MINUTES
ECI Task Force Meeting
Friday, February 26, 2021
2:00pm – 4:00pm

TIME	DESCRIPTION	LENGTH
2:05pm – 2:23pm	Welcome / Announcements • Roll Call • Facilitation pivot for recommendations • Work Flow Schematic - *Facilitator explains pivot in recommendation processes to move task force members to self-selected work groups* - *Facilitator explained schematic to be used going forward to help inform recommendation making (refer to slide deck below).* - *ECI Task Force expressed a desire to control their own narrative on their work. The facilitator will investigate options for addressing transparency in the next ECI Task Force meeting*.	*18 minutes*
2:23pm – 3:02pm	City Presentation • Emily Alvarado – Department of Housing - *City presentation was recorded for those not in attendance:* **AUDIO LINK**: City Housing Presentation - 02.26.21 ECITF Meeting - *City presentations will take place each week to help inform investment recommendations. Presentations will target existing and planned city investments in the four core priority areas. Task Force working groups will have the option of scheduling a deep-dive city presentation pertaining to a specific core priority area if desired.* - *A deep-dive presentation will be scheduled for the Housing work group. Specific date tbd.*	*39 minutes*

Meeting facilitated by:

3:02pm – 4:03pm	Self-Select group to work on recommendation template (7 max) • Business Development • Affordable Housing / Land Acquisition • Educational Disparities • Health Disparities Small Group Report out - *ECI Task Force self-selected into 4 groups – each one targeting a specific core priority.* o *Business Development* o *Affordable Housing / Land Acquisition* o *Educational Disparities* o *Health Disparities* - *A recommendation template/framework (adopted from a city template) was provided as a guide.* **LINK:** Seattle Human Services Budget Recommendation Template - *Work groups will use the next few weeks through March to fully complete the recommendations.* - *Facilitators will act as scribes for each of the work groups*	*61 minutes*
4:03pm – 4:05pm	Community Engagement Process • Key Informants - *Facilitation team requested that ECI Task Force members to provide list of Key Informants with which the facilitation team will use to conduct "lite-touch" community engagement process for transparency, buy-in, and touch-point for priorities.*	*2 minutes*
4:06pm	Adjourn	

Next Steps:

- Facilitation team to provide examples of previous city recommendations
- Facilitation team to send pre-read as a Word Doc
- Sharon Williams to send email about affordable housing to the whole ECI Task Force

Attendance:

Excused Absences

- Trish Milnes-Dziko
- LeNesha Bebardelden
- Sean Bagsby
- Christina Wong
- Ray Williams – arrived 20 minutes late
- Andrea Caupain – arrived one hour late

Unexcused Absences

- Donna Moodie
- Ollie Garrett

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The Profitable Nonprofit

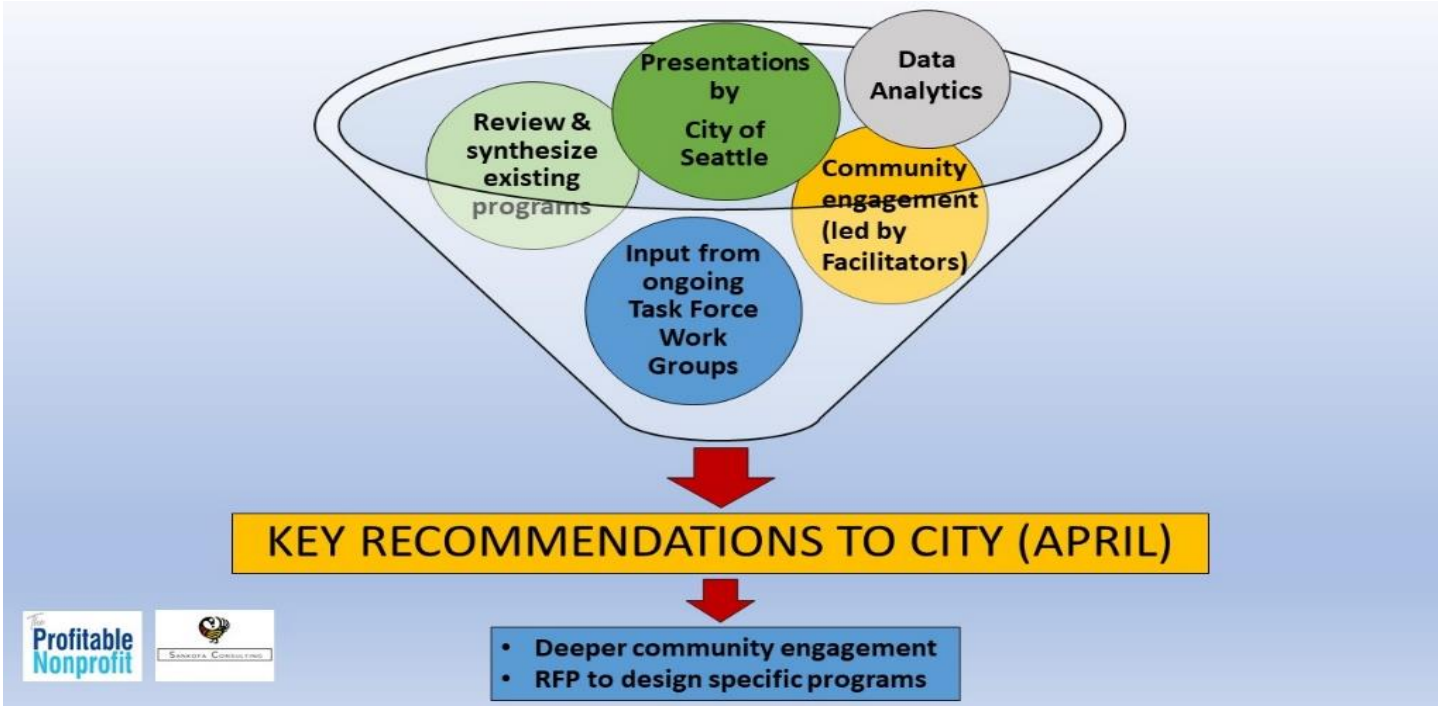
Sankofa Consulting

- Michelle Merriweather
- Ester Lucero

Links Shared:

https://www.homesightwa.org/

Work Flow Schematic:



Meeting facilitated by:

ACTIVITY	RESPONSIBLE	TIMEFRAME
Self led work groups	Led by Task Force	March weeks 1-3
Presentations	City of Seattle, HR & A	March weeks 1-2
Data & Analytics	Led by Microsoft	March weeks 1-2
Community Engagement	Led by Facilitators	March weeks 1-2
Review & Synthesis of key interventions	Led by Facilitators and Task Force	March weeks 4-5, April weeks 1-2
Recommendations to the City	Task Force	April week 4
• Deeper community		

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City Slide Deck:

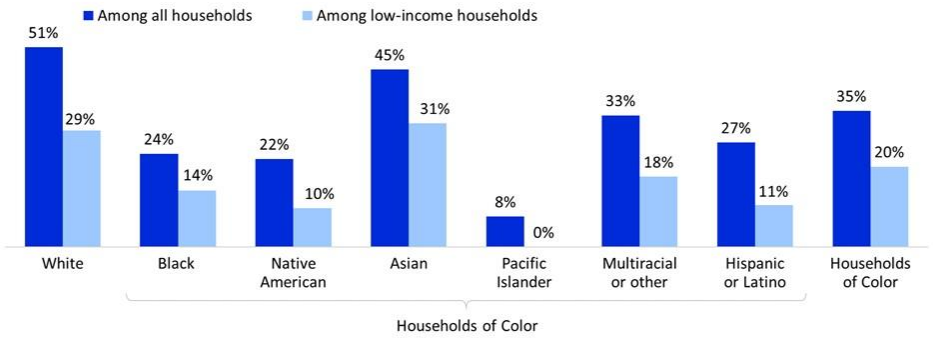
City of Seattle Homeownership Investment Strategies

Emily Alvarado, Office of Housing
February 26, 2021
Equitable Communities Initiative Task Force

City of Seattle

Homeownership Disparities

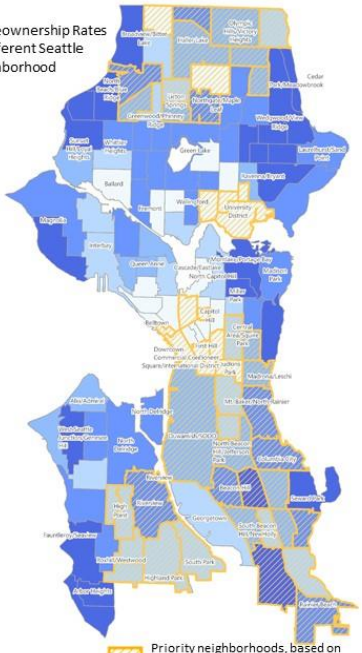
Gap: In Seattle, 1/3 of households of color own their home compared to 1/2 of White households



Homeownership Disparities

Homeownership rates are generally lower in neighborhoods where more residents are from marginalized populations

Homeownership Rates in different Seattle Neighborhood



Priority neighborhoods, based on race/ethnicity, socioeconomics, and health

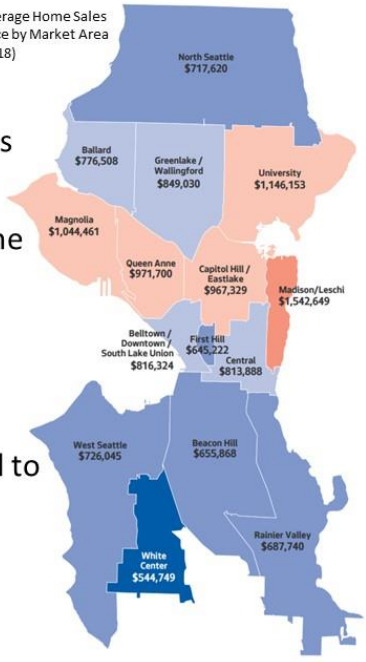
Homeownership Disparities

- Only 6% of homes sold in 2018 were affordable to households earning the median income of $112k/year (for a household of 3)
- A household of three must earn twice the area median income to afford an average detached home in Seattle in 2018

	Detached House	Townhouse	Condo / Co-op
Median 2018 sales price	$795,000	$730,000	$520,000
Necessary annual income	$198,000	$182,000	$139,000

- The median for sale home price in King County has continued to increase, up nearly 12% over the past year. (Nov 2019 – Nov 2020)

Average Home Sales Price by Market Area (2018)



Homeownership Investment Strategies

1. **Permanently affordable homes for first-time buyers**
2. **"Down payment" Purchase Assistance**
3. **Home repair loans & grants, weatherization, foreclosure prevention**

Strategy 1
Permanently affordable homes for first-time buyers

Policy Goals:

- Increase stock of affordable homes
- Respond to community calls for anti-displacement and community ownership strategies
- Increase individual household, neighborhood and community stability

Investments:

- $2.44 million in 2019 to fund 26 new homes on City donated land and to acquire and rehabilitate 3 other homes to ensure permanent affordability.
- $2.58 million in 2020 to fund 30 new homes and 3 more homes to ensure permanent affordability.

Strategy 1
Permanently affordable homes for first-time buyers

Examples

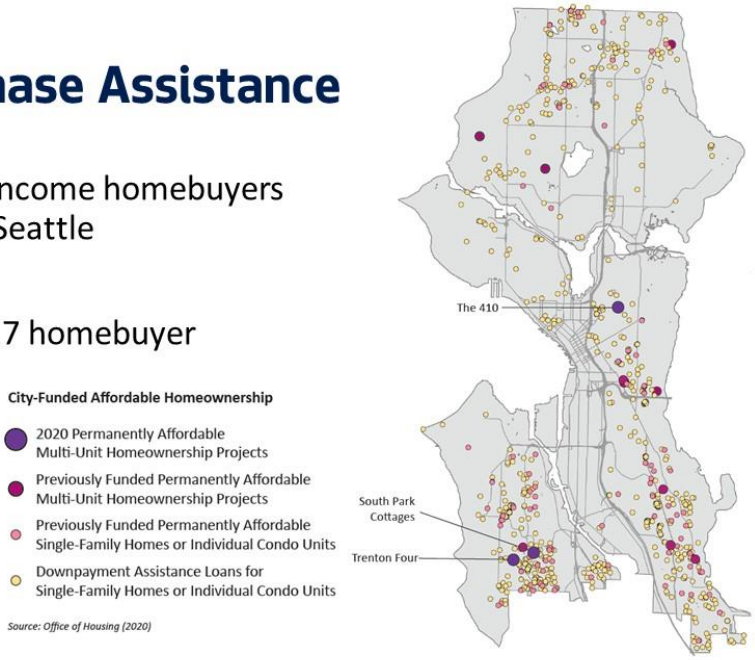
Townhomes in Loyal Heights - Habitat for Humanity

10 Townhomes in Judkins Park – Homestead Community Land Trust and Edge Developers

Strategy 2
"Downpayment" Purchase Assistance

Policy Goal: Assist first-time low-income homebuyers to purchase a home anywhere in Seattle

Investment: $855,000 loaned to 17 homebuyer households in 2019/2020



Strategy 3

Home repair loans & grants, weatherization, foreclosure prevention

Policy Goal: Sustain ownership, helping low-income homeowners remain in their homes and communities

Investment:

- Home Repair: $740,000 to assist 67 homeowners with critical repairs in 2019
- Weatherization: $1.55 million for energy upgrades in 97 single family homes
- Foreclosure Prevention: $114,000 to assist 5 current homeowners to become current on housing payments in order to avoid foreclosure. (2016-2019)