CID Framework and Implementation Plan

Workgroup 1 - Community Development and Stabilization

Meeting Summary,
June 6, 2018

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

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

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