



I. CALL TO ORDER

Chair Nancy Backus call the virtual meeting to order at 1:05 pm.

a. **ZOOM MEETING PROTOCOL** – Angela San Filippo went through Zoom etiquette.

b. ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Chair Nancy Backus, City of Auburn; Brian Wilson, City of Burien; Joseph Cimaomo, City of Covington; Brian Davis, City of Federal Way; Dana Ralph, City of Kent; Sunaree Marshall, King County; Sue-Ann Hohimer, City of Normandy Park; Mark Santos-Johnson, City of Renton; D’Sean Quinn, City of Tukwila.

Other attendees: Angela San Filippo, SKHHP; Joy Scott, City of Auburn; Colleen Brandt-Schluter, City of Burien; Nicole Nordholm, City of Des Moines; Eric Lane, City of Des Moines; Sarah Bridgeford, City of Federal Way; Merina Hanson, City of Kent; McCaela Daffern, King County; Hannah Bahnmiller, City of Renton; Minnie Dhaliwal, City of Tukwila; Marty Kooistra, HDC.

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No modifications to agenda.

III. APPROVAL OF MAY 22, 2020 MINUTES

D’ Sean Quinn made a motion to approve the May 22, 2020 minutes as presented, Joseph Cimaomo seconded the motion. Motion carried unanimously (9-0).

IV. RECOGNITIONS

At the last meeting we recognized SKHHP partners that received awards from HDC for their impact in the community and affordable housing sector. Due to a furlough requirement, the City of Burien was not able to attend the last SKHHP meeting. Chair Nancy Backus recognized the City of Burien’s Municipal Champion Award for exceptional contributions to the state of affordable housing in their community.

V. CHECK-IN ACTIVITY

Opportunity for Board members to get to know each other a little better. Board members responded to two questions, description of how they came to their current positions and the funniest or most fun situation they’ve experienced at work.

VI. OLD BUSINESS

a. **HB 1406.** San Filippo provided an update on tracking pooling HB 1406 funds. Since the last meeting Renton has enacted the enabling Ordinance. In light of immediate

assistance responses to COVID-19 crisis, Cities that passed intent to pool resolutions will be asked to revisit policy decisions with regard to:

1. Clarification on whether the intent to pool is based on ALL other SKHHP partner cities committing to pool.
2. Clarification on the proportion of funds and whether that is based on other cities committing a specified proportion.
3. Length of commitment to pool funds.

Establishing these clarifications will enable next steps to establish a SKHHP Housing Capital Fund.

State law states that HB 1406 funds may be pooled with other jurisdictions through an interlocal agreement. City legal opinion that because the interlocal agreement forming SKHHP does not specifically address HB 1406 funds it is not sufficient to meet this legislative requirement. Staff work group recommends a separate interlocal agreement for pooling HB 1406 funds.

San Filippo asked Board members for input on the three policy decisions related to amending pooling resolutions.

Brian Wilson said Burien's intent is to pool funds; we will have more impact as a collaborative and Burien remains supportive of that effort.

D'Sean Quinn said he would like to see language on pooling funds, the priorities, and articulation of the end goal to leverage affordable housing. Tukwila made decision to address emergency assistance for community members as a stop gap measure. He would like opportunities to articulate the regional approach and the value and intent.

Backus acknowledged how much COVID crisis has changed things. Auburn still intends to pool HB 1406 funds.

Cimaomo said if COVID hadn't hit they would have pooled funds. Covington councilmembers want to see more specifics on how and where funds will be spent. Discussion and general support for expression of high level goals and intent that will remind all parties of the purpose and benefit of pooling funds.

Sunaree Marshall said the HB 1923 work being done will help provide data and analysis of the need in South King County that will help further define the details. She said as they have sought to determine income levels that are most at risk of displacement and identified funding sources that could support a project that meets those needs there is a mismatch, unless they are in TOD areas.

Normandy Park and Kent indicated commitment to pool HB 1406 funds.

San Filippo said after amendments are made to the pooling resolutions, the second step will be to execute an interlocal agreement specific to pooling HB 1406 funds.

Mark Santos-Johnson said Renton committed to pooling funds for the first year and expressed the need to address pooling HB 1406 funds in an interlocal agreement. The interlocal agreement will help with addressing some of the specifics that have been

discussed. Establishing housing fund was controversial and aspirational in the beginning, we are very lucky to have these funds and the opportunity they provide.

b. 2020-2021 Work Plan. San Filippo reviewed the briefings held with member jurisdictions. The next steps will be SKHHP Board adoption at the July meeting, followed by individual jurisdiction adoption in August/September. She said edits to the work plan will reflect suggestions to integrate racial equity into the actions identified. Quinn clarified a suggestion from City of Tukwila on publicly-owned properties and suggested the Board consider property as a contribution. Quinn also referenced presentation that Marshall did in 2019 and suggestion to share that presentation more broadly.

Marshall said King County is working on ways to address displacement and one of those is affordable homeownership. They won't be submitting anything until September of next year, but many of the areas included are in the SKHHP Sphere of Influence. There may be an opportunity in the future to share this work.

Discussion on the statewide eviction moratorium expiration not coinciding with the end of the crisis. Question about transferable lessons learned from the sheltering response to COVID-19. Marshall responded that many of these shelters have shifted people that were in large area congregate settings into individual rooms/hotel rooms and they saw the number of calls for emergency services for that population go down, showing the value of privacy and benefits to individuals. The AHC talked about whether impacts of COVID-19 might provide acquisition opportunities of hotels or other lodging. Backus encouraged King County to work very closely with the City where they are located and opportunities to work together on projects.

Marshall indicated the same sentiment was shared by all SCA members at the AHC meeting. Ralph indicated they are advocating for COVID hotel in Kent to go back on the commercial real estate market. Haven't got commitment from King County one way or the other and are still working on an MOU for the current situation.

c. SKHHP Advisory Board. San Filippo provided an update on SKHHP Advisory Board progress. Staff work group recommended asking the community about the right representation to accurately represent equity and necessary knowledge base and create community buy-in. At the next meeting the Board will be asked to review the outreach list and community outreach proposal.

d. SKHHP position update. San Filippo provided an update on the Program Coordinator, the position is being reclassified within Auburn's system. Staff work group will review final draft position description, SKHHP Board approval of position description at July meeting. Recruitment and posting of the position will begin in early August with a target hire date of October 1.

VII. EDUCATIONAL ITEM

a. Affordable Housing 101 – follow-up discussion. San Filippo provided an overview of the presentation from the May Board meeting and after asking warm-up polling questions opened the conversation up for discussion.

1. Did the presentation change your perspective on the role of local/regional government in producing and preserving affordable housing in South King County? If so, how?

Discussion on the cost per unit, the quality of affordable housing, and common misperceptions. Backus shared that she sees the importance of local government as co-conspirator, not just an ally. Quinn indicated the need to have a collective voice amongst jurisdictions and acknowledge that all jurisdictions have people experiencing challenges and job of local government is to not turn our backs on our community members and expressed the importance of addressing these challenges together.

Marshall said she has found it helpful to practice the words to defend affordable housing as a viable thing that we need in all of our communities and articulating how we came to be comfortable with where we stand and the education that we have gone through to get to be affordable housing advocates. We didn't all start out as affordable housing champions; Brian helps to understand complexities and how it all comes together.

Backus said everyone has a different idea of affordable housing, we still have a long way to go to remove the stigma often associated with who needs affordable housing.

Santos-Johnson said it underscored needs and opportunities for SKHHP, easy to look at this as something that is happening to us but challenge SKHHP to think about how we can be more proactive in supporting and funding projects that respond to community needs. Many of the funding sources have policies and priorities that don't represent South King County needs, for example WSHFC may prioritize 100+ unit projects but this may not be the local priority. Understand and advocate for changes in those policies and priorities so that we are an active participant and receiver of those funds.

2. How can regional/sub-regional collaboration help produce and/or preserve affordable housing in South King County?

Marshall said through the Countywide Planning Policies that will guide comprehensive plans that each jurisdiction will have to develop. Local jurisdictions can be intentional on the policy and program practices they implement to get the type of development they want in their community. How do we help move together to adopt policies and practices that help the region as a whole.

Backus emphasized the need for jurisdictions to help address barriers and have good communication throughout the process, she shared an example of a tight permitting timeline and how they were able to work with the developer to meet the timeline.

Marty Kooistra, HDC, referenced memo sent to the Board. The challenge of large metro area is how to manage our local control with a regional mindset when we are still trying to find symbiosis with our regional and neighboring local governments. Affordable

housing can be economic development. Communities can attract and display vibrancy and life and SKHHP has a chance to shape that. The YIMBY act is being advocated at the federal level to help address inclusionary land use practices, if they can't get it passed at the federal level they will be trying to pass it at the state level.

VIII. EXECUTIVE SESSION. Executive Session to discuss annual evaluation process for SKHHP Executive Manager.

IX. NEXT MEETING – JULY 24, 2020

X. ADJOURN

Backus adjourned the meeting at 3:05 pm.