

SKHHP Executive Board
April 15, 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

In person option for public attendance:

City of Auburn Annex Conference Room 1
1 East Main Street
Auburn, WA 98001

I.	CALL TO ORDER	1:00
	ROLL CALL	
	INTRODUCTIONS OF ADVISORY BOARD MEMBERS AND OTHER ATTENDEES	

II.	REVIEW AGENDA/AGENDA MODIFICATIONS	
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III.	APPROVAL OF MARCH 18, 2022 MINUTES	Page 4
	(ATTACHMENT A)	
	<u>Motion</u> is to approve the March 18, 2022 SKHHP Executive Board meeting minutes	

IV.	EDUCATIONAL ITEM	
a.	HOMELESSNESS IS A HOUSING PROBLEM: How structural factors explain U.S. patterns	1:10 – 2:00
	<u>Purpose:</u> Gregg Colburn co-author of Homelessness is a Housing Problem will provide an overview of their research to test a range of conventional beliefs about what drives the prevalence of homelessness and why housing market conditions, such as cost and availability of rental housing, offer a more convincing explanation.	
	<u>Background:</u> The SKHHP 2022 work plan identifies bringing educational items to the Executive Board that help to better understand the full housing system, including understanding connections between SKHHP’s primary focus on affordable housing and addressing homelessness.	
	<u>Background reading materials:</u>	
	https://homelessnesshousingproblem.com/	
	Sightline interview with authors Gregg Colburn and Clayton Page	
	Seattle Times interview with authors Colburn and Page	
	For informational and discussion purposes only, no action is proposed.	

V. OLD BUSINESS

a. EXECUTIVE BOARD GROUP AGREEMENTS

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2:10 – 2:35

(ATTACHMENT B)

Purpose: Approve SKHHP Executive Board Group Agreements to help guide how the Executive Board handles discussions, meetings, and sensitive information raised in a group setting.

Background: The SKHHP Executive Board routinely takes on challenging and complex topics and each Executive Board member has different knowledge and experience that they bring to each topic area. The intention of having group agreements that are developed and approved by Executive Board members is to support a foundation of safety, respect, and trust that acknowledges each individual member's right to respectful treatment. The group agreements should provide a clear set of guidelines for how to work together effectively and respectfully so that Board members are able to participate fully and feel as safe as possible.

Staff prepared draft group agreements (Attachment B) as a place to begin discussion. In preparation for discussion please think about the following questions in relation to the draft group agreements provided:

- What are your initial reactions? Which of these resonate with you?
- What group agreements do you need in order to participate fully?
- Is there anything missing that you think should be added?

Facilitators: Angela San Filippo and Patricia Abbate

Motion is to approve SKHHP Executive Board Group Agreements

b. EXECUTIVE BOARD RULES OF PROCEDURE

Page 8

2:35 - 2:40

(ATTACHMENT C)

Purpose: Adopt revised Executive Board Rules of Procedure as last amended on November 21, 2021.

Background: The Executive Board Rules of Procedure currently requires that one elected position be held by a Board member from a Council-Manager form of government. The intention behind this requirement was to encourage leadership opportunities from all member jurisdictions. However, the lack of flexibility has made implementation challenging.

The proposed language in the revised Rules of Procedure is shown with additions underlined and deletions struck out. The intention of the revised language is to articulate value and support for broad representation in elected positions while allowing flexibility that accounts for varying member capacity and changed in Board

representation. Revisions are on page 11 and 12 of this agenda packet.

Staff presentation: Angela San Filippo

Motion is to approve Resolution 2022-02 SKHHP Executive Board Rules of Procedure

VI. NEW BUSINESS

- a. 2022 SKHHP HOUSING CAPITAL FUND PRIORITIES 2:40 – 2:55

Purpose: Share an update and gain input from the Executive Board on draft SKHHP Housing Capital Fund priorities.

Background: The SKHHP Advisory Board has been developing a recommendation on SKHHP Housing Capital Fund priorities for the 2022 funding round. Before bringing forward a formal recommendation, staff is seeking input from the Executive Board. The next steps will be to work with the staff work group and Advisory Board to review and revise the priorities with a formal recommendation coming before the SKHHP Executive Board at the May meeting.

Staff presentation: Angela San Filippo

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

VII. UPDATES/ANNOUNCEMENTS (as time allows)

VIII. ADJOURN 3:00



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 Bahnmilller, 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 Willows 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.



South King Housing and Homelessness Partners

Mission

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

Role of the SKHHP Executive Board

The SKHHP Executive Board is the governing board for SKHHP, comprised of members from each participating jurisdiction (Parties), which acts on behalf of all Parties and as may be in the best interest of SKHHP in order to carry out SKHHP’s mission.

Group Agreements

These Group Agreements are a clear set of guidelines on how the SKHHP Executive Board will handle discussions, meetings, and sensitive information raised in a group setting. The intention of these Group Agreements is to help support a foundation of safety, respect, and trust that acknowledges each individual member’s right to respectful treatment. These Group Agreements are meant to establish ground rules for how to work together effectively and respectfully so that Board members are able to participate fully and feel as safe as possible.

- Keep focused on our collective goal and stay on topic
- Do your best, be curious and respectful
 - Listen to understand
 - Be fully present and engaged
 - Have grace with yourself and others – we’re all figuring this out together
 - Use common conversational courtesy
 - Ask questions instead of making assumptions
- Take space / make space
 - Share your perspective while making space for others so we can hear from everyone
- Lean in to discomfort and learning together
 - Practice examining the big picture beyond your current view
 - Think about who is not at the table
- Be aware of how you act on your power, privilege, and advantage
- Have courage to interject if something is going amiss or being left unsaid: make the invisible visible

RESOLUTION NO. 2022-02

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS (SKHHP), ADOPTING RULES AND PROCEDURES

WHEREAS, Section 5(d)(2) of the SKHHP Interlocal Agreement authorized the Executive Board to adopt rules of procedures for the administration of SKHHP and for the conduct of meetings; and

WHEREAS, the SKHHP Executive Board adopted Rules of Procedures in Resolution 2021-05; and

WHEREAS, after soliciting nominations for elected officer positions, the SKHHP Executive Board identified necessary changes to the Rules of Procedure that reflect flexibility needed within elected officer positions.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board adopts the Rules of Procedure in Exhibit A.

Section 2. This Resolution will take effect and be in full force on passage and signature.

Dated and Signed this _____ day of _____, 2022.

SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

NANCY BACKUS, CHAIR

EXHIBIT A
SOUTH KING HOUSING AND HOMELESSNESS PARTNERS
RULES OF PROCEDURE

DRAFT

Adopted _____, 2022

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DRAFT

I. AUTHORITY:

The authority to adopt and amend the Rules and Procedures governing the procedures and operations of the South King Housing and Homelessness Partners (“SKHHP”) is derived from the Interlocal Agreement providing the formation of SKHHP (“ILA”) executed by the Parties.

II. MEETINGS

1. Regular meetings shall be held at the time(s) and place(s) established by the Executive Board. The time and location of a meeting may be changed with at least 24 hours notice.
2. If the scheduled meeting date is a legal holiday, the regular meeting shall be held on the next business day.
3. Special meetings of the Board may be called by the Chair. Special meetings of the Board may also be called by any 3 members of the Board. A minimum notice of 24 hours shall be provided for special meetings in accordance with State law.
4. If no matters over which the Board has jurisdiction are pending upon its calendar, a meeting may be canceled at the notice of the Executive Manager or Chair provided at least 24 hours in advance.
5. Meetings of the Board shall be conducted in conformity with the requirements of the Washington State Open Public Meetings Act, Chapter 42.30 of the Revised Code of Washington (RCW). Executive sessions can only be held in accordance with the provisions of Section 42.30.110 RCW.
6. The Board may conduct business in closed sessions as allowed in conformity with Section 42.30.140 RCW.
7. An agenda shall be prepared in advance of every regular and special meeting of the Board. Meeting agendas and materials for a regular meeting shall be provided to members of the Board not less than five (5) working days in advance of the regular meeting. Meeting agendas and materials for a special meeting shall be provided to members of the Board as promptly in advance of the meeting as can be reasonably accomplished.
8. For purposes of providing adequate and broad public notification of meeting details, discussion topics, and decisions of the Board, the Executive Manager will include representatives of each member of the SKHHP partnership in its public notice distribution list. Each SKHHP member will utilize local methods of posting and distributing materials within its community.

III. ELECTION OF OFFICERS:

1. The officers of the Board shall consist of a Chair and Vice Chair elected from the appointed members of the Board by a majority vote. Other officer positions may be approved and appointed by a majority of vote the Executive Board. ~~The elected officers must include one position held by an Executive Board member from a council manager form of municipal~~

government. SKHHP consists of regional and local jurisdictions across South King County that range in size and type of government structure. The SKHHP Executive Board values and strongly encourages diverse representation in elected officer positions that reflects that diversity.

2. The election of officers shall take place once each year at the Board's first regular meeting of each calendar year, or as soon thereafter as possible. The term of office of each officer shall run until the subsequent election. Officers may hold over in their positions until a successor is appointed.
3. The Executive Manager will accept nominations and recommendations from members of the Executive Board, shall determine whether nominees will consent to serve if elected, and shall prepare a slate of candidates with at least one nominee for each position. Members of the Executive Board shall be advised of the slate of candidates at least one week prior to the scheduled meeting where elections are to take place.
4. If the Chair or Vice-Chair vacates their position mid-term, the Board will re-elect officers at their next scheduled meeting and as their first order of business. If it is the Chair position that has been vacated, the Vice-Chair will administer election proceedings.

IV. CHAIR

1. The Chair shall preside over the meetings of the Board and may exercise all the powers usually incident of the office. The Chair is a member of the Board and has the full right to have their own vote recorded in all deliberations of the Board. Unless stated otherwise, the Chair's vote shall be considered to be affirmative of the motion.
2. The Chair shall have power to create temporary committees of one or more members. Standing committees of the Board shall be created at the direction of the Board and appointed by the Chair. Standing or temporary committees may be charged with such duties, examinations, investigations, and inquiries relative to one or more subjects of interest to the Board. No standing or temporary committee shall have the power to commit the Board to the endorsement of any plan or program without the approval at the regular or special meeting of the Board.
3. The Vice Chair shall in the absence of the Chair, perform all the duties incumbent upon the Chair.
4. In the event of the absence of the Chair and Vice-Chair, the Executive Manager shall act as Chair for that meeting or may delegate the responsibility to another member.

V. QUORUM:

A simple majority of the appointed members or alternates shall constitute a quorum for the transaction of business. If at any time during the meeting, a quorum is no longer present, the meeting may only continue for the time and duration necessary to fix a time for adjournment, adjourn, recess,

or take measures to obtain a quorum. Members may participate by phone or video conferencing for all purposes, including voting and establishing a quorum.

VI. VOTING:

1. A simple majority of the membership is required to approve any action, except that 2/3rds majority is required to appoint the Administrative Agency, add a new Party to the ILA, or to modify the contribution methodology for dues and assessments. Any member, including the Chair, not voting or not voting in an audible voice shall be recorded as voting in favor of the motion.
2. The Chair, or on a request from a Board member, may take a roll call vote.
3. It is the responsibility of each member of the Board to vote when requested on a matter before the full Board. However, a member may abstain from discussion and voting on a question because of a stated conflict or interest.
4. If any member of the Board wishes to abstain, or has disclosed a conflict of interest and must abstain from a vote on the motion, that member shall so advise the Chair and, if there is no objection to the abstention, shall physically remove and absent themselves from the meeting, all deliberations, and considerations of the motion, and shall have no further participation in the matter.
5. If the intended abstention can be anticipated in advance, the member should notify the Board Chair as soon as practical.
6. If a tie vote exists, after recording the Chair's vote, the motion fails. However, a motion for denial that fails on a tie vote shall not be considered an approval.
7. The ILA offers flexibility in the method used for the Executive Board to take action. At a minimum, in order to ensure an efficient, clear and organized record of Executive Board decision making, the following types of action shall be taken under Resolution:
 - Annual budget
 - Annual work plan
 - Adoption and amendments to Rules of Procedure
 - Establishment of the frequency, day, and time of the Executive Board's meeting schedule in order to ensure meetings are categorized as a general meeting
 - Amendments to the Interlocal Agreement
 - Determination of Administering Agency and host city locations
 - Adding new member jurisdictions

VII. RULES OF ORDER:

Except as modified by these rules of procedure, all meetings of the Executive Board shall be conducted in accordance with the latest edition or revision of Robert's Rules of Order.

VIII. AMENDMENT:

The Rules of Procedure may be amended at any regular meeting the Board by a majority vote of the entire membership. The proposed amendment should be presented in writing at a preceding regular meeting.

DRAFT