

SKHHP Executive Board
March 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 ADVISORY BOARD MEMBERS
AND OTHER ATTENDEES

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. APPROVAL OF FEBRUARY 18, 2022 MINUTES Page 4

(ATTACHMENT A)

Motion is to approve the February 18, 2022 SKHHP
Executive Board meeting minutes

IV. EDUCATIONAL ITEM

a. **SUCCESSFUL AFFORDABLE HOUSING DEVELOPMENT** 1:10 – 2:10
IN SOUTH KING COUNTY

Purpose: Dan Wise, Catholic Community Services, and Kathleen Hosfeld, Homestead Community Land Trust, will present two different types of affordable housing and their success in South King County and what it took for these projects to come to fruition.

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

V. OLD BUSINESS

a. **EXECUTIVE BOARD RULES OF PROCEDURE** 2:10 – 2:15

Purpose: Staff to provide an update on the Executive Board rules of procedure.

For informational purposes only, no action is proposed.

b. **DRAFT 2022 SKHHP FEDERAL LEGISLATIVE PRIORITIES** Page 8 2:15 - 2:30

Purpose: Board to consider adoption of 2022 federal legislative priorities.

Background: The Executive Board had opportunity for initial review and discussion on draft 2022 federal legislative

priorities at their February meeting. Staff incorporated the feedback received and sent out a revised draft for Board members to review and discuss with their individual Councils and staff as necessary to consider adoption at the March meeting.

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

Motion is to approve Resolution 2022-01 2022 SKHHP Federal Legislative Priorities

VI. NEW BUSINESS

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- a. 2020-2021 SKHHP PARTNER HOUSING SUMMARY 2:30 – 2:45

Purpose: Share out a jurisdiction level summary of housing related policy and programs implemented during 2020 and 2021.

Background: Through SKHHP progress and budget reports, SKHHP staff report out the actions taken by the SKHHP Executive Board and the work that SKHHP staff does to support those actions. This inadvertently leaves out exceptional work that is being done at the jurisdictional level to address housing quality and stability, increase the supply and diversity of housing, and expand funding support for affordable housing.

Through the SKHHP staff work group and the South King County planners group (SoKiHo), staff are collaborating on much of this work on a regular basis. Staff's intent is to bring forward an annual summary alongside the SKHHP annual report so that the SKHHP Executive Board and our stakeholders are able to see a fuller picture of the work

being done to increase access to affordable housing and increase housing stability in South King County.

Staff presentation: Angela San Filippo

For informational and discussion purposes only, no action is being proposed.

b. 2022 STATE LEGISLATIVE SESSION WRAP-UP 2:45 – 2:55

Purpose: Staff to provide a summary of the 2022 state legislative session as it pertains to SKHHP’s priorities and other housing related legislation.

Background: SKHHP adopted 2022 state legislative priorities in December 2021. Those priorities included:

- Increase assistance to tenants, landlords, and homeowners as the eviction moratorium ends.
- Provide local option tools and incentives to diversity housing supply.
- Provide funding support for comprehensive plan updates.
- Increase existing funding sources for affordable housing and authorize new, less regressive sources.
- Support funding and policy decisions that reflect the role of affordable homeownership in ensuring wealth building.

Staff presentation: Angela San Filippo

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

VII. UPDATES/ANNOUNCEMENTS (as time allows)

VIII. ADJOURN



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: Chair Nancy Backus, City of Auburn; Collen Brandt-Schluter, City of Burien; Joseph Cimaomo, City of Covington; Traci Buxton, City of Des Moines; Brian Davis, City of Federal Way; Earnest Thompson, City of Normandy Park; Ryan McIrvine, City of Renton; Cynthia Delostrinos Johnson, City of Tukwila (Ryan McIrvine replaced Alternate Mark Santos-Johnson after Item V)

Other attendees: Angela San Filippo, SKHHP; Trish Abbate, SKHHP; McCaela Daffern, King County; Nicole Nordholm, City of Des Moines; JC Harris, City of Des Moines; Dafne Hernandez, City of Covington; Laurel Humphrey, City of Tukwila; Joy Scott, City of Auburn; Marty Kooistra, Civic Commons; Paul Tan, King County Regional Homelessness Authority (KCRHA); Eric Zimmerman, City of Normandy Park; Matt Torpey, City of Maple Valley; Sean Kelly, City of Maple Valley; Mark Santos-Johnson, City of Renton

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No agenda modifications.

III. ELECTION OF CHAIR AND VICE CHAIR

Chair and Vice Chair positions are elected annually. Per SKHHP Resolution 2021-05, adopted in November 2021, the elected officers must include one position held by an Executive Board member from a council-manager form of municipal government.

Angela San Filippo shared that both Nancy Backus and Dana Ralph expressed interest in continuing to serve in officer positions. As no other board members expressed interest, San Filippo suggested revisiting the updated rules of procedure and continuing with the current chair and co-chair until the procedures have been re-examined.

Revised timeline includes revisiting the rules of procedure with the staff work group in early March and bringing an update to the Executive Board at the March 18 meeting. No concerns were raised.

IV. APPROVAL OF JANUARY 28, 2022 MINUTES

Joseph Cimaomo moved to approve the January 28, 2022 minutes as presented; Traci Buxton seconded the motion. Motion passed unanimously (8-0).

V. OLD BUSINESS

a. Maple Valley 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.

Matt Torpey, Community Development Manager from Maple Valley described their interest in joining SKHHP to be part of regional solutions to addressing the homelessness crisis. Maple Valley seeks support from SKHHP around recent legislation that demands staff support and as a small city, they lack robust resources and are eager for the collaboration. Mayor Sean Kelly will serve as the SKHHP Executive Board representative in future meetings.

Cimaomo moved to approve Maple Valley Agreement and authorize SKHHP Chair to execute agreement; Earnest Thompson seconded the motion. Motion passed unanimously (8-0).

b. Executive Board Meeting Schedule

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

Cimaomo moved to approve 2022 Executive Board meeting schedule, Buxton seconded the motion. Motion passed unanimously (8-0).

VI. NEW BUSINESS

a. 2021 SKHHP Annual Progress and Budget Report

The 2021 annual progress and budget report serves as both the annual and 4th quarter report for 2021. The Progress and Budget Report may also be used for outreach purposes with South King County cities that are not SKHHP partners at this time.

San Filippo asked board members to reach out with follow up questions as it is difficult to distill so much information into a summary report. Some highlights of 2021 include adoption of the inaugural Advisory Board and the appointment of 12 members, the creation of the SKHHP Housing Capital Fund with the interlocal agreement establishing a mechanism for pooling sales tax credit revenues through SHB 1406, providing support to six partner jurisdictions through Housing Action Plan development and adoption, building funding support through initial conversations with potential philanthropic funders, receiving Washington State 501c3 nonprofit status for the SKHHP Foundation, awarded Department of Commerce grant funds to develop a South King County affordable housing inventory and monitoring program, along with outreach and education to adopt legislative priorities, support monthly Executive Board educational items, strategic presentations, and outreach to stakeholder groups.

b. Draft 2022 SKHHP Federal Legislative Priorities

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.

Thompson shared Normandy Park's concerns around state level zoning regulations. Discussion occurred around wanting more information around fair housing regulations and concerns over advocating for federal legislation when cities often desire retaining local control. Brian Davis expressed support for focusing on homelessness services in addition to the production of affordable housing. Paul Tan added that work is being done between KCRHA and SKHHP to determine if and what type of collaboration would be most effective to support holistic solutions. Colleen Brandt-Schluter asked for additional details around why fair housing enforcement component is so important, King County has done substantial work and investigations into this topic. San Filippo will send additional follow up details to ensure board members have sufficient time to review the legislative priorities with their councils prior to the next SKHHP Executive Board meeting.

c. Summary of Conversations with Philanthropic Organizations

Following the receipt of Washington State nonprofit status for the SKHHP Foundation and leveraging introductions from Marty Kooistra, SKHHP staff and Cedar River Group held informal conversations with seven philanthropic organizations that were identified as potential funders for the SKHHP Housing Capital Fund. San Filippo explained that information would be shared today but a deeper discussions will occur in future meetings.

John Howell of Cedar River Group, provided a summary of the conversations, takeaways, questions/concerns posed by philanthropy, areas of opportunity, and identified next steps. Howell underscored the work done was investigative and did not include formal requests for funding. An overarching takeaway from private funders is that our work is viable, paired with questions and conditions. Rationale for viability is understanding that South King County is a region of high demand with limited resources, and the demographics of South King County compared with the rest of King County. There was a positive response to the allocation of local resources in the creation of SKHHP as well as the pooling of the SHB 1406 funds as demonstration of local support. All of the funders were interested in equity issues, inquiring about the makeup of the Executive Board and Advisory Board and the decision making authority of the Advisory Board. Funders wanted to ensure that people most impacted are involved in decision making around resources in their communities, and some suggested increasing the Advisory Board's decision making power alongside concerns that the demographic makeup of the Executive Board is not representative of South King County communities. There were some concerns around SKHHP acting as an intermediary.

In terms of potential opportunities, there is a national initiative underway called Partnership for Equitable Communities managed by US Department of Housing and Urban Development (HUD) and Melville National Foundation but local foundations are also at the table (Casey, Raikes, Amazon). The initiative would develop 12 sites for 3-year pilot projects focused on historically underserved areas. Boeing Employees Credit Union (BECU) offered to convene a meeting of regional credit unions for SKHHP to present funding request as well as the potential for someone from BECU to serve on the SKHHP Foundation board. Group Health Foundation offered the potential for event sponsorship, such as training for the Advisory Board and a convening of community organizations across South King County who might be interested in partnering with SKHHP. Seattle Foundation offered to connect SKHHP with individual donors who work within the umbrella of the Seattle Foundation. Howell concluded by stating that ultimately there is an opportunity to create a private fund but it will require a lot of relationship building alongside SKHHP demonstrating commitment to policy level work.

Marty Kooistra underscored the focus on equity and how there is an opportunity for South King County jurisdictions to align on these issues and demonstrate actual engagement in the work by transforming systems, decision making authority, and distribution of resources.

Paul Tan shared that downtown Seattle is coordinating a public/private funded effort and imagines South King County has an opportunity to present a similarly coordinated effort. Backus suggested bringing our Advisory Board more into the work. Howell suggested finding champions to serve on the 501c3 board who could then serve as ambassadors to philanthropic entities. Kooistra concluded by suggesting that scalable successes are the path forward alongside investing in the Advisory Board.

This initial information 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 the conversations.

VII. EDUCATIONAL ITEM

Marty Kooistra joined the Board to provide an overview of Civic Commons and their joint partnership to create a Black homeownership initiative. JPMorgan Chase is funding six US cities including Seattle as part of their Connecting Capital and Community (3C) work as part of the Center for Community Investment which targets racial inequities at the core of the housing system. Civic Commons is the convening organization for 3C's Seattle site.

In this region, similar to the rest of the US, the Black homeownership rate is half or less the rate of white homeownership. This initiative aims to focus on South Seattle, South King County, Northern Pierce County and to make available 1,500 new low- and moderate-income (LMI) Black homeowners within the next 5 years. The subsequent work is transforming the systems that created this disparity and can still be seen today in the racism embedded in the market and lending community. The 10-year goal is to add 3,000 new Black LMI homeowners. As a result of our region's high-priced market, focus will be on condos, community land trusts, and co-ops. The process will be approached as a multi-year journey with relationship building at the core. In 2020, Black people were denied loans 84 time more than white people. A large focus will include supporting people to become mortgage ready.

Representatives from Tukwila, Auburn, Burien, and Renton expressed support and a desire to partner with this program.

VIII. UPDATES/ANNOUNCEMENTS

Next meeting is March 18, 2022.

IX. ADJOURN

Backus adjourned the meeting at 3:02 pm.

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 March 18, 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 and funding for implementation of the Fair Housing Act by strengthening and expanding local fair housing oversight and administration capacity to ensure housing and community development investments are administered equitably.

Provide incentives for state and local zoning and land use reforms that retain local land use authority to eliminate restrictive zoning and land uses to advance fair housing and support the creation of diverse housing options.



FUND AFFORDABLE HOUSING AND HOMELESSNESS RESPONSE

Expand access to federal subsidies to produce and preserve housing that is affordable for low-income households.

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
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