

Affordable Housing Committee Meeting Notes

June 21, 2019 | 1:00 – 3:00 p.m.

Puget Sound Regional Council Board Room | 1011 Western Ave # 500, Seattle, WA 98104

Agenda

Goal: Orient members and alternates to the Committee, understand member priorities, and provide direction to the Housing Interjurisdictional Team on House Bill 1406 Briefing Memo.

- Welcome and Introductions
- Regional Affordable Housing Task Force Overview
- Governance and Logistics
- Moving from Plan to Action, HB 1406

Attendance

Members	Present	Phone	Alternate	Members	Present	Phone	Alternate
Patricia Akiyama	X			CM Larry Gossett	X		
Emily Alvarado	X			Chelsea Hicks	X		
Mayor David Baker	X			Nicole Vallesterro Keenan-Lai	X		
CM Claudia Balducci	X			CM Jeanne Kohl-Welles	X		
Mayor Debbie Bertlin			DM Lynne Robinson	Stephen Norman			Dan Watson
Don Billen	X			CM Mike O'Brien	X		
Susan Boyd				CM Nancy Tosta	X		
Jane Broom	X			Brett Waller	X		
Kelly Coughlin	X			Bryce Yadon	X		
CM Claude DaCorsi		X					

Non-Voting Alternates

Mayor Ken Hearing		X
CM Marli Larimer	X	
CM Ryan McIrvine	X	

* CM = Councilmember, DM = Deputy Mayor

Decisions

- As a best practice, staff will send Committee members meeting materials at least 48 hours in advance of meetings, ideally with a weekend in between the transmittal and the meeting.
- Committee selected King County Councilmember Balducci as Chair and Executive Director of Puget Sound Sage, Nicole Vallesterro Keenan-Lai, as Vice Chair.
- Committee directed the Housing Interjurisdictional Team (HIJT) to develop a Decision Memo for House Bill 1406 for consideration at July 30th Affordable Housing Committee (AHC) meeting.

Approved July 30th, 2019

Action Items

Action Item	Assigned	Due
Summarize findings from the “One Thing” priority setting exercise to inform Committee work planning	Staff	July 25th
Provide alternative decision-making framework for approval by Committee when quick decisions need to be made	Chair	July 25th
Determine engagement expectations for alternates when caucus or main member is present	Chair	July 25th
Develop survey to inform priority setting exercise at July 30 th meeting.	HIJT	July 5th
Take survey	AHC members	July 12th
Develop work plan options	HIJT/Chair/Vice Chair	July 25th
Develop Decision Memo on House Bill 1406 that addresses AHC member considerations	HIJT/Chair/Vice Chair	July 25th

Meeting Minutes

Welcome and Introductions

- Kelly Rider welcomed Affordable Housing Committee members
- Affordable Housing Committee members introduced themselves and shared motivations for serving on the Committee

Regional Affordable Housing Task Force Overview

- Councilmember Claudia Balducci presented on the history of the Regional Affordable Housing Task Force and gave an overview of the Action Plan
- Affordable Housing Committee members participated in an exercise where they selected one action, strategy, or goal they would like to see prioritized first. Members’ selections were:
 - Goal 2A
 - Identify funding opportunities for cities for creation of affordable housing
 - Increased public funding for the preservation and development of affordable housing
 - Increase housing for people at 30% of AMI or below
 - Increase construction and preservation of affordable housing at 50% AMI and Goal 5; protect people of color in low-income communities from displacement
 - Goal 2A: identify revenue sources (followed by Goal 3)
 - Goal 3: ST3 Build-out to 2024 brings light rail to Redmond, Federal Way, Lynnwood and BRT along I-405: cannot miss opportunity to develop affordably around these stations
 - Set target number for affordable homes near transit stations and assess funding and zoning needed to achieve goal vs. what is needed
 - Focus on the rising rents and the impact especially those under 60% AMI and how paying more than 30% of income for rent affects affordability
 - Goal 5, Strategy B: We need to build more housing, but we also must STOP displacement

- Goal 5: We have a power dynamic that allows for the protection of higher income communities at the expense for communities of color. Give them power and say in their communities as well as how the city and county grows.
- Displacement prevention strategies and establishing funds for community development
- Goal 6: Promote greater housing growth for all housing types, and update zoning regulations to diversify housing choices
- Goal 6, Strategy A: update zoning and land use regs to increase and diversify housing choices
- Goal 6, Strategy A, Action iv: innovative housing in industrial zones focused on TOD and industrial buffers
- Goal 6, Strategy C
- Figure out how every city can implement Mandatory Inclusionary Housing in all new housing development and fees in lieu for all new commercial and office development
- Preserve and expand homeownership opportunities for low-income households
- Goal 7: need community engagement to get buy-in for other goals and to participate
- Better engage and educate the public

Governance and Logistics

- McCaela Daffern reviewed the Affordable Housing Committee charter and discussed governance
 - Councilmember Nancy Tosta requested the possibility of getting meeting materials more than 24 hours in advance, preferably at least 48 hours in advance
 - Councilmember Claudia Balducci agreed, and added in a preference for including at least a weekend to give time to review
 - Deputy Mayor Lynne Robinson asked if and how we will be compiling measurements and data for the purposes of seeing progress
 - McCaela shared that the County hired a staff person to focus on data who will start July 15
 - Councilmember Claudia Balducci questioned whether there was an off-ramp way to quicken the decision-making process of the Committee (using criteria like a super majority decision or consensus), so that time-sensitive issues during legislative sessions can be expedited, for example
 - McCaela offered a revised decision-making framework for presentation, consideration, and approval at the July meeting
 - Nicole mentioned a desire to have enough time, preferably at least a couple of weeks, to deliberate decisions with stakeholders
 - Councilmember Nancy Tosta asked if there would be a summary of HIJT deliberations or activities since they will be meeting more frequently than the Affordable Housing Committee
 - McCaela shared that the primary communication of the HIJT would be the documents they produce for the AHC but that we could explore other options
- McCaela began the Committee chair selection process
 - Mayor David Baker nominated Councilmember Claudia Balducci as Chair
 - Councilmember Jeanne Kohl-Welles seconded Mayor David Baker's nomination

- Motion to have Councilmember Claudia Balducci as the Chair for the Affordable Housing Committee was approved, 19-0
- Councilmember Claudia Balducci began the Vice Chair selection process
 - Deputy Mayor Lynne Robinson nominated Nicole Vallesterro Keenan-Lai as Vice Chair
 - Mayor David Baker seconded Deputy Mayor Lynne Robinson's nomination
 - Motion to have Nicole Vallesterro Keenan-Lai as Vice Chair was approved, 19-0

Moving from Plan to Action

- Sunaree Marshall discussed themes from member briefings and gave an overview of an example briefing memo for House Bill (HB) 1406
- Questions/comments raised about HB 1406
 - Councilmember Balducci mentioned prioritizing HB 1406 for populations at 30% area median income (AMI) or below instead of 60% AMI or below, but that this should be decided as a collective
 - Councilmember Mike O'Brien shared that HB 1406 is a great funding tool and opportunity, and that Seattle will be taking advantage of it due to the structure and programs already in place. He mentioned that smaller jurisdictions may not have a structure in place to drop money into and that the Committee should find ways to support them
 - Emily Alvarado asked if staff could identify and incentivize behavior to get jurisdictions to focus on populations at 30% AMI and under
 - Chelsea Hicks suggested the Committee put forth ideas for smaller jurisdictions to utilize the funding in an impactful way, like manufactured home preservation
 - Jane Broom asked how the \$5.3 million in pooled resources from HB 1406 would be dispersed among all cities and if it is the best use of time spent
 - Nicole Vallesterro Keenan-Lai stated that it would be interesting to see if cities might forgo their share of funds to help support a project in another jurisdiction.
 - Brett Waller wanted to know how much money would be coming in from cities with populations over 100,000 and below 100,000. He expressed that cities with populations under 100,000 may use their funds for rental assistance, which may be more impactful for them than pooling money
 - Councilmember Nancy Tosta was curious about what implementation of HB 1406 would look like among the Committee, since entities like ARCH and SKHHP are already in place and may have their own plans

Next Steps

- Next Affordable Housing Committee meeting on July 30th, 1-3pm
 - Discuss proposal for HB 1406