

Mayor's Council on African American Elders

C/O – Aging and Disability Services, Seattle-King County
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Meeting Summary

June 15, 2018

Members Present – Brenda Charles-Edwards, Noris Daniel, Dr. Brenda Jackson, Cynthia Winters

Absent – Janice Davis, Tricia Diamond, Dr. Brenda Jackson, Mattie Taplin, Claudette Thomas, Jim Watkins

HSD/ADS Staff – Brent Butler, Cathy Knight, Karen Winston, and Sokha Danh, Seattle Department of Neighborhoods

I. A Central Vision

The meeting started with viewing a video, [A Central Vision](#). The video discusses the changing demographics in Seattle's central area and the impact on long-time community residents, as a result of gentrification.

II. Moving Toward Age-Friendly Housing in King County

ADS planner Jon Morrison-Winters provided an overview of [Moving Toward Age-Friendly Housing in King County](#). The report is an update of the [Quiet Crisis Housing Report](#), created in 2009. ADS reconvened the Quiet Crisis partners in 2016, to kick off a renewed effort to address the need for affordable and accessible housing with integrated services.

Washington State University's Metropolitan Center for Applied Research and Extension (Metro Center) was contracted by Aging and Disability Services Division (ADS) to do an assessment of current and projected needs for senior housing and housing-based support services, and to provide recommendations for affordable senior housing strategies.

Jon summarized findings in the report that confirmed the need to address physical, social, and service needs of older adults, and to promote equity and social justice.

Older adult-led households are increasing:

- Adults aged 55 years and older represent approximately 30% of total current households in King County. This percentage is projected to increase to approximately 47% households in 2030, and 62% in 2050
- If trends continue, the number of older adult-households may outpace the supply of accessible and affordable housing in King County

Housing is unaffordable for many older King County households:

- A higher percentage of households with older adults live in unaffordable housing (more than 30% of total income spent on housing costs) compared to households without older adults

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- Households with older adults who rent their home are more likely to have unaffordable housing: over half these households live in unaffordable housing (more than 30% of income spent on housing costs)
- East Urban King County has the highest percentage of households with older adults who rent living in unaffordable housing
- Approximately 40% of senior households with a mortgage live in unaffordable housing, and this is consistent across different regions of King County
- Households with older adults who own their homes without a mortgage are less burdened by housing costs, but higher percentages of these households live in unaffordable housing compared to households without older adults.

Low-income older adults are unable to afford housing in King County:

- A higher percentage of households with older adults have low to extremely low income as compared to other households
- A quarter of households with older adults are unable to afford the average rent for a one-bedroom apartment in King County without assistance
- In East Urban King County, over a third of households with older adults could not afford the gross median rent without assistance.

King County is becoming more diverse as the size of many historically under-served populations is increasing:

- A growing number of individuals in King County are Persons of Color and foreign-born
- King County will see an increase in the percentage of the population that has a disability, and a higher percentage of Persons of Color have at least one disability
- Seattle has one of the largest populations of individuals who identify as LGBTQ+1 in the nation, and housing options that are both age-friendly and LGBTQ+-friendly are limited to date.

Meeting the needs of a growing aging population will require a combination of strategies designed to increase affordable housing, especially for low-income older adults, accessibility that addresses the needs of older adults with and without disabilities, and social connectedness that will better allow all older adults, including vulnerable populations, to better age in place. Organized under Equity and Social Justice, Physical Environments, Social Environments, and Service Environments, key recommendations include the following:

- Increase supply of affordable housing that meets the needs of a diverse, aging population.
- Create accessible housing that meets the needs of a diverse aging population.

Housing advocacy points are as follows: (For the complete list, refer to page 39 in the report)

- Rent stabilization (state-wide strategy)
- More moderate-income housing
- Set-aside housing for older adults and for people with incomes 80% or lower than the state median income
- Increase incentives for developing affordable/low-income housing

- More senior housing funding, including capital funds for development and more funding for household subsidies, e.g. voucher programs
- Inclusive senior housing (housing that is welcoming to LGBTQ older adults, older adults of color, immigrant/refugee older adults)
- More funding for the State Housing Trust Fund (a critical source of senior housing funding)

Moving forward, as the MCAAE continues to prepare for a meeting with Mayor Durkan, advocacy points should also align with the Seattle Age-Friendly Plan.

III. Housing Data Follow-Up – Brent provided answers to questions MCAAE members had for him from the May meeting. See attached handout.

1. How many projects are in the pipeline (permitted planning applications with housing) for the CD (please also share the designated boundaries)?

Permitted Projects (all rentals)

- Liberty Bank Building (113 studio, 1 & 2 bedrooms, 30%, 50%, 60% AMI)
- Judkins Junction (74 units, 60% AMI)
- Patricia K Apartmts (52 studio units for adults with chronic mental illness; 30% AMI)

Projects Not Permitted (all rentals)

- Yakima Avenue Townhomes (3-bedroom townhouses, 80% AMI - ownership)
- Africatown Community Land Trust (134 units - 60% AMI)

2. What are the number of units that those projects represent?

- Total projects in pipeline = 263
- Total number of units in process = 1,219

3. What are the affordability levels for those projects in terms of number of units in the following categories?

- 30% and below of AMI
- 30 to 50% of AMI
- 50 to 80% of AMI
- Market rate

4. What zoning, planning or land use changes have occurred within the CD within the last five years?

- 23rd Ave Action Plan and Urban Design Framework in 2015
- 2017 Zoning Changes
 - 1 – Union and 23rd
 - 2 – Cherry Street and 23rd
 - 3 – Jackson Street and 23rd
- 2018 New Design Guidelines and Board
- Historic Central Area Arts and Cultural District
- Contract rezones (private parties apply to rezone)

5. What zoning, planning or land use changes are proposed?

- Mandatory Housing Affordability
- Moderated to reflect concern about displacement
- Upzoning
- Requirements for more affordable housing

6. Is there a plan to directly market the affordable units to groups in the CD through churches, and senior centers; if so, who is responsible for this process?

Brent described the following Affirmative Marketing Plan.

Marketing Strategies

- Early outreach
- Translated materials
- Language assistance

Process

- Developer creates affirmative marketing plan
- Office of Housing reviews and approves
- Yearly submission

Affirmative Plans in Drafting Phase

- Liberty Bank
- Judkins Junction
- Patricia K Apartments
- Yakima Avenue Townhomes

7. Would that party be willing to collaborate with the MCAAE on coordinating a housing clinic? Yes. Will be discussed at the July or August meeting.

IV. July MCAAE Meeting

For the July meeting, the confirmed guest speaker will be Andrea Caupain Sanderson, Chief Executive Officer, Byrd Barr Place (formerly CAMP).

***Members were reminded of the invitation to attend the **Boards & Commission Reception**, on Thursday, July 19, at 5:30 p.m., at City Hall, in the Bertha K. Landes room.

The meeting was adjourned at 4:00 p.m. The next meeting will be Friday, Friday, July 20.