MEETING MINUTES
JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING
October 29, 2020
10:00am – 12:00pm
Zoom Meeting

I. WELCOME, INTRODUCTIONS, & ZOOM PROTOCOL

Councilmember Amy McHenry opened the meeting at 10:02 a.m. and performed roll call. Diego Galvan discussed Zoom protocols.

II. ACTION ITEMS

A. CDBG Contract Extensions – Habitat for Humanity & City of SeaTac

Attachment A
Laurie Wells
VOTING: ★ CDBG Consortium

King County Community Development Program Manager, Laurie Wells, provided an overview of Community Development Block Grant (CDBG) projects requesting contract extensions due to COVID-related delays.
RECOMMENDATION: Grant contract extensions to facilitate project delivery completion.
VOTING: CDBG Consortium members.
MOTION 1 HABITAT EXTENSION: Councilmember Clyde Hill made a motion to approve the recommendation for Habitat. Kevin LeClair seconded the motion. Motion 1 passed unanimously.

MOTION 2 SEATAC EXTENSION: Councilmember Clyde Hill recused himself for this vote. Mark Ellerbrook made a motion to approve the recommendation for SeaTac. Councilmember Chris Ross seconded the motion. Motion 2 passed unanimously.

III. INFORMATION ITEMS

A. Update – 2020 Housing Finance Program Funding Round

Attachment B
Tina Ilvonen

Tina Ilvonen briefed JRC on the current HFP funding round.
Discussion: Kevin LeClair asked whether weighting or other prioritization was given to projects that fall into multiple categories - if a project isn't funded in one area, could it be funded in an area with more money available? Tina Ilvonen confirmed that is the current practice.

B. Update – 2021 State Legislative Priorities

Attachment C
Al D'Alessandro

Al D'Alessandro introduced the draft 2021 State Legislative Agenda for review.

INCREASE DOCUMENT RECORDING FEE TO MEET DEMAND

Al highlighted recording fee increase and making recent new revenue sources more flexible - like the 1% sales tax, available to greatest local needs like land acquisition. He said flexibility would also help address both the immediate need for COVID relief and ongoing O&M funding. Recommendation to remove the

present 30% AMI floor on the sales tax source because it rules out serving the people in greatest need and specifies that funding could be used for capital services. He clarified that affordable housing sales tax increase could be used for homeless single adults.

Carol Helland asked how much the anticipated recording fee increase would generate. Al said advocates recommended $100 increase and actual money generated would depend. Prioritize funding for homeless and housing insecurity from anticipated budget cuts.

Carol Helland – expressed concern about the relationship between unmet demand and upper limit of the recording fee. Would be more supportive if there's order of magnitude added. Inclusion of retrofitting congregate shelters and providing PPE re: COVID is a concern because there isn't enough funding for shelters as-is. Suggested deleting retrofitting and focus more narrowly on shelters.

Make Existing Revenue Sources More Responsive to Local Needs

Carol Helland supports allowing the councilmanic 0.1% sales tax option (RCW 82.14.530) to be used for property acquisition (not just construction) to support a speedy response to chronic homelessness and affordable housing needs; and thinks updating the allowable populations for lodging taxes and affordable housing/behavioral health sales taxes needs more specificity to clarify tax source.

Chris Ross likes the flexibility and expands that cities may choose to support or donate monies to arts and other homeless solutions in other cities without needing an ILA to allow for easier inter-city collaboration.

Clyde Hill would like more local input into decision making to ensure local control". Chris Ross agreed with Clyde Hill.

Invest $250 Million in the House Trust Fund (HTF)

No comments.

Maintain Funding for ABD/HEN Participants

No comments.

Adopt Statewide Tenant Protections Including: "just cause" evictions and expand it statewide, manufactured and mobile home relocation safety, and Housing Justice Act to erase prejudice against renters based on prior criminal records.

Clyde Hill: Interprets it as impacting the landlord/leaseholder and forcing them to either sell the property or occupy it themselves, displacing the current occupants and further reducing the rental supply. His recommendation is that we find a different solution that wouldn't negatively impact the mortgage holder.

Al replied: advocates would like to expand the homeowner foreclosure protections for small landlords.

Carol Helland commented that the JRC support the general work of the Affordable Housing Taskforce. She noted that the description refers to "arrest record" vs. "criminal record" which is a little different and suggested replacing criminal with arrest, as well as committing to supporting the workgroup's future recommendations in general vs. commenting on specifics.

Chris Ross stated that he believes nonpayment should be considered just cause for eviction and that the law as written only protects the tenants at the expense of landlords as there is no mortgage assistance. He would prefer to keep these decisions at the local level vs. statewide level and that protecting landlords against foreclosure isn't a good solution. If asked to vote, he would vote against it, believes it hurts the small landlord more than it helps tenants.

Mark Ellerbrook asked whether Clyde Hill's and Chris Ross' concerns could be addressed with a language change re: COVID specifically. Mark stated that he thought there were two separate issues being discussed, avoiding arbitrary evictions, as well as COVID-specific evictions. He thinks we could add language for 2nd about "working with tenants and landlords to offset impacts of COVID…etc." so we don't disincentivize affordable housing by putting undue burden on landlords not receiving rent.

Collen Brandt-Schluter – replied that her constituents are very concerned about what happens when the eviction moratorium is lifted and more money is needed. She suggested adding language about mandatory payment plans for landowner assistance so they aren't left high and dry, but there is a need to be thoughtful about how to help people stay housed, as evictions also impact renters' future ability to find a place to go.

Amy McHenry – liked idea about supporting workgroups.

Clyde Hill – replied is that it punishes small landowners. He stated that rental payment eventually helps landowner but jeopardizes their credit and believes will result in fewer rentals on the market as they convert properties to private homes. He agreed with Amy McHenry about seeking a more balanced approach for all that would not negatively impact small landlords.

C. Program Report – Eviction Prevention & Rental Assistance
Laurie Wells

Laurie Wells provided an update that King County is working with 10 agencies that are cutting checks, and 25 CBOs. County priority is to get rent paid but doesn't have a lot of data to share to date. County is developing a dashboard and will share it with the JRC.

Kristin Pula offered a session for JRC members interested in going through dashboard once it is available, and to answer specific questions at that time.

D. Sound Cities Association – Alternate JRC Representatives
Councilmember Clyde Hill

SCA staff would like to establish two new alternate seats. Kirkland and Lake Forest Park have been nominated to serve as the new JRC alternates.

No comments.

Meeting adjourned at 11:07 a.m.