



**South Sound Housing Affordability Partners  
Executive Board**

**Regular Meeting Agenda**

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

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

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

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](mailto: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 SSHA<sup>3</sup>P website at: [southsoundaffordablehousing.org](http://southsoundaffordablehousing.org)

---

**V. PRESENTATIONS**

**A. 2023 Legislative Session Briefing**

8:45

**Purpose:** Briefing on 2023 Legislative Session by Nick Federici

ATTACHMENTS: SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P MANAGER**

**A. Advisory Board Update**

**B. Comprehensive Plan Periodic Update & Community Engagement**

ATTACHMENTS: May 2023 SSHA<sup>3</sup>P Manager Report

[Document Link](#)

Comprehensive Plan Community Engagement Memorandum

[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 Eidinger, 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="305 1356 662 1402">Advisor/Advocate Seats</th> <th data-bbox="662 1356 1019 1402">Developer/Manager Seats</th> <th data-bbox="1019 1356 1370 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 1370 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 1370 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 1370 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 1370 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 1370 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 1370 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 1370 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)			
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)																										
	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



## SSHA<sup>3</sup>P Legislative Hot Sheet

*End of Session Wrap-up*

### SUPPORT

**Bills that SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P 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
<b>ESHB 1042</b>	<b>Use of existing buildings</b>	<b>Walen</b>	<b>Del to Gov</b>	<b>96-0-0-2</b>
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				
<b>SHB 1101</b>	<b>Tenant screening/communities</b>	<b>Taylor</b>	<b>C 23 L 23</b>	<b>49-0-0-0</b>
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.				
<b>E2SHB 1110</b>	<b>Middle housing</b>	<b>Bateman</b>	<b>Del to Gov</b>	<b>79-18-0-1</b>
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>				
<b>ESHB 1148</b>	<b>State general obligation bonds</b>	<b>Tharinger</b>	<b>Del to Gov</b>	<b>48-0-0-1</b>
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.				
<b>E2SHB 1167</b>	<b>Residential housing</b>	<b>Duerr</b>	<b>S Rules 2</b>	<b>95-0-0-3</b>
<b>E2SHB 1181</b>	<b>Climate change/planning</b>	<b>Duerr</b>	<b>Del to Gov</b>	<b>55-41-0-2</b>
Adds a goal of climate change and resiliency to the listed goals of the Growth Management Act (GMA).				
<b>SHB 1250</b>	<b>Low-income home rehabilitation program</b>	<b>Steele</b>	<b>Del to Gov</b>	<b>96-0-0-2</b>
Converts the Low-Income Home Rehabilitation Revolving Loan Program into a grant program and forgives the outstanding balance of existing loans.				

<b>ESHB 1293</b>	<b>Development regulations</b>	<b>Klicker</b>	<b>Del to Gov</b>	<b>95-1-0-2</b>
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>				
<b>SHB 1326</b>	<b>Utility connection charges</b>	<b>Cortes</b>	<b>Del to Gov</b>	<b>84-12-0-2</b>
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.				
<b>EHB 1337</b>	<b>Accessory dwelling units</b>	<b>Gregerson</b>	<b>Del to Gov</b>	<b>85-11-0-2</b>
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>				
<b>HB 1349</b>	<b>Foreclosure protections</b>	<b>Orwall</b>	<b>Del to Gov</b>	<b>96-0-0-2</b>
Modifies various provisions related to nonjudicial foreclosures of deeds of trust.				
<b>SHB 1355</b>	<b>Property tax exemptions</b>	<b>Wylie</b>	<b>C 147 L 23</b>	<b>47-0-0-2</b>
<ul style="list-style-type: none"> <li>Expands eligibility for the senior citizen, disabled individuals, and qualifying veterans property tax relief program by increasing the income thresholds.</li> <li>Requires adjustments to income thresholds for property tax relief programs every three years instead of five years.</li> <li>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.</li> </ul>				
<b>2SHB 1474</b>	<b>Covenant homeownership program</b>	<b>Taylor</b>	<b>Del to Gov</b>	<b>52-44-0-2</b>
<ul style="list-style-type: none"> <li>Requires county auditors to collect a Covenant Homeownership Program (CHP) assessment of \$100 for each document recorded to fund the CHP.</li> <li>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.</li> </ul>				
<b>HB 1544</b>	<b>Shoreline program review</b>	<b>Alvarado</b>	<b>C 80 L 23</b>	<b>48-0-0-1</b>
<ul style="list-style-type: none"> <li>Changes the master program review and revision cycle in the Shoreline Management Act from eight years to ten years.</li> <li>Extends by one year the date by which the next round of master program reviews and revisions are due.</li> </ul>				
<b>2SHB 1628</b>	<b>Real estate excise tax</b>	<b>Chopp</b>	<b>H Rules R</b>	
<b>HB 1670</b>	<b>Property tax limit factor</b>	<b>Ormsby</b>	<b>H Rules R</b>	
<b>HB 1695</b>	<b>Surplus property/housing</b>	<b>Alvarado</b>	<b>Del to Gov</b>	<b>48-0-1-0</b>
Defines affordable housing and updates the definition of public benefit for the transfer, lease, or disposal of surplus public property.				
<b>HB 1771</b>	<b>Relocation assistance</b>	<b>Donaghy</b>	<b>Del to Gov</b>	<b>96-0-0-2</b>
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.				
<b>E2SSB 5045</b>	<b>ADU rental/property tax</b>	<b>Kuderer</b>	<b>Del to Gov</b>	<b>40-7-0-2</b>
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				
<b>SB 5058</b>	<b>Multiunit residential buildings</b>	<b>Padden</b>	<b>Del to Gov</b>	<b>97-0-0-1</b>
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.				
<b>ESSB 5187</b>	<b>Operating budget</b>	<b>Rolfes</b>	<b>H Spkr Signed</b>	<b>37-12-0-0</b>
Makes biennial operating budget appropriations for the 2023-25 fiscal biennium.				
<b>ESSB 5200</b>	<b>Capital budget</b>	<b>Mullet</b>	<b>H Spkr Signed</b>	<b>48-0-0-1</b>
<ul style="list-style-type: none"> <li>Makes biennial capital budget appropriations for the 2023-25 fiscal biennium.</li> <li>Makes 2023 supplemental capital budget appropriations for the 2021-23 fiscal biennium.</li> </ul>				
<b>E2SSB 5258</b>	<b>Condos and townhouses</b>	<b>Shewmake</b>	<b>H Spkr Signed</b>	<b>49-0-0-0</b>
<ul style="list-style-type: none"> <li>Adds additional requirements for construction defect actions. Modifies deposit requirements and local government planning related to the construction of condominiums.</li> <li>Exempts certain sales of condominium units and townhouses from the real estate excise tax.</li> <li>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</li> <li>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.</li> </ul>				



2SSB 5290	Local permit review	Mullet	Del to Gov	47-0-0-2
<ul style="list-style-type: none"> <li>Requires a local government to exempt project permits for interior alterations from site plan review under certain conditions.</li> <li>Establishes a consolidated permit review grant program for local governments to issue final decisions for residential permit applications within specified time frames.</li> <li>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.</li> <li>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.</li> <li>Amends the process for jurisdictions to provide a written determination of completeness for project permit applications.</li> <li>Establishes project permit review time periods for permit applications that meet certain public notice and public hearing requirements.</li> <li>Amends annual performance reporting requirements for jurisdictions issuing project permits.</li> <li>Requires local governments to use the project permit application review time periods established by this act after January 1, 2025.</li> <li>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.</li> <li>Clarifies that local governments can use the grant funding to audit their development regulations.</li> <li>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.</li> </ul>				
ESSB 5301	Commerce housing programs	Mullet	Del to Gov	44-4-0-1
<ul style="list-style-type: none"> <li>Consolidates the Housing Assistance Program into the Affordable Housing Program (Program) at the Department of Commerce (Commerce).</li> <li>Modifies activities and organizations eligible for assistance under the Program and Commerce requirements for administering the Program.</li> <li>Increases the cap on administrative costs used for the Program.</li> <li>Expands activities eligible for legislative appropriations from capital bond proceeds.</li> <li>Adds a representative from an interlocal housing collaboration to the Affordable Housing Advisory Board.</li> </ul>				
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"> <li>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.</li> <li>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"> <li>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</li> </ul> </li> </ul>				
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"> <li>Authorizes governing bodies of cities and counties to adopt building codes for multifamily housing units served by a single exit under certain conditions.</li> <li>Requires cities that intend to adopt building codes for multifamily housing units served by a single exit to meet certain criteria prior to adoption.</li> <li>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.</li> </ul>				
SSB 5604	Mental health & housing/tax	Robinson	C 101 L 23	98-0-0-0
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>				
SB 5770	Property tax	Pedersen	S Ways & Means	

---

**TO:** SSHA<sup>3</sup>P Executive Board  
**FROM:** Jason Gauthier, SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P 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. SSHA<sup>3</sup>P 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, SSHA<sup>3</sup>P Manager  
**SUBJECT:** Temporary Increase in Hours for the SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P'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.

SSHA<sup>3</sup>P'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 SSHA<sup>3</sup>P operating budget is in a strong position to accommodate the costs to temporarily increase staffing hours in FY 2023.

SSHA<sup>3</sup>P's FY 2022 member contributions totaled \$246,450, with expenses of \$199,404.

SSHA<sup>3</sup>P'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 SSHA<sup>3</sup>P Program Specialist II's priorities have been limited to the creation and development of the SSHA<sup>3</sup>P Advisory Board, which will transition into providing staff support for this 19-member board, supporting the work of SSHA<sup>3</sup>P'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 SSHA<sup>3</sup>P'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 SSHA<sup>3</sup>P'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 SSHA<sup>3</sup>P geographic purview
- Providing direct support for SSHA<sup>3</sup>P member governments' community engagement activities for their Comprehensive Plan Periodic Update
- Updating, expanding, and completing Housing Indicators for all SSHA<sup>3</sup>P 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

SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P'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:** SSHA<sup>3</sup>P Executive Board  
**FROM:** Jason Gauthier, SSHA<sup>3</sup>P 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 1<sup>st</sup> 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 72<sup>nd</sup> & Portland and its possible usage for transit-oriented affordable housing development. First meeting held between PT and MSC on May 4<sup>th</sup>.

### **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. SSHA<sup>3</sup>P staff will present update on regional fund progress to the SSHA<sup>3</sup>P Executive Board at its June 2<sup>nd</sup> meeting.

### **Property Tax Exemption Seminars**

SSHA<sup>3</sup>P 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, SSHA<sup>3</sup>P staff sent the Comprehensive Plan Community Engagement Memorandum to the staff workgroup. This memorandum outlines ways in which SSHA<sup>3</sup>P 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)

SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P 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 *SSHA<sup>3</sup>P Session Wrap-up* and *Capital Budget and Affordable Housing Memorandum*, both emailed to the Executive Board on April 24<sup>th</sup>.

## 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, SSHA<sup>3</sup>P staff will work with member governments to update SSHA<sup>3</sup>P's [affordable housing mapping](#). We expect this update to be completed by end of Q2.

### Developer Portal

SSHA<sup>3</sup>P staff will begin working on a long-term project to build out a developer portal on the SSHA<sup>3</sup>P 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

### SSHA<sup>3</sup>P Advisory Board

The Advisory Board's first meeting is scheduled for May 22<sup>nd</sup> 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 SSHA<sup>3</sup>P's 2024 work plan and budget.

### 2024 Budget and Work Plan

SSHA<sup>3</sup>P 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:** SSHA<sup>3</sup>P Staff Workgroup  
**CC:** Jason Gauthier, SSHA<sup>3</sup>P Manager  
**SUBJECT:** Comprehensive Plan Community Engagement Memorandum  
**DATE:** May 1, 2023

## **PURPOSE**

The purpose of this memorandum is to provide the SSHA<sup>3</sup>P 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**

SSHA<sup>3</sup>P 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. SSHA<sup>3</sup>P is committed to providing our member governments with the resources and support needed to conduct effective community engagement. Below are categories of assistance SSHA<sup>3</sup>P 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