# MEETING MINUTES

## JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

**December 3, 2020**
**9:00am – 11:00am**
Zoom Meeting

## I. WELCOME, INTRODUCTIONS, & ZOOM PROTOCOL

Kristin Pula opened the meeting at 9:08am and had Diego Galvan share/review Zoom protocol. JRC members and meeting attendees introduced themselves.

## II. ACTION ITEMS:

### A. Approve - September 2020 JRC meeting minutes

**VOTING:** ALL
**MOTION:** Chair De'Sean Quinn entertained a motion to approve the September 2020 JRC meeting minutes. Vice Chair Amy McHenry motioned to approve. Kevin LeClair seconded the motion.

Motion passed unanimously.

### B. Approve – October 2020 JRC meeting minutes

**VOTING:** ALL
**MOTION:** Chair Quinn entertained a motion to approve the October 2020 JRC meeting minutes. Carol Helland motioned to approve. Vice Chair McHenry seconded the motion.

Motion passed unanimously.

### C. CDBG & HOME 2020 Entitlement Reductions

Laurie Wells, Community Development Program Manager, shared that HUD had slightly reduced funding for CDBG and HOME (-$866 and -$952, respectively).

**RECOMMENDATION:** Given nominal reductions in funding and short time frame before 2021, staff recommended that the County absorb the reductions in available CDBG and HOME funding.

**VOTING:** ★ ■ CDBG/HOME Cities

**MOTION:** Vice Chair McHenry motioned to approve staff recommendations. Kevin LeClair seconded the motion. Motion passed unanimously.

### D. Housing Finance Program 2020 Funding Recommendations

Tina Ilvonen, Housing Finance Program Manager, provided brief project summaries and context/reasoning behind the Housing Finance Program's 2020 Capital Funding Round recommendations. It was noted that the JRC provides advice and recommendations for ONLY two sources of funding awarded to housing capital projects - **federal HOME Investment Partnerships (HOME)** funds and **Regional Affordable Housing Program (RAHP)** funds. HOME funds are reviewed by the King County Consortium; RAHP funds are reviewed by the

Consortium plus the City of Seattle.

Kristin Pula shared that the recommended projects were selected based on RFP priorities, construction readiness, ability to leverage funds, and organizational capacity. Fund source and recommended project breakdowns presented as follows:

| | |
|---|---|
| **HOME** | $ 6,400,028 |
| **HOME CHDO**<br>(Community Home Development Organization) | $ 1,109,412 |
| **RAHP - Seattle** | $ 511,612 |
| **RAHP - Non-Seattle** | $ 917,473 |
| **HOME & RAHP Total** | **$ 8,938,525** |

| Sponsor | Project | HOME Award | RAHP Award | Total H/R Award |
|---|---|---|---|---|
| Downtown Emergency Service Center | DESC Burien | $ 1,789,835 | $ 199,044 | $ 1,988,879 |
| Habitat for Humanity SKC | Habitat for Humanity - Burien | $ 1,327,900 | $ - | $ 1,327,900 |
| Plymouth Housing | Eastgate PSH | $ 4,391,705 | $ - | $ 4,391,705 |
| Mt. Zion Housing Development | Mount Zion Senior Housing at 19th | $ - | $ 180,890 | $ 180,890 |
| Multi-Service Center | Redondo Heights | $ - | $ 718,428 | $ 718,428 |
| SCIDpda | North Lot - Building A | $ - | $ 330,722 | $ 330,722 |
| **JRC Approval Total:** | | **$ 7,509,440** | **$ 1,429,084** | **$ 8,938,524** |

**HOME AWARD RECOMMENDATION:** Housing Finance Program staff recommended awarding $7,509,440 in HOME funding for 3 projects.
**VOTING:** ALL
**MOTION:** Carol Helland moved to approve HOME award recommendations. Kevin LeClair seconded the motion. Motion passed unanimously.

**RAHP AWARD RECOMMENDATION:** Housing Finance Program staff recommended awarding $1,429,084 in RAHP funding for 4 projects.
**VOTING:** ALL
**MOTION:** Chris Ross moved to approve RAHP award recommendations. Vice Chair McHenry seconded the motion. Motion passed unanimously.

## E. 2020 State Legislative Agenda

Kristin Pula shared and reviewed high level changes made to the 2020 State Legislative Priorities based on feedback received at October 2020 JRC meeting.

### 1. INCREASE DOCUMENT RECORDING FEE TO MEET DEMAND

Kristin highlighted word changes to COVID-related language and confirmed the document recording fee will be $100. Carol Helland shared that the changes respond to previous concerns.

### 2. MAKE EXISTING REVENUE SOURCES MORE RESPONSIVE TO LOCAL NEEDS

Proposed legislative changes were re-grouped to specify which changes applied to which specific revenue sources: 1) Councilmanic 0.1% sales tax and 2) lodging taxes and affordable housing/behavioral health sales taxes.

Regarding the 0.1% sales tax option, Chris Ross shared that he would like more flexibility to fund programs not just within the city. Mark Ellerbrook, Division Director for Housing, Homelessness, and Community Development, clarified that this applies to jurisdictions with more than 60,00 people – it technically doesn't say the funds must be spent in the jurisdiction so the flexibility is already there.

The County is working on an implementation plan (with Sound Cities Association support) to lay out how the County will work with jurisdictions to allocate funds. As it relates to ARCH, the language is specific to the production of housing - Funding ARCH is not eligible but ARCH-supported projects would be eligible.

Carol Helland shared that she thought the final bullet ("**•Allow funding to support existing units of affordable housing, not just new"**) was confusing and interpreted it as preservation.

**Q:** How do you "support" existing units?
**A:** The language of the final bullet is meant to clarify that operating funds can be used to support existing units, not just new units.

**Q:** Can you change language to say "allow funding to support operation and services of the populations in existing units?
**A:** Yes, we can modify language to provide more clarity. We will also add "single adults," which were excluded in the enumerated list.

**Q:** What is the intent of "permit youth service space?"
**A:** This is language defined in the statute, it's meant to clarify that we can provide capital support for youth AND youth services.

### 3. INVEST $250 MILLION IN THE HOUSING TRUST FUND (HTF)

No changes.

### 4. MAINTAIN FUNDING FOR ABD/HEN PARTICIPANTS

No changes.

### 5. ADOPT STATEWIDE TENANT PROTECTIONS

Language was heavily modified to respond to concerns from the previous meeting, to mirror Affordable Housing Committee agenda, and to align with the efforts of the Regional Affordable Housing Task Force.

Councilmember Ross shared that he felt that "we're running a collision course with landlord tenant laws." Ross believes that the policy outlined in this priority should be at the local level, not statewide – fears the policy would drive out a lot of private landlords and reduce housing stock due to overreach. Ross indicated he would not be supporting the fifth priority.

Chairman Quinn believes the priority does provide a lot flexibility – "this is a very complex issue that is going to require a solution at the local, state, and federal levels."
Carol Helland shared that she believes staff did a good job of capturing and responding to

concerns but feels that the priority would provide more clarity/nuance if renamed "**ADOPT STATEWIDE EVICTION REFORMS**." Chair Quinn and Vice Chair McHenry agree.

Mark Ellerbrook shared that there is often a simplicity applied to landlord/renter discussion that belies the nature of the complex issue - there are both sides to this, often demonizing landlords to the benefit of tenants which is not the case. Mark wonders if it would be important to add language calling out the need to balance tenant and landlord interest.

Sunaree Marshall, Policy & Special Projects Manager, clarified that non-payment of rent is always Just Cause for eviction. The 1st bullet of this priority is about tenants' (on month to month leases) ability to stay in the unit if they've done nothing wrong. The current eviction prevention program asks landlords to waive rent beyond six months (as unpaid rent would be reason for eviction under Just Cause) and also includes a clause in the agreement so landlords can't evict without cause until March 2021.

Chris Ross felt the 1st bullet is vague and fraught with misinterpretations. He would like to delete the 1st bullet and believes bullets 2-4 are very reasonably related to COVID.

Collen Brandt-Schluter felt that removing the 1st bullet would make the suggested title change not make sense. Brandt-Schluter suggested that these two issues should be decoupled – one focusing on eviction reform as a long-term goal and the other a short term goal related to COVID.

Chair Quinn shared that the definition of "Just Cause" has been the same on the legislative agenda for several years. Sunaree shared that the only change to Just Cause definition was the addition of cities who voted on Just Cause policies.

Chair Quinn respectfully acknowledged that several attempts/conversations have been made to modify this priority and suggested that a vote be made on latest suggestion. Councilmembers agreed to vote issue by issue.

Mark clarified that the vote would be issue by issue but result in one comprehensive legislative agenda with a voting record of support for each priority.

**PRIORITY 1:** Approve as is.
**VOTING:** ALL
**MOTION:** Chair Quinn entertained a motion to approve Priority 1. Mark Ellerbrook motioned to approve. Kevin LeCLair seconded the motion. Motion approved unanimously.

**PRIORITY 2:** Approve priority with changes to language regarding supportive services /existing units.
**VOTING:** ALL
**MOTION:** Chair Quinn entertained a motion to approve Priority 2 with changes. Mark Ellerbrook motioned to approve. Vice Chair McHenry seconded the motion. Motion approved unanimously.

**PRIORITY 3:** Approve as is.
**VOTING:** ALL

**MOTION:** Chair Quinn entertained a motion to approve Priority 3. Mark Ellerbrook motioned to approve. Collen Brandt-Schluter seconded the motion. Motion approved unanimously.

**PRIORITY 4:** Approve as is.
**VOTING:** ALL
**MOTION:** Chair Quinn entertained a motion to approve Priority 4. Vice Chair McHenry motioned to approve. Mark Ellerbrook seconded the motion. Motion approved unanimously.

**PRIORITY 5:** Approve priority with amended title change ("Adopt Statewide Eviction Reforms"), keep language of "pass Statewide protections against discriminatory and arbitrary evictions, keep "increase resources for rental assistance" and change foreclosure prevention to eviction prevention," and keep "support housing stability in response to COVID economic recession."

After the first paragraph, change bullet 1 to language that was previously adopted in 2019 legislative agenda, move bullet 2 into a new priority (#6) and keep bullet 3 and bullet 4.
**VOTING:** ALL
**MOTION:** Chair Quinn entertained a motion to approve Priority 5 with changes. Carol Helland motioned to approve. Mark Ellerbrook seconded the motion. Motion approved with a single "Nay" vote from Councilmember Chris Ross.

**PRIORITY 6:** Create a new priority #6 from bullet 2 of Priority #5. Title is Respond to COVID-19 and reads "respond to increased housing instability caused by the COVID-19 pandemic through resources for rental assistance and landlord support."

**VOTING:** All but Laurie Olson and Merina Hansen who had left the meeting as the meeting ran a few minutes overtime and this vote was concluded after the scheduled end time.

**MOTION:** Carol Helland moved to create Priority #6, Councilmember Ross seconded. Motion was approved unanimously by all present.

## III. INFORMATION ITEMS

### A. Update – Housing Repair Program

Clark Fulmer, Housing Repair Program Manager, provided an update on the Housing Repair Program (HRP) for the first three quarters of 2020. Clark shared that housing repair activities continued safely even with COVID-19 changes to operations.

Carol Helland said there were a few projects that didn't get funded in Redmond. She believes there is a big gap between what is contributed by Redmond and what is used in Redmond for housing repair. Clark shared that HRP had increased direct mailers to Redmond and Kirkland and had also contacted IT departments in the cities to share videos and pamphlets.

Carol Helland also wondered why projects don't receive approval. Clark shared that once a project is preapproved they are nearly always completed. Carol requested talking with Clark offline about the three projects not funded.

Councilmember Ross asked why it is hard to move pending applications to approved. Clark indicated that projects pending in one quarter likely move to approved in the next quarter. Some projects may not move forward because the owner changes their mind.

Kevin LeClair requested adding a line after each city indicating how many more were from unincorporated King County. Kevin also would like to see a map showing distribution. Clark indicated changing the report would be difficult as it comes from a legacy system, but he could provide a map annually.

## Meeting Adjourned at 11:04