

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

**Executive Board (EB) Members Present:** CM Andrews (Alt), Mayor Backus, Executive Dammeier, Mayor Eiding, CM George, CM Keith (Alt), Katrina Knutson (representing Mayor Markley), CM McCluskey, CM Mello, Mayor Muri, Mayor Styron-Sherrell, Mayor Whalen (Alt), DM Witting, Mayor Woodards,

**Staff Present:** Katie Baker, Joanne Gutierrez, Taylor Jones, Mike Kruger, Paul Loveless, Felicia Medlen, Bryan Schmid, Tiffany Spier, Joe van Dyk

**Guests:** Elliott Barnett, Jason Gauthier

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

## Welcome and Introductions

Chair, Mayor Woodards called the meeting to order at 8:36am.

Chair Woodards asked EB members to introduce themselves and asked what they are most looking forward to about spring.

*EB Board Discussion:* The EB members introduced themselves.

## Approval of Minutes from the February meetings

Chair Woodards asked for approval of the minutes for the February 4 and 24 meetings.

Mayor Backus moved approval of the minutes, seconded by Executive Dammeier.

*EB Board Discussion:* All were in favor of the motion (vote taken later in the meeting at 9:24am).

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

Chair Woodards introduced Jason Gauthier as the SSHA<sup>3P</sup> Manager. She asked Jason to introduce himself to the Board, particularly for those members who were not part of the hiring committee. He provided background on himself. Jason asked what is one action SSHA<sup>3P</sup> can take to help member's communities.

*EB Board Discussion:* Board members provided responses to Jason's question. Mayor Backus – coordinated lobbying around missing middle housing, CM McCluskey – agree on need for missing middle housing strategy and we need tools for developers to create affordable housing. Mayor Whalen – interested in leveraging dollars for regional investments to address affordable housing. CM George – need help tools that are available to support communities like Fircrest with limited staff capacity to work on these issues. Katrina Knutson – support legislation around missing middle housing. DM Witting – communities helping each other to develop sound policies that will work for a number of communities and create a toolbox that can bring various types of affordable housing to each community. As an example, Puyallup is interested in developing a program to create more micro condos. CM Mello – support each other on tracking progress toward meeting housing goals given growth targets population forecasts. Mayor Muri – would like to have developers explain why their costs are so high how can we as governments lower those costs. Help answer the question about what is driving the costs so high. CM Keith – agrees with Mayor Muri. Work with builders and get buy in. Would like to understand what builders need from us. Mayor Sherrell – agrees with what others have said. Mayor Eiding – echoes

what others have said, and would like to see higher property tax breaks for seniors. He wants to keep people in their homes, the tax break income limit in Pierce County is too low. Mayor Woodards – by the end of 2022 she'd like to have a couple of tools in toolbox, anything that helps our cities and towns build or preserve more affordable housing. Executive Dammeier – by the end of the year SSHA<sup>3P</sup> needs a comprehensive website that reflects our joint voices and can be used by members and their communities to find information and resources about affordable housing. Build momentum and amplify the website as time goes on. Mayor Roscoe – agrees with other comments.

Jason, said he took notes and appreciates the range of interests and perspectives among Board members. He thanked the Board for their time this morning and he's looking forward to working with them.

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

Marty said we have been meeting with a subgroup of Board members working on the foundation of the workplan. The subgroup members are DM Witting, CM Farmer, CM Mello, Mayor Walen, CM Keith. The conversations have been going well, but it's difficult work. The responses to Jason's question reflect the varied interests among member governments. The subgroup has been working through a process to identify priority roles for SSHA<sup>3P</sup>. Marty went over the matrix of roles SSHA<sup>3P</sup> can play. The group prioritized a variety of roles SSHA<sup>3P</sup> could play by dividing them into: Must Do, Should So, and Could Do. Must Do is priority/primary work; Should Do are secondary priorities; Could Do is work that could occur if priority and secondary work is addressed. Marty noted that the staff and Board will want to regularly be reassessing the work plan to be able to adapt to changing circumstances. For example, the federal and state housing funding environment is constantly changing, and with those changes priorities for SSHA<sup>3P</sup>'s work could change. Once we settle on the priority roles for SSHA<sup>3P</sup>, the subgroup and staff will work on a more detailed work plan that includes strategies, tactics, schedules and measurables. Marty reviewed the table, focusing on the Must Do roles. Board members on the subgroup were asked to comment. All Board members were asked for their reactions.

*EB Board Discussion:* CM Mello said John and Marty have been good at focusing the work and discussions. The workplan discussion is difficult given the urgency of the issues and the limited capacity of SSHA<sup>3P</sup> staffing. Keep in mind staffing resources both at SSHA<sup>3P</sup> and the member jurisdictions is limited. He said the subgroup was thinking about the limited resources in their discussions about what is top tier priority for SSHA<sup>3P</sup> to do. CM McCluskey liked the collective collaboration reflected in several of the Must Do roles. She likes that SSHA<sup>3P</sup> can be a resource for cities like hers. The improved information can help University Place understand how to get more affordability in their community. Also interested in Puyallup's efforts regarding micro condos. Lots of apartments popping up but how do we help create wealth for families. Encouraged by the first draft of the work plan. CM George likes the structure used by the subgroup. It will be helpful to Jason. DM Witting thanked John and Marty for the help and members of the subgroup. The entire subgroup contributed to this draft. Because we only have one staff, we are limited in what we can do but can enlist help of member governments to do more. He'd like to increase homeownership and help build household wealth. The subgroup also had some discussions about ADU's and ways to encourage greater development of ADU's, such as potentially short platting plans for ADU's. CM Keith said development of the workplan will be an iterative process. Mayor Woodards said this workplan discussion can help manage expectations, which Jason can help with. Executive Dammeier suggested that a priority for this year should be creation of a SSHA<sup>3P</sup> webpage. He said the County would be willing to provide the staff resources to create the webpage, and he asked members to provide content for the webpage, provide links to the SSHA<sup>3P</sup> site from their government's website, and for members to spend some time familiarizing themselves with the SSHA<sup>3P</sup> webpage once it is completed.

## Review Draft Outline Describing SSHA<sup>3P</sup> Advisory Board

In the interest of time, John shortened the presentation and said this would just be an introduction to the topic of creating a community advisory board. One of the requirements of the IGA is to create an Advisory

Board. John went through an outline of purposes, roles, and membership of the Advisory Board. A lot of this is spelled out in the IGA. There have been initial discussion with the staff work group about the Advisory Board and the process for creating it.

*EB Board Discussion:* CM McCluskey suggested that language in the outline regarding the purpose of the Advisory Board should be changed from “influence” to “encourage”. She also suggested that roles for the Board could include addressing homelessness. Executive Dammeier wanted to clarify that the county’s process for Board member selection is an administrative process. The County would not appoint Advisory Board members, the SSHA<sup>3P</sup> Board would do that. Mayor Woodards suggested that this topic be on next month’s agenda, and we will get into a bit more detail.

## Briefing on the Home in Tacoma Initiative

Mayor Woodards introduced Elliot Barnett with the city of Tacoma. Elliot presented a series of Power Point slides on the affordable housing Home in Tacoma initiative.

Mayor Woodards thanked Elliott for covering a lot of information in a short period of time. It’s hard to explain this quickly. Mayor Woodards opened it up for comments or questions.

*ED Board Discussion:* Executive Dammeier appreciated the presentation. He asked for the EB to be briefed on this initiative because it is a comprehensive approach to creating more housing options. This is not the right approach for every jurisdiction, but there are elements that may appeal to some SSHA<sup>3P</sup> members. Mayor Whalen appreciated the presentation. He asked whether there are strategies that could reduce the costs of creating ADU’s, such as waiving sewer connection fees or allowing one sewer hook up for an ADU and the adjacent single-family home. Key is reducing the cost of housing. Elliott said Tacoma is looking at ways to reduce the cost of housing construction. There are some ADU’s getting built but it is expensive. They are looking at what costs the city can affect. Mayor Woodards thanked Elliott and stressed engaging the community.

John wanted to reiterate that the point of the presentation was to stimulate thinking about a range of housing options, not to try to force any other governments to adopt Tacoma’s model. Mayor Woodards agreed.

## Updates on Selected Housing Projects/Activities

*Not enough time to get to this item. It will be discussed at the next meeting.*

## Adjourn

Next meeting the EB will have more discussion about the Advisory Board, debrief on legislative session, perhaps discuss the role of land trusts, and more discussion on work plan.

CM George moved to adjourn, Mayor Backus seconded. All were in favor.

Mayor Woodards adjourned the meeting at 10am