



Arlington ▲Edmonds ▲Everett ▲Granite Falls ▲Housing Authority of Snohomish County ▲
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▲Mukilteo ▲Snohomish ▲Snohomish County ▲Stanwood ▲Woodway ▲

Alliance for Housing Affordability Joint Board

Wednesday, January 22, 2020

Jackson House - 1818 Pacific Ave, Everett, WA 98201

Community Room

4:30 – 5:45 PM

Meeting Minutes

Participating:

Sabrina Gassaway	City Of Lake Stevens
Patricia Love	City of Stanwood
Mark Smith	HCESC
Mike Hopson	City of Arlington
Jackie Anderson	SnoCo HSD
Anji Jorstad	City of Lake Stevens
Mary Dickinson	City of Lake Stevens
Linda Redmon	City of Snohomish
Elizabeth Mitchell	Town of Woodway
Glen Pickus	City of Snohomish
Becky McCrary	City of Everett
Kelly Richards	City of Marysville
Doug McCardle	City of Mountlake Terrace
Scott Bader	City of Everett
Tom Rogers	City of Mill Creek
Frank Slusser	SnoCo PDS
Amber Piona	SnoCo PDS
Kristen Holdsworth	City of Lynnwood
Paula Rhyne	SnoCo Council
Ashley Winchell	City of Lynnwood
Kristen Cane	HASCO

1. Call to Order and Introductions

Meeting called to order at 4:30PM, members introduced themselves.

2. Approval of Minutes

Elisabeth Mitchell motioned, Scott Bader seconded, approval of the 7-24 minutes. Motion passed unanimously.

3. Budget Report

The AHA Program Manager reported that AHA's financials remain strong.

4. FY2021 Budget & Workplan discussion

The Program Manager briefly explained the need for approval of the draft FY21 budget and work plan that had been discussed in the May 22nd, 2019 meeting. The Program Manager



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explained the one major note is the 0% increase in small jurisdiction dues, after discussion in May that they should be frozen for a 2 year period then the issue should be re-evaluated.

On the work plan, Becky McCrary asked if the Program Manager and AHA, regarding technical assistance, can support jurisdictions in their Comprehensive Plan updates. Glen Pickus followed by encouraging any work done to support one city be made easily reproducible for others. Both points the Program Manager and Board agreed with.

Motion made by Scott Bader, seconded by Mike Hopson, to adopt the FY21 budget and work plan. Motion passed unanimously.

5. HB1406/HB1923 Update From Members

The Program Manager briefly introduced HB1406 (state sales tax rebate) and HB1923 (state planning grant related to housing) and provided background on the bills and how they could be used in Snohomish County. Members were invited to share what and how their city is using both of those bills.

Lynnwood, Kristen Holdsworth - The City of Lynnwood is using HB1923 funds to hire a consultant with, broadly, a task order to create a plan for “housing for all.” This work would fit into a housing needs assessment and action plan. No update was available for use of HB1406 funds.

Snohomish, Glen Pickus - HB1923 funds were not pursued by the city, and that HB1406 funds are, for now, being banked while the city determines what to do with them.

Stanwood, Patricia Love - HB1406 funds will be given to a local nonprofit community resource center. HB1923 funds were not pursued in the first application round, but now that applications have been re-opened, the City is considering application, but no action has been taken yet.

Everett, Becky McCrary – A resolution related to HB1406 has been passed, the ordinance is in progress, with no final decision made yet on how to use the funds. HB1923 funds were awarded to Everett, and that money is being put to use in the broader Rethink Zoning and Rethink Housing efforts underway at the city. It was noted that community outreach and engagement is a major component of both efforts, including a community education forum in March.

Lake Stevens, Sabrina Gassaway – Lake Stevens is putting 1923 funds into supporting a revision and update of local zoning codes supporting infill, development standards and single family subdivisions. HB1406 has passed and funds are being banked for now.

Arlington, Mike Hopson – Arlington has opted to combine its 1406 funds with the County. 1923 funds (\$50k) will be used to hire a consultant to analyze creation of housing at different price points within the city.

Marysville, Kelly Richards – The City did apply for 1923 funds and has a scope of work drafted. No updates on 1406.



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Mill Creek, Tom Rogers – Mill Creek did not pursue 1923 funds. Tom asked if combination of 1406 funds via AHA required an interlocal agreement, and it was noted the ILA amendment currently in circulation is attempting to fill that space. Tom also asked how many other members are hoping to combine their 1406 funds under AHA – Lake Stevens, Woodway responded affirmatively, with Lynnwood noting the City’s Housing Action Plan would include consideration for where 1406 funds can/should go.

Mountlake Terrace, Doug McCardle – No updates.

With all members having given an update, Patricia Love asked about the re-opened application window for HB1923 funds, and if AHA could apply for them. After brief discussion, it seemed potentially possible for AHA to apply, 1923 allows joint-city applications. However, both the Program Manager and Ashley Winchell noted a tight, and shrinking, window of opportunity to apply that may make any coordinated application effort like that unsuccessful.

Discussion turned to the technical details of, in particular, Lynnwood and Lake Stevens’ 1923 funds, and how a critical component of all this work will be community outreach to develop buy-in from the community (Mary Dickinson spoke to that point). Community outreach was recognized as an increasingly important element to all work by cities on housing related topics, with Everett and Snohomish concurring.

Program Manager shared that all of this work is well within the scope of AHA to provide technical assistance on, and any work would be done in such a way as to be reproducible in other cities. Kristen Cane and Glen Pickus supported that, noting it was a founding goal of AHA to be collaborative and mutually supporting.

6. Community Outreach and Engagement

Discussion turned to recognizing the importance of community engagement, buy in, and education. It was noted by many cities, the Housing Consortium and Housing Authority that each, in their own experience, have seen how a lack of community engagement can lead to delayed or unsuccessful action. Kristen Cane asked for successful examples of community engagement, when found, to be shared. Mike Hopson pointed out that making change blend into the community so residents don’t even notice it is his preference.

Mary Dickinson spoke strongly about the need (and success in Lake Stevens) around community engagement, and ongoing need for messaging support around this issue. Also, the importance of connecting this message to other issue areas, like transportation. Elisabeth Mitchell concurred, noting that WSDOT is a powerful speaker on the shared topic of housing and transportation. In her experience, a common refrain is ‘Snohomish County doesn’t want density’ and that effective messaging needs to be developed around that issue.

Dough McCardle shared Mountlake Terrace’s experience in their 18-month outreach efforts around the downtown core rezone, and the deep community engagement process the City engaged in. The output of all this was that by the time the issue came to Council to vote on, it sailed through with little trouble.



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Ashley Winchell concurred, summarizing that the goal should be to 'bring the public along with the process.'

7. AHA Letter to New Electeds

The Program Manager briefly summarized the letter to new electeds across Snohomish County, and shared the letter with the Board, as an introductory packet to AHA. The Program Manager, recognizing there was unlikely to be discussion at that moment on the issue, encouraged members to contact him with any questions or recommended changes.

8. Next Steps

The next meeting was scheduled for March 25th, 2020 at 4:30PM, at the same location.

9. Adjourn

The meeting was adjourned by Kristen Cane at 5:45PM.