

Affordable Housing Committee Meeting

Takeaways

May 15, 2020 | 1:00 – 4:00 p.m.

Zoom Meeting

Attendance

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
Emily Alvarado	X		CM Jeanne Kohl-Welles	X	
CC Claudia Balducci	X		CM Ryan McIrvin	X	
Brooke Belman (for Don Billen)	X	X	CM Teresa Mosqueda	X	
Susan Boyd	X		Stephen Norman	X	
Alex Brennan	X		Michael Ramos	X	
Jane Broom	X		Mayor Lynne Robinson	X	
Caia Caldwell	X		CM Nancy Tosta	X	
Kelly Coughlin	X		Brett Waller		
CM Claude DaCorsi	X		CM Girmay Zahilay	X	
Chelsea Hicks	X				

Non-voting Alternates

CM Zach Hall	X
CM Marli Larimer	X
Mayor Rob McFarland	X
CP Tanika Padhye	X

* CM = Councilmember, CP = Council President, CC = Council Chair

Meeting Takeaways

Welcome and Introductions

- Council Chair Claudia Balducci welcomed the Affordable Housing Committee (AHC) members and reviewed the agenda.

Meeting Minutes

- The January 30th, 2020 AHC meeting minutes were approved.

Vice Chair Nomination

- Susan Boyd was nominated as Vice Chair. She was unanimously approved for the position.

Work Plan Update

- McCaela Daffern presented an overview of the 2019-2020 work plan as adopted and progress made so far.

Approved July 22nd, 2020

- Council Chair Balducci introduced the concept of member-driven initiatives. She suggested creating a subcommittee to carry the work forward.
- Members were supportive of the concept.

Community Partners Table

- Melissa Arias presented an overview of the Community Partners Table idea, including its purpose, membership, and HIJT next steps.
- Melissa posed this question to the Committee and opened the floor for comment:
 - *Are there any considerations you would like the HIJT to keep in mind as we move forward with developing the Community Partners Table framework?*
- Two members suggested expanding membership to include youth and families.

COVID-19 Impact

- Mark Ellerbrook presented data on how COVID-19 impact, including:
 - a. **COVID exacerbates the existing housing crisis** and economic inequities
 - People of color and low-income communities have been hardest hit and most exposed to virus
 - Existing structural inequities are exacerbated as cost burden grows
 - b. **Short term emergency measures** will expire and exhaust
 - Overview of emergency renter and mortgage protections
 - Scale of rental assistance need
 - c. **Long term challenges** remain and grow
 - Housing supply is still so low that prices are unlikely to go down
 - Home prices tend to rise during recessions
 - Cost burden increases because home prices rise faster than incomes
 - d. **Resource landscape** is unclear
 - Actions taken are significant but insufficient
 - Some local resources for housing decrease, impact on others unclear
 - e. **Lessons learned** from previous experiences such as the 2008 recession
 - High number of foreclosures
 - Decrease in resources for affordable housing
 - Increased burden on public sector
- Council Chair Balducci opened the floor for thoughts and reflections on the presentation

Work Plan Adjustments

- McCaella presented current work plan considerations and options within the Regional Affordable Housing Task Force Action Plan suitable for COVID response and recovery.
- Council Chair Balducci led the Committee through a discussion question:
 - *Would you recommend any alterations to the Work Plan to respond to COVID? What do you want to accomplish in the remaining three meetings of the year?*
- The following themes for new work plan focus areas emerged from the conversation:
 - **Strategic acquisition** of property (including hotels, multifamily, etc.) for affordable housing

- **Advocate to protect/increase state and federal** funding for affordable housing and increase tenant protections (recovery package, leg session, housing-based recovery, etc.)
- **Build community support** & leverage stories
- Use the new Member-Driven Initiatives approach and an AHC member-led subcommittee to leverage jurisdictions' experience and expertise (code changes, MFTE, tenant protections, building requirements, etc.)

Member-Driven Initiatives

- City of Auburn staff Anthony Avery and Jeff Tate presented success and challenges of creating affordable housing in their jurisdiction.