

I. CALL TO ORDER

In the absence of Chair and Vice-Chair, Executive Manager, Angela San Filippo called the virtual meeting to order at 1:05 pm.

II. ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Merina Hanson, Alternate City of Kent; Colleen Brandt-Schluter, Alternate City of Burien; Joseph Cimaomo, City of Covington; Traci Buxton, City of Des Moines; Sarah Bridgeford, Alternate City of Federal Way; Sunaree Marshall, King County; Sue-Ann Hohimer, City of Normandy Park; Ryan McIrvine, City of Renton; Tom McLeod, City of Tukwila.

Other attendees: Angela San Filippo, SKHHP; Trish Abbate, SKHHP, Marty Kooistra, HDC; Patience Malaba, HDC; Hannah Bahnmler, City of Renton; Laurel Humphrey, City of Tukwila; John Howell, Cedar River Group; Robert Feldstein, Cedar River Group; Nicole Nordholm, City of Des Moines; McCaela Daffern, King County; Alanna Peterson, Pacifica Law Group; Deanna Gregory, Pacifica Law Group; Chris Lovings, Eastside Legal Assistance Program; Katharine Nyden, Eastside Legal Assistance Program; Tram Tran-Larson, Housing Justice Project; Mark Santos-Johnson, City of Renton

III. REVIEW AGENDA/AGENDA MODIFICATIONS

No concerns or modifications with the agenda.

IV. APPROVAL OF MARCH 26, 2021 MINUTES

Joseph Cimaomo moved to approve the March 26, 2021 minutes as presented; Traci Buxton seconded the motion. Motion passed unanimously (8-0). Sue-Ann Hohimer missed first vote.

V. OLD BUSINESS

a. SKHHP Housing Capital Fund with Cedar River Group

San Filippo introduced John Howell and Robert Feldstein from Cedar River Group to continue the discussion on the SKHHP Housing Capital Fund. John Howell explained that today's conversation is a continuation of the high level conversation that began last month. Robert Feldstein reviewed last month's feedback and themes of pragmatism and a focus on impact to meet the greatest needs.

Tom McLeod asked for feedback on pitfalls to avoid as we create the capital fund structure. Sunaree Marshall suggested if we are focused on greatest need to remember to not always pick the easiest option if there is something more impactful. Marty Kooistra suggested avoiding duplicating other potential resources with low or no leverage value.

Howell introduced the following discussion questions:

1. How do you feel about the philosophy that in any given year contributions to the capital fund (from philanthropy or local funds from members) would be used in an individual jurisdiction/unincorporated area, but over time the funding support for projects would be spread across the SKHHP sphere of influence?

Cimaomo – weight value of the project over specific geographic location, choosing what will best meet needs in South King County regardless of money coming from philanthropic or public funds.

Buxton – acknowledges the value of SKHHP is that it is a regional partnership and the benefit may be to the region over the specific cities in question.

McCleod – there should be an equitable and accountability piece to this and wants buy in and accountability from all the cities. Start where we can get the biggest bang for our buck and over time work to be more geographically equitable.

Sunaree Marshall – we should look strategically after a few years to evaluate where projects aren't happening and why – for example: did we get proposals or did we receive inadequate proposals, do developers not want to build there, were there political or communication challenges that may need problem solving and joint capacity building around. As a group, we will need to define “bang for our buck” or readiness - does this mean number of units or depth of subsidy and impact on those most cost burdened, location based on transit access, serving people most disadvantaged in the current housing system, etc.

Colleen Brandt-Schluter - it many sources of funds, the element of readiness will likely dictate where a project gets built as well. We should aim for geographic spread, but will have to go where it pencils while staying as flexible as possible since we can't know what will come our way.

Ryan McIrvine – echoes comments about the region benefiting as a whole which then benefits individual cities.

Merina Hanson – on a subregional level, there are often very few South King County applications so it will be useful to follow Sunaree's suggestions. Challenges we hadn't considered may occur and we will need to ensure agencies in our cities have technical assistance and other help they may need.

Sarah Bridgeford – balance of feasibility and readiness and looking over time at geographic distribution and understanding why that is happening and how to support local projects to achieve the geographic distribution.

2. Based on decisions you've already made, the capital fund will include contributions from members (i.e. 1406 dollars) and philanthropy (i.e. creation of a 501c3). What is the expectation about whether all cities should contribute something (funding or land) to the capital fund – annually or over a period of time? Once the capital fund is created can funds be used in a city that has not contributed to the capital fund? Should the size of local contributions to the fund influence where the capital funds are used?

McLeod – every jurisdiction should contribute to the capital fund, whether it's land or revenue.

Sue-Ann Hohimer – Normandy Park makes a really small contribution compared to the rest of SKHHP member cities but is committed to continuing that. Additional capital funds would be really difficult on a public level. Residents of the city would likely be able to contribute human capital (elbow grease etc.). Echoes regional approach and support for the region as a whole.

Buxton – the goal is to create and maintain affordable housing and reduce homelessness and if that happens, doesn't matter where it happens as long as it happens. The ILA almost removes city boundaries and creates an overarching big group situation.

Cimaomo – we are one big entity helping each other out and we should focus on what will benefit South King County the most, for example one city provides land and other cities provide money.

Hanson – recognize that it's really hard for smaller cities to contribute capital funds outside the dues and wants to be as inclusive as possible despite different budget issues.

Marshall – King County already manages a regional capital fund and doesn't contribute to ARCH's capital pool but tries to ensure KC as a whole is competitive for other sources of funding. Possibility of tapping into county's bonding authority that is something of value but not the capital fund itself.

3. As we get deeper into the design of the capital fund and decision/allocation processes, we are suggesting using the staff work group to help us develop more detailed recommendations to review with the Board. Is that approach acceptable? Are there any additional directions or questions you would like to provide for the staff work group?

All Executive Board members approved of moving forward with the staff work group.

b. SKHHP Advisory Board

- i. Memo: overview of selection and evaluation process**
- ii. Resolution 2021-02**

Buxton moves that we pass Resolution 2021-02 as written, McLeod seconds, passes unanimously (9-0). Motion carries, staff will move forward with outreach, engagement, info sessions, and recruitment.

VI. EDUCATIONAL ITEM

a. Eastside Legal Assistance Program and Housing Justice Project

Trish Abbate introduced Chris Lovings and Katharine Nyden from Eastside Legal Assistance Program. Lovings introduced Tram Tran-Larson from the Housing Justice Project. Nyden summarized both the state and federal eviction moratoriums set to expire on June 30, 2021. Overview of recent legislation including the passage of HB1236 which creates statewide just cause, protecting against no cause eviction, often rooted in discrimination. SB5160 provides a right to council for tenants and makes WA the first state to offer this level of civil legal aid and tenant protection. It also requires that landlords offer payment plans.

Tram Tran-Larson shared an overview of the \$165 million in rental assistance coming to King County. It will be structured similar to the CARES act, priority to 50% area median income (AMI) or below or unemployed persons, offering up to 12 months of assistance + future 3 months and may pay rent, utilities, or other expenses directly or indirectly due to COVID-19. Accessible through landlord fund, King County lottery fund, or contacting a hub (17 local agencies). Currently, no procedures or instructions in place to prep for the lifting of the moratorium. Eviction Resolution Program requires landlord to notify the Dispute Resolution Center before commencing eviction for nonpayment of rent, but has been problematic as tenants are unfamiliar and don't understand the documents and haven't been responding.

Recent data demonstrates that Kent, Renton, Federal Way, Auburn are 17.4% of KC's renters, but represent 44% of evictions, which is particularly problematic since these South King County cities are home to a higher proportion of BIPOC community members. Black/African Americans make up 6.3% of the total King County population yet represent 34% of evictions in King County.

If the eviction moratorium lifts on June 30, tenants can be evicted immediately if they owed money before February 29, 2020. If tenants are offered payment plans but are late or don't agree within a certain timeframe they will be at risk of eviction. It is unclear what the court process will be like.

Suggestions for what cities can do

- Ensure that tenants are not evicted while rental assistance is available and being processed
- Extend moratorium protections at city level
- No evictions for covid-19 related debt

- Protect tenants from rent increases
- Need to ensure that protections are not evaded
- Need to avoid evictions going through the court

Marshall added that King County is launching an eviction protection program. There is a large landlord program that has a stop gap because as part of the program, they cannot evict until their tenants have been screened, but this isn't in place for individual or smaller landlords. Hoping to avoid waiting lists and tenants calling a dozen agencies but there is administrative complexity around distributing such a large amount of money. Suggested follow-up education topic on County rental assistance program.

VII. SKHHP 501(c)(3) with Pacifica Law Group

San Filippo introduced Deanna Gregory and Alanna Peterson. Peterson introduced herself and shared that before the next meeting, the Executive Board will receive articles of incorporation and bylaws to review and that today is a continuation of the high level conversation with the Board in January. The first step is to create nonprofit entity under state law, then apply to the IRS for 501c3 status - state process is quick but IRS process is more drawn out. Pacifica will build in flexibility in the governance documents to be able to make changes as SKHHP's needs evolve and change. Proposed name for the 501c3 is South King Housing and Homelessness Partners Foundation. Next steps include creating an initial board of directors, articles of incorporation filed with the state, board approves bylaws, and make more detailed decisions about who should be on the inaugural board of directors (3-7 individuals, made up of SKHHP staff, Executive Board members, SKHHP partners such as community based organizations or nonprofits focused on homelessness and affordable housing). Governance documents state that the Executive Board receives the financial documents of the foundation on an annual basis, along with a mechanism for the Executive Board to approve all funding decisions.

VIII. WORK PLAN PRIORITY SETTING AND BUDGET PLANNING

San Filippo provided an overview to work plan and budget process, which will be covered in more detail in the May meeting from 12-3. Memo outlines the process in preparation for May meeting.

IX. UPDATES/ANNOUNCEMENTS

Buxton shared that on May 7, Angela San Filippo will be a featured speaker in partnership with regional partners for a who does what presentation with ARCH, HDC, SCA and KCHA to talk through individual organizations and how they work together along with highlights of their work. Registration opens next week.

X. NEXT MEETING – MAY 21, 2021 – 12-3pm (NOTE: extended time)

XI. ADJOURN

San Filippo adjourned the meeting at 3:01 pm.