

CID Framework and Implementation Plan

Workgroup 1 - Community Development and Stabilization

Meeting Summary,

June 6, 2018

Work Group Members present

Tom Im	Leslie Morishita	Tammy Deets	Maiko Winkler-Chin
Cassie Chinn	Quynh Pham	Betty Lau	Shanti Breznau
Jessa Timmer			

Staff present

Quanlin Hu (OPCD)	Janet Shull (OPCD)	Maureen Kostyack (OH)	Gary Johnson (OPCD)
Heidi Hall (OED)			

Housing Strategies Preliminary Recommendations Discussion

Land control re: family associations – technical support. Recognize family associations HAVE been providing affordable housing.

URM not referred to in Vision 2030. Should live in both anti-displacement and affordable housing development categories. Goal is to keep ownership in place. Ties back to family associations – ownership and assistance.

Anti-displacement – clarify that purpose of vouchers is to enable people to stay in community. Note: vouchers would likely be implemented through Seattle Human Service Dept or Seattle Housing Authority. Note: no history of city funds for long term rental vouchers.

Elders and disabled residents – will not have employment. Need long-term, stable subsidy. Services for supporting aging in place (e.g. wellness checks, food delivery, safety checks).

Affordable homeownership = condos. Question about market, HOA \$ and asset building (e.g. HomeSight project in Othello neighborhood).

Community preference – not just resident (also employees). Need soon! Next steps include education about affirmative marketing; make CID a priority to implement; projects coming online and under development need to be targeted to implement; look to target specific projects / sites.

Family association ownership or "traditional property ownership." Non-profit ownership. Not all are family associations. Clarify; don't limit unnecessarily.

Family-sized housing – define 2+ bedrooms. Supportive facilities, safe play spaces, age in place and multigenerational. Note: Gary to send out report on Family Housing MF.

Co-housing – should it be a priority / encouraged?

Anti-displacement strategy: what happens / what should be done when we know housing is going to be displaced – e.g. prop sales or residents tenant rights, notice. Check with SDCI. Language support.

Healthy mix? What does market rate mean? 30% of median income and below for elders. 80% or above – how much above? Little Saigon vs. Chinatown Japantown; east vs. west of I-5.

How does housing tie in with commercial needs?

Affordable commercial space and redevelopment

“Explore Arts RET outcome looking at arts businesses as “gathering places” to achieve public benefit to invest – How does this relate to RFP that came out today? What are the qualifying businesses? E.g. Black & Tan, would Phnom Penh qualify, Panama Tea House?

“Build a commercial kitchen in the CID” with incubator space for displaced.

Capacity

Retain grocery / food sales.

Other notes

Add “continue” to everything that is existing. Separate out recruitment from retain exist.

Respectfully submitted by Janet Shull

Next Meeting July 11, 2018 5:00 to 6:30 PM