

I. CALL TO ORDER

Chair Nancy Backus called the virtual meeting to order at pm.

a. ZOOM MEETING PROTOCOL

b. ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Chair Nancy Backus, City of Auburn; Vice-Chair Brian Wilson, City of Burien; Joseph Cimaomo, City of Covington; Traci Buxton, City of Des Moines; Brian Davis, City of Federal Way; Dana Ralph, City of Kent; Sunaree Marshall, King County; Mark Hoppen, City of Normandy Park; Mark Santos-Johnson, City of Renton; Tom McLeod, City of Tukwila.

Other attendees: Marty Kooistra, HDC; Dafne Hernandez, City of Covington; Minnie, City of Tukwila, Joy Scott, City of Auburn; Hannah Bahnmitter, City of Renton; Sarah Bridgeford, City of Federal Way; McCaela Daffern, King County; Merina Hanson, City of Kent; Hayley Bonsteel, City of Kent; Laura Benjamin, PSRC, Chaney Skadsen, City of Federal Way; Doc Hansen, City of Federal Way; Colleen Brandt-Schluter, City of Burien; Nicole Gaudette, City of Burien; Anthony Avery, City of Auburn.

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No modifications to agenda.

III. APPROVAL OF AUGUST 28, 2020 MINUTES

Joseph Cimaomo made a motion to approve the August 28, 2020 minutes as presented. Brian Wilson seconded the motion. Motion carried unanimously (10-0).

IV. NEW BUSINESS

a. City of Auburn – rental housing policy update. Joy Scott provided an overview of rental housing policies adopted by Auburn City Council on September 8, 2020. Rental policies have been under consideration in Auburn for a while but the pandemic and sustained economic insecurity provided greater urgency for action. The bulk of the policy focuses on just cause eviction protections and incorporates feedback from community members, landlord associations, tenant associations, Housing Development Consortium (HDC), and King County Housing Authority.

The policies go into effect mid-October, key provisions include:

- Information distribution requirements at time of rental application and when tenant is served notice.
- Total amount of security deposits and fees paid cannot exceed allowable monthly rent.
- Payment installment language consistent with state law adopted in 2020 legislative session.
- Fees imposed for late payment of rent cannot exceed \$10/month
- Minimum 120 day notice of increase rent requirements if increased by more than 5% – state requires 60 day notice.

- Notice of proposed sale incorporates some exemptions, including transfer of property to family or through a will.
- Just cause eviction requirements to give cause in order to evict. Meant to be common sense policy where landlords need to have good cause to evict or otherwise terminate a tenancy and applies to both month-to-month and lease. Allowable causes are similar to Seattle and Burien and reinforces requirements for rental properties in Auburn to be licensed.

Nancy Backus said there was some pushback from landlords regarding the \$10/month late fee assessment and they delayed adoption to make sure they were able to provide input from community members. Auburn will also be looking at whether there should be differences between multifamily and single family rentals.

b. SKHHP position on city rental housing policies.

Angela San Filippo introduced a proposed resolution supporting local governments to enact rental housing policies that address tenant protections and increased housing stability. She said a SKHHP member jurisdiction requested SKHHP's support and the staff work group recommended the proposed resolution providing broader support for local jurisdictions to enact rental housing policies.

Discussion ensued regarding how landlords fit within the proposed resolution and desire to ensure helping one group does not harm another. As an early adopter of rental housing policies, Brian Wilson shared Burien's experience with landlord participation to ensure there aren't surprises, and result in landlord support. Noted the importance to address housing quality and landlord/tenant relationships.

Marty Kooistra referenced COVID crisis bringing these issues to the forefront and hearing more about smaller landlords and uncertainty of how they are going to get through the crisis, many are owners of naturally occurring affordable housing. Is there a way to acknowledge landlords that are a big part of the equation.

Dana Ralph asked about litigation in Burien and desire to ensure cities are protected. Brian said he would follow-up with an update but nothing has prevented Burien's policies from moving forward.

Discussion on how rental policies are enforced and corresponding staff time. Auburn has a reactive rental inspection program while some cities like Kent have a proactive program so there is a big difference in staff time. Auburn was already moving forward with a staff position to address landlord/tenant issues and educational component. Ralph said Kent's city attorney questioned whether it is outside the City jurisdiction. Scott responded that Seattle's ordinance has been in place since 2005 establishing clear precedence that does not exist at state level.

Traci Buxton said as a landlord she relates to some of the comments but would never create some of these abuses. SKHHP establishes a vision for being an advocate for housing and homelessness, she sees the need to support landlords but it is part of SKHHP's mission to support housing and homelessness. She suggested adding improve housing stability to implement tenant protection, and displacement protection. Sunaree Marshall indicated agreement with the housing stability addition, she added majority of landlords are following the law and a lot of enforcement happens in the court system.

General agreement to revise language that addresses both landlords and tenants. Mark Santos-Johnson suggested bringing a revised resolution to the staff work group and for Board action at the next meeting. Backus requested that each Board member have discussion with respective Councils prior to next meeting.

Brian Davis stated interest in balance, but establishing rental protections is going to have some give and the balance is going to have to shift to impact landlords. Recognition of current conditions and the intention to help renters. He asked if the end goal was for cities to come up with a policy and program with corresponding staffing and enforcement. Backus said the resolution does not force Cities to do anything or take the same approach but rather to state support of efforts to each Council so that they know SKHHP is supportive of these approaches.

Marshall emphasized the issue of COVID and the CDC nationwide eviction moratorium, if we don't have just cause eviction ordinances it doesn't help the month-to-month renters. The system is currently out of balance on the side of the landlords and we are talking about keeping people housed. Staffing and enforcement depends on the policy or program, ideally we would harmonize policies and gain efficiencies.

c. 2021 State and local legislative priority discussion.

San Filippo described the proposed County charter amendment to allow for County owned property to be used for affordable housing at lower than market cost. Marshall said King County has property they would like to use for affordable housing but there are a lot of legal issues to work through including feasibility and disposition of property. Discussion regarding how cities would be involved if properties are within their boundaries. County cannot override zoning and would have to coordinate with City on permitting, land use, etc. similar to other development. Decision not to issue a statement on the proposed charter amendment.

Introduction of legislative session and recognition that there will probably be a limitation on what the legislature will be able to achieve. General agreement to create a limited legislative agenda that can build broad coalition support and ability to be most impactful on SKHHP's priorities.

General agreement to discuss the following policy and funding priorities in more detail at the October meeting: statewide just cause eviction, lifting the 1% property tax cap, tax increment financing, significant investment in state Housing Trust Fund, and direct investment in SKHHP Housing Capital Fund.

d. Draft SHB 1406 Interlocal Agreement discussion.

San Filippo described the draft SHB 1406 Interlocal Agreement. Some cities have already established intent to pool funds, this agreement will provide a mechanism for cities to pool revenues collected through SHB 1406. Since the Board does not have time for discussion San Filippo asked that the Board review the document as homework and provide feedback prior to the next meeting.

V. EDUCATIONAL ITEM - South King County Subregional Housing Framework.

San Filippo provided an introduction to the South King County housing framework and the overarching goals to understand broad trends in SKC housing market, understand SKC demographics, provide a basis for evaluating city level strategies, and provide groundwork for more consistent, unified messaging in SKC.

Hannah Bahnmitter, City of Renton provided an explanation of Area Median Income (AMI), which is used throughout the data analysis and for context provided a comparison of median household incomes from SKC cities to other cities in King County. she provided an overview of housing inventory and trends in the data including: housing production is not keeping pace with growth, housing prices have increased, incomes have also increased but not as much as housing costs. She described an inventory of regulated affordable housing in SKC accounting for 19% of SKC's housing stock with most of the units serving households earning 60% of AMI. She provided an overview of the projected housing need in the SKC subregion by 2020 which includes a calculation of current underproduction and a projection of future need. To meet the calculated need, SKC needs to increase annual housing production by 47%.

Minnie Dhaliwal, City of Tukwila, provided an overview of the policy analysis that included five policies and their overall effectiveness in increasing housing production in the 6 SKC cities studied. In order of their effectiveness the policies are: Multifamily Tax Exemption (MFTE), Accessory Dwelling Units (ADUs), density/height bonuses, fee waivers, planned action environmental impact statements.

Dhaliwal further described housing strategies broken down into four buckets: preservation and anti-displacement, affordable housing and production, middle housing, and TOD and urban centers. Each of these bucket areas were described by the goals they helped to achieve, and the potential impact on affordability. The report includes an evaluation of the housing strategies and timing of implementation by each of the cities evaluated and for SKHHP. The SKHHP strategies that were included as near-term were monitoring regulated affordable properties, providing culturally specific support, and explore public private partnerships. The SKHHP strategies that were included as medium-term were a housing capital fund, tenant protections, mobile home preservation, and monitoring naturally occurring/aging housing stock.

VI. UPDATES/ANNOUNCEMENTS

- a. Eviction Pilot Process Briefing to be held October 5 from 4:00 pm – 5:00 pm
- b. Housing Washington – October 6 from 9:00 am – 12:00 pm

VII. NEXT MEETING – October 23, 2020

VIII. ADJOURN

Backus adjourned the meeting at 3:05 pm.