

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: Nancy Backus, City of Auburn; Dana Ralph, City of Kent; Brian Wilson, City of Burien; Joseph Cimaomo, City of Covington; Traci Buxton, City of Des Moines; Brian Davis, City of Federal Way; Kelly Rider, Alternate King County; Amy Arrington, Alternate City of Normandy Park; Ryan McIrvine, City of Renton; Tom McLeod, City of Tukwila

Other attendees: Angela San Filippo, SKHHP; Trish Abbate, SKHHP; Hali Willis, SCA; Nora Gierloff, City of Tukwila; JC Harris, City of Des Moines; Colleen Brandt-Schluter, City of Burien; Sarah Bridgeford, City of Federal Way; Eric Lane, City of Des Moines; Dafne Hernandez, City of Covington; McCaella Daffern, King County; Mark Santos-Johnson, City of Renton; Robert Feldstein, Cedar River Group; John Howell, Cedar River Group; Laurel Humphrey, City of Tukwila; Patience Malaba, Housing Development Consortium

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No agenda modifications.

III. APPROVAL OF SEPTEMBER 24, 2021 MINUTES

Traci Buxton moved to approve the September 24, 2021 minutes as presented; Brian Wilson seconded the motion. Motion passed unanimously (9-0). Dana Ralph arrived after the vote.

IV. OLD BUSINESS

a. SKHHP Housing Capital Fund

i. Evaluation Criteria (introduced at August meeting)

The evaluation criteria is not a priority list but rather a summary of information that will be used to discuss and evaluate applications. Robert Feldstein introduced the material by explaining that it is an attempt at converting the evaluation criteria into usable language for people seeking funding that describes what elements will be examined within each proposal.

The evaluation criteria generally focuses on feasibility and cost effectiveness, relevance of the project to local housing needs, suitability of the project sponsor and development team, and advancing the goals of equity.

Suggestion to add project timeline/timeliness to the criteria. Discussion around the order of items in the document and a suggestion to use bullets instead of numbers to clarify this is not a prioritized list.

Specific details about areas to be evaluated to support the focus areas include: development and operating budgets, project readiness, and development team track record.

Suggestion to include language that considers varying land costs. Discussion around funding and the differences between being first or last money in and the suggestion to add language around demonstrating previous fundraising success.

Discussion around displacement impacts due to project development.

Suggestion to strike sentence about King County Housing Finance Program's Relocation Officer since contact info changes readily. Alternate reading to include language that confirms King County Housing Finance Program is involved and request that applicant share details about what relocation due diligence has occurred.

Suggestion to clarify the supporting equity section to indicate "SKHHP's" equity goals.

V. NEW BUSINESS

- a. Draft Resolution 2021-04: SKHHP 2022 Legislative Priorities**
- b. Draft Resolution 2021-05: SKHHP Rules of Procedure**

Brian Wilson moved to approve Resolution 2021-04: SKHHP 2022 Legislative Priorities, Brian Davis seconded the motion.

Discussion occurred around the lingering loophole in the current statewide just cause protection and uncertainty about including it on the legislative priority list.

Joseph Cimaomo moved to table the discussion on the SKHHP 2022 Legislative Priorities and revisit it in November. Motion dies without a second, does not pass.

Continued discussion over concerns around lack of clarity . Suggestion to gather more details and clarification for next month's meeting and to revisit the topic.

Brian Wilson moved to remove "support amendments to the just cause legislation to address the lease term loophole" from the approval of the SKHHP 2022 Legislative Priorities and have discussion at next month's meeting, Brian Davis seconded. Motion passes (9-0). Amy Arrington abstained.

Cimaomo moved to table the discussion of the SKHHP 2022 Legislative Priorities in its entirety until the November meeting, Traci Buxton seconded. Motion passes 9-1 (Brian Wilson opposed)

Resolution 2021-05 was removed from the agenda and will be addressed next month.

VI. EDUCATION ITEM

Trish Abbate introduced the educational items. In preparation for the statewide eviction moratorium bridge expiring on October 31, 2021 there is concern about the impact on local residents and communities. Following Tim Thomas' presentation and subsequent conversations about eviction and displacement prevention, we are highlighting what is occurring on the local level. Kelly Rider shared details about the King County Eviction Prevention and Rental Assistance Program and Brian Wilson presented Burien's local ordinance extending the eviction moratorium.

- a. Kelly Rider – King County Eviction Prevention and Rental Assistance Program (EPRAP)**

Kelly Rider shared an EPRAP update:

- King County has accelerated but needs to do even more
- There may not be enough for the current need
- Rent assistance is a short-term necessity, but not a long-term solution
- The affordable housing crisis will outlive historic rent assistance funds

EPRAP has two parts: eviction prevention, which funds legal aid & dispute resolution centers to stop an eviction and rental assistance, which pays rent on behalf of eligible households whose arrears are due to financial impacts of the COVID-19 pandemic to avoid an eviction.

EPRAP has spent \$88M in rent assistance so far, with \$300M available through the end of 2022. Documentation processes have been streamlined to meet the emergent program needs. Another recent update allows landlords to receive 50% advances.

320 landlords have signed up, as of October 17, 89 landlords have been served and the county is actively working with 96 landlords. Of the 32,612 tenants who have expressed interest, 5,376 tenants have had rent paid averaging \$12K. Landlord payments so far are lower than expected, while tenant payments are higher than expected. Tenants are able to receive 9 months back rent and 3 months of future rent. The goal is to ensure that tenants in the program remain stably housed. King County staff has quadrupled to meet the program needs. The goal is to serve 12,000 households from January through October 2021. The Housing Justice Project and Dispute Resolution Centers have been funded to support tenants with eviction prevention services while they await rental assistance.

b. Local Action – City of Burien Ordinance extending eviction moratorium

Brian Wilson introduced the ordinance that extends Burien’s eviction moratorium through January 15, 2022 and added that a large part of Burien’s motivation in extending the moratorium was to compliment the King County effort, allowing tenants to have more time to access the resources they may need.

VII. UPDATES/ANNOUNCEMENTS

Discussion around December 17 meeting, decision whether or not to cancel will occur next month.

First SKHHP Advisory Board meeting will occur on November 2 at 6pm.

SKHHP presenting to Maple Valley city council on November 8.

SKHHP Executive Board meeting agenda format will be modified starting next month..

VIII. NEXT MEETING – November 19, 2021 – 1-3pm

IX. ADJOURN

Backus adjourned the meeting at 2:59 pm.