



SKHHP Advisory Board
March 6, 2025
3:30 – 5:30 PM
Zoom Meeting

Zoom Link: <https://us06web.zoom.us/j/89734407973?pwd=cnlISFU4dXFJaFN5TGlwTWlxZHINZz09>

Meeting ID: 897 3440 7973

Password: 981696

Phone: 253-215-8782

<u>Time</u>	<u>Agenda</u>
3:30	Welcome / Introductions / Opening
3:40	February 6, 2025 Meeting Minutes
3:45	Meet the Funder: ARCH Housing Trust Fund
4:10	2026 Work Plan Survey Results
4:30	Updates / Announcements
4:40	Closing



I. CALL TO ORDER

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

ROLL CALL/ESTABLISHMENT OF QUORUM

Advisory Board members present: Ashley Kenny, Kent Hay, Kathleen Hosfeld, Phoebe Anderson-Kline, Marie Arns, Menka Soni, Hamdi Abdulle, Rumi Takahashi, Olga Lindbom.

Other attendees: Dorsol Plants, SKHHP; Claire Goodwin, SKHHP.

II. DECEMBER 5, 2024 MEETING MINUTES

Kathleen Hosfeld motioned to approve the December 5, 2024 minutes, seconded by Marie Arns. (9-0)

III. NOTIFICATION ON AWARDED HOUSING CAPITAL FUND PROJECT CHANGES

Claire Goodwin provided a brief update on the direction the Executive Board had provided to SKHHP staff, relating to notifying the Executive Board when Housing Capital Fund projects awarded funding make changes before finalizing a contract with SKHHP. The issue arose when as a new public funder, SKHHP, discovered that there was a lag time between when a project is awarded funding and when it enters a contract. Several projects had changes before contracting, so the conversation was brought to the Executive Board to clarify what the Executive Board would like to be notified about and what could be considered an administrative change.

Claire Goodwin reviewed the established criteria for when a change to a project requires notification of the Executive Board and what was considered an administrative change included in the agenda packet.

If more than half of the Executive Board or the Executive Board member of the receiving jurisdiction has concerns about changes to a project, a special meeting will be scheduled to discuss the changes or concerns. The Executive Board is committed to not delaying the projects and wants standard practices to ensure we remain good partners with our awardees.

Rumi Takahashi asked when the project notification process would occur in the Housing Capital Fund timeline. Claire Goodwin responded that this process is after the Executive Board has adopted the Advisory Board's recommendation, which is done after approval but before the contract is signed. Kathleen Hosfeld added that funding applications begin with a preliminary site design, but circumstances on the ground can evolve significantly, which can modify the number of homes or the AMI being served. The funding application process can take one to two years to complete, and the developers need flexibility to return to earlier awards and adjust.

Rumi Takahashi asked if a concern is raised and the Executive Board decides to adjust an award, what is the Advisory Board's involvement? Claire Goodwin responded that the modification of an award will start at the Executive Board, and the hope is never to get to a point where an award is being changed or withdrawn from a project. As a new funder, SKHHP is still

learning what changes are meaningful to each jurisdiction and how the process would go if an award was modified.

IV. 2025 WORK PLAN – ACTION 11: ADVISORY BOARD EDUCATION AND ENGAGEMENT

Dorsol Plants reviewed Action Item 11 from the 2025 SKHHP work plan and suggestions for how the Advisory Board could engage the Executive Board, elected officials, or the community throughout the year. He also reviewed the portion of the SKHHP Interlocal Agreement (ILA) that outlines the work the Advisory Board does to provide public education and outreach.

In 2024, the Advisory Board engaged the Executive Board through two events. The first was the Advisory Board's work to present solutions to homelessness to the Executive Board as part of their 2024 July meeting. MSC and Homestead CLT were also essential participants in the affordable housing tour SKHHP held in September 2024. The Executive Board spoke highly of and appreciated the Advisory Board's engagement in 2024.

Dorsol Plants reviewed a handout included with the agenda packet outlining various engagement ideas for the Advisory Board to consider.

Ashley Kenny asked if there were any known groundbreaking dates. Claire Goodwin responded that we didn't know of any exact dates, but there should be a couple related to the SKHHP Housing Capital Fund this year.

Phoebe Anderson-Kline said that supporting Comprehensive Plan workshops would have a wide-reaching impact and be a good way to involve the community.

Ashley Kenny asked if the Comprehensive Plan workshops are year-round. Dorsol Plants responded that he would coordinate with the South King County planners' group to generate a list of potential events and dates for the Advisory Board to support.

Maria Arns expressed interest in supporting the Comprehensive Plan workshop and gathering neighbors to help bring in and educate the community to better participate in the workshops. Maria Arns mentioned that a gathering of faith-based leaders in South King County is meeting to discuss housing issues.

Dorsol Plants shared that holding a gathering event would be a fantastic opportunity but would require more capacity than the other ideas. Previous gathering events Dorsol Plants have supported began planning roughly a year before the event to ensure success. The Advisory Board could consider supporting a larger organization's gathering, such as the HDC Affordable Housing Week in May.

Rumi Takahashi suggested considering a less formal gathering and something more neighborly. An event at a park with food that shares information about SKHHP and the affordable housing work in our region. Light on the information and more focused on gathering the community.

Claire Goodwin added that a suggestion from last year was a housing trivia night, which would be a fun way to educate and bring the community together. The ILA's essence is about promoting the needs of South King County and bringing awareness of those needs to the broader region.

Hamdi Abdulle asked if the event intended to bring awareness to the community or provide an opportunity for discussion. Dorsol Plants responded that the idea is still open, so the Advisory Board can select its own direction.

Hamdi Abdulle asked about the timeline for supporting the Comprehensive Plan workshops. Dorsol Plants said he would speak with the planners before the next Advisory Board meeting to produce a list of events the Board could support. Supporting workshops can be done more flexibly throughout the year. An informal gathering would likely need to be held around the summer due to weather, but if the event is at the beginning of summer, it could also raise awareness of the Housing Capital Fund. The event could also tie into recruiting new Advisory Board members during the summer.

Menka Soni asked if SKHHP staff had considered creating a video message or visual to educate the broader community on the Comprehensive Plans and increase outreach. Hamdi Abdulle supported the idea. Dorsol Plants added that jurisdictions did produce similar educational videos during the last Comprehensive Plan cycle.

Olga Lindbom supported the video idea and felt it would be timely. Additionally, it would reduce some of the pressures around scheduling since Board members could contribute on their own time.

IV. 2026 WORK PLAN SURVEY

Dorsol Plants informed the Board that the SKHHP Executive Manager had begun working with the Executive Board to draft the 2026 work plan and a 5-year plan for SKHHP. SKHHP staff had prepared a brief survey to solicit feedback from the Board on the 2026 work plan and the future of the Advisory Board.

The Advisory Board was provided fifteen minutes to complete the survey during the meeting.

VIII. UPDATES & ANNOUNCEMENTS

Dorsol Plants informed the Board that A Regional Coalition for Housing (ARCH) would present at the March Advisory Board meeting to review their Housing Trust Fund process and evaluation.

Dorsol Plants invited the Board to the February 26 Joint Planners and Developers meeting, which will focus on utilizing Universal Design for Affordable Housing. Advisory Board member Rumi Takahashi will be one of the speakers.

Menka Soni invited the Advisory Board to the Seattle Color Festival - Holi being held at the Seattle Center on March 22, 2025.

IX. CLOSING/ADJOURN

The meeting was adjourned at 4:46 PM.

ARCH
Community
Advisory Board
and Trust Fund
Review

March 6, 2025

Patrick Tippy-
Investments Manager



Role of CAB in ARCH Housing Trust Fund Application Review and Recommendation Process

- Confirm HTF Priorities are met in project
- Assess project requests, available sources, and pipeline
- Suggest conditions of award
- Make recommendation to ARCH Executive Board
 - Amount of award
 - Special Conditions of award



Awards and Conditions

- Each round has an amount available for award
- Staff takes initial feedback from CAB about review to propose potential award amounts
- Staff and CAB propose Special Conditions unique to the project as requirements prior to closing and/or for ongoing operations

ARCH 2024

STRATEGIC PLAN SUMMARY

Trust Fund
Priority
Updates

BUILDING MORE AFFORDABLE HOUSING FASTER

A Regional Coalition for Housing (ARCH) was founded in 1992 as a joint undertaking of local jurisdictions to address the growing need for affordable housing in East King County. Since then, the dramatic growth in need for affordable housing has created greater pressure on ARCH's efforts and a widening gap in resources to effectively meet that need.



THRIVING
EAST KING COUNTY

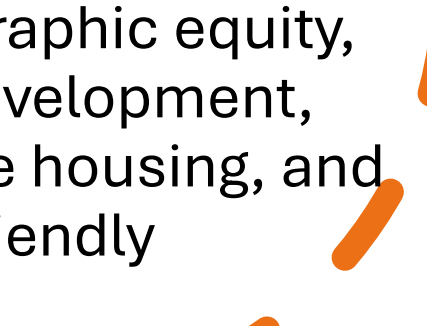
2024 ARCH Strategic Plan (highlights for funding)

- **Pursuing organizational and governance changes** that streamline decision-making, empower the coalition to tackle major policy challenges, and increase education and engagement by members' elected officials in affordable housing.
- **Focusing on targeted state and regional policy efforts that increase funding** and reduce barriers that contribute to the cost of affordable housing development.
- **Supporting high impact special projects and local strategies** that result in creating more affordable housing faster.
- **Providing an efficient vehicle for members to implement local funding and developer incentive programs** and steward the affordable housing assets created through those programs.
- **Focusing on partnerships** to streamline our work and support the broader range of needs of low-income renters and homeowners.

'23 Priorities

- 1. Target Populations.** The Housing Trust Fund is targeted to a broad set of populations.
- 2. Preservation.** Projects that preserve housing at risk of conversion to market-rate are a high priority.
- 3. Timely Delivery of Housing.** ARCH will prioritize projects that can demonstrate the ability to advance quickly through the development and entitlement process
- 4. Leveraging Private Investment.** ARCH encourages project sponsors to pursue private investment that provides maximum leverage of local resources.
- 5. Geographic Equity.** The Housing Trust Fund has a long-term objective of producing housing across East King County.
- 6. Transit-Oriented Development.** Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.
- 7. Shelter and Supportive Housing.** ARCH encourages projects that ensure the availability of shelter and supportive housing on the Eastside.
- 8. Racial Equity.** ARCH encourages proposals that advance racial equity through strategies that intentionally dismantle the racially disparate impacts of our current housing system.
- 9. Cost-Effective Development Approaches.** ARCH encourages project sponsors to propose cost-effective approaches to development that will minimize requests to the Housing Trust Fund.
- 10. Innovative Sustainable & Environmentally Friendly Solutions.** ARCH encourages project sponsors to design with environmental sustainability in mind.

ARCH 2024 Housing Trust Fund Priorities

- 1. Timely Delivery of Housing**
 - a. Ability to advance through entitlement and permitting process quickly
 - b. Ability to secure other sources in a timely manner
 - 2. Maximizing Unit Creation with ARCH Investment**
 - a. Leveraging private investment
 - b. Maximizing competitiveness of other sources
 - c. Cost Effective Development
 - 3. Other Objectives**
 - a. Include target populations, geographic equity, preservation, transit- oriented development, racial equity, shelter & supportive housing, and sustainable & environmentally friendly solutions
- 

Staff Reports

- Highlights of Staff Report
 - Amenities
 - Design
 - Cost effectiveness and Sustainability
 - Schedule
 - Project Finances, underwriting
- Project Benefits/Risks and HTF Priorities
- Modifications for Fall '24: clearly outline eligibility and alignment with priorities

Challenges and Opportunities

- Maximizing leverage encourages selection based on likelihood of securing other public funds.
- Multiple project/financing types; therefore, less direct competition between ARCH projects
- Temptation to fund everything; especially when uncompetitive for other sources

Questions? Discussion?

Future Questions:

Patrick Tippy,
ptippy@bellevuewa.gov



March Meeting

Claire Goodwin, SKHHP Executive
Manager

Dorsol Plants, SKHHP Program
Coordinator

March 6, 2025

SKHHP Advisory Board



Jacob Ambaum and wife Mary sit on their porch with family house guest in 1905
Photo courtesy Mary Ambaum Deleuw

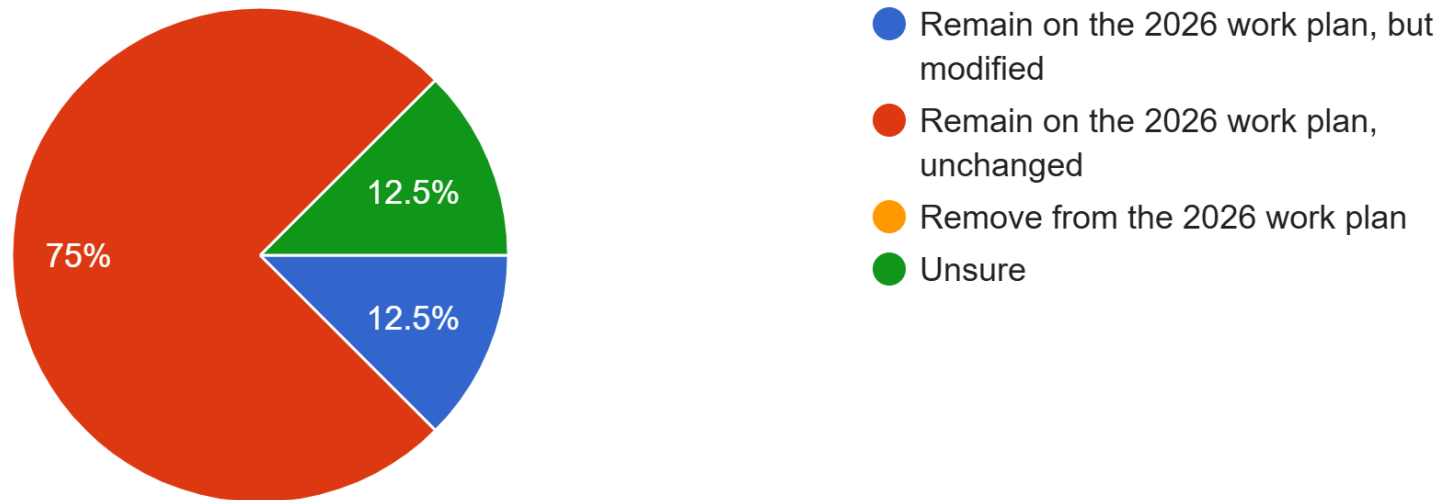
2026 Work Plan Survey Results



Photo of Burien Co-operative Store, ca. 1920
Courtesy Highline Historical Society and UW Special Collections

Engagement & Education in 2026

The SKHHP work plan is the document which guides SKHHP staff's work throughout the year. The 2025 work plan contains one item the 2024 Adviso... see remain on the 2026 work plan or be removed?
8 responses



If Action 11 remains on the 2026 work plan what changes or modifications would you make to the action item.



I answered "unsure" because I am not sure of how effective Action 11 will be and if it is worth the effort. I'm wondering if there are other, possibly more effective ways to place our effort. (but I don't have that answered yet)



I suggest more interaction with Executive board.



Adjust as per what's working best and what's not working



14(Meet with legislators as opportunities arise to inform about SKHHP's mission, goals, and the Housing Capital Fund) and 10 (Develop SKHHP Executive Board briefings on key housing and homelessness topics, especially as they relate to the goals of the work plan.) would be the top priorities

Areas of knowledge and expertise you're willing to share with the Executive Board or the local community.

Family homeless services; pathways for families from homelessness to housing; eviction prevention.

Building Design and Construction

connection to multicultural families of loved ones with disabilities

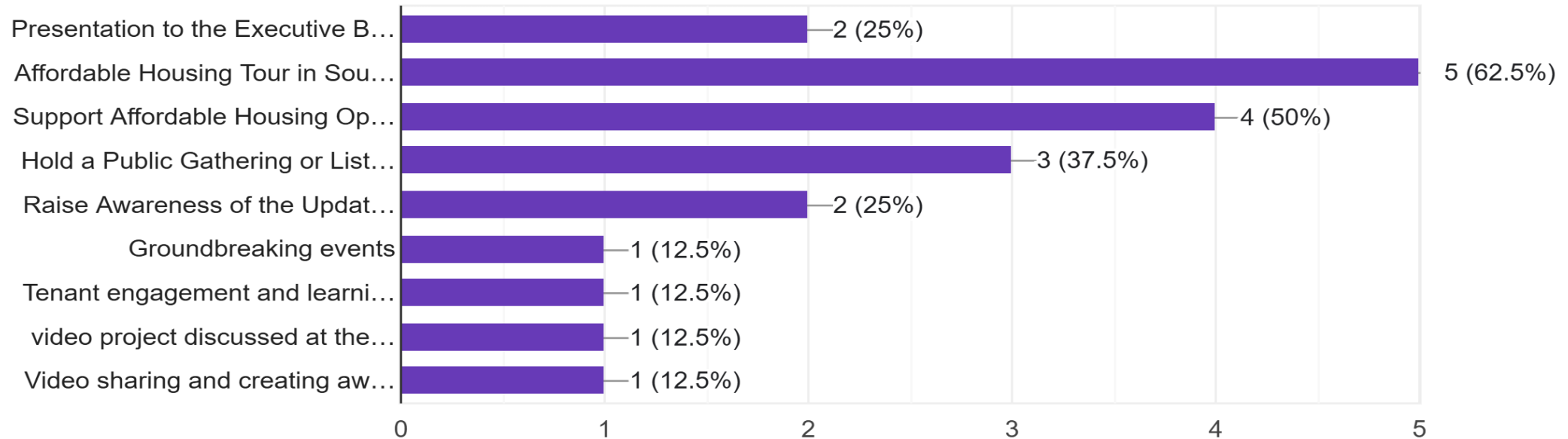
A better and more efficient strategy to address homelessness in a south regional approach

Engagement & Education Events in 2025

What are some of the engagement or education events you would like to accomplish in 2025?

(Check all that apply)

8 responses



2025 Education and Engagement Ideas

- Affordable Housing Tour
- Community Gathering – informal and fun (trivia night/Karaoke)
{Affordable Housing Week}
- Comprehensive Plan Workshop or Engagement Event
- Comprehensive Plan support and engagement videos

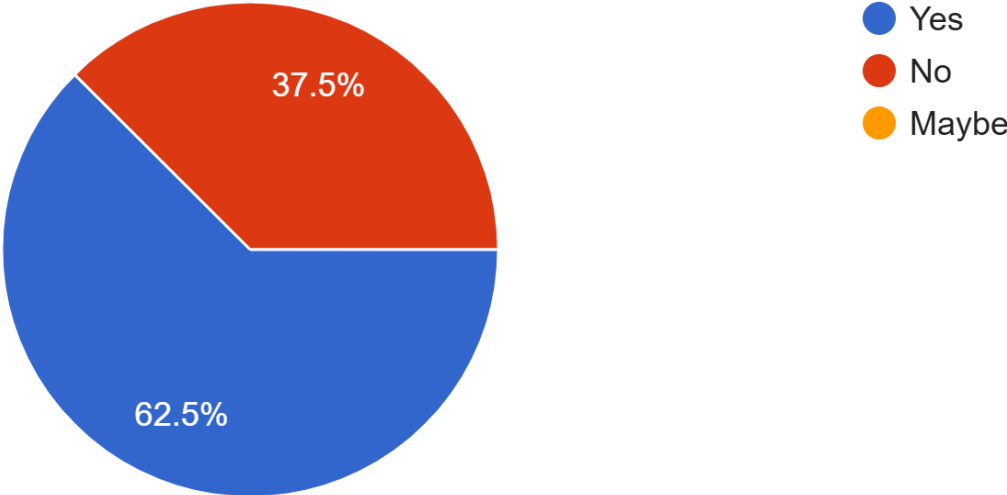
Advisory Board in the Next Five-Years

- I wonder if the Advisory Board should try to collect the voices of the population we serve in order to inform our decisions on affordable housing. How could we collect quantitative or qualitative data to inform our work?
- Support the expansion of funding available through SKHHP; engage all SK cities in SKHHP in some way
- I'm interested in learning more about and incorporating tenant feedback and dreaming about how to create more environmentally friendly housing options as we grow. since I've been on the board for only a short while, sorry if I am not aware of us already doing this.
- More funding awards! Increased Capital Fund.
- team building.
- That is a hard one. For me, it seems people are becoming more and more comfortable speaking their truths so as we are call me maybe I'm stuck
- Community engagement to create more awareness. I still think not many are aware of the roles, resources and responsibilities.

Advisory Board Meeting Frequency

Should the Advisory Board meet monthly? (Note: Monthly meetings are required September-December to review Housing Capital Fund applications.)

8 responses



Advisory Board Meeting Suggested Topics

- I feel that I often spend time in a bubble of supporters of affordable housing, homeless services, etc. It would be interesting to hear from speakers/organizations outside my bubble, such as landlord associations or people in government with different views.
- Regenerative and Sustainable housing, Community and social housing, nontraditional affordable housing initiatives,
- Federal housing policy changes and how local jurisdictions are responding.
- evidence-based programs and practices around reducing homelessness and providing affordable housing options
- How I can I be a more supportive/effective Advisory Board Member? I know it's a lot but if we could do several #1 on the previous slide and formulate a Gathering in June so those that attended and are interested/involved can share and bring their friends.
- Comprehensive guide for all resources available.