

Housing Levy Oversight Committee

March 8, 2019 Meeting Minutes

Committee Members Present: Beth Boram, Vallerie Fisher, Doug Ito, Ann Melone, Kelly Rider, Julie Dingley for Leslie Brinson

Staff: Steve Walker, Miriam Roskin, Laurie Olson, Jennifer LaBrecque, Emily Alvarado, Maureen Kostyack, Stephanie Velasco, OH
Jess Chow, Maurine Worgum, Natalie Gonzalez, HSD

1. Welcome and Minutes

Doug Ito opened the meeting at 2:35 pm. The minutes of January 25, 2019 were held until a quorum of members was present. Maureen Kostyack reported that several members had last minute conflicts and were unable to attend.

Maureen reported that the reappointments of four member, and appointment of a fifth person to fill a vacancy, continue to be delayed. We are in the process of identifying candidates for our new vacancy and are interested in homeownership experience.

2. Draft Levy Annual Report

Maureen reviewed the draft annual report with committee members. The report's executive summary includes 2018 funding and housing outcomes for each of the five levy programs, and a table tracking 2-year performance against the Levy's 7-year goals. Kelly Rider pointed out the Rental Production and Preservation Program has had impressive results, reaching about half of the production goal in just two years. The committee recommended that this performance be highlighted.

The committee discussed performance of each program. In response to questions, Jen LaBrecque described the marketing of the new Rental Rehabilitation Program during 2018. OH released two Notices of Funds Available, contacted the two major rental housing membership organizations, and marketed through the City's Office of Economic Development. Marketing was targeted to smaller properties in high displacement risk areas. So far only one owner expressed interest but did not proceed with a loan. Doug Ito suggested that OH also market to large property management firms, who sometimes manage smaller properties.

The committee recommended several changes in the report to improve clarity and better address program performance, including:

- Description of the marketing efforts for the Rental Rehabilitation program
- The importance of increasing operating funds from Washington State and other sources to supplement Operating and Maintenance funds
- Reference HSD's request for proposals in 2017
- Revise the performance measures for the Homelessness Prevention and Housing Stability Services Program to provide a clear and strong narrative, perhaps reducing the number of measures presented.

There was a discussion of the 300 project-based vouchers that the Seattle Housing Authority has committed to the Levy. Vouchers are typically awarded in the year prior to building opening, so no

vouchers have yet been committed. Doug Ito asked how many vouchers are anticipated to be used in already funded projects, and Laure Olson replied that 230 vouchers are needed, leaving 70 for future projects. Steve Walker added that the year OH reached the point where permanent supportive housing projects will exceed known operating and services funding. Julie Dingley asked about the funding gap and when projects will come on line. Laurie replied about \$5 million annually for projects opening over the next 3 to 5 years.

3. Draft OH Investments Report

Miriam Roskin presented information about OH's overall 2018 investments, including housing levy, which are summarized in the OH Investments Report that will also be transmitted to Council by the end of the month. She began by listing all the previously funded housing that will be coming on-line this year and next. Ten rental housing projects with 1,005 units will open in 2019 and begin to provide affordable homes for families and individuals. Another three projects with 256 units will open in 2020.

Miriam handed out excerpts from the 2018 report that covered the mix of unit and sizes and affordability levels new rental projects, capital funds leveraged for rental and ownership development projects, and demographic information about households assisted in rental and homeownership programs. She pointed out that each program serves people of color in a greater proportion than Seattle's renter or owner households of similar income. Committee members suggested that citywide data also be presented to make this comparison clear.

Vallerie Fisher asked how home buyer assistance is marketed. Jen LaBrecque replied that for homeownership programs it is important to do early outreach and help people get ready to purchase. Community organizations provide education and support, for example through buyers clubs. Outreach through community-based organizations also help reach people affected by displacement. Miriam pointed out that the number of low-income homeowners of color who are served by the Home Repair Program has increased significantly since OH added a community outreach staff to reach out to community organizations and assist homeowners to apply.

4. Next Meeting

The next meeting is expected to be in early April. The main agenda item will be reviewing the proposed A&F Plan / OH Funding Policies legislation. Emily Alvarado will be in contact with members to schedule.

Doug Ito adjourned the meeting at 4:00 pm.