



**South Sound Housing Affordability Partners
Executive Board
Meeting Agenda**

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

Dial: 253-215-8782 Meeting ID: 983 7464 3754

Webinar Link: <https://piercecountywa.zoom.us/j/98374643754>

August 5, 2022 8:30 a.m.

Chair Mayor Victoria Woodards, Vice Chair Council Member Hunter George, Mayor Nancy Backus, Councilmember Kevin Ballard, Mayor Daryl Eidinger, Mayor Kim Roscoe, Mayor Tracie Markley, Councilmember Linda Farmer, Mayor Shanna Styron Sherrill, Executive Bruce Dammeier, Councilmember Ryan Mello, Councilmember Annette Bryan, Deputy Mayor Ned Witting, Councilmember Charla Neuman, Mayor Dick Muri, Councilmember Denise McCluskey, Councilmember Christi Keith (Alternate), Councilmember Lisa McClellan (Alternate), Councilmember Jim Andrews (Alternate), Mayor Jason Whalen (Alternate), Mayor Steve Worthington (Alternate)

I. CALL TO ORDER

8:30

ROLL CALL

INTRODUCTORY QUESTION

Question: In acknowledgement of the Mariners historic win streak, what your favorite ballpark snack?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: Minutes of July 1, 2022 Executive Board meeting

[LINK](#)

Action: Motion to approve the Consent Agenda

IV. PUBLIC COMMENT

This is the time set aside for the public to comment on Resolutions, Ordinances, and Final Action. To request to speak virtually, please press the Raise Hand button near the bottom of your Zoom window or *9 on your phone; if speaking in person, please sign in on the public comment form in the conference room. Your name or the last four digits of your phone number will be called out when it is your turn to speak.

The Executive Board meeting can be heard by dialing 253-215-8782 or through Zoom at <https://piercecountywa.zoom.us/j/98374643754> and entering the Meeting ID 983 7464 3754. Written comments may be submitted to jason.gauthier@piercecountywa.gov Friday before 8:00 a.m. prior to the monthly Executive Board meeting for the Public Comment period. Comments will be compiled and sent to the Executive Board and posted on the SSHA³P website at: piercecountway.gov/sshap

V. PRESENTATIONS

A. JBLM Housing Planning

8:45 – 9:05

Purpose: Overview from Congresswoman Strickland (WA-10) on her work with the Department of Defense to address housing planning to support JBLM's mission.

Action: Questions for Congresswoman Strickland (WA-10)

ATTACHMENTS: Letter to Army re JBLM Housing Planning 4.15.22

[LINK](#)

B. South Sound Military and Communities Partnership (SSMCP)

9:05 – 9:25

Purpose: Overview from Bill Adamson, Program Director for the SSMCP, on SSMCP's housing task force and housing study.

Action: Questions for Bill Adamson

ATTACHMENTS: SSMCP Presentation

[LINK](#)

C. Applicants for the Washington Affordable Housing Advisory Board

9:25 – 9:40

Purpose: Presentation of qualifications for support from Christina Dobler (Pos. 19, For-Profit Rental Housing Owner rep) and Mike Curry (Pos. 12, Homeless Shelter Operator), Pierce County area applicants for positions on the Washington State Affordable Housing Advisory Board (AHAB).

Action: Board discussion on future support process for applicants to AHAB and similar appointed boards and commissions.

ATTACHMENTS: Christina (Chris) Dobler Bio
Mike Curry Resume

[LINK](#)

[LINK](#)

VI. REPORT BY THE SSHA³P MANAGER

9:40 – 9:45

ATTACHMENTS: Budget Performance Report 2022Q2

[LINK](#)

Work Plan Progress Report 2022Q2

[LINK](#)

Member Support Activities Report 2022Q2

[LINK](#)

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

**PIERCE COUNTY HUMAN SERVICES
SSHA³P EXECUTIVE BOARD MEETING**

8:30 – 9:59 a.m.

July 1, 2022

Executive Board: Mayor Nancy Backus, City of Auburn
 Councilmember Kevin Ballard, City of DuPont
 Mayor Daryl Eiding, City of Edgewood
 Mayor Kim Roscoe, City of Fife
 Councilmember Hunter George, City of Fircrest
 Mayor Tracie Markley, City of Gig Harbor - absent
 Councilmember Linda Farmer, City of Lakewood
 Mayor Shanna Styron Sherrell, City of Milton
 Executive Bruce Dammeier, Pierce County
 Councilmember Ryan Mello, Pierce County
 Deputy Mayor Ned Witting, City of Puyallup
 Councilmember Annette Bryan, Puyallup Tribe - absent
 Mayor Dick Muri, Town of Steilacoom
 Councilmember Charla Neuman, City of Sumner - absent
 Mayor Victoria Woodards, City of Tacoma
 Councilmember Denise McCluskey, City of University Place - absent

Staff: Jason Gauthier, SSHA³P Manager
 John Howell, Consultant, Cedar Rivers Group
 Bryan Barmore, Office Assistant 3
 Becki Foutz, Administrative Assistant

Guests: Ted Richardson, Robin Bolster-Grant, Kenneth George, Joanne, Felicia Medline, Mayor David Baublits, Eatonville, Cynthia Stewart, Bill Adamson, Kacey Guin, Anika Moran, Bryan Schmid, Trish Crocker, Tiffany Speir, Taylor Jones, Anne Fritzel, Adan Espino, Jr, Nicholas Carr, Zach Shields, Jim Andrews (Alternate Board Member – Fircrest), Christi Keith (Alternate Board Member – Edgewood)

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Woodards called the meeting to order at 8:34. SSHA ³ P Manager Gauthier called roll, per above; there was a quorum.	Call to order

TOPIC/WHO	DISCUSSION	ACTION
<p>What Are Your Plans for July 4th?</p>	<p>Executive Bruce Dammeier: hopes to see son and fiancée, however isolating for COVID Mayor Kim Roscoe: going to see friends on Gravelly Lake Councilmember Ryan Mello: Fourth of July Festival Councilmember Kevin Ballard: DuPont Community Pancake breakfast, DuPont Fourth of July parade, then fireworks display in the evening – Councilmember Ballard invited the group to breakfast at the DuPont Community Center at 8:00 on the Fourth! Mayor Hunter George: Steilacoom Lake with friends, boat parade with candy! Mayor Nancy Backus: Auburn Fourth of July Festival at Les Gove Park, later fielding firework complaint calls</p>	<p>Ice breaker</p>
<p>What Are Your Plans for July 4th?, continued</p>	<p>Councilmember Linda Farmer: going from Gravelly Lake to Steilacoom Lake Councilmember Christi Keith – packing to move to California to run a bed and breakfast! Mayor Shanna Styron Sherell: celebrating on 7/3, possibly in Auburn, probably fielding phone calls Mayor Dick Muri: fun run at 9, parade at 1, neighborhood parade at 4, fireworks at 10:30! Mayor Daryl Eiding: goes to Les Gove Park in Auburn Deputy Mayor Ned Witting: 5K fun walk, followed by breakfast at South Hill LDS Church, concert at Meeker Mansion and fireworks in the evening!</p>	<p>Thank you!</p>
<p>Agenda Review</p>	<p>It was moved and seconded to adopt the consent agenda.</p>	<p>Agenda adopted</p>
<p>Public Comment</p>	<p>Mayor Woodards opened for public comment. There was none. Mayor Woodards asked if any public comments had been submitted in writing, SSHA³P Manager Jason Gauthier said no public comments had been submitted.</p>	<p>None</p>

TOPIC/WHO	DISCUSSION	ACTION						
<p>Middle Housing Grant Presentation - Anne Fritzel</p>	<p>Jason presented Anne Fritzel, Housing Programs Manager, from the Department of Commerce, Growth Management Services, to provide an overview of the Middle Housing Grant program. The Growth Management Act was significantly amended in 2021. (the link at right is to the Periodic Update.) Commerce has developed projections for need and methodology for allocation by income bands that will come out soon. They've received a lot of funding for significant grants for cities over 100,000 that will be split with half in the next 12 months and the other half available in June 2023.</p> <p>Anne's been working with growth management for 20 years and never seen this much money for an update so she's excited that the legislature has seen the importance of planning and the difference it can make in communities. On top of that there's additional money for housing work, called the Middle Housing Grant.</p> <p>Duplexes, triplexes, fourplexes, courtyard apartments, cottage housing and townhouses qualify as middle housing. The grant requires looking at all of these types and think about where which of the types would be appropriate in communities.</p> <p>Base grant amounts:</p> <table data-bbox="347 1104 927 1220"> <tr> <td>Cities under 10,000</td> <td>\$60,000</td> </tr> <tr> <td>Cities between 10 and 20,000</td> <td>\$75,000</td> </tr> <tr> <td>Cities over 20,000</td> <td>\$100,000</td> </tr> </table>	Cities under 10,000	\$60,000	Cities between 10 and 20,000	\$75,000	Cities over 20,000	\$100,000	<p>Periodic update</p>
Cities under 10,000	\$60,000							
Cities between 10 and 20,000	\$75,000							
Cities over 20,000	\$100,000							

TOPIC/WHO	DISCUSSION	ACTION
<p>Middle Housing Grant Presentation - Anne Fritzel, continued</p>	<p>Requirements: Must consider middle housing types on at least 30% of lots currently zoned as single family. Must conduct a racial equity analysis: a review of past racial inequities, past exclusion in housing.</p> <p>Grant funding can be used to analyze comprehensive plan policies and development regulations; prepare informational materials for the public; conduct outreach; draft proposed amendments; hold public workshops and city planning commission public hearings; and to hold city council public hearings.</p> <p>Anne noted that Jason has developed a really nice plan for multiple communities to do this work.</p> <p>Joint applications from two or more jurisdictions are encouraged where regional groups may work jointly on housing policy. Applications are due July 5 and funding expires June 30, 2023. This is a reimbursement, performance-based contract. Commerce will work with you as long as the application meets the criteria, to make sure you get the funding.</p> <p>Executive Dammeier asked if there were any additional funds to encourage regional cooperation and collaboration around housing efforts, or is the regional approach the sum of the parts of it were done individually? Sum of the parts. They're not closing the gate on Tuesday.</p> <p>Mayor Backus noted that there are very few consultants available, so it's not too early to look.</p> <p>Ned asked if the comprehensive plan update requires 30%, or just the grant? Just the grant.</p>	<p>Thank you, Anne!</p>
<p>Resolution 2022-05- Jason Gauthier</p>	<p>Resolution 2022-05 is a resolution of the SSHA³P Executive Board approving the submission of a regional middle housing grant for Edgewood, Fife, Gig Harbor, Milton, and University Place, submitted by Pierce County, for total amount of \$425,000 (maximum allowable for five cities plus an extra \$40,000 provided by the Department of Commerce for community-based organizations to facilitate community outreach and engagement as part of the grant requirements and deliverables.)</p> <p>SSHA3P will work with subcontracted community-based organizations taking on the lead role with the deliverables of creating the (Action 1) public engagement plan and delivering specific city-specific engagement results by May 1, 2023. The activities will be performed by consultant. Each member city will have a racial equity analysis (Action 2) as well, to address anti-displacement in each participating city. Action 3 will be Policy and Program Development.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Resolution 2022-05- Jason Gauthier</p>	<p>Deliverable 3A – summary assessment of lots suitable for rezoning to support middle housing.</p> <p>Deliverable 3B – City staff producing report on the changes that would be needed to support middle housing.</p> <p>Deliverable 3C – consultant develops a menu of strategies that would support the increased supply of middle housing types.</p> <p>Deliverable 3D – Planning Commission briefing on deliverables, from action to totality.</p> <p>Deliverable 3E – Planning Commission briefing on deliverables 3A, 3B and 3C.</p> <p>Budget SSHA3P - \$25,000, to perform Action 1 (Community engagement/outreach) Consultant - \$210,000 City staff time - \$150,000</p> <p>In putting together the grant structure lessons learned from two awarded regional housing action plan implementation grants were used.</p> <p>Jason recognized specific member government staff who worked on this concept: Taylor Jones, Steve Friddell, Robyn Bolster-Grant, Angelie Stahlnecker, Kenneth George, Kevin Briske, and especially their driving force, Emily Arteché, Planning Manager from the City of Edgewood.</p> <p>Jason opened for questions. Executive Dammeier commented that this is the reason we have come together, to leverage these types of opportunities. He moved to adopt resolution 2022-05. Mayor Backus seconded. Vote commenced and the ayes had it. Mayor Backus commended Jason and the group for taking this on. Mayor Woodards thanked the committee.</p> <p>Jason noted that Trish Crocker, Pierce County Human Services’ grant writer has the grant ready, and it will be submitted ASAP.</p>	<p>The resolution was adopted</p>
<p>Resolution 2022-04- Jason Gauthier</p>	<p>Resolution 2022-04 is a Resolution of the SSHA³P Executive Board, adopting the 2022 SSHA3P Work Plan. Deliverables and target dates have been slightly adjusted since the last meeting. Target dates have moved back one month in each area, to allow us to accommodate the anticipated influx of work necessary on the regional middle housing grant. The Executive Board can now expect programming policy summary assessments in October, a decision package in November and then a functional toolkit in December. The new SSHA³P website debuted last night! It’s still in design stages but it’s out there and has content, including early stages of mapping, awaiting some additional member city data. There’s an interview scheduled in mid-July for SSHA³P’s half-time position.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Resolution 2022-04- Jason Gauthier, continued</p>	<p>Opportunities are the greatest threat to the accomplishment of work plan deliverables in the remainder of 2022; we can't and shouldn't turn away from opportunities to directly and positively affect the supply of affordable, attainable, and accessible housing. SSHA³P will retain flexibility to support members. Deputy Mayor Witting moved to approve the work plan. Councilmember Farmer seconded. Vote commenced and the ayes had it. Mayor Woodards thanked the committee for their work. Councilmember George commended Jason and the committee; he can't wait to support the plan.</p>	<p>The 2022 work plan was adopted</p>
<p>Legislative Agenda Presentation - Jason Gauthier</p>	<p>Jason provided background on previous years' legislative agenda development, an historical overview of SSHA³P's legislative agenda process, agenda development options, and proposed structure.</p> <p>In 2019 when the Mayor's Roundtable was meeting, they agreed on some short-term actions, including the creation of a legislative priorities letter. Jason shared the group's 2020 priorities: investments in the housing trust fund, flexible local funding options, equitable allocation of the housing trust fund, utilizing Pierce County as home to pilot programs and policy to provide attainable housing for all.</p> <p>In 2020 they sent a letter with 2021 priorities. In 2021, Cedar Rivers Group worked on the agenda. The group's priorities have seen a lot of success, including \$113M to the housing trust fund, which was truly unprecedented. It's been a successful couple of years.</p> <p>Jason proposed a basic structure for the group's 2023 legislative agenda, identifying three to five priorities, such as collaboration with community partners, using "Support, Monitor, Oppose" sections.</p> <p>He proposed two legislative development options: Option 1 works with member governments over the next couple of months to develop the agenda, starting now for presentation to the Executive Board in September for feedback, brought back in November, to meet with legislative delegation in December-January.</p> <p>Option 2 waits until the agenda's presented to member councils.</p> <p>Mayor Woodards asked if Option 1 includes reaching out to lobbyists of member governments. Yes.</p>	<p>Discussion</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Legislative Agenda Presentation - Jason Gauthier, continued</p>	<p>Councilmember Ballard noted that earlier is better. Mayor Backus supports Option 1. Executive Dammeier commended Jason’s presentation. This is an election year for legislators, so some of them will be focused on that. He’s interested in us influencing their agendas, but would also like their agenda to influence ours. Councilmember Farmer supports Option 1 and suggested limiting feedback to September. She offered to be a conduit to Lakewood City Council to get feedback. The group overall preferred Option 1. Mayor Roscoe suggested including government lobbyists. Jason thanked the group.</p>	<p>Expect a presentation at the 9/2 meeting.</p>
<p>Welcome, Eatonville</p>	<p>The group welcomed Mayor David Baublits, of Eatonville, who attended the meeting. Mayor Baublits announced that Eatonville’s planning to join SSHA³P, and they’re working on creating affordable housing in a complex behind their town hall. They’re applying for the middle housing grant as well.</p> <p>Mayor Woodards added that she ran into Mayor Penner of Orting who is interested in continuing conversations regarding Orting become a SSHA³P member in the future.</p>	<p>Welcome!</p>
<p>Manager Report</p>	<p>Jason recognized Mayor Backus for doing a wonderful job at AWC panel. Jason shared and demonstrated the new www.southsoundaffordablehousing.org website that just debuted last night. Several data pieces from Open Pierce County will be added, as well as median rental price. There’s an interactive map to click on to see housing projects. Jason will show the group the site again at the September meeting, when it’s more built out. Mayor Backus loves the website! She did note that the Auburn logo is not correct. Bruce noted that the former SSHA³P website was somewhat buried in the County housing site, whereas the new site makes it clear that SSHA³P is a collaboration. Mayor Woodards noted that it’s exciting to see us moving forward in this way, nothing short of amazing. What a great job Jason’s doing and in only 11 weeks! Kudos, Jason!</p>	<p>Kudos, Jason!!</p>
<p>Member Comments</p>	<p>Executive Dammeier just approved a contract for \$650,000 to rehabilitate affordable housing apartments in Buckley. It comes to \$36,000 per apartment, which is relatively inexpensive compared to building new housing. He added that it was exciting to see Mayor Baublits.</p>	<p>Informational</p>
<p>Good of the Order/Adjournment</p>	<p>Mayor Woodards asked if there was anything else for the good of the order? Mayor Roscoe moved to adjourn. Seconded. Meeting adjourned at 9:59 a.m.</p>	<p>Meeting adjourned.</p>

The next SSHA³P Executive Board meeting is scheduled for Friday, June 3, at 8:30 p.m. via Zoom.
Respectfully submitted,
Becki Foutz, Administrative Assistant

U.S. House of Representatives
Washington, DC 20515

Mr. Paul W. Farnan
Principal Deputy Assistant Secretary of The Army,
(Installations, Energy And Environment)
1600 Army Pentagon
Washington, DC 20310-1600

Lieutenant General Douglas M. Gabrum
Commander, Installation Management Command
2405 Gun Shed Road
Joint Base San Antonio
Fort Sam Houston, TX 78234

April 15, 2022

Dear Mr. Farnan and General Gabram,

Joint Base Lewis McChord (JBLM) is often described as a major city in the South Sound region of Washington state, with almost 7% of the region affiliated with the base. JBLM is the largest military installation on the West Coast, and is increasingly important as the Department continues to focus on Indo-Pacific operations. JBLM continues to get assigned missions, including the first home for the Multidomain Task Force (MDTF) and the prototype hypersonic ground equipment. With these new missions come new servicemembers, their families, and equipment. As JBLM continues to grow, so too does the surrounding region, creating several challenges for the base. This growth has resulted in increasing encroachment and one of the base's most pressing challenges—the desperate need for housing on the installation.

While JBLM has significant acreage, it also has a training mission and land set aside for endangered species conservation. JBLM must balance its vital training mission, existing housing shortage, and ongoing encroachment that prevents it from acquiring more land. I understand that JBLM is at 54% availability of training space needed, and that the Department must conduct a full assessment to ensure that all usable land has maximum utilization. To do that, JBLM must increase its housing density and use urban planning best practices.

There is a housing supply and affordability crisis throughout the country, and it affects service members and their families. Therefore, it is incumbent on the Department to help address this crisis by building more housing on JBLM. I also encourage the Department to find creative ways to address the housing shortage, including but not limited to identifying noncontiguous land for building housing and other amenities. To further these efforts, and to provide transparency to the families on JBLM, I request a response to the following queries:

1. I am aware that military installations are not bound to local zoning restrictions. However, given the limited amount of land available for developing new housing, how does the Department determine acceptable housing density?
2. How does the Department coordinate with privatized military housing providers to establish criteria for housing density?
3. How does the installation communicate the benefits of housing density to servicemembers and their families?
4. How do you ensure that unaccompanied housing has access to similar amenities and services, such as entertainment, transportation and food, as accompanied housing?
5. How does the Department determine where to build new facilities, housing, and commercial places?
6. How does the Department use the best practices from urban planning to help develop vibrant communities within military bases?
7. Has the Department consulted with experts in urban planning and land use on maximizing available space on military installations with limited opportunity for growth?

As new missions continue to be assigned to JBLM, now is the time to take the opportunity to do a complete reassessment of its urban core, its planning of neighborhoods, and overall land use. If the Department requires authorization or additional resources to conduct such a study, leadership must send a legislative proposal to the Committee on Armed Services. I thank you for your prompt attention to this important matter, and for your support of the servicemembers and families who call JBLM home.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marilyn Strickland', with a stylized flourish at the end.

Marilyn Strickland
Member of Congress

Executive Leadership Team

Steering Committee



SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

A Partnership of more than 50 member cities, counties, the Nisqually Tribe of Indians, Joint Base Lewis-McChord, State, regional, corporate, and non-profit organizations dedicated to fostering outcomes that are mutually beneficial to the South Sound region.

Working Group Chairs



PRIORITY

2022 GROWTH COORDINATION PLAN STRATEGIES

Rank	Strategy	Score
1.	Support Off-base Housing Development Opportunities	(100%)
2.	Advocate for occupational licensure portability	(92.9%)
3.	Support I-5 Corridor Improvements	(92.3%)
4.	Improve Resiliency Planning	(84.6%)
5.	Communicate the Economic Benefits of JBLM on the Region	(76.9%)

MILITARY HOUSING CHALLENGE

The Service Member

- Financial readiness – military pay not keeping pace with real estate costs
- DOD policy permits only 10-days PTDY and TLE for house hunting
- BAH insufficient for off-base housing costs
 - Rent, utilities, 5% out of pocket
- Child care (900+ on-base child care waiting list)
- Commute time/distance
- Pending deployments

Joint Base Lewis-McChord

- 52,000 workforce
- 88% of JBLM workforce live off-base
- By DOD policy, 71% of active duty SMs must live off-base
- 9,000 in, 9,000 out, annually
- 1,000+ on-base family housing waiting list
- 5,159 on-base family housing inventory
- **Current HMA restricts new on-base housing development**

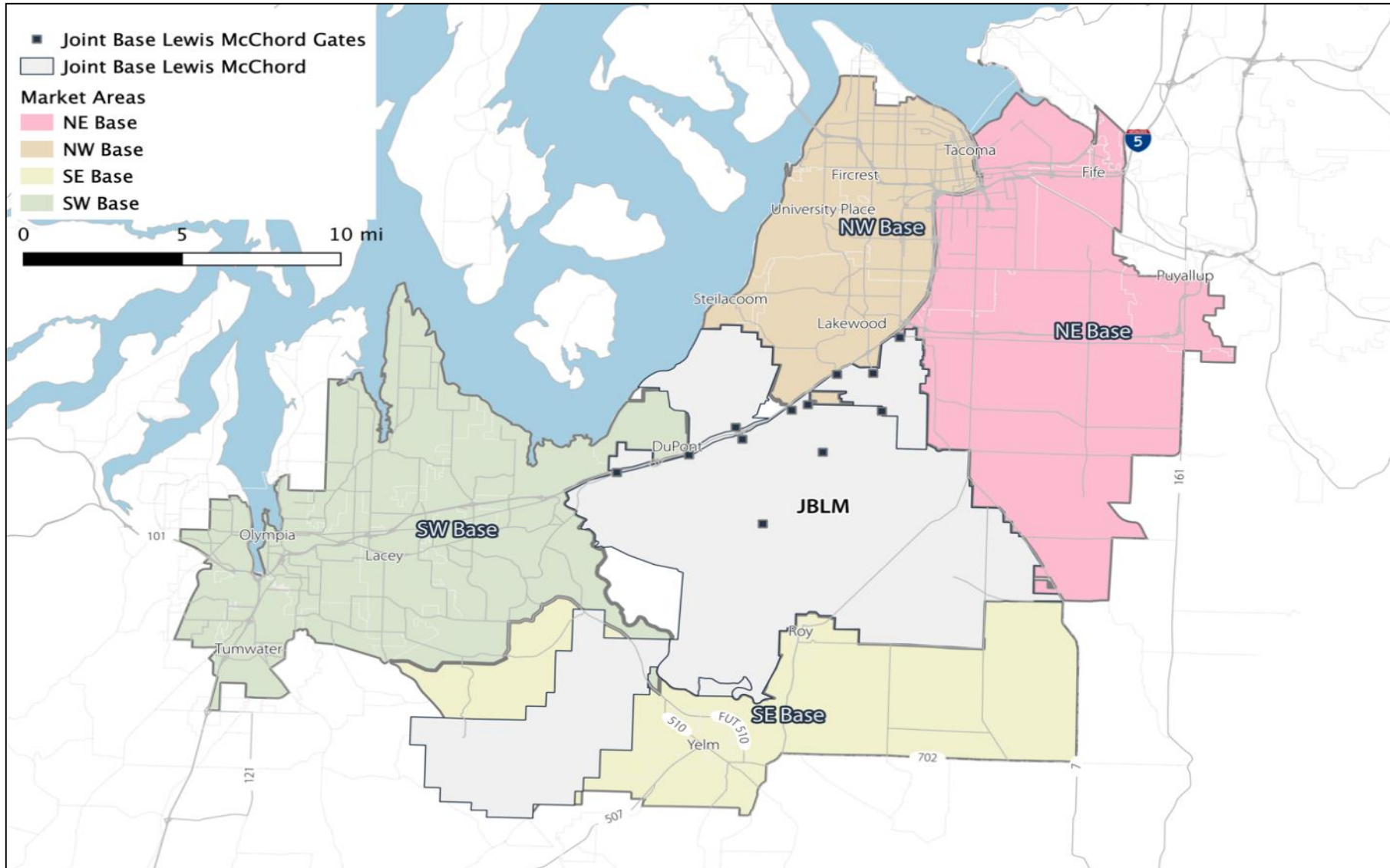
The Community

- 100% SSMCP stakeholders - Support Off-base Housing Development Opportunities
- Projected South Sound housing shortage of 113,000 by 2040
- 2021 - 21% real estate appreciation
- Cities can ease barriers (e.g., zoning restrictions, permits, etc.), but have limited influence over housing prices.
- Middle income housing shortage

ARMY HOUSING MARKET ANALYSIS (RESULTS)

- From 2020 to 2025 military family homeownership decreases slightly (-66)
- From 2020 to 2025 military family renters increases +4,480
- Between 2020 and 2025 community housing need will increase +4,414
- On-base family housing inventory remains constant 5,159
- By 2025, assigned strength on JBLM increases +2,300

2020 JBLM STUDY / MARKET AREAS



Population is projected to grow significantly in the Study Area between 2020 and 2040. Approximately 113,000 new housing units are needed in the JBLM Study Area to accommodate future growth by 2040.

Finding:

Many of the Study Area communities lack any comprehensive planning goals or policies associated with JBLM even though many recognize the importance that JBLM has on the local economy and housing markets.

2020 SSMCP HOUSING STUDY OVERVIEW

- The region surrounding JBLM is experiencing a shortage of housing stock that creates financial and emotional stress for everyone seeking housing in the area. This is particularly acute for the junior enlisted rank service members with families.
- In 2019, BAH for military personnel makes approximately 88% of the total housing stock in the market area as affordable to active duty service members.
- **Key Challenge:** finding available housing within a 30-minute drive given the structural supply limitations.
- **Opportunities:** Over the next few years, we anticipate new policies, new regulations, and new legislation that will lead to additional housing development. Periodic updates to local comprehensive plans, to include new or updated housing elements are coming soon.

SSMCP ADVOCACY ROLE

- Support and join South Sound Housing Affordability Partnership (SSHA3P) in their efforts to collectively address housing issues in the Pierce County region.
- Support the Regional Housing Council (Thurston County) in their efforts to collectively increase the supply of attainable housing in the Thurston County region.
- Advocate for state legislation, funding resources and/or programs in developing more attainable housing.
- Support JBLM in their efforts to develop additional on-base housing (**245-341 units by 2026 to 2031**). This may include legislative advocacy, facilitating in the development of public-private housing development partnerships, or other tasks.
- Support JBLM in their federal legislative advocacy efforts to increase staff levels for the JBLM Housing Services' Office, expansion of the JBLM Rental Partnership Program, and an increase in the per diem provided to service members for PCS moves.

SSMCP ROLE WITH SSHA3P

- **SSMCP reconvene the SSMCP Housing Working Group**
- **Regularly attend SSHA3P Advisory Board meetings.**
- **Provide ongoing support to SSHA3P.**
- **SSMCP Staff report to the SSMCP Steering Committee and SSMCP Housing Working Group on SSHA3P actions.**

HOUSING TASK FORCE

The Housing Task Force will be comprised of 4 sub-committees tasked with specific strategic areas of interest.

1. **Housing/Financial Education -**

Purpose: Expanding/streamlining education/tips to service members about housing opportunities & success (on-base JBLM)

2. **Legislative Affairs –**

Purpose: Audit, uncover, or create support for legislative efforts to impact military housing both on and off base.

3. **Housing Study Update -**

Purpose: Obtain funding for, and execute an update to the 2020 housing study.

4. **Zoning/Planning –**

Purpose: Propose and advocate for the changing of outdated and adverse ordinances and zoning that supports growth of housing around JBLM.

HOUSING TASK FORCE MEMBERS

Planning /Zoning

- Regional Housing Council (Thurston County)
- Thurston Regional Planning Council
- City of Lacey
- City of Lakewood
- Pierce County
- Thurston County

Education

- STEP (Support The Enlisted Project)
- Operation Red Dot (All)
- JBLM (Various representatives) (All)
- Lacey Veterans Services Hub (All)

Legislative Sub-Committee

- SSMCP (GTH-GA)
- Congresswoman Strickland's office (10th District)
- Representative Bateman's Office (LD 22)
- Representative Barkis's Office (LD 2)
- Senator Nobles office (28th District)
- WDVA
- Regional DOD Office
- Pierce County Council
- WA Dept of Commerce

Housing Study grant

- SSMCP

Advisors to the Task Force

Lisa Kline
Jason Gauthier
Doug Mah
Lt Col Kelly Rakes
Col Phillip Lamb
CSM Petty

AHBL
Pierce County SSHA3P
Thurston County Chamber
Deputy CoS, JBLM
JBLM Commander
JBG CSM

WAY FORWARD – SSMCP HOUSING STUDY 2.0

- ✓ SSMCP will receive a 12 month DOD grant, funding available in January 2023
- **Key grant objective:** Assess conflicting housing studies and update the SSMCP Housing Study due to changing and rapidly appreciating market conditions:
 - *the (SSMCP 2020 Housing Study) and the (2020 DOD Housing Market Analysis).*
- **How can off-base housing availability and development best contribute to lowering the backlog of military family housing needs?**
- **Evaluate the effectiveness of JBLM’s Rental Partnership Program. Identify barriers for property management organizations wanting to participate in the program and any friction points for service members that use the service. Suggest options to mitigate any negative impacts that exist.**
- **SSHA3P and SSMCP have a critical role with mitigating this housing challenge**

Christina (Chris) Dobler is a founder and Senior Managing Director of Dobler Management Company, Inc. She oversees the company's legal, human resources, and training departments and creates company policy and procedures based on industry best practices and local, state, and federal ordinances and laws. She has over 35 years of multi-family residential property management experience. Christina is a Certified Property Manager, a licensed real estate agent, graduated from Central Washington University with a Business Finance degree, and is fluent in Spanish. She is on the Board of the Rental Housing Association of Washington, where she also serves on the Legislative and PAC-Fund committees. Christina is also active in the WA Multi-Family Housing Association's Government Affairs Committee. She participates in the Tacoma Housing Authority Housing Provider Advisory Group and the Rental Housing Coalition. Christina is a member of the Tacoma Business Council and heads a coalition of Pierce County Housing Providers. She has received several industry-related awards and recognition for her industry-oriented presentations and political advocacy endeavors, including the Member of the Year Award in 2019 from the Rental Housing Association of WA.

Michael Curry

1301 South 70th Street
Tacoma, WA 98408
(360) 580-3576

EMPLOYMENT

Agency Director – Southwest

CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON

2021-Present

TACOMA, WASHINGTON

Provide executive leadership for the organization's broad range of human services and housing programs, including over one dozen permanent supportive housing and shelter programs, across a 13-county region. Implement servant leadership across a diverse range of organizational leaders and programs. Responsible for all aspects of organizational success including outcomes, new program development, facility planning and development, finance, strategic direction and planning, and public relations.

Director of Operations – Southwest

CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON

2014-2021

TACOMA, WASHINGTON

In partnership with leadership and staff, responsible for ensuring effective planning, quality service delivery, and sound financial management of permanent supportive housing and other services. Managed final-stage development and ongoing operations of Nativity House Permanent Supportive Housing and Shelter in Tacoma, WA. Responsibilities include ensuring program quality, nurturing an entrepreneurial spirit within the agency, managing contract approval/risk management processes for the region, overseeing the development of data management systems across programs that optimize service delivery and performance, planning, and developing strategic direction.

Affiliate Faculty – Lead Faculty

REGIS UNIVERSITY

2009-2020

DENVER, COLORADO

Facilitate student learning in the online Master of Nonprofit Management Program. Train new faculty members. Revise course content. Responsibilities include course setup, instruction, facilitation of student participation, and student performance evaluation. Courses facilitated include Financial Management of Nonprofit Organizations, Governance and Organizational Leadership, Financial Resource Development, and Program Development and Accountability, Intro to Nonprofit Management, and Professional Projects (Capstone).

Family Center Director

CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON

2003-2014

ABERDEEN, WASHINGTON

Responsible for services the Grays Harbor (from 2003) and Kitsap (from 2010) Family Center areas. Designated Project Champion for the development of Catherine of Siena affordable housing program in Forks, WA. Established and managed Hoquiam House, a peer-supported housing program for adults with chronic behavioral health issues transitioning from systems of care. Established and managed the Grays Harbor Youth Shelter (emergency overnight youth shelter). Manage multiple service locations providing a broad spectrum of compassionate human services within a 5-county region in Western Washington. Responsibilities include financial development, oversight, and monitoring; strategic planning; grantwriting; contract development; personnel; program development; accreditation; federal, state, and local contract compliance.

Family Center Developer

CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON

2000-2003

ABERDEEN, WASHINGTON

Developed and administrated a multiple service social services site providing educational, emergency, family support, and other services, over a two-county region. Supervised staff and volunteers, ensured contract compliance, managed budget and funding. Developed services including ethnic minority access services, youth tutoring, emergency services, and administered transfer of daily hot meal program from another service provider. Developed and implemented strategic planning process utilizing community, staff, and client input. Maintained quality relationship with community partners. Developed and implemented Advisory Council.

Program Coordinator

CCS-WW LONG TERM CARE SYSTEM - VOLUNTEER CHORE SERVICES

1996-2000

ABERDEEN, WASHINGTON

Managed Volunteer Chore Services Program in Grays Harbor and Pacific Counties. Supervised and managed staff and volunteers, maintained contract compliance, managed budget. Developed new programs such as Minor Home Repair, Environmental Modification, and Medicaid Van Transportation Programs. Developed strong parish and community relationships. Developed and strengthened relationships with other community agencies, funding sources, and partners. Taught Life Management course for CCS Staff University.

Partner/Owner **1992-94**
UNDERWATER EXCURSIONS ALBANY, OREGON

Provided SCUBA training up to the Assistant Instructor rating, as well as Medic First Aid training. Administered budget, advertising, scheduling, recruitment, payroll. Created informational brochures, flyers, and ad copy. Conducted market research, and developed contracts with local colleges, government, and non-profit agencies.

EDUCATION

Nonprofit Executive Leadership Institute (Graduate) **2013**
UNIVERSITY OF WASHINGTON – EVANS SCHOOL OF PUBLIC AFFAIRS SEATTLE, WASHINGTON

Master of Nonprofit Management **2004-2006**
REGIS UNIVERSITY – SCHOOL FOR PROFESSIONAL STUDIES DENVER, COLORADO

Bachelor of Science **1988-1993**
WESTERN OREGON STATE COLLEGE MONMOUTH, OREGON

Majors: English, Law Enforcement (double major)

Activities: Graduated Summa cum Laude
Sigma Tau Delta, English Honor Society; President 1991
Phi Kappa Phi, National Honor Society
Honors Program Graduate: Thesis title: *Life out there: Looking Beyond the Limits* (Essay Collection)

Salutatorian **1988**
GASTON HIGH SCHOOL GASTON, OREGON

PROFESSIONAL MEMBERSHIPS/AFFILIATIONS

- Tacoma/Pierce County Affordable Housing Coalition – 2021 -- Present
- Pierce County Accountable Community of Health Board – Past Vice Chair – 2016 – Present
- American Leadership Forum of Tacoma/Pierce County – 2016 – Present (Class XXIII)
- Grays Harbor Continuum of Care/Housing Coalition – 1998 – 2014
- Aberdeen Rotary Club – 2001 – 2014
- Grays Harbor Juvenile Justice Commission – 1999 – 2010
- SHB 2060 Planning Committee – Grays Harbor County – 2005
- Special Needs Transportation Planning Group – Washington State Department of Transportation, Agency Council on Coordinated Transportation – 1998
- Grays Harbor County Senior Provider's Network – 1994-2000
- Pacific County Senior Provider's Network – 1994 – 2000

OTHER ACTIVITIES/INTERESTS

- Advisory Council Member, The Mountaineers – 2018-Present
- Volunteer climb leader and instructor, The Mountaineers – 2013-Present
- President/CVO, YMCA of Grays Harbor Board of Directors – 2011-2013
- Finance Chair, VP, YMCA of Grays Harbor Board of Directors – 2010
- Director, BackpackGearTest.org – 2009 – 2016
- Finance Commission – Grays Harbor Regional Faith Communities – 2009-2014
- Cubmaster, Pack 593, Pacific Harbors Council, Boy Scouts of America – 2011-2013
- Volunteer, St. Mary Regional School – 2003 – 2013
- Board Member, YMCA of Grays Harbor – 2009 – 2013
- President, St. Mary School Commission – 2011
- St. Mary Regional School Commission Member – 2008 – 2012
- Guest Presenter, Grays Harbor Community College – 2007 – 2013
- Federal Grant Review Chair, Compassion Capital Fund – 2005, 2007
- Loaned Staff Member, Biloxi Diocese (for Hurricane Recovery Housing Restoration) – 2005
- Volunteer, Group Workcamps (low-income housing repair program) – 1999 – 2003 (Site sponsor 2003)
- Avid Mountaineer and Backpacker

South Sound Housing Affordability Partners

Budget Performance Report

2022 Quarter 2 Update

South Sound Housing Affordability Partners

Year 2: 2022 Budget vs Actual as of June 30, 2022

SSHAP Fund	BUDGET	Q1 2022 ACTUAL	Q2 2022 ACTUAL
OPERATING REVENUES			
Auburn	5,000		5,000
Dupont	5,000		5,000
Edgewood	5,000		5,000
Fife	5,000		5,000
Fircrest	3,000		3,000
Gig Harbor	5,000		5,000
Lakewood	20,000		20,000
Milton	3,000		3,000
Puyallup	12,000		12,000
Puyallup Tribe	3,000		
Steilacoom	3,000		3,000
Sumner	5,000		5,000
Tacoma	62,000		
University Place	12,000		12,000
Unincorporated Pierce County	125,000		
Outside Sources; Philanthropy, In Kind Donations	27,000		
TOTAL Revenue	300,000		83,000
EXPENDITURES			
Salaries and Benefits	159,390	8,774	22,543
Professionsl Services	67,636	20,531	22,546
Other	66,064	72	258
TOTAL Expenditures	293,090	29,377	45,347

South Sound Housing Affordability Partners

2022 SSHA3P Work Plan

Quarter 2 Update



Not Started



In-Progress



Completed



Delayed



At Risk

STRATEGIC PRIORITY 1

Develop and support policies and programs that prioritize and incentivize residential production

1A] Identify 1-3 policy and program areas that have significant impact and/or potential for impact, and develop a toolkit for tracking and dissemination

1B] Explore potential collaborative project funding to increase affordable housing development

Activities/Actions		Progress Update	Deliverable	Target Date	Status
1A	Assess and catalog policies and programs currently in use by member governments and summarize their usage and yield.	Reviewing member government policies/programs and preparing a staff survey.	One summary assessment of current policy and program landscape, performance, and potential.	10/2/2022	
1A	Review and create a compilation of policies and programs which SSHAP members could potentially benefit from if enacted	Reviewing local and regional reports and program/policy toolkits.			
1A	Executive Board review of policy and program assessment and direction to staff on 1-3 priority items for toolkit development.	N/A	Presentation and decision package for Executive Board	11/4/2022	
1A	Determine best strategy to create an accessible toolkit and knowledge sharing strategy for member governments to support usage.	Will be an element of staff survey.	One operational toolkit marketed to all member governments and usage dashboard.	12/2/2022	
1A	Implement toolkit and socialize access and tracking of member government consideration and usage.	Will be an element of staff survey.			
1B	Ascertain interest from member governments on willingness to partner with member governments on affordable housing development project(s).	N/A	One summary report on partnership structure(s) acceptable for member governments to consider.	11/4/2022	





STRATEGIC PRIORITY 2

Refine understanding of affordable housing solutions and promising practices

2A] Identify, package, and share essential data on market rate and Affordable housing production

2B] Continued learning on the cost drivers and regulatory requirements of market rate and Affordable housing development

2C] Ascertain and meet the continuing learning expectations and needs of decision makers to affect change



Activities/Actions		Progress Update	Deliverable	Target Date	Status
2A	Create GIS map for completed Affordable housing units for calendar years 2016 -2021 and for units projected to be completed 2022-2023.	Mapping started and early stages are available for view on SSHAP website.	One operational GIS map on SSHAP website for affordable housing unit inventory and production.	10/1/2022	
2A	Create GIS map for completed residential units for calendar years 2016 – 2021.	Data has been compiled and is awaiting mapping.	One operational GIS map on SSHAP website for housing unit production.	10/1/2022	
2B	Design presentation(s) in collaboration with market rate and Affordable housing developers of a variety of housing types regarding the cost drivers and regulatory requirements of housing development.	Meetings started with market rate and affordable housing developers to structure presentations.	Deliver two high-quality, repeatable presentations on market rate and affordable housing development realities on multi-family and ownership unit production.	9/2/2022	
2C	Assess the learning needs and goals of member governments and Executive Board members.	N/A	Summary of learning needs assessment, including prioritization, presentation topic schedule, evaluation process post-presentation	10/1/2022	

STRATEGIC PRIORITY 3

Assist member governments in achieving Affordable and attainable production and preservation goals

3A] Identify funding mechanisms and the scope of member governments’ historical utilization

3B] Design mechanism(s) to identify member governments’ policy and/or program assistance needs and prioritize the fulfillment of those needs

Activities/Actions		Progress Update	Deliverable	Target Date	Status
3A	Review history of Washington State Housing Trust Fund (HTF) awards for Pierce County affordable housing projects.	Data requests submitted to Department of Commerce, expected delivery in early August.	One report on award history of HTF and LIHTC for Pierce County Affordable housing projects.	9/2/2022	
3A	Review history of 4% and 9% Low Income Housing Tax Credit (LIHTC) awards for Pierce County affordable housing projects.	Data requests submitted to Washington State Housing Finance Commission, expected delivery in early August.			
3B	Conduct monthly member staff work group meetings with meeting time allocated for information sharing and program/policy collaboration.	Monthly meetings scheduled.	Quarterly Report to Executive Board on member support activities	Q2 Report: 8/5/2022	
3B	Survey of member governments on current and future program and policies needs and considerations.	N/A		Q3 Report: 11/4/2022	
3B	Provide reasonable support as requested by member governments	Ongoing		Q4 Report: 1/6/2023	
3B	Conduct regular member satisfaction surveys to gauge efficacy of member support work	N/A			

STRATEGIC PRIORITY 4

Ensure our community's affordable, attainable, and accessible housing needs are represented

4A] Identify local, regional, and statewide influence hubs that affect member governments' policies and resources, and map and ensure member government representation

4B] Produce an annual set of state legislative priorities and determine collaborative paths for joint advocacy success

Activities/Actions		Progress Update	Deliverable	Target Date	Status
4A	Conduct review of local, regional, and statewide formal and informal policy bodies that inform structure for land use, residential building code, and housing and affordable housing policy.	Review in progress, prospective Pierce County candidates have applied for positions on the Washington Affordable Housing Advisory Board.	Matrix of applicable policy bodies, SSHA ³ P member government participation, and opportunity for representation and participation.	10/1/2022	
4A	Determine if SSHA ³ P member government interests are adequately represented.	Review in progress.			
4A	Identify opportunities for SSHA ³ P member governments to gain representation on applicable formal and informal policy bodies.	N/A	Presentation on matrix and Executive Board feedback on representation opportunities on local, regional, and statewide policy bodies.	12/2/2022	
4B	Survey of member governments and their housing and housing related legislative priorities	Survey in development for August distribution.	Presentation of draft State Legislative Priorities and options for SSHA ³ P's legislative participation.	10/7/2022	
4B	Meeting with SSHA ³ P Executive Board member and/or member government affairs designee to review legislative priorities and design role for SSHA ³ P to fill on housing advocacy.	In progress.	Presentation of State Legislative Priorities and plan for SSHA ³ P's legislative participation.	11/4/2022	

STRATEGIC PRIORITY 5

Complete the organizational aspects of the SSHA³ P intergovernmental entity

5A] Hire and support .5 FTE staff position

5B] Continuously review, consider, adopt, and implement policies and procedures for SSHA³ P governance and operations

5C] Identify, orient, and deploy an Advisory Board to effect equitable community engagement

Activities/Actions		Progress Update	Deliverable	Target Date	Status
5A	Create full position description for 0.5 FTE	Completed	Staff hired	9/1/2022	
5A	Recruitment, interview, and hiring for 0.5 FTE	Interviews started Week of July 11			
5B	Review best practices employed by other regional collaborations, specifically collaborations engaged in the housing and affordable housing space.	N/A	Memorandum for Executive Board to review potential practice and process changes to Executive Board operations.	11/15/2022	
5C	Create Advisory Board scope of work and board member role/responsibility description	N/A	Advisory Board member application portal activated, and member recruitment started.	12/15/2022	
5C	Create Advisory Board member recruitment plan	N/A			
5C	Create Advisory Board member orientation plan	N/A			

South Sound Housing Affordability Partners

Member Support Activities Report

2022 Quarter 2 Update

Member Government	Staff Contact(s)	Support Activities
City of Auburn	Jeff Tate	N/A
City of DuPont	Barbara Kincaid Andy Takata	Worked with staff to understand interest in multi-family property tax exemption (MFTE) and provided connection to appropriate member City and Department of Commerce staff.
City of Edgewood	Darren Groth Emily Arteche	A participant in the regional Middle Housing Grant application and award. City will receive \$30,000 to support staff work in support of grant deliverables and be served by regional consultant contract.
City of Fife	Taylor Jones Steve Friddle	A participant in the regional Middle Housing Grant application and award. City will receive \$30,000 to support staff work in support of grant deliverables and be served by regional consultant contract.
Town of Fircrest	Jayne Westman	N/A
City of Gig Harbor	Katrina Knutson Robin Bolster-Grant	A participant in the regional Middle Housing Grant application and award. City will receive \$30,000 to support staff work in support of grant deliverables and be served by regional consultant contract. Working with City staff to determine viability of formerly City owned property for affordable housing development.
City of Lakewood	Tiffany Speir	N/A
City of Milton	Angelie Stahlnecker	A participant in the regional Middle Housing Grant application and award. City will receive \$30,000 to support staff work in support of grant deliverables and be served by regional consultant contract.
Pierce County	Bryan Schmid Joe van Dyk Mike Kruger	Worked with staff to provide site development analysis and conceptual designs for when approached a non-SSHA3P member Pierce County town interested in developing affordable housing on a town owned property. Also, provided that town staff with templates for surplus property ordinance and surplus property declaration resolution. Provided staff and consultant feedback on the development of Pierce County's Affordable Housing Action Strategy, specifically regarding land acquisition.
Puyallup Tribe of Indians	Joanne Gutierrez	N/A
City of Puyallup	Katie Baker	N/A
City of Sumner	Ryan Windish	N/A
Town of Steilacoom	Paul Loveless	N/A
City of Tacoma	Melanie Harding Bucoda Warren Felicia Medlan	Provided staff feedback and recommendations on amendments to City's surplus land policy, ADU accelerator program, and Affordable Housing Action Strategy Technical Advisory Group (TAG) structure and operations.
City of University Place	Kennith George Kevin Briske	A participant in the regional Middle Housing Grant application and award. City will receive \$30,000 to support staff work in support of grant deliverables and be served by regional consultant contract. Provided staff connection to City of Tacoma's multi-family property tax exemption (MFTE) Program Manager to gain insight into development community's surge in usage of the 12 year MFTE in Tacoma.