ITEM 3: Approval of the January Meeting Minutes
Approval of the January 2022 Executive Board Meeting minutes

Attachments
   A. Summary Minutes to Executive Board Meeting (January 13, 2022)
A REGIONAL COALITION FOR HOUSING (ARCH)
Summary Minutes to Executive Board Meeting

January 13, 2022
Zoom Meeting
9:00am

Present:
Kate Berens, City of Bellevue, Deputy City Manager
Erin Leonhart, City of Bothell, Interim City Manager
Nancy Ousley, City of Kenmore, Assistant City Manager
Kelly Rider, King County, Director of External Affairs for the Department of Community & Human Services
Kurt Triplett, City of Kirkland, City Manager
Alison Van Gorp, City of Mercer Island, Deputy Director of Human Services
Steve Osguthorpe, City of Newcastle, Comm. Development Director
Carol Helland, City of Redmond, Director Planning and Community Development
David Pyle, City of Sammamish, Director of Community Development
Brandon Buchanan, City of Woodinville, City Manager

Absent:
John Greenwood, City of Clyde Hill, Assistant City Administrator
Wally Bobkiewicz, City of Issaquah, City Administrator
Steve Burns, City of Medina, Interim City Manager

Others Present:
Brady Nordstrom, Futurewise, Eastside Program Coordinator
Thatcher Imboden, Sound Transit, Director of Land Use Planning and Development
Patience Malaba, HDC Government Relations and Policy Director
Stephanie Lucash, City of Kenmore, Assistant City Manager
Thara Johnson, City of Bellevue, Planning Manager
Lindsay Masters, ARCH, Program Manager
Raquel Rodriguez, ARCH, Program Coordinator
Mike Stanger, ARCH, Senior Planner
Elsa Kings, ARCH, Senior Planner

1. CALL TO ORDER
Mr. Triplett called the meeting to order at 9:01am.

2. APPROVAL OF THE AGENDA
Mr. Triplett asked for changes to the agenda of January 13, 2022. There was a change to the agenda order.
Ms. Helland moved that the agenda be approved. Seconded by Ms. Berens. Approved 8 – 0.

3. APPROVAL OF THE MINUTES
Mr. Triplett asked if there were any changes to the minutes of December 15, 2021. There were none.
Ms. Helland moved that the minutes be approved. Seconded by Ms. Berens. Approved 8 – 0.

At this time Ms. Rider and Ms. Van Gorp joined the Executive Board Meeting.

4) Reports / Action Items

4b) Spring District Transit-Oriented Development Update
Ms. Masters gave a brief overview on the transit-oriented development (TOD) project and affordable housing at 120th Street Light Rail Station in Bellevue. Mr. Thatcher Imboden from Sound Transit gave a presentation to the Executive Board, including what has been offered, proposed development details, and affordable housing outcomes. Sound Transit’s presentation can be found in the Executive Board packet.

Board members asked clarifying questions such as retail space guidelines and how retail locations will be chosen given the configuration of the site. Ms. Helland also asked if there were any lessons learned to minimize project risks with this project and other TOD projects coming in the future. Mr. Imboden noted the importance of the strong partnership with the City of Bellevue through the planning process, and offering the property to affordable housing developers to ensure a focus on affordable housing outcomes.

No further action required from the Executive Board.

4c) Affordable Housing Levy Discussion (Cont.)

Ms. Patience Malaba from the Housing Development Consortium continued a briefing and discussion regarding potential affordable housing levies in East King County including next steps in their initiative. See the October 2021 meeting packet for more background.

Board members continued discussion on this item.

No further action required from the Executive Board.

4a) ARCH Procurement and Contracting Policies {Tentative}

Ms. Masters shared the status of discussions with the City of Bellevue regarding application of procurement policies to contracts funded by ARCH cities. Staff were seeking to refine existing city policies to reflect unique circumstances within ARCH, however further review is needed by Bellevue before a final set of policies can be adopted.

5. OTHER BUSINESS

Ms. Masters provided introduced several items of upcoming business for the Executive Board.

- City of Kenmore Upcoming Affordable Housing RFP – Stephanie Lucash, City of Kenmore, discussed what ARCH has been doing with Kenmore to advance the affordable housing. Ms. Nancy Ousley noted that affordable housing is the top goal for Kenmore and there is an opportunity through ARPA to fund one project. Kenmore has identified a city owned parcel with real promise for an initial project. There are other sites owned by private developers and the city is interested in promoting affordable housing in those projects. Kenmore welcomes the opportunity to work with ARCH on those projects. Ms. Lucash added that much work has been done to identify the site and move the affordable housing vision forward. A priority for 30% or below of the AMI is included in the current draft RFP, to be released in February, with a hope to have up to 80 affordable units. Funding from the ARCH Trust Fund would be a huge boost in moving this project forward.

- ARCH Board Chair / Vice Chair discussion – Mr. Triplett noted that ARCH does not have a Vice Chair role, and while it is not in the ILA it can be added if decided by the board. Ms. Helland would be interested in seeking that position if approved by the board. Ms. Helland added that adding a Vice-Chair would help with succession planning and would provide board preparation such as easier transition from Board chair to Vice Chair. Mr. Triplett suggests bringing this back to next months board meeting for approval of the addition of a Vice Board Chair. Board Members agreed.

- Strategic Planning 2022 – Ms. Masters reminded the Board that this upcoming work will be an extension of work done by Cedar River to evaluate ARCH’s capacity, and asked Board members about their hopes for this work.
Mr. Triplett shared he would be interested in exploring the evolution in how cities invest differently in their membership dues, and would like to explore this topic more to ensure cities move forward in partnership through ARCH.

Ms. Berens noted the evolution of housing of homelessness and how we should be prepared as an organization to match that growth and evolution.

Ms. Van Gorp expressed a desire for a longer-term plan that goes out about 5 or 6 years for ARCH strategic planning and staffing.

Ms. Helland noted the increased urgency coming from the state legislature and how ARCH can help create synergies around state law changes and shared commitments to similar regulatory structures and reducing development costs.

Ms. Masters provided verbal updates on the launch of ARCH's new website, and work to apply for the Connecting Housing to Infrastructure Grants. ARCH has also been meeting with the Cascade Water Alliance program to help develop a longer-term discount program for affordable housing. Will bring this back to the board once it moves more forward.

Ms. Berens shared that she will be moving on to the City of Grand Rapids in Michigan and will be starting her new position there in March.

Ms. Ousley shared that Kenmore voted for a new Mayor and Deputy Mayor this past week and that Kenmore will also have representation on the new Regional Homelessness Authority.

No further action required from the Executive Board.

6. ADJOURNMENT

Meeting was adjourned at 10:29am.