



South Sound Housing Affordability Partners  
Executive Board Meeting Minutes

April 7, 2023  
8:30 – 9:34 a.m.

**Executive Board:** Mayor Nancy Backus, City of Auburn – present  
Councilmember Kevin Ballard, City of DuPont – present  
Deputy Mayor Mike Winkler, City of DuPont - present  
Mayor Daryl Eiding, City of Edgewood – present  
Councilmember Christi Keith, City of Edgewood (alternate) - excused  
Mayor Kim Roscoe, City of Fife – present  
Councilmember Doug Fagundes, City of Fife - present  
Councilmember Hunter George, City of Fircrest – present  
Mayor Pro Tempore Joe Barrentine, City of Fircrest - present  
Mayor Tracie Markley, City of Gig Harbor – present  
Councilmember Mike Brandstetter, (alternate) City of Lakewood – excused  
Councilmember Paul Bocchi, City of Lakewood - present  
Mayor Shanna Styron Sherrell, City of Milton – absent  
Executive Bruce Dammeier, Pierce County - excused  
Councilmember Ryan Mello, Pierce County – present  
Deputy Mayor Ned Witting, City of Puyallup – present  
Councilmember Annette Bryan, Puyallup Tribe – absent  
Mayor Dick Muri, Town of Steilacoom – present  
Councilmember Nancy Henderson, Town of Steilacoom, (alternate) - present  
Councilmember Charla Neuman, City of Sumner – present  
Chair, Mayor Victoria Woodards, City of Tacoma – present  
Councilmember Kristina Walker, City of Tacoma (alternate) - excused  
Councilmember Stan Flemming, City of University Place – present

**Staff:** Jason Gauthier, SSHA³P Manager  
Mary Connolly, Program Specialist  
Becki Foutz, Administrative Assistant

**Guests:** Alex Harrington, April Elliott, Ben Ferguson, Cynthia Stewart, Desniege, Dorsol Plants, Faaluaina Pritchard, John Howell, Kevin Bates, Laura Benjamin, Kevin Briske, LeighBeth Merrick, Noemi Cagatin-Porter, Paul Loveless, Permit Center, PCHA, Rian Booker, Riley Guerrero, Taylor Jones, Tiffany Speir, Trish Crocker, Zac Baker

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Chair George called the meeting to order at 8:34. SSHA³P Manager Gauthier called roll, per above; a quorum was present.	Wel-come!

TOPIC/WHO	DISCUSSION	ACTION																								
<b>Consent Agenda</b>	<p>Any modifications to the agenda? None.</p> <p>Mayor Backus moved to approve the consent agenda. Mayor Woodards seconded. The group voted to approve the consent agenda; none opposed.</p>	The agenda was approved.																								
<b>Public Comment</b>	Chair George invited the public to comment. None.																									
<b>Resolution 2023-02 Establishing SSHA<sup>3</sup>P Advisory Board</b> Mary Connolly	<p>The ILA requires that the Executive Board assemble an Advisory Board. Resolution 2023-02 establishes the Board. It will consist of 15-20 members. 1/3 consumers, 1/3 developers/Managers and 1/3 advocates and advisors. Initial terms will be staggered, afterwards terms will be three years. The Resolution outlines the Board's role and purpose, role of staff in relation to the Board, and establishes Conflict of Interest policy, meeting requirements, membership requirements, etc.</p> <p>Mayor Backus moved to approve Resolution 2023-02. Mayor Roscoe seconded. Chair George asked if there were questions or comments. None. Vote taken; none opposed.</p>	Resolution 2023-02 was adopted																								
<b>Resolution 2023-03, Appointing Members to the SSHA<sup>3</sup>P Advisory Board</b> Mary Connolly	Resolution 2023-03 reflects the SSHA <sup>3</sup> P subcommittee's recommendations to appoint Board members. Thirty-five applications of quite highly-qualified people were received. The recommendations below represent a diverse group. The recruitment process consisted of advertising the recruitment, phone screening 26 applicants, and interviewing 23 applicants, after which the workgroup members on the subcommittee (George, Markley, Backus, Witting, Brandstetter and Ballard) made recommendations that are brought before the Executive Board today:	Informational																								
	<table border="1"> <thead> <tr> <th data-bbox="306 1354 662 1402">Advisor/Advocate Seats</th> <th data-bbox="662 1354 1018 1402">Developer/Manager Seats</th> <th data-bbox="1018 1354 1372 1402">Consumer Seats</th> </tr> </thead> <tbody> <tr> <td data-bbox="306 1402 662 1444">Adria Buchanan (3 years)</td> <td data-bbox="662 1402 1018 1444">Judson Willis (3 years)</td> <td data-bbox="1018 1402 1372 1444">April Elliott (1 year)</td> </tr> <tr> <td data-bbox="306 1444 662 1486">Alex Harrington (2 years)</td> <td data-bbox="662 1444 1018 1486">Kevin Bates (2 years)</td> <td data-bbox="1018 1444 1372 1486">Desniege Haywood (3 years)</td> </tr> <tr> <td data-bbox="306 1486 662 1528">Amanda DeShazo (3 years)</td> <td data-bbox="662 1486 1018 1528">Nicholas Carr (2 years)</td> <td data-bbox="1018 1486 1372 1528">Faaluaina Pritchard (1 year)</td> </tr> <tr> <td data-bbox="306 1528 662 1570">Ben Ferguson (1 year)</td> <td data-bbox="662 1528 1018 1570">Rian Booker (1 year)</td> <td data-bbox="1018 1528 1372 1570">Jay Worley (3 years)</td> </tr> <tr> <td data-bbox="306 1570 662 1612">Corey Orvold (3 years)</td> <td data-bbox="662 1570 1018 1612">Riley Guerrero (3 years)</td> <td data-bbox="1018 1570 1372 1612">Noemi Cagatin-Porter (2 years)</td> </tr> <tr> <td data-bbox="306 1612 662 1654">Isabella Rivera Kjaer (1 year)</td> <td data-bbox="662 1612 1018 1654">Zac Baker (1 year)</td> <td data-bbox="1018 1612 1372 1654">William Towey (2 years)</td> </tr> <tr> <td data-bbox="306 1654 662 1717">Jeff Bell (2 years)</td> <td data-bbox="662 1654 1018 1717"></td> <td data-bbox="1018 1654 1372 1717"></td> </tr> </tbody> </table>	Advisor/Advocate Seats	Developer/Manager Seats	Consumer Seats	Adria Buchanan (3 years)	Judson Willis (3 years)	April Elliott (1 year)	Alex Harrington (2 years)	Kevin Bates (2 years)	Desniege Haywood (3 years)	Amanda DeShazo (3 years)	Nicholas Carr (2 years)	Faaluaina Pritchard (1 year)	Ben Ferguson (1 year)	Rian Booker (1 year)	Jay Worley (3 years)	Corey Orvold (3 years)	Riley Guerrero (3 years)	Noemi Cagatin-Porter (2 years)	Isabella Rivera Kjaer (1 year)	Zac Baker (1 year)	William Towey (2 years)	Jeff Bell (2 years)			
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	Mayor Backus noted that the quality of the applicants was remarkable. She's excited and proud of what this Advisory Board will do! Deputy Mayor Witting agreed that the candidates were phenomenal, and the recommendations achieve both racial and geographic diversity, a realtor, financial professionals, advocates, planners, builders, developers, and people with lived experience. He appreciates the work that Mary and Jason have done.																									

TOPIC/WHO	DISCUSSION	ACTION
<p><b>Resolution 2023-03, Appointing Members to the SSHA<sup>3</sup>P Advisory Board</b> continued</p>	<p>Mary opened for questions. Mayor Woodards commended the subcommittee on their great job; she was quite impressed by the bios!</p> <p>Applicants were invited to speak. Ben Ferguson, Desniege Haywood, Kevin Bates, Riley Guerrero, Rian Booker, and Faaluaina Pritchard commented, indicating their enthusiasm to serve on the Board, each with their various important perspectives.</p> <p>Chair George called for questions or comments. None. Mayor Markley moved to approve Resolution 2023-03. Mayor Backus seconded. Vote was taken, none opposed.</p>	<p>Resolution 2023-03 was adopted</p>
<p><b>SSHA<sup>3</sup>P Manager Report</b> Jason Gauthier</p>	<p>Jason referenced his report that was shared in advance in the meeting packet.</p> <p>The legislative session is both speeding up and winding down. The AWC is currently supporting HB 1110, the Middle Housing Bill. HB1337, regarding ADUs, has passed. The quite detailed SB5466 is in progress. Chair George asked if Jason would prepare something written about the legislation, that SSHA<sup>3</sup>P members may share with their Councils? Yes!</p> <p>Capital budget - \$400M for the Housing Trust Fund, nearly double what they've funded in the past!</p> <p>Four property tax exemption seminars were held; attendance was over 120 community members. Jason commended the Assessor-Treasurer's office for their work on this project.</p> <p>State Housing Trust funds announced \$24.5M in awards, funding three Pierce County projects.</p> <p>Pierce Transit's request for DOT Thriving Communities technical assistance for the Four Corners 19<sup>th</sup> &amp; Mildred project has been approved!</p> <p>Councilmember Ballard thanked Jason for the work he's done this session towards property tax exemption education. His goal is to eliminate any kind of means testing for military veterans.</p> <p>Mayor Markley thanked Jason and Mary for their work on the well-attended seminars. She noted that Assessor-Treasurer staff were quite compassionate as they answered questions. Programs can help people get their income level down to where it needs to be to qualify for exemption. She highly encouraged other cities to hold seminars.</p>	<p>Jason will prepare a document that SSHA<sup>3</sup>P members may share with their Councils and will follow up with specifics on legislation upon request.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p><b>SSHA<sup>3</sup>P Manager Report continued</b></p>	<p>Councilmember Mello expressed his gratitude for the coordination on the well-attended, wildly-successful seminars as well. The property tax exemption application is now online, along with a helpful video, and they still provide technical assistance for taxpayers to apply. There's a bill in Olympia to raise the threshold on exemption, to keep pace with inflation.</p>	<p><a href="#">Video re: Property Tax Exemption Application</a>  <a href="#">ATR Website</a></p>
<p><b>Executive Board Updates/Comments</b></p>	<p>Councilmember Mello announced that a 1/10 of 1% sales and use tax for affordable housing was approved by the County Council on 3/24 and will go into effect 7/1. (He referenced page 58-59 of the meeting packet.) The tax is estimated to generate \$20M a year. The County Council will provide oversight and accountability for the funds. They envision a competitive NOFA process to use them, similar to the way the BH tax funding is distributed. The Housing Action Strategy and Comprehensive Plan to End Homelessness (CPEH) will be used as guides. Preserving affordable housing will be accomplished through efforts such as Paint Tacoma Beautiful, Home Repair, etc. The Council envisions home ownership projects such as Habitat for Humanity. This is a grant program. Once applications are received, the County Council will be advised on expenditures by three groups: the Community Development Corporation (CDC), the Behavioral Health Advisory Board, and the CPEH Advisory Board. Funding will go towards three buckets – 30% for projects serving individuals at 0-30% of AMI, 50% for individuals at 30-60% AMI, and 20% for Behavioral Health treatment facilities and permanent housing supports. This will be used as leverage and gap funding: it will be leveraged at five to 20 times!</p> <p>Chair George asked for questions – none. He encouraged everyone to read the last two pages of the packet.</p>	<p>Informational</p>
<p><b>Good of the Order/Adjournment</b></p>	<p>Mayor Roscoe welcomed Councilmember Fagundes. Great news about the Advisory Board and sales tax! She asked why Gig Harbor's exempt from the Bill? It's not a contiguous growth area, partly because they're separated by a body of water.</p> <p>Mayor Woodards congratulated Councilmember Mello on passing the sales tax.</p> <p>The meeting was adjourned at 9:34 a.m.</p>	<p>Meeting adjourned!</p>

The next SSHA<sup>3</sup>P Executive Board meeting is scheduled for Friday, May 5, at 8:30 a.m. via Zoom. Respectfully submitted,  
Becki Foutz, Administrative Assistant