



**South Sound Housing Affordability Partners
Advisory Board**

Regular Meeting Agenda

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

Dial: +1253 215 8782 Meeting ID: 931 6695 8392

Webinar Link: <https://piercecountywa.zoom.us/j/93166958392>

June 20, 2023 6:00 P.M.

Adria Buchanan, Alex Harrington, Amanda DeShazo, April Elliott, Ben Ferguson, Corey Orvold, Desniege Haywood, Faalaina Pritchard, Isabella Rivera Kjaer, Jay Worley, Jeff Bell, Judson Willis, Kevin Bates, Nicholas Carr, Noemi Cagatin-Porter, Rian Booker, Riley Guerrero, William Towey, Zac Baker

I. CALL TO ORDER

6:00

ROLL CALL

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

A. May 22, 2023 SSHA³P Advisory Board Minutes

Purpose: Motion to approve minutes from the May 22, 2023 SSHA³P Advisory Board meeting.

ATTACHMENTS: Minutes of May 22, 2023, Advisory Board meeting

[Document Link](#)

Recommended Motion: Move to approve the consent agenda.

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 Advisory Board meeting can be heard by dialing 253-215-8782 or through Zoom at <https://piercecountywa.zoom.us/j/93166958392> and entering the Meeting ID 931 6695 8392. Written comments may be submitted to mary.connolly@piercecountywa.gov Tuesday before 4:00 p.m. prior to the monthly Advisory Board meeting for the Public Comment period. Comments will be compiled and sent to the Advisory Board and posted on the SSHA³P website at: <https://southsoundaffordablehousing.org>.

V. ACTIONS AND RESOLUTIONS

A. Resolution No. 2023-01: Advisory Board Bylaws 6:10

Purpose: Presentation of Resolution No. 2023-01 to adopt Advisory Board bylaws.

Action: Advisory Board questions and direction.

Recommended Motion: Move to adopt Resolution No. 2023-01

ATTACHMENTS: Resolution No. 2023-01 Bylaws [Document Link](#)
SSHA³P Advisory Board Bylaws Presentation [Document Link](#)

B. Election of Chair and Vice Chairs for 2023 6:20

Purpose: Nominating and electing Advisory Board Chair and Vice Chairs for the 2023 calendar year.

Action: Advisory Board nominations for Chair and Vice Chairs, and election vote.

C. Resolution No. 2023-02: Regular Meeting Schedule 6:35

Purpose: Presentation of Resolution No. 2023-02 to adopt a regular meeting schedule for the SSHA³P Advisory Board.

Action: Advisory Board questions and direction.

Recommended Motion: Move to adopt Resolution No. 2023-02

ATTACHMENTS: Resolution No. 2023-02 Regular Meeting Schedule [Document Link](#)

VI. PRESENTATIONS AND DISCUSSION

A. Advisory Board 2023-2024 Work Plan 6:45

Purpose: Presentation and discussion on the Advisory Board's 2023-2024 Work Plan.

Action: Advisory Board discussion on a 2023-2024 Work Plan and direction for staff.

ATTACHMENTS: SSHA³P 2023-2024 Advisory Board Work Plan Presentation [Document Link](#)

VII. SSHA³P STAFF UPDATE 7:25

VIII. UPDATES/COMMENTS OF THE ADVISORY BOARD

IX. ADJOURN 7:30

SSHAP³

South Sound Housing Affordability Partners Advisory Board Meeting Minutes

May 22, 2023

6:00 – 8:05 p.m.

Advisory Board Members: Adria Buchanan – present
Alex Harrington - present
Amanda DeShazo - present
April Elliott - present
Ben Ferguson - present
Corey Orvold - present
Desniege Haywood - present
Faaluaina Pritchard - present
Isabella Rivera Kjaer - present
Jay Worley - present
Jeff Bell - present
Judson Willis - present
Kevin Bates - present
Nicholas Carr -present
Noemi Cagatin-Porter - present
Rian Booker - present
Riley Guerrero - present
William Towey - present
Zac Baker - present

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

Guest: Dorsol Plants

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mary Connolly called the meeting to order at approximately 6:05 p.m. Mary called roll, per above; all Advisory Board members were present. Mary invited each Advisory Board member to introduce themselves, share pronouns, and tell a bit about why they're serving on this Board.	Welcome!
Introductions	Corey Orvold (She/Her) represents Tacoma Urban League. She's a realtor with a passion for affordable housing. She talks with many people daily who need assistance. William Towey (He/Him) represents the community. He's serving because Jason asked him, and he's deeply interested in the work. He wants to work towards providing a landscape of housing; he believes that being housed is a basic human right.	Informational

TOPIC/WHO	DISCUSSION	ACTION
<p>Introductions continued</p>	<p>Nicholas Carr (He/Him) represents Tacoma Housing Authority. He works with Jason on housing, and wants to affect policy and housing development to help Pierce County ensure that everyone's housed in the future.</p> <p>Alex Harrington works in Government Affairs at the Master Builders' Association of Pierce County, helping students get into building trades. Alex is excited to be on this Board to help people of all income levels attain housing.</p> <p>Kevin Bates is CEO of Helping Hand House, which provides housing options to those experiencing homelessness. Kevin's excited to serve on this board as he's an advocate for this population. He represents service providers and is excited to advocate for change to benefit the least among us.</p> <p>Rian Booker (He/Him) is principal of Golden Goose Homes, which helps people on their path from the side of the road all the way to home ownership. He thinks of housing as a continuum – people need a path from here to there.</p> <p>April Elliott (She/Her) represents BLRB Architects and also serves on the City of Milton's Planning Commission, where she learned about SSHA³P. Her history's in infrastructure and now works on building schools. It's so important to provide entry-level housing and financial planning, establishing core needs such as shelter and food and building on from there.</p> <p>Jay Worley has lived experience, being homeless and living in low-income housing. Jay brings the voice of experience and represents those on SSI, on disability, and in low-income brackets.</p> <p>Isabella Rivera Kjaer (She/Her) has a background in research around housing access and homelessness. She's a planner and has been working for an organization called Lunous, a nonprofit working to reduce homelessness and advocates for data-driven policies. She lives in Tacoma and feels the need to serve her community, contributing as well as learning.</p> <p>Adria Buchanan is Executive Director of the Fair Housing Center of WA. Their mission is to eliminate housing discrimination. They work with people of all income brackets, and with those with disabilities. Adria pointed out while developing and preserving housing we need to be mindful of accessibility.</p> <p>Lua Pritchard is Executive Director of the Asia Pacific Cultural Center. She represents the many cultures of Asia and the South Pacific. She's developed housing, and this is one of her passions.</p> <p>Noemi Cagatin-Porter is founder of CJK Community Homes, a nonprofit that offers affordable housing and wraparound services. She's also experienced homelessness herself.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Introductions continued</p>	<p>Judson Willis (He/Him) has lived in Pierce County since 2012. He’s done a variety of things, including being a musician in Nashville. He’s built energy efficient homes in Pierce County and has worked with the Building Industry Association of WA. Most recently Judson worked with the State Building Code Council. He wants to blaze a trail at a federal level, and also learn more.</p> <p>Riley Guerrero (She/Her) represents Pierce County Housing Authority. She’s excited to be here and wants to advocate for PCHA participants and ensure that policies have subsidies in mind. She also wants to encourage more development of affordable housing.</p> <p>Amanda DeShazo is Executive Director of the Tacoma Pierce County Affordable Housing Consortium, a membership-based agency consisting of nonprofit developers, public agencies, and individual advocates. They work to create policies to make it easier to build affordable housing.</p> <p>Zac Baker (He/Him) works for Southport Financial Services. He realizes that the housing supply in the greater South Sound is limited, and wants to increase affordable housing. He feels that the South Sound doesn’t get fair representation compared to King County. He wants to help increase housing stability in the South Sound.</p> <p>Ben Ferguson (He/Him) represents Ferguson Architecture, which works on housing of all kinds, from ADUs to high rise apartment buildings. He’s quite interested in trying to create housing policies that work for everyone. For him, the holy grail is to have the private market create housing for 60% AMI and above and government to create under 60%. This Board has a broad base of knowledge and experience and he’s hoping to learn from each member.</p> <p>Jeff Bell (He/Him) started in a very large housing financial institution, which focused on the full spectrum of housing, with an emphasis on affordable housing. They spearheaded a number of innovative programs. Recently he attended the Pierce County Housing Conference and ran into Jason. He realized that the same issues from 20 years ago are still on the table. He’s retired and volunteers as a guardian ad litem, working with families who struggle with a number of issues, including housing. He’s quite familiar with the array of housing obstacles and is here to contribute.</p> <p>Desniege Haywood (She/Her) was interested in joining this Board for a couple of reasons. She’s worked at Tacoma Rescue Mission for about 10 years, helping people into emergency shelter and other housing models. She has lived in low-income housing and is now a homeowner. She would like to support others in moving forward from whatever stage they’re at. She looks forward to learning from the other members.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
Review/ Modify Agenda	Any requests to modify the agenda? None.	The agenda was approved.
Public Comment	Mary invited the public to comment. None.	
Staff Presentation Mary	<p>This Advisory Board is a requirement of SSHA³P's intergovernmental agreement. Its purpose is to provide advice and recommendations to the SSHA³P Executive Board. The Board will provide an annual work plan outlining work areas. Possible areas of focus include recommendations on SSHA³P's work plan and budget.</p> <p>The Board currently has 19 members and may consist of 15-20 members (currently 19). Its composition is 1/3 people with lived experience, 1/3 developers, designers, and 1/3 advocates and advisors. Despite the different groups, everyone has the same role as Advisory Board members. Initial terms are one to three years in length, and subsequent terms are three years. There's no limit to terms. Members may represent organizations, and they have the right to resign at any time for any reason.</p> <p>The group will meet as often as it deems necessary, at least quarterly. A quorum is currently 10. Meetings of the Board will be conducted according to the Open Public Meetings Act (OPMA). Private meetings with a quorum are not allowed.</p> <p>Staff will provide technical assistance, organize meetings, and take meeting minutes.</p> <p>If members have a conflict of interest (if they or an immediate family member stands to benefit from an action the Board takes or has another interest that impairs their objectivity), they need to disclose it and recuse themselves from discussing, lobbying, or voting on the matter.</p> <p>Onboarding requirements include reviewing the SSHA³P Advisory Board Membership handbook, completing the new member checklist and returning it to Mary ASAP, and completing OPMA training by 7/8/23. Members are also asked to review SSHA³P background materials and parliamentary procedure resources.</p> <p>If adjustments or accommodations would facilitate your participation on the Board, please let Mary know.</p> <p>Today the goal is to establish a regular meeting schedule, review the draft By-laws and provide feedback and SSHA³P 2024 Work Plan and Budget and provide feedback.</p>	<p>Informa- tional</p> <p>Please complete the new member checklist and return it to Mary ASAP.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Staff Presentation continued</p>	<p>Next meeting the regular meeting schedule and By-laws will be adopted, Advisory Board elections will be held, the 2023-24 Work Plan will be discussed.</p> <p>At future meetings, the Board will: adopt the 2023-24 Work Plan; provide feedback on SSHA³P's 2024 state and federal legislative priorities; discuss the Board's use of equity framework; discuss, analyze, and provide recommendations on policies and programs included in the Work Plan; and will be provided with educational presentations.</p> <p>Questions? Kevin asked about the private meeting/OPMA policy. A quorum of this Board (currently 10) may not meet in private; this includes texts and emails. All decisions are made publicly.</p>	<p>If you have something to share with the group, please send it to Mary.</p>
<p>SSHA³P 2024 Work Plan & Budget Presentation Jason</p>	<p>The Work Plan is a requirement of SSHA³P's Intergovernmental Agreement. The plan directs and prioritizes workflow and sets expectations for the Executive Board, Advisory Board, and member governments. Its development is informed by the previous year's Work Plan and will align with the 2024 Comprehensive Plan's update. The plan will incorporate feedback of the Executive Board, Advisory Board, and member governments.</p> <p>The Work Plan's focus areas include: Affordable Housing Development, Housing Policy & Planning, Information & Engagement, and Administration & Governance. Its largest body of work is in Housing Policy & Planning, directly supporting member governments to create environments conducive to increasing affordable housing. SSHA³P works with public agencies to identify publicly-owned real estate for potential affordable housing development. This Board will develop policy to recommend to member governments</p> <p>SSHA³P's Intergovernmental Agreement outlined the budget for fiscal years 2021-2023. The FY 2024 budget will be the first budget developed outside the ILA.</p> <p>Changes in the 2024 Draft Budget include Mary's hours increasing from 20 to 36 hours a week. Travel assumes attendance of AWC Annual Conference and Housing WA Conference.</p> <p>The draft below shows 2024 member government fees, increasing by 8.25%.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
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<p>SSHA³P 2024 Work Plan & Budget Presentation continued</p>	<table border="1"> <thead> <tr> <th data-bbox="321 317 1031 432">Member Government</th> <th data-bbox="1031 317 1352 432">FY 2024 Member Fees</th> </tr> </thead> <tbody> <tr><td data-bbox="321 432 1031 478">City of Auburn</td><td data-bbox="1031 432 1352 478">\$5,601.94</td></tr> <tr><td data-bbox="321 478 1031 525">City of DuPont</td><td data-bbox="1031 478 1352 525">\$5,601.94</td></tr> <tr><td data-bbox="321 525 1031 571">City of Edgewood</td><td data-bbox="1031 525 1352 571">\$5,601.94</td></tr> <tr><td data-bbox="321 571 1031 617">City of Fife</td><td data-bbox="1031 571 1352 617">\$5,601.94</td></tr> <tr><td data-bbox="321 617 1031 663">City of Fircrest</td><td data-bbox="1031 617 1352 663">\$3,361.16</td></tr> <tr><td data-bbox="321 663 1031 709">City of Gig Harbor</td><td data-bbox="1031 663 1352 709">\$5,601.94</td></tr> <tr><td data-bbox="321 709 1031 756">City of Lakewood</td><td data-bbox="1031 709 1352 756">\$22,407.75</td></tr> <tr><td data-bbox="321 756 1031 802">City of Milton</td><td data-bbox="1031 756 1352 802">\$3,361.16</td></tr> <tr><td data-bbox="321 802 1031 848">Pierce County</td><td data-bbox="1031 802 1352 848">\$140,725.00</td></tr> <tr><td data-bbox="321 848 1031 894">Puyallup Tribe</td><td data-bbox="1031 848 1352 894">\$3,361.16</td></tr> <tr><td data-bbox="321 894 1031 940">City of Puyallup</td><td data-bbox="1031 894 1352 940">\$13,444.65</td></tr> <tr><td data-bbox="321 940 1031 987">City of Sumner</td><td data-bbox="1031 940 1352 987">\$5,601.94</td></tr> <tr><td data-bbox="321 987 1031 1033">Town of Steilacoom</td><td data-bbox="1031 987 1352 1033">\$3,361.16</td></tr> <tr><td data-bbox="321 1033 1031 1079">City of Tacoma</td><td data-bbox="1031 1033 1352 1079">\$70,362.50</td></tr> <tr><td data-bbox="321 1079 1031 1125">City of University Place</td><td data-bbox="1031 1079 1352 1125">\$13,444.65</td></tr> <tr><td data-bbox="321 1125 1031 1171">SSHA³P Operating Fund Balance</td><td data-bbox="1031 1125 1352 1171">\$40,000.00</td></tr> <tr><td data-bbox="321 1171 1031 1218">Member Government Fees:</td><td data-bbox="1031 1171 1352 1218">\$347,441</td></tr> <tr><td data-bbox="321 1218 1031 1260">Budget:</td><td data-bbox="1031 1218 1352 1260">\$346,897</td></tr> </tbody> </table>	Member Government	FY 2024 Member Fees	City of Auburn	\$5,601.94	City of DuPont	\$5,601.94	City of Edgewood	\$5,601.94	City of Fife	\$5,601.94	City of Fircrest	\$3,361.16	City of Gig Harbor	\$5,601.94	City of Lakewood	\$22,407.75	City of Milton	\$3,361.16	Pierce County	\$140,725.00	Puyallup Tribe	\$3,361.16	City of Puyallup	\$13,444.65	City of Sumner	\$5,601.94	Town of Steilacoom	\$3,361.16	City of Tacoma	\$70,362.50	City of University Place	\$13,444.65	SSHA ³ P Operating Fund Balance	\$40,000.00	Member Government Fees:	\$347,441	Budget:	\$346,897	<p>Informa- tional</p>
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	<p>SSHA³P will work with philanthropic organizations seeking budget contributions. Timeline:</p> <p>June 2: The Draft budget will be presented to the Executive Board on.</p> <p>June 30: Deadline for parties of the ILA to issue written notice to withdraw from the ILA prior to the next fiscal year</p> <p>July 7: The budget will be presented to member governments</p> <p>July through November: Legislative body of each party approves its contribution to SSHA³P, either separately or through budget process</p> <p>December 1: Executive Board will adopt 2024 Budget (need 2/3 majority vote)</p> <p>Questions/Recommendations/Feedback? Adria asked what's included in the 10% admin fee? HR, Finance, etc. Admin will always be 10%.</p>																																							

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P 2024 Work Plan & Budget Presentation continued</p>	<p>Rian asked if this group has a relationship with the CoC. Jason explained that affordable and attainable housing (SSHA³P) and the homeless world do not collide. Jason and John Barbee, Community Services Manager who supervises the Housing and Homeless teams, communicate, but the Comprehensive Plan doesn't specifically align with SSHA³P. SSHA³P doesn't have a relationship with CoC, however, some SSHA³P member governments are members of the CoC.</p> <p>Nicholas asked about the feasibility analysis. Jason said that it's specifically funding for cities considering using their own property for affordable housing projects. Nicholas asked about the vision for the mapping tool. It will be updated annually and built out. The City of Kirkland has a very good example. If you go to the website, you can see what's been mapped out so far.</p> <p>Jeff said from reviewing materials, it seems that we're saying, for \$350,000, here's the work we'll do. To what extent can we create performance metrics that measure the impact on our ultimate goal of creating more affordable, attainable housing? It's important for the public to be able to look and see what's being accomplished. SSHA³P's mission is to create and preserve accessible and attainable housing. How do we create better policy that allows that housing to be created? Mary and Jason are working on creating a better playing field, to ensure that projects receive capital funding. We do need to do a better job of quantifying. If SSHA³P were able to say, "Because of the work we do, next year there will be XX additional units of affordable housing..." What can we do that forces us to get away from process and on the road to the end results we're trying to accomplish?</p> <p>Ben asked who Jason reports to. When the County Executive changes, will it disrupt the leadership that affects this body? Or are the partner agencies Jason's boss? Elections have consequences. Jason reports to Pierce County Human Services Director, Heather Moss. She would acknowledge that Jason has 16 bosses, including the member governments of SSHA³P. Pierce County has two seats on the Executive Board, the Pierce County Executive, and the County Council, filled by Executive Bruce Dammeier and Council Chair Ryan Mello. Housing's not restricted by the boundaries of our municipalities. Ben asked if we have a clear path to do what's in the best interest of our community, or will politics interfere? Yes, we do have a clear path. The Executive Board's excited about the great minds that make up this Advisory Board. Once the Board's recommendations are rolled out, it's up to member governments to move forward how they wish. Sometimes it's a slow road.</p> <p>Jay said that they've seen an uptick of people losing housing. Rates are up to \$2000 for a one-bedroom unit. We can build, but what's on the flip side of this, with buildings rapidly becoming empty because they're not affordable? We're running into a bottleneck housing crisis. People with six figure incomes are losing their homes. Can we convert abandoned buildings to affordable housing?</p>	<p>Jason will follow up with Jeff.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P 2024 Work Plan & Budget Presentation continued</p>	<p>Jason shared that the State's taking direct action to make creating affordable housing more feasible. (Link to HB 1042 at right) There are some common misconceptions that existing buildings are easier to convert to housing than building new.</p> <p>Rian asked that the Board's scope of housing be clarified, for instance, does it include safe parking? SSHA³P's concerned with permanent housing; shelters are not on SSHA³P's agenda. However, Jason's been supporting a group in Parkland that provides shared living environments for pregnant women and women who have just given birth, coming from homelessness, and we can help connect clients with our Community Services division's Homeless Team. What AMI levels are we really looking at? 30% and up.</p> <p>Judson noted that it's tough to define AMI in Pierce County. The cost of energy-efficient housing has gone from \$120/sq ft to \$250 sq ft. It's extremely hard to put numbers on these things. He's really looking forward to correcting policies.</p> <p>Pierce County Council's going to adopt 2024 Comprehensive Plan income targets soon; this will be educational. More to come!</p> <p>How can we best amend our code and programs to best serve various AMI level neighbors?</p>	<p>HB 1042</p> <p>Mary invited Ben and Jay to email Jason and Mary with additional questions.</p>
<p>Advisory Board Regular Meeting Schedule Mary</p>	<p>The goal is for members to establish a suggested regular meeting schedule, to be formally adopted at the next meeting.</p> <p>Eleven out of 19 members indicated a preference to meet during the evening. All are available on the Third Tuesday evenings. Options are meeting monthly for 1.5 hours or every other month for two hours. If the group meets monthly, the Work Plan would be adopted in August and if every other month, the Work Plan would be adopted in November. All members are open to meeting monthly if needed.</p> <p>Based on the above, staff recommends that the Advisory Board meet monthly, every third Tuesday evening. Meetings can be cancelled if there's insufficient material to cover. The meeting schedule may be changed in the future.</p> <p>Questions/Feedback/Comments? Corey said this time works well for her schedule. Amanda asked if there's a limit to meetings that can be missed? That will be in the By-laws. Although most members prefer evenings, it's up for discussion.</p>	<p>Discussion</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Advisory Board By-Laws Mary</p>	<p>The By-laws were drafted based on the Resolution establishing this Board, as well as other pertinent documents, such as SKHHP Advisory Board By-Laws and By-Laws of other Pierce County Boards and Commissions.</p> <p>Officers shall consist of one Chair and one or more Vice Chairs.</p> <p>Officers may serve no more than two successive terms in the same office (terms are one year).</p> <p>Members may be removed with or without cause by a majority vote of the Executive Board, for three or more unexcused absences within a 12-month period, or for malfeasance, neglect of duty, inability to perform their official duties.</p> <p>Adria asked what the difference is between being removed and being recommended for removal. Mary explained that the Executive Board is the body with authority to remove Advisory Board members.</p> <p>Ben said that he serves on another Advisory Board, and they have a Chair and multiple Vice Chairs. They have one of each of their groups represented. It might be good for this group to have officers represent divisions (lived experience, developers, and advocates) Zac said that may be over-complicated; maybe we should just get the Board up and running. Mary noted that we have a lot of diversity within each of our categories.</p> <p>Corey asked how it would work if someone were removed – would there be an election? The Executive Board will appoint someone new to that position for the remainder of the term.</p> <p>Adria suggested considering that the three categories are not mutually exclusive.</p> <p>Ben noted that this isn't just about us, it's about perceptions of the public looking at us. Maybe it would benefit us to represent each of the categories in officers.</p> <p>April likes the proposed officer term limits.</p> <p>Adria said we should consider adding language preventing people moving from Chair to Vice Chair and back to Chair.</p> <p>Rian asked about the agenda (<i>notetaker couldn't hear him!</i>) Mary said that the Chair and Vice Chair(s) would work with Mary and Jason to set the agenda.</p>	<p>Mary will share a Word version of the By-laws so people can send suggested edits.</p> <p>If you have additional feedback please get it to Mary this week.</p>

TOPIC/WHO	DISCUSSION	ACTION
Adjournment	The meeting adjourned at 8:05 p.m.	Meeting ad-journed!

The next SSHA³P Advisory Board meeting will be Tuesday, June 20 at 6:00 p.m. via Zoom.

Becki Foutz
Administrative Assistant

Chat from 5/22/23 SSHA³P Advisory Board Meeting

From Mary Connolly (she/her) | SSHA3P to All Panelists 05:59 PM

Unfortunately it seems that there is a Teams link so I need to hop on that and come back :)

From Pierce County Webinar 1 to All Panelists 06:03 PM

I will be right back, just have to check to see if anyone is here in person

From Jason Gauthier | South South Housing Affordability Partners to All Panelists 06:23 PM

Lua's organization is currently working with the Low Income Housing Institute on this development in Tacoma's Lincoln District: <https://www.asiapacificculturalcenter.org/post/apcc-receives-award-for-78-unit-lincoln-district-senior-housing-project>

From Nicholas Carr to Everyone 06:49 PM

then nobody can inadvertently start a meeting

only work related emails, etc

From Jason Gauthier | South South Housing Affordability Partners to All Panelists 06:50 PM

Mary and I have the whole prosecutor's office to support us when we have OPMA questions.

From Adria Buchanan to Everyone 07:00 PM

What is included under Admin fee?

From Mary Connolly (she/her) | SSHA3P to Everyone 07:08 PM

<https://southsoundaffordablehousing.org/affordable-housing-projects-2/>

From Rian Booker to Everyone 07:09 PM

@mary -- Why SSHA3P and not SSAH?

From Mary Connolly (she/her) | SSHA3P to Everyone 07:14 PM

The "3" is supposed to be for "affordable, attainable, accessible"

<https://southsoundaffordablehousing.org/about/executive-board/>

From Mary Connolly (she/her) | SSHA3P to Everyone 07:19 PM

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

From Rian Booker to Everyone 07:25 PM

AMI is Area Median Income. It's a HUD calculated figure. e.g. The 30% AMI for Pierce County is \$533/month.

From Ben Ferguson to All Panelists 07:26 PM

100% AMI in Pierce County is a single person making \$85k

From Nicholas Carr to Everyone 07:26 PM

Jay, I have a ton of thoughts on your concerns. We have more tools than just development, you are 100% correct. Looking forward to engaging more on the realities you brought up.

From Jay Worley to All Panelists 07:27 PM

Thank you Nicholas.

From Adria Buchanan to Everyone 07:29 PM

How often does the Executive Board meet?

From Jason Gauthier | South South Housing Affordability Partners to All Panelists 07:30 PM

Adria - monthly, first Friday of each month (830-10am)

From Adria Buchanan to Everyone 07:30 PM

Ok thanks

From Nicholas Carr to Everyone 07:40 PM

that's a good idea April

From Ben Ferguson to All Panelists 07:43 PM

consent agendas are a good idea

From Nicholas Carr to Everyone 07:45 PM

i'm generally all for meetings being during the day, but I realize I do housing professionally, so it's easier for me to work it into my daily schedule, so i'm happy to defer

From Rian Booker to Everyone 07:51 PM

25% absenteeism sounds fair.

From Jay Worley to All Panelists 07:54 PM

I agree with 25%

unexcused

From Rian Booker to Everyone 07:54 PM

I like the concept. What are the 3 categories you're suggesting?

From Ben Ferguson to All Panelists 07:56 PM

Community, Advisors, Residents... or whatever the categories we were appointed under

From Rian Booker to Everyone 07:57 PM

^ I follow. The three buckets the Board recruited for.

From Riley Guerrero to Everyone 07:57 PM

I think that's a great Idea Ben & April, and I personally prefer the idea of three vice chairs, one of each category, so that there's an assurance that all groups have an equal voice and the Chair can come from any group

From Jay Worley to All Panelists 07:59 PM

there is many intersections

From Ben Ferguson to All Panelists 08:05 PM

thanks everyone. I'm looking to serving with you all

From William Towey to Everyone 08:05 PM

Thanks all -- off to a great start!

From Noemi Cagatin-Porter to Everyone 08:05 PM

Thank you

From Isabella Rivera Kjaer to Everyone 08:06 PM

Thank you all!

From Corey Orvold (she/her) to Everyone 08:06 PM

Have a great week team! I am looking forward to working with each of you!

From Riley Guerrero to Everyone 08:06 PM

Thank you Mary!!!

From Zac Baker to Everyone 08:06 PM

Thank you all! Looking forward to this group!

From Nicholas Carr to Everyone 08:06 PM

thanks!



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RESOLUTION NO. 2023-01

A RESOLUTION OF THE ADVISORY BOARD OF THE
SOUTH SOUND HOUSING AFFORDABILITY
PARTNERS ADOPTING BYLAWS.

WHEREAS, Section 3(A) of Resolution No. 2023-02 of the South Sound Housing
Affordability Partners (“SSHA³P”) Executive Board says that “Advisory Board members
shall work with SSHA³P staff to adopt bylaws and a decision-making structure
consistent with the SSHA³P Interlocal Agreement.”

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Advisory Board adopts the Bylaws in substantially the same form
as in Exhibit A.

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

Dated and Signed this ____ day of _____, 2023.

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

[Name of Chair], CHAIR

SSHAP³

25 ATTEST:

26 _____

27 _____



Exhibit A

**BYLAWS OF THE
SOUTH SOUND HOUSING AFFORDABILITY PARTNERS
ADVISORY BOARD**

ADOPTED June 20, 2023

TABLE OF CONTENTS

SECTION	SUBJECT	PAGE
I.	AUTHORITY.....	3
II.	NAME.....	3
III.	PURPOSE	3
IV.	ROLE	3
V.	MEMBERS.....	4
VI.	TERMS	5
VII.	MEETINGS.....	5
VIII.	ELECTION OF OFFICERS	6
IX.	CHAIR.....	7
X.	QUORUM.....	7
XI.	VOTING	8
XII.	RULES OF ORDER.....	8
XIII.	CONFLICT OF INTEREST	9
XIV.	REMOVAL FROM ADVISORY BOARD	10
XV.	AMENDMENT	10

SSHA³P

I. AUTHORITY

The authority to adopt and amend bylaws for the operations of the South Sound Housing Affordability Partners (“SSHA³P”) Advisory Board is derived from Resolution No. 2023-02 by the SSHA³P Executive Board which states in Section 3(A), “Advisory Board members shall work with SSHA³P staff to adopt bylaws and a decision-making structure consistent with the SSHA³P Interlocal Agreement.”

In the event of conflict between these bylaws and the guidance provided in the SSHA³P Intergovernmental Agreement (“IGA”), the IGA will take precedence. In the event of conflict between these Rules and Procedures and Resolution No. 2023-02 by the SSHA³P Executive Board, Resolution No. 2023-02 will take precedence.

II. NAME

The name of this Board shall be the South Sound Housing Affordability Partners (SSHA³P) Advisory Board.

III. PURPOSE

Generally, the purpose the SSHA³P Advisory Board is to:

1. Provide advice and recommendations to the SSHA³P Executive Board on the work of SSHA³P by drawing on a variety of relevant experiences and expertise;
2. Provide connection and advancement of the broader interests of the local community(ies) and/or interests they represent;
3. Strengthen Executive Board, staff workgroup, and other interested parties’ understanding of community needs and interests related to affordable/attainable housing in Pierce County.

IV. ROLE

1. Under the advice and direction of the Executive Board, the Advisory Board shall create a work plan annually that outlines the Advisory Board’s work areas. The work plan shall be adopted by the Executive Board. The work plan may be amended after review and adoption by the Executive Board.

SSHA³P

2. The Advisory Board's initial work plan shall include work areas for 2023 and 2024. Each subsequent work plan shall include work areas for one calendar year.
3. The Advisory Board shall work in collaboration with SSHA³P staff, the SSHA³P staff workgroup, and the SSHA³P Executive Board to develop and implement the SSHA³P Interlocal Agreement and SSHA³P's annual work plan priorities. With SSHA³P staff support, possible areas of focus include:
 1. Recommendations on SSHA³P's work plan and budget;
 2. Evaluation, development, and recommendation of policies and programs related to housing affordability and attainability; and
 3. Suggested approaches to federal, state, and regional legislative advocacy.

V. MEMBERS

1. Members shall be appointed by the SSHA³P Executive Board.
2. The Advisory Board shall consist of not more than twenty (20) and not less than fifteen (15) community members and/or key stakeholders.
3. Appointed members must have knowledge and understanding of affordable/attainable housing and be committed to the furtherance of improving access to affordable/attainable housing for all in Pierce County.
4. Membership should reflect a geographic diversity of Pierce County cities, towns, tribes and unincorporated areas.
5. Membership shall reflect:
 - a. One-third consumers of affordable/attainable housing (rental and ownership housing), who shall fill "Consumer Seats"
 - b. One-third developers, designers, planners, managers of affordable/attainable housing, who shall fill "Developer/Manager Seats"
 - c. One-third advocates and advisors who work on land use and housing issues, who shall fill "Advisor/Advocate Seats"
6. Advisory Board members may have experiences that align with more than one of the categories listed in section V.5. When appointed, Advisory Board members shall be assigned to a seat for one of the categories that they represent.

VI. TERMS

1. When the Advisory Board is created, the initial terms of members shall be staggered as follows:
 - a. One-third shall be appointed for a one-year term.
 - b. One-third shall be appointed for a two-year term.
 - c. One-third shall be appointed for a three-year term.
 - d. The membership categories of the Advisory Board, described in section V.5, shall be evenly distributed across the three initial terms.
2. Following the completion of initial appointments, appointments shall be for a three-year term unless otherwise indicated.
3. Advisory Board members retain the right to resign from their position at any time for any reason.
4. Vacancies occurring for any reason other than the expiration of a term of office may be filled by appointment for the remainder of the unexpired term.
5. Any member desiring to resign from the Advisory Board shall submit such resignation in writing to the SSHA³P Manager and Advisory Board Chair.

VII. MEETINGS

1. The Advisory Board will meet as often as it deems necessary, but not less often than quarterly.
2. Regular meetings shall be held at the time(s) and place(s) established by the Advisory Board. The time and location of a meeting may be changed with at least 24 hours' notice.
3. If the scheduled meeting date is a legal holiday, the regular meeting shall be held on the next business day.
4. Special meetings of the Board may be called by the Chair. Special meetings of the Board may also be called by a majority of the Board. A minimum notice of 72 hours shall be provided for special meetings in accordance with State law.

SSHĀ³P

5. A meeting may be canceled by the Chair or by a majority of the Board with at least 24 hours' advance notice.
6. Per the terms of the IGA, meetings of the Board shall be conducted in conformity with the requirements of the Washington State Open Public Meetings Act, Chapter 42.30 of the Revised Code of Washington (RCW). Executive sessions can only be held in accordance with the provisions of Section 42.30.110 RCW.
7. The Board may conduct business in closed session as allowed in conformity with Section 42.30.140 RCW.
8. The Advisory Board shall be staffed by SSHA3P staff who will provide technical assistance in the form of meeting organization and meeting minutes.
9. An agenda shall be prepared in advance of every regular and special meeting of the Board. Meeting agendas for a regular meeting shall be provided to members of the Board not less than five (5) working days in advance of the regular meeting. Meeting materials regarding items on an agenda shall be provided to members of the Board not less than two (2) working days in advance of the regular meeting. Meeting agendas and materials regarding items on an agenda for a special meeting shall be provided to members of the Board as promptly in advance of the meeting as can reasonably be accomplished.
10. Attendance of regular and special meetings is expected of all Advisory Board members. An absence shall be considered excused if communication of intended absence is delivered to staff in advance of the missed meeting. If a member does not attend a meeting, they should review the agenda packet and minutes from the missed meeting prior to the next meeting.
11. Reasonable accommodations will be provided to any member of the Advisory Board upon request.

VIII. ELECTION OF OFFICERS

1. The officers of the Board shall consist of one Chair and at least one but not more than two Vice Chairs elected from the appointed members of the Board and such other officers as the Advisory Board may, by the majority vote, approve and appoint.
2. The election of officers shall take place once each year at the Board's first regular meeting of each calendar year, or as soon thereafter as possible. The term of office of each officer shall run until the subsequent election. Officers

may serve no more than two successive terms in the same office. Officers may serve no more than four successive terms in any office.

3. If the Chair or a Vice Chair vacates their position mid-term, the Board will re-elect officers at their next scheduled meeting and as their first order of business. If it is the Chair position that has been vacated, one of the Vice Chairs will administer the election proceedings.

IX. CHAIR

1. The Chair shall preside over the meetings of the Advisory Board and may exercise all the powers usually incident of the office. The Chair is a member of the Advisory Board and has the full right to have their own vote recorded in all deliberations of the Advisory Board.
2. The Chair shall have power to create ad hoc committees of one or more members. Standing committees of the Advisory Board shall be created at the direction of the Advisory Board and appointed by the Chair. Standing or ad hoc committees may be charged with such duties, examinations, investigation, and inquiries relative to one or more subjects of interest to the Board. No standing or ad hoc committee shall represent a quorum of the group. No standing or ad hoc committee shall have the power to commit the Board to the endorsement of any plan or program without approval at the regular or special meetings of the Advisory Board.
3. One of the Vice Chairs shall, in the absence of the Chair, perform all the duties incumbent upon the Chair.
4. In the event of the absence of the Chair and both Vice Chairs, the Chair shall delegate the responsibility to another member.

X. QUORUM

A quorum at any meeting of the Advisory Board will consist of the Board members who represent a simple majority of the Board's membership. Advisory Board members may participate in any meeting by phone and/or video conferencing for all purposes, including but not limited to voting and establishing a quorum.

XI. VOTING

1. No action may be taken except at a meeting where a quorum exists. Action by the Advisory Board requires an affirmative vote by a majority of those members attending a Board meeting where a quorum exists. Official action by the Advisory Board may be conducted by motion, resolution, declaration, or other means as determined to be necessary by the Advisory Board. Proxy voting is not allowed.
2. The Chair, or on request from a Board member, may take a roll call vote.
3. It is the responsibility of each member of the Board to vote when requested on a matter before the full Board. However, a member may abstain from discussion and voting on a motion because of a stated conflict of interest. Any member, including the Chair, not voting or not voting in an audible voice shall be recorded as abstaining on the motion.
4. If any member of the Board wishes to abstain or has disclosed a conflict of interest and must abstain from a vote on the motion, that member shall so advise the Chair and, if there is no objection to the abstention, shall not participate in any deliberations, and considerations of the motion, and shall have no further participation in the matter.
5. If the intended abstention can be anticipated in advance, the member should notify the Board Chair as soon as practicable.
6. If a tie vote exists, after recording the Chair's vote, the motion fails.
7. At a minimum, in order to ensure an efficient, clear and organized record of Advisory Board decision making, the following types of actions shall be taken under Resolution:
 - a. Adoption and amendments to the Advisory Board's bylaws
 - b. Establishment of the frequency, day, and time of the Advisory Board's meeting schedule in order to ensure meetings are categorized as a general meeting
 - c. Official recommendations for the SSHĀ³P Executive Board

XII. RULES OF ORDER

Except as modified by these bylaws, all meetings of the Advisory Board shall be conducted in accordance with the latest edition or revision of Robert's Rules of Order.

XIII. CONFLICT OF INTEREST

1. A potential conflict of interest arises when an Advisory Board member or an Advisory Board member's immediate family member stands to benefit from an action the Advisory Board takes or has another interest that impairs, or could be seen to impair, the independence or objectivity of the Advisory Board. Potential conflicts of interest may include situations in which an Advisory Board member or an Advisory Board member's immediate family member or business:
 - a) Has an ownership or investment interest in any third party that SSHAP³ is considering dealing with;
 - b) Serves on the board, participates in the management of, or is otherwise employed by or volunteers with any third party that SSHAP³ deals with or is considering dealing with;
 - c) Receives or may receive compensation or other benefits in connection with a transaction into which SSHAP³ enters;
 - d) Receives or may receive personal gifts or loans from third parties dealing with SSHAP³;
 - e) Has a close personal or business relationship with a participant in a transaction being considered by SSHAP³;
 - f) Would like to pursue a transaction being considered by SSHAP³ for their personal benefit.
2. Whenever an Advisory Board member or any of their immediate family members have a financial interest in or any other personal interest in a matter coming before the Advisory Board, they must:
 - a) Fully disclose the nature of the interest; and
 - b) Recuse themselves from discussing, lobbying, or voting on the matter.
3. Advisory Board members must disclose any actual or potential conflicts of interest regarding any business included in the meeting's agenda at the beginning of each Advisory Board meeting. Any matter in which Advisory Board members have an actual or potential conflict of interest will be decided only by a vote of disinterested individuals. The minutes of any board meeting at which a matter involving an actual or potential conflict of interest was

SSHA³P

discussed or voted upon shall include: the name of the interested party, the nature of the interest, and the decision as to whether the interest presented a conflict of interest.

XIV. REMOVAL FROM ADVISORY BOARD

1. A member may be removed from the Advisory Board by the Executive Board with or without cause on a majority vote of membership of the Executive Board.
2. A member of the Advisory Board may be recommended for removal to the SSHA³P Executive Board for malfeasance, neglect of duty, or inability to perform their official duties.
3. A member who misses 25 percent or more of meetings within a 12 month period without an excused absence or who misses 50% or more of meetings within a 12 month period, whether excused or unexcused, may be recommended for removal to the SSHA³P Executive Board.

XV. AMENDMENT

These bylaws may be amended at any regular meeting of the Board by a majority vote of a quorum. The proposed amendment shall be presented in writing at a preceding regular meeting.



SSHA³P ADVISORY BOARD BYLAWS: SUBSTANTIVE CHANGES MADE TO THE DRAFT SINCE MAY 22

SSHA³P ADVISORY BOARD REGULAR MEETING
JUNE 20, 2023

MARY CONNOLLY, PROGRAM SPECIALIST II

EXECUTIVE TEAM STRUCTURE

“The officers of the Board shall consist of one Chair and at least one but not more than two ~~or more~~ Vice Chairs elected from the appointed members of the Board....”

- *Allows one or two vice chairs.*
- *Staff recommend that there not be a requirement that officers come from different member categories because there is much diversity of experience within each category and some members identify with more than one category.*

OFFICER TERM LIMITS

“Officers may serve no more than two successive terms in the same office. Officers may serve no more than four successive terms in any office.”

- *Ensures that officers must rotate out of any leadership position after 4 years.*

ATTENDANCE

“Attendance of regular and special meetings is expected of all Advisory Board members. An absence shall be considered excused if communication of intended absence is delivered to staff in advance of the missed meeting. If a member does not attend a meeting, they should review the agenda packet and minutes from the missed meeting prior to the next meeting.”

“A member who misses 25 percent or more of meetings within a 12 month period without an excused absence or who misses 50% or more of meetings within a 12 month period, whether excused or unexcused, ~~has three (3) or more unexcused absences within a 12 month period~~ may be recommended for removal to the SSHA³P Executive Board.”

VACANCIES

“Vacancies occurring for any reason other than the expiration of a term of office ~~should~~ may be filled by appointment for the remainder of the unexpired term.”

- *There may be a circumstance where a seat that is vacant doesn't have to be filled because the Advisory Board is still in compliance with membership requirements.*



SSHA³P ADVISORY BOARD BYLAWS: SUBSTANTIVE CHANGES MADE TO THE DRAFT SINCE MAY 22

SSHA³P ADVISORY BOARD REGULAR MEETING
JUNE 20, 2023

MARY CONNOLLY, PROGRAM SPECIALIST II



RESOLUTION NO. 2023-02

A RESOLUTION OF THE ADVISORY BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS ADOPTING A SCHEDULE FOR REGULAR MEETINGS.

WHEREAS, Section 9a of the South Sound Housing Affordability Partners (“SSHA³P”) Intergovernmental Agreement (“IGA”) requires the SSHA³P Advisory Board (“the Advisory Board”) to meet “as often as it deems necessary, but not less often than quarterly”; and,

WHEREAS, the Advisory Board believes that more frequent meetings are necessary during 2023 to establish the operations of the Advisory Board.

NOW, THEREFORE, THE ADVISORY BOARD RESOLVES as follows:

Section 1. The Advisory Board will meet monthly on the third Tuesday of each month at 6:00 PM. If that date falls on a holiday, the regular meeting shall be held on the next business day.

Section 2. Meetings will be held in a hybrid format. Virtual login information and an in-person location will be indicated on the Advisory Board agenda.

Section 3. This Resolution will take effect and be in full force upon passage and signature.

Adopted this _____ day of _____, 2023.

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

[Insert chair’s name] CHAIR

SSHAP³

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ATTEST:

2023-2024 WORK PLAN

JUNE 20, 2023

ADVISORY BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II

WHAT IS THE WORK PLAN?

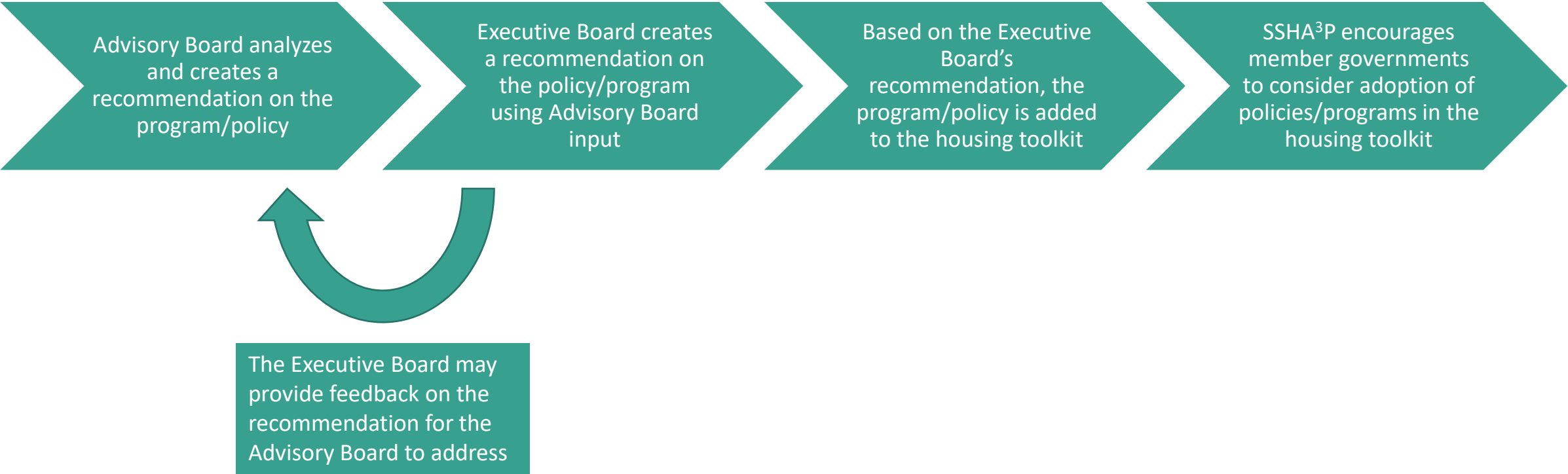
- Outlines work areas for the Advisory Board
- Created annually
- First work plan includes work areas for 2023-2024
- Will include analysis of and recommendations on policies and programs for inclusion in SSHA³P's housing toolkit

WHAT IS THE HOUSING TOOLKIT?

- A set of policy and program recommendations for eligible member governments to consider for adoption
- Recommendations include
 - Information on the policy or program and why a member may consider its adoption
 - Guidance on implementation
 - Resources and examples
- Policies added this year
 - SEPA Categorical Exemption
 - SEPA Urban Infill Exemption

Policies Considered	Policies Added
1. Short Plat Threshold Increase	
2. SEPA Urban Infill Exemption	✓
3. SEPA Categorical Exemption	✓
4. Multi-Family Property Tax Exemption (MFTE)	
5. Fee-in-Lieu Program	
6. Townhome Density Bonus	
7. Lot Subdivision Policy	
8. Affordable and Supportive Housing Sales & Use Tax (“1406”)	
9. Transfer Development Rights	

NEW PROCESS FOR ADDING A POLICY OR PROGRAM TO THE HOUSING TOOLKIT



PROCESS

*What process do you prefer for creation
of the work plan?*

OPTION 1

- Using feedback from the full Advisory Board, an Advisory Board subcommittee of up to 9 members meets to develop a work plan outside of regular Advisory Board meetings.
- Advisory Board provides feedback on the draft and direction to finalize.

OPTION 1 (CONT.)



Today

- Advisory Board discusses process and goals for work plan development



July

- Advisory Board discusses policies and programs to include in the work plan



August

- **Subcommittee meets with staff to develop a draft work plan**
- **Draft work plan is presented to the Advisory Board for feedback and direction to finalize**



September

- Draft work plan is presented to Executive Board for feedback
- **Subcommittee incorporates feedback from Executive Board**
- **Final work plan is presented to Advisory Board for recommendation to the Executive Board**



October

- Final work plan is presented to Executive Board for adoption

OPTION 2

- Staff use feedback from the Advisory Board to draft a work plan.
- Advisory Board provides feedback on draft work plan and direction to finalize.

OPTION 2 (CONT.)



Today

- Advisory Board discusses process and goals for work plan development



July

- Advisory Board discusses policies and programs to include in the work plan



August

- **Staff present a first draft work plan to Advisory Board for discussion and feedback**



September

- **Staff present a second draft work plan to Advisory Board for feedback and direction to finalize**



October

- Draft work plan is presented to Executive Board for feedback
- **Staff incorporate Executive Board feedback**
- **Final work plan is presented to Advisory Board for recommendation to the Executive Board**



November

- Final work plan is presented to Executive Board for adoption

DISCUSSION QUESTION 1

WHAT PROCESS DO YOU PREFER FOR CREATION OF THE WORK PLAN?

CRITERIA

What criteria should be considered when selecting policies and programs for inclusion in the work plan?

CONSIDERATIONS IN CREATING THE WORK PLAN

1. Recommendations should relate to SSHA³P's mission to **create and preserve affordable, attainable, and accessible** housing in Pierce County.
 - Affordable: Housing that is restricted to low income households earning at or below a certain level of income; usually built with public funds.
 - Attainable: Housing that is produced by the market without public funds and affordable to households with moderate incomes.
 - Moderate income: 80 – 120% AMI (Area Median Income)
 - Accessible: Includes a variety of topics, such as physical accessibility, fair housing, and programs that support people with low incomes in maintaining safe and affordable housing.
2. Recommendations must be able to be implemented by city, county, and/or tribal government.

CONSIDERATIONS IN CREATING THE WORK PLAN (CONT.)

3. Recommendations should align with the Executive Board's priorities:

- Increase number of units developed and speed of development to meet housing targets over the next 20 years
- Increase number of affordable units developed
- Encourage regional alignment without a one-size-fits-all approach
- Consider equity in policies and programs

DISCUSSION QUESTION 2

WHAT OTHER CRITERIA SHOULD BE CONSIDERED WHEN SELECTING POLICIES AND PROGRAMS FOR INCLUSION IN THE WORK PLAN?

GOALS

*What goals should be prioritized in policy
and program recommendations?*

GOALS MAY ADDRESS A POLICY AREA

Examples

- Address regulatory barriers to building housing
- Incentivize affordable housing development
- Increase homeownership opportunities
- Strengthen fair housing practices
- Protect tenants' rights
- Increase opportunities for housing affordable to people with extremely low incomes
- Increase funding opportunities for affordable housing
- Encourage alternative housing models (e.g. community land trust, shared housing)
- Encourage alternative construction methods (e.g. conversion of commercial space, alternative materials)

GOALS MAY FOCUS ON A CERTAIN TYPE OF HOUSING

Examples

- Focus on households with certain income levels
- Focus on certain housing typologies (e.g. multifamily, middle housing, ADUs)

DISCUSSION QUESTION 3

WHAT GOALS SHOULD BE PRIORITIZED IN POLICY AND PROGRAM RECOMMENDATIONS?



2023-2024 WORK PLAN

JUNE 20, 2023

ADVISORY BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II