

# Affordable Housing Committee Meeting Notes

September 20th, 2019 | 1:00 – 3:00 p.m.

WorkSource Tukwila Training Room #130 | 645 Andover Park West, Tukwila, WA 98188

## Agenda

Goal: Understand the impact of exclusionary housing policies and importance of centering equity within the work of the Committee, adopt a House Bill 1406 recommendation statement and narrow down to 8 possible prioritized actions for the 2020 Affordable Housing Committee work plan.

- Housing Interjurisdictional Team Update
- Centering Equity
- House Bill 1406 Recommendation
- Work Plan

## Attendance

Members & Voting Alternates	Present	Phone	Alternate	Members & Voting Alternates	Present	Phone	Alternate
Emily Alvarado				CM Larry Gossett	X		
Mayor David Baker				Mayor Ken Hearing	X		
CM Claudia Balducci	X			Chelsea Hicks	X		
Brooke Belman (for Don Billen)			X	CM Jeanne Kohl-Welles		X	
Mayor Debbie Bertlin		X		Stephen Norman	X		
Susan Boyd				Michael Ramos (for Nicole Vallesterro Keenan-Lai)			X
Jane Broom		X		CM Nancy Tosta		X	
Kelly Coughlin		X		Brett Waller	X		
CM Claude DaCorsi	X			Bryce Yadon	X		

### Non-Voting Alternates

CM Marli Larimer	X	
CM Ryan McIrvin	X	
Rob Wotton (for Kelly Coughlin)	X	

\* CM = Councilmember, DM = Deputy Mayor

## Decisions

- The Committee unanimously approved the House Bill (HB) 1406 recommendation statement with amendment to include a supportive statement about bonding

Approved November 15<sup>th</sup>, 2019

- Each Committee member selected their top 4 actions from a list of 13 prioritized actions, and 8 top actions for the work plan emerged

## Action Items

Action Item	Assigned	Due
Refine the HB 1406 recommendation statement with the addition of bonding language	Staff	Sep 23 <sup>rd</sup>
Widely distribute the HB 1406 recommendation statement	Chair/Staff	Sep 30 <sup>th</sup>
Distribute dot exercise results	Staff	Sep 30 <sup>th</sup>
Solicit constituent feedback on top 8 potential work plan actions	AHC	Oct 23 <sup>rd</sup>
Complete analysis on top 8 actions	Staff	Oct 29 <sup>th</sup>

## Meeting Minutes

### Welcome and Introductions

- The Chair, Councilmember Claudia Balducci, welcomed the Affordable Housing Committee members and provided an overview of the agenda
- Affordable Housing Committee members introduced themselves

### Meeting Minutes

- Councilmember Marli Larimer proposed a correction to the July 30<sup>th</sup> meeting minutes
  - Replace rural with suburban in “She also wanted to ensure rural communities get a slice of the pie in funding for affordable housing.”
- Stephen Norman moved to approve the meeting minutes from July 30<sup>th</sup>, 2019, and Councilmember Claude DaCorsi seconded the motion
- The July 30<sup>th</sup>, 2019 meeting minutes were unanimously approved

### Housing Interjurisdictional Team (HIJT) Update

- McCaela Daffern presented an updated HIJT membership list
  - Sound Cities Association nominated 3 more individuals to round out geographic representation (Hayley Bonsteel, Sarah Bridgeford, and Alexis Rinck)
  - There is a hold on adding members to the HIJT until there is better work plan direction
  - The HIJT Core Group membership was presented
- McCaela recapped the key takeaways from the August 20<sup>th</sup> and September 4<sup>th</sup> HIJT meetings and emphasized that the team worked hard and met often to shape documents and the work plan

### Centering Equity

- HIJT members Chris Bhang and Sunaree Marshall co-presented on equity and social justice principles, race as a social construct, and discriminatory housing policies
- Committee members received two handouts:
  - Equity and Social Justice: Key Terms and Definitions

- Recommended Reading/Watch List
  - Stephen Norman suggested adding “The Color of Law” by Richard Rothstein to the reading list
  - Councilmember Larry Gossett suggested adding “The Warmth of Other Suns” by Isabel Wilkerson to the reading list
- Councilmember Larry Gossett shared his family’s personal experience with housing discrimination

### **House Bill (HB) 1406 Recommendation**

- McCaela commended the Committee for taking on HB 1406 as the first act of regional collaboration to come together on a regional implementation strategy for a funding source
- McCaela gave an overview of changes to the recommendation statement since the last AHC meeting, including:
  - Simplified the language
  - Added language around speed
  - Supported language around regional & sub regional collaboration
  - Added language about additive contributions
  - Loosened language to provide flexibility – There was general agreement on support for greatest need, but tension between supporting greatest need and speed
  - Added language about preservation as an anti-displacement strategy and new capital projects
  - Did not include state legislative messaging or language about tracking and reporting outcomes
- The Chair opened the floor for comments on the recommendation statement
  - Councilmember Claude DaCorsi shared that Auburn passed a resolution and adopted an ordinance for HB 1406, and that the recommendation statement will give food for thought on how to spend the money
  - Stephen Norman stated that in addition to recommending pooling, the Committee should consider recommending bonding HB 1406 funds
    - The Chair asked the Committee whether they should include supportive bonding language in the recommendation statement
      - The Committee agreed to make this amendment
  - Councilmember Marli Larimer asked if rental assistance was intentionally left out of the recommendation
    - McCaela explained that the HIJT believes recommendations should support the greatest impact in tackling the affordable housing crisis and that rental assistance is a short-term fix
- The Chair asked if the Committee was ready to adopt the recommendation statement, with the addition of bonding language
  - A motion was passed and seconded, and the Committee unanimously approved the HB 1406 recommendation statement

## Workplan

- McCaela provided an overview of the proposed 2019-2020 work plan of building accountability and taking action, including:
  - Establishing procedures for the AHC
  - Centering equity in the Committee's work
  - Developing the data dashboard and reporting systems
  - Taking advantage of timely opportunities to increase regional collaboration
  - Developing a community engagement strategy to build support for affordable housing
  - Advancing Committee priority areas to produce more homes
- McCaela presented a work plan timeline, showing how the HIJT and AHC would narrow down 39 potential work plan actions to a prioritized list of two.
- The Chair directed the Committee to participate in a dot exercise to vote for their top 4 actions
  - Suggested considerations for voting included:
    - This action has existing momentum and could benefit from regional coordination
    - In order to eliminate cost burden for low-income King County households, this must be an early focus for the Committee
    - This action has high potential for positive equity impact
- The Chair shared the top 4 highest-scoring actions:
  - Explore new revenue sources
  - Leverage public-private partnerships
  - Update regulations to increase housing density
  - Lower barriers to homeownership
- The Chair stated that developing a funding tool for housing repairs received zero votes, and pursuing an annual legislative agenda received few votes due to the possibility of members thinking the action will be completed any way
- McCaela directed Committee members to solicit community feedback about the prioritized actions and report back to staff by October 23<sup>rd</sup>. The HIJT will do stakeholder mapping and an equity analysis at their next meeting. The HIJT will compile all the information to create a summary report for the Committee to read and inform further action prioritization before the November meeting

## Emerging Issues

- Councilmember Jeanne Kohl-Welles and Councilmember Larry Gossett shared a package of tenant protection legislation that has/will be introduced at County Council, including:
  - A King County renters commission
    - The Chair shared that there was some discussion at Council about whether the renters commission gets representation countywide or just unincorporated King County and whether it sits with the AHC as a subcommittee
    - Councilmember Kohl-Welles stated there is logic to having the renters commission be countywide due to many families moving in and out of areas
  - Tenant relocation assistance program
  - Affordable housing pilot project in Skyway and White Center
  - Just cause evictions

- Housing quality and rental inspection ordinance
- Microsoft will announce an investment related to their \$500 million commitment to affordable housing
- Rob Wotton stated that those who work in the Snoqualmie Valley face challenging commute times and lack of transit options to get to and from their homes in South King County and rural King County
- Chelsea Hicks shared a new resource called Housing Connector which works with landlords and tenants to reduce barriers to ensure people with housing vouchers get housed in a timely manner

### **Next Steps**

- Staff will revise the HB 1406 recommendation statement and distribute it
- Staff will send results of work plan dot exercise and Committee members will solicit input on the top actions from their constituents
- Equity work – homework for Committee members is to do one reading
- HIJT will do equity and stakeholder analysis on top 8 actions
- Staff will continue working on data dashboard scoping
- The next Affordable Housing Committee meeting is on November 15<sup>th</sup>, 2019