



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

September 2, 2022

8:30 – 10:04 a.m.

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

**Staff:** Jason Gauthier, SSHA³P Manager  
Heather Moss, Director, Pierce County Human Services  
Trish Crocker, Grant Coordinator, Pierce County Human Services  
Becki Foutz, Administrative Assistant

**Guests:** Laura Benjamin, Carl Schroeder, Cynthia Stewart, Patti Spaulding-Klewin, Ryan Windish, Taylor Jones, Kacey Guin, Robin Bolster-Grant, Tiffany Speir

**MINUTES**

TOPIC/ WHO	DISCUSSION	ACTION
<b>Call to Order</b>	Mayor Woodards called the meeting to order at 8:36. SSHA³P Manager Gauthier called roll, per above; there was a quorum.	Welcome!
<b>Favorite Thing You Did This Summer?</b>	Mayor Eiding did the family car show with street rods & classic cars, that he’s been doing since 1987. Mayor Roscoe did her first Obliteride via bike – it was an amazing event and next year she’ll fundraise.	

TOPIC/WHO	DISCUSSION	ACTION
<p><b>Favorite Thing You Did This Summer?, continued</b></p>	<p>Executive Dammeier spent time on a boat in Princess Louisa inlet, in Canada, and enjoyed extremely spectacular views.</p> <p>Councilmember Farmer won the primary!</p> <p>Councilmember Mello hung out with good friends on his rooftop deck in the sunshine.</p> <p>Councilmember Bryan took Mom to Hawaii for a week.</p> <p>Councilmember McCluskey took family to a working ranch in Kimberley, OR, where they saw painted hills and fossils.</p> <p>Mayor Woodards hosted 35 mayors from around the country at the Mayors’ Innovation Project; they now understand that Tacoma is the greatest city in the universe.</p> <p>Mayor Markley hung out with family and community at downtown Summer concerts every Tuesday night – she even sang with one of the bands.</p> <p>Councilmember George has been swimming a mile and a half three mornings a week at Fircrest’s new pool.</p> <p>Mayor Muri enjoyed working in his yard and house; he got a solar-powered roof and put in a pickleball court.</p> <p>Councilmember Ballard enjoyed walking and being a volunteer scorer at the USGA Women’s Amateur golf tournament.</p> <p>Deputy Mayor Witting has enjoyed spending time with grandchildren. He welcomed brand new granddaughter, Bonnie Jane Witting, just last night!</p> <p>Carl Schroeder went to Bampf/Jasper area in Canada – it was amazing.</p> <p>Mayor Baublits purchased the nonprofit Mt Rainier Scenic Railroad in August! He’s lived in Eatonville since 1964 and recently hiked the Bud Blanchard trail for the first time; it’s absolutely gorgeous!! Mayor Woodards welcomed Mayor Baublits to SSHA<sup>3</sup>P.</p> <p>Laura Benjamin moved this Summer and is doing lots of home projects.</p>	<p>Ice breaker</p>

TOPIC/WHO	DISCUSSION	ACTION
<b>Consent Agenda</b>	Any additions or changes to the agenda? Councilmember George moved to approve the consent agenda. Mayor Roscoe seconded. The consent agenda was adopted.	Motion approved. No agenda changes.
<b>Public Comment</b>	Mayor Woodards invited the public to comment. None.	
<b>State Legislative Session Preview Presentation</b> - Carl Schroeder, Deputy Director of Government Relations, Association of WA Cities	<p>The Association of WA Cities is preparing for 2023 legislative session. Carl provided an update on legislative priorities process and what to expect re: housing and zoning proposals.</p> <p>It will be a long, 105-day session next year; the primary responsibility is to pass the state’s biennial budgets: the operating, transportation and capital construction budget. That will take up the second half of the session.</p> <p>Bills discussed last year will need to be reintroduced. It’s an election year, and there are some retiring members. Half the Senate and all representatives are up for election.</p> <p>A lot of interest in housing space is expected. We have one of the lowest vacancy rates in the state and rent has gone up, along with home prices. There have been some proposals from advocates to respond to this crisis by having the State do some zoning to open opportunities in existing single-family neighborhoods.</p> <p>The Association’s convened a group of 15 members, including elected officials and staff to develop a proactive housing agenda to bring forward in the legislative session.</p> <p>In addition to affordable housing, they’re circling around three other potential priorities: first, response to the Blake ruling, decriminalizing certain drugs, and that there are two referrals to services before any charges (there’s no way of tracking that). They want to ensure that associated costs of the ruling are paid by the State.</p>	Informational

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<p><b>State Legislative Session Preview Presentation</b>            - Carl Schroeder, Deputy Director of Government Relations, Association of WA Cities</p>	<p>The second potential priority is requesting that the legislature revisits the recent changes in law enforcement authorization to respond to crimes. Third is the need for more investment in the historic bipartisan infrastructure law – there’s a continued deficiency across the state. They will request the legislature to maintain return of revenues to the public works assistance account (Public Works Trust Fund). These funds have been diverted elsewhere for the last several years.</p> <p>The committee meets again on 9/13. Housing themes include a need for delivery of more affordable rental units, expanded home ownership opportunities, and ensuring that we have more supply of both market rate and additional subsidized housing solutions that address the variety of situations that cities face. The Mayor of Leavenworth’s participating, and their circumstances are different than many other areas. Residents don’t have adequate opportunity to purchase housing as it’s snatched up by vacationers.</p> <p>There are opportunities for everyone to do better. They haven’t wrestled with the issues of mandates yet. They want to present something to the State that indicates that cities want to move forward, and ask for a blend of funding that’s commensurate with the need.</p> <p>HB 1220 has the state developing a projection of needed housing units by income band that will be provided to cities and counties, and there will be responsibility for all to plan and accommodate. Numbers coming out of that are daunting and dire. For instance, Pierce County by 2044 will need 56,000 units for 0-50% AMI housing. That’s more than the State has developed over the past 20 years! We need public, private, and philanthropic investments in those. We need to do everything we can to facilitate market rate properties as well.</p> <p>Jason noted that there will be a presentation by the Department of Commerce at SSHA<sup>3</sup>P's October Board meeting regarding HB 1220's effects on the comprehensive plan's housing element.</p> <p>The group is tasked to narrow issues down to what will have the most effect, immediately, as the crisis is urgent and the needle needs to move right away.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p><b>State Legislative Session Preview Presentation</b> - Carl Schroeder, Deputy Director of Government Relations, Association of WA Cities, continued</p>	<p>They've heard that the Governor is potentially not going to advance a bill as aggressive as last year's proposal, however the advocates of that bill are still moving forward. Representative Bateman has stated that she intends to bring back what she proposed last year, which was requiring up to sixplexes on all residential lots, in cities of substantial size around the state. There may be a bill focused on transit areas and do more limited targeted up zones around the state. There are two sets of BIPOC homeownership recommendations, one from the Homeowners Disparities Workgroup and one from the Black Homeownership Initiative, which specifically calls out State middle housing zoning. Some other ideas direct the State Building Code Council to allow multiple story buildings with single staircases, with other additional fire safety measures, and requiring cities to allow smaller homes. The labor community may be working more towards the Middle Housing Preemption Bill than they did previously. The Association's hoping their efforts will bring cities together to develop a proactive and aggressive proposal.</p> <p>Councilmember McCluskey thanked Carl for his work. She recommends indicating that cities can't handle this issue alone; a partnership is needed. Some apartments turned condominiums have deteriorated and homeowner associations and residents don't have the wealth to sustain the building structure. We need to ensure that home safety is part of accessibility. Perhaps there's a condo concept that's more affordable for singles and seniors. As we grow in density we need to explore new design concepts and incorporate them within the legislative proposals, for social health and well-being.</p> <p>Carl agreed that there's some talk about condo liability reform. Mayor Markley asked for more info about that. Jason will follow up with her after the meeting for a deeper dive. Mayor Markley appreciates the ask for funding; she saw the preliminary numbers and doesn't know how cities are going to accomplish the expectations. Her entire city's six miles and they don't have much buildable land left. Are they going to request a lump sum that's divided among cities? They're hoping for state funding that can be pooled, along with local options like property tax levies and shared State revenue. No one likes raising taxes, but these are some of the challenges.</p> <p>Executive Dammeier noted that increasing housing costs in order to make housing affordable is a challenge. How can we move more quickly? Time is money and units are needed now. Can there be CEPA changes, perhaps temporary ones? Carl responded that permanent CEPA changes have been discussed. A CEPA exemption's been extended. They're working on how to speed up the permitting process. One thing that's on the table is paying for environmental reviews.</p>	<p>Informational</p> <p>Discussion</p>

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<p><b>State Legislative Session Preview Presentation</b> - Carl Schroeder, Deputy Director of Government Relations, Association of WA Cities, continued</p>	<p>Executive Dammeier asked if there's any funding to preserve our current stock of affordable housing. There's been some funding to preserve state properties but not private. They're also dealing with displacement challenges.</p> <p>Mayor Woodards asked, of all the strategies Carl's mentioned, which does he feel has the most traction? A coordinated, aggressive effort is needed; he feels what would be most helpful is to have a coordinated, holistic approach, and there's definitely interest in streamlining the permitting process. How can we consolidate reviews and do them in a better way? Sometimes we get locked into how we've always done things; change isn't easy but if we push ourselves Carl thinks there will be supported legislature to do it.</p>	<p>Thank you, Carl!</p>
<p><b>Presentation of SSHA<sup>3</sup>P's Draft 2023 State Legislative Agenda-</b> Jason Gauthier</p>	<p>Jason presented the draft SSHA<sup>3</sup>P legislative agenda with the intention of gathering reaction, questions and feedback of the Board and approving the final version of the agenda at the October meeting. Priorities have been developed through collaboration with member governments. Jason shared previous years' priorities which were used as an initial guide. The last three years' focus were on ensuring funding, creating new affordable housing with a focus on affordable home ownership, tools and options for local governments to create and fund affordable housing, and relief from, or support to comply with state requirements regarding land use. With those as historic baseline, and after input meetings, <b>Stability, Subsidy, and Supply</b> will be the key priorities for 2023.</p> <p><b>Stability:</b> creation and expansion of aging-in-place options that seek to improve the quality of life for our seniors, such as providing opportunities for aging residents to affordably retain their homes. We're working with AARP on their leg agenda and options including funding necessary modifications needed to homes for seniors and supporting creation of local anti-displacement options.</p> <p><b>Subsidy:</b> fully fund the Washington Housing Trust Fund and support affordable homeownership investments in that fund. Funding this Trust Fund has been a priority in every priority letter from SSHA<sup>3</sup>P and we continue to hear requests to ensure its fully funded. We'll ask that dedicated funding for affordable home ownership be continued and that state and local revenue options to fund affordable housing development be created, extended, and expanded. Specifically, encouraging the legislature to remove or at a minimum push back, the sunset of collection of 1406 funds to align with the longer planning horizon. This may include tools to acquire and fund affordable housing development near transit centers.</p>	<p>Informational</p>

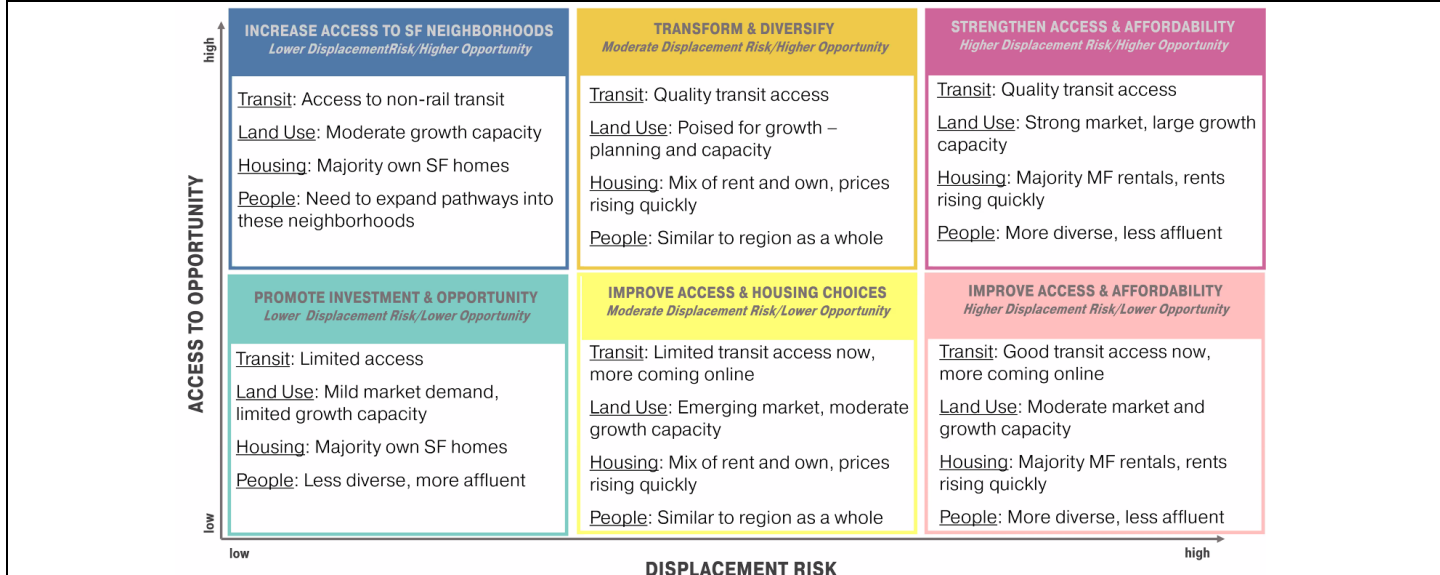
TOPIC/WHO	DISCUSSION	ACTION
<p><b>Presentation of SSHA<sup>3</sup>P's Draft 2023 State Legislative Agenda-</b> Jason Gauthier, continued</p>	<p>Funding to facilitate the acquisition of buildings and property to provide affordable housing, specifically we seek a more flexible and localized approach to the rapid capital acquisition program, to make them more market-responsive, to see more opportunities in our multi-family sector for purchases, instead of an annual application to the Department of Commerce. And supporting funding for member-identified priority projects that produce affordable housing, for example, acquiring single-family homes for rehab and emerging to affordable housing.</p> <p><b>Supply:</b> Expanding support for local land use planning, including housing action, plan implementation, middle housing grants, ICE planned actions, surplus property, land evaluation to continue local planning efforts to create more diverse housing opportunities. Flexibility and extension of the multi-family tax exemption program to allow the incentive to be utilized to preserve and create affordable units in existing multi-family buildings and providing options and support for regulatory streamlining and system updates, such as speeding up reviews and mending building codes.</p> <p><b>Support:</b> Basic infrastructure funding via the flexible funds and public works assistance accounts and new connecting housing to infrastructure programs to help cities and towns fund basic infrastructure, critical to housing development. Surplus land dispossession policies to provide greater flexibility for home ownership development opportunities for low- and moderate-income households. This recommendation came from Kathleen Hosfeld of the Homestead Community Land trust during her July presentation, and would provide clarity and flexibility for the usage of surplus properties. Rental assistance funding to limit evictions – this is a critical piece to avoid avoidable evictions. Operating funding for permanent supportive housing.</p> <p><b>Oppose:</b> Preemption of local land use authority and permitting process. This was a priority for a majority of members. We do expect to see legislation attempt to mandate some amount of land use and permitting process timelines.</p> <p><b>Monitor:</b> Proposals to increase access to homeownership, including condo liability reform efforts and recommendations made by the home ownership disparity workgroup.</p> <p><b>Timeline:</b>  <b>September 2</b> – Presentation of draft State Legislative Priorities  <b>September 5- October 6</b> – Opportunity for member government presentations  <b>October 7</b> – Executive Board consideration of Resolution to adopt State Legislative Priorities  <b>October</b> – Develop supporting materials  <b>November-December</b> – Meeting with Pierce County legislative delegation  <b>January 9</b> – 2023 State Legislative session begins!</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p><b>Presentation of SSHA<sup>3</sup>P's Draft 2023 State Legislative Agenda-</b> Jason Gauthier, continued</p>	<p>Jason thanked the member governments for their input towards legislative priorities. He opened for questions and input to help refine the priorities.</p> <p>Regarding <i>Support rental assistance funding to limit evictions</i>, Councilmember McCluskey suggested including land owners. The timeline's important – owners have expenses on their end. She would need more details in order to fully support this.</p> <p>Executive Dammeier noted that we don't want to do anything to discourage more affordable rental units. On <i>Subsidy</i> – flexibility is important. What type of properties can we put under <i>Support</i> funding for member-identified priority projects? He asked that members think about this. The Pierce County Housing Authority's liquidating their existing single-family stock. We'd like to have those not disappear from available affordable housing stock and move to market rate.</p> <p>No other concerns noted. Jason reported that a question came up re: <i>Oppose preemption of local land use authority</i>, however he recommends it be included. McClusky stated that she would support preemption of local land use authority.</p>	<p>Discussion</p>
<p><b>Presentation of Housing Typology Toolkit –</b> Laura Benjamin, Senior Planner, Puget Sound Regional Council (PSRC)</p>	<p>The PSRC is developing a place typology as part of their implementation of the regional housing strategy in <i>Vision 2050</i> that helps to provide a framework for housing needs assessments, housing action plans, housing elements and zoning/development regulations. The goal is to increase collaboration and coordination to improve housing access and affordability. Their regional housing strategy, like SSHA<sup>3</sup>P's legislative agenda, features <b><i>Supply, Stability and Subsidy</i></b>.</p> <p><b><i>Supply</i></b>: build more housing of different types  <b><i>Stability</i></b>: provide opportunities for residents to live in housing that meets their needs  <b><i>Subsidy</i></b>: create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents.</p> <p>PSRC also has HIP – the Housing Innovations Program, a set of 49 tools to help improve housing affordability and growth.</p> <p>PSRC has several housing resources, however they've heard from stakeholders that it's not always helpful to just get a list, because folks don't realistically know where to start. The idea of a typology arose in response to stakeholder feedback and to try to identify tools and actions best suited for certain communities and local needs.</p>	<p>Informational  <a href="https://www.psrc.org/our-work/regional-housing-strategy">https://www.psrc.org/our-work/regional-housing-strategy</a></p>



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<p><b>Presentation of Housing Typology Toolkit</b> – continued</p>	<p>PSRC took data from displacement risk mapping and opportunity mapping, including factors around housing and land use, proximity to transit, access to jobs and services and other socio-demographic factors and married them together to come up with six types of places ranging from higher opportunity to lower opportunity, from lower displacement to higher displacement risks and broke them out at census tract level and mapped them, also factoring in areas planning for more growth vs. less growth:</p>	
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	<p>PSRC surveyed local jurisdictions about housing tools and how they’re working. The list is not exhaustive but meant to be a starting point. Ultimately there are seven buckets:</p>	
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SUPPLY	Tools and actions STABILITY	SUBSIDY
<p><b>Infill development</b> to increase neighborhood density and the ratio of improvement-to-land value of the property</p> <p><b>Flexible development regulations</b> to allow for denser and more diverse development and more economical use of available land while retaining the look of a single-family neighborhood</p> <p><b>Develop a community engagement plan</b> to bring together key stakeholders and underrepresented groups into the planning process.</p> <p><b>Address NIMBYism</b> and build community support throughout the planning process is essential to building acceptance for a particular project or regulatory change</p>	<p><b>Tenant protections</b> to help address health and safety concerns, barriers in the rental market, protect tenants from unreasonable acts, and prevent unnecessary evictions</p> <p><b>MFTE</b> to encourage multifamily development and redevelopment in compact mixed-use districts (urban centers) where housing and affordable housing options are in short supply</p>	<p><b>Join/contribute to a subregional housing group capitol fund</b> to create and preserve income restricted housing</p> <p><b>Use state enabled local revenue tools</b> to establish local revenue streams to create and preserve income restricted housing</p> <p><b>Establish nonprofit partnerships</b> to promote low-income or special needs housing</p> <p><b>Advocate for increased state and federal funding</b> to create and preserve income restricted housing</p>

TOPIC/WHO	DISCUSSION	ACTION
<p><b>Presentation of Housing Typology Toolkit –</b> Laura Benjamin, Senior Planner, Puget Sound Regional Council (PSRC), continued</p>	<p>There will be an interactive web platform including a map in which you hover over a location and it will show the type of housing, policy objectives, tools and actions. The online map will have links to tools and actions to give the user more information and resources to help local staff, elected officials and other stakeholders understand next steps. The interactive web platform will also help make connections between these tools and actions, especially in places at higher risk of displacement. Rezones providing more housing are really important, but we know that those types of actions must be coupled with displacement mitigation. Users will be able to sort by jurisdiction and be connected to the recommended tools, actions and more information.</p> <p>Jason added that this project will nicely support SSHA<sup>3</sup>P’s work and recommendations. He was very excited to see the Beta version that Laura shared with him! Executive Dammeier is particularly interested in the fact that all displacement is not equal. Laura noted that the risk factor methodology does take into account equity issues. Mayor Woodards suggested that perhaps Laura could return to go over her report in more detail. She asked if Jason could share the link so members can play with the interactive web platform. Laura reported that it will be available in three to four weeks.</p>	<p>When the platform is available it will be shared with the group. Thank you, Laura!</p>
<p><b>Board Member Updates/ Comments Group</b></p>	<p>Ryan Winter from the City of Sumner reported that there’s an area in East Sumner on the brink of between four and five hundred units coming, in multi-family housing units and the tax exemption will go a long way to promote affordable housing. One developer’s awaiting approval to put up 160 units that would bring about 32 affordable housing units with a 12-year multi-family tax exchange.</p> <p>Tiffany Speir from the City of Lakewood reported that the Governor’s Smart Communities recognized Lakewood in two different categories – one for 2021 Energy and Climate Change Chapter that the city adopted, and are now developing at staff level. The work plan will be in front of Council within the next month or so for review and approval. The second recognition was a merit award for the Lakewood Station District Sub Area plan, around the Sounder station in Lakewood that focuses on anti-displacement.</p>	<p><a href="https://www.commerce.wa.gov/news/press-releases/2022-governors-smart-communities-award-winners-announced/">https://www.commerce.wa.gov/news/press-releases/2022-governors-smart-communities-award-winners-announced/</a></p>
<p><b>Good of the Order/ Adjournment</b></p>	<p>Councilmember George moved to adjourn the meeting and Councilmember Bryan seconded. The meeting adjourned at 10:04 a.m.</p>	<p>Meeting adjourned!</p>

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The next SSHA<sup>3</sup>P Executive Board meeting is scheduled for Friday, October 7, at 8:30 p.m. via Zoom.

Respectfully submitted,

Becki Foutz  
Administrative Assistant