

**SKHHP Executive Board**  
**January 24, 2020, 1:00 – 3:00 PM**  
**Burien Community Center, Shorewood Room**  
**14700 6<sup>th</sup> Avenue SW, Burien 98166**

- I. Call to Order
  - a. Roll Call
  - b. Introductions
  
- II. Review Agenda/Agenda Modifications
  
- III. Old Business
  
- IV. New Business
  - a. Introductions – new members
  
  - b. Election of Chair and Vice-Chair Positions
  
  - c. Approval of November 22, 2019 Action Minutes  
*Attachment A – Action item (Minutes)*
  
  - d. Report from the Administering Agency (15 Minutes)
    - i. SKHHP Executive Manager update
    - ii. SKHHP Member Invoices – 2019 Close Out Status; 2020 Schedule
    - iii. Overview of February and March meetings (*Attachment B*)
  
  - e. Monthly Education Item: Fair Housing Testing - King County and Federal Way (40 Minutes)
  
  - f. HB 1406 (15 Minutes)  
*Attachment C – Discussion Item (SKHHP Member City Overview)*  
*Attachment D – Auburn Resolution to pool funds*  
*Attachment E – Burien Resolution to pool funds*  
*Attachment F – Kent Ordinance with mayoral authority to pool funds*
    - i. Update on HB 1406 – City Updates
  
  - g. Legislative Priorities (45 minutes)

*Attachment G – summary of city and organization legislative priorities*

*Attachment H – SKHHP Legislative Priorities Resolution*

V. Next Meeting

- a. February 28, 2020  
Auburn City Hall, City Council Chambers  
25 W Main Street  
Auburn, WA 98001

VI. Adjourn



## ATTACHMENT B

### SKHHP 2020 Meeting Overview – Q1

January 24, 2020

- Administration
  - o Introductions – new board members
  - o Elect chair and co-chair
  - o Exec Manager update
- Educational item – Fair Housing Testing (Federal Way and King County)
- HB 1406 City updates
- State legislative priorities
  - o Summary of organization and local government legislative agendas/priorities
  - o SKHHP legislative priorities resolution

February 28, 2020

- Administration
  - o Amended 2020 Budget
  - o Exec Manager update
  - o Review SKHHP assistant position description
- Educational item – TBD
- Federal legislative priorities
- 2020 Work Plan – discussion and deliverables

March 27, 2020

- Administration
  - o Exec Manager update
  - o Assistant position update
- Educational Item – TBD
- Community Advisory Committee
  - o Stakeholder network analysis, identify the people and organizations that can support and be influenced by SKHHP. How to tap into different demographics in region, and make use of connections among different community groups.





**SKHHP Executive Meeting  
November 22, 2019**

**MINUTES**

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**I. CALL TO ORDER**

Vice-Chair Brian Wilson called the meeting to order at 1:03 p.m. in the City of Renton, City Hall, 7<sup>th</sup> Floor, Room 726, 1055 S. Grady Way in Renton, WA 98057

**ROLL CALL/ESTABLISHMENT OF QUORUM**

Executive Board Members Present: Vice Chair Brian Wilson, City of Burien; Jeff Tate, City of Auburn; Nicole Nordholm, City of Des Moines; Sue-Ann Hohimer, City of Normandy Park; Mark Santos-Johnson, City of Renton; Sunaree Marshall, King County; Marlla Mhoon, City of Covington; Dana Ralph, City of Kent; Brian Davis, City of Federal Way; De'Sean Quinn, City of Tukwila.

Other Attendees: Joy Scott, City of Auburn; Dafne Hernandez, City of Covington; Meredith Sampson, City of Tukwila; Hannah Bahnmitter, PSRC; Merina Hanson, City of Kent; Marty Kooistra, HDC; Minnie Dhaliwal, City of Tukwila; Colleem Brandt-Schluter, City of Burien; Rochelle Sems, City of Des Moines; Bill Kirlin –Hackett, Interfaith Task Force on Homelessness; Whitney Whittemore, Nexus Youth and Families; Madison Jaramillo, Nexus Youth and Families; Michael Jackson, Nexus Youth and Families

Administrative Assistant Present: Jennifer Oliver, City of Auburn; Angela San Filippo, City of Auburn;

**II. APPROVAL OF MINUTES**

**A. Approval of October 25, 2019 Action Minutes**

Brian Wilson motioned and Dana Ralph seconded to approve the action minutes from the October 25, 2019 meeting.

MOTION CARRIED UNANIMOUSLY. (10-0)

### III. MINUTES FROM November 22, 2019

#### B. Report from Administering Agency

##### SKHHP Executive Manager Introduction – Angela San Filippo

Angela San Filippo was introduced to the Executive Board. Angela comes from the City of Ellensburg and will be joining as the SKHHP Executive Manager in January 2020. Angela worked in the Community Development Department for the City of Ellensburg for the last 4 ½ years. During her time there she was a Long Range Planner that focused on policy writing around housing in Ellensburg and created and developed a housing program. She is excited to join the SKHHP Executive Board in January.

##### 2019 Wrap Up – 2020 Calendar – Maintain 4<sup>th</sup> Friday Schedule –Rotation of Meeting Location

With no objections from the board, Jeff Tate will set up the 2020 meeting dates and rotation of meetings similar to 2019. Jeff will have this set up prior to Angela starting in January.

##### SKHHP Member Invoices – 2019 Close Out Status – 2020 Schedule – Financial Report Out

All invoices are current. Once Angela comes on board in January, she will have access to the financial system to prepare reports that show what financial status looks like. Each City will be able to see expenses, contributions and so on to see where funds are distributed.

6 SKHHP Cities applied for grant funding through HB1923. Those cities have been selected and awarded \$100,000 funding with the agreement that a portion of these funds will be pooled to do housing research in our region as well as a portion of funds to stay in each jurisdiction to implement some housing actions.

#### C. Nexus Youth and Family Resources: Overview of Services within SKHHP Cities.

Interim Executive Director of Nexus Youth and Families, Michael Jackson along with Staff Members Whitney Whittemore and Madison Jaramillo presented to the SKHHP Board an overview of services provided by Nexus Youth and Families.

For over four decades, Nexus Youth and Families has been the leading provider of shelter, housing and behavioral health services to youth and families experiencing homelessness and other trauma in South King County. They operate street outreach,

shelters, around-the-clock care, case management and housing for kids and young adults ranging from 12 to 24 years old.

Working closely with homeless youth and their families, Nexus Youth and Families offers a continuum of services including emergency shelter programs, substance use disorder treatment and prevention, behavioral healthcare, and case management services to help them on their path to realizing a better future. Whether they are escaping violence or substance abuse in the home, being challenged by mental illness, or simply needing help navigating the difficulties of being a young person Nexus Youth and Families has always maintained as a center of understanding, stability, and growth within our community.

In the Fall of 2018, Nexus Youth and Families and Accelerator Y (the social services branch of the YMCA of Greater Seattle (the Y) partnered together to better serve the South King County communities and to build and operate New Arcadia. The 8,000 square foot, two-story building will provide 12-bed emergency shelter, as well as five, three bedroom apartments to be used as housing for young adults. New Arcadia is estimated to serve 100 youth and young adults annually and is scheduled to open in Auburn in 2020.

Nexus Youth and Family also have locations in Enumclaw and in Maple Valley.

**D. Monthly Education Item: King County Countywide Planning Policies**

Board Member Sunaree Marshall presented to the Executive Board: King County Countywide Planning Policies: Housing Chapter Update. Ms. Marshall briefed the Board on the 2020 Work Plan, which consists of:

- Regional Coordination
- Revenue
- Regulations
- Center Equity
- Develop Reporting Systems
- Focus on Emerging Opportunities
- Work with Communities

Additionally, Ms. Marshall discussed the Growth Management Act that was established in 1990. The GMA Framework consists of 14 goals. Local jurisdictions balance and prioritize goals, tailored to local visions. One of the 14 goals is to encourage affordable housing. Local housing elements should ensure the vitality and character of established residential neighborhoods and include the following:

- Inventory & Analysis
- Identification of Sufficient Land
- Provisions for all economic groups
- Mandatory provisions

Throughout the presentation, Ms. Marshall went over the historical context and analysis dating as far back as the 1920's, Implementation of the Growth Management Act (GMA), Countywide Planning Policies (CPP's), and the history of CPP's in King County as well as updating the CPP's.

## **E. HB 1406**

### **HB 1406 – SKHHP Member Action Overview:**

What Resolution 2019-06 does:

- It provides a SKHHP recommendation to each member's legislative body to pool HB 1406 funds.
- Bases this recommendation on the ILA that each member's legislative body has already adopted, which states that member's agree that pooling funds is a preferred approach.
- It recommends that the full allocation of HB 1406 funds to be committed to SKHHP.
- If funds are pooled, ensures that funds will be used in a manner that aligns with both the SKHHP work plan and the recommendations of the Regional Affordable Housing Task Force Five Year Action Plan.
- If funds are pooled and those funds are used to support capital project, the resolution ensures that members have a larger voice for projects that are proposed within their own community.

What Resolution 2019-06 does NOT do:

- Usurp each member's legislative authority to choose to agree with the recommendation or not
- It does not actually pool any funds. Funds cannot be pooled unless and until a city (or county) legislative body take a formal action to authorize pooling.
- It is not a binding document. It is a recommendation for each legislative body to consider.

Mark Santos-Johnson motioned and De-Sean Quinn seconded to approve Resolution No. 2019-06, A Resolution of the Executive Board of the South King County Housing and Homelessness Partners urging SKHHP Member Cities to support pooling of HB 1406 Funds.

Motion Passed (10-0)

## **IV. ADJOURNMENT**

There being no further business to come before the Executive Board, Vice Chair Brian Wilson adjourned the meeting at 2:27 p.m.



## ATTACHMENT C

### HB 1406 CITY OVERVIEW

City Name	Status	Date Resolution Passed	Date Ordinance Adopted	Pooling Resolution
Auburn	Ordinance adopted	9/16/19	9/16/19	11/25/2019
Burien	Ordinance adopted	9/16/19	9/16/19	12/16/2019
Covington	Resolution passed	9/24/19		
Des Moines	Ordinance adopted	9/5/19	11/14/19	
Federal Way	Ordinance adopted	10/15/19	11/5/19	
Kent	Ordinance adopted	10/1/19	11/19/19	11/19/19 - Mayoral authority
King County	Ordinance adopted	8/28/19	8/28/19	
Normandy Park	Ordinance adopted	11/12/2019	11/12/2019	
Renton	Resolution passed	8/12/19		
Tukwila	Ordinance adopted	9/16/19	9/16/19	

**RESOLUTION NO. 5476**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING THE MAYOR TO TRANSFER FUNDS COLLECTED UNDER THE PROVISIONS OF WASHINGTON STATE HOUSE BILL 1406 AND CITY OF AUBURN ORDINANCE 6732 TO THE SOUTH KING HOUSING AND HOMELESSNESS PARTNERS**

WHEREAS, the 2019 State Legislature enacted SHB 1406 which allows cities and counties to recapture a portion of Washington State sales tax when it is used to support affordable housing initiatives; and

WHEREAS, on September 9, 2019 the Auburn City Council enacted Resolution 5454 and Ordinance 6732 which authorized a recapture of Washington State sales tax that is estimated to generate approximately \$150,000 per year for the next 20 years; and

WHEREAS, on February 19, 2019 the Auburn City Council enacted Resolution 5408 which authorized the Mayor to enter into an Interlocal Agreement (ILA) with 8 other south King County cities and King County to form the South King Housing and Homelessness Partners (SKHHP); and

WHEREAS, the enacted Resolution state that “the Parties have determined that the most efficient and expeditious way for the Parties to address affordable housing needs in South King County is through cooperative action and pooling public and private resources”; and

WHEREAS, all 9 member cities of SKHHP and King County have taken action to enact the sales tax recapture provisions established in SHB 1406; and

WHEREAS, on November 22, 2019 the SKHHP Executive Board took unanimous action to adopt SKHHP Resolution 2019-06, attached as Exhibit A, which urges each of

the 9 member cities and county to pool 100% of the funds collected under the provisions of SHB 1406; and

WHEREAS, if all 9 cities pool the maximum extent of collected SHB 1406 funds to SKHHP the estimated revenue would total approximately \$1,000,000 per year for a 20 year period; and

WHEREAS, HB 1406 funds may be used for the purpose of acquiring, rehabilitating, or constructing affordable housing; funding the operations and maintenance costs of new units of affordable or supportive housing; and

WHEREAS, cities that have a population of less than 100,000 may also use the funds for providing rental assistance to tenants, however, using the funds in this manner will require substantial administrative oversight with respect to preparing a program that requires city staff to review personal income information of individuals who request access to funds and the accounting and auditing the use of funds; and

WHEREAS, the City of Auburn is projected to exceed a population of 100,000 within the 20 year window set forth in SHB 1406 which will prohibit Auburn from using funds for the purpose of providing rental assistance; and

WHEREAS, counties and cities that enact the provisions of SHB 1406 may issue general obligation or revenue bonds, and may use moneys collected under SHB 1406 for the repayment of bonds; and

WHEREAS, SHB 1406 requires counties and cities that enact its provisions to also provide annual reports to the Department of Commerce; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RESOLVES as follows:

**Section 1.** The administrative costs associated with managing a program that provides rental assistance to tenants combined with the annual reporting requirements established in SHB 1406 are likely to exceed Auburn's estimated annual revenue collection.

**Section 2.** While \$150,000 is a valuable revenue stream that can be used in Auburn to support various affordable housing initiatives, a contribution to SKHHP will allow the use of SHB 1406 funds to stretch much further and to make a far more profound and meaningful impact to addressing the affordable housing challenges faced in South King County.

**Section 3.** The Mayor is authorized to take administrative actions necessary to direct funds collected under SHB 1406 and City of Auburn Ordinance 6732 to SKHHP.

**Section 4.** This authorization is contingent upon each of the other SKHHP cities to take similar actions directing a proportionate amount of SHB 1406 funds to SKHHP.

**Section 5.** This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed: December 16, 2019

CITY OF AUBURN

  
\_\_\_\_\_  
NANCY BACKUS, MAYOR

ATTEST:

  
\_\_\_\_\_  
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Steven L. Gross, City Attorney

**RESOLUTION NO. 2019-06**

**A RESOLUTION OF THE EXECUTIVE BOARD OF THE  
SOUTH KING COUNTY HOUSING AND HOMELESSNESS  
PARTNERS URGING SKHHP MEMBER CITIES TO  
SUPPORT POOLING OF HB 1406 FUNDS.**

WHEREAS, in 2019 the cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, and Tukwila and King County entered into an Interlocal Agreement (ILA) that formed the South King Housing and Homelessness Partners (SKHHP); and

WHEREAS, pursuant to the ILA, the member cities have a common goal to ensure availability of housing that meets the needs of all income levels in South King County; and

WHEREAS, also pursuant to the ILA, the member cities wish to act cooperatively to formulate housing policies and strategies that address housing stability, to foster efforts to preserve and provide affordable housing by combining public funding with private-sector resources, to support implementation of the Washington State GMA, related countywide planning policies, and other local policies and program relating to affordable housing, and to do so efficiently and expeditiously; and

WHEREAS, also pursuant to the ILA, the member cities have determined that the most efficient and expeditious way for the parties to address affordable housing needs in South King County is through cooperative action and pooling of public and private resources; and

WHEREAS, the ILA states that the parties intend that the ILA serves as a framework for all participating municipalities within the broader SKHHP Sphere of Influence to do the aforementioned work; and

WHEREAS, on July 26, 2019 the SKHHP Executive Board adopted Resolution 2019-05 which urges member cities to declare their intent to enact the provisions of HB 1406; and

WHEREAS, Resolution 2019-05 states that the Executive Board commits to developing options and a recommendation, including for the proposed pooling of funding, that details funding commitments for each member city's legislative authority to consider for future subsequent action; and

WHEREAS, HB 1406 is a powerful and meaningful funding source to further advance the efforts of the housing objectives established through the ILA that, if pooled, will generate approximately \$1,000,000 per year for the eligible 20 year period (See Attachment A); and

WHEREAS, the Executive Board adopts the recommendations contained within this resolution as a unified statement of support by SKHHP member cities.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

**Section 1.** The Executive Board of SKHHP urges all member cities to pool the base sales tax credit revenues collected under HB 1406 and to allocate the full amount of those revenues to SKHHP.

**Section 2.** In order to maximize HB 1406 funding within King County, the Executive Board of SKHHP urges all member cities to take Ordinance action on HB 1406 after King County takes action.

**Section 3.** The Executive Board of SKHHP urges King County to award HB 1406 funds to housing development based in the Urban Growth Areas (UGA) of SKHHP member cities in a manner that proportionately represents the cumulative population of the UGA's of SKHHP member cities.

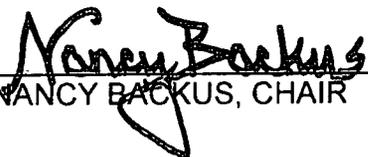
**Section 4.** The Executive Board of SKHHP commits to aligning the use of HB 1406 funds with the work plan required within the adopted ILA and the recommendation and priorities of the Regional Affordable Housing Task Force Five Year Action Plan.

**Section 5.** Individual municipalities have unique housing needs and priorities and not every project proposal will align with a city's goals, policies, or laws. The intent and effect of this resolution is not to usurp a city's individual authority. Therefore, if funds are pooled for the purpose of aiding in the creation or preservation of housing, the process for project consideration must allow the city in which the project is proposed to first approve or reject the proposal prior to the Executive Board's commitment of funds to the project.

**Section 6.** This Resolution will take effect and be in full force on passage and signature.

Dated and Signed this 25<sup>th</sup> day of November, 2019.

**SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS**

  
NANCY BACKUS, CHAIR

  
Shawn Campbell, Auburn City Clerk

SKHHP Resolution 2019-06 Attachment A

Estimated HB 1406 Revenue by SKHHP Municipality (based on 2018 revenues)

City	Estimated Annual Revenue
Auburn	\$154,992
Burien	\$65,477
Covington	\$43,678
Des Moines	\$29,793
Federal Way	\$124,142
Kent	\$185,467
Normandy Park	\$4,866
Renton	\$236,380
Tukwila	\$162,046
<b>Total (not including King County)</b>	<b>\$1,006,841.00</b>

# CITY OF BURIEN, WASHINGTON

## RESOLUTION NO. 421

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### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AUTHORIZING THE CITY MANAGER TO TRANSFER FUNDS COLLECTED UNDER THE PROVISIONS OF WASHINGTON STATE HOUSE BILL 1406 AND CITY OF BURIEN ORDINANCE 714 TO THE SOUTH KING HOUSING AND HOMELESSNESS PARTNERS**

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WHEREAS, the 2019 State Legislature enacted SHB 1406 which allows cities and counties to recapture a portion of Washington State sales tax when it is used to support affordable housing initiatives; and

WHEREAS, on September 16, 2019 the Burien City Council enacted Resolution 418 and Ordinance 714 which authorized a recapture of Washington State sales tax that is estimated to generate approximately \$65,477 per year for the next 20 years; and

WHEREAS, the Burien City Council authorized the City Manager to enter into an Interlocal Agreement (ILA) with 8 other south King County cities and King County to form the South King Housing and Homelessness Partners (SKHHP); and

WHEREAS, The City of Burien executed the South King Housing and Homelessness Partners (SKHHP) Interlocal Agreement (ILA) on June 6, 2019; and

WHEREAS, the enacted Resolution states that “the Parties have determined that the most efficient and expeditious way for the Parties to address affordable housing needs in South King County is through cooperative action and pooling public and private resources”; and

WHEREAS, all 9 member cities of SKHHP and King County have taken action to enact the sales tax recapture provisions established in SHB 1406; and

WHEREAS, on November 22, 2019 the SKHHP Executive Board took action to adopt SKHHP Resolution 2019-06 which urges each of the 9 member cities and county to pool 100% of the funds collected under the provisions of SHB 1406; and

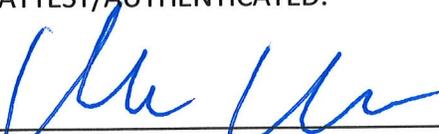
WHEREAS, if all 9 cities pool the maximum extent of collected SHB 1406 funds to SKHHP the estimated revenue would total approximately \$1,000,000 per year for a 20 year period; and

WHEREAS, HB 1406 funds may be used for the purpose of acquiring, rehabilitating, or constructing affordable housing; funding the operations and maintenance costs of new units of affordable or supportive housing; and

CITY OF BURIEN

  
\_\_\_\_\_  
Jimmy Matta, Mayor

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Megan Gregor, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Lisa Marshall, City Attorney

Filed with the City Clerk: 12/16/19  
Passed by the City Council: 12/16/19  
Resolution No. 421

**ORDINANCE NO. 4341**

**AN ORDINANCE** of the City Council of the City of Kent, Washington, relating to local sales or use taxes; imposing the maximum capacity of the tax authorized under the provisions of RCW 82.14.540 for affordable and supportive housing; amending Chapter 3.16 of the Kent City Code by adding a new section 3.16.035, entitled "Additional sales or use tax for housing"; and authorizing the Mayor to use the funds and pool resources with South King Housing and Homelessness Partners.

**RECITALS**

A. In 2019, Washington State enacted Substitute House Bill 1406 (Chapter 338, Laws of 2019), now codified as RCW 82.14.540, a revenue sharing program with local governments to encourage investments in affordable and supportive housing.

B. Through a credit against state retail sales or use taxes, the program authorizes the City to impose an additional local sales or use tax to be used for acquiring, rehabilitating, or constructing affordable housing, which may include new units of affordable housing within an existing structure or facilities providing supportive housing services, or funding the operations and maintenance costs of new units of affordable or supportive housing.

C. The tax imposed under the new law will be deducted against the state sales tax collected in the City, so it does not increase the total taxes paid by the final consumer or end user.

D. The additional funds raised may only be used for housing and services for persons whose income is at or below 60 percent of the City median income.

E. The additional funds may be pooled through an interlocal agreement with one or more other counties, cities, or housing authorities to provide affordable or supportive housing. South King Housing Homelessness Partners (SKHHP), formed in 2019 through an interlocal agreement between the cities of Kent, Auburn, Burien, Covington, Des Moines, Federal Way, Normandy Park, Renton, Tukwila, and King County, may provide such an opportunity. The Executive Board of SKHPP is currently considering pooling public resources to address affordable housing needs in south King County.

F. Cities imposing the tax must submit annual reports on the collection and uses of the revenue to the Department of Commerce.

G. To impose the tax under the new law, the City Council had to adopt a resolution of intent to authorize the maximum amount of the tax, which the Council did on October 1, 2019, and it now must adopt an ordinance authorizing the maximum capacity of the tax by July 28, 2020.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

**ORDINANCE**

**SECTION 1.** - *Amendment.* Chapter 3.16 of the Kent City Code is amended to add a new section 3.16.035, entitled "Additional sales or use tax for housing," as follows:

**Sec. 3.16.035. Additional sales or use tax for housing.**

- A. There is hereby imposed an additional sales or use tax as authorized by RCW 82.14.540 upon every taxable event, as defined in RCW 82.14.020, occurring within the City.
  
- B. The rate of the tax shall be the maximum rate permitted under RCW 82.14.540.
  
- C. The tax shall be imposed upon and collected from those persons from whom the state sales or use tax is collected pursuant to Chapters 82.08 and 82.12 RCW, but shall be credited against the state's share of the tax.
  
- D. Funds collected under this subsection shall be used in accordance with RCW 82.14.540 (or as may be amended in the future) for acquiring, rehabilitating, or constructing affordable housing, which may include new units of affordable housing within an existing structure or facilities providing supportive housing services, or funding the operations and maintenance costs of new units of affordable or supportive housing.
  
- E. The Finance Director shall report annually to the State Department of Commerce on the collection and use of the funds as required by RCW 82.14.540.

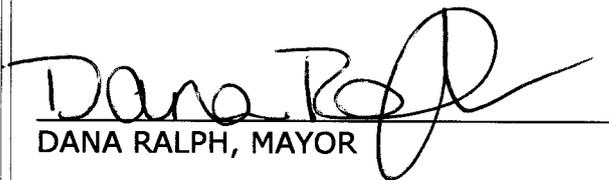
F. This additional sales or use tax shall expire 20 years after the date on which the tax is first imposed, unless further extended by amendment to RCW 82.14.540.

**SECTION 2.** - Use of Funds. The Mayor is hereby authorized to expend any or all funds collected in accordance with this ordinance for uses authorized by RCW 82.14.540, and may pool any or all funds collected with other cities and counties pursuant to the interlocal agreement with South King Housing and Homelessness Partners (SKHHP), and is authorized to execute any agreements necessary for the use or transfer of such funds.

**SECTION 3.** - Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

**SECTION 4.** - Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

**SECTION 5.** - Effective Date. This ordinance, pursuant to RCW 35A.11.090(7), shall take effect and be in force five days after its publication, as provided by law.

  
DANA RALPH, MAYOR

November 19, 2019  
Date Approved

ATTEST:

  
KIMBERLEY A. KOMOTO, CITY CLERK

November 19, 2019  
Date Adopted

November 22, 2019  
Date Published

APPROVED AS TO FORM:

  
ARTHUR "PAT" FITZPATRICK, CITY ATTORNEY





## ATTACHMENT G

### 2020 Legislative Agenda and Priority Summary

*Association of Washington Cities (AWC), Housing Development Consortium (HDC), Joint Recommendations Committee (JRC), Seattle/King County Coalition on Homelessness (Coalition), SKHHP Cities, Sound Cities Association (SCA), Washington Low Income Housing Alliance (WLIHA)*

The following summary of 2020 Legislative Priorities were derived from information from each organization. In some cases the information is directly from the organization but typically the information has been summarized to be more succinct. The legislative priorities for each organization were compared, included below are those where there is overlap between the organizations and/or those that are directly related to SKHHP’s mission.

<b>ENHANCE REVENUE TOOLS FOR AFFORDABLE HOUSING</b>		<b>LEGISLATIVE PRIORITIES</b>
1.	Provide councilmanic authority to <b>enact a 0.1% sales tax option for affordable housing and behavioral health</b> with a simple majority vote. Statewide proposal that would apply to both cities and counties and would not remove the right of cities or counties to hold a vote if they choose to do so.	AWC, JRC, WLIHA
1a.	Give local governments councilmanic authority to pursue revenue options suited for their local housing needs.	HDC
1b.	Enhance the city role in decision-making for the use of existing and potential new resources provided to counties to address housing and homelessness in cities.	Burien
2.	Amend HB 1406 to extend the deadline for cities to pass a qualifying local tax.	SCA, Renton
3.	Expand the <b>MFTE</b> program to allow smaller cities to participate, extend the tax exemption for continued affordability, and extend the ability to preserve existing affordable housing.	AWC, Burien
4.	Amend the <b>property tax exemption for affordable rental housing for very low-income households</b> . Under certain circumstances, nonprofit affordable housing is currently granted a property tax exemption. Amend the initial target income of tenants from 50% of AMI and below, to 60% AMI and below. Allow tenants to increase their income without triggering a tax liability for the property, current law	Coalition, HDC, WLIHA

ENHANCE REVENUE TOOLS FOR AFFORDABLE HOUSING		LEGISLATIVE PRIORITIES
	has this safeguard but limits it to properties of 10 units or less. Amendment would also require the apartment to be rented on vacancy at 60% AMI or below.	
5.	<b>Increase investment in Housing Trust Fund</b> by \$10 million for preservation of affordable homes.	Coalition, HDC, JRC, WLIHA
5a.	Increase investment in Housing Trust Fund	AWC, Covington, SCA
5b.	Provide dedicated funds for rehabilitation of single and multifamily units. There are very few programs that help to maintain older homes and multifamily complexes, resulting in older properties being maintained but the investment is reflected in increasing rental costs, or older properties are not maintained which keeps rental costs down at the expense of health and safety.	Auburn
6.	Modify <b>Real Estate Excise Tax</b> to provide local revenue tool for affordable housing.	Burien, JRC
6a.	<b>Create a Real Estate Excise Tax exemption</b> for selling to a nonprofit, public development authority, or public housing authority who acquires it for affordable housing with a recorded affordability covenant.	WLIHA
7.	<b>Modify capital gains tax</b> to provide local revenue tool for affordable housing.	JRC
7a.	Support tax reform, such as state income tax and capital gains, that leads to a more equitable and progressive tax structure.	Burien
8.	Fund <b>foreclosure counselors</b> to protect homeowners and connect homeowners with prevention resources and to information on homeowners' rights in the foreclosure process.	WLIHA
8a.	Support efforts to further the promise of increasing homeownership opportunities for low-income communities.	HDC
9.	Establishment of <b>Tax Increment Financing</b> tool for cities.	AWC, Burien, Renton, SCA
9a.	Economic development tools that assist in maintaining, expanding, and modernizing local infrastructure to help spur local private sector investment.	Kent, Normandy Park

STRENGTHEN ASSISTANCE FOR ABD/HEN PARTICIPANTS		LEGISLATIVE AGENDAS/PRIORITIES
10.	<b>Eliminate the Aged, Blind, or Disabled (ABD) cash grant shelter penalty.</b> The Housing & Essential Needs (HEN) and Aged, Blind, and Disabled cash grant program serves extremely low-income people with disabilities who are in the process of applying for Supplemental Security Income (SSI) assistance. The ABD was cut from \$339 to \$197 and a shelter penalty was implemented which lowers the cash grant to \$120 for in individual who does not have out-of-pocket housing expenses.	Coalition, JRC, WLIHA
10a.	Increase funding for HEN and ABD programs.	Coalition, JRC
10b.	Create a pilot program to provide rental assistance to disabled adults and seniors to prevent homelessness. Receiving SSI makes individuals ineligible for Housing and Essential Needs rental assistance. This budget request would establish a pilot program to provide immediate relief to prevent homelessness and study program options for cost-effective interventions for consideration in 2021.	WLIHA

STATEWIDE TENANT PROTECTIONS		LEGISLATIVE AGENDAS/PRIORITIES
11.	SHB 1656 - Currently, landlords in Washington State (outside of Seattle) are able to terminate a renter's tenancy for "no cause" as long as they follow the terms of the lease and provide 20 days' notice. <b>Improving statewide eviction protections would require that landlords show cause</b> (from an enumerated list) in order to terminate tenancy before the end of a lease. SHB 1656 would require a landlord to have a legitimate business reason to make someone move and require more than 20 days notices. The amended bill includes a variety of reasons similar to Seattle's Just Cause Eviction Ordinance, but HB 1656 also applies to month to month tenancies.	Coalition, JRC, WLIHA
11a.	Ensure that tenants are not unfairly evicted.	HDC
12.	HB 1694 - Up front tenant screening fees, damage or security deposits, holding fees, and first and last month's rent requirements are barriers for many tenants seeking housing and a hurdle for people trying to transition out of homelessness. <b>Allow tenants a three month payment plan to cover move-in costs</b> to help	Coalition, JRC, WLIHA

STATEWIDE TENANT PROTECTIONS		LEGISLATIVE AGENDAS/PRIORITIES
	address this barrier. HB 1694 does not regulate fees, it requires a landlord to accept a tenant's request for a three-month payment plan for all move-in fees, deposit, and first/last month's rent.	
13.	<b>Increase</b> the amount of <b>reimbursements for mobile home relocation</b> .	JRC, Kent, WLIHA
14.	<b>Increase tenant notice</b> protections for <b>mobile home park relocation</b> .	JRC, WLIHA

LAND USE AND REGULATORY REFORM		LEGISLATIVE AGENDAS/PRIORITIES
15.	SEPA regulatory reform to remove duplicative review, redundancies, and inefficiencies.	Auburn, Kent

GENERAL		LEGISLATIVE AGENDAS/PRIORITIES
16.	<b>Support Governor Inslee's Operating and Capital Budget investments</b> in the Housing and Essential Needs program, permanent supportive housing, in shelter and other critical homelessness interventions.	WLIHA
17.	Support <b>increased funding for homelessness</b> and other important services (Burien). <b>Funding for affordable housing</b> , funding for the Housing Trust Fund, and other <b>creative solutions</b> to funding or incentivizing affordable housing (Covington). Any new tools should allow funding to be utilized for <b>preservation and renovation</b> in addition to new construction and should require affordable housing to be <b>equitably distributed</b> throughout the region (Kent). <b>More tools and resources</b> for affordable housing (Renton). Create <b>new and expand existing local options</b> to generate revenue for housing and human service and for capital construction of affordable housing (Tukwila).	Burien, Covington, Kent, Renton, Tukwila

INDIVIDUAL		LEGISLATIVE AGENDAS/PRIORITIES
18.	<b>Expand Washington State Housing Finance Commission programs</b> to provide incentives that hit <b>deeper affordability marks</b> (less than 60% AMI) because that is where the greatest need exists	Auburn
19.	<b>Modify GMA, and NPDES</b> to address the large number of regulatory processes that are a hindrance to bringing affordable housing projects to fruition. GMA and affordable housing objectives are in direct odds because the GMA limits supply which increases costs. NPDES adds significant cost to development which is passed on to future owners or tenants.	Auburn
20.	<b>Provide support and incentives for cities</b> who want to provide <b>greater variety of housing types</b> in traditional single family neighborhoods such as missing middle or ADU ordinances.	AWC
20a.	Legislation on specific development standards and regulations should be decided upon at the local level.	Kent, Renton
20b.	Critical for cities to maintain the authority to provide necessary services and retain local control over land use planning.	SCA
21.	<b>Funding for SKHHP.</b>	Burien
22.	<b>Provide flexibility</b> to meet the continuum of local housing needs by <b>removing the 30 percent Area Median Income floor</b> on housing related <b>lodging tax revenue expenditures.</b>	JRC

**RESOLUTION NO. 2020-01**

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS (SKHHP), ADOPTING LEGISLATIVE PRIORITIES FOR USE DURING THE 2020 WASHINGTON STATE LEGISLATIVE SESSION

WHEREAS, the SKHHP Executive Board has agreed to advocate for certain legislative issues for 2020; and

WHEREAS, the actions of the Washington State Legislature in respect to local, regional, and state issues, services, and funding have a profound effect on SKHHP’s ability to pursue its mission and goals, and each participating city’s ability to provide local services to its residents; and

WHEREAS, the SKHHP Executive Board recognizes these priorities are not all encompassing, in that certain additional items may arise during the legislative session that require support or opposition; and

WHEREAS, the SKHHP Executive Board believes that it is appropriate to communicate its position regarding issues affecting the region and local government that may come before the State Legislature during the 2020 legislative session; and

WHEREAS, the SKHHP Executive Board agreed to these priorities at the Executive Board meeting on January 24, 2020;

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

**Section 1.** The Executive Board adopts the SKHHP 2020 Legislative Priorities as shown in Attachment A.

Section 2. The SKHHP Executive Manager shall distribute a copy of this Resolution to the appropriate Legislative District representatives and to other regional government entities and organizations.

**Section 2.** This Resolution will take effect and be in full force on passage and signature.

Dated and Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS**

\_\_\_\_\_  
NANCY BACKUS, MAYOR



WASHINGTON LOW INCOME  
**Housing Alliance**

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