



## I. CALL TO ORDER

Chair Nancy Backus called the virtual meeting to order at 1:03 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; Sunaree Marshall, King County; Mark Hoppen, City of Normandy Park; Mark Santos-Johnson, City of Renton; Tom McLeod, City of Tukwila.

**Other attendees:** Angela San Filippo, SKHHP; Joy Scott, City of Auburn; Colleen Brandt-Schluter, City of Burien; Eric Lane, City of Des Moines; McCaela Daffern, King County; Hannah Bahnmler, City of Renton; Minnie Dhaliwal, City of Tukwila; Marty Kooistra, HDC; Jackie Moynahan, King County. Lori Guilfoyle, City of Kent; Caia Caldwell, Master Builders association.

## I. REVIEW AGENDA/AGENDA MODIFICATIONS

No modifications to agenda.

## II. APPROVAL OF June 26, 2020 MINUTES

Mark Santos-Johnson made a motion to approve the June 26, 2020 minutes as presented, Joseph Cimaomo seconded the motion. Motion carried unanimously (8-0).

## III. OLD BUSINESS

a. **Resolution 2020-02: 2020-2021 Work Plan.** Backus introduced the work plan amendments made in response to jurisdiction review, edits are shown in red strike-through and underline in the board packet. Angela San Filippo described the edits to the work plan to integrate racial equity into the actions already identified in the work plan and include assistance and support for tenant protections and anti-displacement policies. After Board approval of Resolution 2020-02, the work plan will be taken to each partner jurisdiction for adoption.

Santos-Johnson asked about Section 2 of the resolution and provided a recommendation to edit the section to reflect language from the Interlocal agreement regarding the work plan taking effect upon approval by each participating jurisdiction.

Sunaree Marshall commented on the Advisory Board and encouraged thought into how the Board will prioritize their voices in the process, examples include setting Board agendas and developing future work plans.

b. **Resolution 2020-04: SKHHP 2021 Budget.** San Filippo reviewed the budget that reflects the Program Coordinator position at 30 hours per week with benefits,

jurisdiction contributions remain stable through 2022, and includes partner jurisdiction contributions made once annually.

Santos-Johnson recommended the same edits made in Section 2 of the previous resolution to include language from the Interlocal Agreement that the budget takes effect upon adoption upon approval by each participating jurisdiction.

Santos-Johnson made a motion to adopt Resolution 2020-02 as amended, Marshall seconded the motion. Motion carried unanimously. (8-0)

Santos-Johnson made a motion to adopt Resolution 2020-04 as amended, Brian Davis seconded the motion. Motion carried unanimously. (8-0)

- c. **SKHHP Program Coordinator** San Filippo provided an overview of the position description. The staff work group and Auburn Human Resource staff reviewed the final draft position description. She asked for SKHHP Executive Board approval of the position description and supplemental questions in order to begin recruitment and posting of the position in August with a target hire date of October 1.

Cimaomo made a motion to approve the position description and related materials, Mark Hoppen seconded the motion. Motion carried unanimously. (8-0)

- d. **SKHHP Advisory Board.** San Filippo provided an overview of the outreach proposal, including the purpose, outreach questions, and outreach list. She asked the Board for input on the proposal. She wants to make sure the Board agrees on the path forward and agree to reach out to the community with regard to how the Advisory Board is formed.

Marshall said King County's experience with community based organizations indicates that compensation will probably come up and what the value proposition is for participants. She also wants to make sure we articulate the power and influence of the Advisory Board and the Executive Board and staff are on the same page.

Santos-Johnson said the staff work group had a conversation on compensation and depending on the results of the outreach they may come back with a recommendation to the Board. He also flagged the 4-year commitment and the possibility that questions will come up about that.

San Filippo said she will move forward with the outreach proposal with the intention that the input received will inform a recommendation to the Executive Board on the overall structure and representation on the Advisory Board.

- e. **Statewide Eviction Moratorium.** Backus provided an update on the City of Auburn's just cause eviction ordinance, which includes a temporary COVID-19 section, and next steps for Council consideration of the ordinance. She said the ordinance was modeled from the City of Burien rental policies passed last year.

Hannah BahnMiller provide an update on the City of Renton. BahnMiller said they are very early in the staff process and are using Auburn's and Burien's legislation to inform what the proposal might look like in Renton. They are also considering

temporary provisions related to COVID-19, and a requirement for landlords to offer a repayment plan before beginning eviction proceedings. City leadership will review the proposed legislation with intention to move forward before the eviction moratorium ends.

Marshall said King County passed legislation about 6 weeks ago allowing for COVID eviction defense and allowing payment plans, it did not include a just cause eviction clause. In addition, King County allocated coronavirus relief funds for rental assistance, they expect more information from Commerce next week and will work quickly to design a program based on that information.

Brian Wilson said Burien was looking at ways they could bolster their rental housing ordinance and add protections if they extension to the moratorium did not happen. Burien is concerned about legal liability and potential to interfere in the contract between landlords and renters. They are encouraged by the governor's actions to set up a work group.

San Filippo provided a brief update on the extension of the statewide eviction moratorium including the convening of a workgroup of landlords and tenants to inform potential short and long term changes to the moratorium. San Filippo asked about the work group and whether or not local government should have representation on that work group. Backus thought it would be beneficial for cities and counties to better understand the issues on both sides and ensure they are not overstepping while also accommodating as much as they can.

San Filippo said WLIHA is advocating for an extension of the eviction moratorium through March 2021 to enable Congress to develop comprehensive strategy and provide more certainty for tenants. She asked if SKHHP had interest in advocating for a longer extension of the eviction moratorium.

Marshall said the Affordable Housing Committee (AHC) issued a letter advocating for extension of the moratorium through March 2021. Senator Orwall said there is a lot of work being done at the state level and she hopes she can be an advocate. She expressed interest in advocating for equitable distribution of rental assistance funds. Backus expressed gratitude for Senator Orwall's work in South King County.

Santos-Johnson said he would like the extension to be based on housing stability and correlate with recovery. Backus asked about sending a letter from the SKHHP Executive Board. Marshall said King County asked for an extension and the more certainty of the timeframe the easier it is to establish and design programs. San Filippo said she will draft a letter thanking the governor for his thoughtful approach in continuing to extend the eviction moratorium and the formation of the work group, and recommend establishing an eviction prevention strategy based on housing stability and recovery rather than setting an arbitrary expiration date of the eviction moratorium.

#### **IV. EDUCATIONAL ITEM**

**Key affordable housing financing concepts and revenue tools.** Backus introduced Jackie Moynahan from King County. San Filippo provided an introduction and overview of the presentation. She said some of this will be a review of the principles introduced by Brian Lloyd, with a different perspective that may help to reinforce some of the complexities of housing finance. King County intends to provide information on affordable housing finance and revenue generating tools and ask for feedback for the AHC as they develop shared principles and inform the pursuit of revenue to meet the need for affordable housing. Great opportunity for SKHHP to be part of that process and provide input into AHC's process.

McCaela Daffern described the AHC's work plan for developing shared principles and raising revenue to meet the affordable housing needs in King County. The AHC is tasked with implementing the Regional Affordable Housing Task Force 5-Year Plan to build 44,000 affordable housing units over the next 5 years.

Presentation included an overview of the level of government support necessary to meet the housing need at different income levels, why affordable housing development requires so many different funding sources and subsidy programs, a typical affordable housing development timeline, and key challenges identified by the Housing Interjurisdictional Team (HIJT).

McCaela and Jackie concluded the presentation by asking the Board what the most important considerations are in their communities that the AHC should consider when developing shared principles related to future revenue actions and how they would incorporate equity and social justice into the shared principles.

Feedback from the Board included the challenge in South King County communities to support large mega developments. Recommendation to better articulate the differing needs across King County in the presentation (for example the greater homelessness need in Seattle versus other areas of the County). Recommendation to separate homeownership from rental households. Encourage the County to prioritize very low-income households (0-30% AMI) that are not experiencing homelessness. Comment that currently there is not equitable distribution of resources across the County and the priorities should be looked at differently in order to facilitate more equitable distribution.

Discussion on the impact of school impact fees and the additional cost to development in South King County cities. County response that impact fees are acknowledged but were not prioritized in the work plan.

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

**VI. NEXT MEETING – August 28, 2020**

**VII. ADJOURN**

Backus adjourned the meeting at 3:05 pm.