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Alliance for Housing Affordability Joint Board

Wednesday, March 27, 2019

Jackson House - 1818 Pacific Ave, Everett, WA 98201

Community Room

4:35 – 5:40 PM

Meeting Minutes

Participating:

Mike Hopson	City of Arlington
Elizabeth Mitchell	Town of Woodway
Felicia Medlen	Snohomish County OHCD
Dillon Roth	City of Lake Stevens
Patricia Love	City of Stanwood
Shirley Sutton	City of Lynnwood
Glen Pickus	City of Snohomish
Frank Slusser	Snohomish County PDS
Mark James	City of Marysville
Liz Vogeli	City of Everett
Jackie Anderson	Snohomish County OHCD
Jennifer Gregerson	City of Mukilteo
Kristen Cane	HASCO
Chris Collier	Program Manager
Todd Welch	City of Lake Stevens
Becky McCrary	City of Everett
Kyoko Matsumoto-Wright	City of Mountlake Terrace
Karen Guzak	City of Snohomish

1. Call to Order and Introductions:

The meeting was called to order by Kyoko Matsumoto-Wright at 4:35, members introduced themselves.

2. Approval of Minutes:

Glen Pickus noted that the 1-23-19 Minutes did not disclose the final funding awards of the HTF, and suggested that be included. Karen Guzak made a motion, with Glen Pickus seconding, that the minutes be adopted as amended. Motion passed unanimously.

3. Approval of ILA, FY20 Work Plan & Budget

Jennifer Gregerson arrived, and introduced the FY20 Work Plan & Budget item, along with the AHA ILA renewal. The background of these items was explained by the Program Manager – that the ILA requires a renewal every odd year by majority vote of the Board (not City governing bodies), and that the FY20 Work Plan and Budget takes effect on July 2020, and had been amended to reflect recommended changes when first presented in the September, 2018 meeting. Karen Guzak made separate motions to pass the Work Plan &



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Budget, and renew the ILA, with Todd Welch seconding in both cases. Both motions passed unanimously.

4. Redistribution of AHA HTF \$100,000

Jennifer Gregerson introduced the news of the City of Lynnwood Council voting to not pursue the Rodeo Inn redevelopment project. The Program Manager described what has been publicly reported in local newspapers, that during the due diligence period on the property, the City found complications that made the project unfeasible under the current budget projections. The future of the project is not known, but in the immediate term, the project will not be moving forward. (NOTE: On 3/28/19 the City of Lynnwood officially declined the award of \$100,000 via letter sent to the Program Manager.)

The Board then took up an open discussion on how to redistribute the \$100,000 to the remaining two projects (Cocoon House and Compass Housing Alliance). Glen Pickus asked the Program Manager for a brief refresher on the awards made and project details of the two projects. Karen Guzak then proposed splitting the funds evenly between the two projects, with Patricia Love and Glen Pickus concurring.

Elizabeth Mitchell asked for further details of the Compass Edmonds project. The Program Manager shared the unique details of the financing campaign (using no further public funds, beyond AHA's HTF award), thanks in large part to cost savings via the construction method. In addition, the modular aspect of the project allows an as-funding-allows construction with minimal disruption on the site.

Discussion moved to the REET 2 future of the funds the County Office of Housing and Community Development had allocated to the City of Lynnwood. The Board asked a series of questions about the constraints on use of the funds, and it became clear there are two possible outcomes: First, that the funds would be used for an existing project, which is unlikely (due to there being no projects that went through a competitive process for the funds). The second option is that the funds would be returned to the larger REET 2 account at the County on June 30th. Kristen Cane noted that the remaining funding gaps from the initial requests (\$505,000 from Compass, \$500,000 from Cocoon House) is \$350,555. She, with support from Jennifer Gregerson, Karen Guzak and others, proposed the funds could be allocated through the existing AHA HTF process (which also ran a competitive application process for identical REET 2 funds). Jackie Anderson from OHCD said the suggestion would be discussed internally at the County.

Karen Guzak refocused the conversation on the \$100,000 AHA has direct control over, and Glen Pickus proposed that the \$100,000 be split 50/50, and that any future REET 2 funds from Snohomish County for this funding round being split similarly between the two projects. Karen Guzak introduced that approach as a motion, which was seconded by Patricia Love. The motion passed unanimously.

5. Program Manager Data Products

Jennifer Gregerson then introduced the final agenda item, the Program Manager's report on data products for AHA members. The first product is a synthesis of Bureau of Labor



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Statistics income data for job categories in the Seattle-Bellevue-Everett metro area. It allows the user to find jobs that, on average, pay the employee less than a user-input amount for monthly housing costs. For example, there are ~460,000 jobs that leave their workers with <\$1000/month for housing costs. This is designed to allow jurisdictions to easily find the incomes of workers in their cities by job category, to humanize the impact of the housing shortage. The second product is an analysis of 18 years of Assessors Office property sales data, allowing a search by address for properties sold in any city in Snohomish County, and further filtering by square footage, bedrooms, year built, and house grade. This works to answer questions related to home price, instead of focusing exclusively on the rental market. The final product allows for the quick importing, sorting, and data management of American Communities Survey data. It further allows the end user to quickly browse the data, as well as create custom reports on Census data, or utilize pre-programmed reports (such as dashboard updates).

The Program Manager requested 3-5 members of the board volunteer to meet a few times in this calendar year to focus these data products on issues of interest, hone messaging around the data outputs of these products, and explore other data sources available. Frank Slusser, Elizabeth Mitchell, Mike Hopson and Patricia Love volunteered.

6. Next Steps

The next meeting was set for May 22nd at the same time and location. Elizabeth Mitchell asked, before the meeting adjourned, about Vision 2050's work on displacement mitigation and whether AHA has a role in that. Glen Pickus noted that SCT has a special committee studying that issue, and that he will report back to the Board on what the committee is studying.

7. Adjourn

Jennifer Gregerson adjourned the meeting at 5:40.