



**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>

October 7, 2022 8:30 a.m.

Chair Mayor Victoria Woodards, Vice Chair Council Member Hunter George, Mayor Nancy Backus, Councilmember Kevin Ballard, Mayor Daryl Eiding, Mayor Kim Roscoe, Mayor Tracie Markley, Councilmember Linda Farmer, Mayor Shanna Styron Sherrell, 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: What was your favorite childhood Halloween costume?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

Action: Motion to approve the Consent Agenda

ATTACHMENTS: Minutes of September 2, 2022 Executive Board meeting

[Link](#)

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 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 & RESOLUTIONS

A. Housing Needs Assessment Presentation 8:45 – 9:05

Purpose: Presentation of the draft Housing Needs Assessment Tool and new comprehensive plans housing element requirements by Laura Hodgson, Department of Commerce.

Action: Executive Board questions for Laura Hodgson

ATTACHMENTS: Projected Housing Needs Presentation [Link](#)

B. Resolution 2022-06 Legislative Priorities 9:05 – 9:15

Purpose: Presentation of SSHA³P's 2023 State Legislative Agenda and Resolution 2022-06 by Jason Gauthier, SSHA³P Manager.

Action: Motion to approve Resolution No. 2022-06

ATTACHMENTS: SSHA³P's 2023 Legislative Agenda Presentation [Link](#)

Resolution No. 2022-06 Legislative Priorities [Link](#)

Exhibit A – Res. No. 2022-6 [Link](#)

Legislative Agenda – South Sound Housing Affordability Partners [Link](#)

C. 2023 Work Plan 9:15 – 9:45

Purpose: Presentation of anticipated work projects for SSHA³P staff in 2023 by Jason Gauthier, SSHA³P Manager.

Action: Executive Board questions and discussion on priorities for 2023 SSHA³P work plan.

ATTACHMENTS: SSHA³P 2023 Work Plan Presentation [Link](#)

VI. REPORT BY THE SSHA³P MANAGER 9:45 – 9:50

ATTACHMENTS: Policy Board Matrix – Strategy 4A [Link](#)

Learning Goals Memorandum [Link](#)

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN



**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 Eidinger, 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
Call to Order	Mayor Woodards called the meeting to order at 8:36. SSHA³P Manager Gauthier called roll, per above; there was a quorum.	Wel- come!
Favorite Thing You Did This Summer?	Mayor Eidinger 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>Favorite Thing You Did This Summer?, continued</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 SSHA³P.</p> <p>Laura Benjamin moved this Summer and is doing lots of home projects.</p>	<p>Ice breaker</p>

TOPIC/WHO	DISCUSSION	ACTION
Consent Agenda	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.
Public Comment	Mayor Woodards invited the public to comment. None.	
State Legislative Session Preview Presentation - 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 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

TOPIC/WHO	DISCUSSION	ACTION
<p>State Legislative Session Preview Presentation - 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 SSHA³P’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>State Legislative Session Preview Presentation - 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>Informa- tional</p> <p>Discus- sion</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>State Legislative Session Preview Presentation - 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>Presentation of SSHA³P's Draft 2023 State Legislative Agenda- Jason Gauthier</p>	<p>Jason presented the draft SSHA³P 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, Stability, Subsidy, and Supply will be the key priorities for 2023.</p> <p>Stability: 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>Subsidy: 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 SSHA³P 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>Informa-tional</p>

TOPIC/WHO	DISCUSSION	ACTION
Presentation of SSHA³P's Draft 2023 State Legislative Agenda- Jason Gauthier, continued	<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>Supply: 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>Support: 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>Oppose: 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>Monitor: Proposals to increase access to homeownership, including condo liability reform efforts and recommendations made by the home ownership disparity workgroup.</p> <p>Timeline: September 2 – Presentation of draft State Legislative Priorities September 5- October 6 – Opportunity for member government presentations October 7 – Executive Board consideration of Resolution to adopt State Legislative Priorities October – Develop supporting materials November-December – Meeting with Pierce County legislative delegation January 9 – 2023 State Legislative session begins! </p>	Informa- tional

TOPIC/WHO	DISCUSSION	ACTION
<p>Presentation of SSHA³P's Draft 2023 State Legislative Agenda- 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. McCluskey stated that she would support preemption of local land use authority.</p>	<p>Discussion</p>
<p>Presentation of Housing Typology Toolkit – 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 SSHA³P's legislative agenda, features <i>Supply, Stability and Subsidy</i>.</p> <p><i>Supply</i>: build more housing of different types <i>Stability</i>: provide opportunities for residents to live in housing that meets their needs <i>Subsidy</i>: 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 https://www.psrc.org/our-work/regional-housing-strategy</p>

TOPIC/WHO	DISCUSSION	ACTION												
Presentation of Housing Typology Toolkit – continued	<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>													
<p>ACCESS TO OPPORTUNITY</p> <p>high</p> <p>low</p>	<table border="1"> <thead> <tr> <th data-bbox="316 569 651 615">INCREASE ACCESS TO SF NEIGHBORHOODS <i>Lower Displacement Risk/Higher Opportunity</i></th><th data-bbox="667 569 1002 615">TRANSFORM & DIVERSIFY <i>Moderate Displacement Risk/Higher Opportunity</i></th><th data-bbox="1018 569 1352 615">STRENGTHEN ACCESS & AFFORDABILITY <i>Higher Displacement Risk/Higher Opportunity</i></th></tr> </thead> <tbody> <tr> <td data-bbox="316 636 651 804"> <u>Transit</u>: Access to non-rail transit <u>Land Use</u>: Moderate growth capacity <u>Housing</u>: Majority own SF homes <u>People</u>: Need to expand pathways into these neighborhoods </td><td data-bbox="667 636 1002 804"> <u>Transit</u>: Quality transit access <u>Land Use</u>: Poised for growth – planning and capacity <u>Housing</u>: Mix of rent and own, prices rising quickly <u>People</u>: Similar to region as a whole </td><td data-bbox="1018 636 1352 804"> <u>Transit</u>: Quality transit access <u>Land Use</u>: Strong market, large growth capacity <u>Housing</u>: Majority MF rentals, rents rising quickly <u>People</u>: More diverse, less affluent </td></tr> <tr> <th data-bbox="316 835 651 882">PROMOTE INVESTMENT & OPPORTUNITY <i>Lower Displacement Risk/Lower Opportunity</i></th><th data-bbox="667 835 1002 882">IMPROVE ACCESS & HOUSING CHOICES <i>Moderate Displacement Risk/Lower Opportunity</i></th><th data-bbox="1018 835 1352 882">IMPROVE ACCESS & AFFORDABILITY <i>Higher Displacement Risk/Lower Opportunity</i></th></tr> <tr> <td data-bbox="316 903 651 1071"> <u>Transit</u>: Limited access <u>Land Use</u>: Mild market demand, limited growth capacity <u>Housing</u>: Majority own SF homes <u>People</u>: Less diverse, more affluent </td><td data-bbox="667 903 1002 1071"> <u>Transit</u>: Limited transit access now, more coming online <u>Land Use</u>: Emerging market, moderate growth capacity <u>Housing</u>: Mix of rent and own, prices rising quickly <u>People</u>: Similar to region as a whole </td><td data-bbox="1018 903 1352 1071"> <u>Transit</u>: Good transit access now, more coming online <u>Land Use</u>: Moderate market and growth capacity <u>Housing</u>: Majority MF rentals, rents rising quickly <u>People</u>: More diverse, less affluent </td></tr> </tbody> </table> <p>low</p> <p>high</p> <p>DISPLACEMENT RISK</p>	INCREASE ACCESS TO SF NEIGHBORHOODS <i>Lower Displacement Risk/Higher Opportunity</i>	TRANSFORM & DIVERSIFY <i>Moderate Displacement Risk/Higher Opportunity</i>	STRENGTHEN ACCESS & AFFORDABILITY <i>Higher Displacement Risk/Higher Opportunity</i>	<u>Transit</u> : Access to non-rail transit <u>Land Use</u> : Moderate growth capacity <u>Housing</u> : Majority own SF homes <u>People</u> : Need to expand pathways into these neighborhoods	<u>Transit</u> : Quality transit access <u>Land Use</u> : Poised for growth – planning and capacity <u>Housing</u> : Mix of rent and own, prices rising quickly <u>People</u> : Similar to region as a whole	<u>Transit</u> : Quality transit access <u>Land Use</u> : Strong market, large growth capacity <u>Housing</u> : Majority MF rentals, rents rising quickly <u>People</u> : More diverse, less affluent	PROMOTE INVESTMENT & OPPORTUNITY <i>Lower Displacement Risk/Lower Opportunity</i>	IMPROVE ACCESS & HOUSING CHOICES <i>Moderate Displacement Risk/Lower Opportunity</i>	IMPROVE ACCESS & AFFORDABILITY <i>Higher Displacement Risk/Lower Opportunity</i>	<u>Transit</u> : Limited access <u>Land Use</u> : Mild market demand, limited growth capacity <u>Housing</u> : Majority own SF homes <u>People</u> : Less diverse, more affluent	<u>Transit</u> : Limited transit access now, more coming online <u>Land Use</u> : Emerging market, moderate growth capacity <u>Housing</u> : Mix of rent and own, prices rising quickly <u>People</u> : Similar to region as a whole	<u>Transit</u> : Good transit access now, more coming online <u>Land Use</u> : Moderate market and growth capacity <u>Housing</u> : Majority MF rentals, rents rising quickly <u>People</u> : More diverse, less affluent	
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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>													
	<table border="1"> <thead> <tr> <th data-bbox="316 1268 630 1314">SUPPLY</th><th data-bbox="646 1268 1002 1314">Tools and actions STABILITY</th><th data-bbox="1018 1268 1352 1314">SUBSIDY</th></tr> </thead> <tbody> <tr> <td data-bbox="316 1325 630 1856"> <p>Infill development to increase neighborhood density and the ratio of improvement-to-land value of the property</p> <p>Flexible development regulations 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>Develop a community engagement plan to bring together key stakeholders and underrepresented groups into the planning process.</p> <p>Address NIMBYism and build community support throughout the planning process is essential to building acceptance for a particular project or regulatory change</p> </td><td data-bbox="646 1325 1002 1856"> <p>Tenant protections to help address health and safety concerns, barriers in the rental market, protect tenants from unreasonable acts, and prevent unnecessary evictions</p> <p>MFTE to encourage multifamily development and redevelopment in compact mixed-use districts (urban centers) where housing and affordable housing options are in short supply</p> </td><td data-bbox="1018 1325 1352 1856"> <p>Join/contribute to a subregional housing group capitol fund to create and preserve income restricted housing</p> <p>Use state enabled local revenue tools to establish local revenue streams to create and preserve income restricted housing</p> <p>Establish nonprofit partnerships to promote low-income or special needs housing</p> <p>Advocate for increased state and federal funding to create and preserve income restricted housing</p> </td></tr> </tbody> </table>	SUPPLY	Tools and actions STABILITY	SUBSIDY	<p>Infill development to increase neighborhood density and the ratio of improvement-to-land value of the property</p> <p>Flexible development regulations 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>Develop a community engagement plan to bring together key stakeholders and underrepresented groups into the planning process.</p> <p>Address NIMBYism and build community support throughout the planning process is essential to building acceptance for a particular project or regulatory change</p>	<p>Tenant protections to help address health and safety concerns, barriers in the rental market, protect tenants from unreasonable acts, and prevent unnecessary evictions</p> <p>MFTE 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>Join/contribute to a subregional housing group capitol fund to create and preserve income restricted housing</p> <p>Use state enabled local revenue tools to establish local revenue streams to create and preserve income restricted housing</p> <p>Establish nonprofit partnerships to promote low-income or special needs housing</p> <p>Advocate for increased state and federal funding to create and preserve income restricted housing</p>							
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TOPIC/WHO	DISCUSSION	ACTION
Presentation of Housing Typology Toolkit – Laura Benjamin, Senior Planner, Puget Sound Regional Council (PSRC), continued	<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 SSHA³P'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>
Board Member Updates/ Comments Group	<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>https://www.commerce.wa.gov/news/press-releases/2022-governors-smart-communities-award-winners-announced/</p>
Good of the Order/ Adjournment	<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>

TOPIC/WHO	DISCUSSION	ACTION
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The next SSHA³P Executive Board meeting is scheduled for Friday, October 7, at 8:30 p.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant

State-Projected Housing Needs

Implementing HB 1220 (laws of 2021)

Laura Hodgson

SENIOR PLANNER

GROWTH MANAGEMENT SERVICES

10/7/2022



Washington State
Department of
Commerce

HB 1220:

Changed RCW 36.70A.070 (2): The Housing Element

Changed GMA housing goal:

- “Plan for and accommodate ~~encourage the availability of affordable housing~~ affordable to all economic segments.”

Requires Commerce to provide projected housing need to local governments:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters (referred to as special housing needs)

HB 1220:

Changed RCW 36.70A.070 (2): The Housing Element

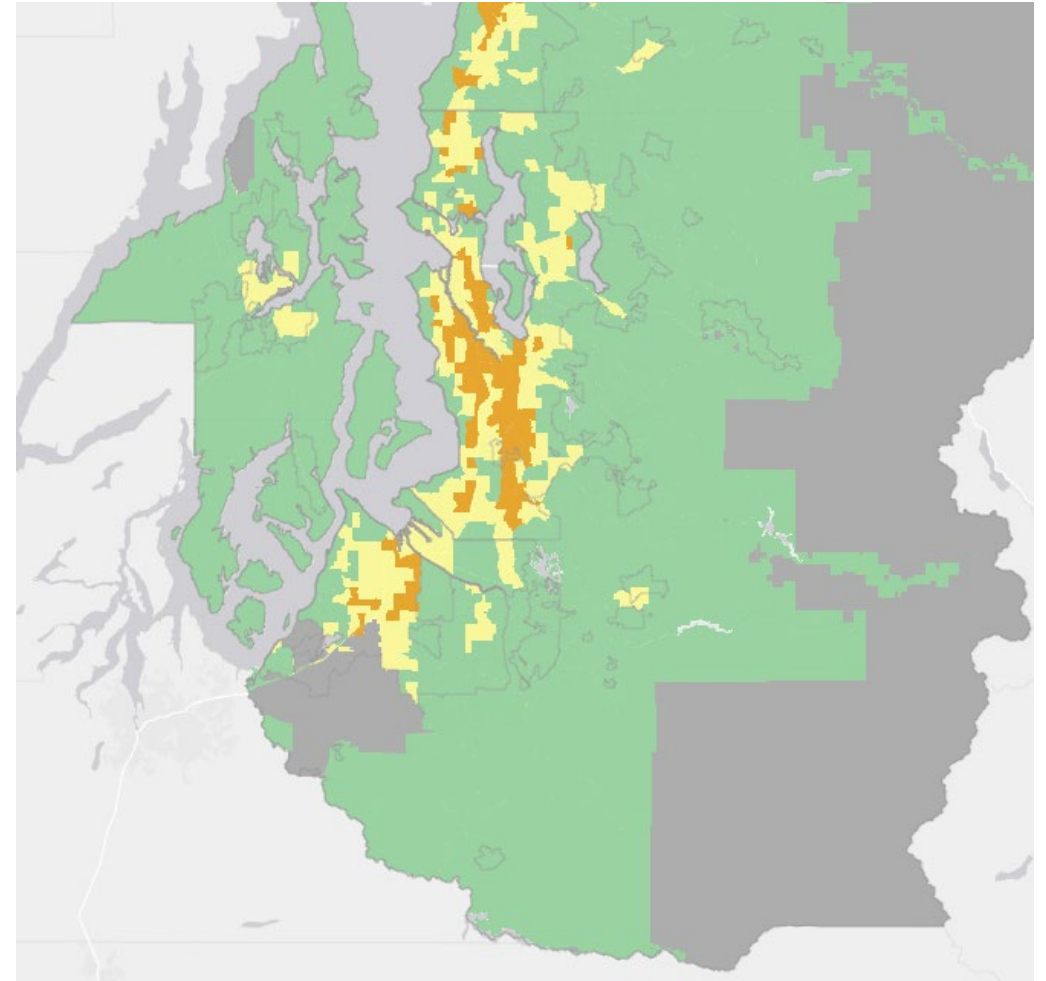
Local housing element to:

- Identify sufficient capacity of land for identified housing needs
- Within urban growth areas (UGAs), moderate density housing options
- Document barriers to housing availability such as gaps in local funding, development regulations, etc.
- Consider housing locations in relation to employment locations
- Consider role of accessory dwelling units (ADUs)

HB 1220: More changes...

Disparate impacts, displacement and exclusion

- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Begin to undo these impacts
- Identify areas at higher risk of displacement and establish anti-displacement policies



How are housing needs projected?

Project total housing needs

- Use OFM population projection as a base
- Account for household size, vacancy, group quarters

Project special housing needs

- Engage stakeholder groups for input
- Use best available data
- Account for those not in the data
- Project needs with Monte Carlo analysis and risk factors

Break down housing needs by income band

Draft projection methodology - October 10th

Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	NA
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

Projected housing needs & allocation tool

Welcome to the Department of Commerce Housing Needs Allocation Tool!

On this page, you can make a series of selections to generate county-level housing projections. These projections are the first step in the future housing allocation process.

Begin by selecting a county from selection menu #1. This selection will reveal relevant projection scenarios in selection menu #2. All counties have, at a minimum, three scenarios that are based upon OFM's low, medium, and high population projections. In addition, the four PSRC counties have a separate option for a PSRC Vision 2050 scenario that is based upon the Vision 2050 Regional Growth Strategy.

After making your county and scenario selections, please select your projection year from selection menu #3. For the "Low", "Medium", and "High" scenarios, you will see options for every year between 2045 and 2050. For the PSRC Vision 2050 scenario, only 2044 is available.



→ **Selection Menu 1**
Please Select a County
Pierce ✓

→ **Selection Menu 2**
Select Projection Year
2044 ✓

→ **Selection Menu 3**
Enter Population Target in Range
330,000 ✓

Updated tool will allow
custom population
projection as input

Allocation of projected housing needs

Pierce County		Scenario: PSRC Vision 2050 Projection - (2044)	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
			Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%		>120%
		Countywide Estimated Units (2020)	355,799	9,089	1,038	36,738	112,533	72,435	46,088	77,878	1,444
		Countywide Additional Units Needed (2020-2044)	137,791	10,674	8,069	12,579	21,269	14,065	13,035	58,100	5,075
		Sum of Allocation to Jurisdictions (from User Inputs)	137,791	10,674	8,069	12,579	21,269	14,065	13,035	58,100	5,075
Reset Jurisdiction Shares to Default		Default = jurisdiction's share of 2020 countywide population									
			100.00% Met Target	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.							
User Input - Share of County Growth. Enter values from 0-100									Emergency Housing Needs (Temporary)		
46.70 %	Unincorporated Pierce County	Estimated Units (2020)	152,763	2,831	no data	17,605	42,780	32,513	21,962	35,070	no data
		Allocation Method A (2020-2044)	64,348	4,985	3,768	5,874	9,933	6,568	6,087	27,133	2,370
1.09 %	Auburn city	Estimated Units (2020)	3,898	0	no data	133	489	1,132	674	1,470	no data
		Allocation Method A (2020-2044)	1,502	116	88	137	232	153	142	633	55
2.44 %	Bonney Lake city	Estimated Units (2020)	7,605	67	no data	542	1,134	1,709	1,217	2,936	no data
		Allocation Method A (2020-2044)	3,362	260	197	307	519	343	318	1,418	124
0.56 %	Buckley city	Estimated Units (2020)	1,956	41	no data	145	537	436	305	493	no data
		Allocation Method A (2020-2044)	772	60	45	70	119	79	73	325	28
0.08 %	Carbonado town	Estimated Units (2020)	244	0	no data	32	108	57	17	30	no data
		Allocation Method A (2020-2044)	110	9	6	10	17	11	10	46	4
1.10 %	DuPont city	Estimated Units (2020)	3,791	20	no data	55	287	1,415	895	1,119	no data
		Allocation Method A (2020-2044)	1,516	117	89	138	234	155	143	639	56
0.31 %	Eatonville town	Estimated Units (2020)	1,127	29	no data	162	449	227	97	163	no data
		Allocation Method A (2020-2044)	427	33	25	39	66	44	40	180	16

Format of projected housing needs

Scenario: PSRC Vision 2050 Projection - (2044)	Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)
	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
		Non-PSH	PSH						
Countywide Estimated Units (2020)	355,799	9,089	1,038	36,738	112,533	72,435	46,088	77,878	1,444
Countywide Additional Units Needed (2020-2044)	137,791	10,674	8,069	12,579	21,269	14,065	13,035	58,100	5,075
Sum of Allocation to Jurisdictions (from User Inputs)	137,791	10,674	8,069	12,579	21,269	14,065	13,035	58,100	5,075

- DRAFT DRAFT numbers out now with **existing** special housing needs (using 2017 OFM projections and draft methodology)
- DRAFT numbers coming October 10th with projected “medium” special housing needs (using 2017 OFM projections and draft methodology)
- FINAL numbers coming in January 2023

Next steps for jurisdictions

Allocate countywide housing needs by income bracket

- Recommend counties use existing coordination process for allocating
- Agree on projected housing needs allocation

Accommodate allocations by income bracket (land capacity)

- Do land capacity analysis
- Identify capacity for allocated housing needs by income bracket
- Make adjustments to zoning to accommodate housing needs

Document programs and actions needed to achieve housing availability

- Review other regulations, fee structures, incentives, etc. which influence housing

Update comprehensive plan policies and regulations

Key dates for project work

July - August	Public review draft of allocation guidance and allocation tool
<i>Sept - Oct</i>	<i>Public review draft of racially disparate impacts (RDI) guidance</i>
October 10 – Nov 10	Public review draft of projection methodology + DRAFT housing need numbers (plus updated allocation tool)
<i>Nov</i>	<i>Final RDI guidance and webinar</i>
Nov - Dec	Public review draft of land capacity guidance
January 2023	Public review draft of remaining policy pieces (“make adequate provisions”)
January 2023	Final projected housing needs numbers
Feb – April 2023	Final guidance and two webinars

Discussion



Washington State
Department of
Commerce

www.commerce.wa.gov



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www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/



STATE LEGISLATIVE PRIORITIES

SSHA³P EXECUTIVE BOARD MEETING

OCTOBER 7, 2022

JASON GAUTHIER, SSHA³P MANAGER

AGENDA

- Priorities
- Support | Monitor | Oppose
- Timeline



PRIORITIES

- Stability
- Subsidy
- Supply



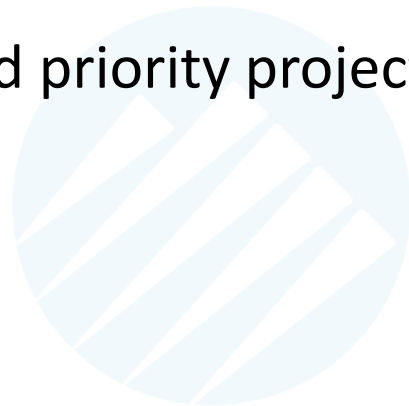
STABILITY

- Develop and expand aging-in-place options that seek to improve quality of life for seniors in our communities, such as providing opportunities for aging residents to affordably retain their homes
- Develop anti-displacement options for local municipalities to utilize



SUBSIDY

- Fully fund the Washington Housing Trust Fund and support affordable homeownership investments
- Funding to facilitate the acquisition of buildings and real property that can be utilized to provide affordable housing
- Extend the 1406 remittance period to align with long range planning horizons
- Funding for member identified priority projects



SUPPLY

- Expand state support for local land use planning, including funding for Housing Action Plan Implementation and Planned Action EIS, to continue local efforts to create more housing opportunities
- Expansion of the multi-family property tax exemption program
- Provide options and support for regulatory streamlining and system updates



SUPPORT | MONITOR | OPPOSE

- **Support basic infrastructure funding** via flexible funds through programs like the Public Works Assistance Account (PWAA) and Connecting Housing to Infrastructure Program (CHIP) to help cities and towns fund basic infrastructure, critical to the development of housing
- **Support surplus land dispossession policy updates** to provide greater flexibility for the homeownership development opportunities for low- and moderate-income households
- **Oppose preemption** of local land use authority
- **Monitor proposals to increase access to homeownership opportunities**, including condominium liability reform and recommendations made by the Homeownership Disparity Workgroup
- **Support rental assistance funding** to limit evictions
- **Support operating funding** for permanent supportive housing
- **Support creation of local revenue options** to fund the development of affordable housing

TIMELINE

October 7

October - November

November – December

January 9

Executive Board consideration of Resolution to adopt State Legislative Priorities

Develop supporting materials (one-pagers, talking points, etc.)

Meeting with Pierce County Legislative delegation

2023 State Legislative Session begins





STATE LEGISLATIVE PRIORITIES

SSHA³P EXECUTIVE BOARD MEETING

OCTOBER 7, 2022

JASON GAUTHIER, SSHA³P MANAGER

**RESOLUTION NO. 2022-06**

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (“SSHA³P”) RELATING TO STATE PRIORITIES; ADOPTING THE PRIORITY ISSUES FOR THE 2023 SESSION OF THE WASHINGTON STATE LEGISLATURE.

Whereas, SSHAP³'s Legislative Agenda is developed through engagement with members of the Executive Board, member government staff, policymakers and other stakeholders to determine a set of priority issues to which SSHA³P advocacy efforts will be devoted for in the 2023 legislative session; and

Whereas, identifying this set of issues fosters efficient and effective communication to state policymakers, and provides transparency to the public about state issues that are most important to SSHA³P; and

Whereas, the actions of the Washington State Legislature have a profound effect on SSHA³P's ability to pursue its mission and goals, and each member government's ability to provide services to its residents; and

Whereas, a briefing was provided to the Executive Board on September 2, 2022;

and

NOW, THEREFORE, THE SSHA³P EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board adopts 2023 State Legislative Agenda as shown in Exhibit A.

Section 2. This Resolution will take effect and be in full force upon passage and signature.



Adopted this _____ day of _____, 2022.

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

VICTORIA WOODARDS, CHAIR

ATTEST:

2023 State Legislative Agenda

Priorities

Stability

- Develop and expand aging-in-place options that seek to improve quality of life for seniors in our communities, such as providing opportunities for aging residents to affordably retain their homes
- Develop anti-displacement options for local municipalities to utilize

Subsidy

- Fully fund the Washington Housing Trust Fund and support affordable homeownership investments
- Funding to facilitate the acquisition of buildings and real property that can be utilized to provide affordable housing
- Extend the 1406 remittance period to align with long range planning horizons
- Funding for member identified priority projects

Supply

- Expand state support for local land use planning, including funding for Housing Action Plan Implementation and Planned Action EIS, to continue local efforts to create more housing opportunities
- Expansion of the multi-family property tax exemption program
- Provide options and support for regulatory streamlining and system updates

Support / Oppose / Monitor Agenda

- Support basic infrastructure funding via flexible funds through programs like the Public Works Assistance Account (PWAA) and Connecting Housing to Infrastructure Program (CHIP) to help cities and towns fund basic infrastructure, critical to the development of housing
- Support surplus land dispossession policy updates to provide greater flexibility for the homeownership development opportunities for low- and moderate-income households
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- Support rental assistance funding to limit evictions
- Support operating funding for permanent supportive housing
- Support creation of local revenue options to fund the development of affordable housing

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

2023 LEGISLATIVE PRIORITIES

WHO WE ARE

The South Sound Housing Affordability Partners is an intergovernmental collaboration of 15 Pierce County governments working to create and preserve affordable, attainable, and accessible housing throughout our community.

MEMBERSHIP

*City of Auburn
City of Dupont
City of Edgewood
City of Fife
City of Fircrest
City of Gig Harbor
City of Milton
Pierce County
Puyallup Tribe of Indians
City of Puyallup
City of Sumner
Town of Steilacoom
City of Tacoma
City of University Place*



CREATING HOUSING STABILITY

- Develop and expand aging-in-place options that seek to improve quality of life for seniors in our communities, such as providing opportunities for aging residents to affordably retain their homes.
- Develop anti-displacement options for local municipalities to utilize.



AFFORDABLE HOUSING SUBSIDY

- Fully fund the Washington Housing Trust Fund and support affordable homeownership investments.
- Funding to facilitate the acquisition of buildings and real property that can be utilized to provide affordable housing.
- Extend the 1406 remittance period to align with long range planning horizons.
- Funding for member identified priority projects.



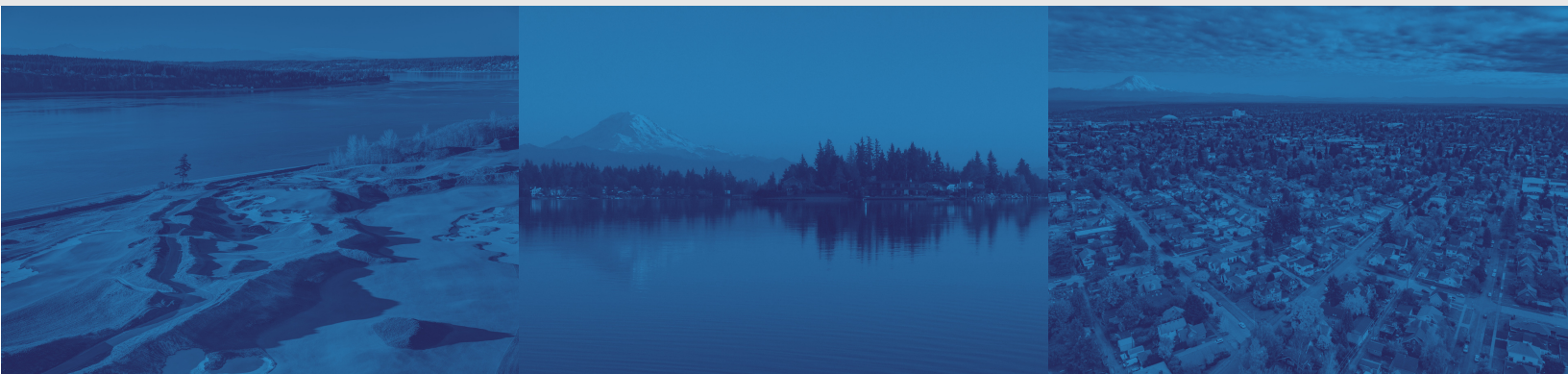
FACILITATING HOUSING SUPPLY

- Expand state support for local land use planning, including funding for Housing Action Plan Implementation and Planned Action EIS, to continue local efforts to create more housing opportunities.
- Expansion of the multi-family property tax exemption program.
- Provide options and support for regulatory streamlining and system updates.



SUPPORT / MONITOR / OPPOSE

- Support basic infrastructure funding via flexible funds through programs like the Public Works Assistance Account (PWAA) and Connecting Housing to Infrastructure Program (CHIP) to help cities and towns fund basic infrastructure, critical to the development of housing.
- Support surplus land dispossession policy updates to provide greater flexibility for the homeownership development opportunities for low- and moderate-income households.
- Oppose preemption of local land use authority.
- Monitor proposals to increase access to homeownership opportunities, including condominium liability reform and recommendations made by the Homeownership Disparity Workgroup.
- Support rental assistance funding to limit evictions.
- Support operating funding for permanent supportive housing.
- Support creation of local revenue options to fund the development of affordable housing.



SOUTHSOUNDAFFORDABLEHOUSING.ORG



2023 WORK PLAN

SSHA³P EXECUTIVE BOARD MEETING

OCTOBER 7, 2022

JASON GAUTHIER, SSHA³P MANAGER

AGENDA

- Purpose
- Preview: 2022 Into 2023
- Staff Considerations
- Discussion



PURPOSE

- An annual work plan is a requirement of Intergovernmental Agreement
- Direct and prioritize workflow
- Setting expectations for Executive Board, member governments, and public



PREVIEW: 2022 INTO 2023

- Middle Housing Grant
- Housing Toolkit (Strategy 1A)
- Legislative Advocacy (Strategy 4B)
- Advisory Board (Strategy 5C)
- FY24 Budget



STAFF CONSIDERATIONS

- Middle Housing Grant work continues through June 30, 2023
- 105 day Legislative session (January 9 – April 16, 2023)
- Housing toolkit policy and program recommendation and their consideration and implementation by members



DISCUSSION

- Executive Board Work Group
- Timeline to adopt 2023 Work Plan
- Executive Board member priorities for 2023





STATE LEGISLATIVE PRIORITIES

SSHA³P EXECUTIVE BOARD MEETING

OCTOBER 7, 2022

JASON GAUTHIER, SSHA³P MANAGER

Land Use, Building Code, and Affordable Housing Policy Body Maxtrix

This matrix is created as directed by 2022 Work Plan Strategy 4A

FAQs

How will this matrix be used?

Report templates are the basis for all default reports listed in Replicon. You can create a report using a template by clicking the **Reports** tab, and clicking **New Report**.

Are any of these positions held by members of the Pierce County community?

Members of the Pierce County community currently serving are highlighted. As of 9/8/2022 no members of the Pierce County community are serving terms of service in applicable policy bodies listed in the Matrix tab.

Where can I find applicable boards and commissions?

[Washington State Housing Finance Commission](#)

[Affordable Housing Advisory Board](#)

[Growth Management Hearing Board](#)

[Washington State Building Code Council](#)

Last updated: Sept 8, 2022

[illegible]

TO: SSHA³P Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: Learning Goals
DATE: September 14, 2022

ISSUE

The South Sound Housing Affordability Partners ("SSHA³P") 2023 Work Plan's Strategy 2C is to, "assess the learning needs and goals of member governments and Executive Board members."

PURPOSE

The expressed purpose of this strategy is to develop a learning topic schedule to ensure collective learning goals of the Executive Board and member governments are met. This learning scheduled will be developed in consideration of the expressed priority and suitable timing of the topics.

BACKGROUND

SSHA³P's mission is to work collaboratively to create and preserve affordable, attainable, and accessible housing and throughout it's informal and formal history has made continuing education on the topic of housing development a priority. This strategy continues this tradition, while providing a more focused approached as guided by the needs of the SSHA³P members.

PROPOSED LEARNING TOPICS

After consultation and conversation with Executive Board member, member government staff, and stakeholders, staff is proposing the following learning topics for delivery to Executive Board beginning Q4, 2022 and being completed in Q2, 2023. Learning topics will be scheduled as availability on Executive Board schedule allows and in coordination with subject matter experts on the associated topic. Below are the proposed learning topics.

- Impact of [HB 1220](#) on the Comprehensive Plan periodic update
- Regulatory Barriers & Cost Drivers for Affordable Housing Development
- Regulatory Barriers & Cost Drivers for Market Rate Housing Development
- Local Success of the MFTE Program
- Resident Owned Manufactured Home Communities
- Effective Communication Strategies in Support of Affordable Housing
- Condominium Development: Barriers and Opportunities
- Maximizing Senior Property Tax Exemption