

## SSHA<sup>3</sup>P Executive Board - Meeting Minutes

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Friday, February 4, 2022 (8:30am to 10am)

**Executive Board (EB) Members Present:** Executive Dammeier, Mayor Eiding, Councilmember Farmer, Councilmember George, Councilmember Keith, Mayor Markley, Councilmember Mello, Councilmember Neuman, Mayor Roscoe, Mayor Woodards, Deputy Mayor Witting, Mayor Worthington.

**Staff Present:** Katie Baker, Melanie Harding, Evan Koepfler, Paul Loveless, Felicia Medlin, Bryan Schmid, Tiffany Speir, Joseph Van Dyk

**Guests:** Bill Adamson, Laura Benjamin, Adan Espino Jr, Jason Gauthier Kevin Ramsey, Carl Schroeder, Michael Shaw,.

**Consultants/Facilitators:** John Howell, Marty Kooistra.

### Welcome and Introductions

Mayor Woodards called the meeting to order at 8:34am.

What's one book, movie, TV series, podcast, that you are reading/watching/listening to, that you would recommend?

*Board Discussion:* Board members shared responses to the question.

Note: Mayor Worthington indicated that the City of University Place will have Councilmember Denise McClusky represent the City on the Executive Board. She was not available today, so he is sitting in as the alternate.

### Approval of Minutes from the January meeting

Chair Woodards asked for a motion to approve the January 2022 meeting minutes. Mayor Roscoe moved approval of the January 2022 meeting minutes and Mayor Markley seconded. All were in favor. Motion passed

*Board Discussion:* No discussion on the minutes.

### Update on SSHA<sup>3</sup>P Manager Hiring Process

Bryan Schmid briefed the Executive Board on the interview process. Councilmember George wanted to discuss process. He suggested that the Board not wait until the March meeting to make the candidate selection. Councilmember George said he would like to suggest a special meeting to approve the hiring of the SSHA<sup>3</sup>P Manager. The Board agreed to hold a special meeting in the mid-February time frame. A doodle poll will go out immediately to select a date for a special meeting. Councilmember George indicated that there are two good candidates and a third interview will be conducted next week.

*Board Discussion:* Councilmember Farmer said she is glad that we have good candidates. The job market is tough right now. Executive Dammeier asked how long the special meeting would be. Councilmember George said he would expect it to be 15 to 30 minutes. Mayor Woodards said it would be great to have as many Board members as possible attend.

## Update on SSHA<sup>3</sup>P 2022 Legislative Priorities Letter

Carl Schroeder and Michael Shaw attended to provide a briefing on the status of actions in the State Legislature regarding the SSHA<sup>3</sup>P priorities, and HB 1782.

Carl said that HB 1782 would require cities with populations over 10,000 to allow duplexes on Single Family lots. It would require cities over 20,000 to allow fourplexes on SF lots near transit. Cities have a lot of concerns about this bill. The draft was provided the day before it was introduced. There has been limited dialogue around consequences of this bill. Many cities have expressed concerns and questions about the consequences of the bill. The reactions coming from cities is somewhat mixed, but most are opposed to the legislation. Carl suggested to the Board members that if their governments have concerns about the bill, to let their legislators know about those concerns.

Michael provided descriptions of several other bills related to affordable/attainable housing:

- 1660 prohibits owner occupancy requirements on ADU's. There are other ADU bills, including one that provides property tax exemptions for ADU's. HB 1711 would defer or waive fees for ADU's.
- HB 1880 would create pilot projects to test the concept of Housing Benefit Districts, and allow the use of .25% sales tax for that purpose.
- HB 1620 would provide grants for weatherization and emergency shelter for extreme weather.
- Other: REET exemption for non-profit affordable housing.

The focus of most of the housing-related legislation this session has been on the missing middle and not homelessness. Next week the a new transportation bill will be introduced.

*Board Discussion:* Mayor Markley is planning on testifying in opposition to HB 1782. She is working on crafting testimony and asked for suggestions from Carl. He said there was no meaningful engagement with cities in the development of this bill. He said the legislation is much too complicated to rush through this session. Executive Dammeier gave some perspective having been in the Legislature. This is a short session and things go fast. The fact that the Senate ways and means committee killed the bill feels like people understand that this is big policy and probably won't get through this session. Every cutoff is designed to kill bills.

Carl said there are a lot of different ways HB1782 could be amended to be more beneficial. He thanked the Board for their work and wished them luck on hiring the SSHA<sup>3</sup>P Manager. Michael reminded the Board that a lot of bills will die at the cutoffs.

Chair Woodards thanked Carl and Michael. She asked them to come back to future meetings for updates and a look ahead to the next legislative session.

## Update on Sub-Group Working on Interim Work Plan

Chair Woodards called on John Howell for an update. At the last meeting the Board suggested creating a sub-group to work on the draft interim work plan. The sub-group has had one meeting with another meeting scheduled for next week. This is not a quick or easy conversation to find work activities that meet the needs of many members and can demonstrate value relatively quickly. Some of the themes that emerged from the first sub-group conversation include the following: clearly identify what is the fundamental purpose of SSHA<sup>3</sup>P (what it will an won't do); there is a need to provide technical support to some members, but not all; some members would like to see the development of ideas that could incent the private sector to create more affordable housing. There was discussion about creating a SSHA<sup>3</sup>P capital fund. Several sub-group members said their initial thinking is that this is not something SSHA<sup>3</sup>P should consider in its initial years. However, it was also noted that there is a need for additional government support for housing that is affordable to households below 80 and 60 percent of median

income. John asked if any member of the sub group had anything to add. Deputy Mayor Witting said John provided a good overview. Something will be brought forward for the Board's consideration after the sub-group has finished their work.

John mentioned that we had only received one response to the Executive Board survey about work plan priorities. The survey is very important to get a sense from the whole Board's interests. John will resend the survey to Board members.

*Board Discussion:* Mayor Roscoe asked about the staff survey. John said the summary of the staff survey results was sent out and he will be resend it along with the Board survey.

## Review Draft Board Rules and Procedures

Chair Woodards asked John to summarize the revised Rules and Procedures. At the last meeting the draft Rules and Procedures were presented to the Executive Board. At that time Councilmember Keith raised a few questions and suggested that a parliamentarian could help resolve some questions about the description of voting rules. John and Bryan worked with the County Council Attorney, who serves as the County Council parliamentarian. She reviewed the draft document and suggested a few edits to make the Rules and Procedures consistent with the State Open Public Meeting Act, and with the SSHA<sup>3</sup>P IGA. Those edits were incorporated and sent to the Board for review and approval.

*Board Discussion:* Executive Dammeier appreciated the term limits on Chair and Vic Chair. Important to rotate those roles. Chair Woodards agreed.

Councilmember George moved to approve the Rules and Procedures, Councilmember Farmer seconded. All in favor. Motion passes.

Mayor Worthington indicated that because he had not reviewed the materials that he abstained from the vote.

## Briefing on the Pierce County Countywide Housing Action Strategy

Chair Woodards called on Councilmember Mello to begin the presentation. He introduced Berk and framed the purpose of the project. The County Council contracted with Berk last fall to develop an affordable housing action strategy for County government. This could be useful for all of us – both incorporated and unincorporated governments. There are three goals for the project: 1) Inform the County's Human Services Department for the purposes of affordable housing funding, 2) provide the County Planning and Public Works guidance on updating the County's housing section of the comprehensive plan, and 3) provide the County Council with a strategic document on policy on affordable housing. He hopes that this work will result in practical strategies and actions to remove development barriers for housing at all price points. Berk has enlisted the help of a technical advisory group comprised of experts in the marketplace and representatives of several local governments. The report will be completed in August. This morning they Berk will provide a summary on the county-wide Needs Assessment. One of the major items will be identifying how many affordable units are needed for different household income levels. This will help us to get our arms around the issue.

Kevin Ramsey from Berk was introduced. Kevin went thru a power point presentation on the Need's Assessment. Kevin completed the presentation and asked for questions. The PowerPoint is available on the SSHA<sup>3</sup>P website.

*Board Discussion:* Executive Dammeier thanked Kevin for the work. He appreciates that it indicates that we need more housing. He asked whether the county is losing affordable housing when apartments are purchased and remodeled and resold at a higher end. Kevin said that is the case. He said that as the

market heats up even SF homes are being lost to investors that resell these homes at a higher end price. Mayor Roscoe thanked the County for commissioning this work and sharing it. She looks forward to sharing it with the Fife Council. Deputy Mayor Witting asked if the work will be expanded to determine how we fill the need for more low-income units. What are the strategies? Kevin this will be part of this work in later phases. Mayor Worthington thanked Kevin for the information. He asked whether there was geographic diversity in the Needs Assessment. Kevin said that on a couple topics they have broken this down by geographic area. In general, there is great diversity in the supply of housing. The draft Needs Assessment does have a table that identifies targets for different affordability levels. Councilmember Mello reminded the Board that this is just the first phase of the deliverables. He said they will share future phases of this work and the recommendations. He's hopeful the data will inform the work and how SSHA<sup>3</sup>P spend time on this topic. He thanked the Board for allowing time for this topic. Several members expressed interest in gaining access to the full study. Councilmember Mello said he would make sure the Board gets access to the full study once the County Council has received their initial briefing.

Chair Woodards would like regular updates to the Board on this work.

### Updates on Selected Housing Projects/Activities

Chair Woodards called on Executive Dammeier for an update.

*Board Discussion:* Executive Dammeier said he had three things to report: the LIHI property Aspen Court was purchased and is now housing homeless households. It will convert to permanent housing in a few years. Second, Pierce County Housing Authority has been struggling and the County is retooling this organization with new board members to move this organization forward. Third, Sound transit is using surplus lands for affordable housing. This opportunity is coming to Pierce County.

Chair Woodards mentioned upcoming topics and said that if Board members have topics they should email John, and we will get it on the list.

Councilmember George moved to adjourn; Mayor Roscoe seconded.

### Adjourn

Meeting adjourned at 10:04 am