

SKHHP Executive Board
February 18, 2022, 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. ELECTION OF CHAIR AND VICE CHAIR 1:10 – 1:20

Purpose: elect Chair and Vice-Chair officer positions to serve for the remainder of 2022.

Background: Chair and Vice-Chair positions are elected annually. The Chair of the Executive Board presides over all meetings of the Executive Board. The Vice-Chair shall in the absence of the Chair, perform all duties incumbent upon the Chair. Chair and Vice-Chair positions are elected from the appointed members of the Board to serve an annual term. Per SKHHP Resolution 2021-05, the elected officers must include one position held by an Executive Board member from a council-manager form of municipal government.

Nominations accepted for Chair and Vice-Chair positions.

Motion is to approve the nomination for Chair.

Motion is to approve the nomination for Vice-Chair.

IV. APPROVAL OF JANUARY 28, 2022 MINUTES Page 5

(ATTACHMENT A)

Motion is to approve the January 28, 2022 SKHHP Executive Board meeting minutes

V. OLD BUSINESS

a. MAPLE VALLEY AGREEMENT Page 9 1:20 – 1:30

(ATTACHMENT B)

Purpose: consider approval of Maple Valley Agreement making the City of Maple Valley a party to the SKHHP Interlocal Agreement.

Background: during the November and December 2021 SKHHP Executive Board meetings, SKHHP staff have kept the Executive Board apprised of Maple Valley’s interest and consideration in becoming a party to the SKHHP Interlocal Agreement. At the January 24, 2022 Maple Valley City Council meeting, Council approved execution of the agreement to become a SKHHP partner jurisdiction.

Adding a party to the SKHHP Interlocal Agreement requires final approval by a two-thirds majority vote of the SKHHP Executive Board.

Motion is to approve Maple Valley Agreement and authorize SKHHP Chair to execute agreement

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- b. 2022 EXECUTIVE BOARD MEETING SCHEDULE Page 13 1:30 – 1:35
(ATTACHMENT C)

Purpose: Adopt a 2022 Executive Board meeting schedule.

Background: through a scheduling poll, discussion at the January meeting, and follow-up with individual Board members, the third Friday of every month from 1:00 pm – 3:00 pm is the regular meeting time that works best for all Board members.

Motion is to approve 2022 Executive Board meeting schedule

VI. NEW BUSINESS

- a. 2021 SKHHP ANNUAL PROGRESS AND BUDGET REPORT Page 14 1:35 - 1:40
(ATTACHMENT D)

Purpose: Staff to present 2021 SKHHP progress and budget report for Board review.

Background: Staff provides quarterly progress and budget reports consistent with the SKHHP Interlocal Agreement. The 2021 annual progress and budget report serves as both the annual and 4th quarter report out for 2021. Staff presentation followed by Board discussion provides the opportunity for feedback prior to finalization of the annual report and distribution to SKHHP partner jurisdictions, stakeholders, and non-SKHHP south King County jurisdictions.

For review, discussion, and receipt of Board feedback, no action proposed.

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- b. DRAFT 2022 SKHHP FEDERAL LEGISLATIVE PRIORITIES Page 16 1:40 - 2:00

Purpose: Initial Board review and discussion on draft 2022 SKHHP Federal Legislative Priorities.

Background: Building agreement on federal legislative priorities is part of SKHHP's annual work plan, establishing consensus amongst South King County jurisdictions provides a unified voice for advocacy, builds support and awareness for SKHHP, and helps further SKHHP's overall mission and goals.

Included in the draft federal legislative priorities are components of the Build Back Better Plan that are consistent with SKHHP's mission and goals to increase access to affordable housing and build upon previous SKHHP legislative agendas. Establishing a safe parking program is a bill cosponsored by Congressman Smith, supported by King County Regional Homelessness Authority, and consistent with SKHHP's mission and goals to increase housing stability and reduce homelessness. Also included is direct funding support for SKHHP's housing capital fund which is consistent with previous applications for direct federal appropriations.

Staff presentation: Angela San Filippo

For review and discussion, Board adoption of 2022 SKHHP Federal Legislative Priorities expected at March meeting.

c. SUMMARY OF CONVERSATIONS WITH PHILANTHROPIC ORGANIZATIONS

Page 18 2:00 - 2:25

ATTACHMENT (E)

Purpose: Staff to provide a summary of conversations conducted with seven philanthropic organizations in the latter part of 2021.

Background: Following the receipt of Washington State non-profit status for the SKHHP Foundation and leveraging introductions from Marty Kooistra, SKHHP staff and Cedar River Group held informational conversations with seven philanthropic organizations that were identified as potential funders for the SKHHP Housing Capital Fund.

Staff will provide a summary of those conversations, with key takeaways, questions and concerns posed by philanthropy during those conversations, areas of opportunity, and identified next steps. This initial informational sharing presentation will be followed up with facilitated discussions of individual topic areas at future Executive Board meetings to dig into the more substantive questions and concerns expressed during these conversations.

Informational sharing with Board and opportunity for general feedback, no action proposed.

VII. EDUCATIONAL ITEM

2:25 - 2:55

- a. CIVIC COMMONS – BLACK HOMEOWNERSHIP INITIATIVE

Purpose: Marty Kooistra joins the Board to provide an overview of Civic Commons and their joint partnership to create a black homeownership initiative.

VIII. UPDATES/ANNOUNCEMENTS (as time allows)

IX. ADJOURN



**SKHHP Executive Meeting
January 28, 2022**

MINUTES

I. CALL TO ORDER

Nancy Backus called the virtual meeting to order at 1:02 PM.

a. ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Nancy Backus, City of Auburn; Dana Ralph, City of Kent; Collen Brandt-Schluter, City of Burien; Joseph Cimaomo, City of Covington; Traci Buxton, City of Des Moines; Brian Davis, City of Federal Way; Sunaree Marshall, King County; Earnest Thompson, City of Normandy Park; Ryan McIrvine, City of Renton.

Other attendees: Angela San Filippo, SKHHP; Trish Abbate, SKHHP; McCaela Daffern, King County; Patience Malaba, Housing Development Consortium; Merina Hanson, City of Kent; Hannah Bahnmler, City of Renton; Nicole Nordholm, City of Des Moines; Nigel Herbig, King County Regional Homelessness Authority; JC Harris, City of Des Moines; Mark Santos-Johnson, City of Renton; Eric Lane, City of Des Moines; Dafne Hernandez, City of Covington; Laurel Humphrey, City of Tukwila; Emily Ho, Sound Communities.

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No agenda modifications.

III. APPROVAL OF DECEMBER 17, 2021 MINUTES

Dana Ralph moved to approve the December 17, 2021 minutes as presented; Joseph Cimaomo seconded the motion. Motion passed unanimously (9-0).

IV. OLD BUSINESS

a. SKHHP Housing Capital Fund

Throughout 2021 the SKHHP Executive Board reviewed and discussed each section of the Housing Capital Fund funding guidelines. Angela San Filippo presented the final format of all the previously discussed elements, including the proposed timeline for making a SKHHP recommendation by early December 2022. To align with other public funders, award letters would go out in early December as a SKHHP recommendation with condition that City Councils still need to approve the funds.

To be consistent with the legislation that authorizes sales tax credits for affordable housing, for this funding round all funds are targeted to 60% area median income (AMI) and below; income levels below 60% can be prioritized if desired. In future funding rounds with more diverse funding sources, a higher income level will likely need to be considered to support affordable homeownership projects.

Available funds include funds collected through 2021 available by March 2022, due to a lag in sales tax revenue. Subsequently, each funding cycle would utilize funds collected from the previous year.

Projecting out funds to be collected in 2022 was suggested, along with the suggestion and corresponding question regarding defining a reserve amount. San Filippo will inquire with the finance department and follow up.

Eligible applicants definition was made more specific to more clearly articulate why partnership opportunities are encouraged (build capacity, achieve community outcomes, reduce investment risk for funders) in order to support potentially smaller organizations or those with less experience.

Staff work group suggested a funding focus on development costs and not on operations for the first round because of the limited funding we have available.

A letter of consistency is required to demonstrate community support in the jurisdiction where the project is located showing the project is consistent with the Housing Action Plan, Consolidated Plan or other related jurisdictional plans.

Member councils that have contributed funding for a specific project will review and approve funding recommendations submitted by SKHHP.

Evaluation criteria was rearranged to a bulleted rather than numbered list. 'Advancing goals of equity' was moved to the top of the list to highlight this element and 'timeliness' was added to the second bullet point and throughout the evaluation criteria.

Next steps for finalizing the funding guidelines will be to bring forward a recommendation from the Advisory Board on funding priorities and supplemental questions as necessary. Priority setting with the Advisory Board will occur in February and March with the goal of presenting Advisory Board recommendation to Executive Board in March.

In February and March funds in each city will be confirmed, invoicing cities in March, with the goal of issuing notice of funding availability in May.

b. Maple Valley Agreement

Maple Valley City Council approved the SKHHP Interlocal Agreement on Monday, January 24, 2022. The next step is to bring the item forward to the SKHHP Executive Board at the February meeting for approval before making Maple Valley a partner in the SKHHP Interlocal Agreement. Maple Valley Mayor Sean Kelly and staff will be invited to participate in the agenda item for Executive Board consideration of executing the Maple Valley Agreement.

c. 2022 Executive Board Meeting Schedule

Board members expressed desire to revisit the 4th Friday meeting schedule in 2022 and were asked via email to respond to a meeting poll on availability for set meeting times prior to the January 28 meeting. The third Friday of the month was put forward as a suggestion and San Filippo will follow up.

V. NEW BUSINESS

a. Advisory Board Update and Meeting Schedule

Trish Abbate provided a brief update on the Advisory Board. The Advisory Board held their first meeting in November and they have been working on a lot of process related items including group agreements, decision making process and rules of procedure,

and development and the creation of bylaws, with the expectation that Advisory Board bylaws will be approved by February or March. The Advisory Board will begin the process of learning the details of the Housing Capital Fund in order to begin working on priority setting in February/March. Relationship building has also been a key focus, between board members, between the board and SKHHP staff, and between the Advisory Board and the Executive Board. In part, the Advisory Board's success relies on a strong relationship with the Executive Board. Mayor Backus and Mayor Ralph have attended the recent Advisory Board meetings and returning Executive Board members are invited to sign up and attend the February-June meetings, with newer Executive Board members invited later in the year.

b. Executive Board Questionnaire

San Filippo reviewed the Executive Board questionnaire, which was sent to Executive Board members as a way for members to reflect on individual and collective knowledge and experience as it relates to SKHHP's mission and provide input into SKHHP's educational component for the upcoming year. As Executive Board membership changes it is important to take time for staff and the Board to understand and get to know our new and returning Board members.

In the self-assessment section, board members were asked to respond to their level of experience and knowledge in relevant topic areas. In terms of topic areas of interest to board members, preserving affordability of housing and affordable housing financing were the top responses.

San Filippo provided an overview of the full scope of responses to the open ended questions included in the survey. Some themes include a desire for more education around the full scope of what it means to produce affordable housing from start to finish and within the different types of housing, along with more training and education around historical policies that have perpetuated inequities and current best practices and successful programming from peers involved in equity and inclusion work in our region.

VI. EDUCATIONAL ITEM

Emily Ho with Sound Communities provided an overview of the 2022 proposed Housing Benefit District pilot program. Housing Benefit Districts were first proposed during the 2021 legislative session as a voluntary tool that cities and counties could use to plan for and fund land assembly and predevelopment infrastructure work for affordable housing near major transit stops. The current iteration proposed in the 2022 legislative session would create a pilot program in Everett, Renton, Tacoma, and Shoreline.

Sound Communities is a volunteer steering committee with the mission to promote the development of complete, walkable, equitable and inclusive neighborhoods with the vision that everyone lives in vibrant, thriving communities with access to affordable housing near transit investments that are being made alongside public amenities. Goals include equitable benefit to BIPOC communities to ensure communities in neighborhoods where transit is arriving are not displaced, a full spectrum of housing types, creating home ownership opportunities and supporting complete communities

Patience Malaba introduced the current Housing Benefit Districts work which is focused on funding land acquisition around transit centers for low and middle income housing

and community development projects. The success of the pre-existing transportation benefit districts is in part the inspiration for the potential of housing benefit districts.

The pilot program is drafted as part of HB 1880 / SB 5861 in the 2022 legislative session with Everett, Tacoma, Renton, and Shoreline as eligible pilot jurisdictions with commitment to affordability requirements including. Housing benefit districts would apply funds towards station area land assembly and infrastructure investment..

HB 1880 has been voted out of the Housing, Human Services and Veterans Committee with a do pass recommendation moving into the finance committee where they anticipate conversations about the sales tax rebate funding source.

Discussion occurred around how the funding and revenue stream might function in real time, as well as potential future funding options that may be more progressive in nature. As part of the pilot program, Renton representatives expressed support for HB 1880.

San Filippo shared brief high level updates on the 2022 State Legislative Session as applicable to SKHHP's legislative agenda and other housing and homelessness related legislation for informational and advocacy purposes. Discussion occurred around the tension with state level bills without funding attached and the challenges for local jurisdictions.

VII. UPDATES/ANNOUNCEMENTS

San Filippo will continue trying to find a time for the next SKHHP Executive Board meeting that works for everyone and will follow up as soon as possible.

VIII. ADJOURN

Backus adjourned the meeting at 3:06 pm.

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 (hereinafter referred to as the “Parties”) 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; and

WHEREAS, Maple Valley would like to become a Party to the SKHHP Interlocal Agreement and share in the above recited efforts cooperatively with the current Parties to the Interlocal Agreement; and

WHEREAS, as a Party to the SKHHP Interlocal Agreement, Maple Valley shall agree to all the obligations and responsibilities required of the Parties and adopt both the SKHHP Interlocal Agreement and the Work Plan and contribute monetarily to SKHHP's operating budget with an annual contribution; and

WHEREAS, the Parties would like Maple Valley to become a Party to the SKHHP Interlocal Agreement; and

WHEREAS, the SKHHP Executive Board has authority to add the City of Maple Valley as a Party to the SKHHP Interlocal Agreement upon two-thirds majority vote of the membership of the Board;.

NOW, THEREFORE, in consideration of the mutual promises, benefits, and covenants contained in this Agreement:

SKHHP agrees to the following terms and conditions:

Section 1. The SKHHP Interlocal Agreement between the cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County is hereby expanded to include the City of Maple Valley as a Party.

Section 2. As a Party to the SKHHP Interlocal Agreement, Maple Valley shall be afforded all rights and responsibilities of Parties to the SKHHP Interlocal Agreement.

The City of Maple Valley agrees to the following terms and conditions:

Section 1. The City of Maple Valley agrees to become a Party to the SKHHP Interlocal Agreement 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. As a Party to the SKHHP Interlocal Agreement, the City of Maple Valley agrees to and adopts the 2022 SKHHP Work Plan and Operating Budget, attached hereto as **Exhibit B**.

Section 3. As a Party to the SKHHP Interlocal Agreement, the City of Maple Valley agrees to pay its pro-rated share of SKHHP's operating budget based on the date this agreement is executed with an annual contribution rate for 2022 of \$8,625.

Section 4. This Agreement will be in full force and effect only after the City Council of the City of Maple Valley has authorized the City Manager to execute this Agreement and after the 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

Executed this _____ day of _____, 2022.

SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

Nancy Backus, SKHHP Executive Board Chair

EXHIBIT A
[ATTACH SKHHP FORMATION INTERLOCAL AGREEMENT]

EXHIBIT B

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

2022 SKHHP EXECUTIVE BOARD MEETING SCHEDULE

3rd Fridays of each month
Meeting time: 1:00 pm – 3:00 pm

MONTH	DAY
March	18
April	15
May	20
June	17
July	15
August	19
September	16
October	21
November	18
December	16



2021 Progress Report. This year included creation of the SKHHP Foundation by obtaining Washington State nonprofit status and filing for federal 501(c)(3) status; adoption of Housing Action Plans by six SKHHP partner cities; creation of Advisory Board and appointment of twelve members to the inaugural SKHHP Advisory Board; and establishing administration procedures for the SKHHP Housing Capital Fund.

WHO WE ARE

Formed in 2019 by an interlocal agreement between 10 jurisdictions in South King County to support collaboration and sharing of resources.

PURPOSE

Create a coordinated, comprehensive, and equitable approach to increasing housing stability, reducing homelessness, and producing and preserving quality affordable housing in South King County.

CONTACT

Angela San Filippo
Executive Manager

Website:

<http://skhhp.org>

Phone:

(253) 329-7394

Email:

info@skhhp.org

GOVERNANCE AND ADMINISTRATION

Work plan and budget – facilitation of SKHHP partner feedback and Executive Board adoption of 2022 work plan and budget.

Advisory Board – adoption of Advisory Board framework informed by extensive outreach efforts culminating in appointment of 12 members to inaugural SKHHP Advisory Board.

POLICY AND PLANNING

SKHHP Housing Capital Fund

Adoption of interlocal agreement establishing a mechanism to pool sales tax credit revenues authorized by Substitute House Bill (SHB) 1406.

Facilitated conversations with Executive Board to draft funding guidelines and adopt administrative procedures.

Received Washington nonprofit status for SKHHP Foundation and submitted application for 501(c)(3) federal status.

South King County Housing Action Plans – provide support to six partner jurisdictions through Housing Action Plan development and adoption.

Build funding support

Awarded Department of Commerce grant funds to augment staff capacity to establish inventory and monitoring program for regulated and unregulated affordable housing in South King County.

Initial conversations with 7 potential philanthropic funders to inform funding pitch for private/public partnership through the SKHHP Housing Capital Fund.

OUTREACH AND EDUCATION

Adoption of State legislative priorities used by SKHHP and staff of partner jurisdictions to advocate for housing related policy and programs to benefit South King County.

Support Executive Board, elected official, and stakeholder understanding of housing needs and opportunities in South King County through monthly Executive Board educational items, strategic presentations, and outreach to stakeholder groups.

Represent SKHHP at local and regional meetings and forums: Housing Interjurisdictional Team; South King County Homelessness Action Committee; South King County Joint Planners and Developers; South King County Human Service Planners; South King Housing planners group; Sound Cities Association caucus to the Affordable Housing Committee; and PSRC Regional TOD Committee.

**South King Housing and Homelessness Partners
Fund Status As of December 2021**

SKHHP Fund	BUDGET	ACTUAL
OPERATING REVENUES		
Auburn	26,000	26,000
Burien	15,000	15,000
Covington	7,500	7,500
Des Moines	7,500	7,500
Federal Way	26,000	26,000
Kent	34,000	34,000
Normandy Park	4,000	4,000
Renton	34,000	34,000
Tukwila	7,500	7,500
Unincorporated KC	34,000	34,000
King County additional contribution	41,000	41,000
Contributions/Donations	15,000	15,000
INTEREST EARNINGS	1,600	153
Total	253,100	251,653
EXPENDITURES		
SKHHP Cost Reimbursement	279,860	241,881
Administration Fee	28,000	28,000
Total	307,860	269,881
Beginning Fund Balance – January 1, 2021	279,673	279,673
Estimated Ending Fund Balance – December 31, 2021	224,913	261,445
Estimated net change in fund balance – December 31, 2021	(54,760)	(18,228)

SKHHP Cost Reimbursement Detail	Actual
EXPENDITURES	
Wages	159,340
Benefits	55,974
Supplies	-
Professional Services	3,559
Interfund Allocations	23,008
	28,000
Total	269,881

RESOLUTION NO. 2022-01

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS, ADOPTING 2022 FEDERAL POLICY PRIORITIES

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

WHEREAS, the actions of federal legislation can have a profound effect on local, regional, and state issues, services, and funding which can impact 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 year that require support or opposition; and

WHEREAS, the SKHHP Executive Board believes it is appropriate to communicate its position regarding issues affecting housing and homelessness issues that may come before the United States Legislators; and

WHEREAS, the SKHHP Executive Board agreed to these priorities at the SKHHP Executive Board meeting on February 25, 2022.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

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

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

Section 3. SKHHP staff shall work with other organizations and agencies with shared policy 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 _____, 2022.

SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

NANCY BACKUS, CHAIR

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.



SUPPORT FAIR HOUSING ACCESS AND CHOICE

Provide fair housing assistance for intergovernmental enforcement of the Fair Housing Act, and funding to strengthen and expand local fair housing oversight and enforcement capacity to ensure housing and community development investments are administered equitably.

Provide incentives for state and local zoning reforms to eliminate exclusionary, restrictive zoning and land uses to advance fair housing and support the creation of housing.



FUND AFFORDABLE HOUSING AND HOMELESSNESS RESPONSE

Expand access to federal subsidies to produce and preserve housing that is affordable for low-income households through investments in the Investment Partnership Program (HOME), Housing Trust Fund, expanded Housing Choice Voucher program, new project-based rental assistance contracts, and Housing Investment Fund to fund rental and homeownership units.

Expand the low-income housing tax credit (LIHTC) program. The LIHTC program is the largest and most successful tool for financing housing production and preservation of affordable rental housing. Expansion of this program is critical for addressing affordability across the region.



Support the Naomi Schwartz Safe Parking Program which directs the Department of Housing and Urban Development to establish a grant program to support safe parking programs operating by organizations that assist people experiencing homelessness. Safe parking programs provide people living in vehicles with a safe place to park overnight and services including rehousing assistance and case management.

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





South King Housing and Homelessness Partners

TO: SKHHP Executive Board

DATE: February 10, 2022

RE: Summary of conversations with potential philanthropic funders

SUMMARY

Leveraging introductions from Marty Kooistra, SKHHP staff and John Howell and Robert Feldstein from Cedar River Group held informational conversations with potential philanthropic funders. The following is a summary of the key themes and takeaways, questions and concerns posed by potential funders, opportunities brought forward by potential funders, and next steps.

PRIVATE FUNDERS INTERVIEWED

- Boeing Employees Credit Union (BECU) – by 2023 expects to use some funding to support access to affordable housing with focus on social equity but have not set income level targets yet.
- Funders for Housing and Opportunity – National perspective
- Group Health Foundation
- JP Morgan Chase – commitments to change the wealth gap by supporting home ownership opportunities for BIPOC households.
- Wells Fargo – commitments to change the wealth gap by supporting home ownership opportunities for BIPOC households.
- Seattle Foundation
- US Bank – program, operation, and capital requests

KEY THEMES/TAKEAWAYS

- General agreement that the concept of having private funders contribute to SKHHP is viable.
- Funders (especially local and regional) seemed to understand and find compelling the challenge of creating and preserving affordable housing in South King County and its impact on lower-income communities, particularly of color.
- Funders understood and found compelling the challenge in obtaining local funds from under resourced South King County communities.

- Private funders generally encouraged to see funding commitments from local government.
- General understanding regarding the scale of the need far exceeding the funds available.
- Funders all centered equity as organizational and funding priority
 - Focus funding on highest need communities
 - Interest in supporting organizations that reflect Black, Indigenous, and people of color (BIPOC) communities
 - Interest in directly funding BIPOC-led and BIPOC-serving organizations
 - Interest in directly funding community based organizations to build organizational capacity that would lead to housing development
- Need to be clear in messaging on tangible outcomes achieved with SKHHP capital fund for the both the private funder and for communities served.
- Typically funding requests are received by invitation from funder.

QUESTIONS AND CONCERNS

- Political and jurisdictional leadership not seen as representative of South King County communities or individuals most impacted by housing crisis. Direct questions posed in follow-up to this expressed concern:
 - Who/where does the decision making power lie within SKHHP? Are there opportunities to shift decision making power to the Advisory Board?
 - How is SKHHP centering voices of those most impacted?
- Some funders seemed less interested and/or not common practice to fund intermediary.
- Suggestion to include in case statement or funding to pitch a visual representation of historic funding for affordable housing in relation to geography, need, and/or other demographics (e.g. poverty, low-income, race).
- Would SKHHP Foundation consider social impact loans from private funders, as opposed to a grant?

OPPORTUNITIES TO PURSUE

- The Partnership for Equitable Communities – a public/private partnership between philanthropy and HUD will fund a three-year pilot program across 12 sites aimed to help create sustainable housing infrastructure with expertise, tools,

and capacity needed to maximize federal dollars and lift up communities and populations that have consistently and disproportionately been left behind.

The Melville Foundation is taking the lead with sites identified by HUD. The following local foundations have been at the table: Margaret Casey, Raikes, and Amazon.

- BECU
 - Willing to convene a meeting with other Credit Unions to discuss SKHHP
 - Open to having a staff member sit on the SKHHP Foundation Board
- Group Health Foundation
 - Suggested potential event sponsorship
 - Advisory board training/retreat/etc.
 - Convening South King County community based organizations – who they are, what are their needs, how can SKHHP be a partner?
- Seattle Foundation suggested identifying potential individual donors, potential for staff to pitch to donor advised recommendations

NEXT STEPS

Short-term/In-progress

- Sharpen messaging to address questions and concerns
 - Why working with the local governments is important, and selling point, rather than detraction.
- Follow-up with Melville Trust regarding identification of sites for the Partnership for Equitable Communities
- Follow-up with each funder with updated messaging, progress, and outreach/recruitment for SKHHP Foundation Board seats
 - Specific ask to Seattle Foundation for outreach to donor advised funding

Longer-term

- Follow up with BECU to pursue convening of other Credit Unions (include Northwest Credit Union Foundation).
- Work with staff work group and Advisory Board on whether to pursue Group Health Foundation event sponsorship.
- Facilitated Executive Board discussions on substantive questions and concerns raised by philanthropic organizations.