

**SKHHP Executive Board  
February 17, 2022, 1:00 – 3:00 PM  
Virtual – Zoom Meeting**

**Video conference:**

<https://us06web.zoom.us/j/99857398028?pwd=eXFiMmJpQm1abDZmMmRQbHNOYS8ydz09>

**OR** by phone: 253-205-0468

**Meeting ID:** 998 5739 8028 | **Password:** 085570

**Or in person public attendance at:**

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

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<b>I.</b>	<b>CALL TO ORDER</b>	1:00
	ROLL CALL	
	INTRODUCTIONS OF ADVISORY BOARD MEMBERS AND STAFF WORK GROUP MEMBERS	

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<b>II.</b>	<b>AGENDA MODIFICATIONS</b>	
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<b>III.</b>	<b>PUBLIC COMMENT</b>	1:15
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<b>IV.</b>	<b>APPROVAL OF JANUARY 20, 2023 MINUTES</b>	1:20
	(ATTACHED)	
	<b>Motion</b> is to approve the January 20, 2023 SKHHP Executive Board meeting minutes	

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<b>V.</b>	<b>NEW BUSINESS</b>	
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<b>a.</b>	<b>2022 SKHHP ANNUAL PROGRESS AND BUDGET REPORT</b>	1:30 – 2:00
	<u>Purpose:</u> Staff to present 2022 annual SKHHP progress and budget report for Board review.	
	<u>Background:</u> Staff provides quarterly progress and budget reports consistent with the SKHHP Interlocal Agreement. The 2022 annual progress and budget report serves as both the annual and 4 <sup>th</sup> quarter report out for 2022. Staff presentation followed by Board discussion provides the opportunity for feedback prior to finalization of the annual report and distribution to SKHHP member jurisdictions, stakeholders, and non-SKHHP South King County jurisdictions.	
	<b>For review, discussion, and receipt of Board feedback, no action proposed.</b>	

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<p><b>b. Executive Board Discussion on Acting Nimble and Taking a Unified Position</b></p> <p><u>Purpose:</u> Determine if the Board, as a whole, wants to take positions on topics as a representative of their respective jurisdiction without prior consultation with member Councils.</p> <p><u>Background:</u> SKHHP has developed legislative priorities and receives requests from partner organizations to take positions on topics relevant to the SKHHP mission. Requests are typically time sensitive, and the question of how to best handle those topics was a conversation raised at the January 2023 Executive Board meeting.</p> <p><b>For review, discussion, and receipt of Board feedback, no action proposed.</b></p>	2:00 – 2:20
<p><b>VI. BRIEFINGS</b></p>	2:20 – 2:55
<p><b>a. 2023 State Legislative Preview</b></p> <p>Purpose: Provide a brief update of current state legislation around housing.</p> <p>Background: Staff provides a brief update on the current legislation in Olympia tied to housing and which items align with the SKHHP 2023 State Legislative Priorities.</p>	
<p><b>b. Analysis of Impediments to Fair Housing Choice</b></p> <p>Purpose: Provide a brief overview of the King County Analysis of Impediments to Fair Housing Choice</p> <p>Background: The Analysis of Impediments to Fair Housing Choice (Analysis of Impediments, or AI) seeks to understand the barriers to fair housing choice and guide policy and funding decisions to address discrimination and overcome historic patterns of segregation in King County to comply with the Federal Fair Housing Act of 1968.</p>	
<p><b>c. King County Community Preference Program and Anti-Displacement</b></p> <p>Purpose: Provide a brief overview of King County’s Community Preference Program</p> <p>Background: Cities are interested in learning what anti-displacement measures are available to assist residents who are at risk of being displaced - King County’s program is one example.</p>	
<p><b>VII. UPDATES/ANNOUNCEMENTS</b></p>	2:55
<p><b>VIII. ADJOURN</b></p>	3:00



## I. CALL TO ORDER

Chair Nancy Backus called the virtual meeting to order at 1:05 PM.

### a. ROLL CALL/ESTABLISHMENT OF QUORUM

**Executive Board members present:** Executive Board members present: Nancy Backus, City of Auburn; Kristina Soltys, City of Covington; Traci Buxton, City of Des Moines; Brian Davis, City of Federal Way; Dana Ralph, City of Kent; Eric Zimmerman, City of Normandy Park; Ryan McIrvine, City of Renton; Sunaree Marshall, King County; Cynthia Delostrinos Johnson, City of Tukwila.

## II. REVIEW AGENDA/AGENDA MODIFICATIONS

No agenda modifications.

## III. ELECTION OF CHAIR & VICE-CHAIR

Claire Goodwin reviewed the SKHHP Officer Election process as laid out in Resolution 2022-02 Rules of Procedure. The floor was opened for nominations for the position of SKHHP Executive Board Chair.

Dana Ralph made motion nominating Nancy Backus for the position of Board Chair, seconded by Brian Davis. Motion passed unanimously (9-0)

Claire Goodwin opened the floor for nomination for the position of Board Vice Chair.

Traci Buxton made motion nominating Dana Ralph for the position of Board Vice-Chair, seconded by Brian Davis. Motion passed unanimously (9-0)

## IV. APPROVAL OF December 16, 2022 MINUTES

Dana Ralph moved to approve the December 16, 2022, minutes as presented, seconded by Ryan McIrvine. Motion passed unanimously (9-0)

## V. OLD BUSINESS

### a. Affordable Housing Inventory Update

Claire Goodwin reviewed the initial development of the Affordable Housing Inventory. She introduced Kevin Gifford, Senior Consultant at Berk Consulting, and project manager for the Affordable Housing Inventory.

Kevin Gifford reviewed the goals of the project which include being able to quantify local affordable housing in our area and compare it to our housing goals. It will also identify natural occurring affordable housing, which is often unregulated and untracked. Finally, to guide strategy around the preservation of affordable housing in South King County.

For the income restricted inventory, King County Department of Community & Human Services maintains a county wide database for properties requiring income verification. The County has agreed to share portions of this data covering the SKHHP service area in an

ongoing relationship. To supplement this information, Berk is undertaking an incentive based Affordable Housing Inventory. At time of permit, the partner jurisdiction will input the information into the system that will create a unified reporting structure across South King County.

The Naturally Occurring Affordable Housing (NOAH) Inventory is an effort to track privately owned and non-subsided properties that are below a set Area Median Income (AMI) level. A wide range of data sources is necessary to collect this information and relies on third-party vendor information. While beneficial, the information is very narrowly focused, but gives a representative sample of affordable housing in the area. Once gathered, this information will be compared with information from the King County Assessor's Office.

All data will be collated into a few databases which tie into an interactive map and dashboard. This system will have the ability to run automated reports along several different defined conditions. This will empower SKHHP partner cities to run quick reports on housing as needed. The dashboard should be ready for SKHHP staff to begin testing within the next few weeks.

After testing and feedback in February, Berk anticipates handing over the technical aspects and maintenance of the Affordable Housing Inventory to City of Auburn GIS staff by March 2023.

Sunaree Marshall asked about the plan to develop a strategy to use the Affordable Housing Inventory, citing concerns about unintentionally losing affordability by identifying the unit as affordable. Kevin Gifford agreed that this was a delicate question, and there are some technical ways to resolve it. This could include using a general scoring system which requires a more detailed analysis of the information to get specific unit information. Most of the data is publicly available for anyone with financial means.

Traci Buxton asked about the ability for partner cities to use this to update and complete their Housing Action Plans. Kevin Gifford stated that by the time Berk hands off the database to SKHHP the information would be available and appropriate for such a use.

Dana Ralph stated the inventory was very timely to help address assumptions being made regarding the current state of housing in South King County.

## **VI. NEW BUSINESS**

### **a. Appointment of New Advisory Board Members**

Dorsol Plants updated the Executive Board on the recruitment process for the slate of Advisory Board candidates. Each candidate completed an application and then an interview with SKHHP staff and members of the Advisory Board. Recruitment was focused on knowledge and perspectives missing from the current body.

The slate of candidates included: Verity Credit Union represented by Tina Narron, the Housing Development Consortium represented by Patience Malaba, and South King County Resident Cathy Sisk

Dana Ralph moved to approve the slate of SKHHP Advisory Board candidates, seconded by Ryan McIrvine. Motion passed unanimously (9-0)

## **VII. EDUCATIONAL ITEM**

### **a. 2023 STATE LEGISLATIVE REVIEW**

Claire Goodwin provided an overview of the development of the 2023 Legislative Priorities. SKHHP staff will provide an update at each Executive Board meeting during the legislative session.

Dorsol Plants reviewed the SKHHP Legislative Priorities and active legislation around our priorities. With over 1,000 active pieces of legislation, there are several bills addressing housing that do not tie directly into the SKHHP Legislative Priorities. SKHHP staff is available to do further research or information gathering around active legislation.

Claire Goodwin confirmed with the Executive Board their support that she resend the SKHHP Legislative Priorities to the SKC state delegation. She also brought forward to the Executive Board that Sound Communities has asked SKHHP to consider supporting HB 1111 "Housing Benefit Districts."

Dana Ralph stated that Kent is supporting HB 1111 as a tool for local government to use without removing local autonomy.

Traci Buxton asked if other SKHHP partners are supporting HB 1111. Renton and Kent are supportive, Auburn has not taken a position at the moment, and Federal Way chose to take no action.

Brian Davis asked if this was a request to make a decision in the moment, or to bring it back to the partners' City Councils. Discussion was held around the challenge of responding to a time sensitive request while respecting the need for partners to review action with their legislative bodies prior to the Executive Board meeting. Discussion was further had on SKHHP's role being more about creating a shared awareness of legislative bills that individual jurisdictions can further explore, rather than trying to be nimble and taking a position as a body. A desire was expressed to further understand how the SKHHP Executive Board may be able to respond when time is limited. SKHHP staff were directed to review the SKHHP bylaws on what the Executive Board can and cannot do with regards to taking a position on legislative bills without prior consulting of partners' legislative bodies.

## **VIII. UPDATES/ANNOUNCEMENTS**

Next meeting is February 17, 2023

## **IX. ADJOURN**

Nancy Backus adjourned the meeting at 2:40 pm