



Tukwila Equity and Social Justice Commission

City of Tukwila – City Hall

6200 Southcenter Boulevard, Tukwila, WA 98188

NOTICE IS HEREBY GIVEN that the Equity and Social Justice Commission meeting will be held on **October 3, 2024, at 5:30PM.**

Join the meeting video on your computer or mobile app: [Click here to join the meeting](#)
Participate in the meeting by phone: **253-292-9750**, Phone Conference ID: 986 969 249#

For in-person, please join us at **5:30PM**
Tukwila City Hall, 6200 Southcenter Blvd, Tukwila, WA 98188

For assistance during the meeting, please call Jo Anderson, Equity and Social Justice Staff Liaison, at **206-658-7849**

MEETING AGENDA

Thursday, October 3, 2024 – 5:30PM

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes)

IV Approval of Minutes, September 5, 2024 (2 minutes)

V Written Public Comments

VI Business Items

- Icebreaker Activity for Commissioners to Continue to Get to Know One Another

COMMISSION ACTION ITEM: Learn more about the Commissioners.

- Covenant Act Homebuyer Program

COMMISSION ACTION ITEM: Commissioners to discuss the planning of an event, program, or training in Tukwila.

- Still Waters Family Services Support



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COMMISSION ACTION ITEM: Commissioners to discuss opportunities to support the organizations fundraising efforts.

- Budget Process Liaison Project

COMMISSION ACTION ITEM: Commissioners will receive a report on this effort.

- Youth Commissioner Recruitment and Selection

COMMISSION ACTION ITEM: Commissioners will provide an update on this effort.

- 2024 ESJC Workplan Tasks and Updates

2024 Priority

Relationship-building in the community:
Learn What is Happening in the Community
Amplify ESJC's Community Presence

Awareness, Forums, Trainings:
Racial Restrictive Covenants
Comprehensive Plan Elements

In Partnership with EPIC, Enforce Equity Policies:
Prioritize Local Hires
Drill Into the Equity Toolkit

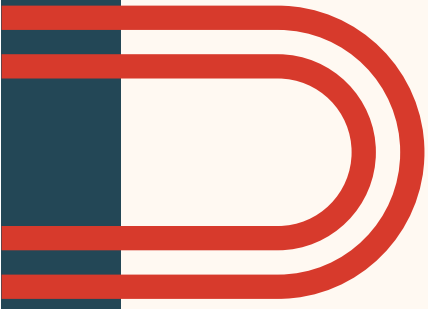
Board & Commissions:
Equitable Recruitment
Equity Policy Accountability

COMMISSION ACTION ITEM: Continue working on 2024 Priorities.

VII Miscellaneous

- EPIC Report

VIII Adjournment



BUDGET PROCESS LIAISONS

ENGAGEMENT RESULTS

CITY OF TUKWILA

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ABOUT THE PROJECT

The City of Tukwila worked with community leaders to better understand the budget priorities among Tukwila’s culturally and linguistically diverse communities. The leaders were selected based on their professional and lived experiences, extensive network, language skills, and knowledge of Afghan, African (Somali and Tanzanian), Burmese, Latino (Mexican), and Vietnamese culture. The “Budget Process Liaisons” project included contracting with 7 community leaders for 30 paid service hours completed in May 2024.

The Liaisons received training about the City’s 2025-26 budget process. This included information about how to complete a translated survey and an online budget prioritizing tool called “Balancing Act.” Project activities included general education and outreach, personalized assistance to complete the survey and Balancing Act, and providing insight into the budget process as well as best practices for communication among their respective cultural and linguistic group.

MEET THE LIAISONS

Lina Rauf Bayat is an Afghan Community Liaison with King County Public Health and provided engagement with Dari speakers. Lina created a Messenger group for Afghans living in Tukwila and met with Afghan families at the Tukwila Library, the Avana and Samara Apartments.

Hassan Bashir is affiliated with the Abubakr Islamic Center and provided engagement with Somali speakers. Hassan tabled at Abubakr, created an educational video in Somali and posted to WhatsApp, and provided survey and balancing act assistance in-person and over the phone.

Tuan Duong is a Tukwila School District Community & Family Liaison and provided engagement with Vietnamese speakers. Tuan conducted home visits and phone calls to understand budget priorities and assist with survey and Balancing Act completion.

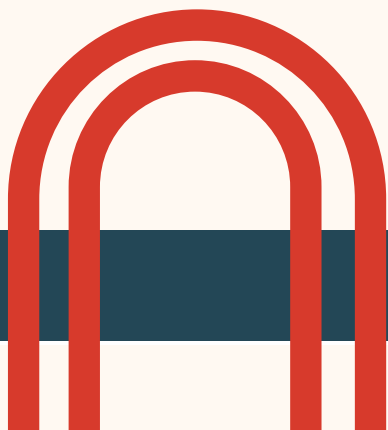
Safia Mohamed is a Tukwila School District Community & Family Liaison and provided engagement with Somali speakers. Safia conducted home visits and phone calls to understand budget priorities and assist with survey and Balancing Act completion.

Ohnmar Ohn is a Tukwila School District Community & Family Liaison and provided engagement with Burmese and Karen speakers. Ohnmar met with individuals and families to understand budget priorities and assist with survey and Balancing Act completion.

Lina Stinson-Ali works with HealthPoint and provided engagement with Swahili speakers. Lina met with residents at the Mariblu Southcenter Active Adult Living apartments and engaged community members at a Health Workers Meet and Greet, Spirit of Africa Festival, HealthPoint Clinic, Riverton Park United Methodist Church, and more.

Flora Ybarra is a community organizer and provided engagement with Spanish speakers. Flora made an announcement on El Rey 1360AM Spanish radio, created videos in Spanish for her YouTube followers and met with individuals and families where they live, at local schools, shopping areas, and other community gathering places.

**** 86 home visits and phone calls were completed. Additional engagement conducted at 16 meetings, festivals, resource fairs and residential, shopping, and cultural centers.***



BUDGET PRIORITIES



AFFORDABILITY

Create more low-income housing, improve the quality of low-income housing, address rent increases for residents and small business owners, and provide more rental assistance.

- 'Rent is skyrocketing for residents and small businesses, but we want to live and work here.'
- 'Section 8 is not available in Tukwila.'
- 'Apartment buildings are getting old resulting in extreme utility bills to heat our homes.'
- 'Transportation is a hardship. We need dual income and 2 cars to work, but get one parking spot. We're ticketed for street parking.'



BASIC NEEDS & SAFETY

Address root issues causing safety concerns. Seek solutions for affected residents, particularly newcomers arriving to the U.S.

- 'People are scared to go to certain areas or take their children out.'
- 'We need more police presence, engagement between officers and limited English speakers including ways to provide feedback and include alternative solutions to policing.'
- 'We need funds to support newcomers, low-income and homeless people – access to housing, food, healthcare, transportation, etc.'



COMMUNICATION & TRUST-BUILDING

Improve the City's communication and engagement, particularly with newcomers and limited English speakers.

- 'Only English speakers know what's going on with new developments.'
- 'Address displacement, past and future.'
- 'We need detailed explanation of services and alternatives to online communication.'



PROCESS RECOMMENDATIONS

The following observations are drawn from the liaisons' experiences and challenges while working on this project.

Address language access and relevancy for English speaking and Limited English Proficiency persons. Focus on practical examples and how city budgeting impacts their daily lives. Create a supportive and empathetic learning environment, including providing basic financial literacy and alternative formats to online surveys and tools. Ensure anonymity. Provide incentives.

Many newcomers are not proficient in English, making it difficult to understand complex financial terminology and concepts. Simplifying these details without losing essential information is challenging. Basic financial literacy needs to be established before delving into more complex topics like city budgets.

Most common comment is that the immediate need for stability and security might take precedence over learning about city budgets. Facilitating integration and social inclusion can help newcomers feel more connected and motivated to learn about their new community, including its budgeting processes.

Some community members voiced that they are coming from diverse backgrounds with different government and financial systems. They might find it challenging to relate to the budgeting processes used here. Concepts such as taxation, public funding, and budget allocation are unfamiliar or different from their home countries.

Some of the older adults did not see the immediate relevance of understanding the city budget, especially if they do not feel directly impacted by it. Highlighting how the city budget affects services and programs they use, like healthcare, transportation, and senior services, can increase engagement. Working with seniors presenting information in a respectful and relatable manner, acknowledging their experiences, did help in overcoming resistance.

Requesting teaching materials that are relevant to their current situation and gradually introduce more complex topics. Comments included providing materials in multiple formats digital, audio, and print. They prefer the budget relate with information to areas of direct interest and impact, such as local services they use.

Some parents don't know how to use the computer or phone to complete the survey, so I had to show them step by step. Also, the Vietnamese translation didn't really make sense, so I had to rephrase it to make it simple for them to understand the context of the survey. Be sure to have translations reviewed.

The hours were too limited to reach more community members and convince them to answer the surveys. It was also difficult to persuade some people to participate due to their perceptions of the city and government-related projects. However, the 'balancing act' (pictures) made it easier for them to respond. I hope we have more time and gift cards next time to encourage more people to participate.

Overall, families didn't want to put their information in the survey.

"I enjoyed working with lot of people with different background. I was able to understand how newcomers think about the politics and care about their benefits."

"The families appreciated the opportunity that the city gave to the residents of Tukwila. However, they were concern about the high rent and low-income challenges."

"I enjoyed interaction with community. You can tell they want to know more about the city... especially elders, they never seen someone explaining to them what the city is doing. I've lived here since 2008 and I've seen a lot of change. Those things are happening while they're here and no one has explained it to them. I wish it was more hours."



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MEETING MINUTES

Thursday, September 5, 2024 – 5:30PM

ATTENDEES:

Maryan Abdow
Aaron Draganov
Joe Duffie
Kathy Hougardy
Fane Katoa
Trish Kinlow
Kristen Schwabe-Fry

Lina Stinson-Ali
Jo Anderson
Julie Hatley, guest
Dietrich Schmitz, guest
Abigail Tabason, guest

I Call to Order

II Introduction (2 minutes)

III Approval of Agenda (2 minutes) Added Abigail Tabason to the agenda

IV Approval of Minutes, August 1, 2024 (2 minutes)

V Business Items

- Abigail Tabason, Executive Director of Still Waters Family Services

Abigail Tabason joined the meeting to thank the Commissioners for their support of the snack pack program. She also gave an update on the status of the organization. Still Waters is seeking new sources of funding to sustain the program as a federal grant is coming to an end and number of Tukwila School District students experiencing homelessness is growing. Commissioners discussed opportunities to support, including employee charitable donations through payroll deductions and fundraising events. Jo to follow up with Commissioners about both ideas after the meeting.

- The Covenant Act and Black Home Initiative Continued – Dietrich Schmitz, Washington State Housing Finance Commission; additional information can be found at <http://wshfc.org/covenant> and <http://blackhomeinitiative.org>

Dietrich Schmitz provided detailed information about eligibility and process for participating in the Covenant Homebuyer program. Washington State has \$18.5 million dedicated toward the program. Individuals and families in King County who have an



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Area Median Income (AMI) of \$147,400 or less, identifies as a member of an ethnic group impacted by racial discrimination according to a study, and can demonstrate a direct ancestor resided in the state prior to 1968 may be eligible. The first step in the process is to call the program hotline for a consultation. Commissioners are interested in coordinating a program in Tukwila; to be discussed at the next meeting.

- Youth Commissioner Recruitment and Selection

The Commissioners will notify high school aged youth in their network about the opportunity to serve.

- 2024 ESJC Workplan Tasks and Updates

Tabled discussion due to lack of time

2024 Priority

Relationship-building in the community:

Learn What is Happening in the Community

Amplify ESJC's Community Presence

Awareness, Forums, Trainings:

Racial Restrictive Covenants

Comprehensive Plan Elements

In Partnership with EPIC, Enforce Equity Policies:

Prioritize Local Hires

Drill Into the Equity Toolkit

Board & Commissions:

Equitable Recruitment

Equity Policy Accountability

VI Miscellaneous

- None

VII Adjournment



Connect to the Covenant program and other help for homebuyers

Washington State Homeownership Hotline
1-877-894-HOME (4663)

COVENANT Homeownership Program

Help is available for every homebuyer!



- **Most low- to moderate-income homebuyers** can access downpayment assistance!
- **If you have deep roots in WA state,** the Covenant program might be for you – but if not, other help is available!
- **Call the Washington State Homeownership Hotline at 1-877-894-4663**
 - See also:
Homeownership-WA.org and HeretoHome.org



What is the Covenant program?



- A **downpayment assistance loan program** created by the Covenant Homeownership Act
- **Helps first-time homebuyers with deep roots in Washington state** whose families have been affected by racial discrimination
- Works through the Housing Finance Commission's home loan programs



2023: Bipartisan law addressing legacy of housing discrimination

- **New source of funding** from real-estate recording fees
- **Research study** on discrimination, its impacts, and effective remedies
- **New program** to provide downpayment assistance to homebuyers



Washington State Housing Finance Commission:

- Overseeing program
- Guided by Oversight Committee (DFI)

Covenant Homeownership Study


Research study showed:

- History of housing discrimination by the state that kept families from owning a home and building wealth
- Impacts persist today in the form of lower homeownership rates
- Recommends program elements that can address disparities as part of a Special Purpose Credit Program



STUDY PRESENTED BY:

Connecting to the program

- **No separate application** for the program
- **Start with the Homeownership Hotline**  **1-877-894-4663**
- **T**alk with a housing counselor about your goals and make a plan
- **Take a free homebuyer education class**
- When you're ready, **work with a Commission-trained lender**
- **Prequalify** as you would for any home loan
- Downpayment assistance loan is factored into your home loan
- **Look for a home** in your price range

The Homeownership Hotline

What does the hotline do?

- A service of the nonprofit Washington Homeownership Resource Center
- Hotline staff talk with you about your needs and goals
- Information Based on your needs, goals, location etc., they provide information about services and resources
- Can refer you to a free housing counselor, lender or other service provider in your area



1-877-894-4663



Washington
Homeownership
Resource
Center



What is a housing counselor?

- Free professional support, advice and guidance to reach your homeownership goals
- Part of long established statewide network of organizations
- Housing counselors work with you individually to prepare for home buying -- including goal planning, budgeting, resolving credit issues, etc.
- Counselors work for community organizations such as Habitat for Humanity, Urban League, OIC of Washington, El Centro de la Raza, Parkview Services, SNAP (Spokane), American Financial Solutions and Northwest Justice Project



Homebuyer Education Class

FREE classes in person and online

- Great place to start your journey!
- Required for Commission home loans and downpayment assistance
- 5 hours long – teach all major aspects of the home buying process
- Taught by a Commission-approved lender and a real-estate professional
- No obligation to do business with the instructors
- All the classes use the same curriculum approved by Commission



Connection points



**Homeownership
Hotline**
877-894-4663

- ✓ Easiest way to connect



**Homebuyer
Education Class**

- ✓ Free class
- ✓ Online or in person
- ✓ Required



**Housing
Counselor**

- ✓ Individual support & preparation



**Real-Estate
Professional**

- ✓ Find a home in your price range



Loan Officer

- ✓ Prequalify for a loan
- ✓ Get downpayment assistance

Who is eligible?

- **Washington resident**
- **Income at or below 100% of area median income (AMI)**
Different for each county
- **First-time homebuyer**
 - No homeownership within the past three years OR
 - Single parent or displaced homemaker who has only owned a home while married to a spouse OR
 - Only owned a residence with no permanent foundation OR
 - Only owned a property determined to be uninhabitable.

Family History Requirement

- Homebuyer or a parent/grandparent/great-grandparent **lived in WA state before April 1968**
- The pre-1968 person is in one of the **eligible racial groups:**
 - Black
 - Hispanic
 - Native American/
Alaska Native
 - Native Hawaiian/
Other Pacific Islander
 - Korean
 - Asian Indian

Why April 1968?

In April 1968, the passage of the Fair Housing Act made racial discrimination in housing officially illegal.

Why these groups?

Many groups suffered racial discrimination in housing – but these groups **ALSO** still have lower homeownership rates today.

- Eligibility may be expanded in the future

How much assistance?

Maximum Covenant DPA Loan Amount:

Up to 20% down not to exceed \$150,000, plus closing costs (*unless seller pays*)

Example:



\$400,000 purchase price
+ **\$12,000** in traditional
homebuyer closing costs



$\$400,000 \times 20\%$	\$80,000
Closing costs	\$12,000
Total Covenant Loan Amount	\$92,000



Loan Terms

- Home loan is 30-year, fixed rate
- Downpayment assistance is a “second mortgage” loan attached to the main home loan
- 0% interest and no payments
- Paid back typically when the loan is sold
- Important to understand all the financial implications – housing counseling can help





Thank you!

Washington State Homeownership Hotline
1-877-894-HOME (4663)

COVENANT Homeownership Program



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COUNCIL AND SUBCOMMITTEE MEETING SCHEDULE

<i>FIN</i>	Finance & Governance Committee	<u>2nd and 4th Mondays</u>	<u>5:30 PM</u>
<i>PCD</i>	Planning & Community Development Committee	1 st and 3 rd Mondays	5:30 PM
<i>TIS</i>	Transportation & Infrastructure Services Committee	1 st and 3 rd Mondays	5:30 PM
<i>CSS</i>	Community Services & Safety Committee	2 nd and 4 th Mondays	5:30 PM
<i>REG</i>	Regular Council Meeting	1 st and 3 rd Mondays	7:00 PM
<i>C.O.W.</i>	Committee of the Whole	<u>2nd and 4th Mondays</u>	<u>7:00 PM</u>

** Note – the Council traditionally does not hold meetings in the last half of December.*

The City of Tukwila offers hybrid format for its Council and Committee meetings. Those wishing to join the meetings electronically may access them with the information below. Those wishing to attend in person should visit:

- **Regular Council** and **Committee of the Whole** Meetings: Tukwila City Hall Council Chambers – 6200 Southcenter Boulevard
- **Planning & Community Development** and **Community Services & Safety** committee meetings: Hazelnut Conference Room – 6200 Southcenter Boulevard (knock on door to the east)
- **Finance & Safety** and **Transportation and Infrastructure Services** committee meetings: Duwamish Conference Room – 6300 Southcenter Boulevard (second floor, down the hall on the right)



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CITY COUNCIL REGULAR & COMMITTEE OF THE WHOLE MEETINGS

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 670077847#

To view the meeting, [Join Microsoft Teams Meeting](#)

Those wishing to provide public comments may verbally address the City Council both onsite at Tukwila City Hall or via phone or Microsoft Teams for up to 5 minutes for items both on and not on the meeting agenda. To provide comment via phone or Microsoft Teams, please email citycouncil@tukwilawa.gov with your name and topic by 5:00 p.m. on the meeting date. Please clearly indicate that your message is for public comment during the meeting, and you will receive further instructions.



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PLANNING & COMMUNITY DEVELOPMENT COMMITTEE

1st Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 225 526 605#

To view the meeting, [Click here to join the meeting](#)

3rd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 604 773 150#

To view the meeting: [Click here to join the meeting](#)

TRANSPORTATION & INFRASTRUCTURE SERVICES COMMITTEE

1st Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 439 818 817#

To view the meeting: [Click here to join the meeting](#)

3rd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 478 777 930#



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To view the meeting: [Click here to join the meeting](#)

FINANCE & GOVERNANCE COMMITTEE

2nd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 965
223 169#

To view the meeting, [Click here to join the meeting](#)

4th Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 313
004 383#

To view the meeting: [Click here to join the meeting](#)

COMMUNITY SERVICES & SAFETY COMMITTEE

2nd Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 912
764 861#

To view the meeting, [Click here to join the meeting](#)

4th Monday of the month:

To listen to the meeting, dial: 1-253-292-9750, ACCESS CODE 944
274 640#

To view the meeting: [Click here to join the meeting](#)