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Alliance for Housing Affordability Joint Board

Wednesday, July 22, 2020
 Via Zoom & Teleconference
 4:30 – 5:46 PM

Meeting Minutes

Participating:

Patricia Love	City of Stanwood
Mark Smith	HCESC
Mike Hopson	City of Arlington
Andrew DeDonker	Town of Woodway
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
Frank Slusser	SnoCo PDS
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
Kristen Banfield	City of Arlington
Tom Rogers	City of Mill Creek

1. Call to Order and Introductions

Meeting called to order at 4:30PM by Jennifer Gregerson.

2. Approval of Minutes

Sabrina Gassaway motioned, with Ian Cotton 2nd, to adopt 5-27 meeting minutes. Motion passed unanimously.

3. Budget Report

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

4. Ongoing Housing Work

Sabrina introduced Lake Stevens' completion/adoption of infill housing regulation, also updated dimensional standard, in compliance and advancing the work of HB1923. Also working on creative a MFTE element to LS sub areas. She noted active involvement of LS council on



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creation of these codes. Includes du/tri-plex, cottage court-lite, and other forms of housing flexibility, with 1-2 projects in pre-app phase. Anji Jorstad takes a moment to thank Sabrina for getting this across the finish line.

Sabrina discussed the process of getting architects, engineers (development community), in addition to community. AHA Board asked to see copies of the infill codes and new policy. Sabrina will send them to Chris for distribution to AHA members.

Jennifer reported on the 4-3 vote in Mukilteo to retain consultant for HB1923 (BERK). Luke encouraged members to view the Edmonds open house, Chris to share link w/ email to AHA members, along with Sabrina's materials.

Becky discussed Everett's ongoing work around zoning & TOD work, received CARES money and working to distribute that. Hoping to take ReThink Zoning to Council in the fall for adoption, policy work will come after that. Preparing for rental assistance and other measures in response to the pending lift of the eviction moratorium.

Mike reported that the Arlington HAP completed, planning commission looking at design standards for old town or old town residential. Does not appear (yet) to explicitly include affordability. MFTE is something in discussion but appears to not be getting a warm reception. He noted there appears to be resistance to making structural changes (like the MFTE).

Patricia shared that Stanwood finished 1406 resolution, engaged community resource center in executing the plan for providing rental assistance to Stanwood residents.

Ian Cotton updated (with assistance from Kristen Holdsworth) that Lynnwood is still in the public outreach phase for Housing Action plan, aiming for a February 21 delivery. Kristen followed up with further detail on community and stakeholder outreach. Lynnwood will put 1406 in a reserve fund for the HAP to hopefully tap into.

Tom Rogers reported that Mill Creek is currently focused mostly on COVID response, some staff turnover, so not much else has gone forward. 1406 is being collected and banked, waiting to see what to do with it. Hoping to partner with someone to see the 1406 funds get used.

5. Pre-approved ADU/DADU code pre-approval

The Program Manager introduced the background to the proposal and its general ideas: that AHA could be the repository for a catalogue of pre-approved DADU plans that city residents or city planners can go to for plans. The idea came from a Lynnwood housing policy advisory group that the Program Manager participates in. When discussing intra-jurisdictional plans, AHA was a logical place for that work to begin, so a request was made to the Board to discuss the issue. Luke volunteered Shane Hope to assist in coordination/participation with AHA. Kyoko spoke strongly in favor, as this effort would save money, and time (which is also money). Sabrina asked about utility/water districts involvement. Supports the idea of AHA as a repository and volunteered to help.

- Kristen asks if cost or logistics of hookups that are the impediment in Lake Stevens
- Sabrina – Lake Stevens requires DADU on separate connection, an issue to work out



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Becky stated it's an interesting idea and that she would be willing to participate for the City of Everett.

Megan asked who is the audience for this work is, the general public to download plans directly from the AHA site, or planners/cities?

- The Program Manager clarified that this isn't certain yet, however it could reasonably be both, depending on how the plan (if successful) shakes out.

Patricia volunteered to participate, and asked if this would go as far as stock plans? IBC compliant or just zoning?

- Sabrina proposes that the city staff review them, receive stamp of approval "From building division of (CITY)". Could start with planning, then involve building divisions to receive seal of approval.

Ian Cotton – Great opportunity to discuss commonly held barriers, but worth allowing local variety too to overcome local code challenges.

Kristen – On IRC/IDC, have heard anecdotally that a plan set is ~\$15-20k, with only a \$500 review fee from the city. Notes other jurisdictions (nationwide) that have worked on a project like this. MRSC worked on a draft ordinance. Asks Frank Slusser about County DADU code update/revision status.

Tom – Whoever is the original architects would have to be onboard, due to copyright requirements and so on. Frames it as a "catalogue" approach, with lot coverage and setbacks remaining independent.

Jennifer – Framed the action as "If the legislature wants us to change our ADU, let's do it all together."

Kelly Richards – Requested Marysville planning department is included in the discussion/audit of ADU codes.

Linda asked Glen Pickus to participate too, while Jennifer said she would volunteer Lauren Baliskey or Dave Osaki.

Megan – Can assist getting it to the right person

The Program Manager concluded discussion by saying a staff workgroup would be established to make a matrix of existing ADU/DADU codes (first completed independently by the PM). Subsequently, staff volunteers would meet to discuss the proposal in more detail. Volunteer jurisdictions are: Edmonds, Lynnwood, Mukilteo, Snohomish, Marysville, Everett, Lake Stevens, Stanwood, Mill Creek.

6. HB1590 Discussion

Program Manager introduced the bill's rough background and history, then turned it over to Megan Dunn for further discussion.



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Megan explained that County has until 9/30 to adopt, then the option opens it up to cities. She noted cities would like the County to do it to keep everyone on the level. Also explained the permitted uses of the funds. Asks to hear from the cities on what they think. As the issue may soon be brought up at the County Council, she discussed the benefit of a support letter. Concluded explanation that the measure would generate an estimated \$15M annually, if adopted county-wide.

Duane Leonard said that HASCO would like to see a letter of support from the cities in support of this. Proposed a letter of support signed by cities to get this issue on the agenda and radar for the Council. Duane noted that HART left a gaping hole on commitment to funding, and this is an opportunity to fill it, and that a property tax levy was/is a nonstarter and that while sales tax is more regressive, it is more palatable (and also the only other option available).

Mark Smith shared that CDMH will raise about \$14.8M this year. Notes that every dollar locally helps leverage ~\$10 in private equity. Using that math is ~\$150M. 3-400 units/year could be built with that.

Luke asked about CM Dunn's timeline working backward from 9/30, the latest date that a letter would be useful. Megan responded that early September would be ideal. Luke then explained that a discussion item for the Citizen Commission is whether or not to ask the County to act on 1590, expects results by 8/13. If yes, administrative process is arrayed behind that, should move quickly.

Tom Rogers asked if it is possible for Chris to write a brief 1590 summary/draft language for Tom to use in sharing with Council to have that analysis done in advance. PM to produce a brief for AHA members.

Megan said, after reviewing the Council calendar, 9/9 is the earliest possible vote. Kristen asked about 1406 and 1590 interplay – does this make a beneficial argument, to now have a qualifying local tax? PM to investigate.

Kelly – Asks whether or not there's a benefit for the cities to pass it, instead of the County. Jennifer responds that there is the benefit of local control, but then also the challenge of local management of the program.

Duane followed up and observed that 1406 shows the problematic nature of fragmented funding, individual municipal pots of money are often too small to make a big splash, and other complicating factors.

Anji concurred with Duane, that small cities don't have the leveraging power given by a united County. Encouraged cities to consider the collective good instead of individual municipal perspective in this issue.

Mark followed up, noting that the difference between 1406 and 1590 is the 60% funding requirement being used for capital construction. That % of funds, if coming from a municipality, is well below what is needed to get traction/attention from applicants, or make it really worth it.



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Sabrina asked if it would be possible for local jurisdictions to cooperate with the County to get this money

- Megan speaks strongly in favor of cooperation, notes only 146 units built last year, all in Everett. She wants to see cooperation across county and municipal levels.

Becky clarifies 1/10th of 1% applies county-wide, including inside municipalities, and noted some concern with impacting other initiatives.

- Scott echoed concerns about this making it more difficult to pass other sales tax measures (like a measure for Everett Transit).

Kyoko noted that the costs of this problem, unaddressed, are already there. Housing first analyzed the costs of money already being spent on people going to emergency rooms, recalls \$100,000/year. The money comes from taxes and the people, already. She asked Duane about a Gates foundation grant at Edmonds Highlands to help a family, bettered themselves, and also cost ~\$100,000. Her perspective is money spent on housing is money better spent.

Patricia shared her perspective that 1406 is great for small communities via rental assistance, and that's valuable, however it makes sense that 1590 goes forward at a regional level, because Stanwood couldn't manage that a program like that (nor would it generate the funds to be an attractive grantor).

Jennifer discussed the administrative particulars of this action - what should AHA do, just produce a brief for cities, and/or send a letter from AHA with signatures.

Anji asked Megan what would be more beneficial? Individual letters from cities/individuals, one unified letter, or something else?

Megan responded that any form of support would be great, an official letter from AHA would be great, too, and that there isn't a measurable difference between the two approaches that she could see.

Discussion concludes with PM to prepare a brief for cities ASAP explaining 1590, and later preparing a letter for AHA members to sign and send.

7. Next Meeting

The next meeting will be held via Zoom and teleconference on October 28, 2020 at 4:30PM via Zoom & teleconference.

8. Adjourn

The meeting was adjourned by Jennifer Gregerson at 5:46PM.