



**South Sound Housing Affordability Partners
Executive Board**

Regular Meeting AMENDED 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>

May 5, 2023 8:30 a.m.

Chair Councilmember Hunter George, Vice Chair Mayor Tracie Markley, Mayor Nancy Backus, Councilmember Kevin Ballard, Mayor Daryl Eiding, Mayor Kim Roscoe, Councilmember Paul Bocchi, Mayor Shanna Styron Sherrell, Executive Bruce Dammeier, Councilmember Ryan Mello, Councilmember Annette Bryan, Deputy Mayor Ned Witting, Councilmember Charla Neuman, Mayor Dick Muri, Mayor Victoria Woodards, Councilmember Stan Flemming, Deputy Mayor Mike Winkler (Alternate), Councilmember Christi Keith (Alternate), Councilmember Doug Fagundes (Alternate), Mayor Pro Tempore Joe Barrentine (Alternate), Councilmember Mike Brandstetter (Alternate), Councilmember Nancy Henderson (Alternate), Deputy Mayor Kristina Walker (Alternate), Councilmember Edward Wood (Alternate)

I. CALL TO ORDER

8:30

ROLL CALL

INTRODUCTORY QUESTION

Question: What did your 12-year-old self want to do when they grew up?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: Minutes April 7, 2023, Executive Board meeting

[Document 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: southsoundaffordablehousing.org

V. PRESENTATIONS

A. 2023 Legislative Session Briefing

8:45

Purpose: Briefing on 2023 Legislative Session by Nick Federici

- ATTACHMENTS:
- 2023 Affordable Housing and Homelessness Legislative Summary [Document Link](#)
 - SSHA³P Session Wrap-up [Document Link](#)
 - Capital Budget and Affordable Housing Memorandum [Document Link](#)
 - SB 5187 – Planning and Permitting Grants [Document Link](#)

B. Temporary Increase in Staff Hours

9:20

Purpose: Overview, questions, feedback, and direction regarding the *Temporary Increase in Hours Memorandum*

- ATTACHMENTS: [Temporary Increase in Hours Memorandum](#) [Document Link](#)

VI. REPORT BY THE SSHA³P MANAGER

A. Advisory Board Update

B. Comprehensive Plan Periodic Update & Community Engagement

- ATTACHMENTS:
- May 2023 SSHA³P Manager Report [Document Link](#)
 - Comprehensive Plan Community Engagement Memorandum [Document Link](#)
 - Budget Performance Report 2023Q1 [Document Link](#)

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN



**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. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present.	Wel-come!

TOPIC/WHO	DISCUSSION	ACTION																								
Consent Agenda	<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>	<p>The agenda was approved.</p>																								
Public Comment	<p>Chair George invited the public to comment. None.</p>																									
<p>Resolution 2023-02 Establishing SSHA³P Advisory Board Mary Connolly</p>	<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>	<p>Resolution 2023-02 was adopted</p>																								
<p>Resolution 2023-03, Appointing Members to the SSHA³P Advisory Board Mary Connolly</p>	<p>Resolution 2023-03 reflects the SSHA³P 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:</p>	<p>Informational</p>																								
	<table border="1"> <thead> <tr> <th data-bbox="305 1354 662 1402">Advisor/Advocate Seats</th> <th data-bbox="662 1354 1019 1402">Developer/Manager Seats</th> <th data-bbox="1019 1354 1372 1402">Consumer Seats</th> </tr> </thead> <tbody> <tr> <td data-bbox="305 1402 662 1444">Adria Buchanan (3 years)</td> <td data-bbox="662 1402 1019 1444">Judson Willis (3 years)</td> <td data-bbox="1019 1402 1372 1444">April Elliott (1 year)</td> </tr> <tr> <td data-bbox="305 1444 662 1486">Alex Harrington (2 years)</td> <td data-bbox="662 1444 1019 1486">Kevin Bates (2 years)</td> <td data-bbox="1019 1444 1372 1486">Desniege Haywood (3 years)</td> </tr> <tr> <td data-bbox="305 1486 662 1528">Amanda DeShazo (3 years)</td> <td data-bbox="662 1486 1019 1528">Nicholas Carr (2 years)</td> <td data-bbox="1019 1486 1372 1528">Faaluaina Pritchard (1 year)</td> </tr> <tr> <td data-bbox="305 1528 662 1570">Ben Ferguson (1 year)</td> <td data-bbox="662 1528 1019 1570">Rian Booker (1 year)</td> <td data-bbox="1019 1528 1372 1570">Jay Worley (3 years)</td> </tr> <tr> <td data-bbox="305 1570 662 1612">Corey Orvold (3 years)</td> <td data-bbox="662 1570 1019 1612">Riley Guerrero (3 years)</td> <td data-bbox="1019 1570 1372 1612">Noemi Cagatin-Porter (2 years)</td> </tr> <tr> <td data-bbox="305 1612 662 1654">Isabella Rivera Kjaer (1 year)</td> <td data-bbox="662 1612 1019 1654">Zac Baker (1 year)</td> <td data-bbox="1019 1612 1372 1654">William Towey (2 years)</td> </tr> <tr> <td data-bbox="305 1654 662 1717">Jeff Bell (2 years)</td> <td data-bbox="662 1654 1019 1717"></td> <td data-bbox="1019 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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	<p>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.</p>																									

TOPIC/WHO	DISCUSSION	ACTION
<p>Resolution 2023-03, Appointing Members to the SSHA³P Advisory Board 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>SSHA³P Manager Report 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 SSHA³P 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 19th & 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 SSHA³P members may share with their Councils and will follow up with specifics on legislation upon request.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Manager Report continued</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>Video re: Property Tax Exemption Application ATR Website</p>
<p>Executive Board Updates/Comments</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>Good of the Order/Adjournment</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 SSHA³P Executive Board meeting is scheduled for Friday, May 5, at 8:30 a.m. via Zoom. Respectfully submitted,
Becki Foutz, Administrative Assistant

The 2023 Legislative Session was billed in advance by many as “the year of housing”, and over \$1 Billion was appropriated through the combined Capital Budget and Operating Budget for the 2023-25 biennium, in addition to passing a number of pieces of important legislation. However, there were also many other promising proposals for affordability and consumer protection that failed to be enacted.

2023-25 Biennial Capital Budget

The Final Capital Budget included a broad range of record levels of funding for affordable housing and homelessness prevention / amelioration, including a total of \$400 million for the Housing Trust Fund (HTF). New equity policies require that the Department of Commerce must strive to appropriate 20% of the fully competitive HTF and competitive homeownership funding to projects of organizations “by and for” historically disadvantaged communities, as defined by the State Office of Equity.

- The competitive Housing Trust Fund included \$ 354,663,000 million in six categories, including:
 - \$ 163,663,000 in fully competitive funding.
 - \$ 95,000,000 for permanent supportive housing under the Apple Health and Home program.
 - \$ 40,000,000 for homeownership projects serving first-time low-income homebuyers.
 - \$ 25,000,000 for housing persons with intellectual and developmental disabilities.
 - \$ 25,000,000 for preservation of existing affordable housing, to continue to serve low-income households.
 - \$ 6,000,000 for acquisition and preservation of mobile homes.

- An additional \$ 45,337,000 was appropriated for specific named Housing Trust Fund projects:
 - \$ 4,000,000 for the African Diaspora Cultural Anchor Village (SeaTac)
 - \$ 500,000 for the Gravelly Lake Commons at LASA (Lakewood)
 - \$ 1,000,000 for Kenmore Supportive Housing (Kenmore)
 - \$ 1,000,000 for Leavenworth Affordable Workforce Rental Housing (Leavenworth)
 - \$ 2,500,000 for the Lewis County Homeless Shelter (Chehalis)
 - \$ 5,050,000 for Lincoln District Family Housing (Tacoma)
 - \$ 6,000,000 for the Mary’s Place Shelter Replacement (Burien)
 - \$ 1,000,000 for Mount Zion Housing (Seattle)
 - \$ 550,000 for Multicultural Village Design (Kent)
 - \$ 325,000 for New Hope Family Housing (Seattle)
 - \$ 412,000 for Peninsula Community Health Housing (Bremerton)
 - \$ 1,000,000 for Shiloh Baptist Church New Life Housing (Tacoma)

- \$ 3,000,000 for Skyway Affordable Housing (Skyway)
 - \$ 5,000,000 for St Agnes Haven (Spokane)
 - \$ 14,000,000 for Tacoma / Pierce County Habitat for Humanity acquisition of scattered site properties from Pierce County Housing Authority (multiple sites in Pierce County).
- Through the Building Communities Fund Grant Program and Local & Communities Projects Program, an additional \$ 8,619,000 in specific housing project allocations were appropriated:
 - \$ 470,000 for Nooksack Community Housing (Deming)
 - \$ 1,000,000 for the Peninsula Medical Respite and Housing Center (Bremerton)
 - \$ 2,050,000 for Scriber Lake Housing For Homeless Students (Lynnwood)
 - \$ 493,000 for the American Legion Veteran Housing and Resource Center
 - \$ 125,000 for the Bringing It Home II 2-Hour Domestic Violence Shelter (Yakima)
 - \$ 361,000 for the Center Senior Living Housing Development (Grand Coulee)
 - \$ 52,000 for the Rural Resources Community Action Central Colville Apartments (Colville)
 - \$ 106,000 for Community Homes Renovations (Bellevue, 41st Legislative District)
 - \$ 77,000 for Community Homes Renovations (Woodinville)
 - \$ 243,000 for Community Homes Renovations (Bellevue, 48th Legislative District)
 - \$ 104,000 for Community Homes Renovations (Bothell)
 - \$ 103,000 for Emergency Shelter Capital Improvements (Shelton)
 - \$ 440,000 for New Beginnings Homes (Puyallup)
 - \$ 1,500,000 for affordable housing land acquisition (Tacoma)
 - \$ 250,000 for the Youth Emergency Center (Longview)
 - \$ 515,000 for Ashley House (Spokane)
 - \$ 500,000 for Ashley House (Tacoma)
 - \$ 230,000 for Coupeville Food Bank & Workforce Housing Apartments (Coupeville)
 - For shelter and housing for homeless youth and young adults, \$ 14,520,000 was appropriated, for several specific projects:
 - \$ 200,000 for Community Youth Services (Olympia)
 - \$ 5,000,000 for Housing and Services for Youth Wellness (Seattle)
 - \$ 70,000 for OlyCap Pfeiffer House (Port Townsend)
 - \$ 1,500,000 for ROOTS Youth Adult Shelter Phase 2 (Seattle)

- \$ 300,000 for Safe Harbor Support Center (Kennewick)
 - \$ 50,000 for Serenity House (Port Angeles)
 - \$ 1,200,000 for Shelton Young Adult Transitional Housing (Shelton)
 - \$ 2,200,000 for Skagit Valley Family YMCA (Mt Vernon)
 - \$ 2,500,000 for VOA Crosswalk 2.0 (Spokane)
 - \$ 1,500,000 for YouthCare (Seattle)
- \$ 40,000,000 was appropriated for the Washington State Housing Finance Commission's Land Acquisition Program, to assist developers purchase land for affordable housing, of which \$17 million is intended as a match for \$50 million in private funding from Microsoft for use in King County.
 - \$ 60,000,000 was appropriated for the Connecting Housing to Infrastructure Program (CHIP), which provides grants to local governments and public utility districts to assist in the cost of utility improvements or connections to new affordable housing projects.
 - \$ 50,000,000 was appropriated for housing developers and public entities to complete projects designed to increase the supply and affordability of transit-oriented housing development. \$25 million of these funds are through private donation from Amazon, with no income restrictions.
 - \$ 5,000,000 was appropriated to the Landlord Mitigation Account, to reimburse both non-profit and for-profit landlords for damages to units rented under state programs.
 - \$ 124,000,000 was appropriated for various forms of home upgrades, including:
 - \$ 83,200,000 million in federal authority from the Inflation Reduction Act (IRA) to implement the Home Efficiency Rebates program to provide rebates for whole-house energy savings.
 - \$ 35,000,000 million for weatherization and home health improvements to homes occupied by low-income households.
 - \$ 6,000,000 million for the Low-Income Rural Rehabilitation Grant Program to provide home rehabilitation services to low-income households in rural areas.

2023-25 Biennial Operating Budget

The final Operating Budget also includes significant funding for homelessness prevention and amelioration. Highlights include:

- \$ 111,000,000 is provided for grants to support emergency housing, shelter capacity, and associated support services. Grantees must maintain or increase their emergency housing capacity compared to levels funded through previous temporary state and federal programs, including Emergency Solutions Grant funds provided under the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the state Shelter Capacity grant program.
- \$ 48,000,000 was transferred from other housing program reserves, to partially backfill the loss of funding for state homeless services and to prevent cuts due to decreases in real estate transaction volume, which caused a substantial decrease in document recording fee revenues that fund these programs. If revenues decline more than what is assumed by this budget, additional funding will need to be appropriated in future years to avoid cuts to state and local homeless services statewide.
- \$18,000,000 is also provided to help cover a portion of the local document recording fee revenue shortfall that cities and counties are experiencing for locally-funded homeless services.
- \$ 25,000,000 for operating and maintenance support for Permanent Supportive Housing through the Apple Health & Homes program.
- \$ 13,000,000 in additional expenditure authority is provided for the Office of Apple Health & Homes to provide services for individuals in Permanent Supportive Housing.
- \$ 150,000,000 in one-time funding for grants to local governments and non-profits to provide housing and other wraparound services for individuals who reside in encampments on state rights-of-way and other encampments on state land.
- \$ 6,000,000 million in the Supplemental Operating Budget from unspent Right of Way funding was appropriated to the King County Regional Homeless Authority, to prevent individuals and families from being evicted from hotels in King County during the remainder of fiscal year 2023.
- \$ 26,520,000 for the Housing and Essential Needs (HEN) program to increase the number of individuals who can access HEN benefits. Funding is also provided for Department of Commerce to conduct an analysis of the HEN

program, including potential program improvements and the amount of funding needed to provide benefits to all eligible individuals.

- \$ 41,979,000 in funding to increase the Aged, Blind and Disabled (ABD) cash grant by 8%, starting in 2024.
- \$ 53,700,000 to implement House Bill 1260, eliminating DSHS garnishment of a portion of the SSI lump-sum payment received by ABD participants, effective October 1, 2025.
- \$150,000,000 for implementation of House Bill 1474 to create the Covenant Investment Act, to provide homeownership opportunities for people harmed by racist real estate practices like racially restrictive covenants and redlining. The revenue for this funding is generated by a new \$100 document recording fee.
- \$ 500,000 is provided for one-time funding for the Department of Commerce to contract with the WSHFC to conduct a Covenant Homeownership Program Study pursuant to Second Substitute House Bill 1474.
- \$ 45,605,000 is provided to increase current homeless service grantee contracts. The Department of Commerce must distribute funding in a matter that will prioritize both maintaining current levels of homeless subsidies and services and stabilizing the homeless service provider workforce, reflecting a 6.5% increase from last biennium.
- \$ 5,000,000 for eviction prevention and increased funding for tenants' right to counsel.
- \$ 1,000,000 in one-time funding is provided for a grant to a nonprofit operating a refugee housing enter in Spokane.
- \$ 250,000 in one-time funding is provided for a nonprofit to provide wraparound services for homeless families with children in Pierce County.
- \$ 2,000,000 for the Homeless Student Stability Program.
- \$ 1,000,000 for the Washington Youth & Families Fund.
- \$ 200,000 in one-time funding for a grant to a nonprofit that promotes affordable housing solutions to identify strategies and tools to assist cities in Whatcom County in improving access to affordable housing.

- \$ 400,000 in one-time funding is provided to conduct a predevelopment study of the use of surplus public land near North Seattle College and Highline Community College for affordable workforce housing.
- \$ 4,000,000 in one-time funding is provided for the Homeless Prevention and Diversion Fund, which serves youth and young adults experiencing or at risk of experiencing homelessness.
- \$ 200,000 in one-time funding is provided for a housing supply and affordability task force of state and local elected officials and stakeholders.
- \$ 3,000,000 is provided for grants to provide housing assistance to survivors of human trafficking.
- \$ 1,700,000 in one-time funding is provided to continue existing contracts with a nonprofit organization to advance affordable housing developments that are co-located with community services on underutilized or tax-exempt land.
- \$ 900,000 in one-time funding is provided for planning, lease payments, and other expenses to develop community-based residential housing and services for youth at the Pacific Hospital Preservation & Development Authority Quarters Buildings #3-10.
- \$ 560,000 in one-time funding is provided to produce a report to the Legislature detailing the scope of work, cost estimates, and implementation timeline to create or procure an online registry of rental units in Washington.
- \$ 540,000 in one-time funding is provided for a grant to a low-barrier shelter located in Skagit County.
- \$ 400,000 in one-time funding is provided for a grant to an organization in Whatcom County to expand services to unhoused and low-income residents of Ferndale and north Whatcom County, and to provide a safe parking program.
- \$ 200,000 in one-time funding is provided for a grant to the City of Seattle for start-up costs of the Social Housing Developer and to meet the requirements of the City of Seattle Initiative 135, which concerns developing and maintaining affordable social housing in the city.

Successful 2023 Housing and Homelessness Legislation

The bills summarized below were passed by the Legislature shortly before its adjournment on April 23rd, and are still awaiting action by Governor Inslee.

ADUs:

House Bill 1337 by Rep Mia Gregerson (D-33, SeaTac) requires a city or county planning under the Growth Management Act allow for the construction of accessory dwelling units (ADUs) within urban growth areas (UGAs) within six months after the jurisdiction's next periodic comprehensive plan update, prohibits a city or county from imposing certain regulations or restrictions on the construction of ADUs, authorizes cities and counties to provide incentives for the construction or development of ADUs, prohibits restrictive covenants or deed restrictions created after the effective date of the bill from prohibiting the construction, development or use of ADUs within UGAs.

<https://app.leg.wa.gov/billssummary?BillNumber=5258&Initiative=false&Year=2023>

Senate Bill 5045 by Sen Patty Kuderer (D-48, Bellevue) allows King County to exempt an ADU from property tax if the ADU is maintained as a rental property for low-income households whose adjusted income is at or below 60 percent AMI. Rent charged to a tenant may not exceed more than 30 percent of the tenant's monthly income. An ADU does not qualify for a property tax exemption if it is occupied by a person under the age of sixty that is an immediate family member of the taxpayer. JLARC must review the tax preference and complete a final report by December 1, 2029, and the tax preference expires January 1, 2034.

<https://app.leg.wa.gov/billssummary?BillNumber=5045&Initiative=false&Year=2023>

Condominiums:

Senate Bill 5058 by Sen Mike Padden (R-4, Spokane Valley) allows a building with 12 or fewer units that is no more than two stories to be exempt from certain multiunit residential building requirements regarding enclosure design and inspection.

<https://app.leg.wa.gov/billssummary?BillNumber=5058&Initiative=false&Year=2023>

Senate Bill 5258 by Sen Sharon Shewmake (D-42, Bellingham) adds additional requirements for construction defect actions, modifies deposit requirements and local government planning related to the construction of condominiums, and creates a new down payment assistance program at the Washington State Housing Finance Commission.

<https://app.leg.wa.gov/billssummary?BillNumber=5258&Initiative=false&Year=2023>

Funding and Administration:

House Bill 1260 by Rep Emily Alvarado (D-34, Seattle) eliminates the requirement that recipients of the Aged, Blind and Disabled Cash Assistance Program (ABD) repay the ABD benefits received when that person subsequently receives supplemental security income (SSI) payments for the same period, effective October 1, 2025, clarifies that prior to October 1, 2025, that any ABD benefits received during the months SSI payments are received for the same period are a debt of the state and must be repaid, places income eligibility standards for the Housing and Essential Needs (HEN) and ABD programs within rule, rather than statute, and modifies eligibility criteria for the ABD and Pregnant Women Assistance (PWA) programs to require that a person is ineligible for specific programs rather than most federal assistance programs in general. In addition, it expands the list of good cause reasons for failing to participate in substance use disorder treatment as a condition of eligibility for ABD, PWA, or HEN program benefits, and provides that the Department of Social and Health Services is to share client data for individuals eligible for HEN with the Department of Commerce and designated HEN support entities as required by law.

<https://app.leg.wa.gov/billssummary?BillNumber=1260&Year=2023&Initiative=false>

House Bill 1474 by Rep Jamila Taylor (D-30, Federal Way) requires county auditors to collect a Covenant Homeownership Program (CHP) assessment of \$100 for each document recorded to fund the CHP, requires the Department of Commerce to contract with the Washington State Housing Finance Commission to create one or more Special Purpose Credit Program to provide down payment assistance and closing cost assistance for individuals and families harmed by racist real estate practices like racially restrictive covenants and redlining, and requires the Commission to complete an initial CHP study by March 1, 2024 and complete updated studies every five years thereafter. Establishes an oversight committee to oversee and review the Commission's activities and performance related to the CHP.

<https://app.leg.wa.gov/billssummary?BillNumber=1474&Initiative=false&Year=2023>

House Bill 1622 by Rep Jake Fey (D-27, Tacoma) improves the HSSP by increasing collaboration between agency partners, ensures that funding is used flexibly to effectively meet the unique needs of students and families experiencing homelessness, and makes it easier for nonprofits to apply for grants.

<https://app.leg.wa.gov/billssummary?BillNumber=1622&Initiative=false&Year=2023>

Senate Bill 5301 by Sen Mark Mullet (D-5, Issaquah) consolidates the Housing Assistance Program into the Affordable Housing Program at the Department of Commerce, increases the cap on administrative costs used for the Affordable Housing Program, expands activities eligible for legislative appropriations from capital bond proceeds, repeals the Affordable Housing Land Acquisition Revolving Loan Fund Program and Affordable Housing and Community Facilities Rapid Response Loan Programs, and codifies an appropriate definition for first-time homebuyer.

<https://app.leg.wa.gov/billssummary?BillNumber=5301&Year=2023&Initiative=False>

Permitting:

House Bill 1293 by Rep Mark Klicker (R-16, Walla Walla) Requires counties and cities planning under the Growth Management Act to apply only clear and objective design review standards to the exterior of new development, and clarifies project review provisions and adds expedited review of project permit applications that include dwelling units that are affordable to low- and moderate-income households.

<https://app.leg.wa.gov/billssummary?BillNumber=1293&Initiative=false&Year=2023>

Senate Bill 5290 by Sen Mark Mullet (D-5, Issaquah) provides default permit processing time frames to local governments, requires local governments to provide refunds of permitting fees if permitting time frames are missed and provides optional additional project review provisions which, if adopted, can exempt the local government from the refund requirement. Replaces current permit processing reporting requirements applicable to counties and cities with new reporting requirements beginning January 1, 2025, and requires the Department of Commerce (Department) to produce an annual report using the new information. Requires the Department to establish a Consolidated Permit Review Grant Program to administer grants to local governments that agree to comply with a specified residential permit application time frame and that establish a fee structure to enable the local government to continue providing review within that timeline.

<https://app.leg.wa.gov/billssummary?BillNumber=5290&Initiative=false&Year=2023>

Senate Bill 5412 by Sen Jesse Salomon (D-32, Shoreline) categorically exempts project actions that develop residential housing units or middle housing within an urban growth area from the State Environmental Policy Act (SEPA), if specified criteria are met, everywhere in Washington except Seattle.

<https://app.leg.wa.gov/billssummary?BillNumber=5412&Initiative=false&Year=2023>

Senate Bill 5491 by Sen Jesse Salomon (D-32, Shoreline) requires the State Building Code Council (Council) to convene a technical advisory group to recommend changes to the International Building Code (IBC) that would allow a single-exit stairway for multifamily residential structures up to six stories above grade plane.

<https://app.leg.wa.gov/billssummary?BillNumber=5491&Initiative=false&Year=2023>

Supply:

House Bill 1042 by Rep Amy Walen (D-48, Kirkland) prohibits cities from imposing certain restrictions or requirements on existing buildings zoned for commercial or mixed use that are being converted to residential use.

<https://app.leg.wa.gov/billssummary?BillNumber=1042&Year=2023&Initiative=False>

House Bill 1110 by Rep Jessica Bateman (D-22, Olympia) requires certain cities planning under the Growth Management Act to authorize minimum development densities (ranging from duplexes to six-plexes, depending on city location and population) in residential zones and include specific provisions related to “middle housing” in their development regulations. Requires the Department of Commerce to provide technical assistance to cities in implementing the requirements, to develop model ordinances, and to establish a process for cities to seek approval of alternative local actions.

<https://app.leg.wa.gov/billssummary?BillNumber=1110&Year=2023&Initiative=false>

House Bill 1695 by Rep Emily Alvarado (D-34, Seattle) defines affordable housing and updates the definition of public benefit for the transfer, lease, or disposal of surplus public property for permanently affordable homeownership.

<https://app.leg.wa.gov/billssummary?BillNumber=1695&Year=2023&Initiative=false>

Tenant Protections:

House Bill 1074 by Rep My-Linh Thai (D-41, Bellevue) requires a landlord to substantiate the cost of any damages withheld from a tenant deposit with estimates received, invoices paid, or other specified documentation, extends the timeline for a landlord to provide a statement and documentation for retaining any portion of a tenant deposit from 21 days to 30 days, prohibits a landlord from withholding any portion of a tenant deposit for certain items, and establishes a three-year statute of limitations for a landlord to file a lawsuit against a tenant to recover sums exceeding the amount of the damage deposit.

<https://app.leg.wa.gov/billssummary?BillNumber=1074&Initiative=false&Year=2023>

House Bill 1771 by Rep Brandy Donaghy (D-44, Snohomish County) extends the time period in which tenants who have received initial cash relocation assistance under the Mobile Home Relocation Assistance Program (Program) must transfer title, relocate the home, or demolish and dispose of the home to receive the remainder of eligible relocation assistance, provides that a tenant receiving compensation from a landlord upon termination of a tenancy is still eligible to receive the maximum amount of assistance through the mobile home relocation assistance program, and codifies an appropriate definition for Community Land Trust.

<https://app.leg.wa.gov/billssummary?BillNumber=1771&Initiative=false&Year=2023>

Senate Bill 5197 by Sen Patty Kuderer (D-48, Bellevue) revises certain eviction processes under the Residential Landlord Tenant Act, including allowing remote participation in eviction proceedings, extending certain timelines for satisfying an unlawful detainer judgment and for suspending court action, and specifying certain exceptions to the prohibition on seeking good cause judicial discretion by tenants who have received three or more pay-or-vacate notices in the preceding 12 months.
<https://app.leg.wa.gov/billssummary?BillNumber=5301&Year=2023&Initiative=false>

Unsuccessful Housing and Homelessness Legislation

The following bills were high priorities to many in the affordable housing community, but failed to pass the Legislature in 2023. They all will be alive for the 2024 Legislature to consider.

House Bill 1052 by Rep Alex Ramel (D-40, Bellingham) would have expanded the existing property tax exemption for nonprofit organizations providing rental housing or mobile home park spaces to qualifying households and those nonprofit organizations financed by the local real estate excise tax for affordable housing. Died on the Senate Floor Calendar.
<https://app.leg.wa.gov/billssummary?BillNumber=1052&Initiative=false&Year=2023>

House Bill 1111 by Rep Cindy Ryu (D-32, Shoreline) would have authorized a city to establish a housing benefit district to acquire, bank, improve, sell, and lease land for the development of affordable housing. The Washington State Housing Finance Commission would have implemented a housing benefit district grant program, and an advisory board would have been created to provide oversight and technical assistance to housing benefit districts. Died in the House Capital Budget Committee.
<https://app.leg.wa.gov/billssummary?BillNumber=1111&Initiative=false&Year=2023>

House Bill 1124 by Rep Strom Peterson (D-21, Edmonds) would have required landlords to provide at least 180 days' and no more than 220 days' notice for rent increases over 5 percent, allowed a tenant to terminate a tenancy without penalty for any rent increase over 5 percent, and limited late rental payment fees to the lesser of 10 percent of the rental amount or \$75 total. Died on the House Floor Calendar.
<https://app.leg.wa.gov/billssummary?BillNumber=1124&Initiative=false&Year=2023>

House Bill 1388 by Rep Nicole Macri (D-34, Seattle) would have prohibited, with certain exceptions, a landlord subject to the Residential Landlord-Tenant Act or the Manufactured/Mobile Home Landlord-Tenant Act from charging excessive rent; charging a higher rent or including terms of payment or other material conditions in a rental agreement that are more burdensome to a tenant based on whether the tenancy is month-to-month or longer term; and charging move-in fees and deposits that exceed

one month's rent. Died in the House Appropriations Committee.

<https://app.leg.wa.gov/billssummary?BillNumber=1388&Year=2023&Initiative=false>

House Bill 1389 by Rep Alex Ramel (D-40, Bellingham) would prohibit, with certain exemptions, a landlord from increasing the rent for a tenancy subject to the Residential Landlord-Tenant Act or the Manufactured/Mobile Home Landlord-Tenant Act during any 12-month period in an amount greater than the rate of inflation as measured by the Consumer Price Index or 3 percent, whichever is greater, up to a maximum of 7 percent above the existing rent. It would also have prohibited a landlord from charging move-in fees or deposits that exceed one month's rent, or from charging a higher rent or including conditions in a rental agreement that are more burdensome depending on whether the tenancy is month-to-month or longer term. Died in House Rules.

<https://app.leg.wa.gov/billssummary?BillNumber=1389&Initiative=false&Year=2023>

House Bill 1628 by Rep Frank Chopp (D-43, Seattle) would have increased the state real estate excise tax (REET) to fund affordable housing, and allowed local jurisdictions to enact a 0.25% local REET for affordable housing. Died on House Floor Calendar.

<https://app.leg.wa.gov/billssummary?BillNumber=1628&Initiative=false&Year=2023>

Senate Bill 5202 by Sen Yasmin Trudeau (D-27, Tacoma) was proposed by Governor Inslee to issue up to \$4 billion in general obligation bonds outside of the state's constitutional debt limit, to finance programs and projects that address housing insecurity, including a Workforce Housing Accelerator Revolving Loan Program to be administered by the Washington State Housing Finance Commission. The proposal would have been submitted to a statewide vote at the next general election. Died in the Senate Ways & Means Committee.

<https://app.leg.wa.gov/billssummary?BillNumber=5202&Initiative=false&Year=2023>

Senate Bill 5466 by Sen Marko Lias (D-21, Mukilteo) was another key bill proposed by Governor Inslee to prohibit cities planning under the Growth Management Act (GMA) from regulating development within a transit station area in a fashion to prevent the siting of multifamily residential housing on parcels where any other residential use is permissible, with some exceptions. In addition, these cities would have been prohibited from any new development regulation within a station area regarding that off-street parking as a condition of permitting development, or from imposing maximum floor area ratio of less than the transit-oriented density in the legislation. The Department of Commerce would have also been required to establish a grant program to finance affordable housing projects within station areas and to provide technical assistance to cities implementing transit-oriented development regulations. Died on the House Floor Calendar.

<https://app.leg.wa.gov/billssummary?BillNumber=5466&Initiative=false&Year=2023>



SSHA³P Legislative Hot Sheet

End of Session Wrap-up

SUPPORT

Bills that SSHA³P supported which passed

[SHB 1355](#) – Updating property tax exemption for services-connected disabled veterans and senior citizens.

[HB 1695](#) – Defining affordable housing for purposes of using surplus public property for public benefit.

[ESSB 5301](#) – Concerning housing programs administered by the department of commerce.

[SSB 5386](#) – Reducing administrative complexity by increasing transparency of revenues flows for activities funded by document recording fees.

[2SSB 5412](#) – Reducing local governments' land use permitting workloads.

[SSB 5604](#) – Concerning county sales and use taxes for mental health and housing.

OPPOSE

Bills that SSHA³P opposed which passed

[2SHB 1110](#) - Increasing middle housing in areas traditionally dedicated to single-family detached housing.

[EHB 1337](#) - Expanding housing options by easing barriers to the construction and use of accessory dwelling units.

BILL TRACKING

Bill	Title	Sponsor	Status	Last Roll Call
ESHB 1042	Use of existing buildings	Walen	Del to Gov	96-0-0-2
Prohibits cities from imposing certain restrictions or requirements on new housing units constructed within an existing building that is located in a zone that permits multifamily housing				
SHB 1101	Tenant screening/communities	Taylor	C 23 L 23	49-0-0-0
Authorizes an association of unit owners in a common interest community to require a unit owner to use a tenant screening service or obtain background information on a prospective tenant prior to entering into a lease.				
E2SHB 1110	Middle housing	Bateman	Del to Gov	79-18-0-1
<ul style="list-style-type: none"> Requires certain cities planning under the Growth Management Act to authorize minimum development densities on lots zoned predominately for residential use and include specific provisions related to middle housing in their development regulations. Requires the Department of Commerce to develop model middle housing ordinances, a process for cities to seek approval of alternative local actions, guidance to assist cities on items to include in a parking study and provide technical assistance to cities to implement the requirements. 				
ESHB 1148	State general obligation bonds	Tharinger	Del to Gov	48-0-0-1
Authorizes the State Finance Committee to issue up to \$4,186,076,000 in general obligation bonds to finance projects in the 2021-23, 2023-25 and future fiscal biennia and to pay issuance and bond sale expenses.				
E2SHB 1167	Residential housing	Duerr	S Rules 2	95-0-0-3
E2SHB 1181	Climate change/planning	Duerr	Del to Gov	55-41-0-2
Adds a goal of climate change and resiliency to the listed goals of the Growth Management Act (GMA).				
SHB 1250	Low-income home rehabilitation program	Steele	Del to Gov	96-0-0-2
Converts the Low-Income Home Rehabilitation Revolving Loan Program into a grant program and forgives the outstanding balance of existing loans.				

ESHB 1293	Development regulations	Klicker	Del to Gov	95-1-0-2
<ul style="list-style-type: none"> Requires counties and cities planning under the Growth Management Act to apply only clear and objective design review standards to the exterior of new development, with exceptions. Clarifies project review provisions and adds expedited review of project permit applications that include dwelling units that are affordable to low and moderate-income households. 				
SHB 1326	Utility connection charges	Cortes	Del to Gov	84-12-0-2
Authorizes city water and sewerage systems to establish a program to waive connection charges for properties owned or developed by, or on the behalf of, a nonprofit organization, public development authority, housing authority, or local agency that provides emergency shelter, transitional housing, permanent supportive housing, or affordable housing.				
EHB 1337	Accessory dwelling units	Gregerson	Del to Gov	85-11-0-2
<ul style="list-style-type: none"> Requires a city or county planning under the Growth Management Act to adopt ordinances, development regulations, or other measures that allow for the construction of accessory dwelling units (ADUs) within urban growth areas (UGAs) within six months after the jurisdiction's next periodic comprehensive plan update. Prohibits a city or county from imposing certain regulations or restrictions on the construction of ADUs, including certain maximum gross floor area requirements and roof height limits. 				
HB 1349	Foreclosure protections	Orwall	Del to Gov	96-0-0-2
Modifies various provisions related to nonjudicial foreclosures of deeds of trust.				
SHB 1355	Property tax exemptions	Wylie	C 147 L 23	47-0-0-2
<ul style="list-style-type: none"> Expands eligibility for the senior citizen, disabled individuals, and qualifying veterans property tax relief program by increasing the income thresholds. Requires adjustments to income thresholds for property tax relief programs every three years instead of five years. Allows continued eligibility for the senior citizen, disabled individuals, and qualifying veterans' property tax exemption if income exceeds the threshold as the result of certain cost of living adjustments for property taxes collected in 2024. 				
2SHB 1474	Covenant homeownership program	Taylor	Del to Gov	52-44-0-2
<ul style="list-style-type: none"> Requires county auditors to collect a Covenant Homeownership Program (CHP) assessment of \$100 for each document recorded to fund the CHP. Requires the Department of Commerce to contract with the Washington State Housing Finance Commission (Commission) to create one or more Special Purpose Credit Program to provide down payment assistance and closing cost assistance to economically disadvantaged classes of persons. 				
HB 1544	Shoreline program review	Alvarado	C 80 L 23	48-0-0-1
<ul style="list-style-type: none"> Changes the master program review and revision cycle in the Shoreline Management Act from eight years to ten years. Extends by one year the date by which the next round of master program reviews and revisions are due. 				
2SHB 1628	Real estate excise tax	Chopp	H Rules R	
HB 1670	Property tax limit factor	Ormsby	H Rules R	
HB 1695	Surplus property/housing	Alvarado	Del to Gov	48-0-1-0
Defines affordable housing and updates the definition of public benefit for the transfer, lease, or disposal of surplus public property.				
HB 1771	Relocation assistance	Donaghy	Del to Gov	96-0-0-2
Extends the time period in which tenants who have received initial cash relocation assistance under the Mobile Home Relocation Assistance Program (Program) must transfer title, relocate the home, or demolish and dispose of the home to receive the remainder of eligible relocation assistance.				
E2SSB 5045	ADU rental/property tax	Kuderer	Del to Gov	40-7-0-2
Allows a county with a population of 1,500,000, or more, to provide a property tax exemption for an accessory dwelling unit if certain conditions are met for as long as it is rented to a low-income household				
SB 5058	Multiunit residential buildings	Padden	Del to Gov	97-0-0-1
Excludes buildings with 12 or fewer units that are no more than two stories from the definition of "multiunit residential building" and thereby exempts these buildings from certain building enclosure design and inspection requirements and alternative dispute resolution provisions applicable to actions alleging breaches of implied or express warranty.				
ESSB 5187	Operating budget	Rolfes	H Spkr Signed	37-12-0-0
Makes biennial operating budget appropriations for the 2023-25 fiscal biennium.				
ESSB 5200	Capital budget	Mullet	H Spkr Signed	48-0-0-1
<ul style="list-style-type: none"> Makes biennial capital budget appropriations for the 2023-25 fiscal biennium. Makes 2023 supplemental capital budget appropriations for the 2021-23 fiscal biennium. 				
E2SSB 5258	Condos and townhouses	Shewmake	H Spkr Signed	49-0-0-0
<ul style="list-style-type: none"> Adds additional requirements for construction defect actions. Modifies deposit requirements and local government planning related to the construction of condominiums. Exempts certain sales of condominium units and townhouses from the real estate excise tax. Creates the Down Payment Assistance Account and specifies that moneys in the account may only be used for payment toward a person's down payment assistance loan offered by the Washington State Housing Finance Commission Requires, subject to appropriation, all real estate excise tax revenue collected on sales of condominiums or townhouses to a person using a down payment assistance program offered by the Washington State Housing Finance Commission be deposited into the Down Payment Assistance Account. 				

2SSB 5290	Local permit review	Mullet	Del to Gov	47-0-0-2
<ul style="list-style-type: none"> Requires a local government to exempt project permits for interior alterations from site plan review under certain conditions. Establishes a consolidated permit review grant program for local governments to issue final decisions for residential permit applications within specified time frames. Creates a grant program to support local governments' transition from a paper permit filing system to software systems capable of processing a digital permit applications system. Requires the Department of Commerce to convene a temporary work group to study potential statewide license and permitting software for local governments to streamline existing permit review processes. Amends the process for jurisdictions to provide a written determination of completeness for project permit applications. Establishes project permit review time periods for permit applications that meet certain public notice and public hearing requirements. Amends annual performance reporting requirements for jurisdictions issuing project permits. Requires local governments to use the project permit application review time periods established by this act after January 1, 2025. Authorizes local governments to add an additional time period to issue a final decision for each type of project if the applicant is not responsive for more than 60 consecutive days after the local government has notified the applicant. Clarifies that local governments can use the grant funding to audit their development regulations. Requires local governments to refund a proportion of the permit fees if the local government has not issued a final decision by the established time period. 				
ESSB 5301	Commerce housing programs	Mullet	Del to Gov	44-4-0-1
<ul style="list-style-type: none"> Consolidates the Housing Assistance Program into the Affordable Housing Program (Program) at the Department of Commerce (Commerce). Modifies activities and organizations eligible for assistance under the Program and Commerce requirements for administering the Program. Increases the cap on administrative costs used for the Program. Expands activities eligible for legislative appropriations from capital bond proceeds. Adds a representative from an interlocal housing collaboration to the Affordable Housing Advisory Board. 				
ESSB 5334	Affordable housing funding	Lovelett	H 2nd Reading	29-20-0-0
SSB 5386	Document recording fees	Robinson	Del to Gov	48-0-0-1
Updates the distribution and uses for the homeless housing assistance surcharges.				
2SSB 5412	Land use permitting/local	Salomon	H Spkr Signed	41-8-0-0
<ul style="list-style-type: none"> Establishes that counties and cities planning under the Growth Management Act may apply only clear and objective development regulations governing the exterior design of certain new development in a design review process. Categorically exempts project actions from the State Environmental Policy Act that propose to develop one or more residential housing units within the incorporated areas in an urban growth area, or middle housing within the unincorporated areas in an urban growth area, if the proposed projects do not have transportation system safety or operational deficiencies. <ul style="list-style-type: none"> Requires cities and counties to consult with the Washington State Department of Transportation to determine if transportation system safety or operational deficiencies exist in connection with a proposed project 				
ESSB 5466	Transit-oriented development	Lias	H 2nd Reading	40-8-0-1
SSB 5491	Residential building exits	Salomon	Del to Gov	48-1-0-0
<ul style="list-style-type: none"> Authorizes governing bodies of cities and counties to adopt building codes for multifamily housing units served by a single exit under certain conditions. Requires cities that intend to adopt building codes for multifamily housing units served by a single exit to meet certain criteria prior to adoption. Requires the State Building Code Council to adopt, by rule, standards to allow for up to five stories of multifamily housing units to be served by a single exit no later than July 1, 2026, and make standards available for local adoption. 				
SSB 5604	Mental health & housing/tax	Robinson	C 101 L 23	98-0-0-0
<ul style="list-style-type: none"> Allows counties, like cities, to use revenue from the chemical dependency and mental health treatment program sales and use tax to make modifications to existing facilities to address health and safety needs necessary for the provision of the programs. Allows all counties and cities, regardless of population, to use the affordable and supportive housing sales and use tax for the same purposes, and allows the county or city to retain up to 10 percent of the revenue from the tax for administrative costs. 				
SB 5770	Property tax	Pedersen	S Ways & Means	

TO: SSHA³P Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: ESSB 5200, Capital Budget and Affordable Housing
DATE: April 24, 2023

PURPOSE

This memorandum provides information on certain capital budget appropriations made via [ESSB 5200](#).

BACKGROUND

The 2023 SSHA³P Legislative Agenda named fully funding the Washington Housing Trust Fund and support for affordable homeownership investments, and funding for member identified priority projects as priority issues. SSHA³P staff met prior to and during the session with members of the Pierce County delegation to outline our support for affordable housing funding and specific project investments. The items outlined in the following categories are aligned with these priorities.

2023-25 Housing Trust Fund

ESSB 5200 appropriates a total of \$400,000,000 into the Housing Trust Fund account. Included in this appropriation are the following direct project investments in Pierce County:

Gravelly Lake Commons at LASA (Lakewood). \$500,000
Lincoln District Family Housing (Tacoma). \$5,050,000
Shiloh Baptist Church New Life Housing (Tacoma). . . \$1,000,000
Tacoma/Pierce County Habitat Affordable Housing (Pierce County). \$14,000,000

In addition to these investments, this capital budget appropriates \$40,000,000 to support affordable homeownership unit production.

2024 Local and Community Projects

ESSB 5200 appropriates a total of \$231,843,000 to support a variety of Local and Community Projects. Included in this appropriation are the following direct project investments in Pierce County:

Affordable Housing Land Acquisition (Tacoma). . . . \$1,500,000
Bridge Meadows Tacoma (Tacoma). \$515,000

2023-25 Connecting Housing to Infrastructure

ESSB 5200 appropriates a total of \$60,000,000 to support the Connecting Housing to Infrastructure Program (“CHIP”). Included in this appropriation are the following direct project investments in Pierce County:

\$2,000,000 for the Aviva Crossing sanitary sewer upgrades (Tacoma) project.

NEW SECTION. Sec. 130. FOR THE DEPARTMENT OF COMMERCE—LOCAL GOVERNMENT

General Fund—State Appropriation (FY 2024).	\$50,775,000
General Fund—State Appropriation (FY 2025).	\$46,258,000
General Fund—Federal Appropriation.	\$39,374,000
General Fund—Private/Local Appropriation.	\$1,050,000
Climate Commitment Account—State Appropriation.	\$43,353,000
Community Preservation and Development Authority Account—State Appropriation.	\$4,750,000
Growth Management Planning and Environmental Review Fund—State Appropriation.	\$5,681,000
Liquor Excise Tax Account—State Appropriation.	\$986,000
Liquor Revolving Account—State Appropriation.	\$6,827,000
Model Toxics Control Stormwater Account—State Appropriation.	\$100,000
Natural Climate Solutions Account—State Appropriation.	\$2,747,000
Public Facilities Construction Loan Revolving Account—State Appropriation.	\$1,026,000
Public Works Assistance Account—State Appropriation.	\$7,267,000
TOTAL APPROPRIATION.	\$210,194,000

The appropriations in this section are subject to the following conditions and limitations:

- (1) The department shall administer its growth management act technical assistance and pass-through grants so that smaller cities and counties receive proportionately more assistance than larger cities or counties.
- (2) \$375,000 of the general fund—state appropriation for fiscal year 2024 and \$375,000 of the general fund—state appropriation for fiscal year 2025 are provided solely as pass-through funding to Walla Walla Community College for its water and environmental center.
- (3) \$6,827,000 of the liquor revolving account—state appropriation is provided solely for the department to contract with the municipal research and services center of Washington.
- (4) The department must develop a model ordinance for cities and counties to utilize for siting community based behavioral health facilities.
- (5) \$100,000 of the general fund—state appropriation for fiscal year 2024 and \$100,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the department to produce the biennial report identifying a list of projects to address incompatible developments near military installations as provided in RCW 43.330.520.
- (6) \$100,000 of the model toxics control stormwater account—state appropriation is provided solely for planning work related to stormwater runoff at the aurora bridge and I-5 ship canal bridge. Planning work

may include, but is not limited to, coordination with project partners, community engagement, conducting engineering studies, and staff support.

(7) \$2,000,000 of the community preservation and development authority account—state/operating appropriation is provided solely for the operations of the Pioneer Square-International district community preservation and development authority established in RCW 43.167.060.

(8) \$1,160,000 of the general fund—state appropriation for fiscal year 2024 and \$1,159,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the statewide broadband office established in RCW 43.330.532.

(9) \$10,000,000 of the general fund—state appropriation for fiscal year 2024 and \$10,000,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the department for grants for updating and implementing comprehensive plans and development regulations in order to implement the requirements of the growth management act.

(a) In allocating grant funding to local jurisdictions, awards must be based on a formula, determined by the department, to ensure that grants are distributed equitably among cities and counties. Grants will be used primarily to fund the review and update requirements for counties and cities required by RCW 36.70A.130. Funding provided on this formula basis shall cover additional county and city costs, if applicable, to implement chapter 254, Laws of 2021 (Engrossed Second Substitute House Bill No. 1220) and to implement Second Substitute Senate Bill No. 5412 (land use permitting/local).

(b) Within the amounts not utilized under (a) of this subsection, the department shall establish a competitive grant program to implement requirements of the growth management act.

(c) Up to \$500,000 per biennium may be allocated toward growth management policy research and development or to assess the ongoing effectiveness of existing growth management policy.

(d) The department must develop a process for consulting with local governments, affected stakeholders, and the appropriate committees of the legislature to establish emphasis areas for competitive grant distribution and for research priorities.

(10) \$1,100,000 of the general fund—state appropriation for fiscal year 2024 and \$1,100,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the department to contract with the municipal research and services center, in coordination with the Washington procurement technical assistance center, to provide training and technical assistance to local governments and contractors on public works contracting. Training topics may include utilization of supplemental bidding criteria, utilization of alternate public works, contracting, cost estimating, obtaining performance and payment bonds, and increasing participation of women-owned and minority-owned businesses.

(11) \$3,000,000 of the general fund—state appropriation for fiscal year 2024 and \$3,000,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the department to administer grants and provide technical assistance to cities or counties for actions relating to adopting ordinances that plan for and accommodate housing. Of this amount:

(a) \$2,500,000 of the general fund—state appropriation for fiscal year 2024 and \$2,500,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for grants to cities and counties. Grants may be used for the following activities:

(i) Analyzing comprehensive plan policies and development regulations to determine the extent of amendments required to meet the goal of authorizing middle housing types on at least 30 percent of lots currently zoned as single family residential within the city, or for counties inside the unincorporated urban growth area. For the purposes of this subsection, "middle housing types" means buildings that are compatible in scale, form, and character with single family houses, and contain two or more attached, stacked, or clustered homes. This includes duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, and cottage housing;

(ii) Planning work to facilitate transit-oriented development, including costs associated with the preparation of state environmental policy act environmental impact statements, planned action ordinances, and subarea plans, costs associated with the use of other tools under the state environmental policy act, and the costs of local code adoption and implementation of such efforts; and

(iii) Planning for and accommodating housing that is affordable for individuals and families earning less than 50 percent of the area median income, including:

(A) Land use and regulatory solutions to address homelessness and low-income housing; and

(B) Bridging homeless service planning with land use planning.

(b) \$500,000 of the general fund—state appropriation for fiscal year 2024 and \$500,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for an affordable housing auditing program to monitor ongoing affordability of income restricted units constructed with affordable housing incentives, including the multifamily tax exemption.

(12) Within the amounts provided in this section, the department must publish on its website housing data needed to complete housing needs assessments required by RCW 36.70A.070(2)(a). The data shall include:

(a) Housing profiles for each county and city in the state, including cost burden, vacancy, and income;

(b) Data to assess racially disparate impacts, exclusion, and displacement; and

(c) A dashboard to display data in an easily accessible format.

(13) \$1,330,000 of the general fund—state appropriation for fiscal year 2024 and \$995,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for implementation of Engrossed Second Substitute House Bill No. 1110 (middle housing). If the bill is not enacted by June 30, 2023, the amounts provided in this subsection shall lapse.

(14) \$15,000,000 of the general fund—state appropriation for fiscal year 2024 and \$15,000,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the department to provide grants to entities that provide digital navigator services, devices, and subscriptions. These services must include, but are not limited to, one-on-one assistance for people with limited access to services, including individuals seeking work, students seeking digital technical support, families supporting students, English language learners, medicaid clients, people experiencing poverty, and seniors.

(15) \$2,750,000 of the community preservation and development authority account—state appropriation is provided solely for the operations of the Central district community preservation and development authority established in RCW 43.167.070.

(16) \$375,000 of the general fund—state appropriation for fiscal year 2024 is provided solely for a grant to the city of Battle Ground to contract for a study to explore feasible options to redesign their downtown corridor to emphasize pedestrian accessibility, improve safety, and highlight community amenities.

(17) \$175,000 of the general fund—state appropriation for fiscal year 2024 is provided solely for a grant to the city of Cheney fire department for the purchase of a new type fire truck to replace one destroyed in a mutual aid fire.

(18) \$175,000 of the general fund—state appropriation for fiscal year 2024 is provided solely for a grant to Ferry/Okanogan fire protection district number 14 for the purchase of a new ambulance and related costs for response to 911 calls, including those from local residents, recreators, and hunters.

(19) \$250,000 of the general fund—state appropriation for fiscal year 2024 is provided solely for a grant to the Pierce county public transportation benefit area corporation (Pierce transit) to administer a public transit and behavioral health coresponder pilot program in partnership with a Pierce county behavioral health professional agency.

(20) \$120,000 of the general fund—state appropriation for fiscal year 2024 and \$115,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the transportation demand management program at the canyon park subarea in the city of Bothell.

(21) \$40,953,000 of the climate commitment account—state appropriation is provided solely for implementation of Engrossed Second Substitute House Bill No. 1181 (climate change/planning). If the bill is not enacted by June 30, 2023, the amount provided in this subsection shall lapse.

(22) \$490,000 of the public works assistance account—state appropriation is provided solely for the public works board to develop a data dashboard to map investments made by the public works board, the department of commerce, the department of health, the department of ecology, the department of transportation, the transportation improvement board, and by board partners to the system improvement team created in RCW 43.155.150.29

(23) \$96,000 of the general fund—state appropriation for fiscal year 2024 and \$423,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for the department to conduct a study on the feasibility of implementing a Washington state zoning atlas project that will provide a publicly available mapping tool illustrating key features of zoning codes across jurisdictions.

(24) \$733,000 of the general fund—state appropriation for fiscal year 2024 and \$734,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for implementation of Second Substitute Senate Bill No. 5268 (public works procurement). If the bill is not enacted by June 30, 2023, the amounts provided in this subsection shall lapse.

(25) \$37,000 of the general fund—state appropriation for fiscal year 2024 is provided solely for implementation of Engrossed Second Substitute Senate Bill No. 5536 (controlled substances). If the bill

is not enacted by June 30, 2023, the amount provided in this subsection shall lapse.

(26) \$134,000 of general fund—state appropriation for fiscal year 2024 and \$135,000 of general fund—state appropriation for fiscal year 2025 are provided solely to the city of Tacoma for the operating costs of the hilltop community hub. The hilltop community fund shall support a distribution center to provide housing goods.

(27) \$50,000 of the general fund—state appropriation for fiscal year 2024 and \$50,000 of the general fund—state appropriation for fiscal year 2025 are provided solely for a grant to the city of Ferndale for the purpose of implementing and improving a wayfinding system throughout the greater Ferndale market area.

(28) \$3,464,000 of the general fund—state appropriation for fiscal year 2024 is provided solely for implementation of Second Substitute Senate Bill No. 5290 (local permit review). Of the amount provided in this subsection, at least \$3,000,000 is provided solely for grants to local governments. If the bill is not enacted by June 30, 2023, the amount provided in this subsection shall lapse.

(29) \$2,400,000 of the climate commitment account—state appropriation is provided solely for the Port Gamble S'Klallam Tribe for phase 3 of the Port Gamble shoreline restoration project.

TO: South Sound Housing Affordability Partners Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: Temporary Increase in Hours for the SSHA³P Program Specialist II Position
DATE: April 21, 2023

PURPOSE

The purpose of this memorandum is to provide information and recommend a Temporary Increase in Hours for the SSHA³P Program Specialist II position, currently held by Mary Connolly, from 20 hours to 36 hours per week starting May 8, 2023, and ending December 31, 2023, and seek approval for this change.

BACKGROUND

The South Sound Housing Affordability Partners' Interlocal Agreement ("the ILA"), went into effect on October 12, 2021. The ILA created an operating budget for Fiscal Years ("FY") 2021, 2022, and 2023.

The operating budget included staffing costs for a 1.0 FTE for 6 months of FY 2021 and for 1.5 FTEs for FY 2022 – FY 2023.

The 1.0 FTE Manager position was hired in FY 2022 on April 11, 2022, and the 0.5 FTE Program Specialist II position was hired on November 30, 2022.

The ILA's budget for FY 2021 – 2023 budget projected 30 months of staffing by a 1.0 FTE Manager and 24 months of staffing by a 0.5 FTE Program Specialist II to support SSHA³P's work plan, but the actual staffing is projected to provide 21 months of staffing by a 1.0 FTE Manager and 13 months of staffing by a 0.5 FTE Program Specialist II.

SSHA³P's administering agency, Pierce County, allows for a Temporary Increase in Hours for staff for up to 12 months, subject to budget impact review and administrative approval.

BUDGET IMPACT

Due to the timing of staffing hires the SSHA³P operating budget is in a strong position to accommodate the costs to temporarily increase staffing hours in FY 2023.

SSHA³P's FY 2022 member contributions totaled \$246,450, with expenses of \$199,404.

SSHA³P's FY 2023's projected member contributions total \$301,860, with projected expenses of \$243,342.

Increasing hours from 20 to 35 hours from May 8 – December 31, 2023, would incur a projected expense of \$57,534.

STAFF CAPACITY AND WORKFLOW

The SSHA³P Program Specialist II's priorities have been limited to the creation and development of the SSHA³P Advisory Board, which will transition into providing staff support for this 19-member board, supporting the work of SSHA³P's regional Middle Housing grant and the associated community engagement work, and scheduling and coordinating our property tax exemption seminar series.

These 3 primary priorities are in addition to policy and administrative work in support of member governments, the 2023 Work Plan, and SSHA³P's overall mission.

Moving forward, as currently constituted, the Program Specialist II's position will have the following work priorities:

- Staffing the Advisory Board, which will include coordinating with the chair and vice chair to prepare for Advisory Board meetings, creating materials for meetings, and facilitating reappointment and recruitment processes as members' terms expire
- Creating SSHA³P's Developer Portal, outlined in the 2023 Work Plan
- Researching and developing options for the use of Pierce County's equity framework in the Executive and Advisory Boards' decision-making processes

If the Program Specialist II position's weekly hours are increased on a temporary basis to 36 hours, the following work priorities would be added:

- Organizing an Affordable Housing Developer Forum for local, regional, and statewide organizations to learn more about development opportunities within the SSHA³P geographic purview
- Providing direct support for SSHA³P member governments' community engagement activities for their Comprehensive Plan Periodic Update
- Updating, expanding, and completing Housing Indicators for all SSHA³P member governments
- Creating educational graphics for each member government to illustrate housing affordability in their communities compared to incomes for a sample of job types
- Coordinating with providers of home repair services to support the promotion of their programs across Pierce County

RECOMMENDATION

SSHA³P recommends the Executive Board approve a Temporary Increase in Hours for the Program Specialist II position from 20 to 36 on a temporary basis starting May 8, 2023 and ending on December 31, 2023.

This change will provide a significant benefit to SSHA³P's ability to deliver a high quality of service to member government needs, respond in a timely manner to emerging opportunities, and deliver on 2023 work plan goals, while increasing overall capacity and productivity, without incurring uncovered costs.

TO: SSHA³P Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: May 2023 Manager Report
DATE: May 5, 2023

AFFORDABLE HOUSING DEVELOPMENT

Department of Natural Resources Property

Facilitating work between Pierce County Human Services/Community Development Corporation staff and the Department of Natural Resources (DNR) on the acquisition of a transition land property in Frederickson for future affordable housing development. This property shows moderate development capacity for 20-26 low density units, most suitable for a homeownership model. The most recent meeting with DNR staff was on May 1st to discuss timeline for acquisition and agency eligibility for real estate transfer.

Pierce Transit Property

Facilitating discussions between Pierce Transit (PT) and Multi-Services Center (MSC) regarding a PT property located near 72nd & Portland and its possible usage for transit-oriented affordable housing development. First meeting held between PT and MSC on May 4th.

Regional Fund Pooling of 1406 Resources

Planning continues with staff from the cities of Auburn, Fife, Sumner, Puyallup, and University Place to consider the pooling of 1406 funds for regional investments. SSHA³P staff will present update on regional fund progress to the SSHA³P Executive Board at its June 2nd meeting.

Property Tax Exemption Seminars

SSHA³P staff continue to work with the Assessor-Treasurer's office, member governments, and the Pierce County Human Services Department to host a series of property tax exemption and resource seminars.

<u>LOCATION</u>	<u>DATE</u>	<u># ATTENDEES</u>
Parkland/Spanaway	March 1	25
Fircrest/University Place	March 6	23
Key Peninsula	March 23	60 +
Gig Harbor	April 6	40 +
Mid-County	May 5	TBD
Tacoma	May 24	TBD

HOUSING POLICY & PLANNING

Middle Housing Grant

Progress continues for grant deliverables, in collaboration with the grant cities of Edgewood, Fife, Gig Harbor, Milton, and University Place.

The next deliverables will be completed and delivered per the schedule below:

- Public Engagement Report – May 6
- Racial Equity Analysis* – May 13
- Land Use and Policy Assessment for Middle Housing – Late May
- Anti-Displacement Policy Recommendations* – Late May
- Menu of Strategies for Middle Housing Production – Late May

**Indicates required elements of the Comprehensive Plan Periodic Update*

Our consultant has delivered the first draft of an assessment map for middle housing suitability. The map can be viewed [HERE](#).

Comprehensive Planning

In early May, SSHA³P staff sent the Comprehensive Plan Community Engagement Memorandum to the staff workgroup. This memorandum outlines ways in which SSHA³P staff can support member governments' outreach efforts for the Comprehensive Plan housing element. Staff have begun working with members who have expressed interest in receiving support in this area.

Legislative Agenda

Of the 4 member-identified capital budget priorities for affordable housing, 3 were funded.

- City of Lakewood | LASA Gravelly Lake Commons project (\$500,000)
- City of Tacoma | Acquisition Funds (\$1.5M)
- Pierce County | Support for PCHA single family home portfolio acquisition (\$14M for Habitat for Humanity)

SSHA³P was also successful in ensuring that a portion of 1406 funds are eligible for program administration usage (SB 5604) and in creating a seat on the state's Affordable Housing Advisory Board for SSHA³P or other regional collaborations (SB 5301). HB 1167, which would have created a grant program for local government to establish pre-approved base plan programs for ADUs and middle housing, died late in session and we were unable to secure a budget proviso to fund this program.

We also supported the passage of SB 5412, which relieves the regulatory burden on housing development by categorically exempting certain project actions from the State Environmental Policy Act. Specifically, the bill exempts projects that develop one or more residential housing units within the incorporated areas in an urban growth area and projects that develop middle housing within the unincorporated areas in an urban growth area if the proposed projects do not have transportation system safety or operational deficiencies.

More information on housing related bills and capital budget investments in affordable housing is in *SSHA³P Session Wrap-up* and *Capital Budget and Affordable Housing Memorandum*, both emailed to the Executive Board on April 24th.

EDUCATION & OUTREACH

Philanthropy Roundtables on Affordable Housing

Staff is working with the Greater Tacoma Community Foundation and Bamford Foundation on scheduling regular Philanthropy Roundtables on Affordable Housing for project updates, development education, information sharing between private and public funders, and alignment of affordable housing investments.

Affordable Housing Mapping

Beginning Q2 2023, SSHA³P staff will work with member governments to update SSHA³P's [affordable housing mapping](#). We expect this update to be completed by end of Q2.

Developer Portal

SSHA³P staff will begin working on a long-term project to build out a developer portal on the SSHA³P website. This portal will include information and mapping on affordable housing funding and incentive programs, as well as bonus density, fee waiver, and other policies and programs that member governments have implemented to facilitate the development of housing.

ADMINISTRATION & GOVERNANCE

SSHA³P Advisory Board

The Advisory Board's first meeting is scheduled for May 22nd from 6:00 – 8:00 PM. At this meeting, the Advisory Board will set a regular meeting schedule, discuss the Board's rules and procedures, and provide feedback on SSHA³P's 2024 work plan and budget.

2024 Budget and Work Plan

SSHA³P staff has received a preliminary budget from our administering agency, Pierce County, and will schedule meetings with Executive Board members and member government staff from April to June to discuss aligned work plan and budget priorities.

FROM: Mary Connolly, Program Specialist II
TO: SSHA³P Staff Workgroup
CC: Jason Gauthier, SSHA³P Manager
SUBJECT: Comprehensive Plan Community Engagement Memorandum
DATE: May 1, 2023

PURPOSE

The purpose of this memorandum is to provide the SSHA³P member governments with an array of options for support in their community engagement efforts related to the housing element of their Comprehensive Plan Periodic Update.

BACKGROUND

SSHA³P staff are available to assist member governments in conducting community engagement activities in support of the housing element for the Comprehensive Plan Periodic Update. We understand that community engagement can be a complex and time-consuming process but is an essential aspect of creating a Comprehensive Plan that reflects the needs and aspirations of a community. SSHA³P is committed to providing our member governments with the resources and support needed to conduct effective community engagement. Below are categories of assistance SSHA³P will offer to support these efforts in collaboration with member government staff.

OPTIONS

- Planning and Coordination
 - Coordinate meetings, events, and/or focus groups in physical and/or virtual spaces
 - Identify and reserve appropriate event space
 - Support day-of-event activities
 - Identify stakeholders and potential partners
- Outreach and Communication
 - Develop materials and/or graphics to educate and gather feedback from residents
 - Examples: flyer, social media, poster, handout, feedback card
 - Provide guidance on public engagement best practices
 - Develop strategies and/or conduct outreach to engage hard-to-reach communities
- Technical Assistance
 - Draft questions for survey and/or focus group
 - Analyze qualitative data from focus groups and/or surveys to identify common themes
 - Collect and visualize quantitative data from surveys and/or other data sources
 - Conduct focus groups, including: facilitation, notetaking, and/or transcribing recordings
 - Provide support for online engagement platforms

South Sound Housing Affordability Partners

Budget Performance Report

2023 Quarter 1 Update

South Sound Housing Affordability Partners

Year 3: 2023 Budget vs Actual as of March 31, 2023

SSHA3P Fund	2023 BUDGET	Q1 2023 ACTUAL
OPERATING REVENUES		
Auburn	5,175	
DuPont	5,175	
Edgewood	5,175	
Fife	5,175	
Fircrest	3,105	
Gig Harbor	5,175	
Lakewood	20,700	
Milton	3,105	
Puyallup	12,420	
Puyallup Tribe	3,105	
Steilacoom	3,105	
Sumner	5,175	
Tacoma	65,000	
University Place	12,420	
Unincorporated Pierce County	130,000	98,498
Outside Sources; Philanthropy, In Kind Donations	27,000	
TOTAL Revenue	311,010	98,498
EXPENDITURES		
Salaries and Benefits - Manager	164,969	37,165
Salaries and Benefits - Admin and Policy Support	70,003	11,419
Other	67,338	1,825
TOTAL Expenditures	302,310	50,409
*Pierce County contribution will catch up in 2023		
*2023 Invoices will be sent out to member governments in Q2		