



**SKHHP Advisory Board
August 4, 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

In person option for public attendance:

City of Auburn Conference Room 2
1 East Main Street
Auburn, WA 98001

<u>Time</u>	<u>Agenda</u>
6:00	Welcome / Introductions / Opening (Jennifer)
6:20	July 7, 2022 Meeting Minutes (<i>Attachment A</i>)
6:25	Executive Board Liaison Report Out (Amy)
6:30	ARCH (A Regional Coalition on Housing) Presentation from ARCH staff and discussion on housing application review, evaluation, and decision making.
7:15	2023 State legislative priority setting (<i>Attachment B</i>) Idea collection and discussion
7:45	Updates / announcements <ul style="list-style-type: none">▪ Advisory Board stipends and outreach and recruitment▪ Program Coordinator update▪ Housing Capital Fund update
8:00	Closing



**SKHHP Advisory Board
July 7, 2022**

MINUTES

I. CALL TO ORDER

Angela San Filippo called the meeting to order at 6:00 pm.

Before we kickoff the meeting take time to acknowledge that tonight we do not have an in person option. Consistent with the Governor's declaration of an emergency we are able to hold a fully remote meeting. We cannot hold a meeting of the governing body with members or public attendance in person with reasonable safety because of the emergency and the current health status of members or staff.

Board member attendees: Andrew Calkins, Maju Qureshi, Jennifer Hurley, Menka Soni, Linda Smith, Dorsol Plants, Aaron Johnson, Uche Okezie, Ryan Disch-Guzman

Board members absent: Amy Kangas, Kaitlin Heinen

Others in attendance: Angela San Filippo, City of Covington Councilmember Joseph Cimaomo

II. ADVISORY BOARD MEMBER INTRODUCTIONS / OPENING

Joseph Cimaomo, City of Covington Councilmember and SKHHP Executive Board member, introduced himself, thanked the Advisory Board members for their service.

Angela followed Joseph's opening welcome with a icebreaker for the group. Jennifer Hurley volunteered to facilitate an icebreaker for the next meeting.

III. APPROVAL OF MEETING MINUTES

Draft minutes from the May 5 and June 2 meetings were included in the agenda packet. Group did not express any questions, concerns, or edits to either set of minutes. Meeting minutes are approved.

IV. EXECUTIVE BOARD LIAISON REPORT OUT

Andrew Calkins attended the June Executive Board meeting as the Advisory Board liaison and provided an overview of the June Executive Board meeting. Meeting started with educational item presented by the Executive Director of Housing Connector, they serve as an intermediary between people who need housing with landlords. They negotiate reduced screening criteria in return for risk mitigation options.

Key takeaway of the SKHHP Housing Capital Fund guidelines were changes made to include opportunities for coordination and community with city staff throughout the

process to help ensure projects don't run into hurdles midway through the process. With those amendments the Executive Board approved the guidelines.

Angela reviewed the work plan, the Executive Board recognized the amount of work and good to see that recognition. Some discussion around needed emphasis on homelessness and not just affordability. Some discussion about how to involve the Advisory Board in that work. Discussion around compensation for Advisory Board and how to place parameters around compensation. Takeaway is that further discussion and education is needed in this area.

Meeting ended with a presentation from PSRC to award SKHHP with a Vision 2050 award.

V. SKHHP PERFORMANCE METRICS

Angela introduced discussion of potential performance metrics to show progress and measure success, metrics included in the agenda 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, affordable housing investment, housing policy and planning, and outreach, education, and advocacy.

Angela reviewed each area starting with affordable housing investment and asked the group whether this is the right set of metrics and if the group has questions, edits, or suggestions. Question regarding time frame, metrics would be reported annually. Question about whether or not we will also be setting benchmarks. Response is that the next step will be to start thinking about benchmarks or goals for each of these areas. Discussion around quantitative and qualitative data and how to use both types of data to illustrate progress and help set goals.

Discussion on the housing policy and planning set of potential metrics. Question about the aggregate number of housing units in local housing program and establishing benchmarks/goals that organization might want to set to help track progress. Difficult to set benchmarks/targets/expectations based on market conditions and other dynamics that are not in jurisdiction's control. May be an opportunity to tie targets to the work of Department of Commerce and King County establishing housing allocations for jurisdictions. Question about Department of Commerce policy and advocating for changing language to address barriers in exclusive language about having worked with Commerce previously. SKHHP staff have primarily engaged with Department of Commerce and other public funders through the public funders group, Angela and Aaron to coordinate further so that staff can bring the suggestion to the public funders group.

Discussion around outreach, education, and advocacy. Question about how we are going about gathering the community voice. Staff have not been able to do that work up to this point, but it is a body of work that SKHHP intends to incorporate and work with the Advisory Board on mechanisms to reach out to community members impacted by the housing crisis. Confused about how we are actually showing progress or measuring success in this particular area. In order to incorporate community voice we need to be in

community and this should be addressed in a future funding round. Something that we can build a plan into what that looks like in the future. Comments regarding building SMART metrics, specific, measurable, achievable, relevant, and time bound.

VI. ADVISORY BOARD STRUCTURE

- Angela reviewed draft Advisory Board bylaws with amendments to include provisions for alternates. Amendments include provisions that alternates meet the same minimum qualifications as primary members and alternates are expected to only attend up to 25% of meetings in a calendar year. Advisory Board in agreement with the amended bylaws.
- Angela reviewed the proposed compensation proposal drafted for presentation to the Executive Board at the July 15 meeting. The proposed structure is \$75/meeting stipend for advisory board members serving as individuals and they attend the majority of meetings. Acknowledgement that valuing and building capacity of smaller grassroots organizations can be extremely valuable as well, potential to think through this in a later proposal. Examples brought forward that King County has used to compensate representatives that are being compensated by their employer, King County is able to contribute to their programs rather than compensate individuals. Advisory Board in agreement with the proposed compensation structure and recognition of the equity component.

VII. UPDATES / ANNOUNCEMENTS

Angela provided an update on the Program Coordinator hiring process. Meeting closed at 7:55 pm.

2023 STATE LEGISLATIVE AGENDA

IDEA COLLECTION

<p>LOCAL AFFORDABLE HOUSING TOOLS</p> <p><i>Support creative development and adaption of local affordable housing tools to support comprehensive housing policy and planning</i></p>
<ul style="list-style-type: none"> • Amend RCW 82.14.540 – the affordable and supportive housing sales and use tax remittance. Extend the sale tax remittance for participating cities and counites in King, Pierce, Kitsap, and Snohomish County through 2050 to allow for affordable housing capital planning to align with the Vision 2050’s planning horizon to produce Affordable housing and accomplish anti-displacement goals.
<ul style="list-style-type: none"> • Authorize option for Housing Benefit District. Create tools for local governments to fund land acquisition and housing development near transit centers (HB 1128, 2022).
<ul style="list-style-type: none"> • Authorize new local REET option for affordable housing. Possibility this will be on HDC’s lead agenda, ARCH is also exploring related advocacy with their members.
<ul style="list-style-type: none"> • Establish framework for a subregional housing levy. Possibility this will be on HDC’s lead agenda in support of eastside cities.
<ul style="list-style-type: none"> • Middle housing. Creating additional middle housing near transit and in areas traditionally dedicated to single-family detached housing (HB 1782, 2022).
<p>HOMEOWNERSHP OPPORTUNITIES</p> <p><i>Support funding and policy decisions that reflect the role of affordable homeownership in ensuring wealth building for individuals and families affected by racial and ethnic segregation, marginalization, and discrimination</i></p>
<ul style="list-style-type: none"> • Amend and clarify the definition of “affordable housing” under RCW 39.33.015 (public property for affordable housing) to allow owner-occupied housing to pay up to 38% (rather than 30% for rental housing) of household monthly income; provided that household debt is no more than 45% of monthly household income. This debt-to-income rate is standard among the affordable homeownership development industry (HB1511, 2022).
<p>Homeownership Disparities Workgroup Recommendations</p>
<ul style="list-style-type: none"> • Recommendation TBD, final report due 8/1/2022 <ul style="list-style-type: none"> ○ Provide funding for comprehensive land identification, mapping, assemblage, and acquisition strategy regionally. ○ Increase the per-household limit on existing assistance awards.
<p>INCREASE HOUSING STABILITY</p> <p><i>support policy and funding decisions that proactively mitigate displacement and help keep people housed</i></p>
<ul style="list-style-type: none"> • Housing Justice Act. Address housing concerns for individuals impacted by the criminal legal system (HB 2017, 2022).
<ul style="list-style-type: none"> • Amend statewide just cause eviction legislation. Support amendments to the statewide just cause eviction legislation to improve housing stability.