

# MINUTES

## MOUNTLAKE TERRACE DIVERSITY, EQUITY & INCLUSION COMMISSION MEETING

March 16, 2022  
7:00 p.m.

Remote Meeting Via  
Telephone and Teleconference

### COMMISSIONERS PRESENT

Chair Richards (Via Teleconference)  
Vice Chair Deen (Via Teleconference)  
Commissioner Doyle (Via Teleconference)  
Commissioner Guillen (Via Teleconference)  
Commissioner Meier (Via Teleconference)  
Commissioner Mojumder (Via Teleconference)  
Commissioner Paige Jr. (Via Teleconference)

### STAFF MEMBERS PRESENT

Steve Woodard, City Council Liaison (Via Teleconference)  
Scott Hugill, City Manager (Via Teleconference)

### CALL TO ORDER

The meeting was called to order at 7:00 p.m.

### Attendance Roll Call

City Manager Scott Hugill took roll via teleconference.

### Land Acknowledgement and Labor Acknowledgment

Chair Richards read the land acknowledgement statement into the record.

### Public Comments

Erica White asked if the Commission was aware of a rezone request in the Gateway neighborhood, which she had learned about the day before on MLTnews.com. Commissioner Meier spoke about the property having existing, older lower-cost single-family housing. City Manager Hugill provided a summary of growth management and its impact on zoning and affordable housing.

### Guest Speaker: Chris Collier, Program Manager, Alliance for Housing Affordability

Chris Collier of the Alliance of Housing Affordability (AHA) provided an overview of housing needs. AHA provides data and analysis, along with expertise and outreach on housing to the county, housing authority (HASCO) and cities in Snohomish County.

- The housing continuum (supportive housing, income-based rental housing, market rate rental housing and homeownership).
- Year-by-year comparison of housing versus need, showing how by 2019 there is no surplus housing. As demand outpaced supply, the cost of housing increases, resulting in a cost of new housing of \$700,000 by 2021.
- Income has not kept pace with the increase in housing costs, whether rent or homeownership.

- In Mountlake Terrace, the average cost of a single-family home is \$609,000 which requires an income of \$138,000 to qualify for a mortgage. This excludes new administrative law judges, physicists, audiologists. Only the three occupations that pay the highest (dentists, technical nurses and physicians) can afford it.
- The most recent seven years have seen historical increase: Mountlake Terrace has seen an increase of 126 percent in the cost of new homes since 2000.
- In 2000, 72 percent of homes throughout the county (condos, townhomes and single-family homes) cost less than \$400,000 whereas between 2020-2021 only 11 percent of homes sold for less than \$400,000.
- Even two-income households struggle to meet the income necessary to buy a home based on the median incomes of several occupations.
- Rent between 2000-2021 has increased by 53 percent, while income has increased approximately nine percent.
- What affordable housing means: In 2019 there were 77,355 households making less than \$55,000 per year, and an average of three people per household, with limited housing numbers.
- What can be done:
  - Keep conversations going;
  - Address immediate needs for income-restricted units;
  - Look at tools such as the Multi-Family Tax Exemption (MFTE), fee waivers, credit backing, loans/grants and support to nonprofits.
  - The long-term need is a variety of housing for all people, ages and incomes, provided through local and regional policymaking

#### Questions:

- Commissioner Meier: Has anyplace done what we need?
  - Other countries have a high level of government-owned housing (Austria = 60 percent).
  - Some states have increased the number of housing units on a parcel.

#### Building Roots

The discussion of the DEI logo was tabled due to the time.

Chair Richards asked for a status report on the RFP for a consultant to assist with the Commission's workplan. City Manager Hugill stated he would draft an RFP based on what Edmonds, Lynnwood and Kenmore had done, along with the draft from the Chair and Vice Chair in 2021, and would draft an RFP for the Commission's review.

Vice Chair Deen asked about providing gift certificates to speakers at Commission meetings to businesses in Mountlake Terrace. City Manager Hugill stated funds were available to make it happen.

Commissioner Mojumder asked how the Commission could get more people attending meetings to hear speakers. Commissioner Paige spoke about posting the meetings to social media. Commissioner Meier suggested Commissioners posting the presentations on multiple platforms to inform. Vice Chair Deen noted the city needs input from Commissioners to identify platforms as non-government sources.

Chair Richards asked about opportunities to meet in person. City Manager Hugill discussed plans to open City Hall after discussing the topic with the City Council, with a look at opening in April or May, and more likely May. City Manager Hugill also commented on opportunities for the Commission at Tour de Terrace and National Night Out.

Commissioner Mojumder asked about ideas that come up, how they are tracked and developing a workplan. Chair Richards discussed plans to bring on a consultant to help develop a workplan to identify how to pursue goals. Commissioner Paige suggested sending the list of the Commission's ideas to the Commission to remind all what goals are planned. Vice Chair Deen noted the lack of manpower to get the work done, with a hope that the consultant can help break down the goals into steps that can be pursued. Commissioner Mojumder asked about a few Commissioners coming together to work on a workplan between monthly meetings.

Commissioner Meier concurred with the need for resources to do the work, yet not the time.

Commissioner Paige had reviewed past minutes and came across a "snippet" from a past meeting that referred to "inclusion" as the Commission's task, and noted that when the Council discusses an upcoming rezone, the Commission should ensure the question is asked, "Who is being excluded?"

#### DEI Wins & Tributes

Vice Chair Deen noted there is a hotline to call to hear kindergarteners give you a pep talk tailored to your needs to get you through the day: (707) 998-8410.

#### City Council Liaison Report

Councilmember Woodard discussed the following:

- City Council retreat and workplan
- Councilmember Woodard noted that the public comment from Erica White earlier in the meeting represented a recognition that the Commission is a source of responsibility.
- Noted that the Mayor was present and listening.

#### ADJOURNMENT

The meeting adjourned at 9:12 p.m.

These minutes are subject to approval at the April 20, 2022 Meeting.