

SSHA³P Executive Board - Meeting Minutes

Friday, January 7, 2022 (8:30am to 10am)

Zoom Meeting

<https://us02web.zoom.us/j/89999019201>

Executive Board (EB) Members Present: Executive Dammeier, Councilmember Farmer, Councilmember George (Vice Chair), Councilmember Keith, Mayor Markley, Councilmember Mello, Councilmember Newman, Mayor Roscoe, Mayor Stryron-Sherrell, Mayor Woodards (Chair), Councilmember Witting

Staff Present: Katie Baker, Steve Friddle, Melanie Harding, Evan Koepfler, Paul Loveless, Felicia Medlen, Taylor Jones, Bryan Schmid, Tiffany Speir.

Guests: Bill Adamson, Jason Gauthier, Kamber Good

Facilitators: John Howell and Marty Kooistra

Welcome and Introductions

Chair Woodards called the meeting to order at 8:33am. She wished everyone a Happy New Year and welcomed members to the first Executive Board meeting of 2022. Chair Woodards asked the Board members to introduce themselves and in three words describe what makes them hopeful in 2022.

Board Discussion: Each member introduced themselves and described their hopes for 2022.

Old Business:

Update on SSHA³P Manager Hiring Process

Bryan Schmid updated the Executive Board on the status of the SSHA³P Manager position. It is anticipated that interviews with staff will occur in mid-January, and the interviews with Board members will occur by the end of the month, or in early February.

Board Discussion: The following Board members volunteered to be on the 2nd interview panel (schedules allowing): Mayor Woodards, Mayor George, Executive Dammeier, Councilmember Witting, Mayor Stryron-Sherrell, and Mayor Markley. An email will go out to the full Executive Board to ask if any other members, not able to attend this meeting, would like to participate on the interview panel.

Update on SSHA³P 2022 Legislative Priorities Letter

John Howell brought forward a letter that summarized legislative priorities that the board approved at its December meeting. All but one Board members voted to approve the 2022 legislative priorities. John reviewed the letter with the Board. The signature page includes the names of all Board members who approved the legislative priorities.

Board Discussion: Councilmember Witting said it is a great letter and moved approval of the legislative priorities letter. Mayor Sherrell seconded the motion. All members voted in favor of the motion, none opposed. The letter was adopted.

Executive Dammeier indicated that this is a short session. Lobbyist's will need to coordinate quickly. He asked if Jason Gauthier was available to provide any insights on the anticipated affordable housing legislation. Jason provided an update.

Mayor George mentioned the missing middle mandate from the State. There will likely be a proposed bill eliminating Single Family zoning. This would likely go against what the group would support with local control being a guiding principle for SSHA³P. Executive Dammeier agreed with Mayor George about the legislation. Mayor George suggested that the Board should receive an update on the legislation (HB 1782) at the next meeting.

Mayor Woodards stated most of the Legislators believed in local control. Tacoma is paying attention to that issue. Mayor Markley said Gig Harbor is also paying close attention to the bill.

CM Witting said the Board should approve minutes from the last meeting, and made a motion to approve the minutes from the December 8, 2021 meeting. The motion was seconded by Mayor George. The motion was approved unanimously - all were in favor, none opposed.

New Business:

Review Draft Board Rules and Procedures

Chair Woodards asked John to provide an overview of the draft Board Rules and Procedures. John did a run through of the draft by section. The Board was not being asked to vote on the resolution at this meeting. The purpose was to allow the Board time for Q&A and discussion. The Board will be asked to adopt the Rules and Procedures at the next meeting.

Board Discussion: Councilmember Farmer indicated the City of Lakewood has adopted a policy on video conference/meetings. She supports the language in the draft. Councilmember Witting suggested that Board action should require more than majority approval of a quorum. He suggested that a two-thirds approval threshold would be more appropriate. John pointed out that Board approval requirements are codified in the Intergovernmental Agreement (IGA). There was agreement among the members, including Councilmember Witting, that the Board should not recommend any changes to the IGA at this point. Chair Woodards suggested that this issue should remain on the radar of the Board as it gains experience operating as a board. The IGA includes a provision requiring the Board to review the IGA at least every five years, in not sooner. This issue can be revisited during that review. Councilmember Keith expressed some concern about the voting being based on "all members present" , and opposed to "all members voting". She said that a failure to vote would affect the threshold required for a motion to be approved. She will follow up with John. Mayor Markley and Mayor Sherrell pointed out typos. Chair Woodards asked Board members to review and provide any comments to John prior to the next meeting. John will resend with the small corrections and any suggested edits by Board members. No further comments.

Initial Discussion about SSHA³P Interim Work Planning

Chair Woodards asked Marty to review the draft Interim Work Plan document. Marty indicated that the Board members were being asked for reactions to the overall principles, the format of the document (which will be used to flesh out the work plan in the coming months), and any initial reactions to the work done by the Staff Work Group thus far.

Board Discussion: Councilmember Wittings said he liked the principles. They are a good, high level way to move the work forward. However, he didn't think the principles were well reflected in the strategies. He'd like to see more of a sense of urgency in the strategies. He said the strategies seem more process orientated rather than action oriented. Executive Dammeier agreed with Councilmember Witting's comments – he was underwhelmed by the initial draft strategies. Mayor George said there is a survey that has already been sent to staff regarding possible SSHA3P priorities, and there will also be a survey of Board members that will be helpful in trying to figure out strategies based on member needs. Marty said there is a tension between short-term strategies necessary to get the organization up and running and operating smoothly, and longer-term strategies that can produce tangible results (i.e. housing units). Further work is needed to refine the list of potential strategies. Councilmember Keith commented that this tension is common and real. It will resolve itself as the Board gets deeper into the discussion about the work plan. The measurements will also resolve themselves. Councilmembers Witting, Keith, Mello and Farmer volunteered to be part of a Board work group to do further work on refining the work plan.

Review Outline of Upcoming Board Agenda Topics

Chair Woodards asked John to review an outline of potential upcoming Board meeting topics. Before that Chair Woodards brought up something in the chat about working with JBLM. John said that topic could certainly be part of the conversation around the work plan regarding working with and supporting Bill Adamson and his group.

John presented a document that outlined agendas for the next couple of Board meetings. He said the Board had been surveyed to ask for future agenda items. John reviewed the topics for the February and March meetings.

Board Discussion: Executive Dammeier. One thing that would be helpful would be to get an update on the Home in Tacoma plan. Some Governments may be interested in the work Tacoma is doing, as well as the community reactions they are receiving. Chair Woodards said that work may be even more important given what the Governor is proposing. Mayor George suggested that there may be a need for a special meeting in February for the hiring of the SSHAP Manager. Councilmember Neuman reiterated Executive Dammeier's suggestion. Chair Woodards said that can be added that to the agenda. Chair Woodards would like to hear from Jason Gauthier, from Habitat, and perhaps Carl Schroeder from AWC, after the session regarding legislation related to affordable/attainable housing. This could help the Board prepare it's thinking around the next legislative session. Marty suggested land trust and surplus public lands could be a topic. Councilmember Keith indicated that land trusts are a valuable tool.

Resolution Adopting Board Meeting Schedule

Chair Woodards asked John to go over the resolution to adopt the meeting schedule for 2022. John reviewed the schedule that had been agreed to at the December meeting. The Board will meet the first Friday of the month from 8:30am to 10am.

Board Discussion: Mayor George moved to approve Resolution 2022-01 and it was seconded by Councilmember Neuman. The resolution passed unanimously - all members voted in favor, none opposed.

Updates on Selected Housing Projects/Activities

Board Discussion: Executive Dammeier described a project the County is work on with the City of Tacoma. The City of Tacoma has land that they are using for affordable housing. Pierce County has land next to it. It makes sense to use both parcels for combined affordable housing. These issues are challenging once you get into the details, with both parties looking to minimize risk and liability. This is a good example of need to find the right balance between local concerns and regional needs and priorities. He's confident that solutions will be found, but it's been instructive to pursue this project and watch the staffs raise issues from the local risk perspective.

John reviewed follow up items from this meeting:

- Signature on legislative priorities letter
- Incorporated rules and procedures edits
- Form Board group to work on workplan
- Revise upcoming agenda topics
- Email Board members who could not attend today's meeting about interview panel and workgroup

Councilmember Farmer will ask Lakewood to link to SSHA³P page. Others may consider the same approach.

[Adjourn](#)