

SSHA³P

South Sound Housing Affordability Partners Executive Board Meeting Minutes

June 2, 2023

8:30 – 9:53 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 - excused
Councilmember Hunter George, City of Fircrest – excused
Mayor Pro Tempore Joe Barrentine, City of Fircrest - present
Mayor Tracie Markley, City of Gig Harbor – present
Councilmember Mike Brandstetter, (alternate) City of Lakewood – present
Councilmember Paul Bocchi, City of Lakewood - excused
Mayor Shanna Styron Sherrell, City of Milton – present
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 – excused
Councilmember Nancy Henderson, Town of Steilacoom, (alternate) - present
Councilmember Charla Neuman, City of Sumner – present
Chair, Mayor Victoria Woodards, City of Tacoma – absent
Councilmember Kristina Walker, City of Tacoma (alternate) - absent
Councilmember Stan Flemming, City of University Place – present

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

Guests: Sherrana Kildun, Liz Crouse, Cynthia Stewart, Kenneth George, Ryan Windish, PCHA, Taylor Jones, John Howell, Alex Harrington, Jay Worley, Monique Patterson, Katie Baker, Trish Crocker

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Markley called the meeting to order at 8:33. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present. Mayor Markley turned the meeting over to Chair Mello as she was unfortunately ill.	Wel- come!

TOPIC/WHO	DISCUSSION	ACTION
Consent Agenda	<p>Any modifications to the agenda? None.</p> <p>Councilmember Flemming moved to approve the consent agenda; Mayor Backus seconded. The group voted to approve the consent agenda; none opposed.</p>	<p>The agenda was approved.</p>
Public Comment	<p>Chair Mello invited the public to comment. None.</p>	
<p>2024 Work Plan Jason Gauthier</p>	<p>Jason presented the 2024 Work Plan, seeking Executive Board feedback and direction to finalize the plan. The plan sets expectations for the Board, is informed by the 2023 work plan, aligns with Comprehensive Plan, incorporates feedback from the Executive and Advisory Boards, and provides clear success indicators.</p> <p>Focus areas:</p> <ul style="list-style-type: none"> • Facilitate the development of affordable housing (the North Star of SSHA³P!) • Housing policy & planning – working off prior work, updating the comprehensive plan including a Comp Plan matrix, developing State and Federal legislative agendas. Councilmember Brandstetter suggested including the number of Bills that SSHA³P successfully influences as an indicator. This will be added. • Information & Engagement – will continue to organize seminars to reach residents who can benefit from this information, such as property tax exemption opportunities • Administration & Governance – will seek funding from private and philanthropic organizations; increased revenue will be an indicator of success <p>Councilmember Mello asked more about the “speed dating” notion. This entails helping to connect people who can help each other work together to successfully create and maintain affordable housing.</p> <p>Councilmember Ballard reported that some legislators support eliminating the needs assessment for disabled veterans, however, this is up to Assessors so they would be a good focus target in the future.</p> <p>Councilmember Brandstetter asked how the work plan will align with the Advisory Board’s work plan. Will the Executive Board review and approve the Advisory Board’s work plan, or will they work independently? This Board will review and approve the Advisory Board’s work plan for Q3 2023 through 2024; this Board should receive a draft in July or August. Councilmember Brandstetter suggested adding approving the Advisory Board’s work plan as a task in this Board’s work plan. It will be added.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
-----------	------------	--------

<p>2024 SSHA^{3P} Budget Jason Gauthier</p>	<p>Jason presented the 2024 draft 2024 budget. It increases staffing level to two FTEs (increasing Mary's hours from 20 to 36/week) and adds travel and training expenses. Member governments' dues increase by 8.25%. Projected dues amounts through 2027 are included in the table on page 4. Jason explained that other considerations were explored in building the 2024 budget.</p>																															
	<p>South Sound Housing Affordability Partners 2024 Draft Budget</p> <table border="1" data-bbox="293 726 1373 1818"> <thead> <tr> <th data-bbox="293 726 1049 772">Sum of Position Total</th> <th data-bbox="1049 726 1373 772">Column Labels</th> </tr> <tr> <th data-bbox="293 772 1049 819">Row Labels</th> <th data-bbox="1049 772 1373 819">2024</th> </tr> </thead> <tbody> <tr> <td data-bbox="293 819 1049 865">SSHA3P Manager</td> <td data-bbox="1049 819 1373 865">180,548</td> </tr> <tr> <td data-bbox="293 865 1049 911">SSHA3P Program Specialist II (PS2)</td> <td data-bbox="1049 865 1373 911">57,969</td> </tr> <tr> <td data-bbox="293 911 1049 957">Grand Total</td> <td data-bbox="1049 911 1373 957">238,516</td> </tr> <tr> <td data-bbox="293 999 1049 1045">Increase PS2 to full time</td> <td data-bbox="1049 999 1373 1045">69,100</td> </tr> <tr> <td data-bbox="293 1087 1049 1134">Total Salaries and Benefits: Program Staff</td> <td data-bbox="1049 1087 1373 1134">307,616</td> </tr> <tr> <td data-bbox="293 1176 1049 1222">Salaries and Benefits: Other Staff</td> <td data-bbox="1049 1176 1373 1222">4,000</td> </tr> <tr> <td data-bbox="293 1264 1049 1310">Travel and Training</td> <td data-bbox="1049 1264 1373 1310">1,250</td> </tr> <tr> <td data-bbox="293 1352 1049 1398">Phone</td> <td data-bbox="1049 1352 1373 1398">1,320</td> </tr> <tr> <td data-bbox="293 1440 1049 1486">Communication (Printing, Translation, etc)</td> <td data-bbox="1049 1440 1373 1486">1,000</td> </tr> <tr> <td data-bbox="293 1528 1049 1575">Supplies and Miscellaneous</td> <td data-bbox="1049 1528 1373 1575">175</td> </tr> <tr> <td data-bbox="293 1617 1049 1663">Total Expenditures</td> <td data-bbox="1049 1617 1373 1663">315,361</td> </tr> <tr> <td data-bbox="293 1705 1049 1751">10% Admin Fee</td> <td data-bbox="1049 1705 1373 1751">31,536</td> </tr> <tr> <td data-bbox="293 1793 1049 1839">TOTAL</td> <td data-bbox="1049 1793 1373 1839">346,897</td> </tr> </tbody> </table>	Sum of Position Total	Column Labels	Row Labels	2024	SSHA3P Manager	180,548	SSHA3P Program Specialist II (PS2)	57,969	Grand Total	238,516	Increase PS2 to full time	69,100	Total Salaries and Benefits: Program Staff	307,616	Salaries and Benefits: Other Staff	4,000	Travel and Training	1,250	Phone	1,320	Communication (Printing, Translation, etc)	1,000	Supplies and Miscellaneous	175	Total Expenditures	315,361	10% Admin Fee	31,536	TOTAL	346,897	
Sum of Position Total	Column Labels																															
Row Labels	2024																															
SSHA3P Manager	180,548																															
SSHA3P Program Specialist II (PS2)	57,969																															
Grand Total	238,516																															
Increase PS2 to full time	69,100																															
Total Salaries and Benefits: Program Staff	307,616																															
Salaries and Benefits: Other Staff	4,000																															
Travel and Training	1,250																															
Phone	1,320																															
Communication (Printing, Translation, etc)	1,000																															
Supplies and Miscellaneous	175																															
Total Expenditures	315,361																															
10% Admin Fee	31,536																															
TOTAL	346,897																															

TOPIC/WHO	DISCUSSION	ACTION
-----------	------------	--------

2024 SSHA³P Budget continued	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Annual Contribution Increase:</th> <th></th> <th style="text-align: center;">3.5% - 4.8%</th> <th style="text-align: center;">8.25%</th> <th style="text-align: center;">15.25%</th> <th style="text-align: center;">4%</th> <th style="text-align: center;">4%</th> </tr> <tr> <th></th> <th style="text-align: center;">FY 2022 Member Contribution</th> <th style="text-align: center;">FY 2023 Member Contribution</th> <th style="text-align: center;">FY 2024 Member Contribution</th> <th style="text-align: center;">FY 2025 Member Contribution</th> <th style="text-align: center;">FY 2026 Member Contribution</th> <th style="text-align: center;">FY 2027 Member Contribution</th> </tr> </thead> <tbody> <tr> <td>Member Government</td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>City of Auburn</td> <td style="text-align: right;">\$5,000</td> <td style="text-align: right;">\$5,175</td> <td style="text-align: right;">\$5,601.94</td> <td style="text-align: right;">\$6,456.23</td> <td style="text-align: right;">\$6,714.48</td> <td style="text-align: right;">\$6,983.06</td> </tr> <tr> <td>City of DuPont</td> <td style="text-align: right;">\$5,000</td> <td style="text-align: right;">\$5,175</td> <td style="text-align: right;">\$5,601.94</td> <td style="text-align: right;">\$6,456.23</td> <td style="text-align: right;">\$6,714.48</td> <td style="text-align: right;">\$6,983.06</td> </tr> <tr> <td>City of Edgewood</td> <td style="text-align: right;">\$5,000</td> <td style="text-align: right;">\$5,175</td> <td style="text-align: right;">\$5,601.94</td> <td style="text-align: right;">\$6,456.23</td> <td style="text-align: right;">\$6,714.48</td> <td style="text-align: right;">\$6,983.06</td> </tr> <tr> <td>City of Fife</td> <td style="text-align: right;">\$5,000</td> <td style="text-align: right;">\$5,175</td> <td style="text-align: right;">\$5,601.94</td> <td style="text-align: right;">\$6,456.23</td> <td style="text-align: right;">\$6,714.48</td> <td style="text-align: right;">\$6,983.06</td> </tr> <tr> <td>City of Fircrest</td> <td style="text-align: right;">\$3,000</td> <td style="text-align: right;">\$3,105</td> <td style="text-align: right;">\$3,361.16</td> <td style="text-align: right;">\$3,873.74</td> <td style="text-align: right;">\$4,028.69</td> <td style="text-align: right;">\$4,189.84</td> </tr> <tr> <td>City of Gig Harbor</td> <td style="text-align: right;">\$5,000</td> <td style="text-align: right;">\$5,175</td> <td style="text-align: right;">\$5,601.94</td> <td style="text-align: right;">\$6,456.23</td> <td style="text-align: right;">\$6,714.48</td> <td style="text-align: right;">\$6,983.06</td> </tr> <tr> <td>City of Lakewood</td> <td style="text-align: right;">\$20,000</td> <td style="text-align: right;">\$20,700</td> <td style="text-align: right;">\$22,407.75</td> <td style="text-align: right;">\$25,824.93</td> <td style="text-align: right;">\$26,857.93</td> <td style="text-align: right;">\$27,932.25</td> </tr> <tr> <td>City of Milton</td> <td style="text-align: right;">\$3,000</td> <td style="text-align: right;">\$3,105</td> <td style="text-align: right;">\$3,361.16</td> <td style="text-align: right;">\$3,873.74</td> <td style="text-align: right;">\$4,028.69</td> <td style="text-align: right;">\$4,189.84</td> </tr> <tr> <td>Pierce County</td> <td style="text-align: right;">\$125,000</td> <td style="text-align: right;">\$130,000</td> <td style="text-align: right;">\$140,725.00</td> <td style="text-align: right;">\$162,185.56</td> <td style="text-align: right;">\$168,672.99</td> <td style="text-align: right;">\$175,419.90</td> </tr> <tr> <td>Puyallup Tribe</td> <td style="text-align: right;">\$3,000</td> <td style="text-align: right;">\$3,105</td> <td style="text-align: right;">\$3,361.16</td> <td style="text-align: right;">\$3,873.74</td> <td style="text-align: right;">\$4,028.69</td> <td style="text-align: right;">\$4,189.84</td> </tr> <tr> <td>City of Puyallup</td> <td style="text-align: right;">\$12,000</td> <td style="text-align: right;">\$12,420</td> <td style="text-align: right;">\$13,444.65</td> <td style="text-align: right;">\$15,494.96</td> <td style="text-align: right;">\$16,114.76</td> <td style="text-align: right;">\$16,759.35</td> </tr> <tr> <td>City of Sumner</td> <td style="text-align: right;">\$5,000</td> <td style="text-align: right;">\$5,175</td> <td style="text-align: right;">\$5,601.94</td> <td style="text-align: right;">\$6,456.23</td> <td style="text-align: right;">\$6,714.48</td> <td style="text-align: right;">\$6,983.06</td> </tr> <tr> <td>Town of Steilacoom</td> <td style="text-align: right;">\$3,000</td> <td style="text-align: right;">\$3,105</td> <td style="text-align: right;">\$3,361.16</td> <td style="text-align: right;">\$3,873.74</td> <td style="text-align: right;">\$4,028.69</td> <td style="text-align: right;">\$4,189.84</td> </tr> <tr> <td>City of Tacoma</td> <td style="text-align: right;">\$62,000</td> <td style="text-align: right;">\$65,000</td> <td style="text-align: right;">\$70,362.50</td> <td style="text-align: right;">\$81,092.78</td> <td style="text-align: right;">\$84,336.49</td> <td style="text-align: right;">\$87,709.95</td> </tr> <tr> <td>City of University Place</td> <td style="text-align: right;">\$12,000</td> <td style="text-align: right;">\$12,420</td> <td style="text-align: right;">\$13,444.65</td> <td style="text-align: right;">\$15,494.96</td> <td style="text-align: right;">\$16,114.76</td> <td style="text-align: right;">\$16,759.35</td> </tr> <tr> <td>SSHA³P Operating Fund Balance</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$40,000.00</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Member Government Fees:</td> <td style="text-align: right;">\$273,000</td> <td style="text-align: right;">\$284,010</td> <td style="text-align: right;">\$347,441</td> <td style="text-align: right;">\$354,326</td> <td style="text-align: right;">\$368,498.57</td> <td style="text-align: right;">\$383,238.52</td> </tr> <tr> <td>Budget:</td> <td style="text-align: right;">\$273,000</td> <td style="text-align: right;">\$284,010</td> <td style="text-align: right;">\$346,897</td> <td style="text-align: right;">\$354,178</td> <td style="text-align: right;">\$368,345</td> <td style="text-align: right;">\$383,079</td> </tr> </tbody> </table>							Annual Contribution Increase:		3.5% - 4.8%	8.25%	15.25%	4%	4%		FY 2022 Member Contribution	FY 2023 Member Contribution	FY 2024 Member Contribution	FY 2025 Member Contribution	FY 2026 Member Contribution	FY 2027 Member Contribution	Member Government							City of Auburn	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06	City of DuPont	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06	City of Edgewood	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06	City of Fife	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06	City of Fircrest	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84	City of Gig Harbor	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06	City of Lakewood	\$20,000	\$20,700	\$22,407.75	\$25,824.93	\$26,857.93	\$27,932.25	City of Milton	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84	Pierce County	\$125,000	\$130,000	\$140,725.00	\$162,185.56	\$168,672.99	\$175,419.90	Puyallup Tribe	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84	City of Puyallup	\$12,000	\$12,420	\$13,444.65	\$15,494.96	\$16,114.76	\$16,759.35	City of Sumner	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06	Town of Steilacoom	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84	City of Tacoma	\$62,000	\$65,000	\$70,362.50	\$81,092.78	\$84,336.49	\$87,709.95	City of University Place	\$12,000	\$12,420	\$13,444.65	\$15,494.96	\$16,114.76	\$16,759.35	SSHA ³ P Operating Fund Balance	\$0	\$0	\$40,000.00	\$0	\$0	\$0	Member Government Fees:	\$273,000	\$284,010	\$347,441	\$354,326	\$368,498.57	\$383,238.52	Budget:	\$273,000	\$284,010	\$346,897	\$354,178	\$368,345	\$383,079	Informa- tional
	Annual Contribution Increase:		3.5% - 4.8%	8.25%	15.25%	4%	4%																																																																																																																																																				
		FY 2022 Member Contribution	FY 2023 Member Contribution	FY 2024 Member Contribution	FY 2025 Member Contribution	FY 2026 Member Contribution	FY 2027 Member Contribution																																																																																																																																																				
	Member Government																																																																																																																																																										
	City of Auburn	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06																																																																																																																																																				
	City of DuPont	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06																																																																																																																																																				
	City of Edgewood	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06																																																																																																																																																				
	City of Fife	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06																																																																																																																																																				
	City of Fircrest	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84																																																																																																																																																				
	City of Gig Harbor	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06																																																																																																																																																				
	City of Lakewood	\$20,000	\$20,700	\$22,407.75	\$25,824.93	\$26,857.93	\$27,932.25																																																																																																																																																				
	City of Milton	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84																																																																																																																																																				
	Pierce County	\$125,000	\$130,000	\$140,725.00	\$162,185.56	\$168,672.99	\$175,419.90																																																																																																																																																				
	Puyallup Tribe	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84																																																																																																																																																				
	City of Puyallup	\$12,000	\$12,420	\$13,444.65	\$15,494.96	\$16,114.76	\$16,759.35																																																																																																																																																				
City of Sumner	\$5,000	\$5,175	\$5,601.94	\$6,456.23	\$6,714.48	\$6,983.06																																																																																																																																																					
Town of Steilacoom	\$3,000	\$3,105	\$3,361.16	\$3,873.74	\$4,028.69	\$4,189.84																																																																																																																																																					
City of Tacoma	\$62,000	\$65,000	\$70,362.50	\$81,092.78	\$84,336.49	\$87,709.95																																																																																																																																																					
City of University Place	\$12,000	\$12,420	\$13,444.65	\$15,494.96	\$16,114.76	\$16,759.35																																																																																																																																																					
SSHA ³ P Operating Fund Balance	\$0	\$0	\$40,000.00	\$0	\$0	\$0																																																																																																																																																					
Member Government Fees:	\$273,000	\$284,010	\$347,441	\$354,326	\$368,498.57	\$383,238.52																																																																																																																																																					
Budget:	\$273,000	\$284,010	\$346,897	\$354,178	\$368,345	\$383,079																																																																																																																																																					
	<p>Based on Mayor Backus' experience with SKHHP, 1.5 FTEs isn't sustainable for the work that SSHA³P staff will be doing. It will be extremely busy for even two people. She encouraged the group to ensure that we have funding in place for two FTEs.</p> <p>Councilmember Brandstetter noted that the ILA didn't establish a reserve policy. Going into the coming year, creating a policy providing guidelines on budget reserves would be prudent, for cashflow and other purposes.</p> <p>Mayor Roscoe asked if there were any concerns about basing funding on population levels, for the long term. For example, cities like UP will pay significantly more than smaller cities. (Councilmember Flemming had to leave prior to this discussion).</p> <p>Mayor Backus pulled the 2024 SKHHP operating budget that was just passed. It was \$419,158, with ten cities plus King County contributing, in addition to some interest earnings.</p> <p>Councilmember Brandstetter indicated that the City of Lakewood discussed the budget methodology and are satisfied with using population (as opposed to population targets).</p> <p>Jason explained that \$40,000 from the operating fund balance will be used in the 2024 budget, and none from the operating fund balance will be used in 2025, thus member contributions will increase by 15.25% in 2025.</p>	Discus- sion Jason will sched- ule a meeting with Council member Brand- stetter to explore budget re-serve guide- lines.																																																																																																																																																									

TOPIC/WHO	DISCUSSION	ACTION
<p>2024 SSHA³P Budget continued</p>	<p>Chair Mello stated that Pierce County, as the largest population, is satisfied with basing member contributions on population.</p> <p>The Executive Board has the power to develop and recommend an annual budget. It's to be done on or before July 1, per the ILA. In the future, draft budgets will be presented to the Executive Board in May.</p> <p>No recommended budget will become effective until approved by the legislative body of each party and adopted by the Executive Board. However, if it's not adopted in a timely manner, the Executive Board may approve it with a 2/3 vote.</p> <p>June 30 is the deadline by which members may withdraw. A special meeting will be scheduled. The 2024 budget will be formally adopted in December.</p> <p>Councilmember Brandstetter suggested changing the July 1 deadline to July 7, in order to avoid holding a special meeting.</p>	<p>A short, special meeting will be scheduled for June.</p>
<p>Habitat for Humanity Sherrana Kildun, Chief Philanthropy Officer</p>	<p>Habitat for Humanity has served Pierce County since 1985 and will be building its 300th home this year! It's grown significantly over the last four years. If anyone's interested in a tour, please contact Sherrana or Liz Crouse. They have launched an aging in place home repair program and have a great partnership with Pierce County Human Services Aging & Disability Resources. They also provide HUD-certified housing counseling for those interested in becoming a homeowner or those who may be worried about losing their home. Their housing counselors are accredited financial counselors (less than 35 counselors in WA have that distinction). Habitat helped to administer housing relief funds during the pandemic.</p> <p>Habitat for Humanity has three eligibility criteria: need (unsafe, unhealthy, unaffordable and/or overcrowded housing), ability to pay (no more than 30% of household income, credit score of 620+), and willingness to partner (minimum investment of 200 sweat equity hours in construction and/or in the Habitat Stores, participation in homeowner education series).</p> <p>About 70% of Habitat's clients are single parents. Houses they build have been appraising at about \$455,000. Habitat now mainly uses a model in which buyers lease the land and if/when they decide to sell, they'll sell to another income-qualified buyer at the agreed rate of 1.5% equity per year they're in the home. Average mortgage, with sales price and down payment assistance applied is \$225,000 with a monthly payment of \$1600.</p>	

TOPIC/WHO	DISCUSSION	ACTION
<p>Habitat for Humanity continued</p>	<p>Habitat’s current projects include an eight-home development in South Tacoma called Madison Meadow, three homes in Canterwood, 12 in Tillicum, 19 more in South Tacoma (Proctor Place) plus 20 in Sherwood (also South Tacoma). Proctor Place and Madison Meadow are just a few blocks from the Star Center.</p> <p>Through the Pierce County Housing Authority Rehab project, Habitat will provide first-time homeownership opportunities for 80 single-family homes at scattered sites primarily in Council districts 2, 3, and 6, to income-qualified families for generations. This was possible with \$14M from the Washington State budget and \$1.5M from Pierce County.</p> <p>What does Habitat look for in prospective sites? Access to schools, services, commerce and transit, utilities on site or reasonably close by, moderate density residential (or higher) zoning, no critical areas like wetlands, steep slopes, wildlife, with space adequate for eight or more dwelling units.</p> <p>Jurisdictional preferences include expedited plan review for affordable housing, impact fee waivers or reductions for affordable housing, and access to housing funding sources.</p> <p>Councilmember Mello congratulated Sherrana on Habitat acquiring PCHA’s properties to ensure that they’ll be permanently affordable. With the revenue, PCHA will be able to invest in a multi-family product that will be more efficient to manage and operate.</p> <p>Mayor Backus expressed how impressed she is with Habitat’s dedication. She inquired about a program that she’d been interested back in 2016-2018 involving Habitat improving facades and walkways for owner-occupied houses – is that still available? Sherrana’s not familiar with that funding source. Jason thinks that was the <i>A Brush with Kindness</i> program. Habitat does partner with Associated Ministries on <i>Paint Tacoma Beautiful</i>.</p> <p>Chair Mello said that the residential resale program’s really exciting and very innovative; it’s a great story about keeping properties perpetually affordable. Congratulations on this very much needed project. Sherrana thanked SSHA^{3P} for the work they’re doing; it’s much needed and appreciated. We look forward to an ongoing partnership.</p>	<p>Thank you, Sherrana!</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Manager Report Jason Gauthier</p>	<p>Jason reported that progress is being made in six member governments to pool regional funding. A presentation was made to the Puyallup Council on 5/23 to get their feedback; it was positive, and they got good direction. There will be a meeting in June to discuss pooling options; a draft proposal's been shared.</p> <p>Mary reported that the Advisory Board held their first meeting on 5/22. They're scheduled to meet again on 6/20, at which time they will adopt a regular meeting schedule, By-laws, elect a Chair and Vice Chair, and begin developing their work plan.</p>	<p>Informa- tional</p>
<p>Executive Board Updates/ Comments</p>	<p>Mayor Roscoe thanked Deputy Mayor Witting for meeting with Jason and herself. This was a good opportunity; she encourages everyone to remain in communication while navigating the shared goal of increasing affordable housing in Pierce County. Deputy Mayor Witting agreed that it was a great meeting – it's a great opportunity to pool 1406 funds, to build critical mass to get some projects going.</p> <p>Chair Mello announced the first project that the Pierce County Council's approved with the new 1/10 of 1% Maureen Howard Affordable Housing Act dollars: Copper Way, a 256-unit project in Spanaway. Each unit is for those 60% of AMI or lower. Many units have three bedrooms, accommodating families. The plan is to close on construction financing today and they hope to break ground in two weeks.</p> <p>The Council's also working on increasing thresholds for minor home construction to maximize the number of units that can be constructed per SEPA. This will be a major undertaking involving the help of the Planning Commission and staff. He hopes to have a decision by the end of the year.</p>	<p>If you're interest ed in the process for your juris- diction, please contact Chair Mello or Jason.</p>
<p>Adjourn- ment</p>	<p>The meeting adjourned at 9:53 a.m.</p>	<p>Meeting ad- journed!</p>

The next SSHA³P Executive Board meeting is scheduled for Friday, July 7, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant