

I. CALL TO ORDER

Vice Chair Dana Ralph called the virtual meeting to order at 1:04 pm.

a. ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Vice-Chair Dana Ralph, City of Kent; Brian Wilson, City of Burien; Joseph Cimaomo, City of Covington; Traci Buxton, City of Des Moines; Brian Davis, Federal Way; Sunaree Marshall, King County; Mark Hoppen, City of Normandy Park; Ryan McIrvine, City of Renton; De'Sean Quinn, Alternate City of Tukwila.

Other attendees: Marty Kooistra, HDC; Hannah Bahnmler, City of Renton; Mark Santos-Johnson, City of Renton; Merina Hanson, City of Kent; Trish Abbate, SKHHP; Angela San Filippo, SKHHP; Sarah Bridgeford, City of Federal Way; Laurel Humphrey, City of Tukwila; John Howell, Cedar River Group, Robert Feldstein, Cedar River Group; Nicole Nordholm, City of Des Moines; Dafne Hernandez, City of Covington; McCaela Daffern, King County; Mark Ellerbrook, King County; Kelly Rider, King County, Alanna, UW social work student

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No concerns or modifications with the agenda.

III. APPROVAL OF February 26, 2021 MINUTES

Joseph Cimaomo moved to approve the February 26, 2021 minutes as presented; Traci Buxton seconded the motion. Motion passed unanimously (9-0). Brian Wilson missed first vote.

IV. OLD BUSINESS

a. SKHHP Advisory Board (AB)

i. Resolution 2021-02

Angela San Filippo reviewed the questions raised around the AB from last month's Executive Board (EB) meeting, the individual follow up that occurred with some of the EB members, and the subsequent changes to the resolution that include:

- More inclusive language to address homelessness in addition to affordable housing
- Calling out that this is a dynamic process and there may be future amendments through recommendations by AB and adoption by EB
- Added detail about type of projects AB will work on
- Collective geographic representation across SKC jurisdictions

ii. Advisory Board onboarding outline

San Filippo introduced the onboarding outline, which illustrates how the first six months will focus on relationship building, introduction to and education around SKHHP's governing structure, interlocal agreement, and workplan, and adopting bylaws.

Discussion included who is going to be on the selection committee and what details will be shared with the EB if they are not part of the selection committee?

San Filippo explained the staff workgroup's recommendations is to utilize them for the selection committee with potentially additional community members.

Traci Buxton referenced ARCH's advisory board that works within a narrow focus of reviewing resource allocation and that we should begin with asking our advisory board to work on one task and add other tasks in the future, the current resolution is asking too much from an advisory board. San Filippo replied that we used broad, inclusive language directly from our Interlocal Agreement but in practice, we will be intentional about what we ask of them at any one time. Sunaree Marshall agreed with Buxton's desire to ease them into their role and support their onboarding process but wants this group to decide exactly what their first task is because we don't know what will be ready for action yet and would like, as much as we can, to allow the advisory board to decide how to direct their energy.

Discussion occurred around the language edits and usage of "housing stability" vs. "affordable housing" and "homelessness". San Filippo explained the language was taken directly from the Interlocal Agreement, but will add clarification when language is directly from interlocal agreement.

Buxton expressed resistance to expecting the advisory board to provide public education and community outreach services. San Filippo explained the language was taken directly from the Interlocal Agreement.

Mark Hoppen asked about Section III B of the resolution and using words such as "develop and provide" vs. "review" in that the word choice may create false expectations since the board is advisory. San Filippo commented that we can clarify that language.

Marshall suggested that outreach and engagement should be tied to compensation since there are concerns around asking volunteers to do that level of public work without compensation.

Ralph proposed one more round of review to address issues raised today and several others agreed. San Filippo offered to present the changes, background materials, application and selection committee details next time.

De'Sean Quinn commented that if an advisory board member works on behalf of an organization that has a large reach, there is an opportunity for that member to do public outreach and it could be helpful to share existing theory behind that approach. He also added that advisory board members may contribute credibility and reach beyond what the Executive Board has and it will be important to maximize and honor what they and the people who trust them will bring.

V. Educational Item

a. King County Health Through Housing – Mark Ellerbrook and Kelly Rider

Ralph introduced King County Department of Community and Human Services, Kelly Rider, Government Relations Manager, and Mark Ellerbrook, Division Director of Housing, Homelessness and Community Development.

Kelly Rider introduced herself as a former SKHHP board member. Rider shared the Health Through Housing (HTH) initiative overview and commented that the work is being done in close partnership with all the jurisdictions across the county. The initiative began with HB1590 which implemented the 0.1% countywide sales tax, with the exception of 8 cities which chose to operate outside HTH (including Renton, Kent, and Covington) and is estimated to generate approximately \$50 million in 2021. The goal is to house 1,600 King County residents experiencing or at risk of chronic homelessness while reducing racial-ethnic disproportionality by acquiring single-room settings such as hotels, putting buildings into immediate service as emergency and affordable housing, funding sustainable and long term operating supportive service within housing, and converting into permanent

housing while continuing to develop additional affordable housing. This approach was largely in response to COVID as housing stabilizes health and is a solution for homelessness, single room housing is healthier, and there is a temporary opportunity to capitalize on the economic challenges to make resources go further, while acknowledging the biggest impact is possible only in partnership with all the jurisdictions together. Rider reviewed the legislative timeline that occurred to move toward implementation in August 2021.

Mark Ellerbrook further described eligibility as households at or below 30% area median income (AMI) who are currently experiencing or at risk of chronic homelessness and also include an adult with a disability. Building criteria includes existing buildings with 75-150 units (hotels, apartment buildings), private bedroom and bathroom, buildings built 1990 or later (less rehab needed), internal corridors (vs. outdoor hallways) for more controlled entry and exit, zoning is key and supporting ADA access. Rider commented that jurisdictional support here is essential because the county cannot even look at properties without approval from the jurisdiction. Ralph asked if the county will also work with cities on the service provider and Ellerbrook affirmed that they will work with the jurisdiction on both the property and provider. HTH will fund site acquisition, building operations, on-site 24/7 staffing, case management services, site rehab/construction as needed to fully convert to permanent supportive housing. Starting in 2022 the funds will be managed by the Implementation Plan with goals to create 1,600 units of affordable housing, reduce racial and ethnic disproportionality of chronic homelessness, and create a mobile behavioral health intervention program, with a Housing Advisory Committee which will ensure the program is meeting its goals and measures and also oversees the spending plan.

VI. SKHHP Housing Capital Fund (Cedar River Group)

Ralph introduced John Howell from Cedar River Group to lead a conversation about the Housing Capital Fund (HCF). Howell introduced their role as helping the Executive Board establish the structure and systems needed to develop the HCF and perform outreach to potential private donors with a timeline to complete their work by mid-summer. Howell explained the purpose of today's conversation is to have a high level visioning conversation to better understand purpose and vision.

Ralph asked about the pros and cons of talking with philanthropy possibilities sooner rather than later and Howell explained that the risk of bringing in funders early is you may bring strings attached or prescriptions into the creation of the fund. The pro being if philanthropy is expected to be a major contributor, the requirements are built in and future exclusions are avoided.

Q: What is the purpose of the fund?

- Ralph: provide capital resources for housing in south county, undefined if low-income or homeless housing product; potentially buildings we can purchase, reinvest in, etc. vs starting from scratch; opportunities to preserve existing housing stock.
- Buxton: use the advisory board to help us be more in touch with the needs of our community, and prioritize projects that we can meet a gap in funding to move a project forward and draw resources into south county.
- Marshall: respond to the greatest local housing needs and the greatest need continues to be at the lowest income levels. What degree does flexibility also encompass communities experiencing displacement, communities of color, and smaller organizations doing visioning and pre-development work that might not traditionally be in the development game?
- Ryan McIrvine: a data driven approach, knowing our dollars are somewhat modest how can we leverage them, integrate into a regional approach, and create partnerships. Where can we get some early wins to build momentum? How can we maximize the use of our dollars?

- Cimaomo: identify projects and groups that are already working on plans underway but need extra funding. Ensure we are being responsible and working with groups that have a proven track record and demonstrated expertise.
- Quinn: based on JRC experience, there are gaps that need to be filled and our partnership can leverage. We have lost a lot of state funding over the years, we can be bridge to provide necessary funding. We have been gutting the social safety net for the past 20 years, identify what we do well and identify our partners and community organizations who need buying power and figure out how to be a really good partner with these funds and house people. Hoppen: this group has the greatest potential to help SKC out of anything he's involved in.
- Brian Wilson: looks forward to participating in projects that are lacking the 10-15% to complete the deal, partnering with the private sector, and adding flexibility to move quickly. Capitalize on opportunities as they arise with local control and influence is key and critical.

Howell summarized EB desire for HCF flexibility in in how the resources can be used or targeted and highlighted that being nimble vs. having an annual funding process will be a key decision point.

Q: Where do you see the SKHHP HCF in 5 years?

- Quinn: Good financial practices is key in the long term. We want to be looked at as a solid partner/fund, create good relationships by showing successful projects. How do we become one a space for philanthropic dollars because we have great programming? In 5 years want this fund to be an innovator.
- Brian Davis: be an entity that philanthropy looks to as worth engaging.
- Buxton: tangible units, available to the community and good personal stories.
- Marshall: enough units under our belt that we have experience by 5 years to think to the future.
- McIrvine: in 5 years housing cost and demand will increase, would like TOD focus alongside number of units
- Cimaomo: wants to be a partner to groups that need extra help, strong advocates for local community. Wants to be known as group that's getting things done.
- Hoppen: build up enough capital that we have capacity to leverage projects.
- Wilson: positive stories from municipalities about the impact these projects have on their community and population. Established partners standing in line waiting to contribute funds to our efforts because they are so successful and we have a bank of tremendous projects that have been successful for SKC.
- Ralph: I want us to be looked to as the model and our fund is healthy enough that we have an annual process alongside an opportunity fund.

VII. NEW BUSINESS

a. Outreach to South King County cities

Ralph briefed recommendation from the staff workgroup to reach out to the non-SKHHP South King County cities. San Filippo suggested we provide progress updates to non-SKHHP partners, along with a letter from the chair/Executive Board with work we are doing and the future of SKHHP.

Question posed asking if it should include an invitation for future participation or more info? Ralph expressed support of including an invitation to join us. South King County cities that are non-SKHHP partners include: SeaTac, Maple Valley, Algona, Pacific, Enumclaw. Executive Board affirmed the approach, San Filippo will follow up with Chair Nancy Backus with a letter and progress report.

VIII. UPDATES/ANNOUNCEMENTS

San Filippo introduced the invitation to submit federal appropriation requests to Congresswoman Jayapal and Schrier's offices. Burién offered to submit to Jayapal on SKHHP's behalf. Requests due on April 7 and will look very similar to what was submitted last year to get federal support for SKHHP Housing Capital Fund by leveraging the SHB1406 funds. Executive Board agreement to move forward.

San Filippo thanked the group for the silent support of the Homestead Community Land Trust's affordable homeownership's project in Renton.

Results of the doodle poll meeting extension indicated majority support for May meeting extension, Cimaomo moved to extend the May 21 meeting to 12-3. Buxton seconded. Approved 9-0. (Quinn exited early)

Mark Hoppen, Normandy Park representative, is retiring on April 7.

IX. NEXT MEETING – APRIL 23, 2021

X. ADJOURN

Ralph adjourned the meeting at 3:00 pm.