

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; Dana Ralph, City of Kent; Sean Kelly, City of Maple Valley; Eric Zimmerman, City of Normandy Park; Mark Santos-Johnson, Alternate City of Renton; Cynthia Delostrinos Johnson, City of Tukwila; Sunaree Marshall, King County

Other attendees: Angela San Filippo, SKHHP; McCaela Daffern, King County DCHS; JC Harris, City of Des Moines; Dafne Hernandez, City of Covington; Laurel Humphrey, City of Tukwila; Matt Torpey, City of Maple Valley; Kathleen Hosfeld, Homestead Community Land Trust; Dan Wise, Catholic Community Services; Nigel Herbig, King County Regional Homelessness Authority; Earnest Thompson, City of Normandy Park; Joy Scott, City of Auburn; Hannah Bahnmitter, City of Renton; Sarah Bridgeford, City of Federal Way; Eric Lane, City of Des Moines; Linda Smith, SKHHP Advisory Board Member/SKY Urban Institute; Marty Kooistra, Civic Commons

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No agenda modifications.

III. APPROVAL OF FEBRUARY 18, 2022 MINUTES

Joseph Cimaomo moved to approve the February 18, 2022 minutes as presented; Traci Buxton seconded the motion. Motion passed unanimously (11-0).

IV. EDUCATIONAL ITEM

Mark Santos Johnson introduced Kathleen Hosfeld with Homestead Community Land Trust who presented an overview of the Willowcrest Townhomes project in the Sunset area in Renton, which is a very diverse neighborhood with a high level of poverty. Over six years ago, the City of Renton initiated a partnership with Renton Housing Authority and Homestead Community Land Trust in an effort to create affordable homeownership opportunities, as the homeownership rate in the Sunset area is 33% compared to over 50% for the City of Renton overall.

Kathleen Hosfeld, Executive Director at Homestead Community Land Trust began her presentation by explaining the pricing structure they utilize provides home prices that are approximately \$500,000 below market rate and a couple hundred thousand dollars below cost. Down payment assistance was previously an effective strategy to increase affordability when the gap between market rate and affordability was smaller, but in today's housing market down payment assistance is insufficient to cover the gap.

The process includes many steps, beginning with community vision convening stakeholders to inform what is built, where, and how. Private land is generally too expensive, so city owned, donated, or low-cost land is a necessary source and legislative changes so that surplus public property can be used for homeownership are encouraged. Essential to land use approval and obtaining the building permit are internal champions who have institutional authority, senior level expertise and experience, and the ability to bring people together to overcome obstacles. The internal champions can also advocate for additional funding at the county and state levels. In addition to public funding and the

homeowners' mortgage, there is always a gap in funding that relies on private funding. Fundraising occurs while land use approval and building permits are secured, after which construction financing is secured before the build takes place and finally, marketing and sales occurs. Homestead maintains ongoing relationships with the homes and homeowners.

Angela San Filippo introduced Dan Wise with Catholic Community Services (CCS) who presented the Thea Bowman apartments, a permanent supportive housing project in Kent. Supportive housing is a housing model that pairs supportive services with long-term living situations. There is a deep need in South King County for housing that serves extremely low income households. Thea Bowman serves households earning <30% Area Median Income (AMI) and on average residents represent approximately 15% AMI.

Owned by CCS, the building opened in November 2020 with services provided through CCS. Funding sources include state and local public funding, along with fee waivers from the City of Kent. Pre-development activities began in 2016 through the identified need and a three-year feasibility period. Key components of success include the partnership between CCS and City of Kent, local investment through fee waivers, reduced parking requirement, responsive to permitting timeline, partnership in neighborhood notification and education, and a joint desire to serve people in poverty from the community.

V. OLD BUSINESS

a. Executive Board Rules of Procedure

San Filippo shared that due to the additional considerations needed in the Executive Board rules of procedure the item will be brought forward for further consideration and amendment during the April Executive Board meeting.

b. Draft 2022 SKHHP Federal Legislative Priorities

The Executive Board had opportunity for initial review and discussion on draft 2022 federal legislative priorities at their February meeting. Board members were emailed a revised draft incorporating their feedback. San Filippo presented the updates, which included 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.

Buxton moved to approve Resolution 2022-01 as presented; Colleen Brandt-Schluter seconded the motion. Motion passed (10-0, 1 abstention).

VI. NEW BUSINESS

a. 2020-2021 SKHHP Partner Jurisdiction Housing Summary

San Filippo shared a jurisdiction level summary of housing related policy and programs implemented during 2020 and 2021, with the intention that this type of reporting will occur annually. SKHHP staff work group members and the South King County planners group (SoKiHo) collaborate on a regular basis to address housing quality and stability, increase the supply and diversity of housing, and expand funding support for affordable housing on the jurisdictional level. These local actions have the potential to make a substantial impact on the housing supply across the region in addition to the SKHHP specific actions.

An overview of the policies, programs, or funding actions taken in 2020 and 2021 include rental housing policies, rental inspection programs, deintensification of shelters throughout King County,

emergency rental assistance, affordable housing demonstration program in Burien, reinstatement of Multifamily Tax Exemption program in Kent, permit ready accessory dwelling unit program in Renton, expanded zoning in Tukwila for shelters and permanent supportive housing, reduced school impact fees in Federal Way, alternative housing demonstration project in unincorporated King County, Health through Housing portfolio. :

Funding support for affordable housing was expanded through all SKHHP partners enacting ordinances to collect sales tax credits for affordable housing. 8 of the SKHHP cities authorized pooling of funds to establish housing capital fund. Renton allocated \$1.5M to Renton Housing Authority project serving households earning 30-50% of AMI. King County administered an expansion program providing capital for rental and homeownership development and preservation serving up to 80% AMI through short term lodging taxes and a climate equity fund for new construction of rental units up to 60% AMI and homeownership up to 80% AMI.

b. 2022 State Legislative Session Wrap-Up

San Filippo provided a summary of the 2022 state legislative session as it pertains to SKHHP's priorities and other housing related legislation and an overview of the supplemental capital and operating budgets. Key legislation from the 2022 session includes: ESHB 1643 REET exemption, ESHB 1866 Apple Health and Homes, and ESSB 5758 condo conversion tenant to homeowner program. San Filippo will follow-up with a more comprehensive summary of legislation related to housing and homelessness issues.

Discussion occurred around the opportunity for SKHHP to participate in offering educational opportunities for legislators in the interim.

VII. UPDATES/ANNOUNCEMENTS

Next meeting is April 15, 2022. Discussion occurred around if and when to return to in person meetings with suggestions around quarterly or bi-annual in person meetings, perhaps beginning in the 3rd quarter.

Homestead Community Land Trust requested a letter of support from SKHHP for their application to the Skyway \$5 million King County funding round. In partnership with Skyway Coalition and Community Land Conservancy, Homestead Community Land Trust will be applying for funding as well as the disposition of the Brooks Village surplus property for the construction of up to 55 homeownership units affordable to households earning less than 80% of area median income. Letters of support are due by Monday, March 21. Board agreed that San Filippo will follow up with a letter of support for the Chair's signature, Marshall abstained due to potential conflict of interest as this is a funding source through King County DCHS.

VIII. ADJOURN

Backus adjourned the meeting at 3:09 pm.