

King County Affordable Housing Committee Meeting Minutes

March 24, 2021 | 1:00 p.m. – 3:00 p.m.

Location: Zoom Meeting

Introductions and Agenda Review

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
Emily Alvarado	X		Niki Krimmel-Morrison	X	
CC Claudia Balducci	X		CM Kathy Lambert	X	
Don Billen		Thatcher Imboden	CM Ryan McIrvine	X	
Susan Boyd	X		CM Teresa Mosqueda	X	
Alex Brennan	X		Stephen Norman	X	
Jane Broom	X		Michael Ramos	X	
Caia Caldwell	X		Mayor Lynne Robinson	X	
Kelly Coughlin	X		CM Nancy Tosta	X	
DM Claude DaCorsi	X		Brett Waller	X	
Mark Ellerbrook	X				

Non-voting Alternates

CM Zach Hall	X
DM Nigel Herbig	
CM Marli Larimer	
CP Tanika Padhye	X
CM Dan Strauss	

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

Action Item: Adoption of January 29, 2021 Meeting

- Vote to approve by Deputy Mayor DaCorsi, seconded by Councilmember (CM) Tosta
- Approved

Action Item: Adopt 2021 Work Plan

- Chair’s document incorporates non-controversial amendments
- No concerns about or changes to Chair’s amendments
- Proposed amendment from Sound Cities Association to add 4.c., “Committee Functioning: Review and evaluate the committee and recommend alternate government structures as needed to implement the action plan.”
- CM Tosta moved to add amendment, Robinson second
- The language in the proposed amendment is taken from the Regional Affordable Housing Task Force Final Report and Recommendations. The intention is for the Committee to reflect on its

own performance. It is not meant to be labor-intensive, and this could take the form of a survey of Members.

- Members discussed the following:
 - When the Task Force was ending its work, it considered different models for the Committee going forward that would allow for multi-sector partnership. The current structure, a Committee under the Growth Management Planning Council (GMPC), was selected because it was an existing forum for starting up easily, without a lot of controversy or infrastructure.
 - Regularly evaluating the performance of the Committee, starting with a survey or similar outreach to Members, is something Members are comfortable with.
 - Part of evaluating performance should be evaluating progress as a region toward our shared goals. The Dashboard will help facilitate that review.
 - There was discussion about the term “government structure” and concern about the possibility of creating a new government entity. Discussion clarified that the intent was to recognize the work of the Task Force by using their words. The terms “governance” or “governing” could be substituted.
 - In relation to the work plan item “Develop and advocate with one voice for federal funding for regional affordable housing,” a Member called attention to the narrow time window to reach consensus and weigh in on federal legislation that is currently in development and moving quickly. A statement should be drafted by next meeting (May 19) on the Affordable Housing Committee’s (AHC’s) stance and this may need to become a regular check-in item in subsequent meetings.
- SCA Amendment vote to adopt: CM Tosta, Mayor Robinson second, carries unanimously
- Work Plan vote to adopt: CM Tosta, Broom second, carries unanimously
- Next step: Inform the GMPC of the work plan. Will be included in their next meeting packet.

Discussion: Identify Next Steps to Advance the AHC’s Shared Revenue Principles

- McCaela Daffern presented.
- Members discussed the following:
 - In the presentation, “efficiency” refers to speed of deployment of funds, not cost per unit.
 - It was confirmed that the AHC can independently issue recommendations or champion or advocate for positions/actions without approval from the GMPC. Committee will continue to report to the GMPC what it is doing.
 - In the presentation, \$5 billion is share of local revenue needed, \$18 billion is total need to build 44,000 units by 2024.
 - The shared revenue principles will help the AHCs have discussions in and between meetings about how members can speak with one voice on funding at all government levels, federal to local.
 - Members reiterated the need for additional funding and interest in advocating for innovative new funding approaches. Members are interested in proposing new ways of thinking, advocacy at the federal level for new approaches. A challenge to Members: generate and share ideas for a big new innovation in affordable housing programming that generates funding at the federal level.

- Members acknowledged the need to remove barriers to housing construction. The issue is in the Task Force Action Plan, but hasn't been elevated on Committee's work plan yet. Chair Balducci passed on compliments from Challenge Seattle, who said that Renton is going a great job working with builders to encourage construction of housing.
- Members expressed interest in having a presentation on what Renton is doing well.
- Bellwether Housing will reach out to other affordable housing developers about the regulatory barriers they face to development, on a jurisdiction-by-jurisdiction level and provide that information to the Committee by May.

Briefing and Discussion: Consult on the Health Through Housing Implementation Plan

- Mark Ellerbrook presented.
- The following comments and questions from Members have been organized under the relevant components of the Implementation Plan:

Goals and strategies

- How many permanent supportive housing units does the county currently have?

Presenter's response: Seattle has roughly 4,000 units, and the county has fewer, around 100 and a goal to grow that number.

Performance measures and reporting requirements

- Let's keep the Committee informed on progress. This is ambitious. It'll be something to see it come alive.

Presenter's response: Image of elementary-school-fundraiser thermometer filling up to 1,600 units.

- Would be great to have communication and collaboration "on the thermometer" (measured and reported) as well.

Annual expenditure plan

- Is there any emergency use of the fund permitted before the plans are complete to take advantage of the market opportunities created by the pandemic? Any sense that we will miss the market window during this planning phase?

Presenter's response: County has authority to spend money in 2021 to take advantage of opportunities during the economic downturn. County is looking at properties to purchase now.

- Concern that the plan should provide a written standard for appearance of buildings and a budget for each property that allows the county to maintain the building and bring it to the standard of the surrounding community.

Presenter's response: The budget for each property includes ongoing operating services and support for both people and the building itself. The capital budget also includes funding for rehab to bring buildings up to standard. This concern will be addressed in the expenditure plan and aspects of the plan related to partnership with local jurisdictions.

How the County will work with other jurisdictions/Communication and partnership plan

- Members wanted to understand better what partnerships and engagement with the cities would look like. For example, if a city enacted the 0.1% tax, would the county want to collaborate to pool the dollars on jointly funded projects?

Presenter's response: In some cases, the goal will be to align with the city's work, and in other cases the work may be complementary, aimed at different housing needs.

- It is super important to make this solution work for everyone in those communities.
- Will the communication plan include help with public engagement efforts in local jurisdictions to ensure community support?

Presenter's response: County expectation is to engage with community and support local jurisdictions in doing that. One thing we know that doesn't work well is the county showing up and say this is what is happening. We need to show up together. Shoreline is a good example. The county prepared materials, Shoreline led the meetings, and county attended all meetings.

- Emphasize the need for authentic engagement with cities to align with their priorities and plans. Do not show just up in a community and announce a project.

Presenter's response: The conversation around homelessness should be happening now, so communities are ready for it when a project is proposed.

- Is there a relationship between Health Through Housing and DESC efforts to develop permanent supportive housing? If so, how does/will this work?

Presenter's response: DESC project is separate but has the same goal of serving residents experiencing chronic homelessness.

- A challenge will be that opportunities arise where and when they happen, so the community may not be able to provide input on the best location for a project.
- It might be helpful to compile and include lessons learned from the examples of consultations with the cities mentioned today. Where have we had success, conflicts, etc.

Process to site affordable housing and behavioral health facilities

- Will the location of expenditures be focused in jurisdictions subject to the tax? If so, how does the narrowing of locations limit the ability to acquire key hotel sites?

Presenter's response: Statute requires that 30% of funds that are collected in jurisdiction of 60,000 or more be spent in that jurisdiction. For example, county is already engaging with Seattle. The county can acquire properties anywhere in the county. For jurisdictions collecting their own tax under the same authority, the county will have conversations with these cities to see how the two can align and support each other's efforts.

Briefing: State Legislative Priorities Update

- Kelly Rider presented.
- Members discussed the following:
 - Is it appropriate for Members to send letters or emails or testimony?

- This is the benefit of an adopted legislative agenda. It's okay to speak publicly as a member of the AHC if your statements are within the bounds of the adopted legislative agenda.
- Even within councils among jurisdictions and within Sound Cities Association, there have been different views expressed within for HB 1220 (GMA update).
- Please keep Members updated on how they can be supportive and let us know how we can help, especially HB 1220.
- Chair Balducci will work with staff to push out some information.

Briefing: GMPC Update

- McCaela Daffern presented.
- The GMPC is aware of limited resources for the smaller cities to fulfill reporting requirements and that additional support may be needed.