

City Council Study Session
October 12, 2015 - 5:30 PM
Auburn City Hall
MINUTES

I. CALL TO ORDER

Deputy Mayor Holman called the meeting to order at 5:30 p.m. in the Council Chambers at Auburn City Hall, 25 West Main Street in Auburn.

A. Roll Call

City Councilmembers present: Deputy Mayor John Holman, Rich Wagner, Bill Pelosa, Largo Wales, Claude DaCorsi and Yolanda Trout. Councilmember Wayne Osborne was excused.

City officials and staff members present included: Mayor Nancy Backus, City Attorney Daniel B. Heid, Police Chief Bob Lee, IT Director Paul Haugan, Community Development and Public Works Director Kevin Snyder, Assistant Director of Engineering and City Engineer Ingrid Gaub, Assistant Engineer Jacob Sweeting, Director of Administration Dana Hinman, and City Clerk Danielle Daskam.

II. AGENDA ITEMS FOR COUNCIL DISCUSSION

- A. King County Tax Assessor's Valuations for the City of Auburn (10 Minute Presentation) (Hinman)**
Phillip Sit, King County Assessor's Office

Philip Sit from the King County Assessors Office presented a PowerPoint showing the Localscape program. The program allows residents to view property values, sales in the area, foreclosures, and economic changes.

- B. Affordable Housing Guidelines (20 Minute Presentation/ 20 Minute Q&A) (Hinman)**

Kelly Rider, Policy Director for the Seattle/King County Housing Consortium, Mark Ellerbrook Regional Housing Manager, Rich Swicker, Senior Policy Analyst for the Washington State Housing Finance Commission and Megan Hyla, Director of Policy of Intergovernmental Affairs for the King County Housing Authority presented information on affordable housing.

Ms. Rider explained the housing needs in South King County. The types of people who need housing are the homeless, single parents, older adults, people with disabilities and large families. The type of

help varies from a hotel room for a short time to assistance with homeownership.

Ms. Rider said the definition of affordable housing varies by entity. The King County Housing Consortium defines affordable housing as 30% or less of your income, more than 30% of your income is considered a cost burden and over 50% of your income is considered severely cost burdened by housing costs.

Mr. Ellerbrook reviewed the programs offered by the King County Department of Community and Human Services Housing Program. They provide a capital grant for affordable housing projects, a housing repair program, and a Credit Enhancement Program. New funding resources include the Lodging Tax Bonding Program and the Regional Equitable Development Initiative Fund.

Mr. Zwicker reviewed what is causing the lack of affordable housing and how affordable housing is funded and why affordable housing is important to each city. He explained what can be done at the local level to preserve the housing stock. He explained what the Washington State Housing Finance Commission (WSHFC) program offers homebuyers. They also offer assistance to non-profit facilities for bonding, and data and policy review.

Ms. Hyla reviewed the Section 8 Program, public housing and the work force housing. The Housing Authority opened up the Section 8 Housing Voucher waitlist for two weeks. They received over 22,000 applications for 2,500 spots. Of those application 871 were residents from Auburn, 89 were seniors, 334 were people with disabilities and the rest were families with children. Only 98 of the 871 applicants were added to the waitlist. She reviewed the pilot program for the Student and Family Stability Program.

Councilmember Pelosa noted that this is a serious problem in King County. He is concerned about the number of Auburn residents that did not make Section 8 waitlist.

Councilmember Trout asked if there is any tracking of the families that do not meet the requirements to be added to the waitlist. Ms. Hyla stated there is no tracking of applicants that have not been added to the waitlist.

Councilmember DaCorsi noted the Green River Homes project took seven years to get to construction. He said the issue the City of Auburn has is the need. The King County Housing Authority cannot increase the number public housing assistance vouchers. People can be on the waiting list for many years. He asked the panel what cities can do to help the legislature understand what needs to be

done to help. Ms. Rider stated working with other cities and legislators in the region to help the Federal Government know that the region is committed to working on affordable housing and that the Federal Government needs to be committed also.

C. Job Order Contracting (15 Minute Presentation/ 15 Minute Q&A)
(Snyder)

Assistant Director Gaub and Assistant City Engineer Sweeting presented the job order contracting process.

Assistant City Engineer Sweeting explained the City uses three different procurement processes depending on the projected cost of the project. Informal quotes are for a single trade up to \$40,000.00, the small works roster is used for projects up to \$300,000.00 and the formal competitive bid process for the larger projects. The City is not currently using job order contracting. By RCW job order contracting can be used for work up to \$350,000.00 per task. He reviewed other cities using job order contracting and the requirements set by the state for using job order contracting. He reviewed the difference between job order contracting and the small works roster and the competitive bid process.

Councilmember Wagner asked if this process would reduce the availability of grants if the City uses job order contracts. Assistant City Engineer Sweeting stated most grants have limitations. Currently staff is only looking to use this process for projects that are paid for by the City. Councilmember Wagner asked if this would require additional work with the State audit process. Assistant Director Gaub stated the process would be similar to the other processes and would not change the audit process. The benefit would be to staff time and internal costs.

Councilmember DaCorsi asked how the prices are set in the Job Order Contracting. Assistant City Engineer Sweeting stated staff would use the pricing from the Gordian Group that has a catalog of unit prices that are updated three times a year.

III. OTHER DISCUSSION ITEMS

Councilmember Peloza requested the addition of the topic of "shopping carts" at a future Study Session. Mayor Backus offered to provide Council with a written update on the status of the program before it is presented at a Study Session.

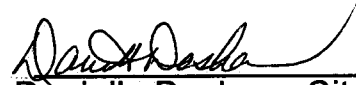
Councilmember Peloza also requested that a presentation on the Civil Air Patrol Program be included at a future Study Session.

IV. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 7:00 p.m.

APPROVED THIS 7th DAY OF August, 2017.


LARGO WALES, DEPUTY MAYOR


Danielle Daskam, City Clerk