



South Sound Housing Affordability Partners  
Advisory Board Meeting Minutes

September 19, 2023

5:30 – 7:01 p.m.

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

**Staff:** Mary Connolly, Program Specialist 2  
Becki Foutz, Administrative Assistant

**Guest:** Jason Gauthier, SSHA<sup>3</sup>P Manager

MINUTES

| TOPIC/<br>WHO                       | DISCUSSION   | ACTION                   |
|-------------------------------------|--|--------------------------|
| Call to Order<br>Adria              | Rian Booker called the meeting to order. Mary called roll, per above; a quorum was present. About a third of attendees indicated they had met with their buddy groups! | Wel-come!                |
| Approval of Consent Agenda<br>Adria | Any requests to modify the agenda? No. Alex moved and Lua seconded to approve the consent agenda. Vote was taken - none opposed, no abstentions.                       | The agenda was approved. |
| Public Comment<br>Adria             | Rian opened for public comment. None. No written comments have been received.  |                          |

| TOPIC/WHO  | DISCUSSION  | ACTION               |
|--|---|----------------------|
| <p><b>2024 SSHA<sup>3</sup>P Federal and State Legislative Agendas</b><br/>Jason</p> | <p>This year the legislature took unprecedented action re: capital budget investments in housing. HB1167 would have created a grant program for local jurisdictions, SB 6604 can use up to 10% of those funds for administrative purposes, and allows jurisdictions of any size to use those funds for rental assistance.</p> <p>SSHA<sup>3</sup>P staff provided member governments with weekly “hot sheets” during the last session and plan to continue doing that for the 2024 session. The 2024 session will be short and will begin on January 8.</p> <p>HB1245, commonly known as the “lot-splitting bill,” will allow splitting lots as long as the resulting lots are a specified size, and 40% the size of the original lot.</p> <p>Several transit-oriented Bills are anticipated, and some around statewide rent control and/or stabilization. Either would limit the amount renters can be charged.</p> <p><b>STATE LEGISLATIVE AGENDA</b></p> <p><b>Priorities:</b><br/> <u>Facilitating development of Affordable Housing (AH)</u><br/>     Support capital budget funding for member government priority projects;<br/>     Expand funding opportunities to support homeownership development for low-income households;<br/>     Expand eligibility for the Connecting Housing to Infrastructure Program;<br/>     and<br/>     Support funding for the acquisition of real property for affordable housing.</p> <p><u>Support Policy and Planning Efforts</u><br/>     Transit-oriented development and priority considerations; and<br/>     Support construction trade industry workforce development efforts.</p> <p><u>Information and engagement</u><br/>     Expand eligibility for the disabled veteran property tax exemption program.</p> <p><b>Support</b><br/>     Funding for municipal Planned Action/EIS work;<br/>     Technical fixes and clarifications to recent land use and housing legislation;<br/>     Legislation to provide Fair Housing Training for COAs/HOAs;<br/>     Funding for the Affordable Workforce Housing Accelerator pilot program;<br/>     Funding to assist in the implementation of state-required land use actions; and<br/>     Operating funding for service supported housing.</p> | <p>Informational</p> |



| TOPIC/WHO   | DISCUSSION   | ACTION   |
|---|--|--|
| <p><b>2024 Legislative Agendas</b><br/>continued</p>  | <p>Jay said that unfortunately the funding needed for CHIP is drastically more than \$60M. Programs are running out of funds, and people are losing their homes. We need to look at drastically improving the amount that's there.</p> <p>Rian noted that topics come up in this meeting that are beyond the group's scope. Would it be appropriate to bring things forward to the Executive Board as suggestions for the legislative agenda? Yes. SSHA<sup>3</sup>P has a lot of ideas and a running list to bring to this Board. Jason hopes that next year he'll be able to start earlier and visit this Board a few times re: the legislative agenda.</p> <p>Jason thanked the group. More Advisory Board members than Executive Board members met with him on the legislative agenda, and he appreciates all the comments and participation.</p> <p>The Board packet goes out 10/4 at Noon, so that's the deadline for legislative agenda input.</p>  | <p>Please feel free to email, call, or text Jason before 10/4 at noon re: legislative priorities.</p> <p>Thank you, Jason!</p> |
| <p><b>Work Plan Subcommittee Recommendation: Evaluation Framework Criteria</b><br/>Mary</p> | <p>At the last Advisory Board meeting, members provided feedback on the evaluation framework criteria. Since then, the subcommittee has met, incorporated Board feedback, and has the following report.</p> <p>The framework will be used to score policies and programs on a set of criteria, with weights assigned to each criterion. Points and weights will be used to create overall effort and impact scores for each policy/program. The framework will assist in selecting policies and programs to include in the Advisory Board's Work Plan.</p> <p>The purpose is to measure impact of policies, not categorize them. The framework is meant to serve as a rudimentary tool for filtering and serves as a starting point for discussion.</p> <p>The Advisory Board has provided input towards the framework three times.</p> <p><b>Recommended Changes Based on Advisory Board Input</b><br/>                     "High/Medium/Low" language removed;<br/>                     Cultural barriers criterion added;<br/>                     Clarified that "financial barriers" relate to attaining and maintaining housing, and provided examples. To emphasize the importance of policies that remove financial barriers, increasing the weight of this criterion will be considered;<br/>                     Needs of multigenerational households are included as an example under "cultural barriers;" and<br/>                     Weight of racial equity criterion has been increased to 3.</p> | <p>Informational</p>   |

| TOPIC/WHO  | DISCUSSION   | ACTION            |                      |                               |   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|--|--|-------------------|----------------------|-------------------------------|---|-------------------------------|---|-------------------------|--|-----|-----|-----|-----|---|-----|-----|-----|-----|---------------|-----------------------------|---|---|---|---|--|---|---|---|---|---|---|---|---|---|---------------|--------------------|---|---|---|---|--------------------|---|---|---|---|---------------|---|---|---|---|--------------------|---|---|---|---|--|---|---|---|---|-----------------|---|---|---|---|-------------------|---|---|---|---|---------------|---|---|---|---|---------------|---|---|---|---|----------------|----------------|--|-----|-----|-----|----------------|--|-----|-----|-----|----------------------|
| <p><b>Work Plan Subcommittee Recommendation</b> continued</p>        | <p>Riley spoke on behalf of the subcommittee, stating that they advocate for approval of the framework as presented.</p> <p>Rian opened for comments. Jay thanked the subcommittee for their hard work, and for using the Board’s input. The framework for weighting is important; he feels that the group has done very good work and it will withstand public scrutiny.</p> <p>Nicholas said that at the end of the day, this framework gives us footing to understand the degree of effort required to move forward on a program or policy.</p>   | <p>Discussion</p> |                      |                               |   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
| <p><b>Discussion re: Evaluation Framework Weighting</b><br/>Mary</p> | <p>Mary displayed an example of how framework weighting will be used:</p> <table border="1" data-bbox="305 768 1370 1629"> <thead> <tr> <th></th> <th>Criterion</th> <th>Weight</th> <th>Land banking program</th> <th>Increase short plat threshold</th> <th>Multifamily Property Tax Exemption (MFTE)</th> </tr> </thead> <tbody> <tr> <td rowspan="2"><b>Minimum Criteria</b></td> <td>Able to be implemented by tribal or local government</td> <td>N/A</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>Aligns with SSHA<sup>3</sup>P's mission</td> <td>N/A</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td rowspan="3"><b>Effort</b></td> <td>Staff time needed to launch</td> <td>1</td> <td>0</td> <td>3</td> <td>2</td> </tr> <tr> <td>Staff time needed for ongoing administration</td> <td>2</td> <td>2</td> <td>4</td> <td>2</td> </tr> <tr> <td>Financial resources needed to implement</td> <td>2</td> <td>0</td> <td>4</td> <td>4</td> </tr> <tr> <td rowspan="9"><b>Impact</b></td> <td>Affordable Housing</td> <td>4</td> <td>4</td> <td>0</td> <td>1</td> </tr> <tr> <td>Attainable Housing</td> <td>3</td> <td>2</td> <td>1</td> <td>4</td> </tr> <tr> <td>Other Housing</td> <td>2</td> <td>0</td> <td>2</td> <td>1</td> </tr> <tr> <td>Financial Barriers</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Accessibility for People with Disabilities</td> <td>1</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Social Barriers</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Cultural Barriers</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Homeownership</td> <td>2</td> <td>2</td> <td>1</td> <td>1</td> </tr> <tr> <td>Racial Equity</td> <td>3</td> <td>2</td> <td>0</td> <td>1</td> </tr> <tr> <td rowspan="2"><b>Overall</b></td> <td>Overall Effort</td> <td></td> <td>0.8</td> <td>3.8</td> <td>2.8</td> </tr> <tr> <td>Overall Impact</td> <td></td> <td>1.8</td> <td>0.5</td> <td>1.3</td> </tr> </tbody> </table> |                   | Criterion            | Weight                        | Land banking program                      | Increase short plat threshold | Multifamily Property Tax Exemption (MFTE) | <b>Minimum Criteria</b> | Able to be implemented by tribal or local government | N/A | Yes | Yes | Yes | Aligns with SSHA <sup>3</sup> P's mission | N/A | Yes | Yes | Yes | <b>Effort</b> | Staff time needed to launch | 1 | 0 | 3 | 2 | Staff time needed for ongoing administration | 2 | 2 | 4 | 2 | Financial resources needed to implement | 2 | 0 | 4 | 4 | <b>Impact</b> | Affordable Housing | 4 | 4 | 0 | 1 | Attainable Housing | 3 | 2 | 1 | 4 | Other Housing | 2 | 0 | 2 | 1 | Financial Barriers | 1 | 0 | 0 | 0 | Accessibility for People with Disabilities | 1 | 1 | 0 | 0 | Social Barriers | 1 | 0 | 0 | 0 | Cultural Barriers | 1 | 0 | 0 | 0 | Homeownership | 2 | 2 | 1 | 1 | Racial Equity | 3 | 2 | 0 | 1 | <b>Overall</b> | Overall Effort |  | 0.8 | 3.8 | 2.8 | Overall Impact |  | 1.8 | 0.5 | 1.3 | <p>Informational</p> |
|  | Criterion  | Weight            | Land banking program | Increase short plat threshold | Multifamily Property Tax Exemption (MFTE) |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
| <b>Minimum Criteria</b>  | Able to be implemented by tribal or local government   | N/A               | Yes                  | Yes                           | Yes                                       |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Aligns with SSHA <sup>3</sup> P's mission  | N/A               | Yes                  | Yes                           | Yes                                       |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
| <b>Effort</b>  | Staff time needed to launch  | 1                 | 0                    | 3                             | 2   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Staff time needed for ongoing administration   | 2                 | 2                    | 4                             | 2   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Financial resources needed to implement  | 2                 | 0                    | 4                             | 4   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
| <b>Impact</b>  | Affordable Housing   | 4                 | 4                    | 0                             | 1   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Attainable Housing   | 3                 | 2                    | 1                             | 4   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Other Housing  | 2                 | 0                    | 2                             | 1   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Financial Barriers   | 1                 | 0                    | 0                             | 0   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Accessibility for People with Disabilities   | 1                 | 1                    | 0                             | 0   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Social Barriers  | 1                 | 0                    | 0                             | 0   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Cultural Barriers  | 1                 | 0                    | 0                             | 0   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Homeownership  | 2                 | 2                    | 1                             | 1   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Racial Equity  | 3                 | 2                    | 0                             | 1   |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
| <b>Overall</b>   | Overall Effort   |                   | 0.8                  | 3.8                           | 2.8                                       |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |
|  | Overall Impact   |                   | 1.8                  | 0.5                           | 1.3                                       |                               |   |                         |  |     |     |     |     |   |     |     |     |     |               |                             |   |   |   |   |  |   |   |   |   |   |   |   |   |   |               |                    |   |   |   |   |                    |   |   |   |   |               |   |   |   |   |                    |   |   |   |   |  |   |   |   |   |                 |   |   |   |   |                   |   |   |   |   |               |   |   |   |   |               |   |   |   |   |                |                |  |     |     |     |                |  |     |     |     |                      |

| TOPIC/WHO | DISCUSSION | ACTION |
|-----------|------------|--------|
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| <b>Weighting Discussion continued</b>  | How should these impact criteria be weighted?   |  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|--|---|--|--|-----------|--------|--|---|--|---|---|---|--|---|---|---|---|---|---|---|--|---|---|---|
|  |   | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Criterion</th> <th style="width: 30%;">Weight</th> </tr> </thead> <tbody> <tr> <td> <b>Affordable Housing:</b> Increases number of housing units created or preserved that are income-restricted and affordable to households with less than 80% AMI                 </td> <td style="text-align: center;">4</td> </tr> <tr> <td> <b>Attainable Housing:</b> Increases number of housing units created or preserved that are affordable to households with incomes between 80 - 120% AMI                 </td> <td style="text-align: center;">3</td> </tr> <tr> <td> <b>Other Housing:</b> Increases number of housing units created that are affordable to households with incomes above 120% AMI                 </td> <td style="text-align: center;">2</td> </tr> <tr> <td> <b>Financial Barriers:</b> Increases affordability of accessing and/or maintaining housing through a method other than production or preservation of housing                 </td> <td style="text-align: center;">1</td> </tr> <tr> <td> <b>Accessibility for People with Disabilities:</b> Increases number of units that are accessible to people with physical, intellectual, or developmental disabilities                 </td> <td style="text-align: center;">1</td> </tr> <tr> <td> <b>Social Barriers:</b> Increases accessibility by removing social barriers to accessing and/or maintaining housing                 </td> <td style="text-align: center;">1</td> </tr> <tr> <td> <b>Cultural Barriers:</b> Increases accessibility by removing cultural barriers to accessing and/or maintaining housing                 </td> <td style="text-align: center;">1</td> </tr> <tr> <td> <b>Homeownership:</b> Increases homeownership opportunities for low- and moderate- income households                 </td> <td style="text-align: center;">2</td> </tr> <tr> <td> <b>Racial equity:</b> Increases racial equity by decreasing disparities in housing outcomes for people of color                 </td> <td style="text-align: center;">3</td> </tr> </tbody> </table> |  | Criterion | Weight | <b>Affordable Housing:</b> Increases number of housing units created or preserved that are income-restricted and affordable to households with less than 80% AMI | 4 | <b>Attainable Housing:</b> Increases number of housing units created or preserved that are affordable to households with incomes between 80 - 120% AMI | 3 | <b>Other Housing:</b> Increases number of housing units created that are affordable to households with incomes above 120% AMI | 2 | <b>Financial Barriers:</b> Increases affordability of accessing and/or maintaining housing through a method other than production or preservation of housing | 1 | <b>Accessibility for People with Disabilities:</b> Increases number of units that are accessible to people with physical, intellectual, or developmental disabilities | 1 | <b>Social Barriers:</b> Increases accessibility by removing social barriers to accessing and/or maintaining housing | 1 | <b>Cultural Barriers:</b> Increases accessibility by removing cultural barriers to accessing and/or maintaining housing | 1 | <b>Homeownership:</b> Increases homeownership opportunities for low- and moderate- income households | 2 | <b>Racial equity:</b> Increases racial equity by decreasing disparities in housing outcomes for people of color | 3 |
|  | Criterion   | Weight   |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|  | <b>Affordable Housing:</b> Increases number of housing units created or preserved that are income-restricted and affordable to households with less than 80% AMI      | 4  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|  | <b>Attainable Housing:</b> Increases number of housing units created or preserved that are affordable to households with incomes between 80 - 120% AMI                | 3  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|  | <b>Other Housing:</b> Increases number of housing units created that are affordable to households with incomes above 120% AMI   | 2  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|  | <b>Financial Barriers:</b> Increases affordability of accessing and/or maintaining housing through a method other than production or preservation of housing          | 1  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|  | <b>Accessibility for People with Disabilities:</b> Increases number of units that are accessible to people with physical, intellectual, or developmental disabilities | 1  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|  | <b>Social Barriers:</b> Increases accessibility by removing social barriers to accessing and/or maintaining housing   | 1  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
|  | <b>Cultural Barriers:</b> Increases accessibility by removing cultural barriers to accessing and/or maintaining housing   | 1  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
| <b>Homeownership:</b> Increases homeownership opportunities for low- and moderate- income households   | 2   |  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
| <b>Racial equity:</b> Increases racial equity by decreasing disparities in housing outcomes for people of color  | 3   |  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |
| <p>Because the Executive Board prioritizes projects that create units, Housing Inventory has been weighted relatively higher.</p> <p>After today's conversation, staff and subcommittee will use the criteria to rate programs and policies, and a draft Work Plan will be available for Board member review at the next meeting.</p> <p>Rian asked about, for example, households with incomes below 50% AMI.</p> <p>Nicholas explained that the inventory piece is based on the SSHA<sup>3</sup>P Board's priorities around building housing. 50 or 30% get supportive services to increase the weight of the housing. The weighting's meant to be stacked.</p> <p>Jay said if you make \$16/hr you make \$30,000/year. That's not a lot; it's far below 80% AMI – that's every teenager moving out of their parents' homes, single mothers who can't afford child care, that is our area of income that's \$2400/month that's above anyone on any type of assistance. Most of them get \$914/month. Financial barriers need to be weighted higher. Only Fed Ex and THA are paying a living wage. Rian agreed.</p> <p>Ben said he doesn't see anything about age, a significant barrier. Lots of people retired without much retirement and are too old to work. We can talk about the intricacies of this, but testing the tool will help us understand how well it works. Riley suggested adding a note under <i>Financial Barriers</i> about age and fixed incomes.</p> |   | Discus-<br>sion  |  |           |        |  |   |  |   |   |   |  |   |   |   |   |   |   |   |  |   |   |   |

| TOPIC/WHO  | DISCUSSION   | ACTION                |  |
|--|--|-----------------------|--|
| <p><b>Weighting Discussion</b><br/>continued</p> | <p>Nicholas said that a lot of concerns we're hearing are captured under the detailed descriptions of Financial, Accessibility, Social, or Cultural Barriers. Mary shared those, which were also included in the meeting packet.</p> | <p>Discussion</p>     |  |
|  | <p><b>Financial Barriers: Increases affordability of accessing and/or maintaining housing through a method other than production or preservation of housing</b></p>  |                       | <p>Examples of policies that remove barriers to accessing housing include down-payment assistance or assistance with move-in costs; examples of policies that remove barriers to maintaining housing include rental assistance</p>   |
|  | <p><b>Accessibility for People with Disabilities: Increases number of units that are accessible to people with physical, intellectual, or developmental disabilities</b></p>   |                       |  |
|  | <p><b>Social Barriers: Increases accessibility by removing social barriers to accessing and/or maintaining housing</b></p>   |                       | <p>Social barriers include barriers experienced due to someone's identity or experiences; social barriers are often experienced by people in protected classes in Washington State, but other groups of people also experience social barriers (for example, people with criminal backgrounds, people who have children or pets, etc.)</p>   |
|  | <p><b>Cultural Barriers: Increases accessibility by removing cultural barriers to accessing and/or maintaining housing</b></p>   |                       | <p>Cultural barriers are experienced by those whose customs, norms, or traditions are different than those of the dominant culture. They are often experienced by people who are immigrants or primarily speak a language other than English.</p> <p>Policies that address cultural barriers may address issues such as culturally relevant marketing, language access, or the needs of multigenerational households</p> |
|  | <p>Distribution of wealth puts a lot of people well below livable wages. Talking about AMI can be misleading compared to the poverty in this country right now. Jay suggested weighting financial barriers at 2.</p>                 |                       |  |
|  | <p>Lua thanked the group for including cultural barriers. She suggested changing the name to <i>Cultural/Language</i> barriers, to include language.</p>   |                       |  |
|  | <p>Rian moved and Nicholas seconded changing the weight of financial barriers from 1 to 2. Vote was taken, none opposed, none abstained.</p>   | <p>Motion passed.</p> |  |
|  | <p>Rian moved and April seconded changing the name from <i>Cultural Barriers</i> to <i>Cultural/Language Barriers</i>. Vote was taken, none opposed, none abstained.</p>   | <p>Motion passed.</p> |  |

| TOPIC/WHO   | DISCUSSION  | ACTION   |
|---|---|--|
| <b>SSHA<sup>3</sup>P Staff Updates</b><br>Mary        | <p>Staff reached out to the Puyallup Tribe Update on Board's regarding use of a Tribal Land Acknowledgement. Their staff pointed us towards their website with Tribal-approved examples. SSHA<sup>3</sup>P staff formed their own draft Tribal Land Acknowledgement, based on the Puyallup Tribe's examples and Human Services Leadership Team's concern that the acknowledgement could be performative.</p> <p><i>We acknowledge that we are on the traditional homelands of the Coast Salish people. They have lived on and stewarded these lands since the beginning of time and continue to do so today. We honor their legacy by welcoming new ways of thinking about our relationship to the land. Asking, not assuming, Tribal preferences and needs, and identifying opportunities to improve our collective stewardship. This Board commits to these objectives.</i></p> <p>Between now and the next meeting, staff will meet with the subcommittee to put together a draft Work Plan for the next meeting. Laura Hobson from Commerce will come to the next meeting to present on HB 1220, a Bill passed a couple of years ago that's changing the way cities and counties address housing in their comprehensive plan updates.</p> | Informational  |
| <b>Board Members' Updates &amp; Comments</b><br>Group | <p>Jay asked if Board members can have a formal way of emailing each other to share information about developments. In Italy they have come up with a housing model that incorporates all different incomes. She requested formal direction and the full email list. Mary said that Board members are welcome to email each other, however, a quorum cannot discuss Board business outside of the public meetings. She recommended blind copying everyone.</p> <p>Rian said those who haven't met with their "buddies" should please go ahead and do that. There's an opening on the subcommittee if anyone's interested. He also invited anyone who needs a break from the subcommittee to raise their hand. Jay offered to fill the opening on the subcommittee.</p>  | Mary will share the email list.<br><br>Thank you, Jay! |
| <b>Adjournment</b>                                    | <p>Rian moved to adjourn. Lua seconded. Vote was taken; none opposed. Rian abstained. The meeting adjourned at 7:01 p.m.</p>  | Meeting adjourned!                                     |

The next SSHA<sup>3</sup>P Advisory Board meeting will be Tuesday, October 17 at 5:30 p.m. via Zoom.

Becki Foutz  
Administrative Assistant