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Alliance for Housing Affordability Joint Board

Wednesday, October 28, 2020

Via Zoom & Teleconference

4:31 – 5:42 PM

Meeting Minutes

Participating:

Patricia Love	City of Stanwood
Mark Smith	HCESC
Mike Hopson	City of Arlington
Glen Pickus	City of Snohomish
Becky McCrary	City of Everett
Kelly Richards	City of Marysville
Jennifer Gregerson	City of Mukilteo
Kyoko Matsumoto-Wright	City of Mountlake Terrace
Duane Leonard	HASCO
Luke Distilhorst	City of Edmonds
Scott Bader	City of Everett
Amber Piona	SnoCo PDS
Linda Redmon	City of Snohomish
Kristen Holdsworth	City of Lynnwood
Paula Rhyne	Snohomish County
Megan Dunn	Snohomish County
Anji Jorstad	City of Lake Stevens
Sabrina Gassaway	City of Lake Stevens
Brent Kirk	City of Granite Falls
Jackie Anderson	SnoCo HSD
Sam Low	Snohomish County
Nicole Gorle	Snohomish County

1. Call to Order and Introductions

Meeting called to order at 4:31PM by Jennifer Gregerson.

2. Approval of Minutes

Linda Redmon motioned, with Anji Jorstad seconding, approval of the 7-22 meeting minutes.
 Motion passed unanimously.

3. Budget Report

The AHA Program Manager reported that AHA's financials remain strong, no further discussion.

4. FY22 Budget & Work Plan

The Program Manager introduced the background of the FY22 Work Plan and Budget, reminding members of the one significant change to the work plan, removal of Financial Work, and the



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continuing pause on small jurisdiction dues increases. Megan Dunn moved, Linda Redmond seconded, approval of the FY22 Work Plan and Budget. Motion passed unanimously.

5. AHA Letter to County Council

Jennifer Gregerson introduced the general background of the letter, which supports the County Council putting forth a 0.1% sales tax increase for affordable housing, a tool authorized by the Legislature in HB1590. Jennifer invited Anji Jorstad to share recent discussion in Lake Stevens. Anji shared the City of Lake Stevens voted 6-1 to transmit a letter to the County Council the previous day, largely based on draft language AHA provided to members in August, including additional information from their Council's perspective.

The Program Manager introduced the letter from AHA, noting its difference from the draft language prepared for cities in August. The letter from AHA had been distributed to AHA members in August and reviewed throughout September, and was now in final draft form and just waiting for final authorization from the Board to transmit.

Mike Hopson spoke in favor of the measure, that the letter is well written and the measure it supports fills a clear need across Snohomish County.

Scott Bader spoke about his concern with the sales tax measure impacting future plans to run a levy in support of Everett Transit, and therefore opposed a letter from AHA to the County Council. Becky McCrary asked if any at the meeting had heard of potential changes to the bill to expand its scope and potential uses to include items such as housing preservation, hotel acquisition, and other general COVID-related response actions. No further discussion on that topic.

Duane Leonard gave his support for the letter and the measure generally. Duane recognized Scott Bader's comments, but argued that housing consistently gets pushed out of discussion by other measures, and that it must at some point change. He observed that the housing affordability crisis existed prior to COVID, it exists currently, and will certainly exist after it. He closed by strongly speaking in favor of the letter and the measure generally.

Luke Distilhorst spoke and contrasted action around this measure in King County vs. Snohomish County, where King County where both the County and some cities have enacted the legislation, creating apparent confusion. He appreciated the work of the Program Manager and others in getting the letter drafted and reviewed, and supported its transmission to the Council.

Kyoko Matsumoto-Wright proposed having cities signed on to the end of the letter, instead of individual representatives, noting that representatives come and go but all AHA member cities have been members for years. Kyoko closed her statement with support for the letter and the measure generally.

Linda Redmon asked if the discussion at hand was to have a vote by the Board on whether to send the letter or not. Jennifer confirmed yes, the coming action would be a vote of the Board on whether to send or not send the letter.



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Kelly Richards noted the difference between a majority of members vs a unanimous vote, and the benefit of having that recorded for the record, and/or in the letter. He noted that after discussion with his City Council he would be unable to support the measure but would choose to abstain from voting.

Becky McCrary asked if dissenting opinions, or no votes, would be encapsulated in the letter or otherwise noted. Duane discussed how including a section for dissenting opinions on a letter would be unusual and outside normal operating procedure and is not required by the AHA bylaws. Kyoko noted that the vote and preceding discussion would be recorded in the minutes, and Becky said that was satisfactory.

Discussion concluded with Jennifer summarizing the discussion with a proposal that the letter would include a note about the Board's vote on the matter. After discussion, there was consensus on this approach. Anji Jorstad motioned, Duane Leonard seconded, transmittal of the letter with the discussed amendment. Motion passed 8-1 with 4 abstentions. Jennifer Gregerson, Duane Leonard, Linda Redmon, Anji Jorstad, Luke Distilhorst, Kyoko Matsumoto-Wright, Mike Hopson, Patricia Love voted for. Scott Bader voted against. Megan Dunn, Kristen Holdsworth, Brent Kirk and Kelly Richards abstained. Woodway and Mill Creek had no attendees at the meeting.

6. AHA D/ADU Code Review

The Program Manager introduced the background of the work on a Detached & Accessory Dwelling Unit code review and future code book, originally proposed by Lynnwood in early July. The Program Manager summarized briefly the work done so far and participants, and the context around the report provided to the Board on findings.

Kristen Holdsworth proposed that the Snohomish County D/ADU code be included in the discussion. Becky McCrary shared what Everett is doing around D/ADU codes as a part of ReThink Zoning and ReThink Housing, and noted unit size limitations are a challenge.

Sabrina Gassaway discussed the motivation behind size requirements, which are often to ensure a clear distinction between primary and secondary structure.

Kristen Holdsworth opened discussion on next steps, asking what the ultimate goal of the work is. Jennifer Gregerson proposed a workgroup of AHA member staff be convened to analyze and recommend next steps. There was broad support for this. Luke Distilhorst spoke in favor of the idea and work generally, noting that D/ADU options are ones that receive high levels of support in Edmonds housing discussions. Megan Dunn proposed also considering how to gracefully handle "rogue ADUs", or units constructed without permits, in future work, and in a way that does not dis-incentivize creation of housing stock, but also maintains safe, decent and sanitary living conditions. Mike Hopson concluded discussion with comments on the way in which ADUs are tripped up by requirements in code, and encouraged analysis to find those wherever possible.

Becky McCrary, Kristen Holdsworth and Sabrina Gassaway volunteered to form a group with the Program Manager to review the existing D/ADU code matrix and expand it. Luke Distilhorst



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volunteered a staff member from Edmonds (Shane Hope or Brad Shipley), and Megan Dunn volunteered Yorick Stevens-Wajda from Snohomish county to participate as well.

The Program Manager proposed the group self-determines its eventual work product based on a wide variety of considerations and report back to AHA. The group was supportive of this self-determination.

7. Program Manager Update

The Program Manager shared a brief update on activities not covered in previous discussion items, including a TEDx talk through the Sno-Isle Libraries on housing, and giving regional presentations to a UW-directed GMA review process that is ongoing. In addition, continue to work with member jurisdictions working on housing action plans.

Members also shared their work and updates on housing action plans, with Lynnwood, Mukilteo and Everett sharing updates on their recent community outreach work.

8. Next Meeting

The next meeting will be held via Zoom and teleconference on January 27, 2020 at 4:30PM via Zoom & teleconference.

9. Adjourn

The meeting was adjourned by Jennifer Gregerson at 5:42PM.