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

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

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<tr>
<td>Jeff Tate/Future Program Manager</td>
<td>South King County Housing and Homelessness Partnership (SKHHP)</td>
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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:

___ Fe(s) + ___ H2SO4(aq) \rightarrow ___ Fe2(SO4)3(aq) + ___ H2(g)

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.
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
POLICIES, PRACTICES & SYSTEMS—Policies, structures and systems—Including those in government—have sustained and even contributed to inequities

CONDITIONS—Past policies, systems and practices have resulted in adverse social, physical and economic conditions

OUTCOMES—Organizations and their programs historically have tended to react to problems and treat poor individual and family-level outcomes
PRO-EQUITY POLICIES, PRACTICES & SYSTEMS—
For greatest and most effective impact, King County is **focusing** “upstream” to address root causes and be pro-equity

**CONDITIONS**— Pro-equity systems and policies result in improved community conditions, also known as “determinants of equity”

**OUTCOMES**— Individuals and families thrive regardless of race and place

- Good health
- High quality of life
- Healthy years lived
- Happiness & satisfaction
- Educational success
- Civic engagement
- Economic well-being

- Affordable & safe housing
- Living wage jobs & job training
- Quality education & early learning
- Equitable justice system
- Healthy built & natural environments
- Transportation
- Community economic development
- Information & technology
- Safe & supportive neighborhoods
- Parks & natural resources
- Health care & human services
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.
Races were and are defined by the powerful, reinforced by laws, policies, media, science, and propaganda.
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.
KING COUNTY HEALTH AND WELL-BEING MEASURES

- Life Expectancy
- Tobacco Use
- Frequent Mental Distress
- Adverse Childhood Experiences
- Lack of Physical Activity
- Obesity
- Diabetes
- Preventable Hospitalization
Severe Cost Burden by Race

124,200 Severely Cost Burdened Countywide

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

Severe Cost Burden Within Racial Categories

- American Indian and Alaska Native: 30.3%
- Black: 27.3%
- Alaska Native Alone: 24.9%
- American Indian: 24.3%
- Two or More Races: 22.4%
- Other Race: 21.0%
- Native Hawaiian and Pacific Islander: 17.7%
- Asian: 15.5%
- White: 13.5%

Among households with a head of household who is American Indian and Alaska Native, 30.3% are severely cost burdened.
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 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 constructed or maintained upon said premises nearer to the front street margin than the line described upon the plat as "building line".

Upon the violation of any of the foregoing restrictions by the vendee or the officers, agents, devisees, grantees or assigns, 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.

Typewriter Corporation of Washington
By T. R. Meeker  
President

situated in the County of King, State of Washington.

Dated A.D. 19

Signed in presence of
(T.C. or W.Corp.Sec)

X STATE OF WASHINGTON
COUNTY OF KING  
SS

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
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
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

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

Tim Thomas - t77@uw.edu
Homeownership while black

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

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<thead>
<tr>
<th>To each other</th>
<th>Take Action</th>
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<tbody>
<tr>
<td>Establish procedures for Affordable Housing Committee</td>
<td>4. Emerging opportunities</td>
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<td>Take advantage of timely opportunities to increase regional collaboration</td>
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<th>To the people we serve</th>
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<td>Center equity in the Committee’s work</td>
<td>5. Work with the community</td>
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<td>To build support for affordable housing, develop a community engagement strategy</td>
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<th>To achieving our goals</th>
<th>6. Advance Committee priority areas to produce more homes</th>
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<tr>
<td>Develop the data dashboard and reporting systems</td>
<td>TBD</td>
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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