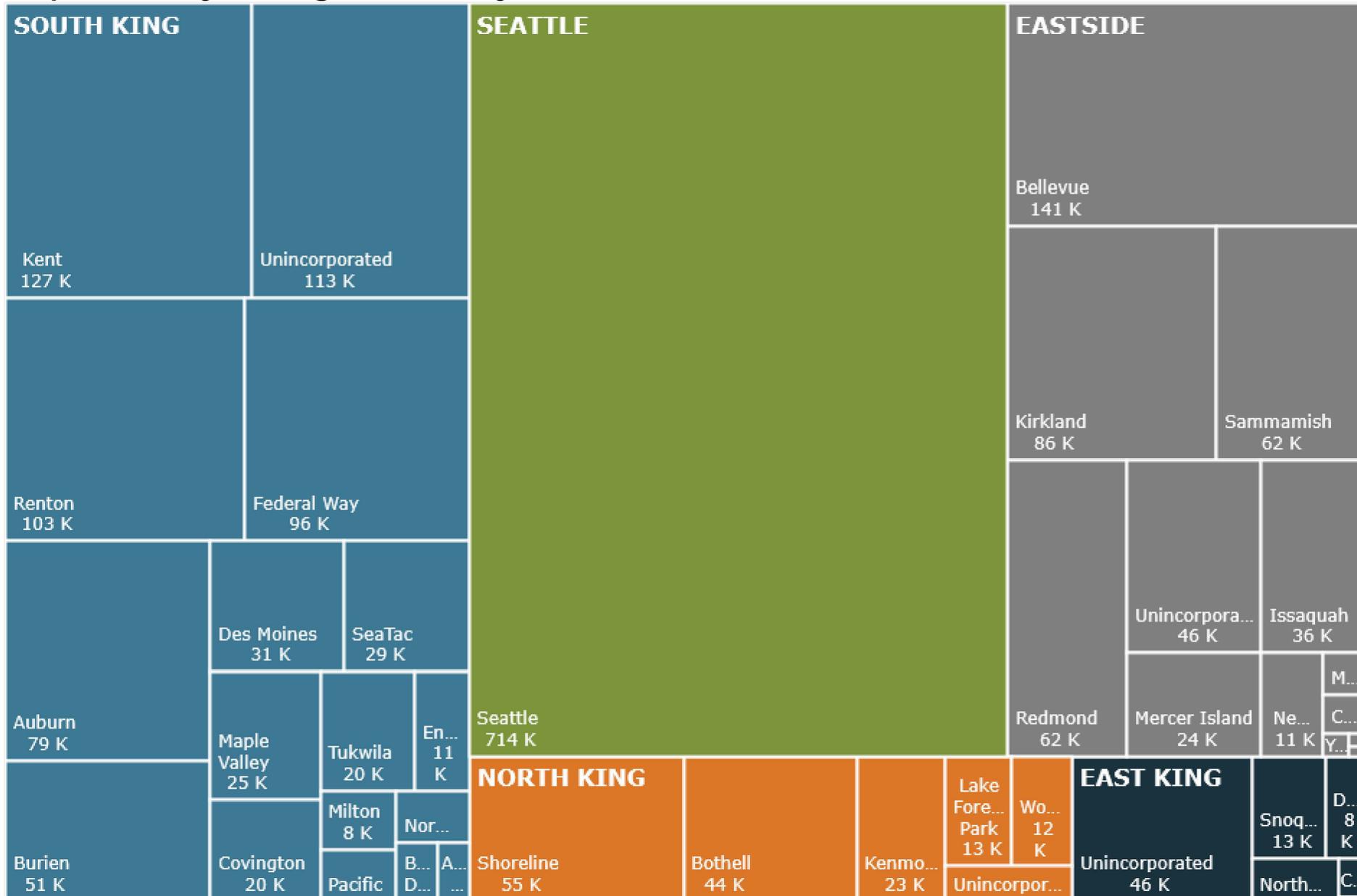


Median Home Values: South King County Cities



Courtesy of Zillow

Population by Subregion and City, 2017



Source: Washington State OFM, 2017; Unincorporated Population Estimates from WA OFM 2016; Community Attributes, 2017

Employer benefits

Availability of affordable housing near jobs can impact employers' ability to recruit and retain top talent.

Homes in Seattle with peak commute times under 20 mins cost

40%

More per square foot

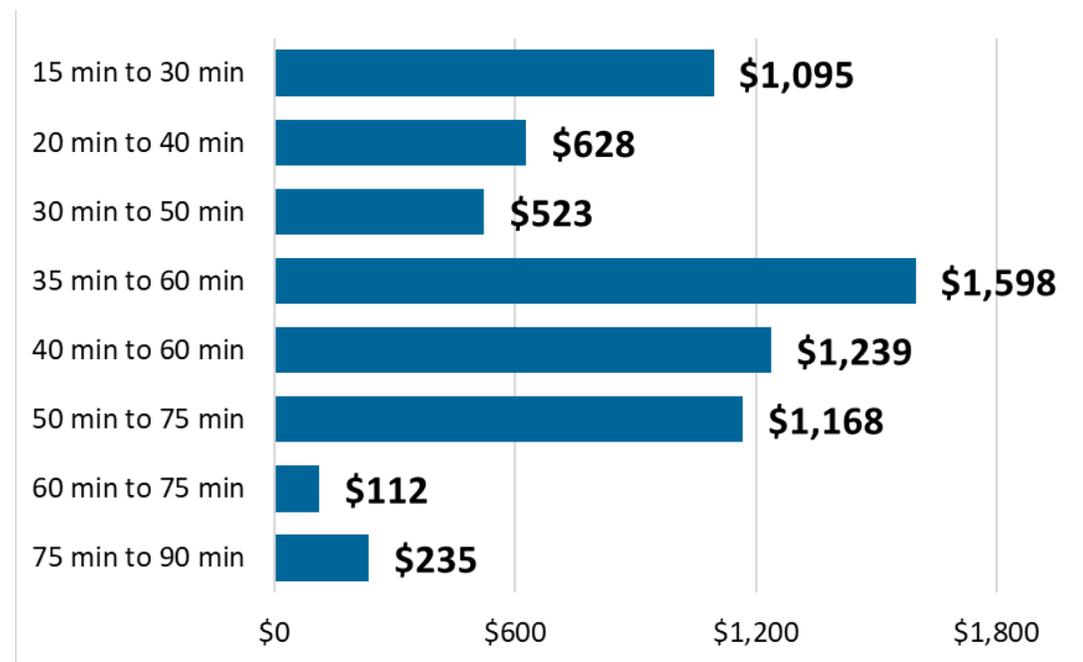
than a typical home with a 20-40 minute commute. [\[5\]](#)

Of **14 major employers** in the Los Angeles Region (200,000+ employees)

70%

Reported that their companies have **lost employees** due to the **high cost of housing.** [\[6\]](#)

Housing Monthly Savings by Longer Commute Times (Dollars), Seattle



Source: Zillow and HERE Technologies, 2018.

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SKHHP

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Interlocal Agreement, Cont.

- Creates an operating fund for payment of SKHHP operations
- Creates future ability to establish SKHHP capital fund
- Establishes methodology for collecting fees from members
- Describes approach for establishing an administrative agency – i.e. fiscal agent and physical “home” for SKHHP staff
- Creates an Advisory Board to provide advice

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Inter-local Agreement, Cont.

- Administrative Entity:
 - One participating member serves as the Administering Agency (fiscal agent) and one member serves as the “home” for SKHHP staff
- Term of Agreement:
 - 2-year agreement with a renewal option.
 - If Jurisdictions wishes to withdraw at the end of the first two years, they are to give three months notice and the deadline for notices in the timeframe is October 1st, 2020.

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Jurisdictions who have approved ILA, or are in process

- Auburn*
- Burien*
- Covington*
- Federal Way*
- Kent*
- King County
- Normandy Park
- Renton *
- Tukwila* (Asterisk=Approved)

Questions?

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Summary of Example Work Plan

- Background
 - Requested at second convening; developed by staff work group
 - Reflects range of possible activities – not first year work plan; Members need to determine final work plan
 - Ultimate metric is a reduction in the number of cost-burdened households in South King County. Specific outcomes and measurements determined by members when work plan adopted.
- Objective 1: Assist local jurisdictions create high quality affordable housing (e.g. mixed-use, mixed-income, high capacity transit areas)
- Objective 2: Design and implement housing stability and preservation strategies to protect existing affordable housing

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Example Work Plan, Cont.

- Objective 3: Establish South County Affordable Housing Capital Fund
- Objective 4: Work with cities to enhance local policies and programs to accelerate access to affordable housing
- Objective 5: Represent South King Co and its unique affordable housing needs at all “decision tables”
- Objective 6: Coordinate activities regarding State Legislative authority and resources for South County affordable housing interests

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Example Work Plan, Cont.

- Objective 7: Establish the SKHHP governance and decision-making structure
- Objective 8: Further strengthen the understanding of the spectrum of affordable housing needs, opportunities and options

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Questions?

Thank you!

Patience Malaba

Advocacy Mobilization Manager

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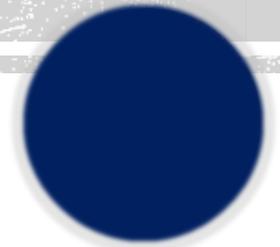
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CITY MANAGER MONTHLY REPORT

February 2019



CITY MANAGER

- Aviation Advisory Committee Meeting
- Attended Port of Seattle Working Group Meeting.
- SCORE Admin Board



CHIEF OPERATIONS OFFICER

- Snow Operations
- Property Acquisitions
- Marina – Waterside
- Coordination with Highline College
(Community Connection Grant)
- Sound Transit Operations and Maintenance Facility South
(E.I.S. Scoping comments)



CITY CLERK

- Sara Lee as new Public Records Analyst.
- Working with Finance on office space reconfiguration.
- Public Records Statistics:
 - 120 Received in February.
 - 49 Total Active Requests (includes 2018).
 - 21 Active for the month of February.



COMMUNITY DEVELOPMENT

- Coordination on regional programs/issues: SAMP scoping report, buildable lands requirements, KC hazard mitigation planning, Sound Transit etc.
- Shoreline Master Program Periodic Review – Completed draft amendments, public comment notice in two weeks.
- Marina Bulkhead Replacement – issued Shoreline Substantial Development Permit.
- Construction:
 - Havenwood Park PUD (formerly Crestwood Park) - model home permits issued. Final Plat anticipated in March.
 - The Zenith Elementary School building moving briskly. The central core building – most progress.
 - Waterview Crossing soon to occupy Building “E” (the northeast building) and Building “H” (the southeast building).
 - Building 26 at Highline College - good progress. Electrical, plumbing, and mechanical work on all floors, interior and exterior fill-in framing near completion.
 - The Des Moines Theater Project - in-ground infrastructure and above ground structural shear wall systems.



EMERGENCY MANAGEMENT

- City of Des Moines (Internal)
 - CEMP planning continues with individual department meetings to discuss hazard response process.
 - From this: we will begin planning EOC structure and exercise activities.
 - Employee Awareness
 - Working with employee team to address communications with employee families. Quarterly newsletter sharing internal preparedness processes that can be mirrored at home.
 - From this: the creation of a workplace/family liaison program.
 - Community Training
 - CERT class #1 a huge success 22 graduates. Next class to be announced by late March/early April.
 - From this: Community Hub Discussion
 - Regional Partner Planning and Coordination
 - Participated in a Virtual Tabletop Exercise (VTTX) with FAA.
 - Participated in the Tri-County CCTA (Complex Coordinated Terrorist Attack) Exercise @KCOEM
 - From this: We continue to address regional response and capabilities challenges.
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FINANCE

- Completed recruitment for Payroll Accountant and Accounts Payable Specialist – Accounts Payable to start on March 18th and Payroll Accountant to start on April 1st
- Demos and site visits for financial management system software options
- Started Utility Tax audit – provided data and documents to AvenuInsights
- Finance Department staff continues to handle additional work for vacant accounts payable position



LEGAL

- Began renovating open area of legal department. Organized and purged documents and removed unneeded furniture and storage cabinets. Ordered new cubicles to provide for additional workspaces.
- Drafted amendments to the City's rental agreements with Seattle Theatre Group to use Beach Park facilities for STG's AileyCamp for summer 2019.
- The legal department worked on several issues with the Marina, including review of commercial lease agreements and disputes with occupants in temporary moorage.



MARINA

- Joe Dusenbury was hired as a consultant for some 2019 Marina Projects.
- Anchor QEA was selected as the Consultant for the 2019 Marina Maintenance Dredging project.
- Hired Evelyn Sands as a temporary Office Aide position to help office staff while Katy is out on leave.



PARKS, RECREATION & SENIOR SERVICES

- The Events and Facilities, Recreation, and Activity Center staff worked diligently to cancel, reschedule and refund for programs, games, practices, rentals and events as well as pitching in where needed during the snowstorm. Staff did a great job of contacting everyone, assisting customers, finding alternative dates, as well as shoveling snow.
- Youth Soccer registration ended with over 370 registrations. Season runs the week of March 11th and through May 18th with games in Des Moines on 8 Saturdays.
- The intrepid Meals On Wheels volunteers delivered all meals in spite of the snowstorms.
- Arts Commission is working on the line-up for the Beach Park Concert series.
- 4Culture held a King County Cultural Health Study listening session at the Activity Center on Monday, February 25th. There were 12 community members in attendance as well as a number of 4Culture and City staff. A final report will be shared with the City when complete.



POLICE

- All Officers attended 10 hours of De-Escalation training.
- Street Crimes Detectives sworn in as Special Deputy United States Marshals.
- Thanksgiving Day Homicide Suspect Arrested in Minnesota.



PUBLIC WORKS

- Most February snow since 1916! Great job PW crew
- Barnes Creek Trail NEPA federal permitting complete
- ADA transition plan complete

