



**South Sound Housing Affordability Partners
Executive Board**

Regular Meeting AMENDED Agenda

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

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

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

July 7, 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 Fleming, 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: It's baseball season, which begs the question, if you were headed up for an at-bat what would be your walk-up song?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: Minutes June 2, 2023, Executive Board meeting

[Document Link](#)

Minutes June 26, 2023, Executive Board special meeting

[Document Link](#)

IV. PUBLIC COMMENT

This is the time set aside for the public to comment on Resolutions, Ordinances, and Final Action. To request to speak virtually, please press the Raise Hand button near the bottom of your Zoom window or *9 on your phone; if speaking in person, please sign in on the on the public comment form in the conference room. Your name or the last four digits of your phone number will be called out when it is your turn to speak.

The Executive Board meeting can be heard by dialing 253-215-8782 or through Zoom at <https://piercecountywa.zoom.us/j/98374643754> and entering the Meeting ID 983 7464 3754. Written comments may be submitted to jason.gauthier@piercecountywa.gov Friday before 8:00 a.m. prior to the monthly Executive Board meeting for the Public Comment period. Comments will be compiled and sent to the Executive Board and posted on the SSHA³P website at: southsoundaffordablehousing.org

V. RESOLUTIONS & PRESENTATIONS

A. Resolution No. 2023-05

8:45

Purpose: Presentation by the SSHA³P Manager of Resolution No. 2023-05, adopting a 2024 SSHA³P Work Plan

ATTACHMENTS: Resolution No. 2023-05

[Document Link](#)

B. Black Home Initiative Presentation

9:00

Purpose: Presentation by Marty Kooistra on the Black Home Initiative

ATTACHMENTS: Black Home Initiative Presentation

[Document Link](#)

BHIN Partner Pledge

[Document Link](#)

C. 2023 Executive Board Scheduling Update

9:40

Purpose: Presentation by the SSHA³P Manager on the 2023 Executive Board Schedule.

ATTACHMENTS: 2023 Executive Board Schedule Presentation

[Document Link](#)

VI. REPORT BY THE SSHA³P MANAGER

A. Advisory Board Update

ATTACHMENTS: July 2023 SSHA³P Manager Report

[Document Link](#)

Financially Attainable Graphics

[Document Link](#)

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

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>

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<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="297 730 1373 1814"> <thead> <tr> <th data-bbox="297 730 1049 768">Sum of Position Total</th> <th data-bbox="1049 730 1373 768">Column Labels</th> </tr> <tr> <th data-bbox="297 768 1049 806">Row Labels</th> <th data-bbox="1049 768 1373 806">2024</th> </tr> </thead> <tbody> <tr> <td data-bbox="297 806 1049 844">SSHA3P Manager</td> <td data-bbox="1049 806 1373 844">180,548</td> </tr> <tr> <td data-bbox="297 844 1049 882">SSHA3P Program Specialist II (PS2)</td> <td data-bbox="1049 844 1373 882">57,969</td> </tr> <tr> <td data-bbox="297 882 1049 919">Grand Total</td> <td data-bbox="1049 882 1373 919">238,516</td> </tr> <tr> <td data-bbox="297 919 1049 957"> </td> <td data-bbox="1049 919 1373 957"> </td> </tr> <tr> <td data-bbox="297 957 1049 995">Increase PS2 to full time</td> <td data-bbox="1049 957 1373 995">69,100</td> </tr> <tr> <td data-bbox="297 995 1049 1033"> </td> <td data-bbox="1049 995 1373 1033"> </td> </tr> <tr> <td data-bbox="297 1033 1049 1071">Total Salaries and Benefits: Program Staff</td> <td data-bbox="1049 1033 1373 1071">307,616</td> </tr> <tr> <td data-bbox="297 1071 1049 1108"> </td> <td data-bbox="1049 1071 1373 1108"> </td> </tr> <tr> <td data-bbox="297 1108 1049 1146">Salaries and Benefits: Other Staff</td> <td data-bbox="1049 1108 1373 1146">4,000</td> </tr> <tr> <td data-bbox="297 1146 1049 1184"> </td> <td data-bbox="1049 1146 1373 1184"> </td> </tr> <tr> <td data-bbox="297 1184 1049 1222">Travel and Training</td> <td data-bbox="1049 1184 1373 1222">1,250</td> </tr> <tr> <td data-bbox="297 1222 1049 1260"> </td> <td data-bbox="1049 1222 1373 1260"> </td> </tr> <tr> <td data-bbox="297 1260 1049 1297">Phone</td> <td data-bbox="1049 1260 1373 1297">1,320</td> </tr> <tr> <td data-bbox="297 1297 1049 1335"> </td> <td data-bbox="1049 1297 1373 1335"> </td> </tr> <tr> <td data-bbox="297 1335 1049 1373">Communication (Printing, Translation, etc)</td> <td data-bbox="1049 1335 1373 1373">1,000</td> </tr> <tr> <td data-bbox="297 1373 1049 1411"> </td> <td data-bbox="1049 1373 1373 1411"> </td> </tr> <tr> <td data-bbox="297 1411 1049 1449">Supplies and Miscellaneous</td> <td data-bbox="1049 1411 1373 1449">175</td> </tr> <tr> <td data-bbox="297 1449 1049 1486"> </td> <td data-bbox="1049 1449 1373 1486"> </td> </tr> <tr> <td data-bbox="297 1486 1049 1524">Total Expenditures</td> <td data-bbox="1049 1486 1373 1524">315,361</td> </tr> <tr> <td data-bbox="297 1524 1049 1562"> </td> <td data-bbox="1049 1524 1373 1562"> </td> </tr> <tr> <td data-bbox="297 1562 1049 1600">10% Admin Fee</td> <td data-bbox="1049 1562 1373 1600">31,536</td> </tr> <tr> <td data-bbox="297 1600 1049 1638"> </td> <td data-bbox="1049 1600 1373 1638"> </td> </tr> <tr> <td data-bbox="297 1638 1049 1675">TOTAL</td> <td data-bbox="1049 1638 1373 1675">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	
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TOPIC/WHO	DISCUSSION	ACTION
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<p>2024 SSHA³P Budget continued</p>	<p>Annual Contribution Increase:</p>	3.5% - 4.8%	8.25%	15.25%	4%	4%	<p>Informational</p>	
		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>						<p>Discussion</p> <p>Jason will schedule a meeting with Council member Brandstetter to explore budget re-serve guidelines.</p>	

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>Informational</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 interested in the process for your jurisdiction, please contact Chair Mello or Jason.</p>
<p>Adjournment</p>	<p>The meeting adjourned at 9:53 a.m.</p>	<p>Meeting adjourned!</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



**South Sound Housing Affordability Partners
Executive Board Meeting Minutes**

June 26, 2023

4:00 – 4:18 p.m.

Executive Board: Mayor Nancy Backus, City of Auburn – excused
Councilmember Kevin Ballard, City of DuPont – excused
Deputy Mayor Mike Winkler, City of DuPont - present
Mayor Daryl Eiding, City of Edgewood – absent
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Staff: Jason Gauthier, SSHA³P Manager
Mary Connolly, Program Specialist
Becki Foutz, Administrative Assistant

Guests: Kenneth George, Tiffany Speir

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Chair George called the meeting to order at 4:10 p.m. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present.	Wel-come!
Consent Agenda	Any modifications to the agenda? None.	
Public Comment	Chair George invited the public to comment. None.	

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<p>Resolution 2023-04 Jason Gauthier</p>	<p>Resolution 2023-04 Jason thanked everyone for joining this special meeting. He shared Resolution 2023-04, recommending the FY 2024 SSHA³P (final) operating budget. Exhibit A:</p>																																																																																											
	<table border="1" data-bbox="462 462 1193 1375"> <thead> <tr> <th colspan="2" style="background-color: #4CAF50; color: white;">SSHA³P Fund</th> <th style="background-color: #4CAF50; color: white;">2024 BUDGET</th> </tr> </thead> <tbody> <tr> <td colspan="3">OPERATING REVENUES</td> </tr> <tr><td>City of Auburn</td><td></td><td>\$5,601.94</td></tr> <tr><td>City of DuPont</td><td></td><td>\$5,601.94</td></tr> <tr><td>City of Edgewood</td><td></td><td>\$5,601.94</td></tr> <tr><td>City of Fife</td><td></td><td>\$5,601.94</td></tr> <tr><td>City of Fircrest</td><td></td><td>\$3,361.16</td></tr> <tr><td>City of Gig Harbor</td><td></td><td>\$5,601.94</td></tr> <tr><td>City of Lakewood</td><td></td><td>\$22,407.75</td></tr> <tr><td>City of Milton</td><td></td><td>\$3,361.16</td></tr> <tr><td>Pierce County</td><td></td><td>\$140,725.00</td></tr> <tr><td>Puyallup Tribe of Indians</td><td></td><td>\$3,361.16</td></tr> <tr><td>City of Puyallup</td><td></td><td>\$13,444.65</td></tr> <tr><td>Town of Steilacoom</td><td></td><td>\$3,361.16</td></tr> <tr><td>City of Sumner</td><td></td><td>\$5,601.94</td></tr> <tr><td>City of Tacoma</td><td></td><td>\$70,362.50</td></tr> <tr><td>City of University Place</td><td></td><td>\$13,444.65</td></tr> <tr><td>SSHA³P Operating Fund Balance</td><td></td><td>\$40,000.00</td></tr> <tr><td>Philanthropic / Aligned Organization Contributions</td><td></td><td>\$0</td></tr> <tr> <td>TOTAL Revenue</td> <td></td> <td>\$347,440.83</td> </tr> <tr> <td colspan="3">EXPENDITURES</td> </tr> <tr><td>Salaries and Benefits - Manager</td><td></td><td>\$186,110</td></tr> <tr><td>Salaries and Benefits - Program Specialist II</td><td></td><td>\$114,790</td></tr> <tr><td>Travel and Training</td><td></td><td>\$3,500</td></tr> <tr><td>Contracted Services</td><td></td><td>\$8,000</td></tr> <tr><td>Phone</td><td></td><td>\$1,320</td></tr> <tr><td>Communication (Printing, Translation, Advertising, etc.)</td><td></td><td>\$1,000</td></tr> <tr><td>Supplies and Miscellaneous</td><td></td><td>\$500</td></tr> <tr><td>Cost Pool Allocation/10% Admin Fee</td><td></td><td>\$31,450</td></tr> <tr> <td>TOTAL Expenditures</td> <td></td> <td>\$346,670</td> </tr> </tbody> </table>	SSHA ³ P Fund		2024 BUDGET	OPERATING REVENUES			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 of Indians		\$3,361.16	City of Puyallup		\$13,444.65	Town of Steilacoom		\$3,361.16	City of Sumner		\$5,601.94	City of Tacoma		\$70,362.50	City of University Place		\$13,444.65	SSHA ³ P Operating Fund Balance		\$40,000.00	Philanthropic / Aligned Organization Contributions		\$0	TOTAL Revenue		\$347,440.83	EXPENDITURES			Salaries and Benefits - Manager		\$186,110	Salaries and Benefits - Program Specialist II		\$114,790	Travel and Training		\$3,500	Contracted Services		\$8,000	Phone		\$1,320	Communication (Printing, Translation, Advertising, etc.)		\$1,000	Supplies and Miscellaneous		\$500	Cost Pool Allocation/10% Admin Fee		\$31,450	TOTAL Expenditures		\$346,670	
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	<p>Jason opened for questions. Chair George noted that Mayor Backus shared at the last meeting that SKHHP quickly realized that their budget would need to be increased if they wanted to meet goals.</p> <p>Councilmember Mello moved, and Councilmember Henderson seconded, to adopt Resolution 2023-24. Any questions? None. Vote was taken; motion approved. The budget will be transmitted to Executive Board members and Staff Workgroup for member governments to use in their budgeting process.</p>	<p>The operating budget was approved.</p>																																																																																										
<p>Adjournment</p>	<p>Mayor Markley moved to adjourn; Councilmember Mello seconded. The meeting adjourned at 4:18 p.m.</p>	<p>Meeting adjourned!</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



RESOLUTION NO. 2022-05

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (“SSHA³P”) ADOPTING THE 2024 SSHA³P WORK PLAN

WHEREAS, pursuant to the Interlocal Agreement (“ILA”) the Executive Board of the South Sound Housing Affordability Partners (“SSHA³P”) is responsible for creation, implementation, and approval of an annual work plan to guide the work of SSHA³P Staff; and

WHEREAS, the purpose of the annual work plan is to provide work guidance and implement the overarching SSHA³P goals to create and preserve affordable, attainable, and accessible housing throughout Pierce County; and

WHEREAS, the 2024 Work Plan includes four focus area with corresponding objectives, work items, and indicators.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board adopts the SSHA³P 2024 Work Plan as shown in Exhibit 1.

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

Adopted this _____ day of _____, 2023.

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

HUNTER GEORGE, CHAIR

SSHĀ³P

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ATTEST:



EXHIBIT 1
South Sound Housing Affordability Partners
2024 Work Plan

Focus Area	Objective
Facilitate the development of affordable housing	Coordinate public resources and private resources to create and/or preserve affordable housing in the SSHA ³ P service area.
Support policy and planning efforts	Support member governments in their development of local appropriate policies and programs to meet their housing goals, including working with our state and federal legislative delegations to ensure appropriate funding is made available.
Inform and engage	Provide information and engagement to support the development of housing and access to housing support programs.
Manage governance and administration	Ensure operational commitments are met and the interlocal collaboration is well governed and administered.

Focus Area 1

Facilitate the Development of Affordable Housing

Work Items	Indicators
Facilitating Development	
1. Facilitate the identification of publicly owned real estate for potential affordable housing development	<ul style="list-style-type: none"> • Number of publicly owned properties identified for possible acquisition and affordable housing development • Number of identified properties acquired for future affordable housing development • Annual update on development of properties identified in previous Work Plan years
2. Support predevelopment services for affordable housing project development	<ul style="list-style-type: none"> • Number of affordable housing projects supported by SSHA³P predevelopment assistance
3. Coordinate with private funders to maximize investments in affordable housing development	<ul style="list-style-type: none"> • Number of philanthropy affordable housing roundtables hosted
Collaborative Funding	
4. Pool resources from contributing member governments for the SSHA ³ P Housing Capital Fund (“the Fund”)	<ul style="list-style-type: none"> • Total moneys pooled by member governments for contribution to the Fund
5. Seek additional philanthropic/private support for Fund-awarded affordable housing projects and/or programs	<ul style="list-style-type: none"> • Total private moneys contributed to projects awarded by the Fund
6. Support the development of priorities and recommendations for fund distribution	<ul style="list-style-type: none"> • Total moneys allocated through the Fund award(s) • Number of new affordable units that will be created and/or preserved with award(s)

Focus Area 2

Support Policy & Planning Efforts

Work Items	Indicators
Housing Programs and Policies	
1. Respond to member requests for assessments, research, and recommendations on housing policies and programs	<ul style="list-style-type: none"> • Number of requests for technical assistance fulfilled • Number of member governments assisted
2. Consider policies and programs for addition into the Housing Toolkit	<ul style="list-style-type: none"> • Number of policies and programs adopted for member government consideration • Quarterly tracking report of member government consideration of policy and program recommendations adopted by the Executive Board
Comprehensive Plan Housing Element Update	
3. Maintain and update Comprehensive Plan guidance matrix including guidance, data support, and advisory documents	<ul style="list-style-type: none"> • Member government staff made aware of matrix updates
4. Support member governments in updating the housing element of their Comprehensive Plans, which may include: <ul style="list-style-type: none"> • Gathering and visualizing housing-related data • Supporting the coordination of community engagement efforts • Developing outreach and presentation materials for community and stakeholder engagement • Facilitating collaboration amongst member government staff 	<ul style="list-style-type: none"> • Number of member governments assisted
Grant Support	
5. Support member governments with the identification of and application for grants related to housing and land use	<ul style="list-style-type: none"> • Number of grant applications submitted with SSHA³P staff assistance
6. Support RFP development and marketing of grant-funded contracts related to affordable housing	<ul style="list-style-type: none"> • Number of RFPs developed with SSHA³P's assistance

State Legislative Agenda	
<p>7. Develop state legislative agenda in collaboration with member governments. Support agenda by:</p> <ul style="list-style-type: none"> • Providing weekly update hot sheets on legislative activity affecting land use and housing • Responding to member requests for information and data in support of pertinent legislative priorities • Attending committee hearings to provide oral and written testimony • Providing briefings to member government Councils and staff on activity pertinent policy 	<ul style="list-style-type: none"> • Amount of capital funding directly allocated by the State Legislature to support affordable housing development in SSHA³P communities. • Number of bills supported by SSHA³P that are signed into law • Number of bills opposed by SSHA³P that are not signed into law
Federal Legislative Agenda	
<p>8. Develop federal advocacy priorities in collaboration with member governments. Respond to member requests for information and data.</p>	<ul style="list-style-type: none"> • Amount of capital funding allocated via Congressionally Directed Spending to support affordable housing development in SSHA³P communities.

Focus Area 3

Information & Engagement

Work Items	Indicators
Information	
1. Update annual Affordable housing production and housing services map to include projected affordable housing development pipeline	<ul style="list-style-type: none"> Map update completed by August 1, 2024
2. Maintain database of affordable housing developers and pertinent information on their development pipelines, service priorities, and housing production types	<ul style="list-style-type: none"> Database is updated regularly and shared with member governments at their request
Engagement	
3. Facilitate relationships between SSHA ³ P member governments and the developer community	
4. Promote SSHA ³ P's Developer Portal and utilize feedback from developers and SSHA ³ P member governments for continuous improvement	
5. Host an Affordable Housing Developer Forum for affordable housing developers to engage with SSHA ³ P member government staff and learn about development opportunities within the geographic purview of member governments	<ul style="list-style-type: none"> Number of member governments and affordable housing developers in attendance
6. Highlight local success stories of policy changes that have attracted residential and mixed-use development	
Housing Services	
7. Broaden awareness and usage of home repair and property tax exemption programs through: <ul style="list-style-type: none"> Tax Exemption Seminars and Community Education Events Designing and distributing locally applicable marketing materials Identifying communities that are underserved by housing support programs and performing targeted outreach 	<ul style="list-style-type: none"> Number of property tax and housing services seminars hosted Number of attendees at seminars

Focus Area 4

Governance & Administration

Work Items	Indicators
Advisory Board	
1. Facilitate recruitment and selection of new members and/or reappointment of members with expiring terms	<ul style="list-style-type: none"> Number of months during the year that Advisory Board membership meets ILA requirements
2. Support the Advisory Board in completing tasks from their current Work Plan and in creating a 2025 Work Plan	<ul style="list-style-type: none"> Executive Board adopts a 2025 Advisory Board Work Plan
3. Present Advisory Board recommendations to the Executive Board for their consideration	<ul style="list-style-type: none"> Number of policy and program recommendations made to the Executive Board
FY 2025 Work Plan and Budget Development	
4. Coordinate the development of the 2025 Work Plan and Budget	<ul style="list-style-type: none"> 2025 Work Plan and Budget approved on or before July 1, 2024
Quarterly Reporting	
5. Provide quarterly Work Plan and Budget performance reporting	<ul style="list-style-type: none"> Executive Board reported on the following timeline: <ul style="list-style-type: none"> FY24, Q1 – May 2024 FY24, Q2 – August 2024 FY24, Q3 – November 2024 FY24, Q4 – February 2025
Housing-Related Policy Boards	
6. Represent SSHA ³ P on the Washington State Affordable Housing Advisory Board (“AHAB”)	<ul style="list-style-type: none"> Number of AHAB meetings attended Number of post-meeting briefings provided to the Executive Board
External Funding	
7. Seek operating funding for SSHA ³ P from philanthropic and aligned organizations	<ul style="list-style-type: none"> Total amount of moneys contributed by philanthropic and aligned organizations

Black Home Initiative

Connecting Capital and Community

SSHA³P

July 7, 2023



Black Home Initiative

NETWORK

How Did We Get Here?

Convening To Explore Concept
(Washington Roundtable and
Washington Bankers
Association)

Center for Community
Investment (CCI) selects Civic
Commons to convene 3-year
greater Seattle effort

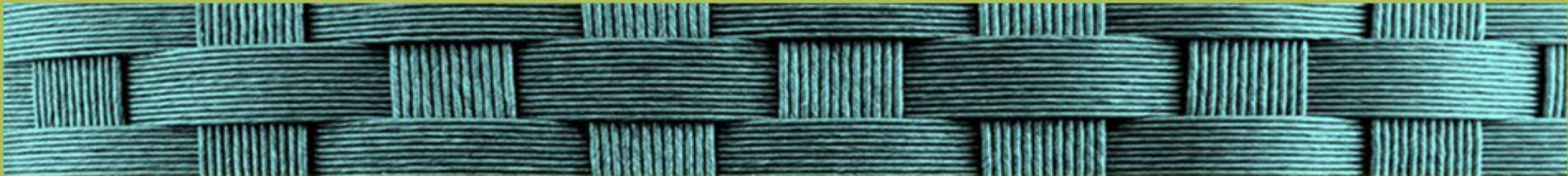
Seven Point Plan Released at
Housing WA



Summit to Launch
Development of Seven Point
Plan to Increase Black
Homeownership

Core Team of Seven
Community Leaders Has
Inaugural Meeting

Formal announcement of
Center for Community
Investment 3C Initiative
named Black Home Initiative
(BHI).



**Black Home
Initiative**

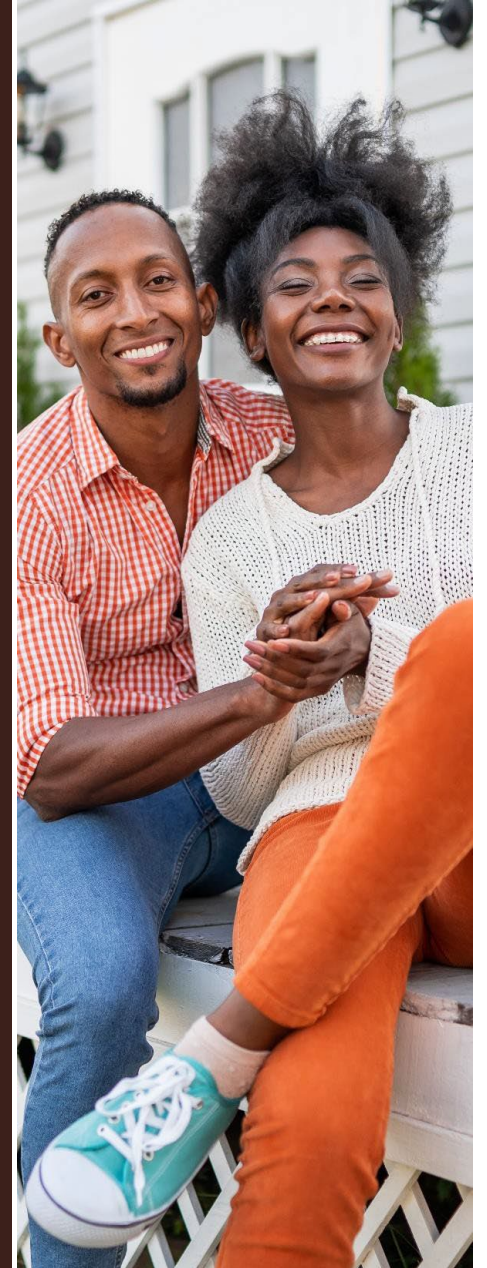
NETWORK

**BHI Implements the
Seven Point Plan
in South Seattle,
South King County &
North Pierce County**



Increasing Black Homeownership in the Puget Sound Region

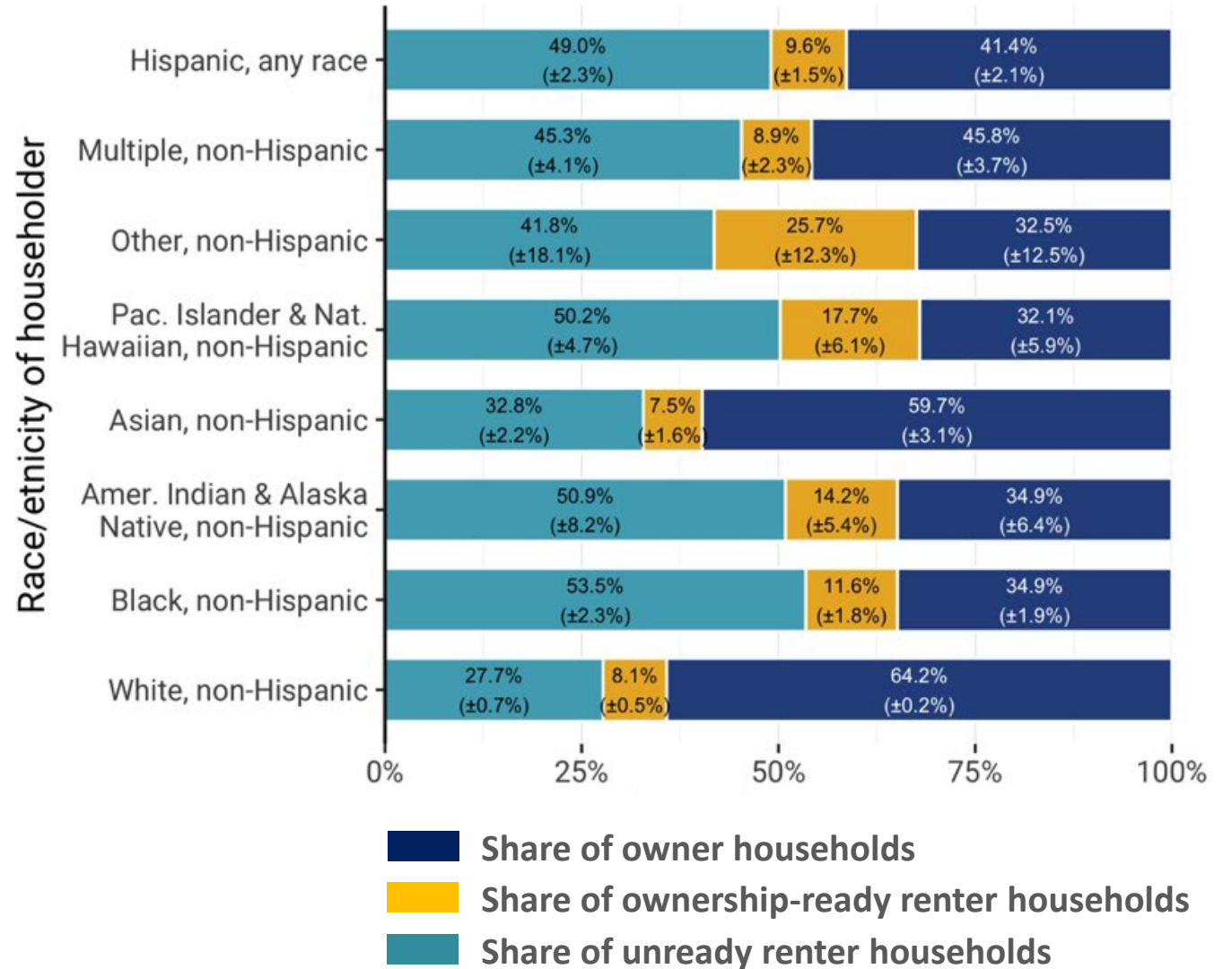
Initial Plan 2021 by Seven Focus Areas



The Context: Ownership Rates

(these are Tacoma-specific data)

Share of Ownership-Ready Households in Tacoma (2019), by Race and Tenure

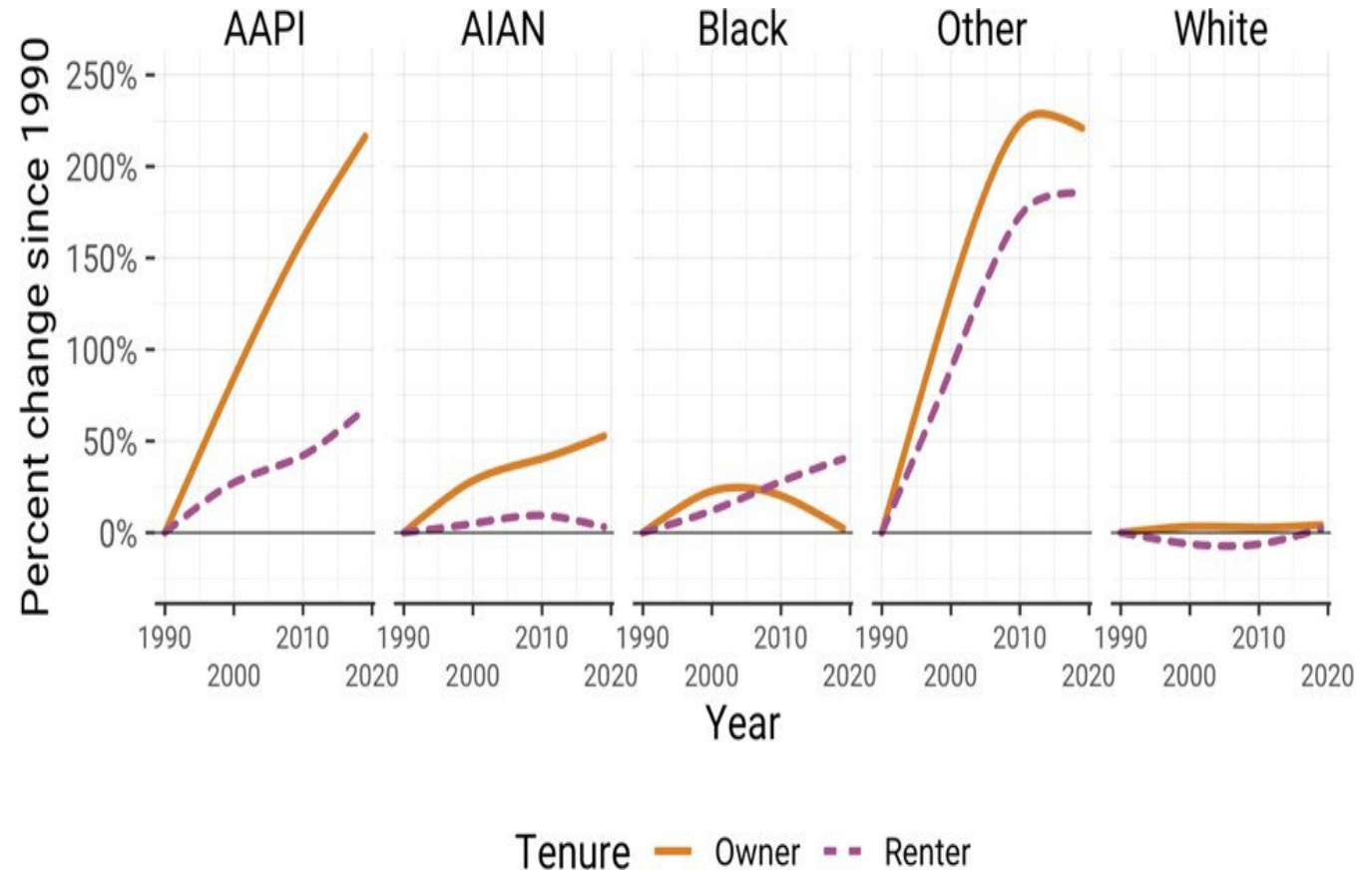


Source: U.S. Census, American Community Survey (ACS) PUMS, 2015- 2019 (5- Year Survey).

The Context: Trajectory

(these are Tacoma-specific data)

Percent Change in Owner and Renter Households in the City of Tacoma from 1990 to 2020, by Race



Sources: U.S. Census, American Community Survey (ACS), 2015- 2019 (5 Year Survey) and NHGIS (National Historical GIS) iPUMs data.

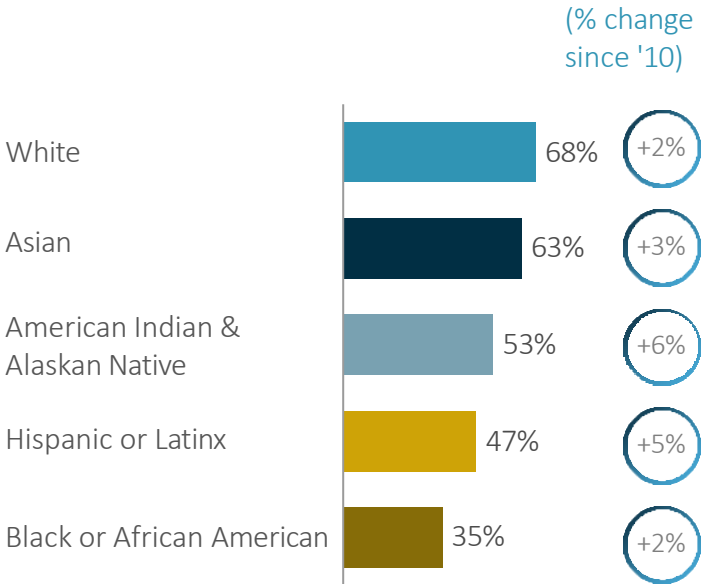
Notes: "AIAN" is American Indian and Alaska Native, "AAPI" is Asian Americans and Pacific Islanders. "Other" refers to people not fitting into one of the other groups provided. The multiracial category with more than one race was introduced in the 2000 census, thus was not available for this analysis showing trends from 1990 to 2020.

Housing (un)Affordability Disproportionately Harms People of Color



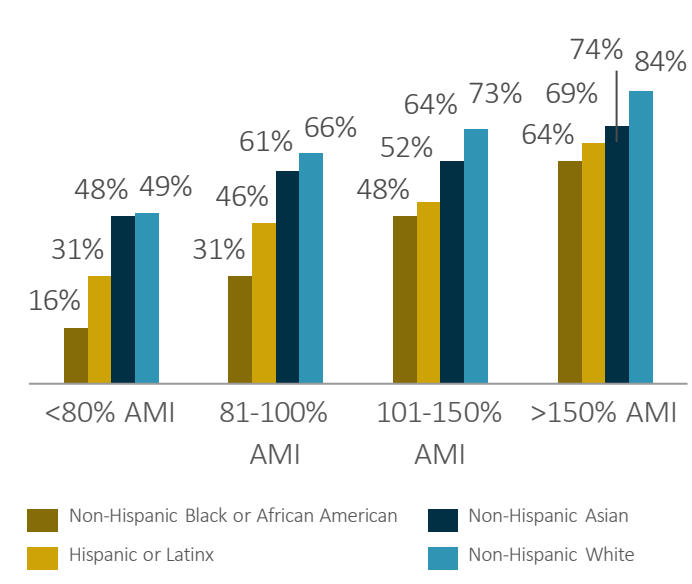
WA homeownership rates much lower for people of color

WA homeownership rates by race



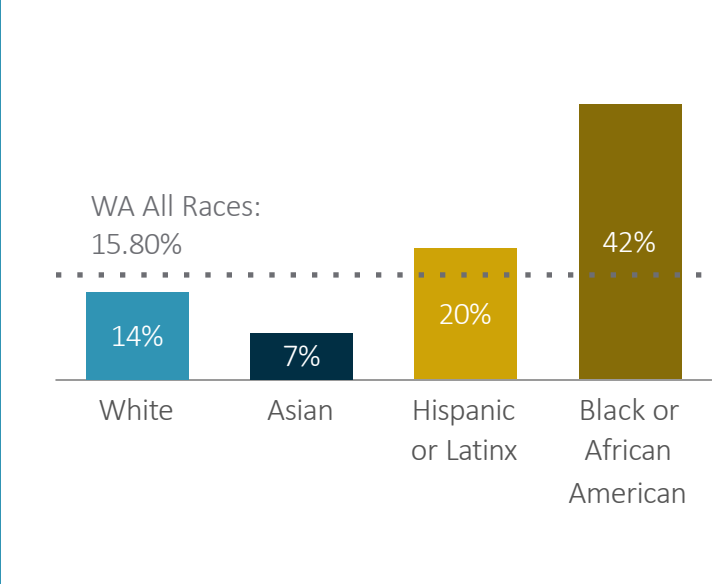
BIPOC¹ homeownership rates lower at every income level

WA homeownership rates by race & income



Disparities in net worth: 42% Black, 20% Hispanic HHs have 0 net worth

% of WA households with zero net worth by race



These disparities create a negative, reinforcing cycle²

1. Black, Indigenous, and people of color 2. See, for example, "Racial Wealth Divide In Seattle" by Prosperity Now; or "The Racial Wealth Gap Is the Housing Gap" by WA Office of the Lieutenant Governor Denny Heck (2021)
 Source: U.S. Census Bureau ACS 1-year, 2019; BCG analysis
 Boston Consulting Group "The Conspicuous Crisis" January 2023

What is the Black Home Initiative (BHI)?

The Black Home Initiative is part of *Connecting Capital and Community(3C)*, a national project of the Center for Community Investment (CCI) that targets racial inequities at the core of the housing ecosystem.

With initial seed funding from JPMorgan Chase, this multi-sector effort will apply CCI's *capital absorption framework* in five U.S. cities, including the greater Seattle area.

Civic Commons is the convening organization weaving together a cross sector impact network to achieve the BHI shared priority.

The BHI Network is Implementing the “CCI Capital Absorption Framework”

SHARED PRIORITY

A shared priority is our North Star that guides collaborative work on community investment.

PIPELINE:

A pipeline is a set of deals and projects that help achieve a community’s shared priority. For BHI this is both a supply and demand pipeline effort.

ENABLING ENVIRONMENT:

The enabling environment is the setting in which community investment takes place. It includes everything that makes it easier or harder to identify a shared priority and develop and fund projects to make that priority a reality.

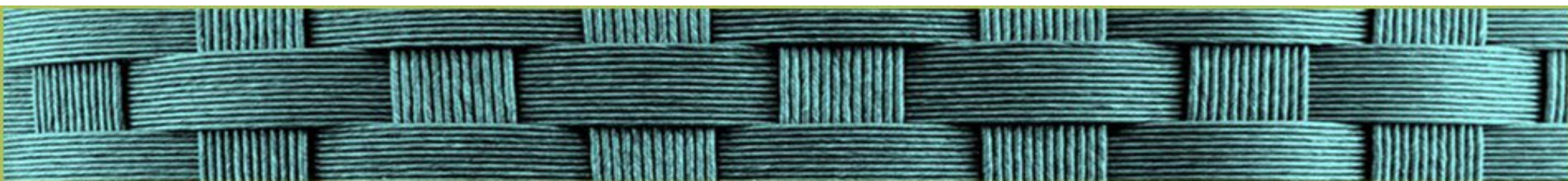


**Black Home
Initiative**

NETWORK

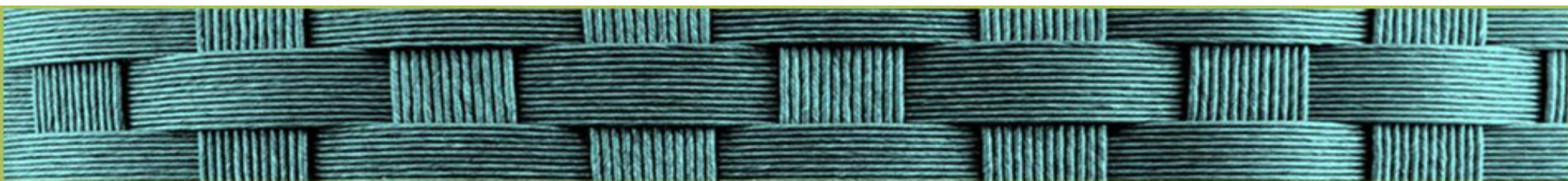
What are BHI's Shared Priority and Line of Sight?

Provisional Result	The opportunity to own a home, and the potential benefits of that asset, are available to low- and moderate-income Black homeowners who desire it.
Key Performance Indicator	Number of new Black homeowners who have appropriately affordable mortgages and safe, durable, healthy homes.
Ultimate Desired Impact	The <i>reduction</i> of racial inequity and an <i>increase</i> in intergenerational Black household wealth.



BHI Shared Priority and Line of Sight (cont.)

<p>December 2032: <i>What we hope to celebrate (outcomes)</i></p>	<ul style="list-style-type: none"> • 3,000 new Black LMI homeowners (with homes, mortgages, and locations as noted above). • Sustained and meaningful progress along a trajectory that leads to the elimination of: <ul style="list-style-type: none"> ○ disproportionality in homeownership rate between Black and white households ○ systemic barriers, including lending underwriting and real estate practices, that have impeded Black household access to homeownership.
<p>December 2027: <i>What we hope to celebrate (outcomes)</i></p>	<ul style="list-style-type: none"> • 1,500 new first time Black LMI homeowners (<i>note, independent of sustaining existing buyers</i>) • All systems that have impeded access to Black homeownership have been clearly defined and some have been transformed.
<p>July 2024: <i>Progress made towards those outcomes</i></p>	<ul style="list-style-type: none"> • We are a strongly aligned impact network delivering on the shared priority and outcomes. • New products—including loans, housing, programs, and resources—are underway. • At least one policy win. • Strategies to sustain existing buyers are implemented.
<p>In place : <i>Progress is being made towards those outcomes</i></p>	<ul style="list-style-type: none"> • Strong Core Team and group of advisors (Full Team) are in place, and they: <ul style="list-style-type: none"> ○ demonstrate trusting relationships with each other, ○ are connected to the community, and ○ have honed the project focus, mapped and aligned existing actions, and affirmed the community's shared priorities and developed a workplan. • A policy framework is mapped and enables the shared vision.



Core Team Members



Andrea Caupain
CEO, Byrd Barr Place



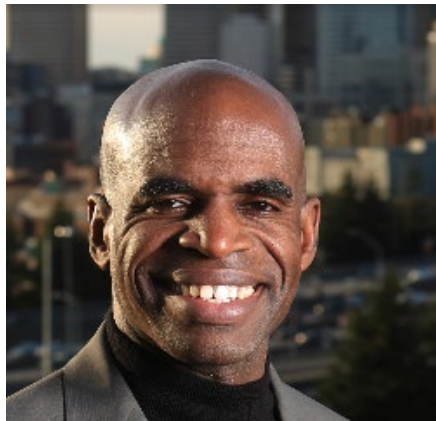
Anna Boone
Manager of Government
Relations, Zillow



Darryl Smith
Executive Director,
HomeSight



Felicia Medlen
Manager of Housing Division,
City of Tacoma



Gordon McHenry
CEO, United Way King County



Gregory Davis
Managing, Strategist,
Rainier Beach Action Coalition



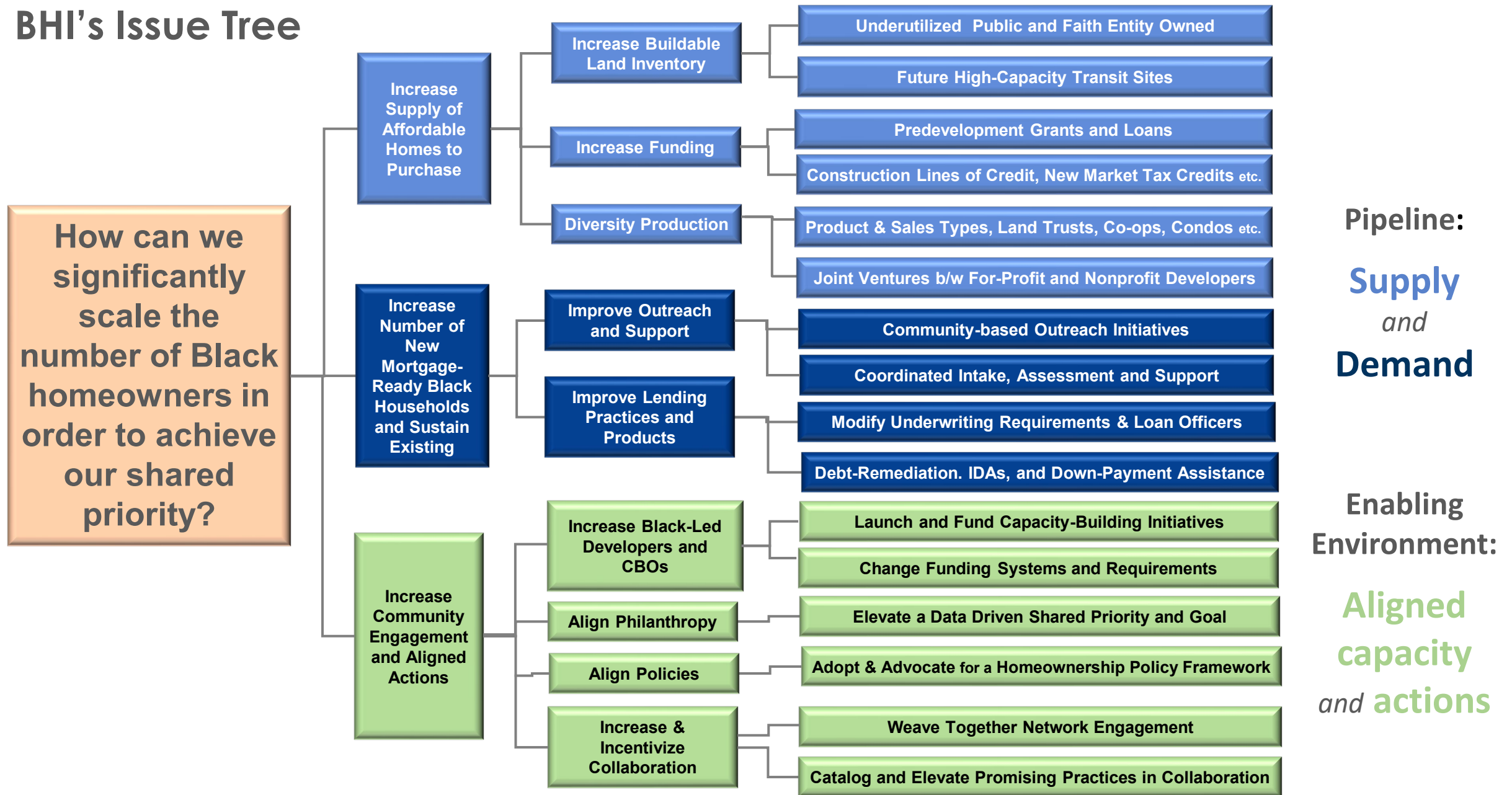
Michelle Merriweather
CEO, Urban League of
Metropolitan Seattle



Nicole Bascomb-Green
Chapter President of Western
Washington Realists (NAREB)

The Comprehensive Focus:

BHI's Issue Tree



You might be thinking,
“This is nice—but what’s different about this initiative compared to other past attempts?”

A network— led by a network-weaver “weaving on the daily”— has the potential to dismantle systems and enact policy better than any existing methodology.

*- BHI Core Team member Gregory Davis
Managing Strategist, Rainier Beach Action Coalition*

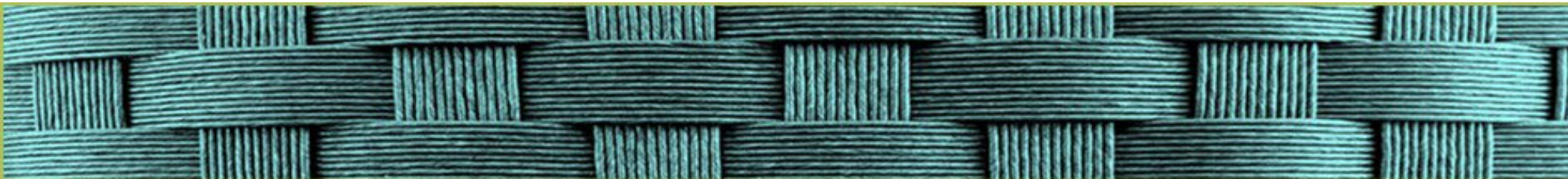


We will accomplish the Shared Priority as a BHI Impact Network, with all participants serving as Network Weavers

Less like this...



...and more like this.



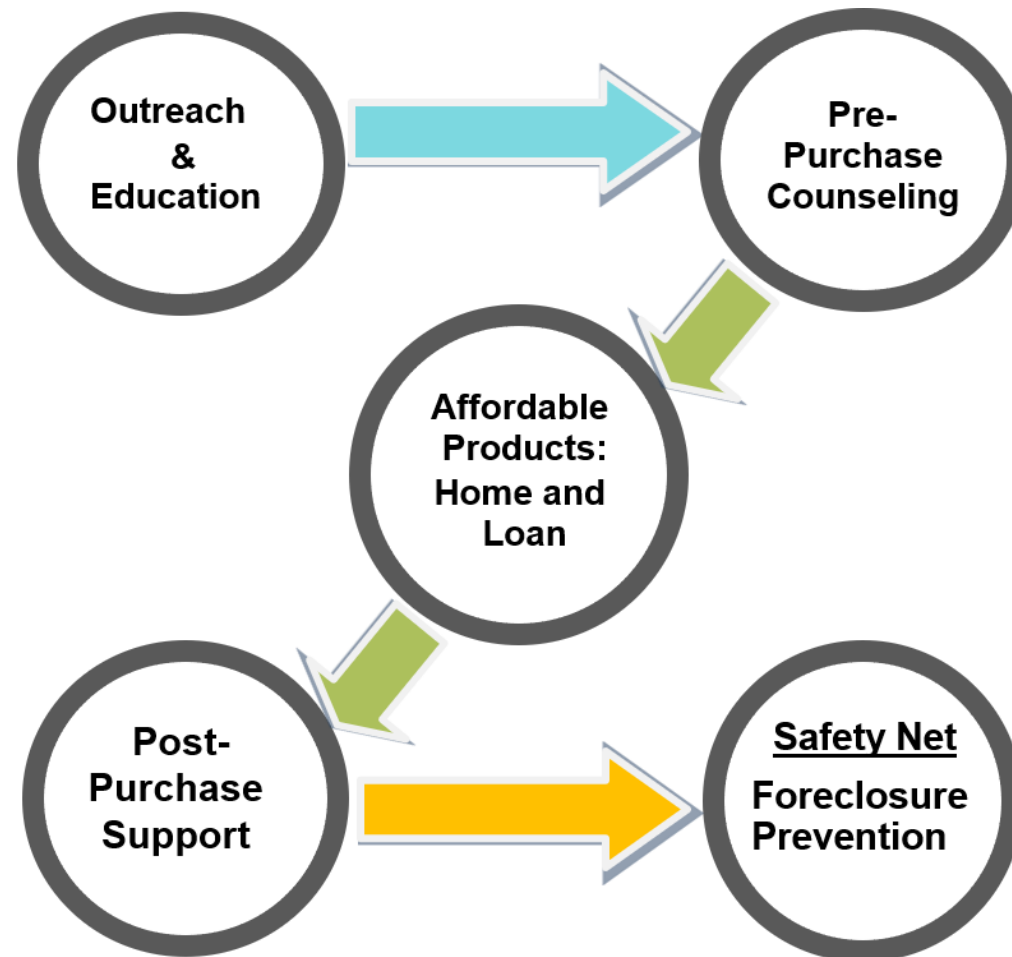
Homeownership is not an event...

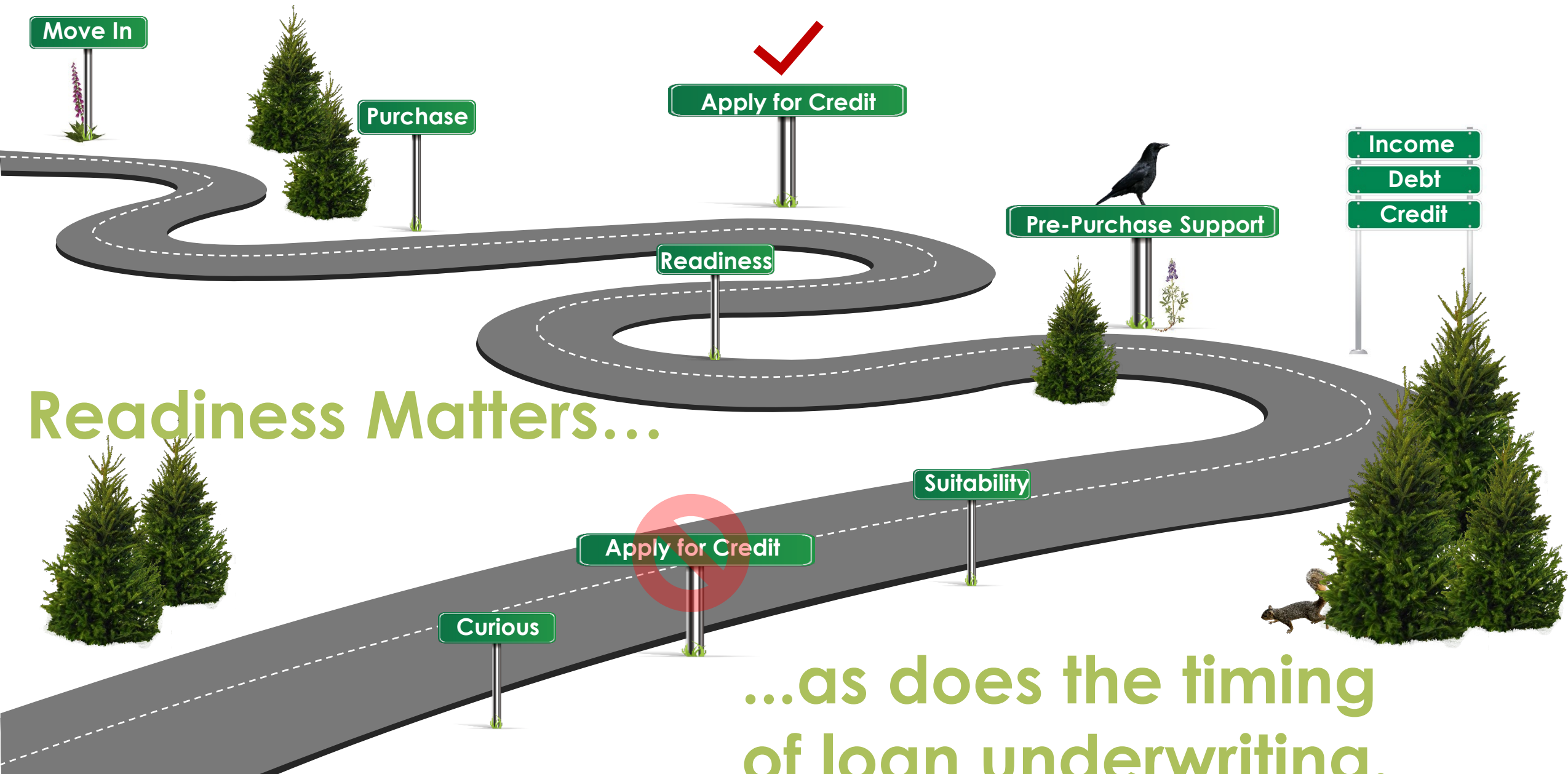
STOPPING HERE

...it's a journey.



Homeownership: Steps to Success





Readiness Matters...

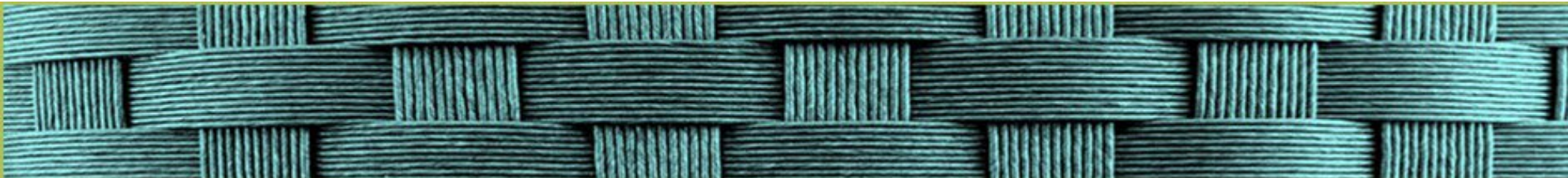
...as does the timing of loan underwriting.

Capturing Interested Households



On the Journey...

...we walk alongside each prospective homeowner on their unique homeownership journey and say, if necessary, *“not now”* rather than **“no”** or **“never.”**



How can we together “Meet the Moment” ...

Black Home Initiative NETWORK
CIVIC COMMONS Center for Community Investment

**Black Home Initiative Network:
Network Partner Pledge**

Primary Contact:
Marty Kooistra M.Kooistra@civic-commons.org
206.430.2800

What is Black Home Initiative?

The primary purpose of [Black Home Initiative \(BHI\)](#) is to increase the number of BIPOC households who successfully secure homeownership. The ultimate impact we aspire to is the reduction of inequity and an increase in intergenerational household wealth. Our initial emphasis, and our shared priority, is on Black households; within five years, the goal is to make the opportunity to own a home, and the potential benefits of that asset, available to 1,500 new low- and moderate-income Black homeowners in South Seattle, South King County, and North Pierce County. The initiative will concurrently focus on the essential work of clearly defining, and transforming, the systems that have impeded access to homeownership for Black households in our area.

Why is BHI Needed?

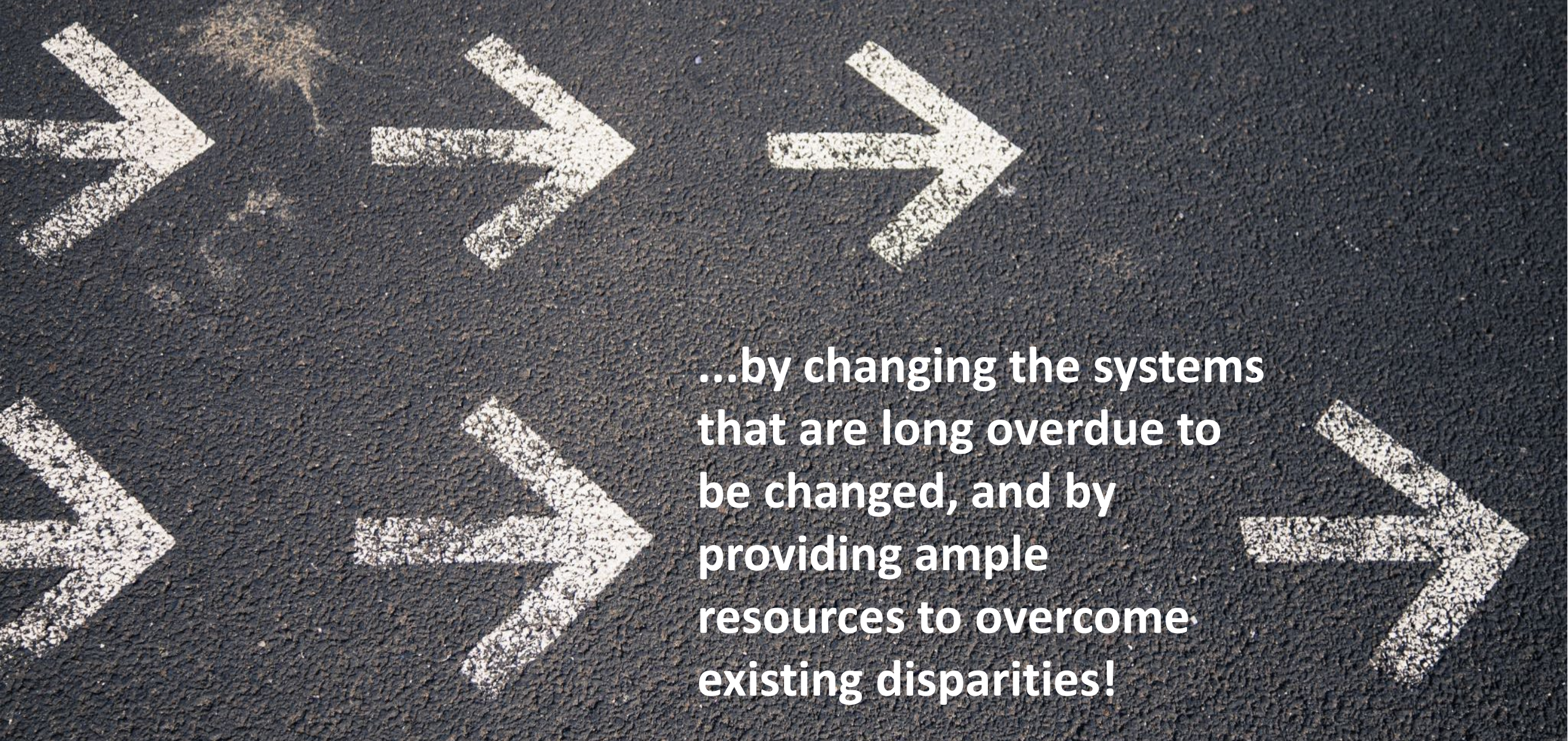
Rising costs have made purchasing a home a challenge for many people in this region. However, historical structural racism and persistent institutional racism and exclusion mean this goal is even less attainable for Black households. In Seattle, the homeownership rate among Black households is 26%, roughly half the rate among white households (51%). The homeownership rate among Black households in Tacoma is 35%, compared to 64% among white households. (1)

Why is a BHI Network Needed?

Making BHI's shared priority a reality requires change in many aspects of several intersecting systems. This involves the biggest-picture principles, the most detailed metrics, and the large, complex web of policies and practices in between. No single organization, no matter how determined or well-resourced, can do it alone. This shared priority needs an approach that breaks with traditional ways of approaching affordable homeownership work. Breakthrough success will only come from doing three things:

- **Bringing together the people who make decisions for, and carry out the work of, many relevant sectors;**
- **Elevating the voices of the community members impacted by that work; and**
- **Combining the depth and breadth of their diverse experience, expertise, tools, resources, and commitment.**

This is a *shared* priority. So the key will be shifting our mindset away from working as bright but separate stars and towards working like a highly connected constellation. By aligning ourselves in a network, our joint impact can be far greater than the sum of our individual efforts. If our intent is to increase affordable housing supply, prepare Black homebuyers for their journey, support them along the way, and facilitate their ability to live out their homeownership dreams, then our target is systemic change that rights the wrongs of the past and the present and ensures equitable access to opportunity in the future. Impact networks offer us the power and the pathway we need to achieve that kind of fundamental and lasting transformation.



**...by changing the systems
that are long overdue to
be changed, and by
providing ample
resources to overcome
existing disparities!**

Again: “What’s different about this initiative?”

It is not incumbent on or possible for one group to carry this work. To combat the centuries of discrimination against the Black community, it will take a network of committed individuals to drive the work to achieve the outcomes we aspire to see.

*- BHI Core Team member Nicole R. Bascomb-Green
President- Western WA Realtist and
Owner/Designated Broker- Bascomb Real Estate Group*



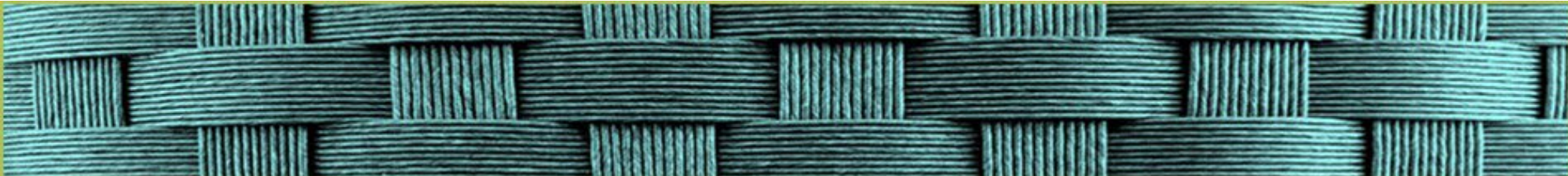
**Black Home
Initiative**

NETWORK

Reactions
and
Questions



thank
you



Black Home Initiative

NETWORK



Center for
Community
Investment

Black Home Initiative Network: Network Partner Pledge

Primary Contact:

Marty Kooistra M.Kooistra@civic-commons.org
206.430.2800

What is Black Home Initiative?

The primary purpose of [Black Home Initiative \(BHI\)](#) is to increase the number of BIPOC households who successfully secure homeownership. The ultimate impact we aspire to is the reduction of inequity and an increase in intergenerational household wealth. Our initial emphasis, and our shared priority, is on Black households; within five years, the goal is to make the opportunity to own a home, and the potential benefits of that asset, available to 1,500 new low- and moderate-income Black homeowners in South Seattle, South King County, and North Pierce County. The initiative will concurrently focus on the essential work of clearly defining, and transforming, the systems that have impeded access to homeownership for Black households in our area.

Why is BHI Needed?

Rising costs have made purchasing a home a challenge for many people in this region. However, historical structural racism and persistent institutional racism and exclusion mean this goal is even less attainable for Black households. In Seattle, the homeownership rate among Black households is 26%, roughly half the rate among white households (51%). The homeownership rate among Black households in Tacoma is 35%, compared to 64% among white households. **(1)**

Why is a BHI Network Needed?

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- **Bringing together the people who make decisions for, and carry out the work of, many relevant sectors;**
- **Elevating the voices of the community members impacted by that work; and**
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This is a *shared* priority. So the key will be shifting our mindset away from working as bright but separate stars and towards working like a highly connected constellation. By aligning ourselves in a network, our joint impact can be far greater than the sum of our individual efforts. If our intent is to increase affordable housing supply, prepare Black homebuyers for their journey, support them along the way, and facilitate their ability to live out their homeownership dreams, then our target is systemic change that rights the wrongs of the past and the present and ensures equitable access to opportunity in the future. Impact networks offer us the power and the pathway we need to achieve that kind of fundamental and lasting transformation.

BHI Network Partner Principles

We strive to right the wrongs of past discriminatory practices and commit to a focus on doing all we can to ensure Black homebuyers get an opportunity to purchase homes.

We understand that the complexity of this issue dictates that we work together at new levels of collaboration, embracing a mindset that overcomes the fear of competition for scarce resources.

We fully engage in this work, wholeheartedly and with urgency, drawing on the breadth and depth of each of our partner organizations and their respective strengths. We engage in this work because we truly believe it must be done.

We embrace the power and hope of trust. While we prefer to know and define every detail about the work, we understand that there will be ambiguity as we name, and endeavor to carry out, the adaptive work before us.

“Gets”: What does BHI Network offer its partners? *(Will vary by organization)*

- New **relationships** with organizations and individuals that carry the potential for mission alignments and reciprocal benefits.
- **Connections to Black homebuyers** who could potentially purchase homes through coordinated identification and preparation efforts.
- **Access to shared support services**, such as marketing, communications, and resource development.
- **Coordination of policy** analysis, policy formulation, and advocacy mobilization.
- **Promising practices** sourced from both local network partners and other national 3C sites.
- **Technical assistance and peer assists**.
- **Potential connection to and/or access to financing** resources for capacity building, outreach to buyers, predevelopment, and construction of affordable homes.
- **Alignment and affinity with a broad, diverse network** of organizations focused on this critical societal issue.

“Gives”: What can partners offer BHI Network? *(Will vary by organization)*

Partners strengthen the network by demonstrating commitment to the shared priority, by their sustained participation in refining the shared priority, by living out the principles stated above, and by possibilities such as:

- **Spreading the word** about BHI using their organizational platforms (e.g., newsletters, website news/blogs, social media, presentations, and events).
- **Facilitating the ability of their staff and volunteers to participate** in BHI project teams and design teams, and recognizing them for doing so.
- **Encouraging constituents to take action** in support of policy and advocacy efforts appropriate for their organization.
- **Bringing awareness of BHI to donors and investors** with potential for substantial interest and contribution, providing them opportunities for helping *both* their organization *and* the broader network.
- **Remaining alert to promising practices**, doing what they can to share them with BHI Network partners.
- **Engaging in marketing and outreach to potential homebuyers** as applicable.
- **Providing technical assistance** to other partners through peer assists and support.
- **Reporting frequently** on the network contributions they are making.

The mission of **BHI Network** partners has always been to increase BIPOC homeownership by increasing partner capacity without necessarily growing their organizations. Ultimately, all **BHI Network** partners can articulate the overall impact of BHI and the ways in which the impact network has contributed to achieving BHI's shared priority.

We acknowledge that, due to their constituents or broad coalitions, BHI Network partners may not be able to endorse every policy position that the initiative explores and/or pursues. We want partners to feel comfortable being transparent about the limitations they have. Endorsement for major policies happens on a case-by-case basis coordinated by the advocacy organization leading it.

Next Steps

Questions? Please feel free to reach out to any of the following people:

BHI Core Team Members

- Andrea Caupain andrea@byrdbarr.place
- Anna Boone annabo@zillowgroup.com
- Darryl Smith darryl@homesightwa.org
- Felicia Medlen fmedlen@cityoftacoma.org
- Gordon McHenry, Jr. gmchenryjr@uwkc.org
- Gregory Davis gregory@rbactioncoalition.org
- Michael Brown m.brown@civic-commons.org
- Michelle Merriweather, mmerrweather@urbanleague.org
- Nicole Bascomb-Green, nicole@bascombrealstate.com

BHI Project Manager: Marty Kooistra m.kooistra@civic-commons.org

Ready to Become a BHI Network Partner?

Please email your logo file, or a link to a shared drive containing your logo file, to either of these Civic Commons staff members. Feel free to reach out to them with questions regarding file format and size.

- Caitlin Moran, Content and Communications Manager c.moran@civic-commons.org
- Maisha Barnett, BHI Coordinator m.barnett@civic-commons.org

(1) Tacoma data: U.S. Census Bureau. (n.d.) *American community survey (ACS) 5-year estimates public use microdata sample (PUMS), 2015-2019* [Data set]. U.S. Department of Commerce. Retrieved from <https://www.census.gov/programs-surveys/acs/microdata/documentation/2019.html>
Seattle data: *The Racial Wealth Divide in Seattle* (2021 scorecard data). Retrieved from <https://www.prosperitynow.org>



EXECUTIVE BOARD SCHEDULING UPDATE

SSHA³P EXECUTIVE BOARD REGULAR MEETING

JULY 7, 2023

AUGUST 4

1. Presentation: 1590 Expenditure Plan
2. Presentation: Middle Housing Grant Deliverables
3. Presentation: Draft Amendments to SSHA³P Rules and Procedures
 1. Timing of election of Chair and Vice Chair
 2. Process for presenting Resolutions for consideration
4. FY23, Q2 budget update

SEPTEMBER 8

1. Presentation: Affordable Housing on Religious Owned Property
2. Presentation: Draft 2024 State Legislative Priorities
3. Presentation: Draft 2024 Federal Legislative Priorities
4. Presentation: Draft Advisory Board 2024-25 Work Plan
5. Resolution No. 2023-0X to adopt Amendments to SSHAP Rules and Procedures

OCTOBER 6

IN-PERSON AT FIRCREST CITY HALL

1. Resolution No. 2023-0X to adopt 2024 State Legislative Priorities
2. Resolution No. 2023-0X to adopt 2024 Federal Legislative Priorities
3. Legislative Delegation Meet & Greet

NOVEMBER 3

1. Presentation: Draft policies related to the SSHA³P Operating Fund
2. Resolution No. 2023-0X to adopt Advisory Board 2023-2024 Work Plan
3. Presentation: Resident Owned Manufactured Home Communities
4. FY23, Q3 budget update

DECEMBER 1

1. Election of Chair and Vice Chair
2. Presentation: 2024 Legislative Session Preview
3. Resolution No. 2023-0X to adopt policies related to the SSHA³P Operating Fund
4. Resolution No. 2023-0X to adopt a 2024 Operating Budget
5. Resolution No. 2023-0X to establish the SSHA³P Housing Capital Fund
6. Resolution No. 2023-0X to establish rules and procedures of the SSHA³P Housing Capital Fund

TO: SSHA³P Executive Board

FROM: Jason Gauthier, SSHA³P Manager

SUBJECT: May 2023 Manager Report

DATE: July 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. DNR and Pierce County staff are working on a property sale for the Pierce County Community Development Corporation (CDC) to acquire the property in early 2024.

Pierce Transit Property

Facilitating discussions between Pierce Transit (PT) and Multi-Services Center (MSC) regarding a PT property located near 72nd & Portland and its possible usage for transit-oriented affordable housing development. MSC has communicated their intent to submit a response to the property RFP in 2023.

Regional Fund Pooling of 1406 Resources

Planning continues with staff from the cities of Auburn, Fife, Sumner, and Puyallup and Pierce County to consider the pooling of 1406 funds for regional investments. Staff met on June 30 and will meet again on July 21. The work will focus on drafting a formal structure to develop priorities and recommendations for the usage of the funds.

HOUSING POLICY & PLANNING

Middle Housing Grant

Our consultant has delivered all contracted deliverables and will be presenting to the SSHA³P Executive Board in 2023 on their work.

On July 6th SSHA³P, in collaboration with the Department of Commerce, BERK, and the cities of Fife and Gig Harbor, will present our middle housing grant work to [PSRC's Growth Management Policy Board \(GMPB\)](#). SSHA³P has also been invited to participate in the American Planning Association – Washington Chapter annual conference as part of a middle housing panel.

Comprehensive Planning

SSHA³P staff continue to assist members who request support with the housing element of their Comprehensive Plans. So far, staff have assisted members with stakeholder identification, data collection, and graphics creation; staff are also exploring ways to support members in meeting HB 1220's adequate provisions requirement.

At the request of Councilmember Mello, staff created informational graphics on housing attainability for each SSHA³P member city and for Pierce County; these are based on graphics presented earlier in the year by Ryan Windish at the City of Sumner.

Comprehensive Plan Information Matrix

SSHA³P staff worked with Pierce County staff to create [a central location online](#) for resources related to the Comprehensive Plan housing element, including information, guidance, data, and policy toolkits from Commerce, PSRC, PCRC, and other sources. Staff continue to update this webpage with new resources as they become available.

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. This has delayed due to personnel issues but is still planned to begin this summer.

Affordable Housing Developer Engagement

SSHA³P staff have begun meeting with affordable housing developers with previous and/or current experience developing affordable housing in Pierce County. We have held the first 8 developer meetings to develop relationships and ensure we possess a detailed understanding of each developers work portfolio, Pierce County real estate holdings, and policy and programs that encourage their market entry.

June Presentations of Note

Joint Meeting of the City of Gig Harbor Council and Planning Commission – June 1st
Economic Development Board for Tacoma-Pierce County – June 6th
Pierce County Regional Council – June 15th

Affordable Housing Mapping


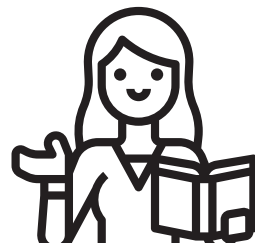


Beginning Q2 2023, SSHA³P staff will work with member governments to update SSHA³P's [affordable housing mapping](#). We expect this update to be completed by end of Q3.

ADMINISTRATION & GOVERNANCE

SSHA³P Advisory Board

At its June meeting, the Advisory Board adopted a regular meeting time, adopted bylaws, and began discussion on creating an Advisory Board work plan. The Advisory Board also elected its executive team, with Adria Buchanan as chair of the Board and Rian Booker and Judson Willis as vice chairs. The next Advisory Board meeting is on Tues June 18 at 6 PM. Creation of the Advisory Board work plan will continue over the next several meetings.

How financially attainable is the housing in Auburn?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price
					
	Retail Salesperson \$38,792 yearly income	Elementary School Teacher \$86,470 yearly income	Registered Nurse \$99,310 yearly income	Construction Manager \$116,800 yearly income	

 Auburn Average Rent: \$1,660

 Auburn Median Home Sale Price: \$582,475

To afford the median home sale price of **\$582,475**, a household needs to earn **\$139,320** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Auburn?

33%

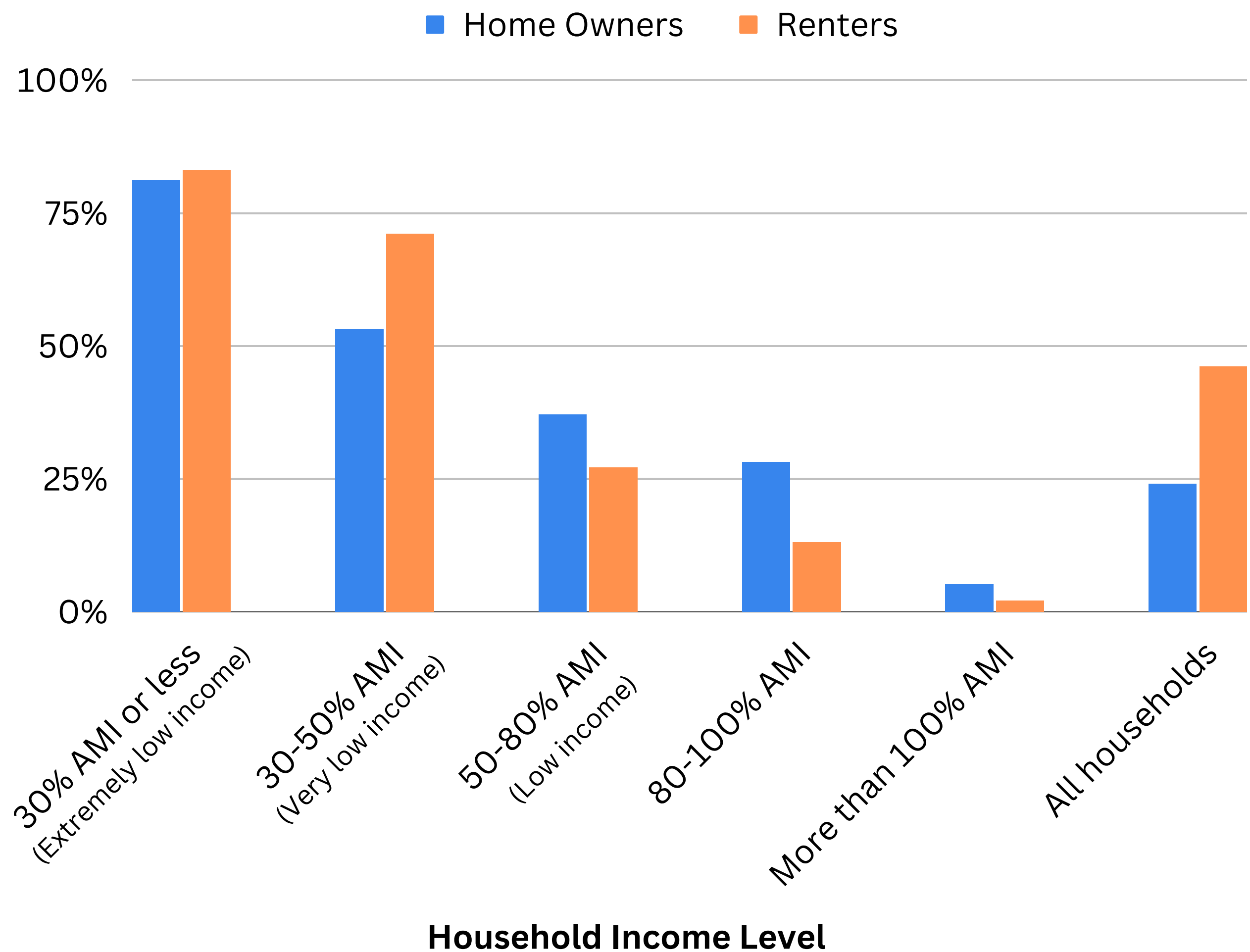
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

14%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in DuPont?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



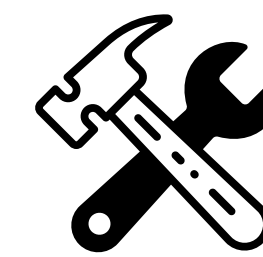
Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



DuPont Average Rent: \$2,000



DuPont Median Home Sale Price: \$499,500

To afford the median home sale price of **\$499,500**, a household needs to earn **\$119,480** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in DuPont?

33%

of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

12%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.


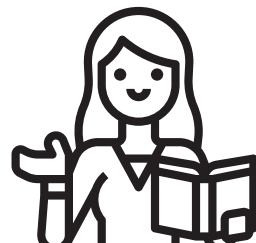


Renters and households with lower incomes are more likely to be cost-burdened.


Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Edgewood?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price
					
	Retail Salesperson \$38,792 yearly income	Elementary School Teacher \$86,470 yearly income	Registered Nurse \$99,310 yearly income	Construction Manager \$116,800 yearly income	

 Edgewood Average Rent: \$2,080

 Edgewood Median Home Sale Price: \$640,000

To afford the median home sale price of **\$640,000**, a household needs to earn **\$153,080** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Edgewood?

23%

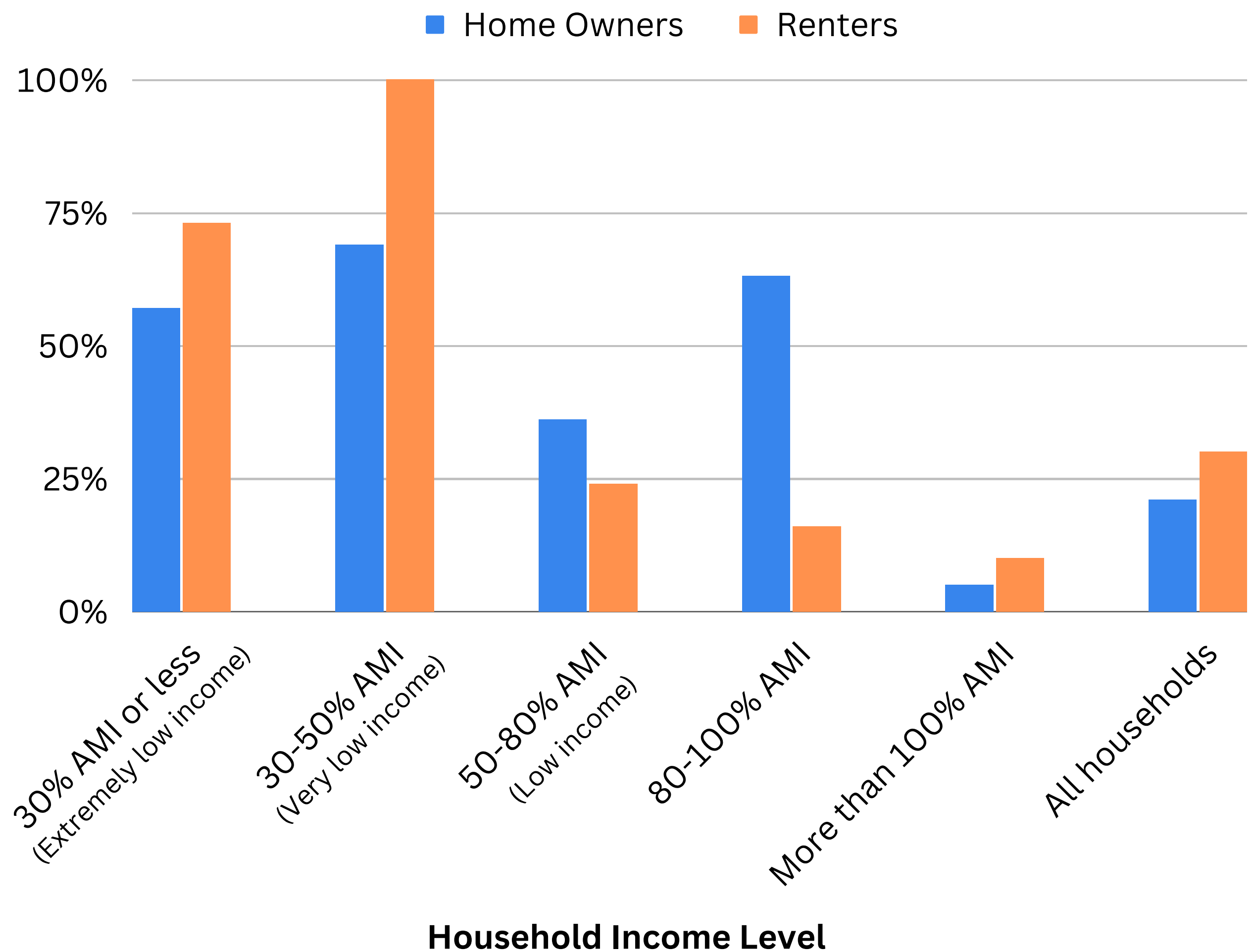
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

8%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.


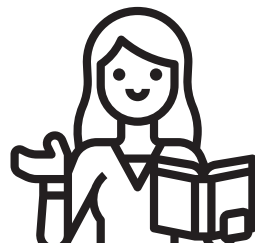


Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Fife?

If your household earns...	\$33,780 / year (30% Area Median Income)	\$56,300 / year (50% Area Median Income)	\$90,080 / year (80% Area Median Income)	\$112,600 / year (100% Area Median Income)	\$135,120 / year (120% Area Median Income)
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price
	 Retail Salesperson \$38,792 yearly income	 Elementary School Teacher \$86,470 yearly income	 Registered Nurse \$99,310 yearly income	 Construction Manager \$116,800 yearly income	

 Fife Average Rent: \$1,830

 Fife Median Home Sale Price: \$477,500

To afford the median home sale price of **\$477,500**, a household needs to earn **\$114,200** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Fife?

36%

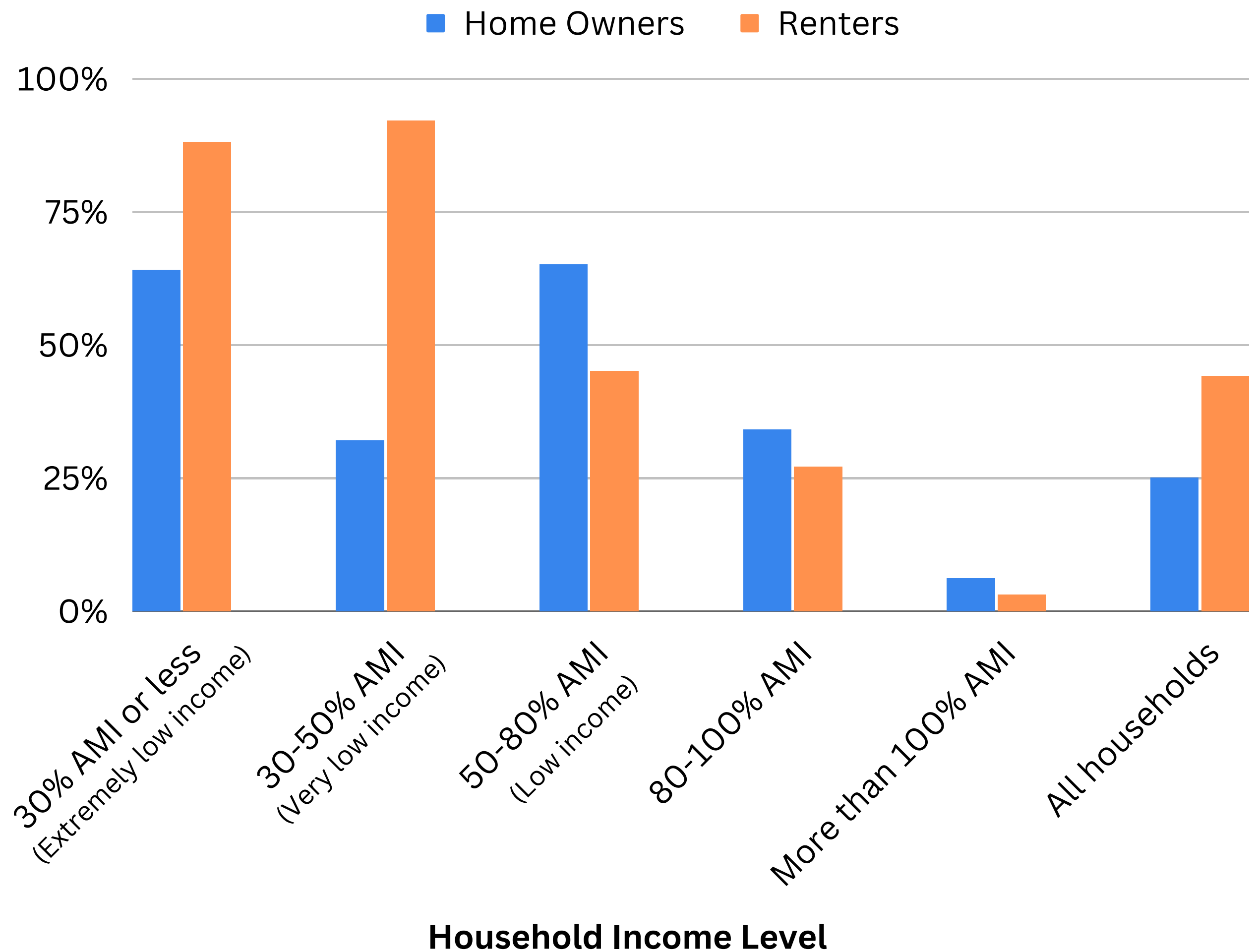
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

14%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.


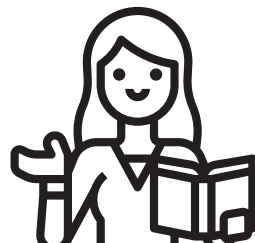


Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Fircrest?

If your household earns...	\$33,780 / year (30% Area Median Income)	\$56,300 / year (50% Area Median Income)	\$90,080 / year (80% Area Median Income)	\$112,600 / year (100% Area Median Income)	\$135,120 / year (120% Area Median Income)
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price
					
	Retail Salesperson \$38,792 yearly income	Elementary School Teacher \$86,470 yearly income	Registered Nurse \$99,310 yearly income	Construction Manager \$116,800 yearly income	

 Fircrest Average Rent: \$2,450

 Fircrest Average Home Sale Price: \$601,640

To afford the average home sale price of **\$601,640**, a household needs to earn **\$143,920** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent is calculated as the average of median monthly data from June 2022 to May 2023 from Zillow. Average rent is for all units with any number of bedrooms. Average home sale price is calculated as the average of median monthly data from June 2022 to May 2023 from Redfin. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Fircrest?

27%

of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

9%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Gig Harbor?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



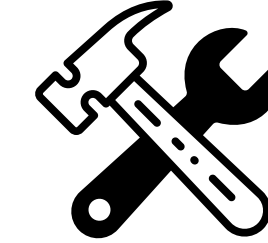
Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



Gig Harbor Average Rent: \$1,780



Gig Harbor Median Home Sale Price: \$742,500

To afford the median home sale price of **\$742,500**, a household needs to earn **\$177,600** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Gig Harbor?

33%

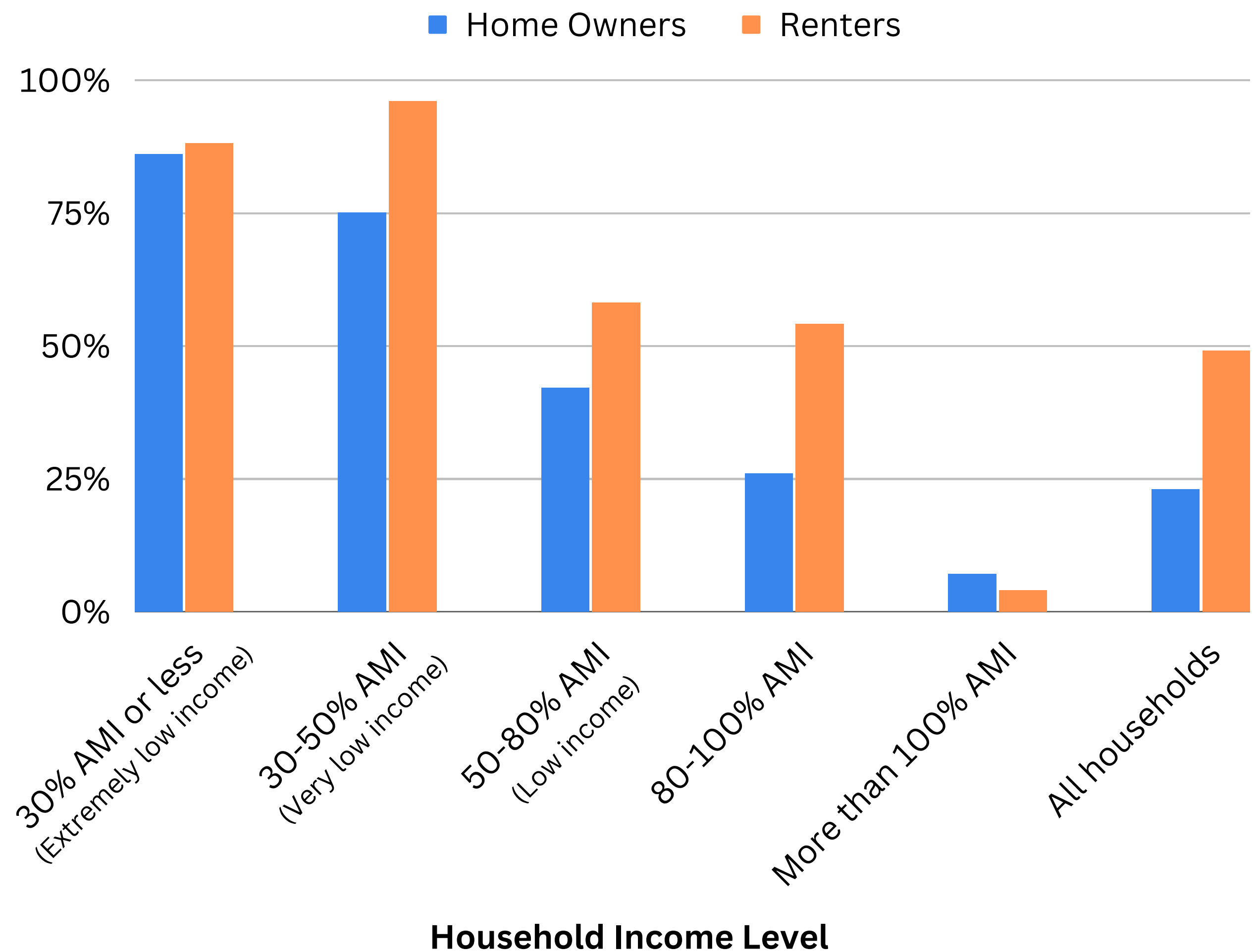
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

15%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.




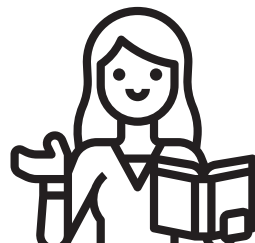


Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Lakewood?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	 \$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	 \$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price
	 Retail Salesperson \$38,792 yearly income	 Elementary School Teacher \$86,470 yearly income	 Registered Nurse \$99,310 yearly income	 Construction Manager \$116,800 yearly income	

 **Lakewood Average Rent: \$1,360**

 **Lakewood Median Home Sale Price: \$460,000**

To afford the median home sale price of **\$460,000**, a household needs to earn **\$110,040** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Lakewood?

40%

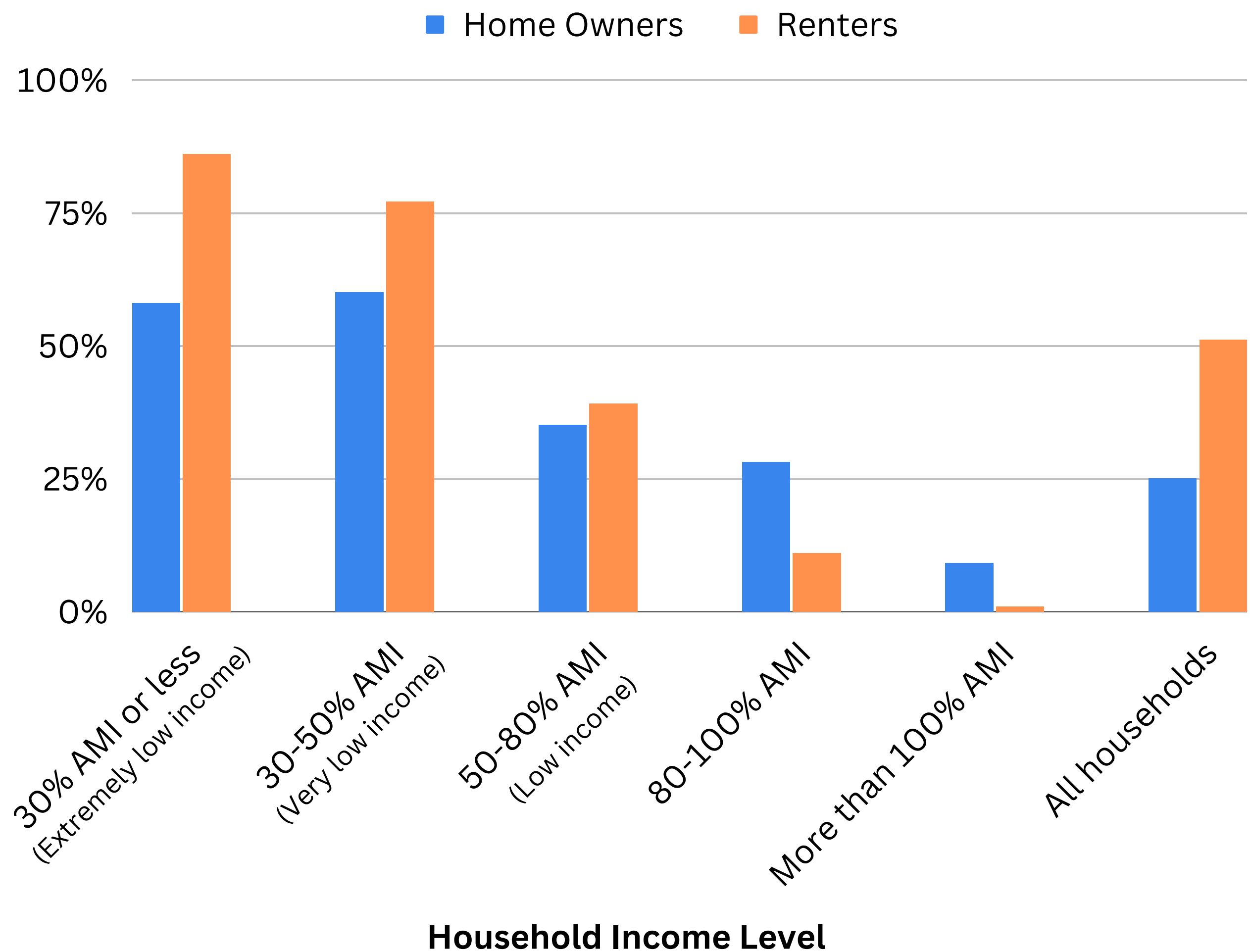
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

17%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Milton?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



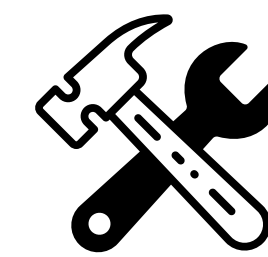
Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



Milton Average Rent: \$2,280



Milton Average Home Sale Price: \$525,520

To afford the average home sale price of **\$525,520**, a household needs to earn **\$125,720** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent is calculated as the average of median monthly data from June 2022 to May 2023 from Zillow. Average rent is for all units with any number of bedrooms. Average home sale price is calculated as the average of median monthly data from June 2022 to May 2023 from Redfin. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Milton?

31%

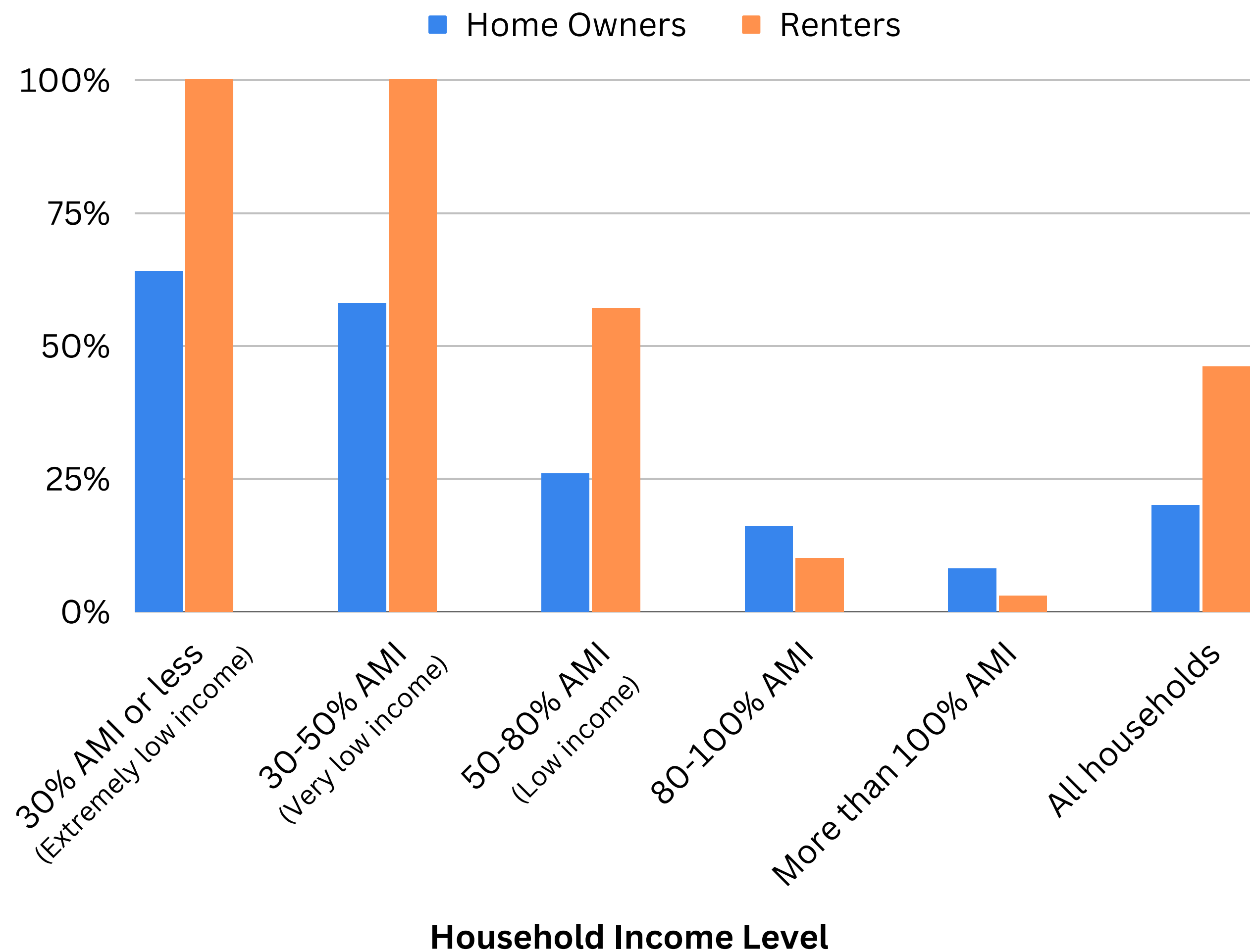
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

17%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Pierce County?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



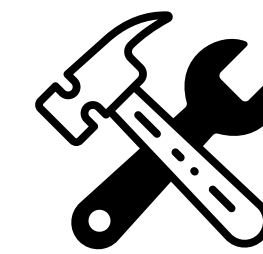
Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



Pierce County Average Rent: \$1,600



Pierce County Median Home Sale Price: \$524,100

To afford the median home sale price of **\$524,100**, a household needs to earn **\$125,360** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Pierce County?

32%

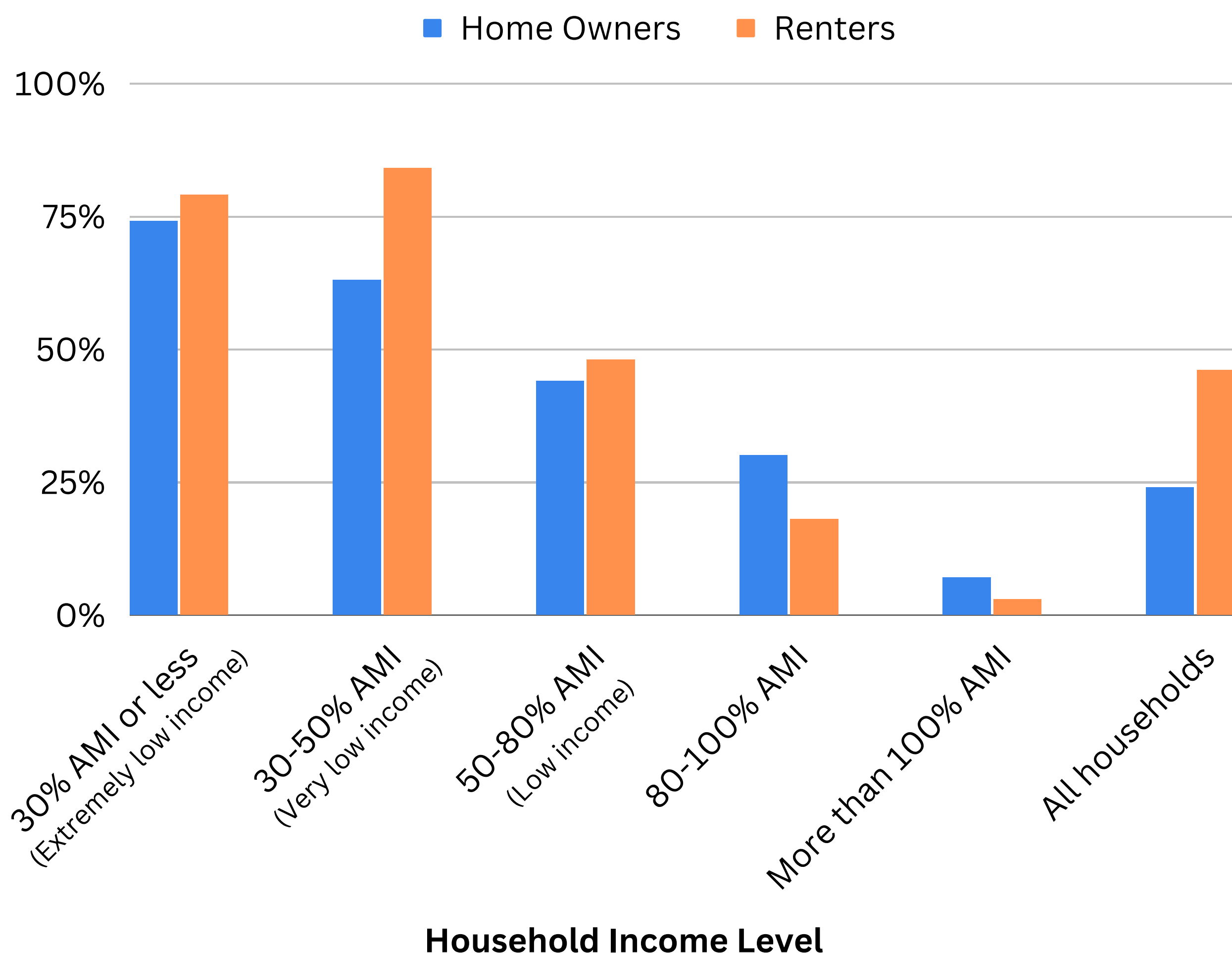
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

13%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Puyallup?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



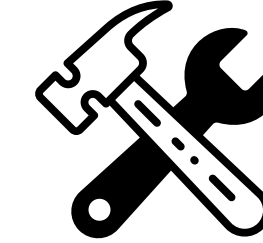
Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



Puyallup Average Rent: \$1,750



Puyallup Median Home Sale Price: \$525,000

To afford the median home sale price of **\$525,000**, a household needs to earn **\$125,600** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Puyallup?

31%

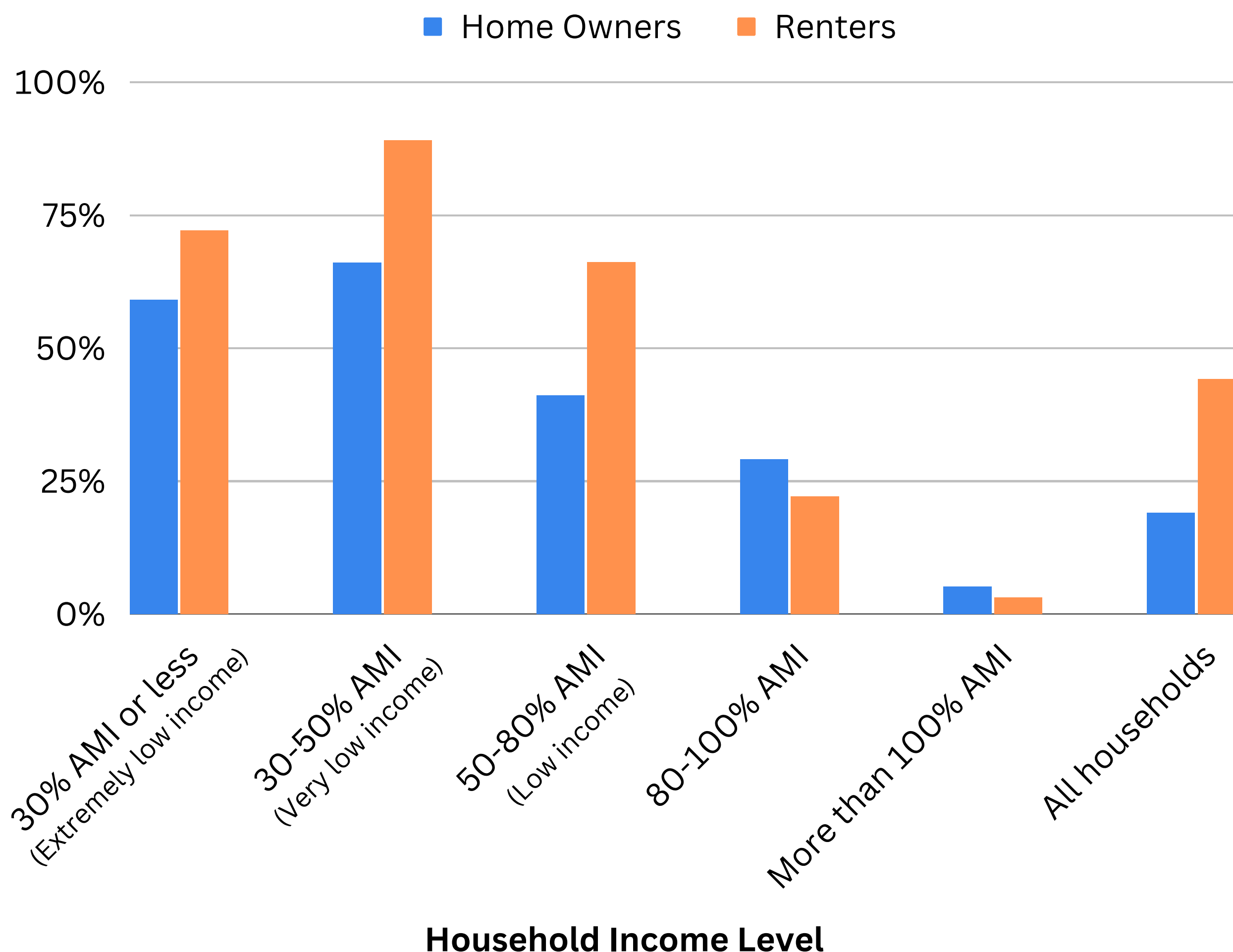
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

12%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.


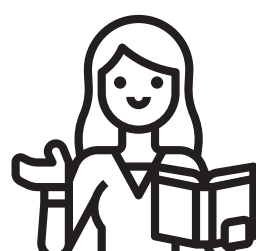


Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Steilacoom?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price

			
Retail Salesperson \$38,792 yearly income	Elementary School Teacher \$86,470 yearly income	Registered Nurse \$99,310 yearly income	Construction Manager \$116,800 yearly income

 **Steilacoom Average Rent: \$1,950**
 **Steilacoom Average Home Sale Price: \$770,410**

To afford the average home sale price of \$770,410, a household needs to earn \$184,280 per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent is calculated as the average of median monthly data from June 2022 to May 2023 from Zillow. Average rent is for all units with any number of bedrooms. Average home sale price is calculated as the average of median monthly data from June 2022 to May 2023 from Redfin. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Steilacoom?

23%

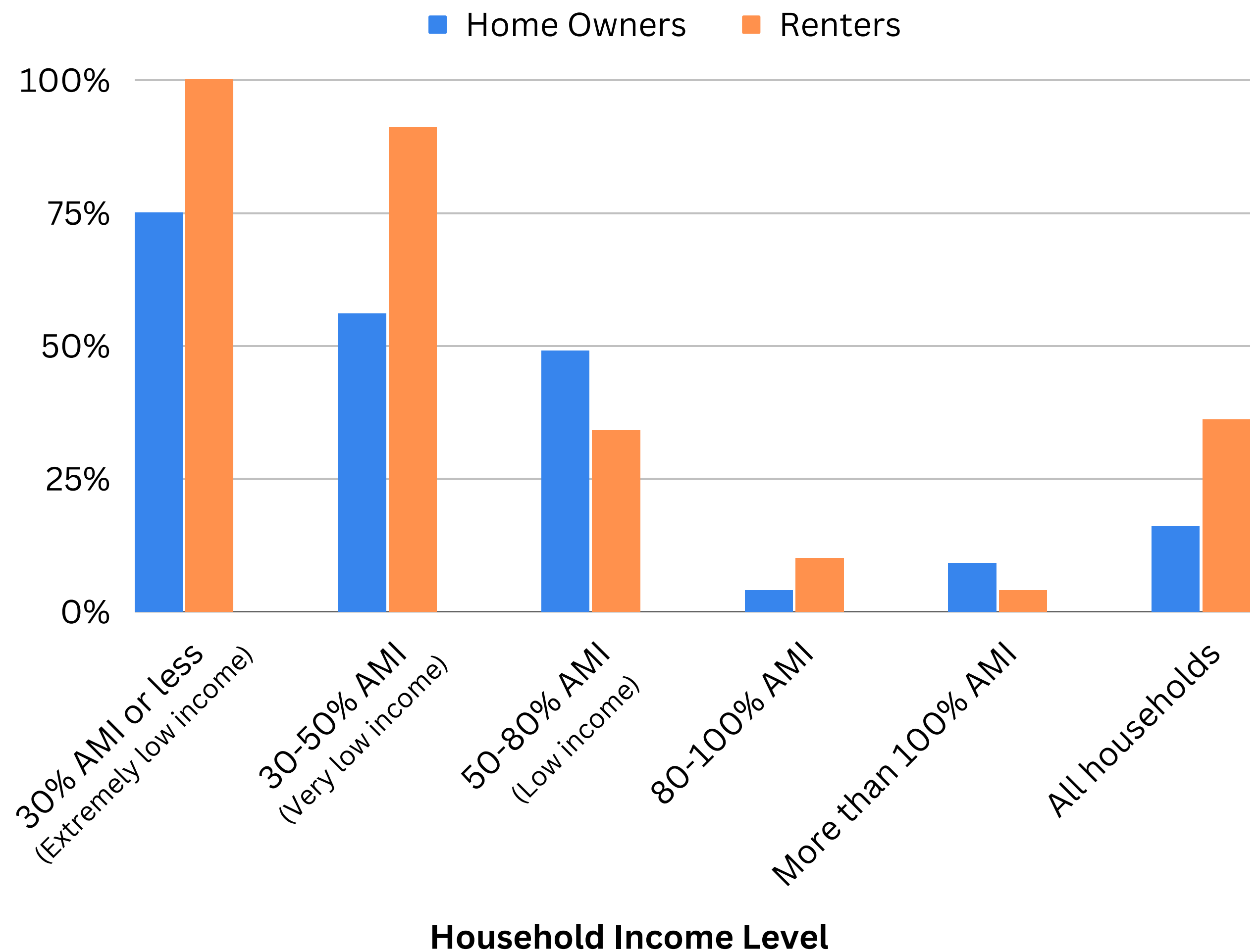
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

9%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Sumner?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



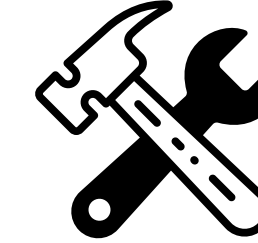
Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



Sumner Average Rent: \$1730



Sumner Median Home Sale Price: \$510,000

To afford the median home sale price of **\$510,000**, a household needs to earn **\$122,000** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Sumner?

39%

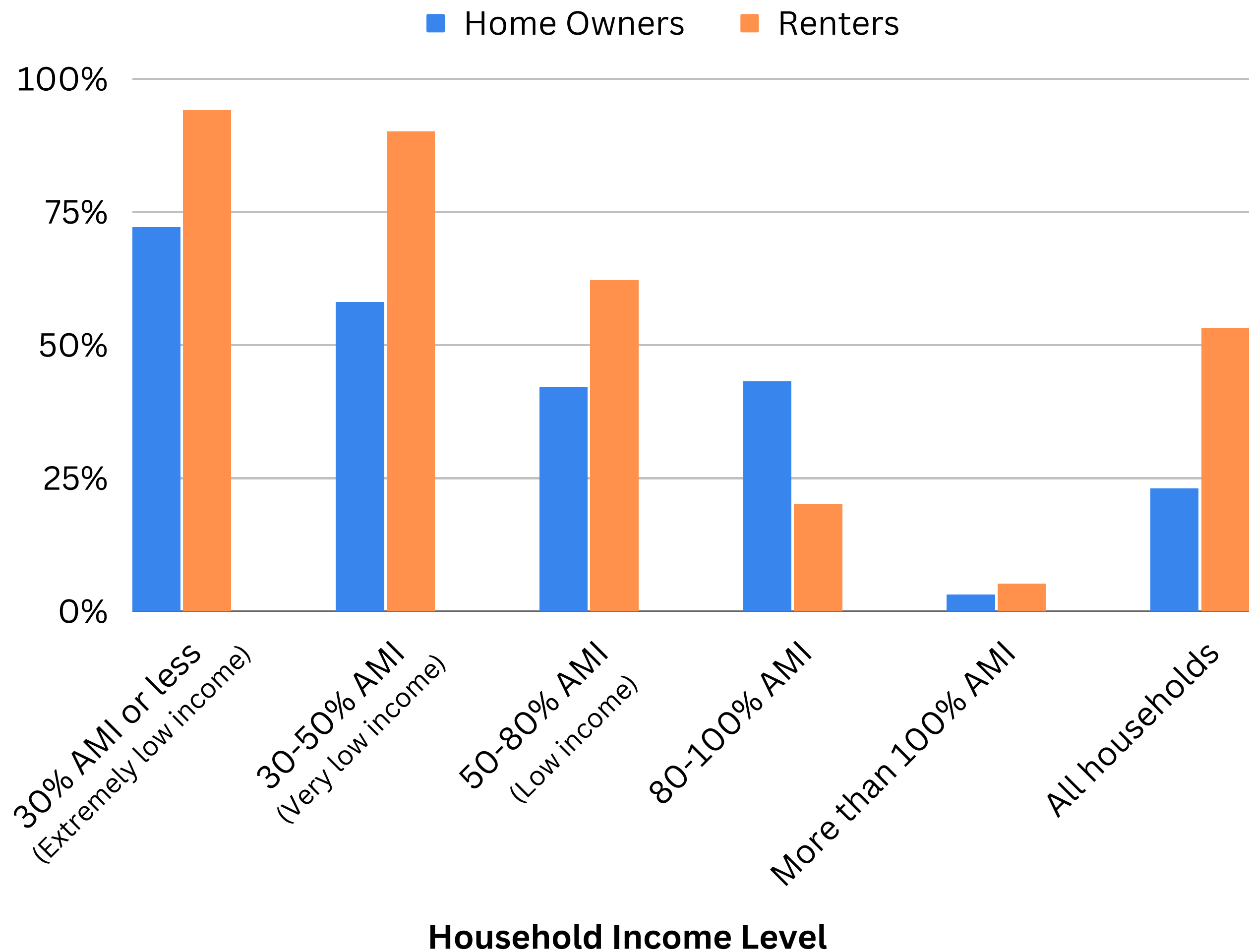
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

12%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in Tacoma?

If your household earns...	\$33,780 / year <small>(30% Area Median Income)</small>	\$56,300 / year <small>(50% Area Median Income)</small>	\$90,080 / year <small>(80% Area Median Income)</small>	\$112,600 / year <small>(100% Area Median Income)</small>	\$135,120 / year <small>(120% Area Median Income)</small>
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



Tacoma Average Rent: \$1470



Tacoma Median Home Sale Price: \$449,000

To afford the median home sale price of **\$449,000**, a household needs to earn **\$107,400** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in Tacoma?

37%

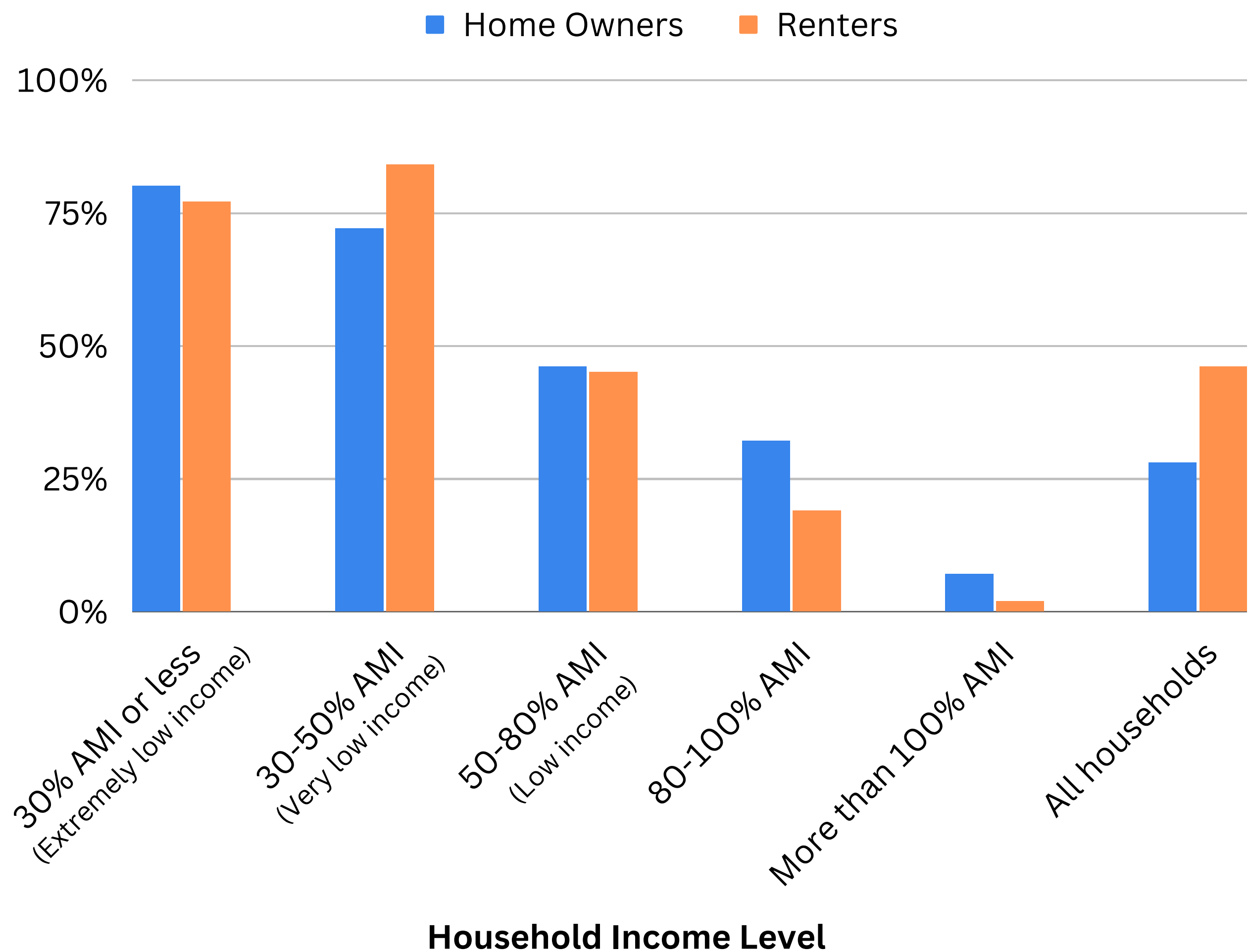
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

16%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area

How financially attainable is the housing in University Place?

If your household earns...	\$33,780 / year (30% Area Median Income)	\$56,300 / year (50% Area Median Income)	\$90,080 / year (80% Area Median Income)	\$112,600 / year (100% Area Median Income)	\$135,120 / year (120% Area Median Income)
Then you can afford...	\$840 monthly rent or \$140,000 home sale price	\$1410 monthly rent or \$235,000 home sale price	\$2250 monthly rent or \$370,000 home sale price	\$2820 monthly rent or \$465,000 home sale price	\$3380 monthly rent or \$555,000 home sale price



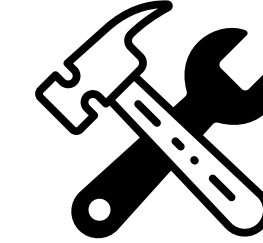
Retail Salesperson
\$38,792 yearly income



Elementary School Teacher
\$86,470 yearly income



Registered Nurse
\$99,310 yearly income



Construction Manager
\$116,800 yearly income



UP Average Rent: \$1,490



UP Median Home Sale Price: \$604,500

To afford the median home sale price of **\$604,500**, a household needs to earn **\$144,600** per year.

Sources: In this graphic, affordability means that a household spends no more than 30% of its income on rent or a mortgage and property taxes. Area Median Income data are for the Tacoma, WA HUD Metro FMR Area for FY2023. Average rent and median home sale price are for Q1 of 2023 from the University of Washington Center for Real Estate Research's Housing Market Data Toolkit. Average rent is for all units with any number of bedrooms. Affordable home sale prices were calculated using the mortgage calculator at bankrate.com assuming a 20% down payment, 30 year loan, 7% interest rate, 740+ credit score, and including property tax in monthly housing costs. Yearly income data are from the State of Washington Employment Security Department's 2022 occupational employment and wage estimates for the Seattle-Tacoma-Bellevue MSA.

How financially attainable is the housing in University Place?

32%

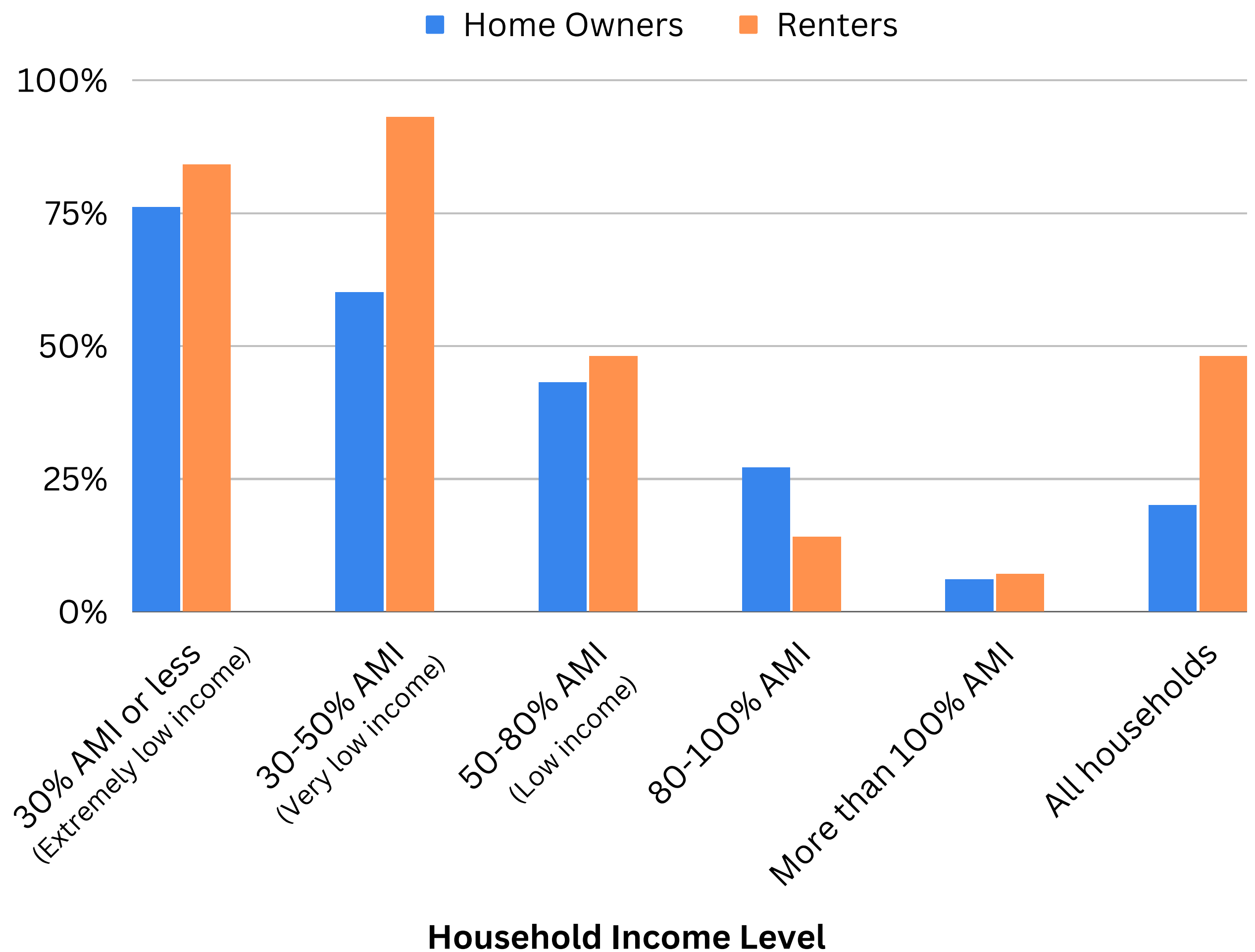
of households are **cost-burdened**, which means they spend more than 30% of their income on housing-related expenses.

13%

of households are **severely cost-burdened**, which means they spend more than 50% of their income on housing-related expenses.

Renters and households with lower incomes are more likely to be cost-burdened.

Percentage of households that are cost-burdened by income level



*AMI = Area median income for households in the Tacoma metro area