

I. CALL TO ORDER

Nancy Backus called the virtual meeting to order at 12:05 PM.

a. ROLL CALL/ESTABLISHMENT OF QUORUM

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

Other attendees: Angela San Filippo, SKHHP; Trish Abbate, SKHHP, Laurel Humphrey, City of Tukwila; John Howell, Cedar River Group, Robert Feldstein, Cedar River Group; McCaela Daffern, King County; Sarah Bridgeford, City of Federal Way; Eric Lane, City of Des Moines; Dafne Hernandez, City of Covington, Marty Kooistra, Housing Development Consortium; Merina Hanson, City of Kent.

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No concerns or modifications with the agenda.

III. APPROVAL OF APRIL 23, 2021 MINUTES

Angela San Filippo noted that Mark Santos-Johnson arrived late to the April 23 meeting and needs to be added to the minutes. Joseph Cimaomo moved to approve the April 23, 2021 minutes with the addition stated; Tom McLeod seconded the motion. Motion passed unanimously (8-0). Mark Santos-Johnson and Brian Wilson joined meeting following this vote.

IV. OLD BUSINESS

a. SKHHP Housing Capital Fund and 501(c)(3) with Cedar River Group

i. Summary of March and April Executive Board discussion

ii. Updated SKHHP Housing Capital Fund matrix

John Howell provided a summary of the Executive Board discussions thus far and noted that since last month, the staff work group has begun to meet and work on the Housing Capital Fund creation. Focus has included questions with regard to the relationship between the 501c3 requirements and the Housing Capital Fund is developed?

Discussion occurred around decision making for public and private funds and roles of SKHHP Executive Board, 501c3 board, and Advisory Board in decision making. Additional questions posed to the group included: How important is it to only approve projects that are supported by local jurisdictions (whether they provide local funding or not?) and does the SKHHP Executive Board want to give authority to the 501c3 board for decisions about use of private funds? A flow chart illustrating possible scenarios of decision making was also provided for consideration.

- Traci Buxton: there is a lot of accountability built into the entire system, supports moving decisions through quickly, leans toward Option 1

- Dana Ralph: leans toward Option 1 and in terms of the question of local jurisdiction approval, acknowledged there was not a distinction between public/private funding in terms of support of any

project coming out of SKHHP with the goal to be collaborative. Removing one of those pieces (private/public) creates potential for problems within the collaborative

- Joseph Cimaomo: leans toward Option 1

- Tom McLeod: suggests moving the Advisory Board between the 501c3 and the Executive Board and have the 501c3 receive the applications first.

- Sunaree Marshall: asked for clarification on discerning which option would be least likely to get us stuck in infinite process loops to which Howell answered Option 1 & 3.

- Howell and Feldstein provided clarification that the distinction between Option 1 and Option 3 is that in Option 1 the 501c3 board essentially functions as a technical review board looking at compliance only vs. in Option 3 content review and mission alignment are included as part of their purview

- Buxton: echoed McLeod's suggestion of placing the 501c3 board first if their job is to check boxes and not make value judgement considerations, it could reduce the work of the Advisory Board who are not getting compensated for their time and efforts. Howell replied that they will test this option alongside consideration of which scenarios may require more or less staff time.

- Feldstein clarified that inherent in this is the staff work and review which will be a preliminary step of the process.

- Marshall echoed Buxton's comments about trying to avoid engaging the Advisory Board on applications that are noncompliant and asked for further clarification on the makeup of the 501c3 board to which Feldstein replied that the decision making to determine who should be on the board is interdependent on how we define their role per this process

- Brian Davis: also suggests putting the 501c3 review before the Advisory Board. Concern raised if a member jurisdiction doesn't approve a project and suggestion to give deference to the member councils, detaching them entirely would not be good for the organization. Doesn't know what approval looks like but some inclusion of the councils so that they don't feel as though SKHHP, that they've worked to create, is now going off and doing their own thing

- Ralph: cities have all been the recipient of things being done to them, in the spirit of regional approach, does not want to feel like any one city or SKHHP is doing something to another city.

- Howell: there is almost no project that everyone in any community would 100% support. We will need to have future, deeper discussion about how to define community support.

- Ralph: King County is demonstrating inclusiveness in their decision making around 1590.

- Marshall: need a concrete understanding of what support means and how do we show a jurisdiction is behind a project. Ultimately we want people to be excited and embrace them. Suggested a possible education item on fair housing and cumulative impact of saying no to projects.

b. SKHHP Advisory Board update

Recruitment is open and board members are encouraged to share with their networks. Communication materials about recruitment, will be emailed to Executive Board members.

V. NEW BUSINESS

a. 2021 Quarterly progress and budget report

San Filippo shared highlights from the quarterly progress report, including:

- Approval of Interlocal Agreement to pool 1406 funds received from all partner councils with the exception of Renton who is adopting a companion agreement.
- As part of the ongoing Housing Capital Fund discussion and a new subregional funder, San Filippo has begun attending meetings of the King County public funders group.
- SKHHP has taken a convening role of the South King County Joint Planners and Developers group previously convened by HDC.
- There is a bit of a backup in finance, invoices are delayed but coming soon from the City of Auburn.

b. State Legislative Session wrap-up

San Filippo reviewed the SKHHP 2021 State Legislative Priorities and provided an overview of 2021 legislative session highlights related to SKHHP’s priorities.

Highlights related to tenant protections included: E2SHB 1236 – Just cause: landlords cannot evict tenants without just cause,

E2SSB 5160 – Tenants facing eviction have a right to counsel, payment plans, and dispute resolution as the eviction moratorium is set to expire on June 30, 2021

Highlights related to funding and flexibility included: ESHB 1189 – Property tax-based tax increment financing (TIF) tool, which allows local government to redistribute property tax collections within designated areas to finance public improvement (which includes constructing houses for the purpose of creating or preserving long-term affordable housing) costs within these designated areas; and E2SHB 1277 - \$100 increase in document recording fee, 20% of funds for operations, maintenance, and service costs of permanent supportive housing and 4% to landlord mitigation fund, with 60% to project-based vouchers, rapid rehousing, emergency housing or acquisition, with priority for persons who are chronically homeless. Brief overview of the \$184.9 million allocated to the the Housing Trust Fund, \$124.9 million of that in a flexible pool, and \$93.8 million for new rapid capital acquisition fund.

Brief overview of E2SHB 1220 – a lot to unpack in how this will be implemented in each jurisdiction, but effective 9/30/21 calls for allowance of emergency shelter and emergency housing. Discussion around jurisdictional concerns about meeting deadline for zoning changes.

c. Work plan priority setting and budget planning

San Filippo noted that SKHHP outreach and updates to partner councils are happening now. Feedback includes wanting tangible outcomes and value added for SKHHP partners and South King County subregion, angst regarding process and administrative burdens, questions raised regarding Advisory Board in relation to equity and ensuring representation from South King County, consider partnering with existing non-profit rather than establishing SKHHP specific non-profit, concerns about urgent need and expiration of eviction moratorium set for June 30, 2021 and questions about America Rescue Plan, how and if there is a relationship to SKHHP.

The draft SKHHP mission statement:

“South King County jurisdictions working together and sharing resources to create a coordinated and comprehensive approach to increasing housing stability and producing and preserving quality affordable housing in South King County.”

Feedback included adding an equity statement component while keeping message simple, potentially simply adding “equitable” before “approach” and to intentionally call out “homelessness” vs. “housing stability” which encompasses homelessness.

Draft SKHHP objectives:

- Share technical information and resources to promote sound housing policy
- Coordinate public resources to attract greater private and public investment into affordable housing in South King County
- Provide a unified voice to advocate for South King County needs at a local and regional level

Feedback included changing “into affordable housing” to “for affordable housing”, adding “planning” to housing policy and again adding “homelessness”

San Filippo shared the draft 2022 SKHHP work plan, highlights which include:

- - strategic planning – establish 3-5 year goals and objectives
- SKHHP Housing Capital Fund – feedback to add implementation timeline goals
- Work with partner jurisdictions to enhance and develop new local policies and programs
- - maintain catalog of successful affordable housing development projects, including what types of projects, incentives, codes are being implemented to make them successful
- Increase educational information for the public including brochures, website, housing tours, and other outreach programs

Discussion occurred around further engaging with Sound Transit on light rail development on surplus land. SKHHP will potentially join a monthly meeting with Sound Transit, Metro and ARCH.

San Filippo shared 2022 SKHHP Budget Priorities which include a balanced budget that includes two full time positions and developing a compensation structure for Advisory Board members.

VI. Discussion around 1406 funds and the annual projected 5% increase in expenses projection due to 2-3% salary increases plus increase in cost of benefits and operational expenses. Discussion around compensation structure for Advisory Board including concerns around disparity around other boards/commissions that are not compensated. Board expressed support for increasing to two full-time staff positions and recommended staff further develop compensation structure based on the suggestions and concerns raised for further discussion at the June meeting.

VII. UPDATES/ANNOUNCEMENTS

VIII. NEXT MEETING – JUNE 25, 2021 – 1-3pm

IX. ADJOURN

Backus adjourned the meeting at 3:09pm.