



I. CALL TO ORDER

Dorsol Plants called the meeting to order at 6:06 pm.

II. ROLL CALL/ESTABLISHMENT OF QUORUM

Advisory Board members present: Andrew Calkins, Uche Okezie, Ryan Disch-Guzman, Amy Kangas, Jennifer Hurley, Maju Qureshi, Cathy Sisk, Tina Narron

Other attendees: Claire Vanessa Goodwin, SKHHP; Dorsol Plants, SKHHP; Cliff Cawthon, Habitat for Humanity-SKC; Marty Kooistra, Black Home Initiative (BHI); Gregory Davis, Black Home Initiative (BHI); Michelle Merriweather, Black Home Initiative (BHI)

III. MARCH 2, 2023, MEETING MINUTES

Motion to approve March 2, 2023 Minutes by Andrew Calkins, Second by Maju Qureshi. (8-0)

IV. UPDATE ON ADVISORY BOARD MEMBER STATUS

Dorsol Plants provided the update that Aaron Johnson had submitted his resignation due to time constraints. Aaron is interested in continuing to work with SKHHP as his schedule allows in the future. Additionally, three members of the SKHHP Advisory Board interviewed a candidate, Cliff Cawthon, from Habitat for Humanity and those members recommended the candidate for confirmation by the Executive Board.

V. ADVISORY BOARD SURVEY RESULTS & FACILITATION MODELS

Dorsol Plants reviewed the survey the Advisory Board took in February 2023 to determine if the day and time of the meeting still worked for most members. The survey also included questions seeking potential interest in facilitating the meeting.

Wednesday or Thursday worked for the greatest number of board members. The time of 3 pm to 5 pm was the most popular option available. There was an interest expressed in holding an in-person meeting sometime in June. After a brief discussion, the SKHHP Advisory Board meeting was moved to the first Thursday of the month from 3:30 pm to 5:30 pm.

There was interest expressed in discussing a change in the facilitator structure, 30% were a clear yes and 50% were possibly interested in the facilitator role. Dorsol Plants reviewed three potential options for facilitation including a chair/vice chair, an Executive Committee of 3-5 board members, and rotating the facilitator role on a quarterly basis.

A brief discussion was had around facilitation, and a genuine willingness to revisit the discussion in the future. Presently, each board member has time constraints on them that would make this transition difficult.

VI. BLACK HOME INITIATIVE (BHI) EDUCATIONAL BRIEFING

Gregory Davis is the managing strategist for the Rainier Beach Action Coalition and helps to oversee the Rainier Beach Neighborhood Action Plan.

Michelle Merriweather is the CEO of the Urban League of Metropolitan Seattle. Founded over 90 years ago with the goal of creating pathways to self-sufficiency, wealth, and prosperity for Black people.

Gregory Davis briefly reviewed the history of the Black Home Initiative culminating in the March 2022 announcement of BHI's 7-point plan and their goal to implement it in South Seattle, South King County, and North Pierce County. The 7 Point plan consists of seven primary focus areas: marketing & outreach, pre/post purchase counseling, purchase supports & tools, credit & lending, housing production, policies & practices, and sustaining existing owners. Rentals tend to dominate the conversation around affordable housing, BHI was formed to ensure homeownership is included as a viable solution for affordable housing.

Research conducted at the local, state, and national levels has all demonstrated a racial disparity in homeownership. Across all income levels, rates of Black homeowners are lower than any other racial demographic. 42% of Black Washingtonians have a net worth of zero, with 20% of Hispanic households in WA state also reporting a net worth of zero. Historically, home ownership has been one of the key methods in the United States to build both individual and generational wealth.

The Black Home initiative is part of the Connecting Capital and Community(3c), a national project of the Center for Community Investment that targets racial inequities in the housing ecosystem. This multi-sector approach will apply CCI's capital absorption framework to five U.S. cities, including the greater Seattle area. Locally, Civic Commons is the convening organization weaving together a cross-sector impact network to achieve the BHI priorities. CCI's capital absorption framework has three priorities: shared priority, pipeline, and enabling environment. Shared priority is referred to as the 'North Star' of the priorities, a reference to black slaves using the North Star to navigate north toward freedom.

To help ensure the efficiency of the work, BHI's key metric is increasing black home ownership in our region. In addition to identifying and working to create an enabling environment for black home ownership. BHI has set the goal of 1,500 new black homeowners by December 2027 and 3,000 by December 2032.

Michelle Merriweather reviewed the core team and organization of BHI. Many of the organizations that make up the initiative had been working on increasing homeownership for years but now had a set of shared priorities. They focus on community engagement and uplifting voices of not only the people building the homes but the future homeowners. They center on the belief that "A network - lead by a network weaver 'weaving on the daily' - has the potential to dismantle systems and enact policy better than any other existing methodology".

The steps to success for homeownership start with outreach and community engagement, breaking down the myth that homeownership isn't for everyone. Ensuring that everyone has a pre-purchase counseling session to go over ownership and the challenges that can arise from it. After counseling, work is done to make sure the new homeowner is connected to products like affordable housing

loans that truly work for them and provide post-purchase support. BHI is creating a safety net of foreclosure prevention, or a pathway to recover if anything unexpected occurs. Homeownership is a journey and not a one-time event. BHI walks alongside the owner on their journey.

There are several ways that BHI has identified people who could support its mission. Provision of land which can be in such short supply in our region. Creating policies and regulations that are favorable to the development of new homeownership opportunities. Supporting BHI through funding or signing on as a BHI support partner. Burien is the first SKHHP city to sign on as a partner and conversations have taken place in Renton and Tukwila.

Uche Okezie asked how SKHHP could support BHI. Marty Kooistra responded by highlighting the power of SKHHP in bringing the South King County cities together and funding homeownership as they did with the recent Housing Capital Fund. Gregory Davis added that helping to educate that homeownership matters and that it is truly a regional issue that needs everyone involved to solve.

Cliff Cawthon asked what role cities could play in supporting black homeownership. Marty Kooistra spoke to the historical context of South King County, and how budget deficits and lack of funding have put pressure and constraint on leaders in South King County that other leaders in the region don't experience. Further educating the community about the topics of housing density and homeownership reduces some of the pressures elected officials' experience.

Marty Kooistra updated us on new material BHI developed on the topic of 'redlining' and racial covenants. A homeowner who purchased in 1976; before the end of redlining, could have increased their wealth through ownership by approximately \$549,000. Using the example of two families in 1976, one impacted by redlining and the other was not, means there is a potential wealth gap of roughly \$507,000 between them.

VII. SKHHP 2024 WORK PLAN DISCUSSION

Amy Kangas attended the March Executive Board meeting on behalf of the Advisory Board. She reported on her experience observing the Executive Board's workshop to develop the 2024 Work Plan & Budget. One key highlight was in the discussion around the difference in the survey results between the Executive and Advisory Boards. The Advisory Board prioritized "Coordinate with housing organizations and stakeholder groups to provide education and engagement opportunities for elected officials, stakeholders, and community members" which was not a priority for the Executive. The Executive Board chose to place a high priority on working with public and private investors on the Housing Capital Fund which was not a high priority for the Advisory Board.

Claire Goodwin highlighted the importance of the Work Plan as a guiding document and reminded the Advisory Board that the Inter-Local Agreement requires the development of a Work Plan by June 1, 2023. Speaking about the differences in the survey, Claire noted that both boards have unique perspectives. The Advisory Board serves as the community representative to SKHHP and is engaged directly with the community putting outreach foremost in their minds.

Claire Goodwin presented a rough draft of the 2024 SKHHP Work Plan seeking to incorporate any feedback from the Advisory Board before the April Executive Board meeting. There are four goals based on the SKHHP mission, the current work plan, and input from the Executive Board. Each goal has key actions identified to accomplish the goal, and the actions have been ordered by priority within

each goal. New to this year's work plan are outcome indicators to determine if each goal is met. (Attachment B)

Andrew Calkins expressed support for the Affordable Housing Inventory.

One change highlighted by Claire Goodwin was the inclusion of the Advisory Board in the work plan. The first action under Goal 3 was developed based on feedback from the Advisory Board and would have the Advisory Board serve the role of community engagement and education.

Tina Narron expressed support for including the Advisory Board in the Work Plan, and for including developer outreach. Verity Credit Union has been working to support an increase in BIPOC developers in our region.

Maju Qureshi was also supportive of Goal 3, citing recent efforts to criminalize homelessness. Maju Qureshi feels it is important to convene the Executive Board and interested groups to learn what providers are doing to support our unhoused neighbors.

Andrew Calkins supported the comments from Tina Narron and Maju Qureshi. Speaking as the organizational representative for King County Housing Authority, Goal 3 is an opportunity to update what each organization is doing and what they have accomplished.

Uche Okezie is happy to see Goal 3 in the Work Plan and the Advisory Board acting as a connector between groups. Even if the Advisory Board itself isn't providing the education, it can serve as a bridge to the people and organizations that are doing the work.

VIII. UPDATES & ANNOUNCEMENTS

The HDC 8th Annual Affordable Housing Week is taking place from May 7th to 13th. The event works with organizations to hold events during the week to promote the development and preservation of Affordable Housing across King County. As the Advisory Board begins to think about what community engagement could look like, this event seemed like a potential opportunity to attempt to engage the community.

Dorsol Plants presented four potential ideas for events to tie into Affordable Housing Week. These included holding a community education event on Middle Housing, a briefing on affordable housing preservation strategies, a county-wide developers forum, or an SKC Housing Summit. While each of these ideas could work for Affordable Housing Week, each idea could be used as a stand-alone event later in the year.

Maju Qureshi liked the idea of a collaborative developers' meeting, a community event that could take months to plan properly. Also, finding a way to create space aimed at educating the Elected Officials in SKC.

Uche Okezie asked if we tabled the idea to do something past the May event, what would SKHHP Staff do? Dorsol Plants responded that he would take the ideas mentioned in the evening and have further discussion about what opportunities might look like. Claire Goodwin added that there will likely be other events planned further out we could support and connect.

Claire Goodwin will be representing SKHHP as a panelist at the Affordable Housing Week Kick-Off Event.

Marty Kooistra provided an update to the group that there is an Affordable Homeownership Event being held in Tukwila on June 15th.

IX. CLOSING/ADJOURN

The meeting adjourned at 8:04 pm

Dorsol Plants

Program Coordinator-SKHHP

Goal 1: Fund the Expansion and Preservation of Affordable Housing

Priority of Actions

- = Higher
- = Medium
- = Lower

Actions

Develop long-term funding strategy for the Housing Capital Fund and facilitate conversations with member jurisdictions to identify and explore dedicated sources of revenue for affordable housing at regional and local level

•••

Pool resources from member jurisdictions for the Housing Capital Fund, including SHB 1406 and HB 1590 funds.

•••

Facilitate final 2023 funding allocations through member Councils.

•••

Prepare contract documents and regulatory agreements and distribute funds for awarded projects.

•••

Monitor funded projects including evaluating performance.

•••

Adopt annual guidelines for Housing Capital Fund investment priorities.

•••

Encourage investment by private investors, lenders, and philanthropies.

•••

Work with member cities and project sponsors to start developing a pipeline of projects to be funded over the next five years.

••

Work collaboratively with public funders at the state and local levels to promote shared affordable housing goals and equitable geographic distribution of resources.

••

Indicators

Number of housing units or number of projects built with financial support from SKHHP

Number of housing units preserved with financial support from SKHHP

Total dollar amount pooled by member jurisdictions for Housing Capital Fund

Total dollar amount from new sources of revenue added to the Housing Capital Fund

Geographic diversity of applications received for annual Housing Capital Fund funding round

Goal 2: Develop Policies to Expand and Preserve Affordable Housing

Priority of Actions

- = Higher
- = Medium
- = Lower

Actions

Develop subregional housing preservation strategies and facilitate implementation.

•••

Facilitate technical assistance and updates to the affordable housing inventory.

•••

Build relationships with developers to learn from their perspective the ways to encourage housing development, especially affordable housing.

••

Continue to refine and update housing policy matrix.

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Convene land use planners to increase coordination and collaboration on housing policy and planning.

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Indicators

Number of preservation policies advancing in member jurisdictions

Successful update of data and deployment of the affordable housing inventory tool

Number of relationships built with developers

Goal 3: Serve as Advocate for South King County

Priority of
Actions
••• = Higher
•• = Medium
• = Lower

Actions

Coordinate with the Advisory Board in collaboration with housing organizations and stakeholder groups to provide education and engagement opportunities for elected officials and community members. ••

Produce public-facing communications content that highlights South King County through social media and monthly newsletters. •

Represent SKHHP at relevant local and regional meetings and forums that help advance SKHHP’s mission and provide a voice for increasing access to safe, healthy, and affordable housing in South King County. •

Indicators

Number of events or engagement opportunities Advisory Board members organize or support

Number of communications published

Number of meetings, forums, or events attended that advance SKHHP's mission

Goal 4: Manage Operations and Administration

Priority of
Actions
••• = Higher
•• = Medium
• = Lower

Actions

Develop annual work plan and budget. •••

Generate and distribute quarterly progress reports to SKHHP Executive Board and member jurisdictions. •••

Work with administering agency to maintain records and produce regular financial reports for the SKHHP Housing Capital Fund and SKHHP Operating Account. •••

Organize and host monthly Executive and Advisory Board public meetings. •••

Manage the Affordable Housing Inventory contract. •••

Maintain and update the SKHHP website. ••

Advance work on SKHHP Foundation efforts to establish logistics, administration, and pursue federal nonprofit status. ••

Develop monthly SKHHP Executive Board briefings on key housing and homelessness topics, especially as they relate to the goals of the work plan. •

Indicators

Work plan and budget adopted

Application submitted for SKHHP Foundation 501c3 status

Website maintained

Number of monthly Executive Board briefings on key housing and homelessness topics