

# Affordable Housing Committee Meeting Minutes

July 22, 2020 | 1:00 – 3:00 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	
Don Billen	X		CM Teresa Mosqueda	X	
Susan Boyd	X		Stephen Norman	X	
Alex Brennan	X		CP Tanika Padhye	X	X
Jane Broom			Michael Ramos	X	
Caia Caldwell	X		Mayor Lynne Robinson		
Kelly Coughlin			CM Nancy Tosta	X	
DM Claude DaCorsi	X		Brett Waller	X	
CM Zach Hall	X	X	Rob Wotton	X	X
Chelsea Hicks	X		CM Girmay Zahilay	X	

### Non-voting Alternates

CM Marli Larimer	X
Mayor Rob McFarland	

\* CM = Councilmember, CP = Council President, CC = Council Chair, DM = Deputy Mayor

## Meeting Takeaways

### Welcome and Introductions

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

### Meeting Minutes

- The May 15, 2020 AHC meeting minutes were unanimously approved.

### Revised 2020 Work Plan Adoption

- McCaela Daffern, Regional Affordable Housing Implementation Manager at King County, provided an overview of the revised 2020 work plan and status updates on work plan projects.
- Two Committee members suggested the AHC meet more frequently to advance work plan items

- Council Chair Balducci stated that she will work with staff to determine the feasibility of different meeting schedules.
- The revised 2020 work plan was adopted by the Committee via consensus.

**Work Plan Item: Shaping COVID-induced Strategic Acquisition for Affordable Housing**

- Sunaree Marshall, Housing Policy and Special Projects Manager at King County, provided an overview of the AHC resources and recommendations for strategic land acquisition in King County statement.
- Committee members shared thoughts on strategic acquisition, including:
  - The Seattle Office of Housing has an existing strategic acquisition fund of up to \$30 million for buildings and land. The key to making the acquisition fund work is having sufficient permanent take-out financing.
  - Achieving long-term rental affordability requires ongoing subsidies.
  - The City of Seattle has a Tenants Opportunity to Purchase Act and reauthorized a Notice of Intent to Sell Ordinance last year that can be shared with the Committee.
  - There is an opportunity to identify potential sites for acquisition and share that information with entities interested in building or preserving affordable housing. It could follow a model similar to the Housing Connector, which connects residents in need of affordable housing to landlords.
  - King County should be used as a resource since they have a pulse on who is developing affordable housing and who is looking for funding.
  - Enterprise’s underutilized public land map may be a resource.
  - The statement should include actionable items in addition to principles.
  - Strategic acquisition is a win-win for landlords who have small or medium-sized apartment complexes that may be selling due to the economic downturn.
  - Long-term take out financing is needed to successfully develop affordable housing on acquired sites. The statement includes existing short-term programs, but the need for a long-term financing strategy should be mentioned as well.
- Council Chair Balducci recommended the following additions to the statement:
  - Jurisdictions should identify sites for acquisition; and
  - Language stating that long-term take out financing is needed to successfully develop affordable housing.
- The AHC Chair and staff will strategize on how best to carry strategic acquisition work forward and coordinate implementation of the recommendations in the statement.
- The statement was unanimously adopted with the additions recommended by Council Chair Balducci.<sup>1</sup>

**Work Plan Item: Analyze and identify unused and new revenue sources and help build the case for greater investment**

- Jackie Moynahan, Assistant Division Director at King County, briefed the Committee on affordable housing finance concepts, key terms, levels of subsidy needed for affordable housing

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<sup>1</sup> Council President Tanika Padhye participated in this vote as a Sound Cities Association alternate for Mayor Lynne Robinson

projects, complexities of affordable housing finance, current sources of revenue, unused revenue authority, and key challenges for revenue conversations.

- Two Committee members mentioned advocating to increase the Housing Trust Fund and King County's share of it.
- Council Chair Balducci suggested staff analyze and document new and unused revenue sources that are available, how much money they can raise, what the pros and cons are of each, and to present it to AHC for feedback.
  - Committee members were in agreement that staff work on this.

#### **Work Plan Item: Advocacy**

- Michele Thomas, Director of Policy and Advocacy for Washington Low Income Housing Alliance (WLIHA) briefed the Committee on WLIHA's typical approach to setting a legislative agenda and takeaways from their listening tours.

#### **Member-Driven Initiatives**

- SCA caucus representative, Councilmember Nancy Tosta briefed the Committee on a statement the caucus drafted regarding the expiration of the eviction moratorium.
- Councilmember Tosta recommended changing the expiration date in the letter to March 31, 2021.
- McCaella shared revised recommended language that was emailed to her in the meeting to be included at the beginning of the third paragraph:
  - *Even before the COVID-19 pandemic, there were thousands of renters in Washington who were already rent-burdened. We encourage you to consider individuals who were experiencing housing hardships pre-COVID when making policy considerations for addressing the crisis. Additionally, the COVID-19 pandemic has caused a disproportionate . . . .*
- The statement was approved<sup>2</sup> with the revision of requesting the extension of the eviction moratorium to March 2021 and the addition of the language in italics above.<sup>3</sup>
- Susan Boyd provided an update from the non-governmental AHC member group who convened the day prior:
  - The non-governmental AHC member group would like the Committee to ground itself in the quantitative goal of building or preserving 44,000 units within the next five years at the beginning of every AHC meeting.
  - The non-governmental AHC member group would like to see the dashboard framework agreed upon quickly so it can be used as an accountability tool to display housing policies in the works, housing policies/tools entities have implemented, and the impact those policies and tools are having on preservation and production of affordable housing. They would also like for the dashboard to include tracking of affordable housing units that are lost to the market over time.

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<sup>2</sup> After the meeting, Master Builders Association of King and Snohomish Counties and the Housing Justice Project abstained from the vote to approve the statement

<sup>3</sup> Councilmember Zach Hall participated in this vote as a Sound Cities Association alternate for Mayor Lynne Robinson

- The non-governmental AHC member group wants to be helpful to the rest of the Committee and has expertise, time, staff, and capacity to engage. They recognize King County staff have limitations in engaging in certain work and are available as a resource. They can provide political support for tough decisions to advance affordable housing.
- Council Chair Balducci stated she would work with staff to discuss implementation of the non-governmental AHC member group recommendations.

### **Next Steps**

- Council Chair Balducci shared potential agenda topics for the next AHC meeting on September 30<sup>th</sup>, including:
  - 2019 AHC annual report;
  - Overview of revenue stakeholder outreach in August;
  - Review and discussion of draft revenue shared principles; and
  - Review and discussion of draft CPP Housing Chapter amendments.
- McCaela announced that there will be an optional webinar in late August designed for AHC and HIJT members to help shape the function of the dashboard.