

AFFORDABLE HOUSING COMMITTEE

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

WIFI: KCPUBLIC

INTRODUCTIONS

Name and organization

AGENDA

- 1:00 Introductions and Agenda Review
- 1:10 Meeting Minutes
- 1:15 Housing Interjurisdictional Team Update
- 1:20 Centering Equity
- 2:10 House Bill 1406 Recommendation
- 2:25 2020 Work Plan
- 2:45 Emerging Issues
- 2:55 Next Steps
- 3:00 Adjourn

IN YOUR PACKET

Section 1: Agenda

Section 2: Meeting slides

Section 3: Meeting minutes, July 30, 2019

Section 4: House Bill 1406 Recommendation

- AHC Recommendations for Implementation of HB 1406 in King County

Section 5: Action Plan Priorities

- Top 13 actions

MEETING MINUTES

July 30th, 2019

HOUSING INTERJURISDICTIONAL TEAM (HIJT) UPDATE

HOUSING INTERJURISDICTIONAL TEAM

NAME	ORGANIZATION/JURISDICTION
Lauri Anderson	City of Kenmore, Sound Cities Association
Melissa Arias	King County Department of Community and Human Services
Ana Bonilla	Enterprise Community Partners
Hayley Bonsteel	City of Kent
Sarah Bridgeford	City of Federal Way
Krista Camenzind	King County Council
McCaella Daffern	King County Department of Community and Human Services
Sharon Gavin	City of Sammamish, Sound Cities Association
Bin Jung/Jen LaBrecque	City of Seattle, Office of Housing
Colleen Kelly	City of Shoreline, Sound Cities Association
Janet Lee	King County Department of Community and Human Services
Janet Lewine	City of Bellevue, Sound Cities Association
Sarah Lovell	King County Metro
Patience Malaba	Housing Development Consortium
Sunaree Marshall	King County Department of Community and Human Services
Lindsay Masters/Mike Stanger	A Regional Coalition for Housing (ARCH)
David Miller	City of North Bend, Sound Cities Association
Brian Parry/Alexis Rinck	Sound Cities Association
Arun Sambataro/Chris Bhang	King County Office of Equity and Social Justice
Jeff Tate	South King Housing and Homelessness Partnership (SKHHP)

HIJT CORE GROUP MEMBERS

NAME	ORGANIZATION/JURISDICTION
Krista Camenzind	<i>King County Council</i>
McCaela Daffern	<i>King County Department of Community and Human Services</i>
Lindsay Masters/Mike Stanger	<i>A Regional Coalition for Housing (ARCH)</i>
Brian Parry/Alexis Rinck	<i>Sound Cities Association</i>
Arun Sambataro/Chris Bhang	<i>King County Office of Equity and Social Justice</i>
Jeff Tate/Future Program Manager	<i>South King County Housing and Homelessness Partnership (SKHHP)</i>

HIJT RECAP

August 20th, 2019

- Built foundational equity and social justice knowledge
- Reviewed work plan, prioritized actions
- Initiated revisions to HB 1406 recommendation statement

September 4th, 2019

- Continued equity capacity-building on community engagement
- Narrowed down a list of 39 priorities to 13
- Finalized HIJT revisions to HB 1406 recommendation statement

CENTERING EQUITY

Christopher Bhang

Civil Rights Program Manager,
King County Office of Equity &
Social Justice

Sunaree Marshall

Special Projects Manager,
King County Department of
Community & Human Services

WHAT WOULD YOU RATHER DISCUSS?

Balance the following equation:



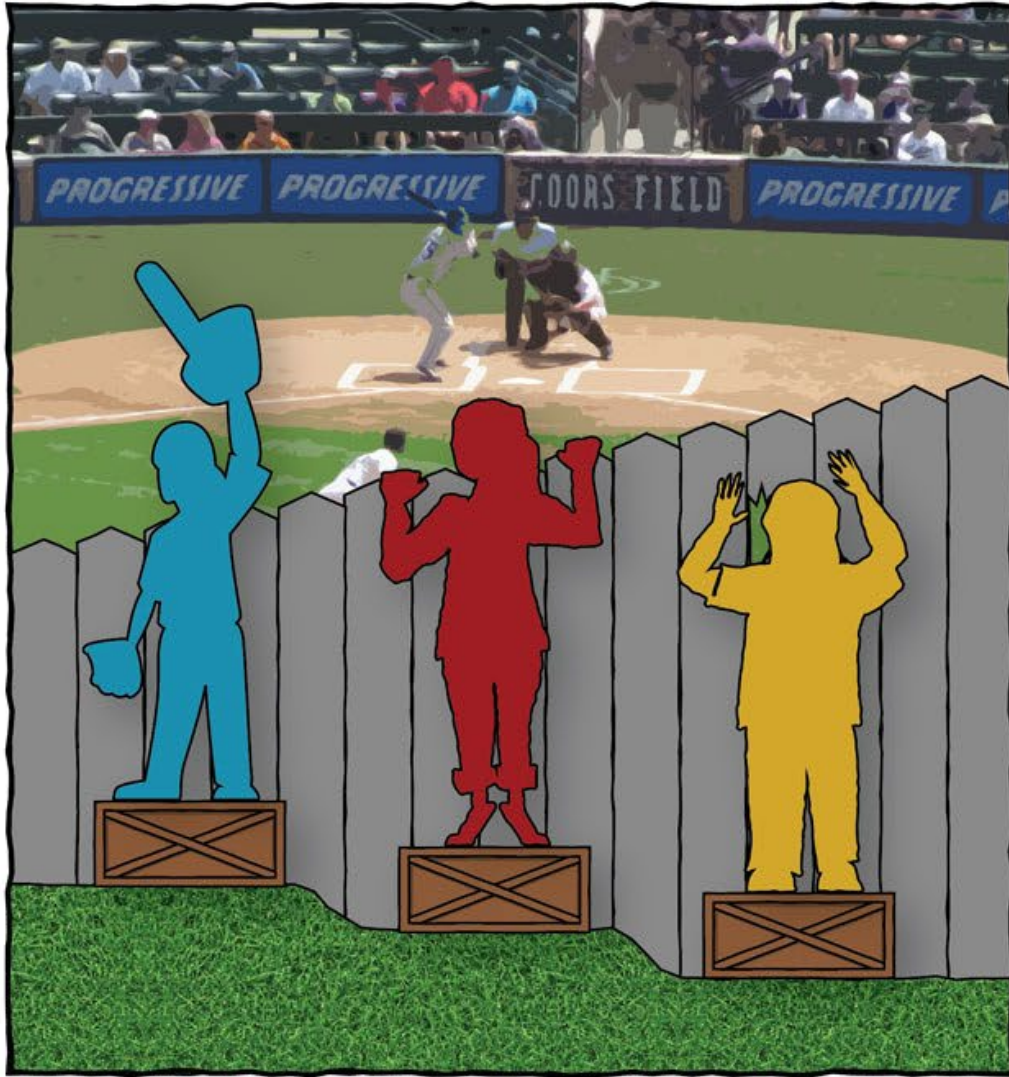
Tell me how you have consciously and subconsciously contributed to white supremacist power norms while working in a government institution. And, are you a racist?

WHY

- Equity is built into the Task Force Recommendations.
- ESJ terminology, approaches, and understandings can be isolating, but we want to be on the same page, because we're on the same team.
- ESJ approaches lead to better outcomes because they center community – our constituents – and encourages “upstream” thinking.

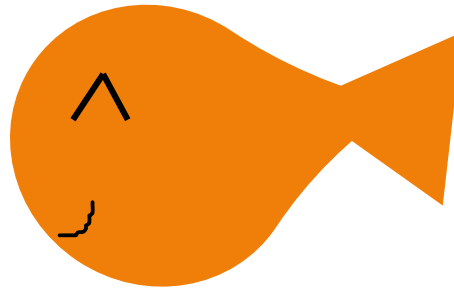
WHAT

- **Build** common, foundational understanding of ESJ principles.
- **Explore** what “race” is , why we center race in so many ESJ conversations.
- **Remember** the historical disenfranchisement of communities of color and immigrants in the United States.
- **Center** community voices and human experiences.

**EQUALITY****EQUITY**

From [Cultural Organizing](#), October 2016

“Give someone a fish, and you feed them for a day. Teach the person to fish, and...

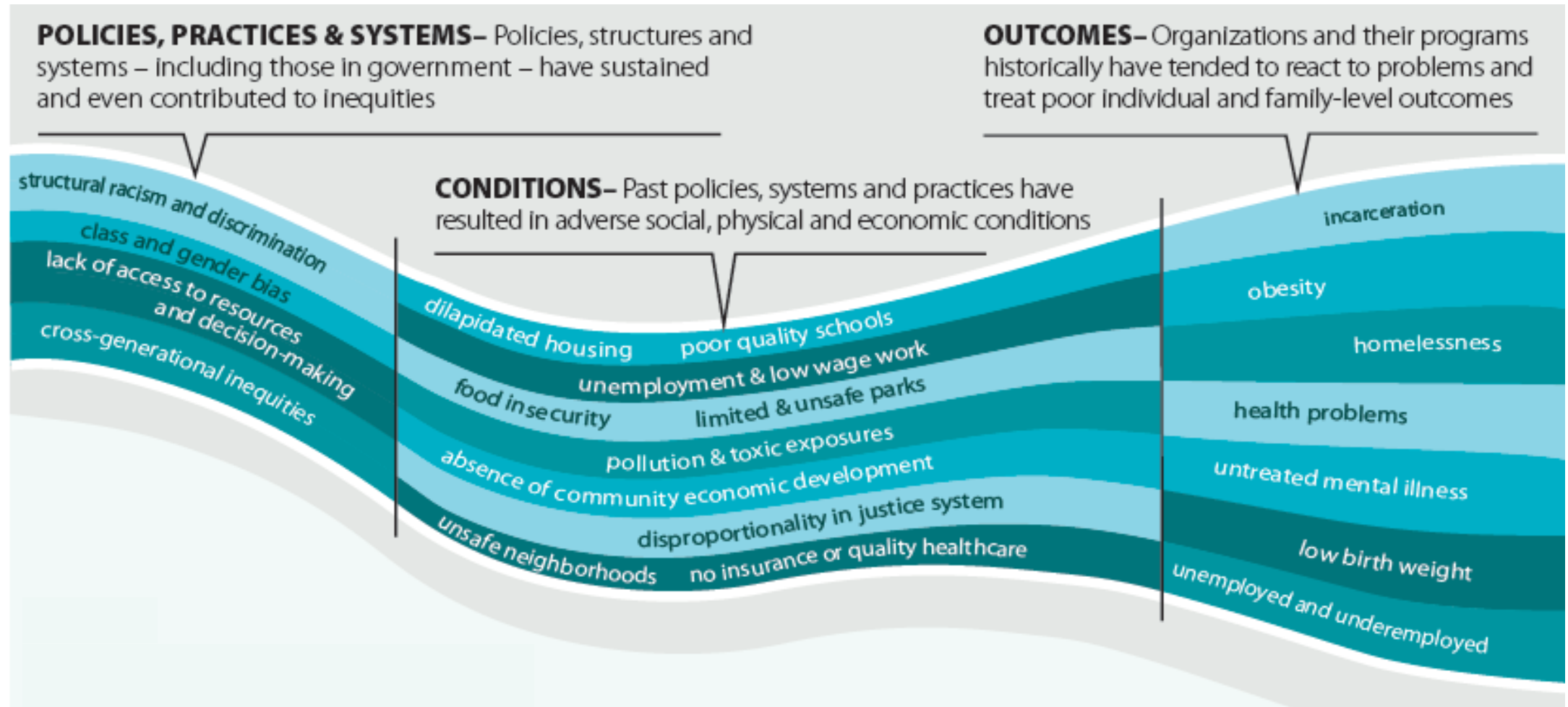


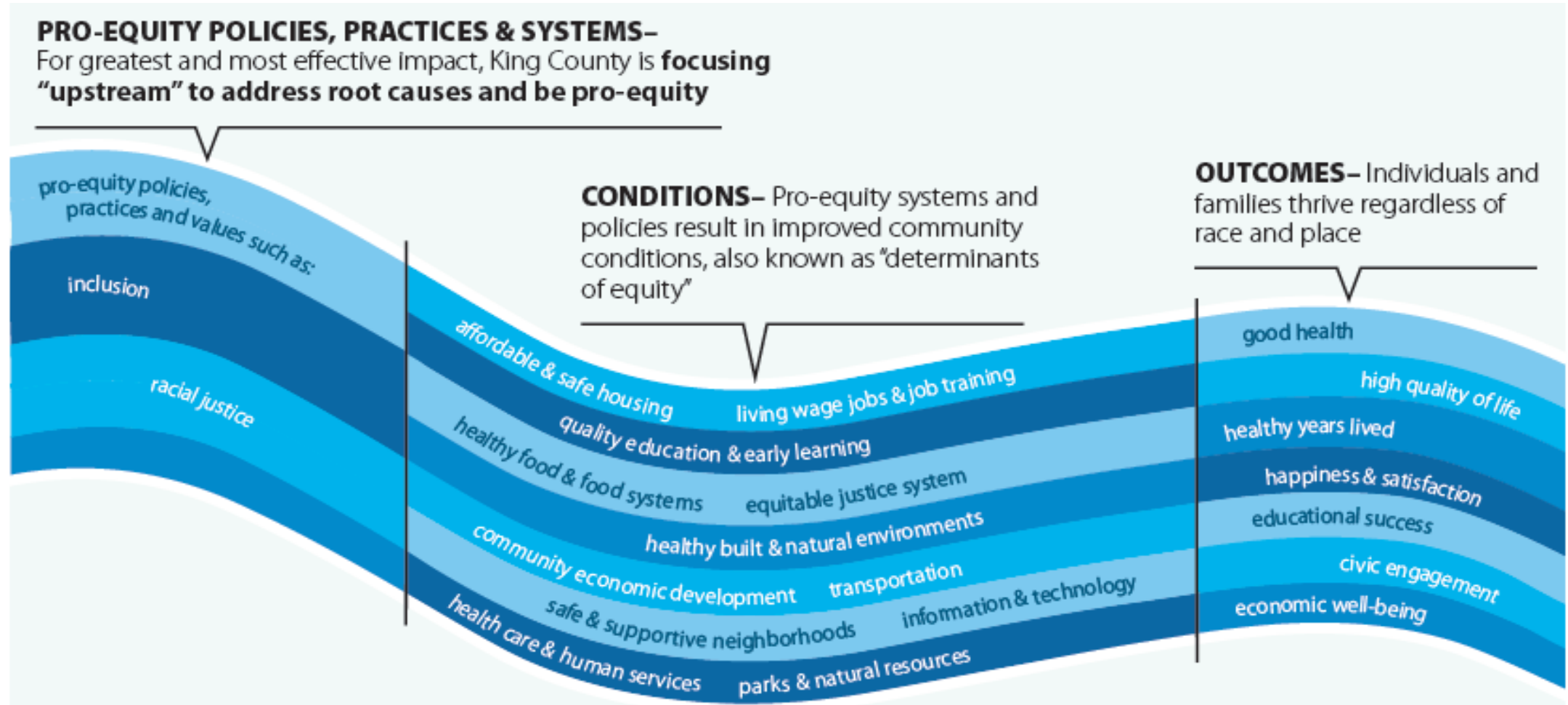
“Give someone a fish, and you feed them for a day. Teach the person to fish, and...

You’ll only feed them for a season, if you don’t take in to account their family size, ensure they’re not allergic, evaluate who else can help, study the sustainability of the fishing practice, ask about food shortage or others in need, and teach them to salt and store the fish (if such resources exist).”

WHAT ARE INEQUITIES?

- Differences in well-being that disadvantage an individual or group in favor of another
- Systematic, patterned and must be changed
- Not random
- Caused by past and current decisions, systems of power and privilege, policies and implementation of those policies





RACE

The single greatest demographic predictor of inequities in the United States.

RACE AS A SOCIAL CONSTRUCT

“[T]hey steal, they are cruel and bloody, full of revenge, and delighting in deadly execution, licentious, swearers and blasphemers, common ravishers of women, and murderers of children.”

Races are categories of demographic convenience, with origins rooted in oppression.

The vestiges of those oppressive practices pervade today.



National Geographic Image

Races were and are defined by the powerful, reinforced by laws, policies, media, science, and propaganda.

INDIAN LAND FOR SALE

GET A HOME
OF
YOUR OWN
*
EASY PAYMENTS



PERFECT TITLE
*
POSSESSION
WITHIN
THIRTY DAYS

FINE LANDS IN THE WEST

IRRIGATED IRRIGABLE GRAZING AGRICULTURAL DRY FARMING

IN 1910 THE DEPARTMENT OF THE INTERIOR SOLD UNDER SEALED BIDS ALLOTTED INDIAN LAND AS FOLLOWS:

Location.	Acres.	Average Price per Acre.	Location.	Acres.	Average Price per Acre.
Colorado.....	5,211.21	\$7.27	Oklahoma.....	34,664.00	\$19.14
Idaho.....	17,013.00	24.85	Oregon.....	1,020.00	15.43
Kansas.....	1,684.50	33.45	South Dakota.....	120,445.00	16.53
Montana.....	11,034.00	9.86	Washington.....	4,879.00	41.37
Nebraska.....	5,641.00	36.65	Wisconsin.....	1,069.00	17.00
North Dakota.....	22,610.70	9.93	Wyoming.....	865.00	20.64

FOR THE YEAR 1911 IT IS ESTIMATED THAT 350,000 ACRES WILL BE OFFERED FOR SALE

For information as to the character of the land write for booklet, "INDIAN LANDS FOR SALE," to the Superintendent U. S. Indian School at any one of the following places:

CALIFORNIA: Blythe.	MINNESOTA: De Soto.	NORTH DAKOTA: Fort Totten.	OKLAHOMA—Cont. Fort Smith.	SOUTH DAKOTA: Fort Pierre.	WASHINGTON: Fort Stevens.
COLORADO: Ignacio.	MONTANA: Crow Agency.	OKLAHOMA: Muskogee.	OKLAHOMA: Muskogee.	SOUTH DAKOTA: Fort Totten.	WASHINGTON: Fort Spokane.
IDaho: Laramie.	NEBRASKA: Kearney.	OKLAHOMA: Muskogee.	OKLAHOMA: Muskogee.	SOUTH DAKOTA: Fort Totten.	WASHINGTON: Fort Spokane.
KANSAS: Hering.	NEBRASKA: Kearney.	OKLAHOMA: Muskogee.	OKLAHOMA: Muskogee.	SOUTH DAKOTA: Fort Totten.	WASHINGTON: Fort Spokane.
NEBRASKA: Kearney.	NEBRASKA: Kearney.	OKLAHOMA: Muskogee.	OKLAHOMA: Muskogee.	SOUTH DAKOTA: Fort Totten.	WASHINGTON: Fort Spokane.
NEBRASKA: Kearney.	NEBRASKA: Kearney.	OKLAHOMA: Muskogee.	OKLAHOMA: Muskogee.	SOUTH DAKOTA: Fort Totten.	WASHINGTON: Fort Spokane.

WALTER L. FISHER, Secretary of the Interior.

ROBERT G. VALENTINE, Commissioner of Indian Affairs.



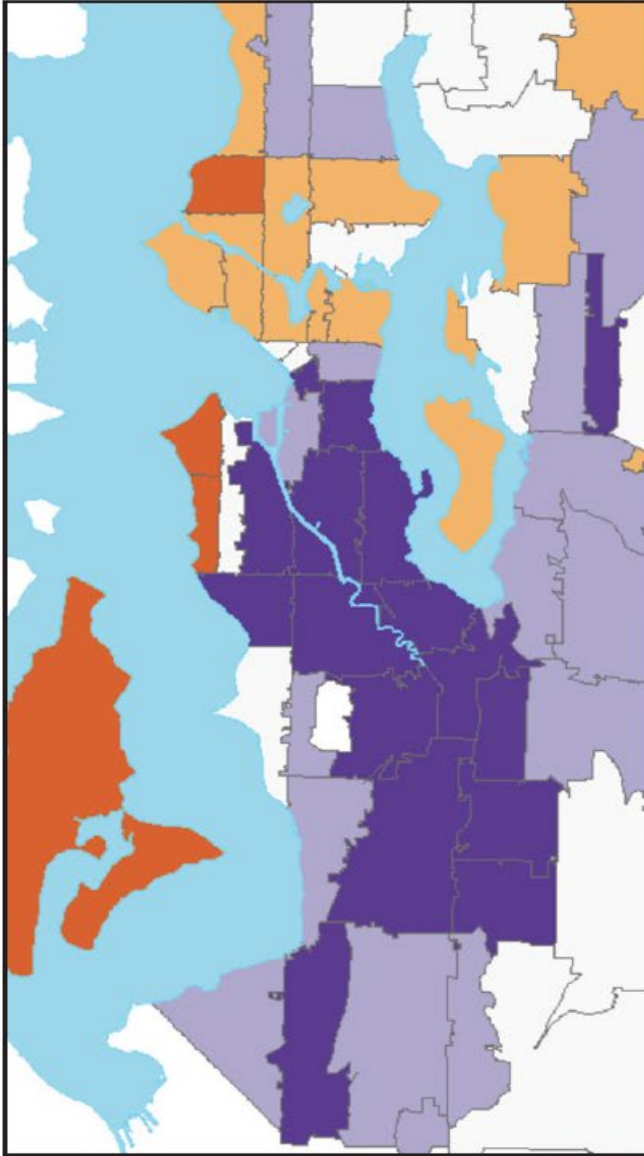
National Archives

RACE AS A SOCIAL CONSTRUCT

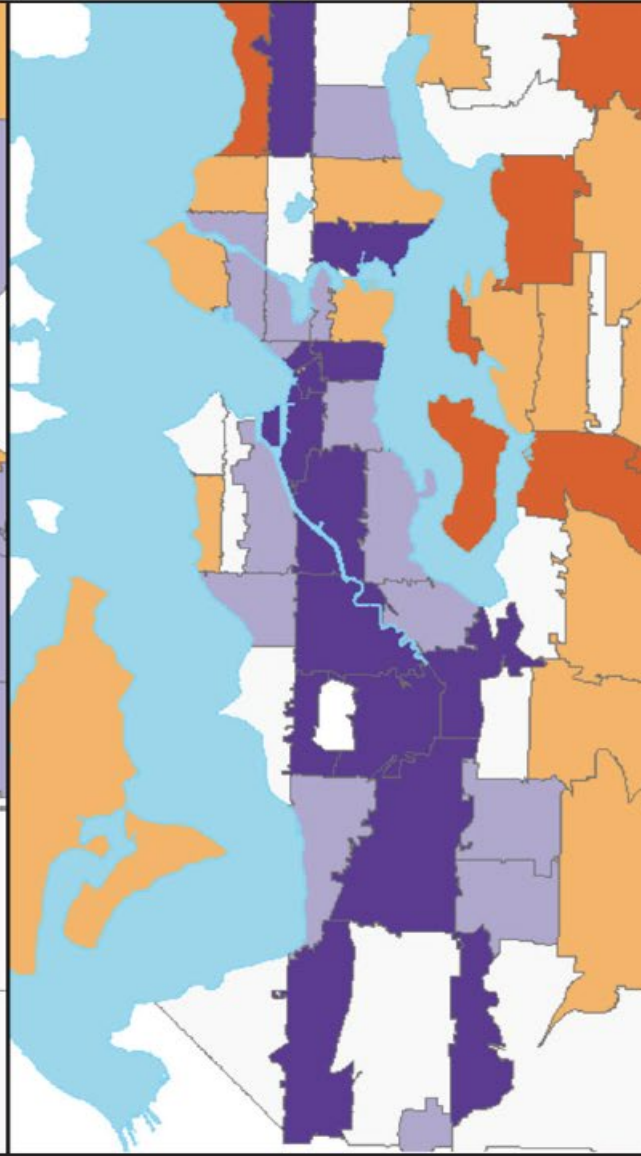
Despite the sinister beginnings of racial constructs in the US, it provides a historical understanding of what people groups have experienced the most harm.

And because many laws and policies have been used to weaponize race against non-white people groups, it is no surprise that **race is the single greatest demographic predictor of inequities in the United States.**

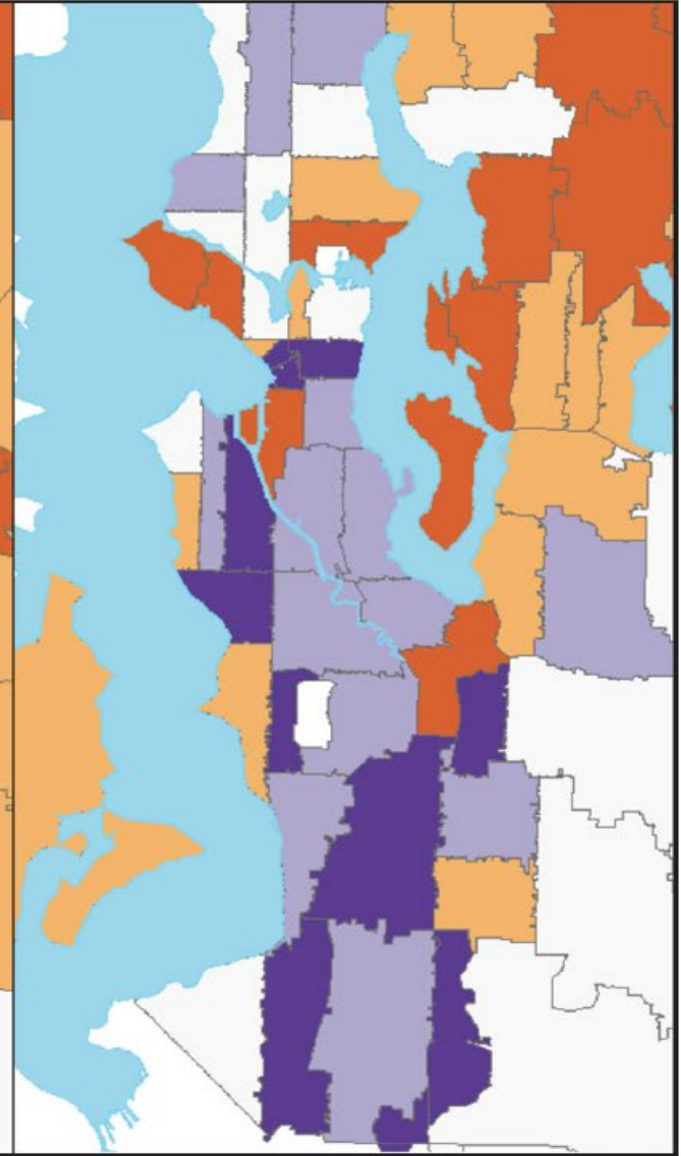
Percent people of color



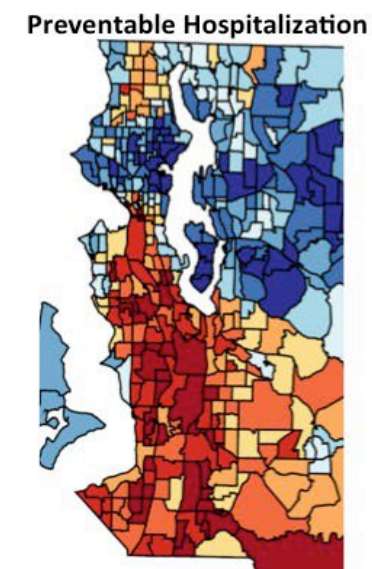
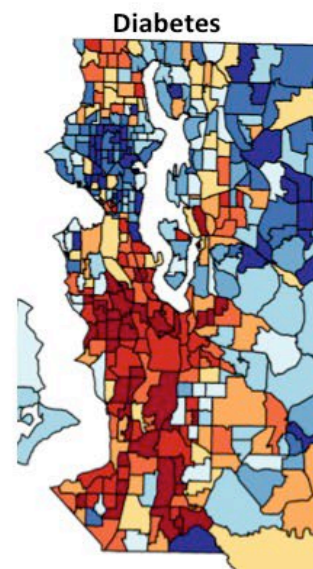
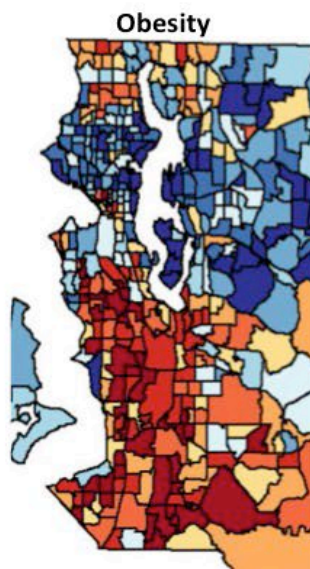
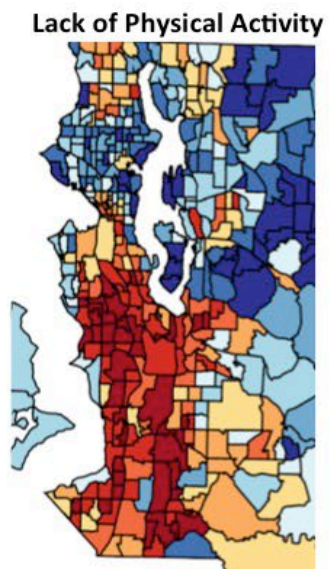
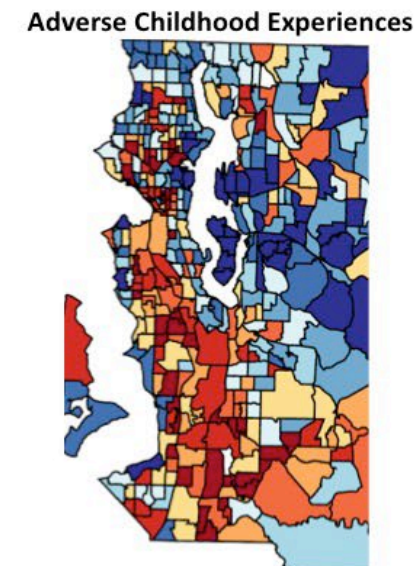
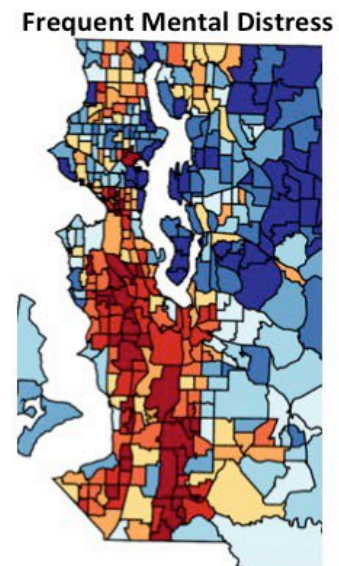
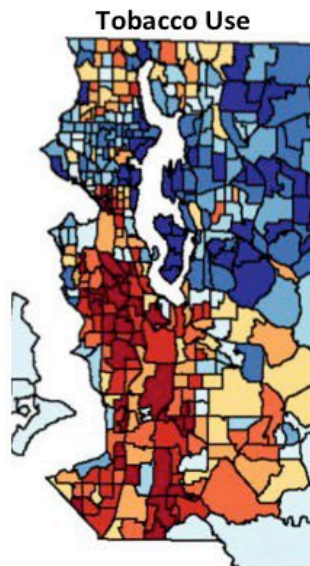
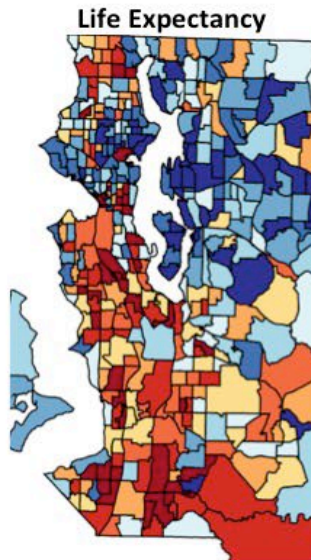
Low income



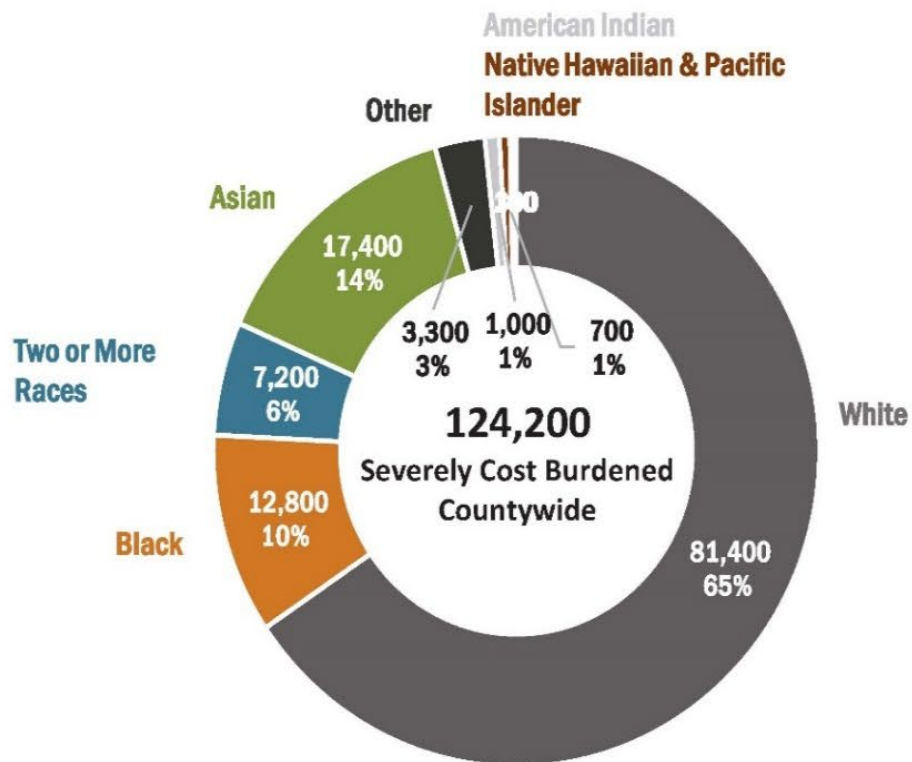
Low life expectancy



KING COUNTY HEALTH AND WELL-BEING MEASURES



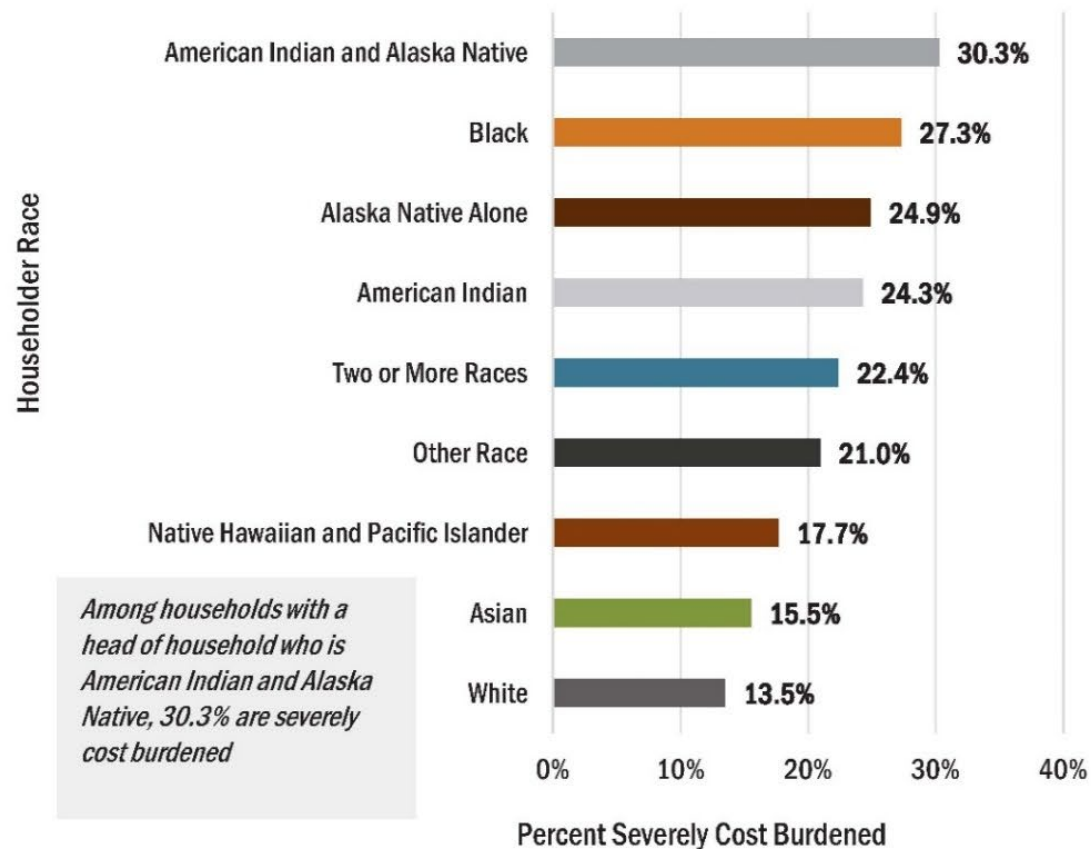
Severe Cost Burden by Race



Data Sources: 2011-2015 ACS 5-year Public Use Microdata Samples (PUMS)



Severe Cost Burden Within Racial Categories



1920s – 1948

Restrictive Covenants

Used nationwide to prevent people of color from purchasing homes in white communities. By 1940, 80% of property in Chicago and LA carried restrictive covenants barring black families

“This property shall not be resold, leased, rented or occupied except to or by persons of the Aryan race.”

- Deed of sale covering a five-acre subdivision in Clyde Hill



3. No chickens or other fowl, or animals, except individual household pets, shall at any time be kept or maintained upon said property.

4. No person or persons of Asiatic, African or Negro blood, lineage or extraction, shall be permitted to occupy a portion of said property, or any building thereon; except domestic servant or servants may be actually and in good faith employed by white occupants of such premises.

5. No house or part thereof, or other structure, shall be construed or maintained upon said premises nearer to the front street margin than the line described upon the plat as "building limit".

Upon the violation of any of the foregoing restrictions by the vendee or the officers, agents, devisees, grantees or assignees, of the vendee, the entire estate in the herein described property shall revert to the grantor herein, its successors or assigns.

Together with the appurtenances.

Dated this 1st day of April, 1929.

situated in the County of King, State of Washington.

Dated, A.D. 19__

Signed in presence of
(T.C. of W. Corp. Seal)

I STATE OF WASHINGTON

COUNTY OF KING

) SS

Typewriter Corporation of Washington
By T. R. Meeker President

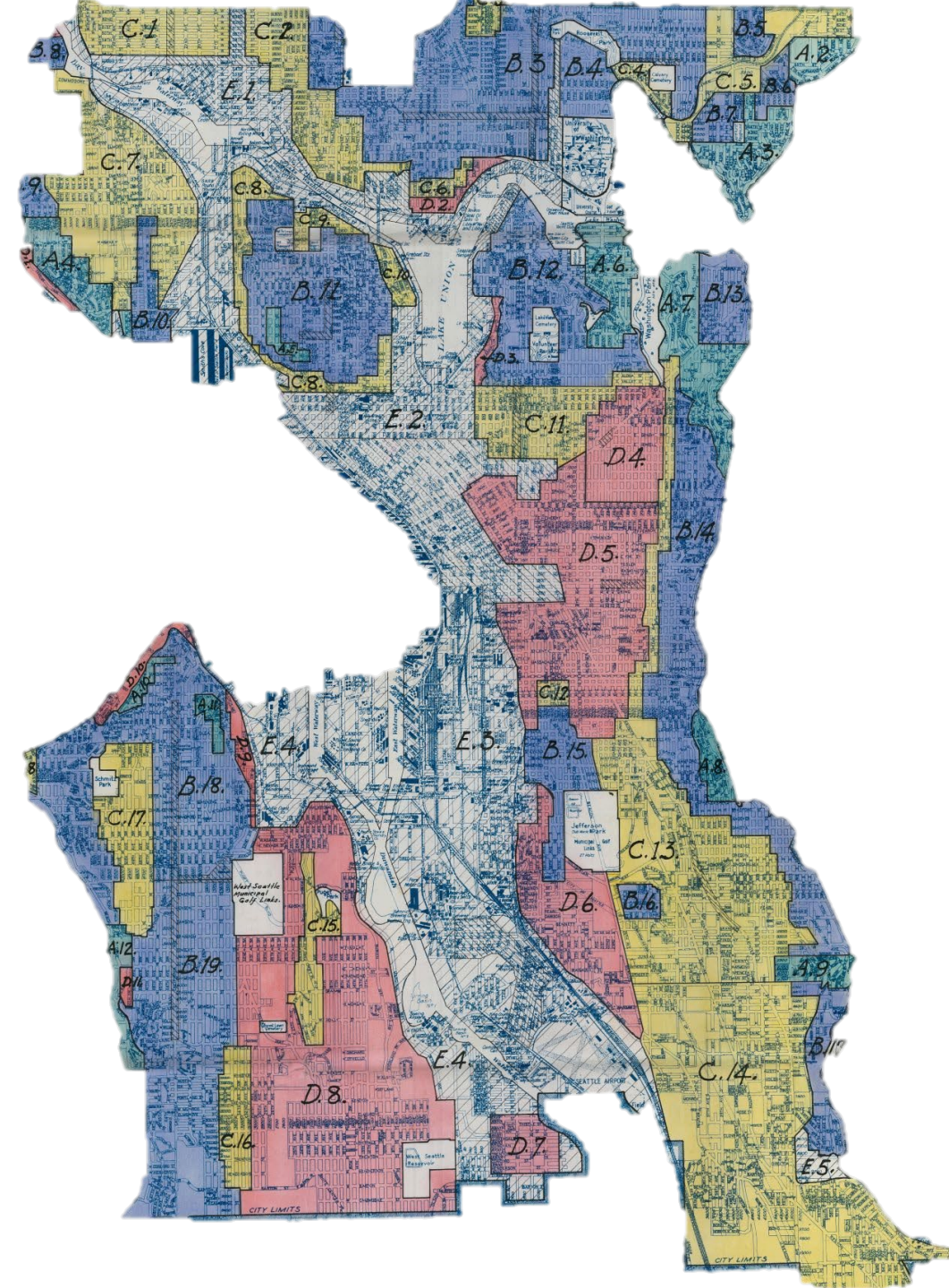
Typewriter Corp. of Washington.
By T. R. Meeker Pres.

1930s

Redlining

The Home Owners' Loan Corporation "graded" neighborhoods into four categories, based in large part on their racial makeup. Neighborhoods with minority occupants were marked in red — hence "redlining" — and considered high-risk for mortgage lenders.

- Camila Domonoske, Interactive Redlining Map Zooms In On America's History Of Discrimination





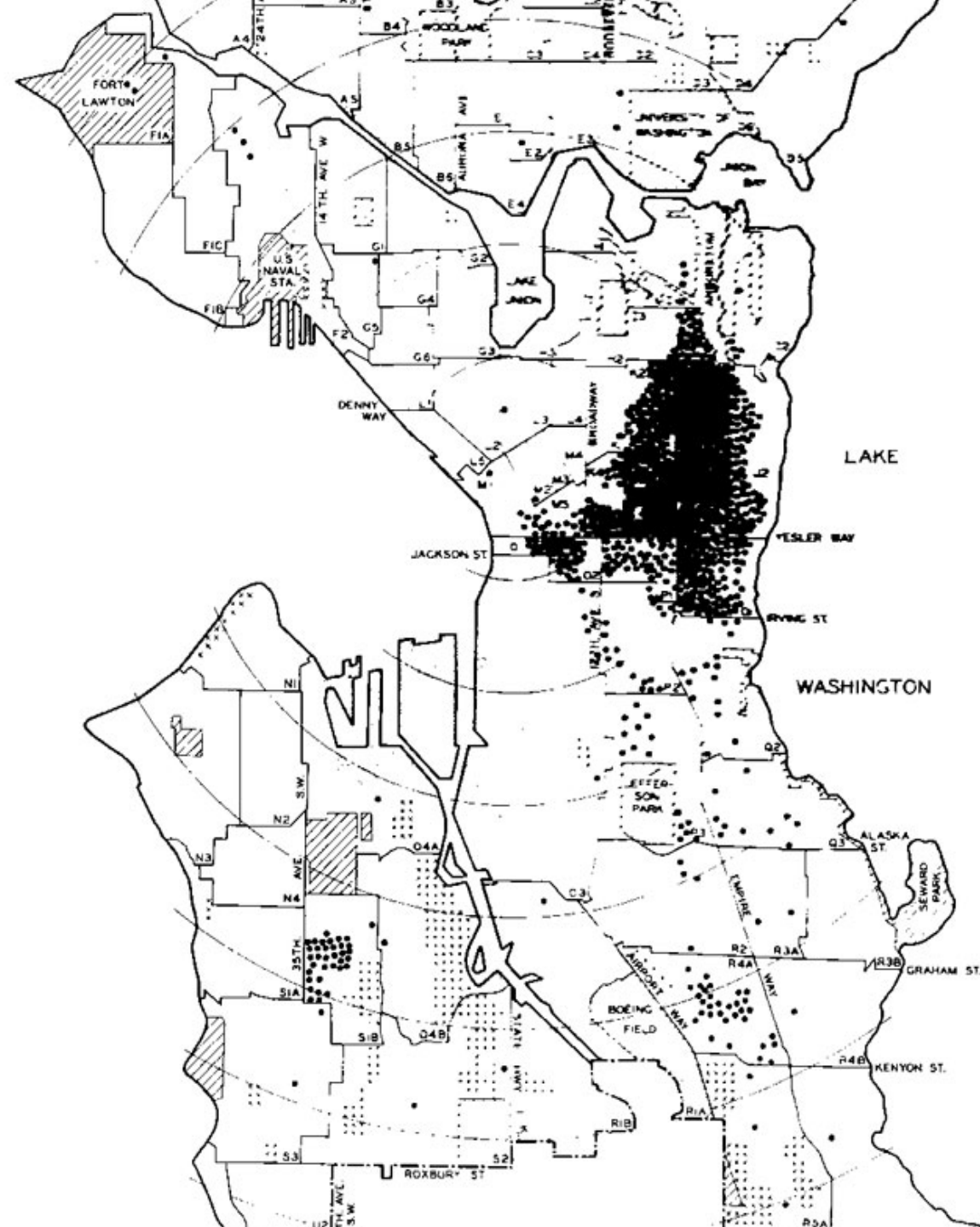
1930s

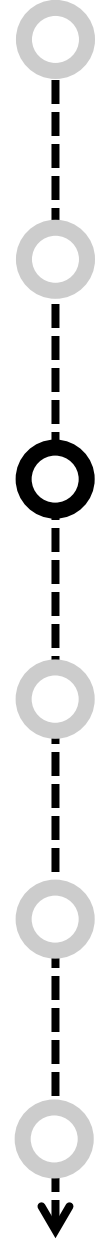
Redlining

The Home Owners' Loan Corporation "graded" neighborhoods into four categories, based in large part on their racial makeup. Neighborhoods with minority occupants were marked in red — hence "redlining" — and considered high-risk for mortgage lenders.

1960s

Seattle Demographics



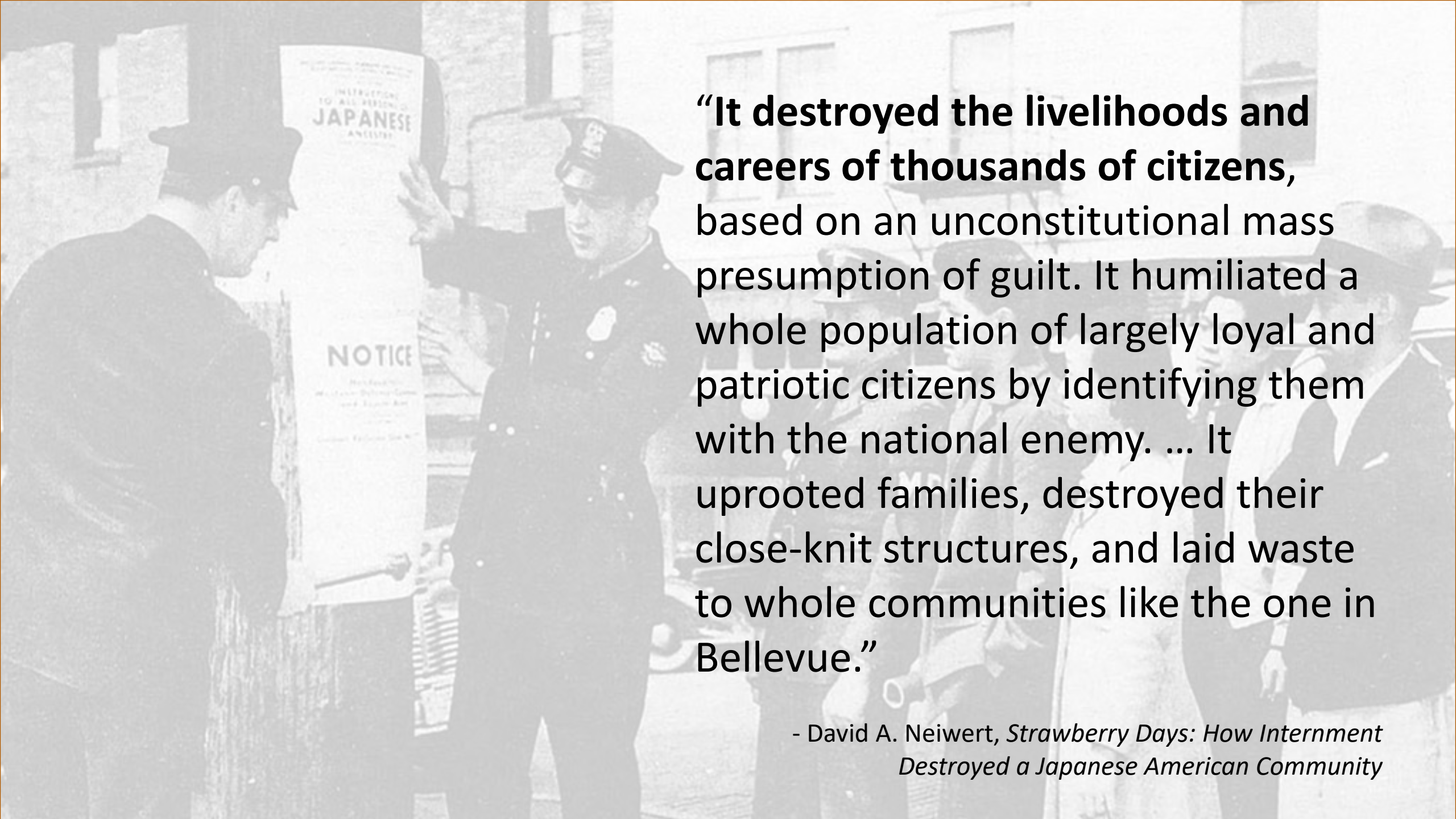


1940s

Japanese Internment

The forced relocation and incarceration in concentration camps of between 110,000 and 120,000 people of Japanese ancestry





“It destroyed the livelihoods and careers of thousands of citizens, based on an unconstitutional mass presumption of guilt. It humiliated a whole population of largely loyal and patriotic citizens by identifying them with the national enemy. ... It uprooted families, destroyed their close-knit structures, and laid waste to whole communities like the one in Bellevue.”

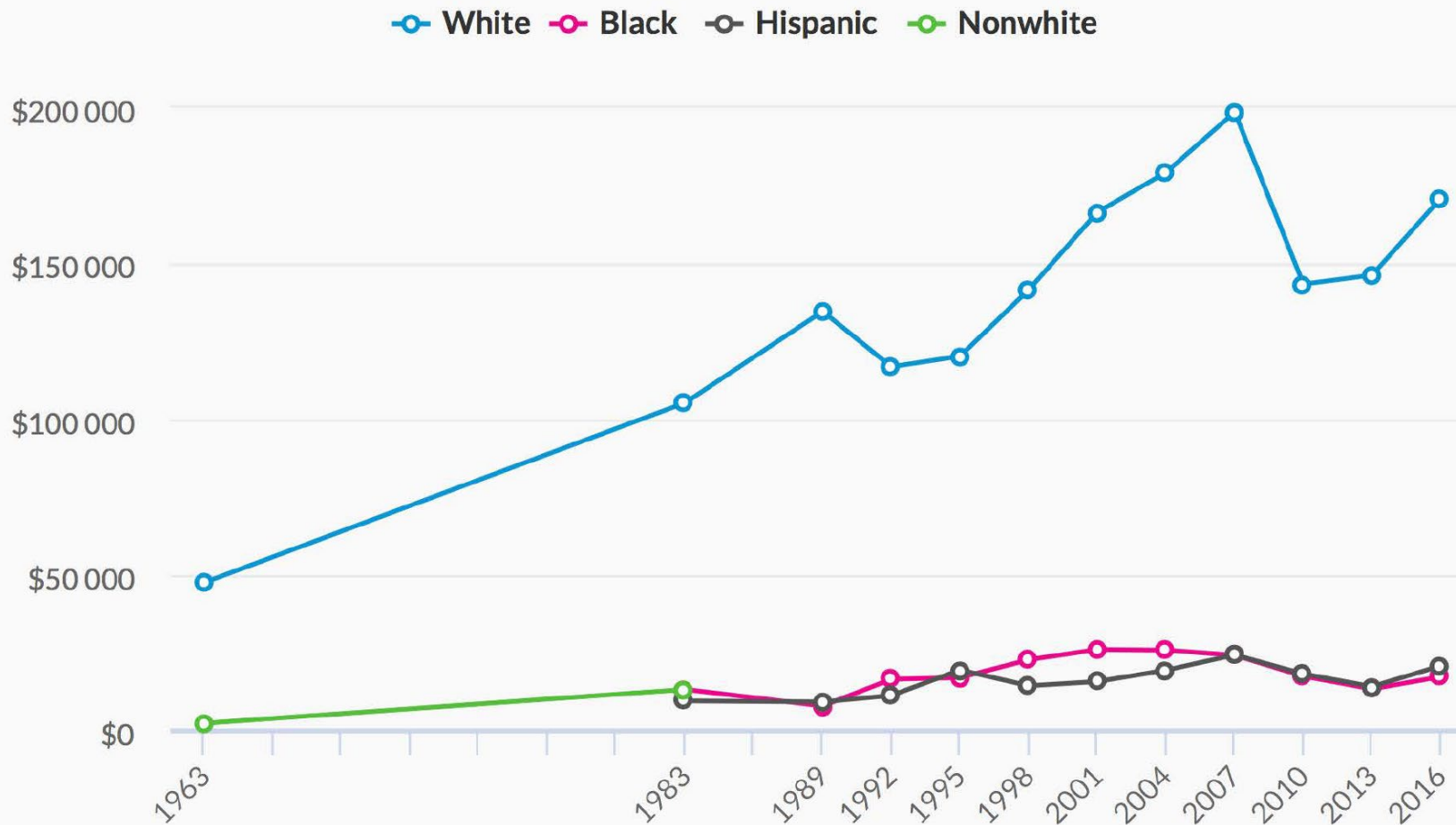
- David A. Neiwert, *Strawberry Days: How Internment Destroyed a Japanese American Community*

RACE IN HOUSING | OTHER POLICIES AND TACTICS

- Blockbusting/ White flight
- Infrastructure development/ Eminent domain
- Urban renewal
- Toxic facilities siting
- Steering
- Exclusionary zoning
- Predatory lending
- Post-foreclosure property maintenance

Wealth Gap

Median Family Wealth by Race/Ethnicity, 1963–2016



Source: <http://apps.urban.org/features/wealth-inequality-charts/>

Tim Thomas - t77@uw.edu

Homeownership while black

BROOKINGS

Differences in **home** and **neighborhood quality** do **not** fully explain the devaluation of homes in majority-black neighborhoods



\$48,000
average loss
in home market value



Amounting to
\$156 billion
in cumulative losses

Homes of similar quality in neighborhoods with similar amenities
are worth **23% less** in majority-black neighborhoods

Andre Perry, et al, Brookings Institution

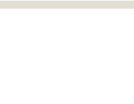
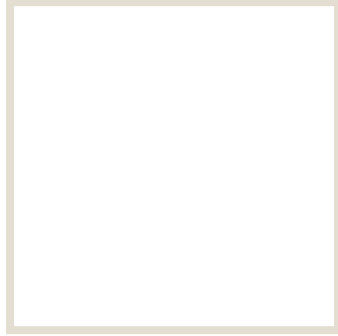
CENTERING COMMUNITY

King County Councilmember
Larry Gossett



NEXT STEPS

Intentionality



HOUSE BILL (HB) 1406 RECOMMENDATION

TIMELINE



June 21

AHC briefed on HB 1406 and directed HIJT to prepare a staff memo

June 22 - July 29

HIJT created a staff memo; HIJT & Chair prepared draft recommendation

July 30

AHC discussed staff memo & suggested revisions to draft recommendation

July 31-Sept 6

HIJT and Chair revised draft recommendation to reflect AHC input

Sept 20

AHC deliberates and possibly adopts recommendation

Sept 30

Recommendation submitted, published & distributed

WORK GROUP REVISIONS

Overall

- Keep it simple
- Removed reference to the Regional Affordable Housing Taskforce Action Plan goals

Pooling

- Added language about speed
- Added language about the benefits of pooling
- Strengthened language regarding sub-regional collaboration rather than recommend one countywide pool
- Added language to encourage additive contributions to SKHHP and ARCH

Priority Populations

- Used proposed language from AHC meeting
- Revised incentive language to ensure flexibility

Anti-Displacement Strategies

- Added language about preservation and new capital projects

Not Included

- State legislative messaging
- Tracking and reporting outcomes

RECOMMENDATION OVERVIEW

1. **Pool funds** with existing sub-regional collaborations or new partners and deploy funds as quickly as possible to maximize the impact of this revenue tool.
2. Prioritize construction and preservation of affordable homes for households earning less than **30% area median income (AMI)** to the greatest extent possible.
3. **Advance preservation efforts and equitable development** in partnership with communities of color, immigrant and refugees, and low-income communities at risk of displacement in gentrifying areas.



Are we ready to vote to adopt this recommendation statement?

DISTRIBUTION PLAN



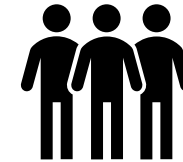
Finalize

Staff finalizes recommendation & sends to Chair and Vice Chair for approval



Circulate

Staff distributes to AHC members & copies interested parties



Publicize

HIJT members & AHC members share recommendation with their networks



2020 WORK PLAN

PROPOSED 2019-2020 WORK PLAN

Build Accountability

1. To each other

Establish procedures for Affordable Housing Committee

2. To the people we serve

Center equity in the Committee's work

3. To achieving our goals

Develop the data dashboard and reporting systems

Take Action

4. Emerging opportunities

Take advantage of timely opportunities to increase regional collaboration

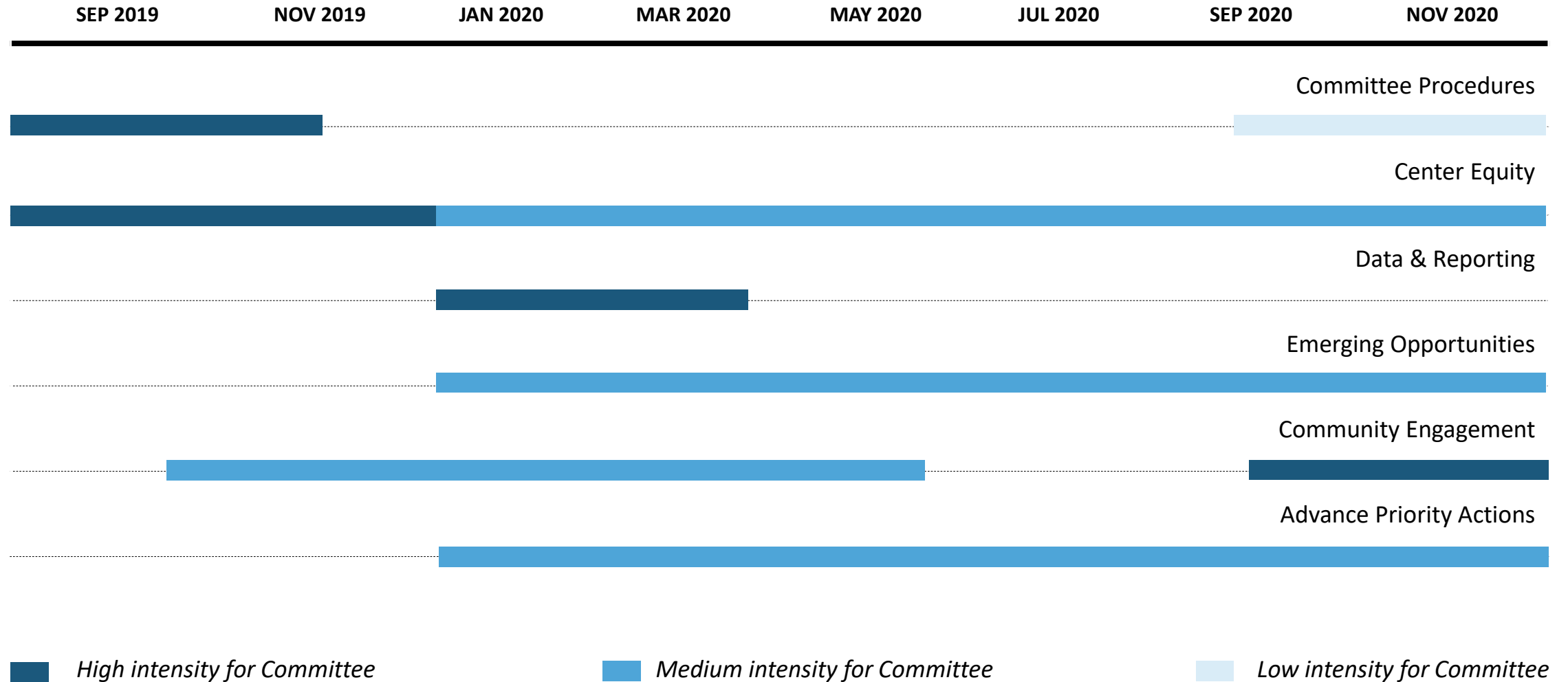
5. Work with the community

To build support for affordable housing, develop a community engagement strategy

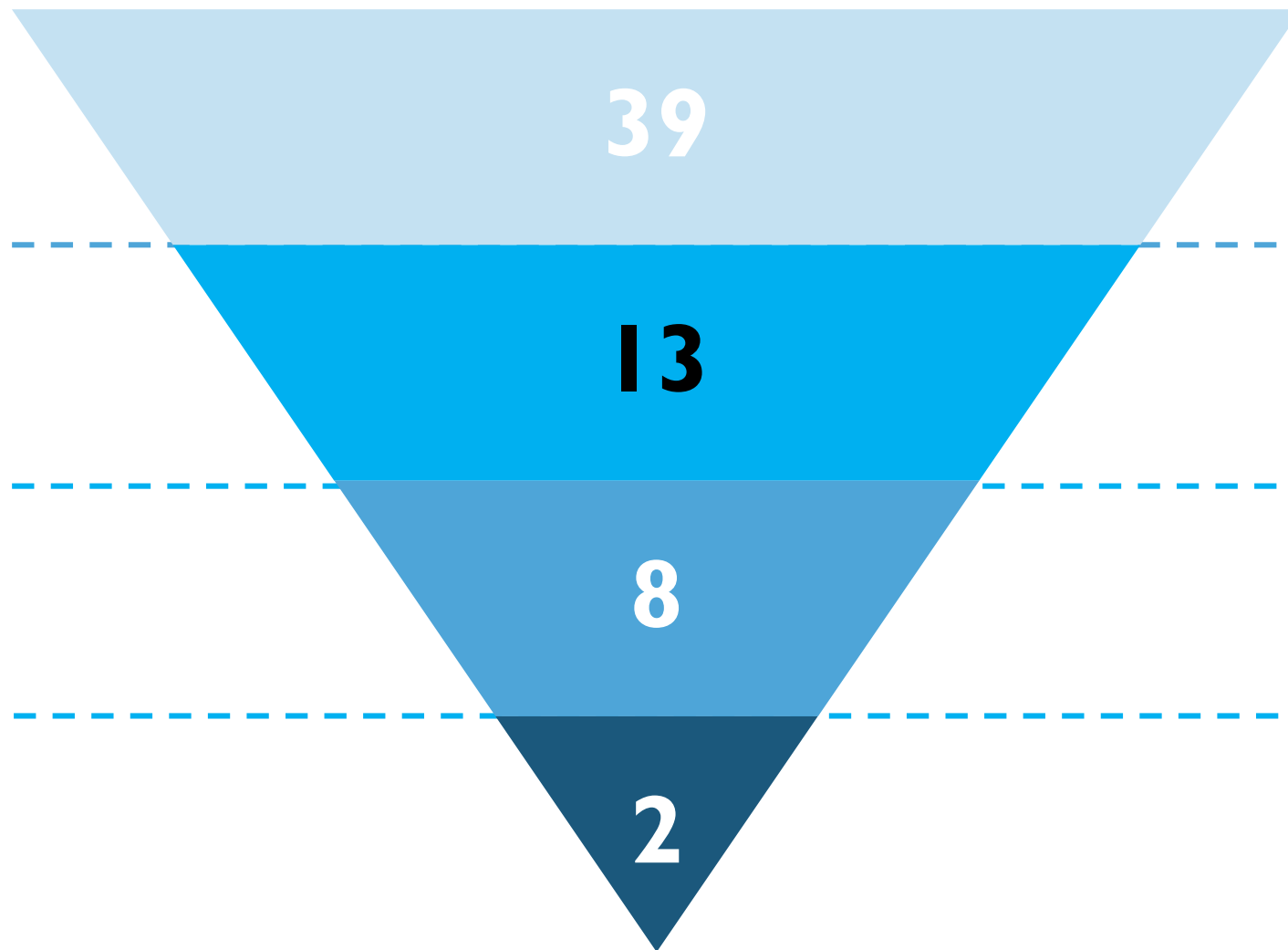
6. Advance Committee priority areas to produce more homes

TBD

PRELIMINARY TIMELINE



WORK PLAN TIMELINE

**SEPT 4**

HIJT members vote via a dot exercise to prioritize 13 actions out of 39

SEPT 20

AHC members vote via a dot exercise to prioritize about 8 actions out of 13

SEPT 30 – OCT 29

HIJT members perform equity analysis

AHC members solicit community input

NOV 15

AHC members vote via a dot exercise to prioritize 2 actions out of 8

WORK PLAN ANALYSIS FINDINGS

13 action items rose in priority

Staff reduced the original list of 100 actions to a smaller list, using filters for status, urgency, role and responsibility, coordination and accountability actions, equity potential, AHC member priority, and HIJT member priority.

A legislative agenda category was created

7 action items were grouped into a new “Legislative Agenda” category, where the Committee could develop a legislative agenda to support member interest in federal and state advocacy to increase funding, etc.

The AHC and HIJT will have capacity to focus on approximately 2 actions in 2020

The mandatory regional planning, coordination and monitoring, and community engagement activities, and emerging opportunities will take up the majority of the Committee’s time in 2020. It will take about 3 meetings for an action to advance: 1) a briefing; 2) a study session; 3) final review and adoption.

DOT EXERCISE

Vote

- Using four dots, vote for the actions you think the Committee should implement next year.

Suggested considerations

- 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
- High potential for positive equity impact

NEXT STEPS

September

- Staff will distribute dot exercise results by 9/30

October

- You will solicit community input on the 8 actions and email summary results to staff by 10/23
 - Report back on what emerged as priorities for your constituents/community and why.
 - What do you need from staff for these conversations? Is a list of top actions sufficient?
- HIJT will perform an equity and stakeholder analysis on the 8 actions in October
- HIJT will meet with community groups in October

November

- HIJT members will synthesize findings and send a summary to you before next meeting

EMERGING ISSUES

NEXT STEPS

1. County staff will revise HB 1406 recommendation statement, send to Chair and Vice Chair for approval, and distribute widely
2. County staff will circulate top actions from dot exercise results
 - Committee members vet action list with their communities and email summary to staff by 10/23
3. Committee members can explore suggested equity resources before next AHC meeting
4. HIJT will perform an equity and stakeholder analysis on top actions, explore possible Committee role in top actions, and host listening sessions
5. County staff will begin data dashboard scoping