

# King County Affordable Housing Committee Meeting Minutes

November 16, 2023 | 9:00 a.m. – 10:30 a.m.

Location: Teams Meeting

## Introductions

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
CM Claudia Balducci	X		Veronica Shakotko	X	
Don Billen		Thatcher Imboden	Ryan Makinster	X	
Susan Boyd	X		Sunaree Marshall	X	
Alex Brennan	X		CM Ryan McIrvine	X	
Jane Broom			CM Teresa Mosqueda		
Kelly Coughlin			Mayor Lynne Robinson	X	
CM Amy Falcone	X		Robin Walls	X	
Mayor Nigel Herbig			Maiko Winkler-Chin	X	

Non-voting Alternates	Present
CM Larry Brown	X
CM Joseph Cimaomo Jr.	
CM Dan Strauss	
DM Dana Parnello	X
CP Lindsey Walsh	X

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

## Introduction and Agenda Review

- The Chair, Councilmember Claudia Balducci, welcomed Affordable Housing Committee (AHC or Committee) members in attendance.
- The Chair announced membership changes to outgoing members CC Dave Upthegrove and CM Teresa Mosqueda.
- The Chair provided a brief summary of the work the AHC has accomplished over the calendar year.
- McCaela Daffern, King County DCHS Regional Affordable Housing Implementation Manager announced departure of Melissa Aguilar from the DCHS Regional Affordable Housing Team.
- The Chair discussed a meeting with representatives from Newcastle County, Delaware about the work of the Committee and how Newcastle County can learn from the work of the AHC.

## Action Item: Adopt September 21, 2023 Meeting Minutes

- The Chair called for motion to approve minutes.
- Motion to approve by CM Amy Falcone, seconded by CP Lindsey Walsh.
  - Approved unanimously.

## **Briefing: Community Partners Table Update**

- The Chair introduced the agenda topic and reminded the Committee about the work to create the Community Partners Table (CPT).
- Sarah Ballew, Change Management and Policy Consultant for Headwater People, the consultant that manages the CPT, briefed the AHC on the three meetings the CPT has had to discuss metrics and work plan items.
- Sarah Ballew invited CPT members, Ebo Barton and Harold Odom, to share highlights on CPT meetings:
  - Ebo Barton discussed the challenges of community members engaging with government agencies and the benefits of having proactive policy regarding relationship building to gain trust within communities.
  - Harold Odom discussed how the perspective of those with lived experiences have historically been left out of the governmental decision-making process, especially regarding homelessness and housing affordability. Harold stressed the importance of considering the day-to-day lives of those living unhoused and incorporating community building into affordable housing strategies.
- Sarah Ballew reiterated EBO and Harold's points and uplifted additional points made during CPT discussions:
  - How cities engage with communities.
  - Angie Hinojos from Centro Cultural Mexicano raised caution when comparing cities and communities of differing affluence in data analysis and mapping.
  - Angie asked how cities are credited or acknowledged when going above minimum standards of planning for affordable housing growth.
- Sarah Bellew shared the excitement for future discussions and that the next CPT meeting will be held on December 8<sup>th</sup>.
- The Chair thanked Sarah, Ebo, and Harold for sharing and stressed importance of elected officials and Committee members engaging people with lived experience and considering their immediate needs along with long-term strategies.
- The Chair reflected on need to continue to think about how the AHC engages with the CPT and community going forward.

## **Action Item: Adopt 2024 AHC Work Plan**

- The Chair invited AHC lead staff, McCaela Daffern, to provide a briefing the revised draft work plan. McCaela briefed the Committee on:
  - The process to develop the draft work plan in alignment with the capacity of the Committee and staff.
  - How the draft work plan:
    - follows through on data monitoring and plan review commitments;
    - advances the priorities of the communities most impacted by housing cost burden;
    - clarifies the Committee's core purpose and function; and
    - encourages state and federal governments to partner in meeting the Committee's goals.

- That the draft work plan was revised to reflect Committee feedback on the previous iteration of the draft. That feedback included:
  - more frequent, shorter meetings;
  - time off from monthly meetings;
  - consolidating related data work plan items;
  - difficult to discern responsibilities for AHC members as compared to responsibilities for staff, CPT, and the Housing Interjurisdictional Team (HIJT).
  - concern for the time required for plan review process by AHC, as many Committee members lack technical expertise to provide adequate feedback on draft plans.
    - The Chair had suggested forming a staff group to reach consensus for consent agenda.
- McCaela shared how work plan revisions addressed this feedback and shared updates to the draft work plan:
  - In response to feedback from AHC members, staff consulted with the HIJT about being involved in plan review before consent agenda is set. The HIJT agreed to pilot this peer review process.
  - Because meetings will only be 90 minutes going forward, some non-plan-review topics may receive less attention in the coming year. To address this, meetings during the first half of the year will contain more non-plan-review topics.
  - Staff briefings will be shorter to allow for long discussion.
  - The AHC will meet in January 2024 in-person to discuss charter amendments.
- CP Walsh shared her appreciation to the changes in the draft work plan that clarified goals, responsibilities, and tasks.
- CP Walsh raised the question of changing the month off for the Committee from June to August, as many councils in King County take time off in August.
  - McCaela responded that August wasn't chosen as a break month because there will likely be a lot of plans up for AHC review,
  - McCaela acknowledged that it may be challenging to get many AHC members to meet. There is a risk of not having a quorum present and rescheduling may be required.
  - The Chair stated that we will have to remain aware of the workload as the year progresses, and if an opportunity to shift scheduling so that August can be taken off, it remains a possibility.
  - The Chair shared that different councils take different parts of August off for recess, and that the Committee would do its best to avoid extra stress around availability.
- The Chair asked CP Walsh if it was acceptable to move forward with the calendar as listed with the sensitivity around August scheduling acknowledged.
  - CP Walsh stated her questions were answered.
- The Chair highlighted the upcoming charter review tasks, as the five-year period that the Regional Affordable Housing Task Force scoped for the AHC and its work is coming to a close.
  - The Chair underscored the importance of reflecting on whether AHC accomplished what it set out to do at the start, if the Committee is in the right configuration, and if other methods should be explored to achieve the regional goal creating affordable housing.

- The Chair reaffirmed that the AHC should focus on land use issues, as it is committee of the Growth Management Planning Council, which is fundamentally a land use and planning body.
  - The Chair stressed the importance of discussing the functions that the AHC needs to perform, and which forms of engagement are worthwhile efforts to achieve the AHC's goals.
- The Chair clarified the adoption process with McCaela.
- The Chair called for a motion to adopt the 2024 Affordable Housing Committee work plan.
- Motion to approve by CM Amy Falcone, seconded by Vice Chair Alex Brennan
  - Approved unanimously.

**Action Item: Adopt AHC Federal and 2024 State Legislative Priorities**

- The Chair introduced the agenda item by reminding the Committee that the Countywide Planning Policies established the need to add around 195,000 housing units affordable to those making at or below 80 percent area median income by 2024.
- The Chair stressed the need for support from state and federal partners to achieve housing goals.
- The Chair reminded the Committee that the AHC meeting on September 21, 2023 included a draft set federal legislative priorities that focused on increased investments for affordable housing and state legislative priorities that focused on increased investments, support for local planning efforts, and increasing tenant stability.
  - The Chair also reminded the Committee that members had the opportunity to give feedback and propose amendments at the September 2023 meeting.
- The Chair asked staff to brief the Committee on revisions made to the Federal and 2024 State Legislative Priorities based on Committee feedback and amendments.
  - Carson Hartmann, King County DCHS Regional Affordable Housing Planner, shared the staff report in the meeting chat.
  - McCaela briefed the Committee on the changes made to the revised state legislative priorities, based on input from Committee members:
    - Added contextual information before state priorities to acknowledge investments already made by the state;
      - This included the impact of new revenue authorized under HB 1406 and HB 1590.
    - Added agenda items to Priority 1: Preserve and increase the supply of affordable housing:
      - An item related to identifying an insurance solution for affordable housing providers;
      - Added support for expanding the Connecting Housing to Infrastructure Program (CHIP).
    - Added agenda items to Priority 2: Support local jurisdictions in planning for and accommodating housing affordable to households at or below 80 percent area median income:
      - Added the language “Fund Commerce to” to a couple of policies to clarify the ask to the state;

- Added new item about making it easier for jurisdictions to impose commercial linkage or impact fees for affordable housing.
  - Added new item to Priority 3: Increase housing stability for low-income households:
    - Added policy to increase behavioral health supports.
- McCaela shared that no revisions were made to the federal legislative agenda.
- McCaela shared that two member proposed amendments and that details would be shared later in the meeting.
- McCaela briefed the AHC on state and federal legislative priority agendas from other organizations that aligned with the AHC's priorities: Housing Development Consortium and South King Housing and Homelessness Partners.
- McCaela stated the goal of voting on adoption of the Federal and 2024 State Legislative Priorities in the meeting today, as this will be the last time that the Committee will meet before the beginning of the 2024 state legislative session.
  - McCaela shared that once adopted, the Federal and 2024 State Legislative Priorities will be posted online, and the Chair will share the adopted agendas to the delegation that represents King County at the federal and state level.
- The Chair asked if Committee members had questions about the revised Federal and 2024 State Legislative Priorities. There were no questions.
- McCaela and Carson shared proposed AHC member amendments to the revised state legislative priorities:
  - Robin Walls, Executive Director/CEO of the King County Housing Authority, shared details on amendment 1.2, which amends language to federal legislative Priority 2 about housing choice vouchers.
    - The Chair thanked Director Walls and invited discussion from the Committee on amendment 1.2.
  - Maiko Winkler-Chin, Director of the City of Seattle Office of Housing, had to leave the meeting for an emergency so the Chair proposed putting a hold on the legislative priorities amendment process and moving on to the subsequent agenda item.

### **Briefing: Regional Affordable Housing Dashboard Update**

- Carson Hartmann, Regional Affordable Housing Planner, and Jesse Warren, Housing Policy and Finance Lead Evaluator, both with King County DCHS, briefed the AHC on:
  - Updates to the Regional Affordable Housing Dashboard with data from the Puget Sound Regional Council's 2022 Housing Incentives and Tools Survey.
    - AHC staff updated the Jurisdictional Housing Affordability Snapshots and Goal 4: Tenant Protections of the Measuring Impact section with survey data.
    - The Chair asked where this information is shown on the Dashboard.
      - Carson directed the AHC to the Jurisdictional Housing Affordability Snapshot on the Dashboard.
  - Additional updates to the Key Affordability Indicators, Regional Progress to Implement the Action Plan, and Measuring Impact sections.
  - What's next for the AHC's monitoring and reporting work, including a housing survey that AHC staff will distribute at the beginning of each year and progress towards

developing a method of comparing jurisdictional progress to plan for and accommodate housing needs.

- The Chair thanked staff for their work and invited discussion from members.
  - AHC members had no questions or comments.

#### **Revisited: Action Item: Adopt AHC Federal and 2024 State Legislative Priorities**

- Maiko Winkler-Chin, Director of the City of Seattle Office of Housing, returned to the meeting and shared details on amendment 1.1, which proposed to amend language regarding affordable housing to 2024 State Legislative Priority 1.c.
- The Chair invited discussion on amendment 1.1 from AHC members.
  - There was no further discussion.
- The Chair called for a motion to approve the proposed Federal and 2024 State Legislative Priorities.
- Motion to approve by CM Amy Falcone, seconded by Sunaree Marshall.
- Motion to approve amendment 1.1 by Maiko Winkler-Chin, seconded by CP Lindsey Walsh.
  - Approved unanimously.
- Motion to approve amendment 1.2 by Robin Walls, seconded by DM Dana Parnello.
  - Approved unanimously.
- Motion to approve Federal and 2024 State Legislative Priorities as amended approved unanimously.

#### **Wrap-up and What's Next**

- The Chair outlined what is next:
  - AHC staff will post the adopted work plan and legislative priorities to the AHC website.
  - AHC Chair will circulate legislative priorities will be circulated to the state and federal legislators on behalf of the AHC.
  - The next AHC meeting will be held in-person to discuss charter amendments.
  - Staff will request meetings with members to prepare for January meeting.
  - Staff will circulate a poll to members to inform the 2024 meeting schedule.
- DM Dana Parnello shared details on a meeting with state legislators about legislative priorities:
  - Prior discussions with legislative representatives were less effective than intended.
  - Suggested prioritizing specific goals in legislative priorities.
- The Chair thanked DM Parnello for his contribution and asked if there was any further discussion from the AHC members.
  - There was no further discussion.