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## **I. CALL TO ORDER**

Dorsol Plants called the meeting to order at 3:33 PM.

## **ROLL CALL/ESTABLISHMENT OF QUORUM**

Advisory Board members present: Rumi Takahashi, Kent Hay, Menka Soni, Phoebe Anderson-Kline, Grace Wood, Uche Okezie, Olga Lindbom, Hamdi Abdulle, Marie Arns.

Other attendees: Dorsol Plants, SKHHP; Claire Goodwin, SKHHP; Zajj Collins, ACHDO.

## **II. SEPTEMBER 5, 2024 MEETING MINUTES**

Menka Soni motioned to approve the September 5, 2024 minutes, seconded by Kent Hay. (9-0)

## **III. EXECUTIVE BOARD AFFORDABLE HOUSING TOUR UPDATE**

Dorsol Plants provided a brief update on the affordable housing tour in place of the September Executive Board meeting. The tour, which comprised a mix of SKHHP Executive Board members and government staff, seemed to go well. It visited three sites across South King County, focusing on how previous funding had supported affordable housing projects. Dorsol Plants expressed gratitude to MSC and Homestead CLT for helping to support the tour. A recording of the tour will be made available in the next couple of weeks.

## **IV. 2024 SKHHP HOUSING CAPITAL FUND APPLICATION REVIEW AND EVALUATION**

An overview of the 2024 Housing Capital Fund process and timeline was provided.

Phoebe Anderson-Kline recused herself from the 2024 Housing Capital Fund Application review.

Hamdi Abdulle disclosed that she has a partnership relationship with Mercy Housing NW and Habitat for Humanity and was concerned she should recuse herself from those applications. Dorsol Plants responded that to recuse oneself would require the board member not to participate in the review process. Claire Goodwin asked Hamdi Abdulle if she would have any personal or financial benefit from reviewing the projects. Hamdi Abdulle said that she would not gain any personal or financial gain from any of the reviewed projects.

Kent Hay disclosed that he is employed by the City of Auburn but has no personal or financial interest in any of the applications being considered.

Olga Lindbom disclosed that Open Doors partners with Mercy Housing NW on a separate project but has no personal or financial interest in any of the applications being considered.

Rumi Takahashi disclosed that she is an employee of SMR Architects, which has worked with a few applicants but has no personal or financial interest in any of the applications being considered.

Grace Wood disclosed that King County Housing Authority has provided one of the applicants with section-based vouchers but has no personal or financial interest in any of the applications being considered.

Claire Goodwin clarified that Hamdi Abdulle could participate in the application review process.

An overview of each application was provided.

Rumi Takahashi asked if SKHHP staff could provide a table of contents showing where supporting documents were located by tab in the application. Dorsol Plants responded that there were a couple of sources of the information, including the application checklist, which should detail what documents were provided.

Olga Lindbom asked if case management would be provided on-site for the St Stephen project. Dorsol Plants responded that about 20% of the case manager's full-time schedule was dedicated to the site, and they would provide in-house visits. The project does not have a community space in the current plan.

Kent Hay asked if the St Stephen project was also harm-reduction housing. Claire Goodwin responded that the application didn't use that language but described the program as low-barrier entry and offered to contact St Stephen to clarify.

Hamdi Abdulle expressed concerns about geographic equity, as two of the projects are in Renton. Claire Goodwin responded that geographic equity is one of several priorities that the Advisory Board would consider during the evaluation. She continued that this is the first year that SKHHP has received applications for projects in the City of Renton and has not funded any projects there at this time.

Menka Soni asked if SKHHP would be open to partially funding a project. Claire Goodwin responded that was an option for the Advisory Board.

Menka Soni asked what the major differences between the 2024 application for TWG's Pandion at Star Lake and the application in 2023 were. Claire Goodwin responded that the project was initially serving a wide range of communities, including households exiting homelessness, households with Intellectual and Developmental Disabilities, Senior housing, and other populations. The project has been streamlined, and the budget has been reduced to help focus the project more. The application in 2023 included a site plan for two buildings, but the project has been reduced to one building in the 2024 application.

Rumi Takahashi asked how MSC's Victorian Place II rehabilitation project that SKHHP funded last year was going. Claire Goodwin responded that Victorian Place II was part of the September Affordable Housing tour, and SKHHP is working to finalize our contract in the next couple of weeks, but it sounds like it is going well. Dorsol Plants added that MSC did need to update their scope of work due to cost overruns tied into construction inflation, and MSC identified that they took lessons learned from the project and applied them to the White River application, which includes a 20% construction contingency.

Claire Goodwin explained the upcoming process for the November meeting, at which the Advisory Board will review the evaluation forms and have time for a brief discussion of the projects. The goal of the November meeting is to finalize the funding recommendation for the

Executive Board. If the Advisory Board needs more time, SKHHP staff will try to coordinate additional time for the Advisory Board to develop their recommendation.

### **VIII. UPDATES & ANNOUNCEMENTS**

No updates or announcements were made.

### **IX. CLOSING/ADJOURN**

The meeting was adjourned at 5:35 PM.

*Dorsol Plants*

Program Coordinator-SKHHP