

Affordable Housing Committee Meeting Minutes

November 13, 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 Marli Larimer (for CM Ryan McIrvine)	X	X
Don Billen			CM Ryan McIrvine		
Susan Boyd	X		CM Teresa Mosqueda		
Alex Brennan	X		Stephen Norman	X	
Jane Broom	X		Michael Ramos	X	
Caia Caldwell	X		Mayor Lynne Robinson	X	
Kelly Coughlin	X		CM Dan Strauss (for CM Teresa Mosqueda)	X	X
DM Claude DaCorsi	X		CM Nancy Tosta	X	
Chelsea Hicks	X		Brett Waller	X	
Thatcher Imboden (for Don Billen)	X	X	CM Girmay Zahilay	X	

Non-voting Alternates

CM Zach Hall	X
Mayor Rob McFarland	X
CP Tanika Padhye	

* 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.
- McCaela Daffern, Regional Affordable Housing Implementation Manager at King County, reviewed Zoom protocol and logistics.

Meeting Minutes

- The September 30, 2020 AHC meeting minutes were unanimously approved.

Work Plan Item: Develop shared principles to guide individual member efforts to implement untapped and new revenue sources

- McCaela Daffern reviewed the revenue work plan scope, stakeholder input on shared revenue principles, and proposed revisions to the principles as shown in the following meeting materials:
 - Draft revenue shared principles, Chair’s amendment (marked up);
 - Draft revenue shared principles, Chair’s amendment (clean); and
 - Revenue shared principles amendment tracker.
- Council Chair Balducci opened the floor for discussion on proposed amendments to the shared revenue principles.
 - Sound Cities Association proposed to amend lines 20-25 in the shared revenue principles.

Original language:

The principles are meant to:

- ***Guide decision making related to pursuing and implementing local, state, and federal revenue sources; and***
- ***Address who should be responsible for raising the revenue and what types of revenue sources to prioritize.***

Proposed amendment 1 language:

The revenue principles are intended for the following uses:

- ***Serve as an advocacy tool for the 2021 (and/or future) legislative sessions, as well as federal lobbying efforts; and***
- ***Provide recommended guidance in decision making related to pursuing and implementing local, state, and federal revenue sources.***
- Council Chair Balducci called for a vote to approve amendment 1. The amended was unanimously approved.
- Sound Cities Association proposed to amend lines 46-48 in the shared revenue principles.

Original language:

Assuming federal, state, and local contributions grow proportionally, the local government share of the \$18 billion capital cost to build or preserve 44,000 units would be roughly \$5 billion, or 25% of the overall capital revenue needed.

Proposed amendment 2 language:

Historical patterns show the federal government contributing approximately 69% of the funding to build affordable housing, through programs such as the Low-Income Housing Tax Credit, HOME, and CDBG. The state has contributed approximately 6%, primarily through the Housing Trust Fund. Assuming these federal and state contributions remain the same, the local government share of the \$18 billion capital cost to build or preserve 44,000 units would be roughly \$5 billion, or 25% of the overall capital revenue needed. The ability of local governments to generate this level of funding in these times is highly unlikely.

Additional federal and state funding may be needed, as well as finding ways to reduce the costs of building affordable housing.

- Sound Cities Association shared that designating the local share of affordable housing revenue needed as an assumed number based on historic contribution is problematic given the current COVID-19 situation. The proposed amendment provides clearer information on historic contributions of all levels of government.
- A few Committee members expressed concern with the proposed amendment language stating “The ability of local governments to generate this level of funding in these times is highly unlikely.” They expressed that there is more control over local resources and urgency demands a commitment to advocate for local resources.
 - Council Chair Balducci proposed the following revision to the proposed amendment language: “Urgency demands that we raise sufficient resources, while remaining mindful of the challenge in doing so.”
- Council Chair Balducci called for a vote to approve the revised amendment with the revision she proposed. The SCA amendment with the proposed revision was unanimously approved to state “Historical patterns show the federal government contributing approximately 69% of the funding to build affordable housing, through programs such as the Low-Income Housing Tax Credit, HOME, and CDBG. The state has contributed approximately 6%, primarily through the Housing Trust Fund. Assuming these federal and state contributions remain the same, the local government share of the \$18 billion capital cost to build or preserve 44,000 units would be roughly \$5 billion, or 25% of the overall capital revenue needed. Urgency demands that we raise sufficient resources, while remaining mindful of the challenge in doing so. Additional federal and state funding may be needed, as well as finding ways to reduce the costs of building affordable housing.”
- Sound Cities Association proposed to amend line 60 of the shared revenue principles.

Original language:

The County and cities should implement all available revenue tools as swiftly as possible.

Proposed amendment 3 language:

The County and cities should implement all available revenue tools as swiftly as possible as appropriate in each jurisdiction.

- Mayor Lynne Robinson proposed the following revision: “The county and cities should strive to implement all appropriate revenue tools as swiftly as possible.”
- Council Chair Balducci called for a vote to approve the revised amendment. The amendment was unanimously approved.
- Michael Ramos corrected a typo in line 62 of the shared revenue principles, changing “disproportionate” to “disproportionately.”

- Council Chair Balducci shared that staff would make the approved amendments to the shared revenue principles and circulate the final adopted version to local, state, and federal representatives.

Work Plan Item: Countywide Planning Policies Housing Chapter Update

- Sunaree Marshall, Policy Planning, and Special Projects Manager at King County, reviewed Countywide Planning Policy (CPP) Housing Chapter progress over the last year and highlighted five policies for discussion.
- Committee members offered the following feedback on the highlighted policies:

Policy H-5: Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Show the extent to which that history is still reflected in current development patterns, housing conditions, and disparities in housing access, homeownership, and access to opportunity; and how current policies are working to address that history.

- Two members appreciated the boldness and equity focus of Policy H-5.
- The concept of H-5 and a fair housing analysis is very important. Seattle learned a lot from their Assessment of Fair Housing. The key is to implement responsive policies.
- The Harry Bridges Center for Labor Studies has information and resources relevant to Policy H-5.

Policy H-6: Plan, through a cooperative process between jurisdictions, to meet countywide housing need. Establish a process to determine, based on local housing needs analyses prepared in advance of the major comprehensive plan update, if jurisdiction estimates of local housing needs collectively meet the countywide need. If not, cooperatively work to address the shortfall. In 2021, and every year thereafter, King County, together with the Affordable Housing Committee, shall report to the GMPC on jurisdictional and regional progress toward meeting the countywide need. The GMPC shall identify corrective actions as necessary to implement this policy.

- Policy H-6 reads a little soft and there is a concern that the language promotes a continuous improvement cycle with no end in sight. Add specificity and accountability to the policy to address this.

Example #4: Implement Policies and Strategies to Equitably Meet Housing Needs

Promote equitable processes and outcomes

- ***Co-create policies and solutions with those most impacted by the housing affordability crisis***
- ***Take action to repair harms from past and current discriminatory practices***

Increase housing affordability, particularly for those with the greatest needs Expand housing options and increase affordability accessible to transit and employment

- ***Plan for low wage workers' housing needs when seeking a jobs/housing balance***
- ***Maximize transit benefits/ affordability at station areas***

Expand neighborhood choice for all residents

- ***Promote moderate density housing throughout jurisdictions***
- ***Address residential displacement***
- ***Expand access to and reduce racial disparities in affordable homeownership***

Support housing stability, healthy homes, and healthy communities

- ***Adopt tenant protections and renter support programs***
- ***Promote healthy homes and communities***
- The reasoning for policy language revisions often emphasizes access to transit and to job centers, but the actual revised language only reflects access to high-capacity frequent transit. Add access to major job centers to the policy language.
- From a staff perspective, it would be nice to have more time to review policy amendments and share them with city councils.
 - The Chair suggested that AHC members and staff use the current version of policy amendments to share with city councils if time is limited.

State and Federal Legislative Priorities

- Sunaree reviewed the draft state legislative priorities developed by staff and draft federal legislative priorities developed by King County Housing Authority staff.
- Stephen Norman expressed that many of the federal legislative priorities are time-sensitive and require action in December or January. This includes the 2021 funding levels for the Department of Housing and Urban Development's programs and a COVID-19 bill.
 - Council Chair Balducci requested Stephen email this information so stakeholders can quickly and individually take action. Stephen agreed to do so.
- Councilmember Marli Larimer expressed interest in including language to strengthen the preservation of manufactured housing communities and to keep those parks from being repurposed.
- Alex Brennan stated that Futurewise is proposing revisions to the Growth Management Act which would strengthen housing elements in comprehensive plans. Revisions include Introducing a concept of displacement risk and asking cities to plan for it, as well as introducing Affirmatively Furthering Fair Housing.
 - Council Chair Balducci requested that Alex send more information about the proposal to see if the Committee supports it. Alex agreed to do so.
- Deputy Mayor Claude DaCorsi suggested the Committee ensure the \$250 million for the Housing Trust Fund aligns with the dollar figures proposed by other housing agencies.

AHC Work Plan

- McCaela reviewed the draft 2021 AHC work plan and next steps.
- Council Chair Balducci asked the Committee to send their thoughts on the draft after the meeting and shared that the work plan will be adopted in January. Staff will move forward with the January meeting as proposed in the work plan.

AHC Membership

- McCaela reviewed upcoming changes to 2021-2022 general membership and Committee leadership.
- Council Chair Balducci requested that those interested in the AHC Chair position contact her.

Next Steps

- McCaela provided three announcements:
 - Plan for virtual AHC meetings in 2021, at least through June
 - An update on Community Partners Table Request for Information responses and the Request for Proposals
 - A reminder to fill out the Doodle Poll to schedule the next AHC meeting
- Council Chair Balducci shared potential agenda topics for the next AHC meeting in January:
 - Welcome new provisional AHC members
 - Nominations and vote to select AHC Chair and Vice Chair
 - Possible vote to adopt CPP Housing Chapter amendments
 - Possible vote to adopt AHC work plan
 - Possible vote to adopt 2021 state and federal legislative priorities
 - Update on Community Partners Table