



SKHHP Advisory Board
July 7, 2022, 6:00 – 8:00 PM
Virtual – Zoom Meeting

Zoom Link: <https://us06web.zoom.us/j/89734407973?pwd=cnIISFU4dXFJaFN5TGlwTWIxZHINZz09>

Meeting ID: 897 3440 7973

Password: 981696

Phone: 253-215-8782

<u>Time</u>	<u>Agenda</u>
6:00	Welcome (Joseph Cimaomo, City of Covington Councilmember)
6:15	Introductions / Opening Highs and Lows – go around our virtual room and share something bad that happened this week and something good that happened this week.
6:25	May 5 and June 2, 2022 Meeting Minutes (Attachments A and B)
6:30	Executive Board Liaison Report Out (Andrew Calkins)
6:40	SKHHP Performance Metrics Discuss potential performance metrics to show progress and measure success. The following potential metrics are based on discussion with the staff work group and advisory board, organized by the three overarching bodies of work in SKHHP’s work plan. <ul style="list-style-type: none">• Affordable housing investment<ul style="list-style-type: none">○ SKHHP member jurisdiction contributions to housing capital fund○ Projects funded by SKHHP Housing Capital Fund○ Other public and private resources leveraged by projects awarded SKHHP Housing Capital funds• Housing policy and planning<ul style="list-style-type: none">○ Cumulative affordable units in land use and incentive programs• Outreach, Education, and Advocacy<ul style="list-style-type: none">○ Work sessions with local, regional, state, and federal legislators○ Monthly Executive Board educational topics○ Collaborative educational opportunities

7:10 Advisory Board Structure

- Draft Advisory Board bylaws
 - Amendments include provisions for alternates (Attachment C)
 - General check-in on bylaws and
- Proposed compensation structure (Attachment D)
 - Memo on compensation structure is drafted for presentation to the SKHHP Executive Board at their July 15 meeting.

7:50 Updates / announcements

8:00 Closing



I. CALL TO ORDER

Angela San Filippo called the virtual meeting to order at 6:05 PM.

Board member attendees: Kaitlin Heinen, Dr. Linda Smith, Jennifer Hurley, Andrew Calkins, Aaron Johnson, Amy Kangas, Uche Okezie,

Board members absent: Ryan Disch-Guzman, Maju Qureshi, Dorsol Plants

Others in attendance: Angela San Filippo, and Brian Davis

II. ADVISORY BOARD MEMBER INTRODUCTIONS / OPENING

Angela San Filippo opened the meeting at 6:05 pm. Brian Davis, City of Federal Way Community Development Director, interim City Administrator, and SKHHP Executive Board member introduced himself, welcomed the advisory board, and participated in opening icebreaker.

III. APPROVAL OF MEETING MINUTES

Minutes from the April meeting approved by consensus.

IV. HOUSING CAPITAL FUND PRIORITY SETTING

San Filippo reviewed feedback from the staff work group. Advisory Board made some additional suggestions to the list of priority populations and finalized the recommendation. The final recommendation will be brought to the Executive Board at the May 20 meeting as part of the full housing capital fund guidelines.

V. 2023 SKHHP WORK PLAN

San Filippo reviewed the SKHHP mission and objectives and the draft 2023 work plan. Intention was to provide an overview of the work plan with more discussion at the next advisory board meeting. The work plan process is to develop a draft work plan with input from the staff work group, advisory board, and executive board which will be reviewed with each member council before being approved by the executive board later this summer and adopted by each member council before the end of the year.

VI. EDUCATIONAL OPPORTUNITIES

San Filippo reviewed the upcoming educational topics at the next executive board meetings and the tutorial by A Regional Coalition of Housing (ARCH) on housing fund application review that will be brought to both the executive board and advisory board this summer. San Filippo asked for feedback or ideas on educational topics the advisory board would like to see brought to the executive board and opportunities they would find beneficial.

VII. ADVISORY BOARD RECRUITMENT

San Filippo provided an update on the latest round of advisory board recruitment and the request from two different organizations that are considering applying to allow for alternates. San Filippo asked advisory board members whether they would like to explore the idea of allowing alternates. General agreement from the group to explore this topic further and discuss what parameters should be applied to alternates.

VIII. UPDATES/ANNOUNCEMENTS

San Filippo adjourned the meeting at 7:55 pm.



IX. CALL TO ORDER

Angela San Filippo called the virtual meeting to order at 6:05 PM.

Board member attendees: Andrew Calkins, Maju Qureshi, Jennifer Hurley, Menka Soni, Linda Smith, Kaitlin Heinen, Amy Kangas, Dorsol Plants

Board members absent: Ryan Disch-Guzman, Uche Okezie, Aaron Johnson

Others in attendance: Angela San Filippo.

X. ADVISORY BOARD MEMBER INTRODUCTIONS / OPENING

Angela San Filippo opened the meeting at 6:05 pm with an opening icebreaker.

XI. APPROVAL OF MEETING MINUTES

Minutes from the May meeting will be taken up at the July meeting.

XII. EXECUTIVE BOARD LIASION REPORT OUT

First half of meeting focused on the housing capital fund guidelines and discussion around how to incorporate jurisdiction support into evaluation process. Question about political/elected officials and NIMBYism. When confronted with misinformation and classist attitudes it's on elected officials to help educate, worried that elected officials are not taking on that role.

Second half of the meeting was a presentation on the work plan and budget for 2023 and a presentation from fair housing center for Washington – interesting to listen as a defense of attorney and implementing many of those laws.

XIII. HOUSING CAPITAL FUND PRIORITIES

San Filippo shared concerns from one Executive Board member about the list of priority populations and recommendation to focus more broadly on low-income households. The staff work group also mentioned that the broad list of priorities does seem to include all low-income households.

Recommendation to consider a broad statement prioritizing populations that have been disproportionately underserved, underfunded, or impacted and ask applicant to explain which populations their project is targeting and how that meets the needs of those most disproportionately impacted by housing costs, housing cost burden.

General agreement with a broad statement, but also concerned about equitable application. Data shows that Black and other people of color are disproportionately impacted by housing and disproportionately in shelters.

Agree with staff suggestion for applicant to identify populations. Discussion about the benefit of spelling it out for applicants.

Discussion about local politics and NIMBYism. Recommendation rests in advisory board's hands, like the idea of applicant identifying the population they are serving. Broad statement on priority population and question for applicant to identify will be brought forward as part of advisory board recommendation on priority populations.

XIV. 2023 SKHHP WORK PLAN

San Filippo referenced the review of the 2023 work plan from the last meeting and introduced discussion on metrics to demonstrate impact of SKHHP.

Suggestions to look at SKHHP goals and create defining metrics. Suggest focus on Executive Board – professional development around equity and system change, educating city, stakeholders, elected officials.

In terms of investment: number of people housed, units preserved and constructed. Where supportive services are located in relation to housing preserved and constructed.

San Filippo asked what metrics will resonate with community groups, stakeholders?

Populations that are being served by affordable housing investments and the geographic areas where projects are located.

Organization also supports jurisdictions – how to establish metrics that track policy changes occurring in SKC, achievements made with zoning.

Discussion on housing taken out of the housing stock, how many small landlords have closed and large landlords taken over. This has been part of the argument against tenant protections and has been used to discourage cities from passing tenant protections, question the data sources being used for this type of metric.

XV. ADVISORY BOARD STRUCTURE

a. Consideration of alternates

San Filippo brought up discussion of allowing alternates on the advisory board, she reviewed the overall eligibility requirements of advisory board members. Should alternates go through the same application process and meet the same qualifications as primary members?

After some deliberation the advisory board agreed that alternates would be allowed for board members representing an organization with a limitation on attendance. Alternates cannot attend more than 25% of the meetings per year. Alternates will be required to meet the minimum qualifications but will not be required to go through the interview process.

San Filippo will bring forward revisions to the advisory board bylaws reflecting the advisory board recommendation to allow for alternates with stipulations.

b. Compensation structure

San Filippo introduced discussion on compensation for advisory board members that are not otherwise compensated by their employer for time spent at advisory board meetings.

Suggestion to consider donating to organization that members are employed.

General agreement for proposal to compensation advisory board members at the \$75/meeting rate.

XVI. UPDATES/ANNOUNCEMENTS

Update on SKHHP Program Coordinator position.

San Filippo adjourned the meeting at 7:48 pm.

Article I

Name and purpose:

Section I:

South King Housing and Homelessness Partners (SKHHP) was formed on January 1, 2019 by Interlocal Agreement among the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County.

Section II:

SKHHP is governed by an Executive Board composed of either an elected official or City Manager/Administrator for each city and the King County Executive, or their designated representative. The SKHHP Interlocal Agreement calls for the establishment of a SKHHP Advisory Board to provide advice and recommendation to the Executive Board on land and/or money resource allocation for affordable housing projects, input on policy needs related to housing stability, program design and development, recommendations for emergency shelter and other immediate affordable housing needs, and to provide public education and community outreach services.

Section III:

SKHHP's mission is to work together and share resources to increase available options for South King County residents to access affordable housing and preserve existing affordable housing stock. SKHHP's objectives include sharing technical information and resources to promote sound housing policy, coordinating public resources to attract greater private and public investment, and providing a unified voice for South King County.

Article II

Advisory Board:

Section I: Duties of board

SKHHP is committed to amplifying and ensuring community voices inform policy, programming, and funding decisions that help increase housing stability throughout South King County. The purpose of the Advisory Board is to

- Provide connection and advancement of the broader interests of local communities.
- Inform and influence SKHHP Executive Board decisions by drawing on collective knowledge and experience to provide recommendations to the Executive Board on land and/or money resource allocation for affordable housing projects, policy needs related to housing stability, program design and development, emergency shelter and other immediate affordable housing needs, and to provide public education and outreach.
- Strengthen Executive Board, staff workgroup, and other interested parties' understanding of community needs and interests related to affordable housing and homelessness in South King County.

Section II: Composition

The SKHHP Advisory Board (not including alternates) will consist of not more than fifteen (15) and not less than twelve (12) community members with knowledge and understanding of affordable housing and homelessness issues in South King County, appointed by the SKHHP Executive Board.

SKHHP will strive to ensure that the Advisory Board collectively represents equal demographic distribution across South King County jurisdictions and incorporate the following knowledge and experience:

- Affordable housing/nonprofit housing developers
- Tenant rights educators and advocates
- Personal and/or professional knowledge of homelessness
- Affordable rental and homeownership housing finance expertise
- Experience and knowledge of South King County communities and community-based organizations and/or local and regional governance structures

Section III: Board Representation:

SKHHP recognizes the history of institutional racism in systemically marginalizing Black, Indigenous and people of color (BIPOC) communities who continue to be disproportionately affected by housing insecurity and homelessness. BIPOC communities are disproportionately represented in people experiencing homelessness and housing insecurity and are currently and historically underrepresented in positions of power. An estimated 45% of South King County residents identify as BIPOC. SKHHP is committed to elevating the voices of BIPOC community members and will prioritize BIPOC representation on the Advisory Board that reflects the population of BIPOC communities in South King County.

Advisory Board members may be appointed as an individual or as a representative of an organization. All Advisory Board members and alternates must meet the following qualifications:

- Live, work, or be affiliated with service provisions within the South King County region
- Interest in collaboratively working in a team setting with various community and government stakeholders
- Personal and/or professional commitment to understanding and working to undo the impacts of institutionalized racism and disparities experienced by BIPOC communities
- Personal and/or professional expertise, and affiliation with agencies, coalitions, organizations, or networks from/or serving the following communities:
 - Low-income households
 - Immigrant and refugee populations
 - People living with disabilities and/or behavioral health needs
 - People experiencing homelessness or housing insecurity including the following population groups:
 - Aging adults/seniors

- BIPOC
- LGBTQ+
- Multigenerational households
- People with a criminal history
- Veterans
- Youth

Section IV: Alternates

Advisory Board members representing an organization may work with their organization and SKHHP staff to appoint one alternate that meets the qualifications in Section III to serve in the temporary absence of a regular board member. Alternate members may attend no more than 25% of Advisory Board meetings in a calendar year on behalf of the primary member.

During the absence of a member for whom the individual is an alternate, the alternate shall act in the place of such member.

Section IV: Terms

- A.) Advisory Board members may serve no more than two (2) consecutive four (4) year terms.
- B.) To the extent a position becomes open, the Advisory Board may help SKHHP Staff identify, recruit, and recommend new member(s) to be appointed by the SKHHP Executive Board.
- C.) Advisory Board membership is voluntary and members retain the right to resign from their position at any time for any reason.

Section V: Decision Making

- A) Consensus decision-making consists of a cooperative process for making decisions in which everyone consents to the decisions of the group. In this process, input is encouraged from everyone. Ideas are presented to the board and are modified by the board until a decision is unanimously made.
- B) All board decisions will be made through the consensus process. In the event that, after a prolonged discussion of an issue, a consensus cannot be reached, the following options are available:
 - 1) Table the issue with the goal of revisiting the discussion and coming to a decision during the next meeting
 - 2) Using a simple majority, take a vote to decide if the group is comfortable taking a vote. If yes, the vote on the item in question must pass by two-thirds majority vote. If option (B)(2) is activated and the initial vote does not pass by simple majority, option (B)(1) must be utilized. If the Advisory Board is not able to reach a decision using the process identified in this section, the Advisory Board may opt to move the item forward to the Executive Board without a recommendation.
- C) A quorum must be present for meetings to be consistent with the Open Public Meetings Act.

Quorum defined as follows:

Number of active Advisory Board Members	12	13	14	15
Quorum	8	9	9	10

Section VI: Vacancies/removal/replacements

- A) Members serve in an advisory capacity, as volunteers, without compensation.
- B) Grounds for removal
 - 1) Removal for excessive absenteeism
 - a) Each member is expected to demonstrate interest in the board's activities through the member's participation in the scheduled meetings
 - b) If a member has three (3) consecutive absences from the meetings, SKHHP staff shall notify the member in writing in an effort to ensure full participation in the board
 - c) Members with four (4) consecutive absences or more than six (6) meetings within one year will be recommended for removal to the SKHHP Executive Board
 - 2) Removal for cause
 - a) A member may be removed for cause for any conduct by a member, which in the opinion of the SKHHP Advisory Board and SKHHP staff violates group agreements and is inappropriate, unsuitable, or harmful and which adversely affects, lowers, or destroys the respect or confidence of SKHHP in the ability of the member to perform their duties as a member of the board, or conduct which brings disrepute or discredit to the board or to SKHHP
 - b) Wrongdoing, neglect of duty, or inability to perform his or her official duties
- C) Procedure for Removal

A board member may be removed from the Advisory Board upon the recommendation of the Advisory Board by the Executive Board on a majority vote of membership of the Executive Board.

Article III

Officers:

Section I: Officer Positions

Advisory Board Officers will not be appointed. SKHHP staff will act as meeting chairs, prepare meeting agendas, facilitate meetings, and provide administrative support to the Advisory Board including taking meeting minutes and other tasks as needed.

Section VI: Executive Board Liaison

In order to support the work of relationship building between the Advisory Board and the Executive Board, each month a different SKHHP Advisory Board member will be designated as

the Executive Board liaison. The liaison duties include attending the Executive Board meeting and reporting back to the Advisory Board at the following meeting. The expectation is that all Advisory Board members will participate with a monthly rotation.

Article IV

Meeting of the Advisory Board:

Section I: Frequency

The board will meet as often as it deems necessary but not less than quarterly.

Section II: Attendance

In order for an Advisory Board member to be considered a participating member of the board, the member must not miss four (4) consecutive meetings or more than six (6) out of twelve (12) meetings annually (50% of the annual meetings held). Reasonable accommodations will be provided to any member of the board upon request. Absences will be considered excused when communication of intended absence is delivered to SKHHP staff in advance of the missed meeting and with as much advance notice as possible.

Section III: Records

Record will be kept by SKHHP staff. SKHHP staff will keep records of the minutes during board meetings and also of the actions taken by committees of the board. Records can be accessed by all board members through SKHHP staff.

Article V

Committees:

Section I: Composition

Committees will be created and defined on an as needed basis and would never represent a quorum of the group.

Article VI

Section I: Quorum:

A quorum at any meeting of the board will consist of the board members who represent a two-thirds majority of the board's membership. Board members may participate in any meeting by phone or video conferencing for all purposes, including but not limited to voting and establishing a quorum.

Section II: Rules of Procedure:

- A) Consensus process occurs as follows:
- 1) Facilitator asks for someone to make a proposal
 - 2) Notetaker captures the proposal so everyone can see it
 - 3) Person making the proposal also explains their reason for making the proposal, provides an

- example, and restates it
- 4) Facilitator asks for clarifying questions and concerns, which creates an opportunity to reshape the proposal
 - 5) If proposal is reshaped, it must be restated
 - 6) Facilitator asks for any remaining concerns
 - a. Objections / Stand Asides
 - i. Defined as not member's preference but proposal does not pose a risk to group's mission or ability to do work and therefore does not prevent proposal from moving forward
 - b. Blocks
 - i. Defined as blocking consensus because something about the proposal undermines the group and risks the group's ability to do work and stay in alignment with mission
 - 7) If none, consensus is achieved using verbal or visual indicators

Section III: Agenda:

Agendas will be distributed by SKHHP staff one week prior to meeting.

Section IV: Motions and Voting:

No action may be taken except at a meeting where a quorum exists. Proxy voting is not allowed.

Section V: Conflict of Interest:

Board members must disclose, to the best of their knowledge, all potential conflicts of interest as soon as they become aware of them and always before any actions involving the potential conflict of interest are taken. Board members will be prohibited from voting on any matter in which there is a conflict of interest. A potential conflict of interest arises when a board member stands to benefit from an action the Advisory Board takes or has another interest that impairs, or could be seen to impair, the independence or objectivity of the Advisory Board. The minutes of any board meeting at which a matter involving a conflict of interest or potential conflict of interest was discussed or voted upon shall include: the name of the interested party and the nature of the interest, and the decision as to whether the interest presented a conflict of interest. Potential conflicts of interest may include situations in which a board member or a board member's relative or business:

- Has an ownership or investment interest in any third party that the board is considering dealing with;
- Serves on the board or, participates in the management of, or is otherwise employed by or volunteers with any third party that SKHHP does business with or is considering doing business with;
- Receives or may receive compensation or other benefits in connection with a transaction into which SKHHP enters;
- Receives or may receive personal gifts or loans from third parties doing business with SKHHP;
- Has a close personal or business relationship with a participant in a transaction being considered by SKHHP;

- Would like to pursue a transaction being considered by SKHHP for their personal benefit.

Section VI: Open Public Meetings Act:

SKHHP Advisory Board business is subject to the Washington State Open Public Meetings Act (Chapter 42.30 RCW).

Article VII

Amendments:

Section I: How to amend, process

Amendments to the Bylaws can be made through the consensus decision-making process by the board as outlined in Article IV; Section II.

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Memorandum



South King Housing and Homelessness Partners

To: SKHHP Executive Board

Date: July 15, 2022

RE: SKHHP Advisory Board compensation proposal

Purpose

During the establishment of the Advisory Board and development of the 2022 budget, the Executive Board included a line item for Advisory Board compensation with the intention of having further discussions prior to establishing a structure to provide compensation for advisory board participation.

The following information provides additional background as well as peer research that informed a joint recommendation from the staff work group and Advisory Board for an advisory board stipend.

Background

Research, including interviews with peer organizations across the region, indicate that compensation for participation in advisory boards is a best practice and key element of success. Compensation shows respect for volunteer time, reduces barriers for volunteer participation, and shows organizational commitment to the work. Serving on an advisory board can demand a significant amount of members' time and can involve travel, childcare expenses, time off work, or other associated expenses. These demands can create a burden on members and can even create a barrier to participation for current or potential members. The Advisory Board operates as a consulting body, providing unique and vital expertise that facilitates the success of the organization in working toward its mission.

SKHHP values the Advisory Board members' expertise, experience and time and is committed to demonstrating support in line with contemporary best practices which point to the provision of stipends or other compensation and subsequently budgeted \$14,400 for Advisory Board compensation in 2022.

Second Substitute Senate Bill (2SSB) 5793 which became effective June 9, 2022 removed a major barrier to allowing compensation for lived experience on boards, commissions, councils, committees, or other similar groups. In the findings of 2SSB 5793 the legislature found that equitable policy discussion should include individuals directly impacted by the policy. The legislature found that asking community members with lower financial means to volunteer

their time and expertise while employees of local government or other organizations receive compensation from their respective agency or organization for their time and experience ultimately hinders full and open participation. As a result, the legislature found that removing financial barriers for those individuals fosters increased access to government and enriches public policy discussions and decisions, ultimately leading to more equitable and sustainable outcomes (*Washington State Office of Equity, 2022*).

The Washington State Office of Equity Lived Experience Compensation Interim Guidelines and Best Practices recommends a compensation structure for community members at a living wage. The University of Washington publishes the Self-Sufficiency Standard every few years as a measure of income adequacy for different households across Washington State. In the 2020 Self-Sufficiency report, UW determined the cost of living for a family of three in King County to be about \$45/hour.

Peer models

Organization/Advisory Group	Stipend per member
East Bay Community Energy	\$50/meeting
Eastern Oregon Coordinated Care Organization	\$50/meeting
King County Community Partners Table	\$75/hour
Metro Transit Department	\$75/hour
King County DCHS Youth and Young Adult Division	\$25-\$50/hour
King County Department of Natural Resources and Parks	\$50/hour

SKHHP Advisory Board Stipend Proposal

Consistent with best practices and peer models, the SKHHP staff work group and Advisory Board recommends adopting a stipend of \$75/meeting for eligible advisory board members. Stipends are voluntary and advisory board members can choose to opt out of receiving the stipend.

Participation on the SKHHP Advisory Board is voluntary and it is acknowledged that for some members, time and engagement with the board is categorized as work time through an employer, while for others, board membership is entirely on their own time. With this spectrum of experiences in mind, advisory board members are eligible to receive compensation if they are not already receiving compensation for their time by their employer.

Advisory Board members receiving stipends will receive the stipend for attendance of Advisory Board meetings and for serving as the liaison at one Executive Board meeting per year. Advisory Board members will be considered present at a meeting if they attend the majority of the meeting.

The following proposal is a projection of the annual cost of providing advisory board stipends based on the number of advisory board members.

# of advisory board members	\$75/meeting
12	\$11,700
13	\$12,675
14	\$13,650
15	\$14,625

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