

SKHHP Executive Board
December 17, 2021, 1:00 – 3:00 PM
Virtual – Zoom Meeting

Video conference:

<https://zoom.us/j/99857398028?pwd=eXFiMmJpQm1abDZmMmRQbHNOYS8ydz09>

OR by phone: 253-215-8782

Meeting ID: 998 5739 8028 | Password: 085570

I. CALL TO ORDER 1:00

ROLL CALL

INTRODUCTIONS OF OTHER ATTENDEES

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. APPROVAL OF NOVEMBER 19, 2021 MINUTES [Page 3](#)

(ATTACHMENT A)

Motion is to approve the November 19, 2021 SKHHP Executive Board meeting minutes

IV. OLD BUSINESS

a. DRAFT RESOLUTION 2021-04: SKHHP 2022 LEGISLATIVE PRIORITIES [Page 7](#) 1:10 – 1:40

(ATTACHMENT B)

Purpose: adopt state legislative priorities to advocate for housing issues consistent with SKHHP’s mission that may come before the State Legislature during the 2022 legislative session.

Background: 2022 state legislative priorities were discussed at the October and November meetings and a vote was deferred to the December 17 meeting. Draft Resolution 2021-04 identifies legislation likely to come before the State Legislature that is consistent with SKHHP’s mission and goals and is likely to receive broad support from SKHHP member jurisdictions.

Previous actions:

SKHHP ILA purpose to act cooperatively to formulate affordable housing policies and strategies that address housing stability and foster efforts to preserve and provide affordable housing.

SKHHP Resolution 2021-04 supports local and statewide efforts to implement tenant protection and housing stability policies.

Staff presentation: Angela San Filippo

Motion on the table to approve Resolution 2021-04 SKHHP
2022 Legislative Priorities

b. 2022 STATE LEGISLATIVE SESSION MATRIX OF
LEGISLATIVE PRIORITIES

Page 9 1:40 – 1:45

(ATTACHMENT B)

Purpose: provide an overview of stakeholder organization
legislative agendas for the 2022 State Legislative session

Background: there will likely be housing related legislation
that is not included on SKHHP's legislative agenda. The
matrix is a tool for member jurisdictions to use in their
advocacy and/or tracking efforts during the state legislative
session. SKHHP staff will provide updates during the
legislative session as applicable.

**For informational and reference purposes only, no
action is proposed.**

V. NEW BUSINESS

a. DRAFT MAPLE VALLEY AGREEMENT

Page 10 1:45 – 2:00

(ATTACHMENT D)

Purpose: provide an agreement in response to Maple
Valley's interest in joining SKHHP adding an additional
party to the SKHHP Interlocal Agreement.

Background: the SKHHP Interlocal Agreement provides for
adding additional parties provided they sign on to the ILA
and adopt the current work plan and budget. The attached
agreement has been reviewed by Auburn legal staff and is
currently under review by Maple Valley staff. The
agreement will likely be considered by Maple Valley City
Council in January. Should Maple Valley City Council adopt
the agreement a subsequent decision will come before the
SKHHP Board to approve the additional party.

Staff presentation: Angela San Filippo

**For discussion and informational purposes, no action
is proposed.**

VI. UPDATES/ANNOUNCEMENTS *(as time allows)*

VII. ADJOURN

i. CALL TO ORDER

Nancy Backus called the virtual meeting to order at 1:03 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; Kelly Rider, Alternate King County; Sue-Ann Hohimer, City of Normandy Park; Ryan McIrvine, City of Renton;

Other attendees: Angela San Filippo, SKHHP; Trish Abbate, SKHHP; Nora Gierloff, City of Tukwila; Colleen Brandt-Schluter, City of Burien; Sarah Bridgeford, City of Federal Way; Dafne Hernandez, City of Covington; McCaela Daffern, King County; Mark Santos-Johnson, City of Renton; Laurel Humphrey, City of Tukwila; Patience Malaba, Housing Development Consortium; Lucia Faithfull, Sound Alliance; Jamie Thomas, City of Auburn; Merina Hanson, City of Kent; Hannah Bahnmler, City of Renton; Xochitl Maykovich, King County; Nicole Nordholm, City of Des Moines; Marty Kooistra, Housing Development Consortium.

ii. REVIEW AGENDA/AGENDA MODIFICATIONS

No agenda modifications.

iii. APPROVAL OF OCTOBER 22, 2021 MINUTES

Dana Ralph moved to approve the October 22, 2021 minutes as presented; Traci Buxton seconded the motion. Motion passed unanimously (8-0). Kelly Rider arrived after the vote.

iv. EDUCATIONAL ITEM

a. Just Cause Eviction Legislation

Trish Abbate introduced Xochitl Maykovich, who is the King County Renters Commission Program Manager. Maykovich also has previous experience working on behalf of housing issues and tenant protections in the nonprofit sector.

Maykovich provided an overview of eviction principles and highlighted the emphasis of due process and how because eviction is a civil matter vs. a criminal matter, responsibility falls on the tenant to defend themselves and provide evidence, which can be difficult by default since many landlord tenant matters lack hard evidence. Just Cause requires landlords have a reason for evicting tenants similar to union protections that ask employers to provide a reason for termination. Maykovich provided examples of how without Just Cause protection, tenants are vulnerable to retaliation, as well as discrimination in the judicial system.

Maykovich reviewed the allowances for eviction under the 2021 Washington State Just Cause and a loophole that exists because the Just Cause eviction protection applies to all leases except:

- If at the beginning of tenancy, the lease was 6-12 months long and the landlord provided 60 day notice during the initial tenancy prior to the end of the tenancy that the lease is terminated; or

- If at the beginning of the tenancy, the lease is 12 or more months, the lease states that the lease does not turn month to month and the tenancy has never been month to month, the landlord can terminate prior to the expiration of the tenancy with 60-day notice.

Discussion occurred around clarification of the term eviction versus lease termination, enforcement of business reasons for taking a rental property off the market, criminal activity on rental properties, and what types of rental properties are privy to this legislation.

v. **OLD BUSINESS**

a. **Draft Resolution 2021-04: SKHHP 2022 Legislative Priorities**

Angela San Filippo shared updates to the 2022 State Legislative Priorities following last month's discussion, which include language edits to the just cause legislation support as well as providing broader language to support tenant protection and housing stability efforts as part of COVID-19 recovery. San Filippo stressed the importance of addressing the amendments to the state just cause legislation, however based on additional information from housing advocates, amendments to the just cause legislation are not likely to be addressed in the 2022 session and recommended removing it from SKHHP's agenda.

Ryan McIrvine left meeting early, Mark Santos-Johnson represented City of Renton for the remainder of the meeting.

Brian Wilson moved to approve Resolution 2021-04: SKHHP 2022 Legislative Priorities as presented; Mark Santos-Johnson seconded the motion.

A question arose around matching the 1406 funds and if the state would be willing to essentially match their own contributions. Discussion occurred around criminal history discrimination protection and landlords hesitation to approve this legislation because of perceived risk. Some of the jurisdictions requested more time to confer with their councils on this issue.

Dana Ralph moved to table voting on Resolution 2021-04: SKHHP 2022 Legislative Priorities until the December 17 meeting; Joseph Cimaomo seconded. Motion passed unanimously (9-0).

vi. **NEW BUSINESS**

a. **Draft Resolution 2021-05: SKHHP Rules of Procedure**

San Filippo presented the proposed updates to the SKHHP Rules of Procedure:

- Eliminate reference to Advisory Board as they will be drafting Bylaws for Executive Board adoption
- Minor amendments to reflect SKHHP staff and administering agency roles and responsibilities
- Additional provisions regarding nominations and recommendations for officer positions
- Provision for Executive Manager to act as Chair of meeting in the absence of both the Chair and Vice-Chair

In addition, the staff work group identified the following goals for the Executive Board:

- Include leadership representation from jurisdictions of varying size and forms of government
- Balance leadership transitions with cultivating opportunities and depth of experience and leadership within Board

Based on the those goals the staff work group recommended the following:

- Include provision that elected officers must include representation from a council-manager form of government
- Executive Board discussion on leadership opportunities and rotation of elected officers

Brief discussion on amendments to the SKHHP Rules of Procedure. General agreement not to include provisions for rotation of elected officers at this time. Buxton moved to approve Resolution 2021-05: SKHHP Rules of Procedure, Wilson seconded. Motion passed unanimously (9-0).

b. Draft Resolution 2021-06: SKHHP Housing Capital Fund Administrative Procedures

San Filippo introduced Jamie Thomas, the City of Auburn's Finance Director who shared the breakdown of logistical responsibilities within the Housing Capital Fund as per the administering agency interlocal agreement. Thomas explained how the pooling of the capital contributions poses some new administrative challenges around developing a framework in finance to accommodate it. She explained they would track the contributions from each agency, relative expenditures and interest, and a cash balance. Revenue tracking is not a difficulty, but challenges arise with expenditures that might be pro-rated if some jurisdictions partially participate in projects or opt out, creating some difficulty around tracking. The City of Auburn is proposing to provide detailed revenue information, the interest earned each month, and the total expenditures coming out of the budget while San Filippo will do the detailed accounting for each jurisdiction. This proposed process was reviewed by SKHHP staff work group and Auburn's legal department to ensure consistency with the ILA and no concerns were raised.

Sue-Ann Hohimer moved to approve Resolution 2021-06: SKHHP Housing Capital Fund Administrative Procedures; Buxton seconded. Motion passed unanimously (9-0).

c. December meeting schedule

Backus proposed we keep the December 17 meeting with a single agenda item of voting on the 2022 SKHHP Legislative Priorities.

d. 2022 Executive Board meeting schedule

Backus referenced Attachment F which illustrates continuing with the 4th Friday of each month schedule for future SKHHP Executive Board meetings. Ralph proposed revisiting the topic after January when new committee assignments occur. General agreement to hold the January meeting on the 4th Friday and revisit the 2022 schedule in January.

vii. UPDATES/ANNOUNCEMENTS

Marty Kooistra announced that it is his last meeting with SKHHP and until a new ED is named, Patience Malaba will be the HDC point of contact for SKHHP.

San Filippo shared an update that Maple Valley is interested in bringing forward an ILA to their council for consideration in December or January.

Abbate provided a brief update on the progress of the Advisory Board and announced that the second meeting will occur on Thursday, December 2 at 6pm.

viii. ADJOURN

Backus adjourned the meeting at 2:58 pm.

DRAFT

RESOLUTION NO. 2021-04

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS, ADOPTING LEGISLATIVE PRIORITIES FOR USE DURING THE 2022 WASHINGTON STATE LEGISLATIVE SESSION

WHEREAS, the South King Housing and Homelessness Partners (SKHHP) Executive Board has agreed to advocate for certain legislative issues for 2022; and

WHEREAS, the actions of the Washington State Legislature in respect to local, regional, and state issues, services, and funding have a profound effect on SKHHP's ability to pursue its mission and goals, and each participating jurisdiction's ability to provide local services to its residents; and

WHEREAS, the SKHHP Executive Board recognizes these priorities are not all encompassing, in that certain additional items may arise during the legislative session that require support or opposition; and

WHEREAS, the SKHHP Executive Board believes it is appropriate to communicate its position regarding issues affecting the region and local government that may come before the State Legislature during the 2022 legislative session; and

WHEREAS, the SKHHP Executive Board agreed to these priorities at the SKHHP Executive Board meeting on December 17, 2021.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The SKHHP Executive Board adopts the SKHHP 2022 State Legislative Priorities as shown in Attachment A.

Section 2. SKHHP staff shall distribute these legislative priorities to appropriate Legislative District representatives and to other regional government entities and organizations.

Section 3. SKHHP staff shall work with other organizations and agencies with shared legislative priorities and advocate, testify, and/or otherwise promote legislative support for the SKHHP priorities.

Section 4. This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed this _____ day of _____, 2021.

SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

NANCY BACKUS, CHAIR

2022

South King Housing and Homelessness Partners Washington State Legislative Priorities

South King Housing and Homelessness Partners (SKHHP) is a coalition of 10 jurisdictions in South King County working together and sharing resources in order to increase the available options for South King County residents to access affordable housing and to preserve existing affordable housing stock.



INCREASE HOUSING STABILITY

Support state policies that **address discrimination against renters based on prior criminal record.**

Promote housing stability as part of COVID-19 recovery by supporting efforts to implement tenant protections and housing stability policies and funding strategies.



SUPPORT LOCAL PLANNING

Support efforts to secure local funding for comprehensive plan updates that increase opportunities for affordable housing and counter displacement.



FUND AFFORDABLE HOUSING

Increase existing funding sources like the State Housing Trust Fund and authorize new, progressive less regressive sources that do not disproportionately burden low-income households.

Support funding and policy decisions that reflect the role of affordable homeownership in ensuring wealth building for individuals and families affected by racial and ethnic segregation, marginalization, and discrimination.

Provide direct funding to the South King Housing and Homelessness Partners (SKHHP) Housing Capital Fund in order to provide much needed investment for preservation and production of affordable housing in South King County.

Contact:

South King Housing and Homelessness Partners
25 W. Main Street
Auburn, WA 98001
info@skhhp.org



SKHHP AND STAKEHOLDER ORGANIZATIONS 2022 LEGISLATIVE AGENDA MATRIX (DECEMBER 11, 2021)

#	Legislative Priority	AHC	AWC	Habitat	HDC	JRC	SKHHP (Draft)	SCA (Draft)	WLIHA (Draft)
1	Support state policies that address housing concerns for individuals impacted by the criminal justice system (2020 SB 6490/ HB 2478)	✓			✓	✓	✓		✓
2	Promote housing stability as part of COVID-19 recovery by supporting efforts to implement tenant protections and housing stability policies and funding strategies.	✓				✓	✓	✓	
3	Increase the Aged, Blind, and Disabled cash grant for people with disabilities from \$197 to \$417 per month.	✓			✓	✓			✓
4	Prevent rent gouging and protect tenants against rent increases.								✓
5	Enforce tenant protections and require registration for all for-profit landlords.								✓
6	Look to examples of Oregon and California to end exclusionary zoning.			✓	✓				
7	Support efforts to secure local funding for comprehensive plan updates that increase opportunities for affordable housing and counter displacement.	✓	✓		✓	✓	✓		
8	Increase existing funding sources like the State Housing Trust Fund and authorize new sources that do not disproportionately burden low-income households	✓	✓	✓	✓	✓	✓		✓
9	Support funding and policy decisions that reflect the role of affordable homeownership in ensuring wealth building for individuals and families affected by racial and ethnic segregation, marginalization, and discrimination.	✓		✓	✓				
10	Advocate for giving authority to counties and cities to establish a housing benefit district for affordable low- and middle-income housing projects (2021 HB 1128)	✓			✓				
11	REET exemption as an incentive to sell property to affordable housing developers (HB 2634 passed in 2020 but was vetoed by the Governor with fiscal notes due to COVID budget concerns).	✓			✓				✓
12	Continue the Foundational Community Supports and the broader Medicaid Transformation Project for another five years – this will allow Medicaid to be used to pay for homelessness services related to Permanent Supportive Housing.					✓			✓
13	Preserve manufactured housing communities. Support state policies that provide tenants and nonprofit organizations the opportunity to purchased manufactured housing communities (2021 HB 1100) and require longer notices for closures of manufactured housing communities (2021 SB 5079).	✓				✓			
14	Provide direct funding to the SKHHP Housing Capital Fund in order to provide much needed investment for preservation and production of affordable housing in South King County.						✓		

Interlocal Agreement Between South King Housing and Homelessness Partners (“SKHHP”) and the City of Maple Valley

This Agreement (“Maple Valley Agreement”) expands the Parties of the South King Housing and Homeless Partners (“SKHHP”) Interlocal Agreement to include the City of Maple Valley, a municipal corporation of the State of Washington.

WHEREAS, the Maple Valley Agreement is made pursuant to the Interlocal Cooperation Act, chapter 39.34 RCW, for the purpose of adding a municipal government to the original SKHHP Interlocal Agreement; and

WHEREAS, the cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County executed the SKHHP Interlocal Agreement with an effective date of January 1, 2019; and

WHEREAS, the Parties have a common goal to ensure the availability of housing that meets the needs of all income levels in South King County; and

WHEREAS, the Parties wish to provide a sound base of housing policies and programs in South King County and complement the efforts of existing public and private organizations to address housing needs in South King County; and

WHEREAS, the Parties wish to act cooperatively to formulate affordable housing policies and strategies that address housing stability, to foster efforts to preserve and provide affordable housing by combining public funding with private-sector resources, to support implementation of the goals of the Washington State Growth Management Act, related countywide planning policies, and other local policies and programs relating to affordable housing, and to do so efficiently and expeditiously; and

WHEREAS, the Parties have determined that the most efficient and expeditious way for the Parties to address affordable housing needs in South King County is through cooperative action and pooling public and private resources; and

WHEREAS, the intent of this cooperative undertaking is not to duplicate efforts of non-profit organizations and other entities already providing affordable-housing-related services; and

WHEREAS, a cooperative work plan with a primary focus on the production and preservation of affordable housing, is needed because the lack of access to affordable housing in one of the key contributors to homelessness.

WHEREAS, consistent with the Interlocal Agreement, the SKHHP Executive Board is required to affirm this Agreement with a two-thirds majority vote of the membership of the SKHHP Executive Board.

NOW, THEREFORE, in consideration of the mutual promises, benefits, and covenants contained in this Agreement, the City of Maple Valley agrees to the above recitals and the following terms and conditions:

Section 1. The City of Maple Valley agrees to and adopts the recitals, mutual promises, benefits, terms, covenants, and conditions of the SKHHP Interlocal

Agreement signed by the cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Tukwila, and King County, attached hereto as **Exhibit A**.

Section 2. The City of Maple Valley agrees to and adopts the 2022 SKHHP Work Plan and Operating Budget, attached hereto as **Exhibit B**.

Section 3. The City of Maple Valley agrees to and adopts a pro-rated contribution to SKHHP's operating budget based on the date this agreement is executed and an annual contribution rate for 2022 of \$8,625.

Section 4. This Agreement will be in full force on the date of SKHHP Executive Board affirmation by a two-thirds majority vote.

Executed this _____ day of _____, 2022.

CITY OF MAPLE VALLEY

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

EXHIBIT A
[ATTACH SKHHP FORMATION INTERLOCAL AGREEMENT]

DRAFT

EXHIBIT B

[ATTACH SKHHP RESOLUTION 2021-03: 2022 WORK PLAN AND BUDGET]

DRAFT