

SKHHP Executive Board
July 18, 2025, 1:00 – 3:00 PM
Virtual Meeting

Video conference:

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

OR by phone: 253-205-0468

Meeting ID: 998 5739 8028

Password: 085570

I.	CALL TO ORDER	1:00
a.	ROLL CALL	
b.	INTRODUCTIONS OF STAFF WORK GROUP MEMBERS AND ADVISORY BOARD REPRESENTATIVE	
II.	PUBLIC COMMENT	1:05
III.	APPROVAL OF JUNE 13, 2025 MINUTES	1:07
	<u>Motion</u> is to approve the June 13, 2025 SKHHP Executive Board meeting minutes.	
IV.	AGENDA MODIFICATIONS	1:09
V.	BOARD BUSINESS	1:10
a.	SKHHP LEGISLATIVE FORUM	
	<u>Presenter:</u> Claire V. Goodwin, SKHHP Executive Manager	
	<u>Purpose:</u> Review a proposed agenda and outline for the September 19, 2025 SKHHP Legislative Forum.	
	<u>Background:</u> On March 21, 2025, the Executive Board directed SKHHP staff to organize a legislative forum for 2025. The forum's goal is to educate State Legislators on SKHHP's contributions to affordable housing in South King County and to amplify and uplift SKHHP collaborative work. A draft agenda and outline have been prepared, in collaboration with the Staff Work Group, for Executive Board feedback.	
	For review, discussion, and receipt of Board feedback, no action proposed.	
b.	SKHHP 2026 LEGISLATIVE PRIORITIES	1:50
	<u>Presenter:</u> Claire V. Goodwin, SKHHP Executive Manager	
	<u>Purpose:</u> Discuss potential SKHHP priorities for the 2026 legislative session.	
	<u>Background:</u> Each year in the summer, the Executive Board discusses SKHHP's legislative priorities for the next legislative session. For the past two years, SKHHP has had one priority: for the Legislature to fund all aspects of affordable housing. SKHHP uses the legislative priority as an opportunity to	

highlight SKHHP's work in a flyer that is shared as an outreach tool with legislators, and which is shared with SKHHP member jurisdictions. The legislative priorities are shared with member jurisdictions for optional inclusion on the respective jurisdictions' legislative agendas. At the direction of the Executive Board, SKHHP remains neutral on legislative bills to acknowledge and respect the diverse policy positions among its member jurisdictions.

For review, discussion, and receipt of Board feedback, no action proposed.

VI.	UPDATES/ANNOUNCEMENTS	2:50
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- Housing Stability grant: \$10,000 grant recommended to SKHHP by King County Councilmember De'Sean Quinn
- Advisory Board recruitment
- Housing Capital Fund pre-application meetings
- Other

VII.	ADJOURN	3:00
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I. CALL TO ORDER

Nancy Backus called the meeting to order at 1:06 PM.

ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Nancy Backus, City of Auburn; Dana Ralph, City of Kent; Liz Stead, City of Burien; Gene Achziger, City of Des Moines; Brian Davis, City of Federal Way; Victoria Schroff, City of Maple Valley; Eric Zimmerman, City of Normandy Park; Carmen Rivera, City of Renton; James Lovell, City of SeaTac; Thomas McLeod, City of Tukwila; Sunaree Marshall, King County.

Others present: Claire Goodwin, SKHHP Executive Manager; Dorsol Plants, SKHHP Program Coordinator; James Alberson, City of Renton (Alternate); Kent Hay, SKHHP Advisory Board; Evan Maxim, City of SeaTac; Laurel Humphrey, City of Tukwila; Matt Torpey, City of Maple Valley; Angie Mathias, City of Renton; Anyah Zupancic, City of Burien; Owen Goode, City of Auburn; Dafne Hernandez, City of Covington.

Carmen Rivera joined at 1:33 PM

II. PUBLIC COMMENT

No public comment was received.

III. APPROVAL OF MAY 16, 2025 MINUTES

Victoria Schroff moved to approve the May 16, 2025 minutes as presented, seconded by Sunaree Marhsall. Motion was approved (10-0)

IV. AGENDA MODIFICATIONS

No modifications to the agenda were made.

V. BOARD BUSINESS

a. HOUSING CAPITAL FUND GUIDELINES

Claire Goodwin reviewed a final draft of the 2025 Housing Capital Fund Guidelines which incorporated changes from the May 16, 2025 Executive Board meeting.

James Lovell moved to adopt the 2025 Housing Capital Fund Guidelines, seconded by Victoria Schroff. Motion was approved. (11-0)

b. SKHHP FIVE-YEAR PLAN DEVELOPMENT

Claire Goodwin presented on the development of the SKHHP Five-Year Plan.

The Board reviewed and discussed an inventory of ideas gathered from the Executive Board, earlier work plans, the 2026 work plan, the SKHHP Interlocal Agreement, and the Staff Work Group. The Board reviewed and provided feedback on Claire Goodwin's recommendation of ideas to explore further.

VI. UPDATES/ANNOUNCEMENTS

Claire Goodwin informed the Board that the contract had closed with the Mercy Housing NW Burien Family Housing project and SKHHP is the second highest public funder on the project.

Claire Goodwin informed the Board that she had a forthcoming update related to the TWG project in Kent but didn't have the details to share yet.

Claire Goodwin asked the Board if September 19, 2025 would work to hold the legislative forum. It would align with the day and time of the standard SKHHP monthly Executive Board meeting. The Board confirmed that the date would work for them.

Claire Goodwin updated the Board that the Washington State Housing Finance Commission and the Washington State Department of Commerce will prioritize funding for preservation and rehabilitation of projects this funding round.

VII.ADJOURN

Dana Ralph adjourned the meeting at 3:03 PM.

Dorsol Plants, Program Coordinator



DRAFT Outline - SKHHP 2025 Legislative Forum

Purpose: Convene state elected officials with the SKHHP Boards to amplify the collaborative and unified work in South King County to address the shortage of affordable housing in the subregion. From pooling \$14.5 million across eleven cities to fund the construction or preservation of 679 units of affordable housing, to identifying policy alignment through the subregional affordable housing preservation strategies – SKHHP members are coordinating with each other and working hard to increase access to housing that meets the needs of residents at all income levels and that reduces and prevents homelessness.

Who:

- SKHHP Executive Board
- SKHHP Advisory Board
- State Senators and Representatives representing Legislative Districts 5, 11, 30, 31, 33, 34, 41, and 47
- Association of Washington Cities – Government Relations
- Governor’s Office – Housing Policy
- Housing Development Consortium of Seattle/King County

What: A 90-minute legislative forum. The first 30 minutes is dedicated to hearing a variety of voices that make up SKHHP’s work (Executive Manager, Executive Board, Advisory Board, and Planners) to inform about SKHHP’s work and the unique needs of South King County. The remaining 60 minutes is dedicated to roundtable discussions on pre-selected topics facilitated by Staff Work Group members (see Agenda for details).

When: Friday, September 19, 2025 from 1pm-2:30pm (during regular Executive Board meeting)

Where: Tukwila Community Center

Why: Uplift and amplify the good work of SKHHP as a unified, coordinated, and collaborative voice. Show South King County’s strength on the topic of affordable housing to demonstrate the power of the SKHHP coalition to state legislators. Provide the opportunity to meet in-person and discuss South King County needs as it relates to affordable housing.

How: SKHHP staff to prepare: event advertisement, template language for email invitation to be sent by SKHHP Executive Board Members, unified talking points, event space, set-up, tear-down, public notice as a special meeting, and snacks. No public comment is required since there will be no action of the Board.

DRAFT Agenda - SKHHP 2025 Legislative Forum

1:00 PM – Introduction

Speaker: Claire Goodwin

Description: Introduction, purpose of the event, agenda, timeline, table organizations, attendees, and icebreaker.

1:08 PM – Welcome

Speaker: Mayor McLeod

Description: Welcome from Tukwila as host city. Importance of SKHHP to Tukwila.

1:10 PM – A History of SKHHP and the Housing Capital Fund

Speaker: Mayor Ralph

Description: A brief overview of SKHHP, including why SKHHP was formed and key milestones. Describe impact of the Housing Capital Fund on affordable housing in South King County. Describe South King County's unique needs. [Reference that the cities are using 1406 and 1590 – we are using it – thank you!!!]

1:15 PM – Centering the Voice of the Community in SKHHP's Work

Speaker: Advisory Board Members (Maria, Menka, Rumi, Kathleen, and/or Phoebe)

Description: A brief overview of the Advisory Board and its role in centering the voices of the community in the Housing Capital Fund funding recommendations.

1:20 PM – The South King County Housing Landscape

Speaker: South King County Planners (Chaney, Dafne, Rebecca, and/or Angie)

Description: Describe the current housing challenges and needs in South King County. Describe how SKHHP addresses those shared challenges, including through SoKiHo and the Joint Planners and Developers. Describe the challenges that require more support in addressing affordable housing.

1:25 PM – Supporting South King County and SKHHP in 2026

Speaker: Councilmember Lovell and Councilmember Schroff

Description: Call to action based on SKHHP legislative priority. Further, describe other ways the state legislators can help SKHHP or address shared challenges.

1:35 PM – Roundtable Discussions + Networking

Speaker: Claire Goodwin

Description: Explain process for last hour and facilitate any transition.

1:40 PM – First Round of Connecting – City Actions to Address Housing Needs

Table Facilitators: Staff Work Group Members

Description: Five tables of 10-12 participants. Mixture and equal representation at each table between Board Members, state elected officials, and city staff.

Topic: Discuss overall housing needs (308k affordable housing units plus 59k emergency housing beds needed across King County by 2044); opportunity to highlight SKHHP Housing Capital Fund projects and who funded them; and services and other housing resources cities provide.

2:00 PM – Second Round of Connecting - SKHHP Legislative Priorities

Table Facilitators: Staff Work Group Members

Description: Guests mix and change tables.

Topic: Highlight the SKHHP legislative priorities.

2:20 PM – Share Out and Next Steps

Speaker: Claire Goodwin

Description: Facilitate tables sharing one thing they learned or new inspiring idea. Set stage for the follow-up or next steps for coordinating with SKHHP.

2:30 PM – Gratitude

Speaker: Mayor Ralph

Description: Gratitude and good-bye



South King Housing and Homelessness Partners (SKHHP)

Auburn • Burien • Covington • Des Moines • Federal Way • Kent • Maple Valley • Normandy Park • Renton • SeaTac • Tukwila • King County

Legislative Priority

South King County is facing a growing affordable housing crisis. In order to address this crisis, we need to fund all aspects of affordable housing, including:

- Homeownership for moderate income households and below
- Preservation of naturally occurring affordable housing (NOAH)
- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels

Our Communities

- Residents in South King County face rising housing costs and decreasing affordable supply in ways not found elsewhere in King County.¹
- SKHHP member cities are under intense pressure to support their residents' ability to remain in the community.
- 55% of SKHHP city residents identify as persons of color.²
- SKHHP member cities' average household income is 30% lower than King County's (\$113,542 vs \$161,206).³
- South King County residents have the lowest life expectancy in King County, with Auburn-South being the lowest expectancy at birth.⁴

Housing Capital Fund

SKHHP member cities pool funds to support the production and preservation of affordable housing in South King County through the SKHHP Housing Capital Fund. Funding supports the needs of low-income households earning up to 60% of area median income. Funding priorities include projects that advance racial equity, geographic equity, and economic opportunity. To date, SKHHP has supported projects with 550 units of affordable housing in South King County and over \$11 million has been pooled.

Executive Board

SKHHP is governed by a joint board, referred to as the Executive Board, created by an Interlocal Agreement. Each SKHHP partner jurisdiction appoints an elected official or administrator to serve as their representative to guide the work of SKHHP staff. The Executive Board sets SKHHP's workplan and budget and makes final recommendations on Housing Capital Fund projects.

Community Advisory Board

An advisory board made up of members of the community and local housing organizations provides guidance to the Executive Board and informs the selection of Housing Capital Fund projects. The Advisory Board ensures representation of South King County's diverse communities within SKHHP's work.

Who We Are

Formed in 2019 by an Interlocal Agreement, we are a collaboration between 11 South King County cities and King County united under the common goal to ensure the availability of housing for all income levels of residents in South King County. We achieve this through a focus on the production and preservation of affordable housing, partnership with public and private organizations, pooling and sharing resources, and advancing housing policies.

Purpose

Create a coordinated, comprehensive, and equitable approach to increasing housing stability, reducing homelessness, and producing and preserving quality affordable housing in South King County.

SKHHP Staff Contact

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For more info:
Scan QR Code
or visit skhhp.org

¹ Puget Sound Regional Council: [Regional Housing Strategy 2022 Monitoring Report](#) (p. 31)

² 2021 American Community Survey 5-year Estimates: [P1 - Race](#)

³ Calculated the weighted average household income of SKHHP member cities using total number of households by city and average household income by city as published in the 2021 ACS: [S1901 - Income in the Past 12 Months](#)

⁴ [King County Community Health Needs Assessment 2024/2025](#) (p. 62)



DRAFT Ideas - SKHHP Legislative Priorities

Each year in the summer, the Executive Board discusses SKHHP's legislative priorities for the next legislative session. For the past two years, SKHHP has had one priority: for the Legislature to fund all aspects of affordable housing. Specifically, SKHHP's 2025 legislative session priority was as follows:

"South King County is facing a growing affordable housing crisis. In order to address this crisis, we need to fund all aspects of affordable housing, including:

- Homeownership for moderate income households and below
- Preservation of naturally occurring affordable housing (NOAH)
- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels"

Below are two ideas for Executive Board feedback as a starting point for discussion for the 2026 SKHHP legislative priorities.

Option 1: Increase Funding for Affordable Housing

- Invest more in affordable housing and prioritize:
 - Households experiencing homelessness
 - Households earning 0-30% AMI
 - Acquisition and rehabilitation of naturally occurring affordable housing (NOAH)
 - Homeownership up to 80% AMI
 - 3+ bedroom units to accommodate families and multi-generational households

Option 2: Increase Funding at the Local Level for Affordable Housing

- Double the sales and use tax percentage credited to cities and counties under RCW 82.14.540.
 - Impact:
 - More funding to cities and the county for activities authorized under SHB 1406 and less funding retained by the state.
 - Tax remains the same for the consumer.
 - A streamlined way for the Legislature to fund affordable housing by not creating a new revenue source or increasing existing taxes.