



**SKHHP Executive Meeting
September 16, 2022**

MINUTES

I. CALL TO ORDER

Chair Nancy Backus called the virtual meeting to order at 1:00 PM.

Welcome to SKHHP Advisory Board member and liaison, Jennifer Hurley.

a. ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Nancy Backus, City of Auburn; Colleen 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 P. Kelly, City of Maple Valley; Eric Zimmerman, City of Normandy Park; Ryan McIrvine, City of Renton; Cynthia Delostrinos-Johnson, City of Tukwila; Sunaree Marshall, King County.

Other attendees: Angela San Filippo, SKHHP; Jennifer Hurley, SKHHP Advisory Board member; Dafne Hernandez, City of Covington; JC Harris, City of Des Moines Councilmember; Matt Torpey, City of Maple Valley; McCaela Daffern, King County; Nicole Nordholm, City of Des Moines; Nora Gierloff, City of Tukwila; Sarah Bridgeford, City of Federal Way; Bambi Chavez; Jason Gauthier, SSHAP; Joy Scott, City of Auburn; Marty Kooistra, Civic Commons.

Recognition and condolences on the passing of Normandy Park City Councilmember Earnest Thompson.

II. REVIEW AGENDA/AGENDA MODIFICATIONS

No agenda modifications.

III. APPROVAL OF AUGUST 19, 2022 MINUTES

Angela San Filippo provided a correction to the minutes in Section I meeting was chaired by Mayor Dana Ralph, who called the meeting to order at 1:00 pm.

Dana Ralph moved to approve the August 19, 2022 minutes as presented; Ryan McIrvine seconded the motion. Motion passed unanimously (11-0).

IV. NEW BUSINESS

a. Affordable Housing Inventory

San Filippo provided an overview of the affordable housing inventory being developed in partnership with South King County cities through Housing Action Plan Implementation grants awarded by the Department of Commerce.

The intention is to develop a database, online mapping system, and dashboard for monitoring both regulated and unregulated affordable housing stock in South King County to support the following types of activities:

- Quantifying the affordable housing inventory and tracking progress towards affordable housing production and addressing housing needs

- Informing the development of strategies for preservation and displacement prevention

This presentation was intended as a brief overview that will be followed up towards the completion of the project and presentation to the Board later this year or early next year.

Question about including homeownership in the naturally occurring affordable housing component, at this time this part of the inventory is focused on rental housing.

Recommendation to recognize and think about including this aspect in potential expansions of the inventory.

Discussion on the PSRC displacement risk mapping and how it relates to this work. Discussion about the cities that have partnered and how the other cities may benefit from the project.

b. Draft 2023 State Legislative Priorities

San Filippo provided an overview of the list of potential legislative priorities that were developed by an Executive Board working group in consultation with the staff work group and Advisory Board. The goal today will be to provide an overview, facilitate group discussion and review, with potential adoption in October.

Question about local REET and clarification that this is a voluntary tool that jurisdictions can enact. There is a conversation of a statewide REET option, board members expressed support of local option.

Discussion around planning resources, alignment with AWC's draft priorities, and making sure the language is broad enough to support creative solutions that create resources for local jurisdictions to plan for housing at all income levels.

Discussion about affordable homeownership and how to support and advocate for homeownership. Clarification that the surplus property modifications for affordable homeownership is also a voluntary tool that local jurisdictions could take advantage.

Discussion about statewide just cause legislation and the proposed amendments included questions about lease types and applicability of the legislation. The proposed state legislative mirrors what has been implemented in some South King County cities. Joy Scott from City of Auburn provided additional context and background on what has been adopted by Auburn and proposed amendments to the state legislation would mirror what has been adopted locally which creates more consistent guidelines and expectations for both renters and landlords. Discussion ensued about court system and how tenant might pursue a complaint pertaining to the just cause legislation.

Discussion on potential legislation providing more time for tenants to respond to rent increases over a certain threshold. Clarification that the additional time proposed in the last legislative session was six months. Discussion ensued on how this legislation would be implemented. City of Auburn has similar legislation that provides increased notice with increases above 5 percent. Comments around rent increases that reflect changes in the private market.

San Filippo provided a poll for Executive Board members to vote on the top priorities that they feel will both make the most impact on SKHHP's mission and goals and are likely to be supported by their Councils. The top priorities of the group will be sent out as a draft state legislative agenda for Executive Board members to share with their Councils and staff for review and solicit feedback with the intention of adopting the priorities at the October 21 Executive Board meeting.

V. UPDATES/ANNOUNCEMENTS

a. SKHHP Program Coordinator update

Backus provided an update on the successful hiring process for a new SKHHP Program Coordinator who will begin on October 3.

b. SKHHP Housing Capital Fund application update

San Filippo provided a briefing on applications received for a total funding request of \$2.3 million, reminder that we have an estimated \$1.5 million in the SKHHP Housing Capital Fund to allocate during this funding round.