Addressing Seattle’s Housing Crisis: 
Imagine Abundant Housing
by Janet Winans

As we worked to put together our November 3rd forum, we confronted two very crucial issues. The first is that the scope of the problem that we want to address is much more complicated and conflicted and important than we can address in the 70 minutes available in our forums. The second, one we hope to solve by the end of the evening, is that the Seattle-King County League of Women Voters has no active Social Justice Committee. As you read the information printed in this Voter and then attend the Forum on Thursday, we hope you will consider how you can join us to continue to have active engagement with the problems that fall under the current umbrella of “housing crisis.” Those of us who have worked on presenting for the forum want to continue our efforts within the resources that a Social Justice Committee can command. A committee can meet monthly with the many leaders in the community who confront the many crises that we have been watching escalate and erupt over the last years. We can provide monthly Voter articles and other outreach efforts that can make the LWVS-KC an active voice when hearings are held and decisions made.

We have asked some of those community leaders to speak at Thursday’s forum. Timothy Harris is the Founding Director of Real Change, Seattle. Steve Walker is the Director of Housing for the City of Seattle. Lisa Herbold is a member of the Seattle City Council. Sharon Lee is the Director of the Low Income Housing Institute and Cary Moon was granted the title of “stealth activist extraordinaire” by The Stranger.

The idea and the urgency for November’s forum came from last January’s planning meeting. At the time, we expected that our subject would be the 2016 Seattle housing levy. Because the election was to be in August we expected that by November, we would be ready to learn about the next steps toward implementing the housing levy, or recovering and deciding next steps to take if it had not passed.

In August, voters did approve the $290 million property-tax levy for low-income housing, in a way agreeing to share $122 a year over the next seven years with others who are struggling to maintain or find housing for themselves in the city. The money will provide $201 million in rental housing production and preservation; $42 million in maintenance and operating costs for levy-funded buildings; $11.5 million for homelessness prevention and housing stability services; $9.5 million in assistance for low-income homeowners; and an estimated $26 million in administrative costs.1

However, before, during and since the planning for and passage of the levy, what has been a long-simmering crisis for those at the edge of various catastrophes boiled over and became ever more visible. Murder in The Jungle happened the very day the Mayor launched the levy campaign.2 Mayor Murray also convened a 28-member stakeholder group, Housing Affordability and Livability Agenda (HALA) to work to make “homelessness brief and one-time.”3 The stakeholders included renters and homeowners, for-profit and non-profit developers, 

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Mission Statement
The League of Women Voters of Seattle-King County, a nonpartisan political organization, encourages informed and active participation in government, works to increase understanding of major public policy issues and influences public policy through education and advocacy.
Connecting with the Leadership

Making Democracy Work for All! That is the mantra of the national League of Women Voters this year.

But how do we make democracy work for all? How can we know what’s working, and how can we know we are reaching as many people as possible? At the risk of sounding like a nerd, the answer is data. The Guidances from the LWVUS on Membership and Leadership Development for the last two months have focused on data. They included a spreadsheet for recording details about all sorts of activities: voter registration, voter education, voter protection and preparation, visibility and recruitment.

It does make sense to gather this information. We can answer some of the questions, but we have not kept close track of some of the other items, and some we haven’t really thought about it in depth at all, such as who attends our various forums.

But it’s no good to gather the information and then stuff it in a file somewhere. So how can we put it to use? There are two very important uses: reaching potential donors and using the media to tell our story.

Donors who do believe in your mission often want to know what successes you have had. For example, when KPLU was raising money last summer to “buy itself,” I received a packet of information to persuade me to donate that included the number of listeners they have, the geographic reach, the money raised so far, and other data. The idea was that they are very successful, and “your donation can help keep us successful.” And of course they did succeed, and became the new station KNKX.

The October Guidance begins by saying that the September Guidance focused on “the importance of collecting data and how to analyze it. [The] next step is to consider how we can use data to tell our story.” The following is from the October Guidance published by the MLD team of the League of Women Voters of the US:

Use DATA to tell your STORY

One of our Convention 2016 speakers, Keesha Gaskins of the Rockefeller Brothers Foundation, acknowledged the challenge of “reconciling data with the actual work of the organization” or, as she so fondly remembered from a past LWVUS convention that a speaker said, “No one ever marched on Washington because of a pie chart.”

Data is fundamental in explaining the importance of the League, but in addition we should interpret and present it in ways that set our organization apart from others. These three tips are ways to use your data collected to explain the rich history, commitment, and importance of your League:

In her speech, Keesha Gaskins explained that when presenting your data, it is not about how many members your League has or how many people came to a specific event. Instead it is important to analyze the significance behind these numbers. Who are the people who keep coming back to League events? Who relies on the voter information guides your League provides? According to Gaskins, the League is unique in their connectivity and understanding of local communities and should fully profit from our long-standing “ground-game relationship.” A useful tactic in giving meaning to your data is capturing a particular incident that represents your local League’s impact on an individual or issue and then using that specific example to highlight your League’s broader impact.

Example: “We have registered over 200 new voters at naturalization ceremonies this year.”

Continued on page 11
## November

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Units meet during shaded period; office closed on darker shaded days

### NOVEMBER

**The Voter Deadline**
Monday, November 7

Forum: Affordable Housing
Thursday, November 3
7:00 p.m.
Seattle First Baptist Church

Board Meeting
Saturday, November 5
10:00 a.m.
League Office

International Relations Committee
Monday, November 7
12:45 p.m.
League Office

Transportation Committee
Tuesday, November 15
10:00 a.m.
League Office

**Econ. & Tax. Committee**
TBD
League Office
Contact Committee Chair

### DECEMBER

Where Do We Go From Here? Event
Thursday, December 1
4:30 p.m.
Downstairs at Town Hall
1119 Eighth Ave

**Winter Weather Reminder!**

If Seattle Schools are delayed or closed, then the office will delay opening or be closed.

Call the office or check the website for the status of forums or other events.

Check with committee chairs and unit leaders to verify if those meetings will be cancelled.

Please stay safe!
Forum Schedule

The League of Women Voters of Seattle-King County (LWVS-KC) presents a public forum most months between September and May, generally on the first Thursday of the month at 7:00 p.m. Most forums are held at the Seattle First Baptist Church, but occasionally they are scheduled at other locations and times. The tentative schedule of forums for 2015-6 appears at left; check the Voter each month or the LWVS-KC website, seattlelwv.org, for up-to-date information. Past forums are frequently televised and can be accessed from the resources page of the website.

Nov 3 - Affordable Housing
Jan 5 - Program Planning
Feb 2 - Issues on Aging
Mar 2 - Women’s Issues
Apr 6 - Juvenile Justice
May 4 - Gun Control & Mental Health

Board Briefs by Zara Kublin, Secretary

The League of Women Voters of Seattle-King County and Education Fund Boards met on October 1, 2016. This is a summary of their work.

The board discussed the ballot measure Sound Transit 3 in preparation for an endorsement vote. Janet Winans reminded the members that all endorsements must be made based on League positions and not personal views. Some of the common concerns cited by members were: the regressivity of the sales tax portion of the measure, the cost of the project and the very long timeline. Some common supporting observations were that the League has supported public transportation going back to positions written in 1969, that the cost will only rise if we put it off, that we must prepare for the rapid growth of the region, and that, on the whole, the measure agrees with League positions. The board then voted, however the result of that vote must remain confidential until all the counties affected by ST3, Pierce, Snohomish and Seattle, have voted. If the three counties don’t agree, none will be able to make a recommendation, per State requirements. The board will inform the membership of its decision as soon as the other Leagues have made theirs.

Stephanie Cirkovich is spearheading an exciting partnership with Starbucks to put on a pre-election event she’s calling “Ballots and Baristas.” Select Starbucks stores across King County will host LWVS-KC sponsored ballot discussion parties at 6 p.m. on November 1st. At each location, the League will provide at least one knowledgeable host, copies of ballots, and stamps. Of course, League members can’t discuss candidate races, but will be able to help explain ballot measures and even just how to fill out a ballot, if needed. We hope these will be fun events, full of great conversation - and give the League some good publicity. Please contact Stephanie or the office if you can be a host.

Looking farther ahead, LWVS-KC is putting on a post-election wrap-up event on December 1st, from 4:30 to 7:30 at Town Hall. Tickets will be available online soon. There will be a cash bar and hors d’oeuvres. David Domke, journalist, author and professor of communications at UW,
Board Briefs continued:

will be our speaker. This should be a fun event with a robust question and answer period.

Action Chair Pat Griffith informed the board that the State The State Legislative Action Workshop will be held on Saturday, December 10th from 9:00 a.m. to 3:00 p.m. at Horizon House. The cost is $25 to attend with lunch being provided. They are still considering keynote topics.

The LWVS-KC Spring event will take place in March, during Women’s History Month. The exact date is to be determined. The board is happy to have secured the services of Lynn Gerlach, an independent marketing consultant, who will help us organize and find sponsors for the event. Please let the office know if you’d like to help with any aspect of the Spring event.

Our website committee is moving forward with the planning for a full website redesign. We’d love to hear feedback from members on what they’d like to see on the new site.

The Membership Chair is still looking for someone in every unit who will serve as Membership Representative. Growing our membership is crucial and it will take more than one person to make a really big impact. Please contact Becky Cox if you can serve as membership rep for your unit.

Cover article continued:

and other local housing experts who produced a “grand bargain that led to the language in the housing levy.”

In 2014, the Community Housing Coalition, a group of long-term housing activists and service providers, produced their own recommendations for developing new affordable housing to balance HALA, which they thought would be dominated by developers and shorted community voices.

In 2016, to better confront the issues in the existing infrastructure of the non-profit system of administering low-income housing resources, the Mayor commissioned Barbara Poppe, former Executive Director of the United States Interagency Council on Homelessness, to address how the City prioritizes services to provide better outcomes.

Adding to the severity of homelessness, there is the skyrocketing value of real estate in the city and the region. A new phrase has been introduced, The New Exclusionary Zoning, and suddenly many neighborhoods in the city are confronting the demand that they allow demolition of single family houses so that multiple-family apartment buildings can be constructed. The tension in what “abundant housing” means is stretching from the most poor to the very wealthy while real estate speculation climbs to pre-Recession levels.

Clearly, the housing problem is multifaceted, and many different agencies are working on solutions. Please join us at the forum as our speakers provide us with a firmer starting point as LWVSKC joins this crucial conversation about our commitment to community.

Committees

**Economics and Taxation Committee**
DATE:
TIME: 9:30 a.m.
PLACE: 909 E. Newton #D-9, Seattle
Contact Committe Chair for information.

**Education Committee**
DATE:
TIME: 11:00 a.m.
PLACE: League Office
No meeting in November; will meet on December 8.

**International Relations Committee**
DATE: Monday, November 7
TIME: 12:45 – 2:45 p.m.
PLACE: League Office

**Transportation Committee**
DATE:
TIME: 10:00 a.m. – 12:00 p.m.
PLACE: League Office
Contact Committe Chair for information.

We encourage participation in our committees by all interested members. It’s a great opportunity to meet and talk to community leaders, stakeholder organizations, and experts where you can have direct input on local issues that affect you.

Don’t see a committee that covers your issue? Call the office and let us know. Sometimes people are working more informally without regularly scheduled meetings. If so, we may be able to help connect you with them or help you start your own.

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**Diversity Policy**

The League of Women Voters of Seattle-King County (LWVS-KC), in both its values and practices, affirms its beliefs and commitment to diversity and pluralism, which means there shall be no barriers to participation in any activity of the League on the basis of gender, race, creed, age, sexual orientation, national origin or disability.

LWVS-KC recognizes that diverse perspectives are important and necessary for responsible and representative decision-making. LWVS-KC subscribes to the belief that diversity and pluralism are fundamental to the values it upholds and that this inclusiveness enhances the organization’s ability to respond more effectively to changing conditions and needs.

LWVS-KC affirms its commitment to reflecting the diversity of Americans in its membership, board, staff and programs.
King County Connects — Announcements

ISSAQUAH HOLIDAY PARTY

The Issaquah unit invites all Eastside LWV members (and guests interested in the League) to a holiday party with lunch provided by the Issaquah unit. Please come enjoy this social get together, bring a prospective member, and a donation of $6.00.

Date: Tuesday, November 29, 2016
Time: 11:30 AM to 2:00 PM
Location: St. Michael’s Episcopal Church (large room in the basement), 325 SE Darst Street, Issaquah. Darst Street is near Issaquah High School and off of 2nd Avenue.
Directions: From I-90 going east, take the last Issaquah exit, EXIT 18, E Sunset Way/Highlands Drive NE; Take a RIGHT on East Sunset Way; Go to 1st stop sign, take a LEFT on 2nd Ave SE; Turn LEFT on S.E. DARST STREET. The church is up the hill on the right hand side.

RSVP to Gaby Metzger: 425 746 0878 or gabymetz@comcast.net

GREAT DECISIONS FOR 2017

Beginning in February 2017, members of the Seattle-King County League of Women Voters will be gathering to discuss these eight topics selected by the Foreign Policy Association:

- The Future of Europe
- Trade and Politics
- Conflict in the South China Sea
- Saudi Arabia in Transition
- U.S. Foreign Policy and Petroleum
- Latin America’s Political Pendulum
- Prospects for Afghanistan and Pakistan
- Nuclear Security

More details about the program and how to order the briefing book will be in the December Voter. Contact Rosalie McCreary at 206-687-7415 or romccreary@gmail.com with any questions, or to discuss the program.

Where Do We Go From Here?
A Post-Election Conversation with David Domke

Thursday December 1, 2016
4:30 p.m. to 7:30 p.m.
Downstairs at Town Hall Seattle
1119 Eighth Ave
Tickets: $25 online or $30 at the door.
Cash/check preferred.
No Host Bar and Light Hors d’Oeuvres
SAVE THE DATE – SATURDAY, DECEMBER 10!
LEGISLATIVE ACTION WORKSHOP IN SEATTLE

Plan to attend the Legislative Action Workshop to learn how to be an effective advocate for League issues in the coming legislative session - whether you phone and email legislators or whether you testify and join the Lobby Team.

Location: Horizon House, 900 University Street*, Skyline Room

Program: Keynote speaker is Sen. Christine Rolfes of the 23rd Legislative District. Sen. Rolfes is a member of the Education Funding Task Force and will discuss possible revenue solutions to fully fund our K-12 schools as required by the McCleary decision. This is the Paramount issue for this session.

Legislative leaders: To Be Announced, depending on the outcome of the November election. We plan to invite one senator and one representative, including one new legislator and one more seasoned. We are focusing on women leaders in King County. They will be asked for their plans for the 2017 session, a 120 day official session. If you have some specific issues you would like addressed, please email Pat Griffith at pgseattle@q.com

Speed Dating with the Lobby Team: Spend time with your choice of three Lobby Team members focusing on your area of interest and to discuss issues you may not be familiar with.

Time: 9am – 3 pm

Lunch and coffee and muffins included.

Cost: $25 (We are considering offering some scholarships.)

Registration: League of Women Voters of Washington online at lwvwa.org. Click on “Action Workshops.”

Volunteers needed to help with registration, food, etc.
Contact Pat Griffith (206) 285-2452 if you can help.

*Parking is tight but some spaces will be available at Horizon House for $12.50 Please try to take public transportation. METRO routes 2 and 13 stop a block away.
Leadership continued:

Better example: “Angela first interacted with our League when we helped her register to vote at her naturalization ceremony. Since then we have followed up with her and she attends our events and consequently relies on us for trustworthy voter information. Angela is just one example of the 200 new voters our League has registered to vote this year.”

Data is only valuable if you have the appropriate context to understand it. As someone who sees the work that the League does firsthand, it is your job to tell the story behind the numbers. Providing the context of the work your League does will help you stand out and give more meaning to what you do. As a member of the League, you know the importance of our mission, but some people don’t know the extent of your work in your local community.

To provide the context of your data, consider giving others a point of comparison to understand how the data relates to larger trends, other places, etc.

Example: “We evaluated over 20 polling places this past Election Day.”

Better example: “Our state recently passed a new photo-ID law and, true to the League’s commitment to protecting voters, we evaluated over 20 polling places to ensure the law was being implemented properly. Accordingly, we made sure voters without photo-IDs were aware of other options, such as casting a provisional ballot. We were the only local nonprofit that committed to ensuring the new law did not deter anyone who showed up to the polls.”

Others can better understand the scope of your work and how they can help if you can quantify how each new member and donation can contribute to your League. Your data can act as a display of what can be achieved with sufficient resources, whether human or financial.

To the best of your ability try to quantify the impact that each contribution would impact the work your League does.

Example: “With your help, we could publish an online voters’ guide and host more voter registration events and candidate forums.”

Better Example: “Your volunteer or financial contribution will help us achieve our goal of publishing an online voters’ guide so we can inform 1,000 more local voters and host 5 more voter registration events to register 250 more people before this election season!”

In this very important election year, it is not only crucial for the League’s positive influence to be measured numerically, but also remembered and retold in a way that reinforces our relevancy and visibility. As Keesha Gaskins so eloquently reminded us at Convention, “Data does allow us to tell an important story… [Data] allows organizations individually, whether it’s local Leagues or state Leagues, to tell an important story and how national can use all that energy and force to bubble up and gain support for our work.” If every League accepts the challenge proposed at Convention, all of our combined contributions will give our organization the numbers to propel the League of Women Voter’s story.

Amanda Clark
President

P.S. Want more tips and tools for how to do this? We have a number of resources that we can share with you. Just let us know!
Election season is a great time to recruit new members! Use this form to encourage friends, neighbors - even strangers - to sign up, particularly if they ask you: “What’s the League’s position on this issue?”

Join the League!

Take part in informed discussions of the issues facing our communities. Members automatically receive the VOTER, either in print or electronically, for the latest updates on current studies and action, monthly forums, committee activities, voter registration, and other volunteer opportunities. In addition, members receive action alerts about legislation in Olympia and Washington, D.C., as well as publications from the state League.

League membership is open to men and women.

Name: __________________________________________

Address: __________________________________________

City/State/Zip: __________________________________________

Phone: __________________________ Email:______________________________

Dues and contributions:

☐ $75 one year individual membership
☐ $110 one year household membership
☐ $40 low or fixed income
☐ $35 student
☐ Enclosed is a contribution of $__________

Please make your check payable to LWVS-KC and return with this form or go online to www.seattlelwv.org/membership.

Membership dues and contributions are not tax deductible; however, eligible tax deductible contributions may be made to the LWVS-KC Education Fund.

Thank you for supporting the work of the LWV!

Please return this form to:
League of Women Voters of Seattle-King County
1620 18th Avenue, Suite 100
Seattle, WA  98122-7007

Celebrating 96 years of educating voters, improving elections, and making democracy work!
Welcome to New Members:

Janice Camp grew up in Portland, Oregon, and moved to Seattle in 1980. Janice has both a Bachelor’s and Masters degree in nursing, and a Masters degree in industrial hygiene. For the past 30 years, Janice has worked for the University of Washington, Department of Environmental and Occupational Health Sciences, as a Principal Lecturer. Her professional interests include occupational health and safety, environmental protection, and environmental and occupational policy development and implementation. In addition to serving in several professional leadership positions, she was president of the Maple Leaf Community Council for about 8 years. She retired from the UW a year ago, which has giving her more time to pursue personal interests such as drawing, photography, traveling with her husband, and helping care for her two granddaughters. Janice joined the League of Women Voters to enrich her retirement and to continue to engage in policy issues.

Alyssa Weed graduated from the University of Washington with a degree in Art History in 2015. Upon graduating, she worked for a politically involved consulting agency and is currently working for a public affairs agency in Seattle. She loves politics, going to museums, reading, cooking and record shopping.

We are thankful for all our members and the great work you do to help our communities.
Happy Thanksgiving!

Voter Service

Be sure to get your ballot to a drop box or postmarked by November 8th!

We've had an amazing and busy election season this year. We'll give you a full report on our activities next month.
In 1964, President Johnson introduced the Voting Rights Act (VRA) before a joint session of Congress saying, “It is wrong – deadly wrong – to deny any of your fellow Americans the right to vote in this country.”

Once passed in 1965, the VRA “guaranteed the franchise for black Americans and other minority groups.” It was soon recognized as the most important piece of civil rights legislation in the 20th century. In the years that followed, “four congressional reauthorizations of the VRA lowered the voting age to eighteen, eliminated literacy tests nationwide” and extended protections for many minorities. This led to increasing numbers of black registered voters, black officials and the black members of Congress.

However, just such increases brought the VRA law under assault. Whites who did not welcome minorities in positions of authority challenged Section 5 of the VRA. This is the section that “compelled parts or all of sixteen states where voting discrimination was historically most prevalent…to have their voting changes approved by the federal government.” Working in Ronald Reagan’s administration, John Roberts warned that Section 5 “would essentially establish a quota system in electoral politics.”

“GOP controlled states responded by making voter registration more difficult.” For example, Florida threatened the League of Women Voters and other volunteers with fines “as well as possible felony prosecution” if they continued to register voters. New voter ID laws were used in many states.

Nonetheless, by 2013 a number of blacks and Hispanics were voted into office at local, state and federal levels. This gave VRA opponents a way of recasting a law intended to redress past injustice as a “perpetuation of racial entitlement,” and was declared so by Justice Scalia in Shelby County vs. Holder. With Roberts now Chief Justice, the Supreme Court struck down Section 5, saying that equality had been effectively achieved!

Three weeks after the Shelby decision, the North Carolina Senate significantly toughened the House’s voter ID law, making it “stricter than the Texas voter ID law blocked by the courts in 2012 under Section 5.”

Rev. William Barber, president of the North Carolina NAACP, testified before the N.C. house election committee: “We’ve had elections for 237 years without voter ID. And only after massive turnout of African-Americans, Latinos, progressive whites, students and the elderly fundamentally changed the electorate in the South did false witness and distortion about fraud begin.” Nonetheless, the House passed the Voter ID Bill 81-36.

When the bill passed, “North Carolina became the immediate case study for what a post Section 5 world would look like, a striking refutation of Roberts’s belief that voting discrimination was largely a thing of the past and that Section 5 was no longer needed.”

“Voters in fourteen states faced new restrictions at the polls for the first time in 2014, in the first election in nearly fifty years without the full protection of the VRA.”

This book was published in 2015, so could not point out more recent events. The issue of voter ID has been much in the news. The September 1, 2016 issue of the New York Times reported,
TRANSPORTATION COMMITTEE REPORT
by Janet Winans

The LWVS-KC Transportation Committee met jointly with members of the Pierce County and Snohomish County LWV to produce five public forums in September about Sound Transit 3 Proposition 1, which is on the November ballot. While we were working to educate the public we were also sorting out how to provide a recommendation to endorse or not to our separate League Boards of Directors.

Sound Transit is a tri-county agency with legislative powers to collect taxes from each county to fund the projects that are authorized by Sound Transit levies. The taxes collected in each of its five subareas fund projects only in the sub-area in which they are collected but a majority of voters in all three counties must approve the levy that provides the taxing authority. The projects funded by Sound Transit 2 in 2009 are coming online now with the openings of light rail stations at Husky Stadium, on Broadway and, just recently, at Angle Lake. Others extending to Northgate and Lynnwood are under construction now and will open to service in sequence through 2024.

The purpose of the Sound Transit 3 levy is to gain permission from voters for new funding and to begin the design and build for service east and west in King County, and north to Everett and south to Tacoma. It is a huge demand for our imaginations to look into the future of 2040 and beyond and it has stirred much controversy. It did just that in our joint Transportation Committee discussions.

Our LWVS-KC Transportation Committee has been engaged with Sound Transit planners over the last two years, working to both understand the development of their plans and to provide comments and concerns to them as a part of their public outreach prior to writing the final legislation. We did not begin to include the other two county Leagues until the LWVWA Council meeting last June, when we joined to provide as much background to them and the public as we could leading toward our board decisions.

The members from Snohomish County believed that they had not had time to “study” the issue and that the information provided by the forums did not address their concerns about the impact ST3 will have on Snohomish County and they voted in our committee and at their board meeting to take No Position.

The boards of Pierce and Seattle-King County voted to endorse Sound Transit, but we have not made a public statement to that effect at this point (October 15) because we’ve been instructed by LWVWA that all three Leagues must be unanimous in order for us to speak in public.

I am writing this on October 15th, way beyond the deadline to submit articles to the Voter, because I have hoped we would have definitive information about whether we can announce our 2 out of 3 decision. It is a matter of League policy and procedure, both state and national, that we are yet to sort out.

As you are reading this the actual election still looms and it is likely that you have submitted your mail in ballot. The past and the future are in convergence on this issue, both in my writing and in the impact that the election will have on all of us.
Affordable Housing in Seattle

image from “Solutions to Seattle’s Housing Emergency” report
UNIT MEETING AGENDA

- Welcome and Introductions
- Announcements/Volunteer Sign Ups
- Discussion and Questionnaire

Note to discussion leaders and recorders: The goal of this forum on Housing in Seattle-King County is to arouse the interest of our members and others who attend the forum to join in the community's struggle to understand why the idea of “Abundant Housing” and “Market Prices” seem to be in conflict instead of working together.

LWVS-KC has no Social Justice Committee. Please discuss the following questions to help us decide what next steps the League can take.

1. Who are the people who live in places like the “Jungle” and why do they choose to live there?

2. Do the rising values of our homes raise our own standard of living?

3. Should the government provide low-income housing so that those who can't compete in the market but need to work in the city have places to live?

4. How should our neighborhoods share in the reality for the need for below-market rate housing?

5. How should our business community share in that reality?

6. How can the LWVS-KC contribute to this discussion?

7. Please list any members who are interested in joining the social justice committee.
The following is excerpted from a letter to Seattle Mayor Ed Murray on March 5, 2016 from the Coalition for Housing Solutions. The full letter can be found at http://coalitionforhousingsolutions.com/wp-content/uploads/2015/03/Coalition-for-Housing-Solutions-Letter-to-HALA.pdf.

Re: Effective Solutions for Affordable Housing

We, the undersigned, are the Coalition for Housing Solutions — a diverse group of Seattle-area builders, land use attorneys, architects, housing advocates, membership-based organizations and urban advocates. We represent thousands in the business, real estate and construction industry across Puget Sound. Our coalition formed in the wake of the Seattle City Council passing Resolution 31551, which declared the City's intent to fund affordable housing through a tax on new housing and development, the so-called “linkage fee.”

Seattle needs a comprehensive housing strategy focused on increasing affordability, not one that overly relies on one tool or sector to provide the solution. Public, private and non-profit sectors, along with residents and workers, must all come together to promote a range of solutions that will address affordability. We recognize that our robust job sector, natural amenities and inclusive culture will continue to attract a diverse population that can strengthen our City. Our coalition has much to offer in bringing forth ideas and technical expertise to find practical and sustainable solutions that will provide a variety of housing types for our growing population. The future of Seattle as a diverse, sustainable community with economic vitality and social vibrancy is dependent upon getting this right.

We appreciate this opportunity to address the Housing Affordability and Livability Advisory Committee (HALA), as well as the Mayor and City Council, by describing our serious concerns with the linkage fee and offering viable, effective solutions for delivering affordable housing to Seattle.

Linkage Fees

Linkage Fees are not authorized under Washington State Law. But even setting aside the legality of implementing such a proposal, it is clear that this seemingly well intentioned solution is ill conceived and would not achieve the goal of positively contributing to Seattle's affordable housing needs. A new tax will increase the cost to produce multi-family housing and commercial space in Seattle. The law of supply and demand dictates that a linkage fee would lead to a short-term decline in the construction of new buildings and the family-wage construction jobs, environmental and economic benefits they produce. This would occur at a time of unprecedented growth (i.e., demand) in the region. Over time, a linkage fee would increase apartment, office and retail rents until sufficient revenue can be produced to offset the new tax. Both the short-term and long-term effect of a “linkage fee” would be a less affordable Seattle. Fundamentally, you cannot decrease the price of housing by increasing its cost.

Rapid job growth in the Puget Sound region is driving demand for housing and commercial space in Seattle. That job growth fuels not only the wages for many Seattle households, but also the sales, business and occupation (B&O) and property tax revenues upon which the City of Seattle, King County, Sound Transit and the State of Washington depend. Our analysis indicates that during construction, a typical high-rise office project in Downtown Seattle generates roughly $3 million in direct, indirect and induced one-time tax revenue for the City of Seattle. During operation, that same building generates more than $6.5 million in annual tax revenue for the City of Seattle. If new fees reduce future job growth in Seattle, growth in general tax revenue will similarly decline.

Linkage fees are not authorized by Washington State law. RCW 82.02.020 prohibits the City from imposing a tax or fee on development unless that tax or fee is both voluntary and needed.
to mitigate a direct impact of a specific development. A mandatory linkage fee that applies to most development is neither.

Fortunately, there are a number of tools at the City’s disposal that are both effective and legal. Instead of being based on an illegal and ineffective strategy, Seattle’s affordable housing strategy should be based on comprehensive, effective and legal tactics that serve to increase housing affordability while at the same time maintaining economic prosperity and enabling our community to continue to fulfill our regional compact for sustainable, urban center, transit-oriented development.

Solutions for Affordability

In the attached appendix is a summary of the solutions we believe can help address Seattle’s multifamily affordable housing challenges. Our coalition has commissioned an economic analysis to quantify the effectiveness of the proposed solutions, and we expect this analysis to be complete within two weeks. We look forward to sharing these studies with HALA for your consideration.

We encourage HALA and the City of Seattle to apply similar rigor to both defining the need at various income levels and any proposed solutions you may be considering. Adopting a patchwork of housing policies without accompanying measurable objectives on the estimated number of units produced or the estimated impact on affordability has contributed to the situation we have today. Establishing clear goals for specific policies and programs will allow the City of Seattle to more effectively address affordability by augmenting successful programs, making adjustments where improvements are needed, and abandoning programs that are not working.

It is our hope that you find our suggestions and our forthcoming economic analysis helpful to your process. We would welcome further dialogue with HALA as you continue and conclude your work.

Attachment – Proposed Solutions

Renew and increase the size of the Seattle Housing Levy: The Housing Levy is Seattle’s most productive and stable source of affordable housing funding and is the envy of peer cities across the nation. The Housing Levy should be renewed and increased to reflect the City of Seattle’s commitment to affordable housing. Approximately half of the revenue generated by the Housing Levy comes from multi-family and commercial properties. The cost impact to renters of a Housing Levy is a small fraction compared to the pass-through costs of the proposed linkage tax.

Develop a program to preserve existing affordable housing: 76% of all rental units in Seattle are affordable to households making 80% of AMI, and 78% of those units are privately owned and not income restricted. Much of Seattle’s workforce housing stock is provided by the market via “naturally occurring” older housing.

Preservation of existing affordable housing stock must be more of a priority for the City of Seattle. If the City were to acquire these units (which are privately owned and not income restricted), the City could then impose income restrictions to ensure that the units remain affordable in perpetuity.

Also, changes should be made to the MFTE program to allow older buildings to qualify for the program in exchange for income restrictions. For the same level of investment, the City of Seattle could preserve many more affordable units than through new construction. Many cities place a much higher emphasis on preservation than Seattle.1

Utilization of publicly-owned land: The City of Seattle and other public agencies own significant parcels of vacant or underutilized land capable of supporting infill housing. There are a variety of models and partnership arrangements that the City could utilize to develop affordable housing on publicly-owned land.
Create funding capacity for land acquisition for affordable housing production: High land costs can make affordable housing projects cost-prohibitive in some areas of Seattle. The City of Seattle has missed opportunities in recent years to secure property in strategic areas that could be disposed at some future date for the provision of on-site affordable housing. Land acquisition needs to be prioritized and funded as a key component to Seattle’s affordable housing strategy. PSRC is currently in the process of creating the “REDI Fund” to better enable acquisition of land and buildings adjacent to high capacity transit service, and the City of Seattle should support and participate in this effort.

Upzone areas around transit investments: The taxpayers of the City of Seattle, King County and Sound Transit’s service area have invested billions in transit infrastructure to better connect residential communities with job centers, reducing transportation costs and impacts while increasing access to jobs. To fully unlock the benefits from these investments, the City of Seattle should upzone station areas and other areas with frequent transit service. This is an opportunity for considerable unit production and increasing Seattle’s affordability by reducing transportation costs for more residents.

Also, over the past ten years, the City has invested significant time and resources into analyzing the impacts of rezones in transit-rich areas such as the Ballard, Capitol Hill and Northgate but has yet to implement the new zoning in several areas. Simply following through on such investments would provide an immediate boost.

Refine the Multi-Family Tax Exemption program: The City’s MFTE program, along with the Housing Levy, has been one of Seattle’s most effective affordable housing programs. In the last three years alone, this program has produced over 2,000 rent-restricted, inclusionary housing units across the city, and enabled construction of over 10,000 units. More unit production can be achieved by expanding the geographic scope of MFTE. Creating the opportunity to reapply for the MFTE can extend the income restrictions on qualifying units beyond the initial 12 year span.

Refine the incentive zoning code: The Incentive Zoning program is Seattle’s current experiment with funding affordable housing through developer fees. Unlike the proposed linkage fees, the incentive zoning program charges a per-square foot fee on a project’s “bonus” area in exchange for the authorization to build above base zoning height. 2014 studies indicate that 62% of eligible projects chose not to build above base zoning height – avoiding the incentive zoning fee and both producing fewer units and contributing less to affordable housing as a result. There are refinements that could be made to the existing incentive zoning program that could increase participation in the program, increase unit production and generate more revenue for affordable housing. These refinements include expanding the geographic scope of the incentive zoning program along with corresponding upzones; increasing flexibility on where income-eligible units are located within the building and within the neighborhood; examining whether more revenue could be generated by lowering the fee rate (thus incentivizing more participation in the program, which would in turn generate more housing production).

Re-establish a “Growth Fund”: The City of Seattle once dedicated a portion of General Fund revenue toward housing. Today, virtually none of the City’s General Fund is spent on housing. We would propose that, given the City’s stated priority of affordable housing, the City Council dedicate a specific percentage of all new revenues produced by development (through new property taxes and other revenue), be dedicated to affordable housing. This is similar to the “1% for the Arts” program that many governments have established for capital projects and expenditures. While the “1% for the Arts” program is triggered by an expenditure, the Growth Fund would instead be triggered by new revenue – specifically revenue from new development – a portion of which would be set aside for afford-
able housing. We are in the process of calculating the amount of revenue that could have been generated over the last several years if even a modest % had been dedicated to affordable housing.

Create a sales tax exemption program: The production of housing affordable to a specified household income level could be further incentivized by exempting such production from sales tax. This would require state authorization.

Advocate for an increase in the state Housing Trust Fund: The Housing Trust Fund provides housing for low- and moderate-income households. The Housing Trust Fund is allocated through the state’s capital budget process and is funded by selling bonds.

Create housing “enterprise zones”: The City could establish targets and criteria for a program to develop housing “enterprise zones” where housing production – both market and subsidized – would be prioritized.

Expand opportunities for ADUs and microhousing: While the City of Seattle has recently adopted new regulations impacting the viability of microhousing, in particular, there is substantial demand for more flexible housing types in Seattle. This is one the ways the market has adapted to providing more affordable housing in Seattle’s densest urban neighborhoods in spite of high land costs.

Create more low-rise zoned capacity: This is another opportunity for considerable near-term unit production. This solution is a prime candidate for targeting production of family-sized housing.

Building, land use code and process reforms: A number of code and process reforms could be implemented to reduce the cost of providing housing in Seattle. For example, the length, complexity and uncertainty of the design review and alley vacation processes add to the cost of development, which in turn is reflected in the prices or rents residents pay. SEPA provides a set of tools that enable local agencies to expedite permitting of buildings that are consistent with adopted land use regulations. Projects for which the MFTE will be used should be SEPA exempt, which will further reduce timing, costs and uncertainty and allow for delivery of units at lower prices. We acknowledge that the City has made efforts in this area, but more can be done. We have a contingent within our coalition that would be happy to work with HALA to identify reasonable land use, process and building code reforms.

1. The City of New York’s “Housing New York – A Five Borough, Ten-Year Plan” assumes that 60% of their affordable housing strategy will be achieved through preservation.
Newly formed Community Housing Caucus issues recommendations for housing ‘emergency’
by David Kroman

A coalition organized by Speaker of the Washington State House Frank Chopp this afternoon issued a set of recommendations for solving what Councilmember Kshama Sawant called Seattle’s “housing emergency.”

The recommendations, written for presentation to Mayor Ed Murray and the City Council, called for long-term actions, rather than any immediate steps. However, the House Speaker’s involvement and the heavy presence of current and hopeful city council members at a press event suggest the report, from a group calling itself the Community Housing Coalition, won’t fall on deaf ears.

Although Chopp was not present at Monday’s event, Councilmembers Sawant, Nick Licata, Mike O’Brien and Sally Bagshaw made brief appearances. Members of the group, which calls itself the Community Housing Coalition, also included Licata staffer and council candidate Lisa Herbold; Sharon Lee, executive director of the Low Income Housing Institute; Tenants Union Executive Director Jonathan Grant; and Sarajane Siegfriedt of the 46th District Democrats.

At least 10 candidates for next fall’s council elections were in the audience as well.

Of the United States’ 50 most populous cities, Seattle rents have risen the fastest since 2010, according to a 2013 census report. Seattle is the only city where rents jumped by more than $100 per month and more than 10 percent — $113 and 11 percent.

The census also found that Seattle’s middle class is a mere 5 percent of the total population, 40,000 households earning less than $35,000 a year and 40,000 earning over $125,000.

CHC’s recommendations were predictably focused on those earning under 30 percent of the median area income and those in the 30 to 50 percent bracket. Nearly all the recommendations require either new funding or new regulations.

First, CHC advocated for new laws governing zoning and housing types. For example, developers who demolish low-income housing would be required to replace, one-for-one, the housing they remove with new affordable housing. The coalition also wants the city to preserve certain mobile home parks from redevelopment and guarantee a geographic spread of low-income housing throughout all parts of the city.

For tenant protection, the report champions more dollars in relocation assistance for tenants displaced by rising rents as well as a penalty for landlords who do not provide that assistance. It also expresses support for state passage of a 90-day notice for all rent increases.

In addition to calling for regulations to preserve low-income housing, the report also recommends a “right of first notice” ordinance. This ordinance would require owners of existing low-income housing to offer the sale of their building to non-profits like Solid Ground or the Low Income Housing Initiative before going to the market. Ishbel Dickens, director of the National Manufactured Home Owners Association, called this a “win-win-win” for tenants, building owners and the city.

Lee of the Low Income Housing Institute pointed out that, even at the end of King County’s 10-year plan to end homelessness, Seattle and the county are still seeing a rise in the number of homeless people. The coalition’s report advocates for more shelter for homeless families, expanding resources to homeless youth and fully implementing the recommendations of the Emergency Task Force on Unsheltered Homelessness.

Among the many recommendations, the most controversial will likely be the coalition’s support of rent stabilization or control. Rent stabilization would, essentially, freeze rents at certain
pre-set levels. During her unsuccessful run to oust Chopp in the Washington House, socialist Jess Spear reinvigorated the debate around rent stabilization.

Many, including Mayor Murray, remain skeptical of the idea. The main argument of rent control opponents is that it would discourage new development, which in turn raises both demand and price.

Rent control in San Francisco certainly has mixed reviews, with landlords arguing that it leaves them largely helpless, leading to a shortage of people willing to manage buildings. As a result, they suggest, San Francisco has more than 30,000 vacant units.

However, Grant of the Tenants Union argued that California law allowed too many exceptions to the rent control rule and developers are able to skirt the regulation too easily. Washington state currently bans rent control by municipalities, a major roadblock, but Grant promised there will be efforts to repeal the ban.

While comprehensive housing reform might have political support in the city, the money could be a different question.

“If the city is willing to call this an emergency,” said the event moderator, Rev. David Bloom, “that would solve a lot of the city’s problems.” According to the Community Housing Coalition’s report, portions of the city’s bonding and financing capacity is set aside specifically for emergency purposes.

CHC’s first funding mechanism would be a $500 million long-term bond, issued in increments over multiple years. The bond would likely be paid for by taxpayers and would be the main source of financing for the caucus’ recommendations.

The CHC also points to the city’s emergency reserve, which they say currently contains $228 million. “The city is obligated,” it reads, “to hold a minimum of $100 million…for emergencies. The reserve now contains $128 million above the minimum. Declare an emergency and authorize immediate issuance of $128 million for low income housing.”

Additionally, the caucus saw funding opportunities in increasing taxes on millionaires, courting the private sector and a renewed housing levy.

“It’s not that we don’t have enough money,” said Lee. “It’s about priorities.”

The next step for CHC will be to get their recommendations before the Housing Affordability, Human Services and Economic Resiliency committee. O’Brien and Sawant, who voiced their support for the recommendations, are both members of that committee, although O’Brien is an alternate.

Executive Summary

In June 2015, Mayor Ed Murray as co-chair of the Committee to End Homelessness in King County, launched the All Home Strategic Plan and issued a call to action for homelessness to be rare, brief, and one-time in Seattle and King County, noting:

To make homelessness brief and one-time, we need to provide people with what they need to gain housing stability quickly. This is the responsibility of funders of homeless housing and services, and nonprofit providers. Implementing more effective, efficient program models will allow us to serve more people.

In response to this call to action, Barbara Poppe and Associates was engaged to provide a “Path Forward” for the City of Seattle to develop a Homeless Investment Policy Framework to operationalize the strategies described in the All Home Strategic Plan.

While some may view the problem of growing homelessness in Seattle as one that is unsolvable unless, and until, federal and state policies ensure affordable housing, living wages and public benefits are sufficient to lift all individuals and families out of poverty, others focus on the need to move from a fragmented network of providers to an efficient and effective homeless crisis response system as the only path to solving homelessness. David Wertheimer, Deputy Director of the Pacific Northwest Initiative at the Bill & Melinda Gates Foundation, recently penned a blog that reminds us that making homelessness “rare, brief and one-time” requires working in parallel, not sequentially.

Treating the symptom of homelessness through increasing the effectiveness of the crisis response system is, in and of itself, an essential task. Alleviating the symptoms of a serious illness is a critical part of treatment. But we cannot stop there if we want to get to the point at which homelessness is truly rare. That will require that we move upstream from the crisis response system and get to the root issues:

- The lack of an adequate supply of affordable housing.
- The absence of a sufficient number of jobs that pay a living wage.
- The inequitable access to educational opportunities and post-secondary degrees and the economic security they can provide.
- The failures of our child welfare system, our behavioral health system, and numerous other key components of our core social infrastructure that are unable to meet the full set of needs of our nation’s people.
- The ongoing challenges of structural racism and multi-generational trauma, experienced both by recent refugee populations as well as communities that have already spent centuries as Americans.1

The Path Forward report provides recommendations for the City of Seattle to improve the homeless crisis response system. The equally important work to address the “upstream” issues of affordable housing, jobs that pay a living wage, lack of quality public education, gaps in the social infrastructure, and ongoing structural racism are beyond the scope of this analysis. Additionally, many departments across the City of Seattle are impacted by and can contribute to solutions to homelessness, i.e. police practices.
that reduce criminalization of homelessness. This work, too, is out of scope for this report.

Ideas and concepts that can be used by the City of Seattle to shape the Homeless Investment Policy Framework are presented to move from the current state of growing homelessness to a desired state that enables all members of Seattle to benefit from the advantages of Seattle’s thriving economy. The recommendations operationalize the vision that homelessness is rare, brief and one-time through shifting city of Seattle investments and promoting successful service models. Building an integrated system of interventions that provide more rapid response and access to housing is critical to end homelessness. These recommendations incorporate insights from new predictive analytics developed by Focus Strategies, which was commissioned by United Way of King County to use its System Wide Analytics and Projections tools (SEAP) to model program and population changes to inform funding and resource allocations as well as provide suggestions for minimum standards and more optimal targets for a high functioning system for single adult and family systems. The policy and investment recommendations build on the demonstrated success of programs moving people out of homelessness in timely and cost effective ways and consider local and national best practices.

This report describes a robust set of interventions that prioritize these twin priorities:

1. **Reduce unsheltered homelessness.** This is critical since the increasing numbers of people who are experiencing unsheltered homelessness has prompted the Seattle Mayor and King County Executive to issue a state of emergency.³

2. **Increase the “throughput” from homelessness to stable housing.** Both a humane response and provides greater efficiencies for existing emergency responses through turning over temporary shelter capacity to enable more persons who are experiencing unsheltered homelessness to be served.

The Path Forward recommendations describe reallocation priorities, key strategic policy shifts, opportunities to advocate with local partners for system improvements, and the need for boldness and urgency in making these shifts in investment policy.

[boldface and italics in original]

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2. Seattle/King County: Homeless System Performance Assessment and Recommendations with Particular Emphasis on single Adults, Commissioned by United Way of King County, the City of Seattle, and King County, Focus Strategies, August, 2016

3. On November 2, 2015, Seattle Mayor Ed Murray and King County Executive Dow Constantine declared a civil emergency to address homelessness in Seattle and King County, and joined by Seattle City councilmembers Mike O’Brien, Sally Bagshaw and John Okamoto, outlined new investments to respond to the growing crisis of people experiencing unsheltered homelessness in Seattle and King County.
The following is excerpted from:

**Solutions to Seattle’s Housing Emergency**

An ‘Immediate Action’ agenda for presentation to the Mayor, City Council, and the Housing Affordability and Livability Advisory Committee (HALA)

Community Housing Caucus Recommendations

3/16/2015

The full article can be found at http://fanwa.org/wp-content/uploads/2013/01/Community-Housing-Caucus-Recommendations-Seattle.pdf

**Statement of Purpose**

Seattle is facing unprecedented market pressures, pushing rents beyond affordability for many working families, the disabled, and seniors. We are increasingly losing portions of the city’s primary source of affordable housing—privately owned older buildings with modest rents—as they are sold to new owners who either demolish the homes for new and expensive housing or increase rents beyond the capacity of current tenants. Escalating cost of land and construction are making it almost impossible for nonprofit housing developers to acquire property for affordable housing and build new housing within the limited amounts of available public financing and subsidies.

By any standard, the continuing accelerated loss of low cost housing is an emergency. We have found that the weight of this emergency falls disproportionately on people of color. The impact of the housing crisis is in direct conflict with the City’s “Race and Social Justice Initiative,” which meant is to eliminate racial disparities in our community. Homelessness in Seattle continues to climb, with an average 2,813 men, women and children sleeping unsheltered on the streets. Today, Seattle/King County has the fourth largest homeless population in the nation, following only York City, Los Angeles, and Las Vegas.

We call on city leaders to move forward expeditiously under its defined emergency powers and take immediate action, both to stem these housing losses, and to identify new sources of revenue to dramatically expand our stock of nonprofit owned and managed housing.

A group of Seattle housing advocates has developed the following White Paper, offering their recommendations for consideration and immediate adoption by the Mayor, City Council, and the Housing Affordable and Livability Advisory Committee.

**Introduction**

Our goal is to ensure Seattle is a place where people of all income levels can live and work. In order to achieve this, the City’s emphasis must continue to be focused on serving those in greatest need: households with incomes are between 0-30% of area median income ($26,900 annually) and secondarily for households between 30%-50% of AMI ($44,800 annually). The emphasis must not shift to higher income groups as some within HALA and in city government suggest.

Displacement was the number one concern of 70% of the attendees at all the three HALA and city sponsored community meetings. The recommendations in this report are designed to combat displacement. This includes ideas for additional capital funding to dramatically increase the supply of low-income housing, measures to shorten the time that persons and families are homeless, increased tenant protections, policies to preserve or replace existing privately owned low-income housing, plans to house families in all parts of the city, and a comprehensive new strategy to inventory and utilize public land for low income housing production.

1. **Financing**

This is an emergency and it is prudent and reasonable to dedicate a share of the city’s bonding capacity and other assets for low-income housing. It is city policy to use those assets in times of
emergency, and a portion of the City’s financing capacity has been set aside explicitly for emergency purposes. City policy also establishes that advancing social policy may “take precedence” over other financial objectives with respect to its assets when expressly authorized by the Council, so long as the city’s reserves remain above legal limits “provided by law or trust principles” (City Council Resolution 31525).

An examination of the city’s balance sheet reveals a number of additional types of short, medium, and long term assets that can be made available or readily leveraged while maintaining other fiduciary obligations. Upon declaration of that emergency, the city’s leaders must move immediately to tap these resources in order to finance a dramatic and significant increase in the construction, acquisition, and renovation of low income housing in our city. Upon a declaration of emergency, the city must move immediately to launch the following:

**Housing Bond Program:** The City of Seattle should issue at least $500 million in long term bonds; staying within the current bond cap for low income housing and housing for homeless families and individuals, at 0-30% and 30%-50% of the area median income. The bonds can be issued in increments over multiple years and take advantage of low interest rates. The housing will be built on city-owned land and private property acquired by nonprofits.

The city is obligated to hold a minimum of $100 million of its general obligation debt capacity in reserve “for emergencies.” The city’s “emergency reserve” now contains about $228 million or $128 million above the minimum. Declare an emergency and authorize immediate issuance of $128 million for low income housing.

The city has $1.437 billion in City Treasury Investments. Some portion of these investments can be sold and returned to the General Fund for the council to appropriate for low income housing in 2015. This can be done without impairing reasonable liquidity needs and without significantly diminishing interest income for the General Fund. These investments earned less than half of one percent of the total General Fund revenues in 2013-2014 and are projected at the same low level for 2015-2016.

**Thoroughly examine the rest of the city’s ‘balance sheet’ to determine what other types of short, medium, and long term city assets for low income housing production could be made available:** It could be that more than $500 million spread over 5 years when this is done, drawing from numerous other available revenue pools.

[The body of the report from this point on lists various proposals for dealing with the housing crisis by:

- maintaining and adding to existing housing stock
- providing tenant protections
- preserving existing subsidized housing
- preserving and creating affordability in market-rate housing

The remainder of the report follows.]

9. Additional Strategy Focus

**Work to End Homelessness:** Implement the full recommendations of the Emergency Task Force on Unsheltered Homelessness, including operating costs for tent encampments and the use of city properties for shelters. Extend the life of the Task Force. Align post-HALA recommendations regionally, integrated with the Committee to End Homelessness Strategic Plan.

We agree with the Mayor’s resolution that HALA’s charge and recommendations should include the housing needs of homeless and formerly homeless people. Sufficient housing, operating and supportive services funding by Seattle and King County must be put in place so that homeless and housing service needs are met on a regional county-wide basis. Seattle should help staff this regional effort.

**Homeless Families:** Three years ago, the Seattle City Council adopted a policy that no homeless families should be living unsheltered on the streets. To ensure that this goal is reached, Seattle must build out this policy regionally, fund
its efforts as noted above, and sustain this priority with clear leadership. There is an inadequate crisis response system. Homeless families, many who are people of color or immigrant/refugees, are woefully and inadequately served. As stated in a recent consultant report by Focus Strategies, the region-wide Family Housing Connection needs “significant reworking” and improvement. Make the goal of ending homelessness for families by 2020 a reality.

**Homeless Youth and Young Adults:** Significantly enhance resources and target prevention, early intervention and street outreach. Expand shelters and supportive housing so vulnerable youth and young adults can successfully make the transition out of homelessness.

**Expand Shelter Capacity:** Provide $1.5 million in funding for new shelter capacity through the Seattle Human Services Department in order to serve vulnerable families, youth, and singles living in places not fit for human habitation. Such funds or partial funding could also be for services and/or one-time capital for facility modifications. Such funding would be provided by the city to faith-based and nonprofit organizations to leverage their resources and volunteers to enable more crisis response shelters and winter warming centers to open up.

**Purchase Hotels for Voucher Program:** Provide acquisition funds for nonprofits to purchase several hotels/motels to be used for a voucher program for homeless families and pregnant women. These should be located both in Seattle and outside Seattle in King County. Savings will be achieved on the operating side instead of paying private hotel operators. The nonprofit hotels will be centrally located, well managed and safe, compared to the dilapidated and crime ridden motels that homeless families are now placed in.

**Shared housing:** Consider shared housing for people moving out of homelessness.

**Size of units:** Given that there is a large portion of Seattle residents living alone, mostly renting; promote more studio apartments and preserve more existing buildings with studios.

**Small houses:** Consider construction of small footprint homes, like those being developed nationally, with some built for mobility. Flexibility is needed by city DPD to allow for tiny houses. OH should fund a few pilot projects for homeless people, seniors and low wage workers.

**Companion congregations:** Advance a partnership with landlords and their associations. Link a sponsoring congregation, a household needing an apartment, and a cooperative landlord, for one year or less in a companioned partnership.

10. State Issues for Advocacy

**Housing Finance Reform:** Establish additional dedicated streams of revenue for the state and local housing trust funds that produce affordable housing and support innovation.

**Utilize land at Fircrest:** Develop housing for populations appropriate for being neighbors on the site, such as low-income seniors.

**Basic standard for cities in developing homelessness remedies:** Raise the bar higher legislatively on cities who impose barriers and restrictions on the location of privately funded homeless shelters, day centers, services and housing. Incentivize by reward, or impose restrictions. Recent examples are: KentHOPE currently blocked by the City of Kent. The City of Everett is precluding social service agencies from being at street level within its business core.

**Regional housing plans:** Require existing Metropolitan Planning Organizations (MPOs) to produce regional housing plans in conjunction with their already-mandated transportation plans. This would begin the process of linking regional housing and transportation and could encourage some metropolitan regions to begin addressing regulatory barriers and other rental housing supply constraints.
# STATEMENT OF OWNERSHIP, MANAGEMENT, AND CIRCULATION

**Publication Title:** The Voter  
**Date of Filing:** November 2016

<table>
<thead>
<tr>
<th>Item</th>
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<tr>
<td>2. Issue Frequency</td>
<td>Monthly (except Jan-Aug)</td>
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<td>10</td>
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<td>4. Annual Subscription Price</td>
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<tr>
<td>5. Complete Mailing Address of Publisher, Editor, and Managing Editor (Do not leave blank)</td>
<td>1620 18th Ave, Suite 101, Seattle, WA 98122-7007</td>
</tr>
<tr>
<td>6. Owner (Name and complete mailing address)</td>
<td>Katie Dudley, same</td>
</tr>
<tr>
<td>7. Editor (Name and complete mailing address)</td>
<td>Amanda Clark, same</td>
</tr>
<tr>
<td>8. Managing Editor (Name and complete mailing address)</td>
<td>League of Women Voters of Seattle-King County</td>
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## Statement of Ownership

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<td>10. Owner (Do not leave blank)</td>
<td>The publication is owned by a non-profit organization, the League of Women Voters of Seattle-King County.</td>
</tr>
<tr>
<td>11. Full Name and Complete Mailing Address of Publisher, Editor, and Managing Editor (Do not leave blank)</td>
<td>Katie Dudley, same</td>
</tr>
<tr>
<td>12. Complete Mailing Address</td>
<td>1620 18th Ave, Seattle, WA 98112-7007</td>
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## Statement of Circulation

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<td>17. Paid Distribution Outside the Mail</td>
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<td>18. Paid Distribution Outside the Mail (Includes copies distributed through the U.S. Post Office, and all other direct or indirect mailings, by other direct mailers and other paid distribution outlets)</td>
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<td>19. Total Paid Distribution (Sum of 16, 17, 18, and 19)</td>
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<td>20. Free or Non-Standard Rate Distribution (Total amount of copies distributed at special discounts by mail)</td>
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<td>22. Total Free or Non-Standard Rate Distribution (Sum of 20, 21, and 22)</td>
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<td>23. Total Distribution (Sum of 16 and 23)</td>
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<td>25. Total (Sum of 16 and 24)</td>
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<td>The publication is a general publication, publication of the statement is required, will be printed in the next issue of this publication.</td>
</tr>
<tr>
<td>18. Signature and Title of Editor, Publisher, Business Manager, or Owner</td>
<td>David Smith, Editor</td>
</tr>
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# Unit Meetings

(Unit times and locations subject to change; please verify with unit leader.)

Meetings are open to all.

<table>
<thead>
<tr>
<th>Unit Leader email</th>
<th>Phone</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Monday, November 7</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SOUTH SEATTLE</strong> - Marian Wolfe and Vivian Montoya</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:hedgwolfe@aol.com">hedgwolfe@aol.com</a></td>
<td>206-763-9430</td>
<td>7:30 p.m.</td>
<td>Third Place Books</td>
</tr>
<tr>
<td><a href="mailto:montoyaviv@gmail.com">montoyaviv@gmail.com</a></td>
<td>206-695-2620</td>
<td>5041 Wilson Ave. S</td>
<td></td>
</tr>
<tr>
<td><strong>Tuesday, November 8</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BELLEVUE/KIRKLAND/REDMOND</strong>- Bonnie Rimawi</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:bonnierim@aol.com">bonnierim@aol.com</a></td>
<td>425-820-7127</td>
<td>12:00 p.m.</td>
<td>Bellevue Library</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1111 110th Ave NE, Bellevue</td>
</tr>
<tr>
<td><strong>SOUTHWEST KING COUNTY</strong> - Kathy Jorgensen</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:kjorgensen@juno.com">kjorgensen@juno.com</a></td>
<td>253-859-8349</td>
<td>7:00 p.m.</td>
<td>Foundation House</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>32290 1st Ave S, Federal Way</td>
</tr>
<tr>
<td><strong>Wednesday, November 9</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NORtheast SEATTLE</strong> (formerly View Ridge) - Gail Winberg</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:winbergeng@Q.com">winbergeng@Q.com</a></td>
<td>206-524-7801</td>
<td>12:45 p.m.</td>
<td>Brig Bldg. (6344) in Magnuson Park</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7400 Sand Point Way NE, Seattle</td>
</tr>
<tr>
<td><em>Directions:</em> Go into the Park through North entrance at 74th and drive EAST toward water. At the STOP sign, turn LEFT to park in front of the Brig, or RIGHT, for more parking.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>QUEEN ANNE/MAGNOLIA/BALLARD EVENING</strong> - Kathy Pugh and Marlis Worthington</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:ckp1966@comcast.net">ckp1966@comcast.net</a></td>
<td>503-580-1240</td>
<td>7:30 p.m.</td>
<td>Magnolia Church of Christ</td>
</tr>
<tr>
<td><a href="mailto:marliswrt@hotmail.com">marliswrt@hotmail.com</a></td>
<td>206-283-7147</td>
<td>3555 W McGraw St, Seattle</td>
<td></td>
</tr>
<tr>
<td><strong>Thursday, November 10</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>MERCER ISLAND</strong> - Paneen Davidson</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:paneenie@gmail.com">paneenie@gmail.com</a></td>
<td>206-466-2023</td>
<td>9:30 a.m.</td>
<td>Emmanuel Episcopal Church</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4400 86th Ave SE, Mercer Island</td>
</tr>
<tr>
<td><strong>ISSAQUAH</strong> - Margaret Austin</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:margaret.austin@comcast.net">margaret.austin@comcast.net</a></td>
<td>425-392-5760</td>
<td>10:00 a.m.</td>
<td>Echo Room, Issaquah City Hall</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>130 East Sunset Way, Issaquah</td>
</tr>
<tr>
<td>Unit Leader email</td>
<td>Phone</td>
<td>Time</td>
<td>Location</td>
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<tr>
<td>-----------------------------------</td>
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</tr>
<tr>
<td>Thursday, November 10 continued</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>UNIVERSITY HOUSE/WALLINGFORD</strong></td>
<td>206-329-4848</td>
<td>10:30 a.m.</td>
<td>University House, Auditorium</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4400 Stone Way N, Seattle</td>
</tr>
<tr>
<td><strong>SOUTHEAST KING COUNTY/ENUMCLAW</strong></td>
<td><a href="mailto:clcathy@skynetbb.com">clcathy@skynetbb.com</a></td>
<td>360-802-6799</td>
<td>11:45 a.m.</td>
</tr>
<tr>
<td>- Cathy Dormaier</td>
<td></td>
<td></td>
<td>Contact unit leader for location.</td>
</tr>
<tr>
<td><strong>NORTH CENTRAL</strong> – Jan Orlando</td>
<td><a href="mailto:orlanre@aol.com">orlanre@aol.com</a></td>
<td>206-524-0936</td>
<td>1:00 p.m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Hostess: Contact unit leader.</td>
</tr>
<tr>
<td>Monday, November 14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>FIRST HILL</strong> – Adele Reynolds</td>
<td><a href="mailto:adelereynolds@netscape.net">adelereynolds@netscape.net</a></td>
<td>206-621-4867</td>
<td>10:30 a.m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Horizon House, Forum &amp; Social Room</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>900 University St., Seattle</td>
</tr>
<tr>
<td><strong>CAPITOL HILL/MONTLAKE</strong> –</td>
<td>206-329-4848</td>
<td>7:15 p.m.</td>
<td>Hostess: Linnea Hirst</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1602 E McGraw St., Seattle</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>206-322-3076</td>
</tr>
<tr>
<td>Tuesday, November 15</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>WEST SEATTLE</strong> – Ethel Williams/Pat Lane</td>
<td><a href="mailto:etheljw@comcast.net">etheljw@comcast.net</a></td>
<td>206-932-7887</td>
<td>1:00 p.m.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:plain11@juno.com">plain11@juno.com</a></td>
<td>206-932-1578</td>
<td>Daystar Retirement Village</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2615 SW Barton, Seattle</td>
</tr>
<tr>
<td>Saturday, November 19</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BALLARD/MAGNOLIA/QUEEN ANNE DAY</strong> – Alice Peterson</td>
<td><a href="mailto:peterson-alice-jack@msn.com">peterson-alice-jack@msn.com</a></td>
<td>206-524-5530</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Hostess: Contact unit leader.</td>
</tr>
<tr>
<td>Monday, November 21</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NORTH KING COUNTY</strong> – Judy Deiro</td>
<td><a href="mailto:judy.deiro@gmail.com">judy.deiro@gmail.com</a></td>
<td>425-774-1492</td>
<td>7:00 p.m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Third Place Commons, Stadler Mtg Room</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>17171 Bothell Way NE, Lake Forest Pk.</td>
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## Board & Committee Contacts

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<tr>
<th>Term</th>
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<tr>
<td>2015-17</td>
<td><strong>President</strong> Amanda Clark</td>
<td>2016-18</td>
<td>1st VP Pat Griffith</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2015-17</td>
<td>2nd VP Janet Winans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016-17</td>
<td>Secretary Zara Kublin</td>
</tr>
<tr>
<td></td>
<td><strong>Treasurer</strong> Linda Snider</td>
<td>2016-17</td>
<td>Secretary Zara Kublin</td>
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<tr>
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<td>Secretary Zara Kublin</td>
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<tr>
<td></td>
<td><strong>Treasurer</strong> Linda Snider</td>
<td></td>
<td>Treasurer @seattlelwv.org</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Treasurer @seattlelwv.org</td>
</tr>
<tr>
<td>2016-18</td>
<td><strong>Action</strong> Robin Brown</td>
<td>2016-18</td>
<td><strong>Public Relations</strong> Stephanie Cirkovich</td>
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<td>2016-18</td>
<td><strong>Membership</strong> Becky Cox</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016-18</td>
<td><strong>Action</strong> Abigail Doerr</td>
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<tr>
<td></td>
<td></td>
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<td><strong>Voter Editor</strong> Katie Dudley</td>
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<tr>
<td></td>
<td></td>
<td>2016-17</td>
<td><strong>Development</strong> Kiku Hayashi</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016-18</td>
<td><strong>Asst. Treasurer</strong> Gaby Metzger</td>
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**Note:** All board members listed above are also members of the Education Fund Board

### Education Fund Officers

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</tr>
<tr>
<td></td>
<td></td>
<td>2015-17</td>
<td>2nd VP Janet Winans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016-17</td>
<td>Secretary Zara Kublin</td>
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<td></td>
<td></td>
<td>2016-17</td>
<td>Treasurer Joanna Cullen</td>
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<tr>
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<td>Treasurer Joanna Cullen</td>
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### Nominating Committee

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<th>Term</th>
<th>Executive Committee</th>
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</thead>
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<tr>
<td>2016-17</td>
<td><strong>Chair</strong> Nancy Eitreim</td>
<td>2016-17</td>
<td>Panic Davidson</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016-17</td>
<td>Judy Love</td>
</tr>
</tbody>
</table>

Two board members will be appointed to serve on the nominating committee.

### Off Board Positions

<table>
<thead>
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<th>Executive Committee</th>
<th>Term</th>
<th>Executive Committee</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campaign Finance</td>
<td>Jean Carlson</td>
<td>206-774-6649</td>
<td><a href="mailto:carlson.jean@gmail.com">carlson.jean@gmail.com</a></td>
</tr>
<tr>
<td>CIS Coordinator</td>
<td>Cynthia Howe</td>
<td>206-236-0593</td>
<td><a href="mailto:howe.john@comcast.net">howe.john@comcast.net</a></td>
</tr>
</tbody>
</table>

### Committees

- **Economics & Taxation** Nora Leech  
  nleech2002@yahoo.com
- **Education** Joanna Cullen  
  jfoxcullen@gmail.com
- **International Relations** Carol Goldenberg  
  carolsamgo1@gmail.com
- **Transportation** Janet Winans  
  janetwinans@earthlink.net
- **Waterfront** Nancy & Charles Bagley  
  candnbagley@comcast.net
LWV SEATTLE-KING COUNTY:

Imagine Abundant Housing

Thursday, November 5
6:30 p.m. - Doors open
7:00 p.m. - Forum begins

Seattle First Baptist Church
1111 Harvard Ave (at Seneca)
Seattle, WA
Accessible entrance on Harvard

This forum is free and open to the public.

Speakers:
Timothy Harris, Founding Director of Real Change, Seattle
Steve Walker, Director of Housing for the City of Seattle
Lisa Herbold, Seattle City Council Member
Sharon Lee; Director of the Low Income Housing Institute

Moderator:
Cary Moon, author and advocate