



**South Sound Housing Affordability Partners
Advisory Board**

Regular AMENDED Meeting Agenda

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

Dial: +1253 215 8782 Meeting ID: 982 0661 9590

Webinar Link: <https://piercecountywa.zoom.us/j/98206619590>

September 19, 2023 5:30 P.M.

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

I. CALL TO ORDER

5:30

ROLL CALL

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

A. August 15, 2023 SSHA³P Advisory Board Minutes

Purpose: Motion to approve minutes from the August 15, 2023 SSHA³P Advisory Board meeting.

ATTACHMENTS: Minutes of August 15, 2023 Advisory Board meeting

[Document Link](#)

Recommended Motion: Move to approve the consent agenda.

IV. PUBLIC COMMENT

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

The Advisory Board meeting can be heard by dialing 253-215-8782 and entering the Meeting ID 982 0661 9590 or through Zoom at <https://piercecountywa.zoom.us/j/98206619590>. Written comments may be submitted to mary.connolly@piercecountywa.gov Tuesday before 4:00 p.m. for the Public Comment period. Comments will be compiled and sent to the Advisory Board and posted on the SSHA³P website at: <https://southsoundaffordablehousing.org>.

V. PRESENTATIONS AND DISCUSSION

A. 2024 SSHA³P Federal and State Legislative Agendas 5:40

Purpose: Presentation from Jason Gauthier, SSHA³P Manager, on SSHA³P's 2024 federal and state legislative agendas.

Action: Advisory Board questions and feedback

ATTACHMENTS: 2024 SSHA³P Legislative Agenda Presentation [Document Link](#)

B. Work Plan Subcommittee Recommendation: Evaluation Framework Criteria 6:25

Purpose: Presentation from Mary Connolly on the Work Plan Subcommittee's recommendations on criteria for the evaluation framework. The framework will be used to evaluate policies and programs for inclusion in the Advisory Board's Work Plan.

Action: Advisory Board questions and feedback

ATTACHMENTS: Work Plan Subcommittee Recommendations Presentation [Document Link](#)
Evaluation Framework [Document Link](#)

C. Discussion re: Evaluation Framework Weighting 6:40

Purpose: Provide feedback on weighting criteria in the evaluation framework.

Action: Advisory Board discussion and direction

ATTACHMENTS: See Evaluation Framework from agenda item V.B [Document Link](#)

VI. SSHA³P STAFF UPDATE 7:25

A. Update on SSHA³P Advisory Board Use of a Tribal Land Acknowledgement

VII. UPDATES/COMMENTS OF THE ADVISORY BOARD

VIII. ADJOURN 7:30

South Sound Housing Affordability Partners (SSHA³P)

Advisory Board

Meeting Norms

1. Challenge ideas, not individuals
2. Assume positive intent; assume responsibility for impact
3. Recognize it is more beneficial to share what you are thinking with the group during the discussion than with an individual afterwards
4. Listen with curiosity to what everyone has to say – we all come with different perspectives and priorities that bring depth to the conversation
5. Be respectful and make space for minority opinions or points of view
6. During discussion, everyone has the opportunity to contribute before members contribute a second time
7. Raise hand to speak and wait for acknowledgement from the chair
8. Be open to new ways of thinking
9. Recognize the best efforts of our staff
10. Make our decisions based on the available information, and in the best interest of the Executive Board goals
11. Board members come prepared for each meeting



South Sound Housing Affordability Partners
Advisory Board Meeting Minutes

August 15, 2023

5:30 – 7:31 p.m.

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

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

Guest: Ted Thelin

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order Adria	Adria Buchanan called the meeting to order. Mary called roll, per above; a quorum was present.	Wel- come!
Approval of Consent Agenda Adria	Any requests to modify the agenda? Lua moved and Corey seconded to approve the consent agenda. Vote was taken - none opposed, no abstentions.	The agenda was ap- proved.
Public Comment Adria	Adria opened for public comment. None. No written comments have been received.	

TOPIC/WHO	DISCUSSION	ACTION
<p>Resolution 2023-03, Amending Regular Meeting Schedule Adria</p>	<p>Resolution 2023-03 amends the Board meeting start time, to begin at 5:30 p.m. instead of 6:00 p.m. Meetings are expected to take about two hours, thus it's proposed to begin them a half-hour earlier. Rian moved and Lua seconded to adopt Resolution 2023-03. Adria asked if there was any discussion. None. Vote was taken – none opposed, no abstentions.</p>	<p>Resolution 2023-03 was adopted. Meetings will begin at 5:30.</p>
<p>Review Meeting Agreements Adria</p>	<p>Mary shared the meeting agreements, and Adria read through them. <small>SSHA³P Advisory Board Meeting August 15, 2023</small></p> <p style="text-align: center;">South Sound Housing Affordability Partners (SSHA³P) Advisory Board Meeting Norms</p> <ol style="list-style-type: none"> 1. Challenge ideas, not individuals 2. Assume positive intent; assume responsibility for impact 3. Recognize it is more beneficial to share what you are thinking with the group during the discussion than with an individual afterwards 4. Listen with curiosity to what everyone has to say – we all come with different perspectives and priorities that bring depth to the conversation 5. Be respectful and make space for minority opinions or points of view 6. During discussion, everyone has the opportunity to contribute before members contribute a second time 7. Raise hand to speak and wait for acknowledgement from the chair 8. Be open to new ways of thinking 9. Recognize the best efforts of our staff 10. Make our decisions based on the available information, and in the best interest of the Executive Board goals 11. Board members come prepared for each meeting 	
<p>Buddy System Discussion Adria</p>	<p>To facilitate more interaction among Advisory Board members, members have been assigned buddies. Members were encouraged to set up meetings with their buddies prior to the next Board meeting. Adria called for questions: none.</p>	<p>Please contact your buddies!</p>
<p>Evaluation Framework Discussion Mary</p>	<p>Mary shared the updated Evaluation Framework. Members' feedback was used to revise it from the version presented at the last meeting.</p> <p>The framework will be used to evaluate policy and program ideas on a set of criteria. Its purpose is to assist in selecting policies and programs to include in the 2024 Work Plan.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Evaluation Framework Discussion continued</p>	<p>Jeff noted that it's important to have the weighting, so we remember where our focus is, however, he struggles with how race, equity, social barriers, and disabilities are currently weighted.</p> <p>The group reviewed the framework for a few minutes and then went through it together section by section. No concerns on the "Effort" section.</p> <p>Impact section: Housing Inventory Jay pointed out that housing is needed across the board. Can social housing, in which residents pay 30% of their income, be fitted into the framework? The framework lists models currently in use. Adria suggested that it might fit under Financial Barriers.</p> <p>Rian asked if we need to differentiate single housing from family housing. There's a difference between beds and doors. Having enough beds, but not enough doors means that families get broken up, or there are no places for them. Adria asked if we need to define units in this framework, or is another category suggested? Families would fall under Social Barriers. What's better, building single resident tiny homes or refurbishing existing housing to create congregate living for six? Number of people housed vs. units created?</p> <p>Jay noted that there are different types of housing, built and priced differently. A bed with 70 sq ft is considered a habitat for one person. Adria said those would be considered policies. Would those categories of increasing number of units created or preserved and affordable to those under 80% AMI, does that still fit under affordability, or do we need to break out the units vs. people?</p> <p>Jay said that state Ordinances are changing, and single-family residences can't be built in certain areas anymore. Corey said that, when we're talking about numbers, we should remember that some cultures are multi-generational. Allowing some leeway for that would be beneficial to our work.</p> <p>Adria asked if members think that we need to build in a category that accommodates that nuance. Rian said that single people have an AMI rating and families do as well, so we might be covered in terms of inventory. Whether we prefer units that accommodate families would be a policy differentiation.</p> <p>Mary was thinking about the discussion last meeting and said that unit size might not really matter when scoring criteria.</p> <p>Riley said that AMI doesn't account for the fact that we have some large families, of nine, for example. Maybe we'll come across a proposal in which someone's developing five-bedroom units and someone else is developing single units. There's a cultural component to that and we need to be mindful of the equity. Scorers need to understand how size of units could potentially disenfranchise certain groups.</p>	<p>Discus- sion</p>

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

<p>Evaluation Framework Discussion continued</p>	<p>Jay said that a large problem is that large, multi-generational families cannot find housing unless they find a few units close to each other. We need both family and single units. Quad units are rare, and more are needed. There are also cases of, for example, one person with disabilities who has five pets. Adria said that we can come back to this if we find it's not covered in the framework.</p> <p>Rian suggested flexible unit sizes that can support different sizes of families.</p> <p>Corey appreciates this dialogue so much! From a realtor standpoint of what we're seeing, Jay hit the nail on the head when saying affordability's needed across the board. For example, it's difficult for Habitat to be successful when building only single unit dwellings.</p> <p>Jeff feels that the rubric works well for the group. Earlier he was reacting to the points and value they're aligned with.</p> <table border="1" data-bbox="626 888 1018 1507"> <thead> <tr> <th>Points</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>High</td> </tr> <tr> <td>3</td> <td>Medium-High</td> </tr> <tr> <td>2</td> <td>Medium</td> </tr> <tr> <td>1</td> <td>Low-Medium</td> </tr> <tr> <td>0</td> <td>Low</td> </tr> </tbody> </table> <p>He thinks the point system works if we strip the words away. Seeing "Low," or "Low-Medium" might make people question this Board's values. It's semantics, but sometimes semantics are important.</p> <p>Adria said perhaps we can wordsmith a way to explain the points a bit better.</p> <p>Housing Barriers: Lua said she didn't see anything about language and cultural barriers. Not speaking English is a hindrance to finding housing.</p>	Points	Value	4	High	3	Medium-High	2	Medium	1	Low-Medium	0	Low	<p>Discus- sion</p>
Points	Value													
4	High													
3	Medium-High													
2	Medium													
1	Low-Medium													
0	Low													

TOPIC/WHO	DISCUSSION	ACTION
<p>Housing & Related Services Sales Tax (Maureen Howard Affordable Housing Act) Expenditure Plan Presentation Bryan Schmid</p>	<p>Bryan Schmid, Pierce County Human Services (HS) Affordable Housing (AH) Supervisor, attended to present on the Housing and Related Services Sales Tax. He'd like comments and input after his presentation. Feedback will be incorporated into the final draft.</p> <p>In 2015 the State legislature passed HB 2263, creating a local option sales and use tax for housing and related services. It required passage by both the legislative authority of a City or County and a public vote.</p> <p>In 2020 the State legislature passed HB 1590, amending the RCW to allow a City or County to impose a sales tax of up to 1/10 of 1% (10 cents on a \$100 purchase) for housing and related services (removing the public vote requirement.)</p> <p>At least 60% of the funds collected must be used for constructing AH, constructing behavioral health-related facilities, or funding the operation and maintenance costs of new AH units, facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.</p> <p>Programs must be provided to persons at 60% or below of the AMI, with behavioral health disabilities, veterans, seniors, who are homeless or at risk of being homeless, unaccompanied homeless youth, persons with disabilities or domestic violence survivors. The remainder must be used for operation, delivery, or evaluation of behavioral health treatment programs and services or housing-related services.</p> <p>In 2021 the Tacoma City Council passed Ordinance 28747, implementing the above-mentioned sales tax within the City of Tacoma, generating roughly \$7M annually. The Cities of Orting and Ruston also passed Ordinances adopting the tax. Pierce County passed Ordinance 2022-81s (The Maureen Howard AH Act) in March 2023, implementing the tax for the rest of Pierce County outside Tacoma, Orting, and Ruston. This will generate nearly \$20M dollars of revenue, a four-fold increase in AH resources in Pierce County.</p> <p>The Ordinance directs HS to create a six-year advisory expenditure and implementation plan, based on the allowed uses of the fund (RCW), the Council's identified priorities, the goals and strategies contained in the 2022 Piece County Housing Action Strategy, the Comprehensive Plan to End Homelessness and the most recent Behavioral Health Implementation Plan.</p> <p>Council priorities (from the Ordinance) are to attract AH development, address the racial and rural wealth gap through increasing homeownership, and to dedicate up to 30% of the funds to individuals at or below 30% AMI, 50% to those between 30 and 60% AMI, and 20% towards housing-related services and behavioral health.</p>	<p>Informa-tional</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Housing & Related Services Sales Tax continued</p>	<p>Key Goals: increase AH production for lower-income households, create diversity of housing options expand permanent housing options for homeless households, and prevent homelessness all with geographic and racial equity.</p> <p>The draft plan is to use 80% of funds on capital development and preservation of AH and ops and maintenance of newly created AH.</p> <p>50% would be allocated to AH targeted at households between 30 and 60% AMI.</p> <p>30% would be targeted at households with income below 30% AMI.</p> <p>20% of funds would be used for the delivery of housing services to support the homeless crisis response system. Funding target to maintain and expand supportive housing.</p> <p>Capital development is needed, as Pierce County is a gap funder. Projects are far below market and don't generate market rents. Far less debt can be obtained, so public funding's needed. Typically, low-income housing developers come to the County first, then funds are layered with federal and state funds. Pierce County's been historically underfunded by the Department of Commerce. We usually get \$4.5 to \$5M a year, so an additional \$20M more is quite significant!</p> <p>Document recording fees (DRF) are an unreliable source to fund homeless services, because when home purchases are down, there's funding's inadequate. Sales tax fluctuates as well, but not at the rate DRFs do.</p> <p>Funding will be administered through competitive Notices of Funding Available (NOFAs) and through contract with the Pierce County Community Development Corporation. The CDC is a public non-profit entity staffed by HS employees and has an independent Board. It does a lot of lending for home ownership activities, down payment assistance, rental housing activity and is a vehicle to use for land acquisition.</p> <p>Eligible project types: rental housing homeownership housing, PSH.</p> <p>All expenditures must be approved by the County Executive and County Council. HS will present biennial performance reports to the Council. The program will be audited every six years and will be monitored consistent with existing AH programs. The Council will review the need for the fund every 10 years.</p>	<p>Informa- tional</p>

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

<p>Housing & Related Services Sales Tax continued</p>	<p>Affordable Housing Target Goals:</p> <table border="1" data-bbox="305 380 1221 758"> <thead> <tr> <th>Biennium Budget</th> <th>Units Below 30% of AMI</th> <th>Units 30% to 60%</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2024-2025</td> <td>195</td> <td>325</td> <td>520</td> </tr> <tr> <td>2026-2027</td> <td>210</td> <td>350</td> <td>560</td> </tr> <tr> <td>2028-2029</td> <td>230</td> <td>370</td> <td>600</td> </tr> </tbody> </table> <p>Per above, we think we can generate 1680 units by 2029.</p> <p>The plan is in the public engagement and outreach phase right now. Final review will take place in October. The plan will be submitted to the County Council in November, and they will take action with a Resolution or Ordinance. Funding will be distributed to the community in 2024.</p> <p>One thing this fund will allow us to do is publish separate NOFAs and RFPs. In the past we have issued one, since there was less money to distribute. This time we'll have three or four AH projects: Targeted Homeownership, Rental Housing Development, Operations and Maintenance, and Preservation. This is similar to what the Department of Commerce does.</p> <p>Jay shared some important background information. This year, due to the DRFs decreasing, there was 40% less homeless funding available, resulting in hits to the system.</p> <p>Rian has a few questions for Bryan (Bryan's laptop battery died immediately after his presentation) about the funding percentages, and if the \$20M is total, or an increase. (It's an increase.)</p> <p>Jay has worked with the CoC on houseless applications. Part of the problem is that NOFAs are funded by reimbursement. If it's reimbursement only, players will be in the same spot. Some are reluctant to get into the bidding process when it's reimbursement. If not enough people apply, the funding won't get out. Jay has several points of concern about the plan.</p> <p>Adria called for comments or suggestions about how to use the last ten minutes of the meeting. Mary said her updates will be quick and she can share Bryan's contact information if they have questions. The group resumed reviewing the Evaluation Framework.</p>	Biennium Budget	Units Below 30% of AMI	Units 30% to 60%	Total	2024-2025	195	325	520	2026-2027	210	350	560	2028-2029	230	370	600	<p>Informational</p>
	Biennium Budget	Units Below 30% of AMI	Units 30% to 60%	Total														
2024-2025	195	325	520															
2026-2027	210	350	560															
2028-2029	230	370	600															

TOPIC/WHO	DISCUSSION	ACTION
Evaluation Framework Discussion continued	<p>Other Priorities: Racial equity and Home Ownership opportunities: Riley suggested that Racial Equity should either be broken out more or weighted higher. Jay agreed with Riley that it should be weighted higher.</p> <p>Jay would like to add Redistribution of Land Wealth due to past redlining.</p> <p>Alex said it might be valuable to dive deeper into definitions to clarify what we're trying to achieve in racial equity.</p> <p>Adria asked for any other comments. Is there a specific weight people would like for Racial Equity? Riley said it should be at least a 2, potentially a 3. There's strong argument for a 4. Amanda agreed with Riley's suggestion (3). Alex wouldn't feel comfortable changing the weighting number until there's a clear definition.</p> <p>Jay will send Mary a research paper by Carol Wise on racial equity in housing, and its effect on the BIPOC community.</p>	<p>Jay will send Mary a research paper by Carol Wise.</p> <p>Staff and the sub committee will update the framework and bring it back to the full group.</p>
SSHA³P Staff Updates Mary	<p>If they haven't already, members may schedule a time with Jason Gauthier, SSHA³P Manager, to provide input on SSHA³P's Federal and State legislative priorities. He'll use the feedback to develop SSHA³P's legislative agenda.</p> <p>At the next Advisory Board meeting Jason will present SSHA³P's 2024 Work Plan that was officially adopted by the Executive Board in July.</p> <p>2024 Work Plan – was officially adopted by the Exec Board in July – included in the meeting packet for Board Members' reference.</p>	Informational
Board Members' Updates & Comments Group	None currently.	
Adjournment	Rian moved to adjourn the meeting. April seconded. Vote was taken; none opposed, no abstentions. The meeting adjourned at 7:31 p.m.	Meeting adjourned!

The next SSHA³P Advisory Board meeting will be Tuesday, September 19 at 5:30 p.m. via Zoom.
Becki Foutz, Administrative Assistant

STATE & FEDERAL LEGISLATIVE AGENDAS

SSHA³P ADVISORY BOARD MEETING
SEPTEMBER 19, 2023

SSHA³P



AGENDA

- 2023 Overview
- 2024 Session Preview
- 2024 State Agenda
 - Priorities
 - Support | Monitor | Oppose
- 2024 Federal Agenda

2023 SESSION

- The “Year of Housing”
- Capital budget investments in housing
- SSHA³P’s Efforts



CREATING HOUSING STABILITY

- Develop and expand aging-in-place options that seek to improve quality of life for seniors in our communities, such as providing opportunities for aging residents to affordably retain their homes.
- Develop anti-displacement options for local municipalities to utilize.



AFFORDABLE HOUSING SUBSIDY

- Fully fund the Washington Housing Trust Fund and support affordable homeownership investments.
- Funding to facilitate the acquisition of buildings and real property that can be utilized to provide affordable housing.
- Extend the 1406 remittance period to align with long range planning horizons.
- Funding for member identified priority projects.



FACILITATING HOUSING SUPPLY

- Expand state support for local land use planning, including funding for Housing Action Plan Implementation and Planned Action EIS, to continue local efforts to create more housing opportunities.
- Expansion of the multi-family property tax exemption program.
- Provide options and support for regulatory streamlining and system updates.

2024 SESSION

- Short session
- Expectations for land use policy and budget investments

2024 STATE AGENDA

- Priorities
- Support | Monitor | Oppose

PRIORITIES

- Facilitating Development of Affordable Housing
- Support Policy and Planning Efforts
- Information and Engagement

FACILITATING DEVELOPMENT OF AFFORDABLE HOUSING

- Support capital budget funding for member government priority projects
- Expand funding opportunities to support homeownership development for low-income households
- Expand eligibility for the Connecting Housing to Infrastructure Program
- Support funding for the acquisition of real property for affordable housing

SUPPORT POLICY AND PLANNING EFFORTS

- Transit-oriented development and priority considerations
- Support construction trade industry workforce development efforts

INFORMATION AND ENGAGEMENT

- Expand eligibility for the disabled veteran property tax exemption program

SUPPORT

- Support funding for municipal Planned Action/EIS work
- Support technical fixes and clarifications to recent land use and housing legislation
- Support legislation to provide Fair Housing Training for COAs/HOAs
- Support funding for the Affordable Workforce Housing Accelerator pilot program
- Support funding to assist in the implementation of state required land use actions
- Supporting operating funding for service supported housing

MONITOR

- Monitor legislation regarding the Residential Landlord Tenant Act
- Monitor efforts to create a rental gap voucher assistance program
- Monitor legislation to create local revenue options to support affordable housing development

OPPOSE

- Oppose preemption of local land use authority
- Oppose legislation that would increase the cost to produce publicly funded affordable housing

2024 FEDERAL AGENDA

- Congressional Directed Spending requests for affordable housing development
- S. 1557 - Affordable Housing Credit Improvement Act
- S. 1267 – Fair Housing Improvement Act of 2023
- H.R. 3940 – Neighborhood Homes Investment Act
- Flexibility in federal funding
- Fully funding CDBG and HOME programs

WORK PLAN SUBCOMMITTEE RECOMMENDATION: EVALUATION FRAMEWORK CRITERIA

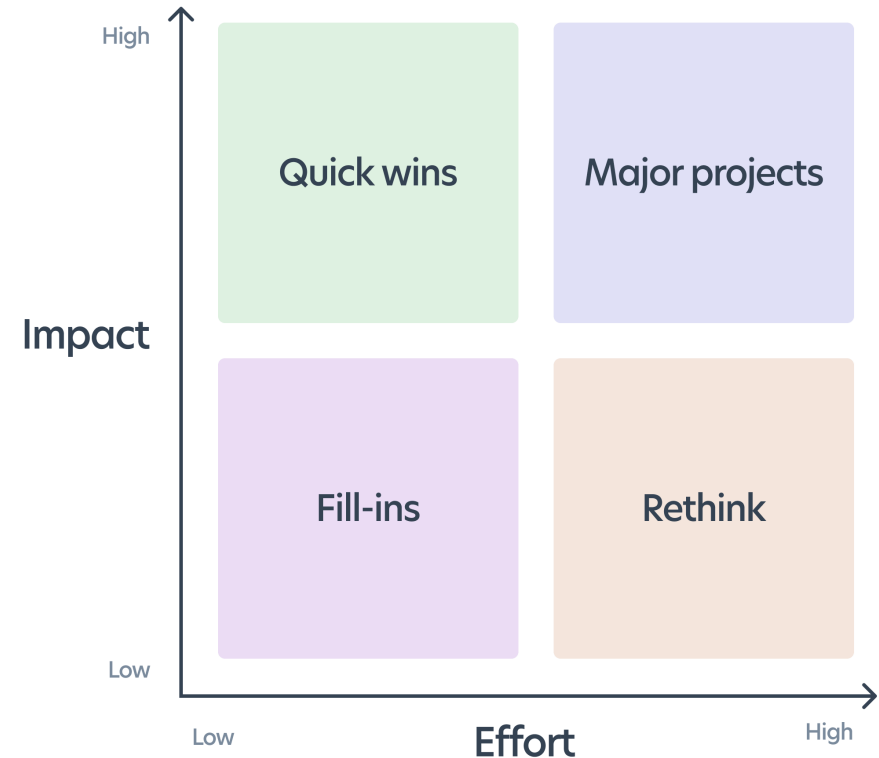
ADVISORY BOARD WORK PLAN SUBCOMMITTEE
MEETING

SEPTEMBER 19, 2023

MARY CONNOLLY, PROGRAM SPECIALIST II

Evaluation Framework Overview

- Scores policies and programs on a set of criteria
- Weights assigned to criteria
- Points and weights used to create overall effort and impact scores for each policy/program
- Assist in selecting policies and programs for inclusion in Advisory Board work plan



Considerations

- Purpose is to measure impact of policies; not to categorize policies
- Meant as a rudimentary tool for filtering
- Not meant to give a definitive answer; serves as a starting point for further discussion
- Input from staff workgroup and Executive Board will also be used to filter ideas

Advisory Board Input

- 3 Advisory Board discussions
 - Initial input on criteria
 - Reviewed first draft of framework
 - Reviewed second draft of framework
- 2 subcommittee meetings to incorporate Advisory Board feedback

Recommendations Based on Advisory Board Input

Suggestion	Notes	Recommendation
Remove “High/Medium/Low” language in point values.		Language removed.
Add cultural barriers criterion.		Criterion added with examples.
Split “financial barriers” into two categories to separately address attaining and maintaining housing; similarly split other “barriers” criteria.	Suggestion emerged from a conversation related to the importance of programs such as down payment assistance that support people with limited resources in attaining housing.	Clarify that “financial barriers” relates to attaining and maintaining housing, and provide examples such as down payment assistance and move-in cost assistance. *Note: To emphasize the importance of policies that remove financial barriers, consider increasing the weight of this criterion.
Add new criterion that considers use of housing for families and multigenerational households.	Evaluation framework will be used to evaluate policies and programs, not specific projects.	The needs of multigenerational households are included as an example under “cultural barriers.”
Increase weight of racial equity criterion.		Weight increased to 3.

WORK PLAN SUBCOMMITTEE RECOMMENDATION: EVALUATION FRAMEWORK CRITERIA

ADVISORY BOARD WORK PLAN SUBCOMMITTEE
MEETING

SEPTEMBER 19, 2023

MARY CONNOLLY, PROGRAM SPECIALIST II

Evaluation Framework

	Criterion	Notes on Criterion	Values	
Minimum Criteria	A specific policy or program that can be implemented by tribal or local government		Yes	No- Policy/program should not be considered.
	Aligns with SSHA3P's mission	SSHA3P's mission is to create and preserve affordable, attainable, and accessible housing.	Yes	No- Policy/program should not be considered.

	Criterion	Notes on Criterion	Weight	Point Values					
				4	3	2	1	0	
Effort	Staff time needed to launch the program/policy	Includes time to design/create/set up the policy or program	1	Minimal staff time needed to launch		Some staff time needed to launch		Significant staff time needed to launch	
	Staff time needed for ongoing administration of the program/policy		2	Minimal staff time needed for ongoing administration		Some staff time needed for ongoing administration		Significant staff time needed for ongoing administration	
	Financial resources needed to administer the program/policy (besides staffing)		2	No or minimal resources needed with little impact on government budget		Some impact on government budget		Significant impact on government budget	
Overall Effort				Multiply each score by the criterion's weight, add, and scale to 4					
Impact	Housing Inventory	Affordable Housing: Increases number of housing units created or preserved that are income-restricted and affordable to households with less than 80% AMI	Here, preservation of affordable housing refers to efforts to prevent existing units from becoming market-rate by keeping or making them income-restricted	4	Potential to create or preserve many income-restricted affordable housing units that are affordable for more than 30 years		Potential to create or preserve some income-restricted affordable housing units that are affordable for more than 30 years; OR potential to create or preserve income-restricted housing units that are affordable for less than 30 years		No potential to create or preserve income-restricted affordable housing units
		Attainable Housing: Increases number of housing units created or preserved that are affordable to households with incomes between 80 - 120% AMI	Units affordable to people with incomes between 80-120% AMI are usually not income-restricted but tend to be more affordable, such as middle housing, multifamily units, and ADUs Here, preservation of attainable housing refers to efforts to keep naturally occurring affordable housing affordable to people with moderate incomes	3	Potential to create or preserve many attainable housing units		Potential to create or preserve some attainable housing units		No potential to create or preserve attainable housing units
		Other Housing: Increases number of housing units created that are affordable to households with incomes above 120% AMI		2	Potential to create or preserve many units		Potential to create or preserve some units		No potential to create or preserve units
	Housing Barriers	Financial Barriers: Increases affordability of accessing and/or maintaining housing through a method other than production or preservation of housing	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	1	Potential to greatly decrease financial barriers for a small number of people OR somewhat decrease financial barriers for a large number of people		Potential to somewhat decrease financial barriers for some people		No potential to decrease financial barriers
		Accessibility for People with Disabilities: Increases number of units that are accessible to people with physical, intellectual, or developmental disabilities		1	Potential to greatly increase the number of units accessible to people with disabilities		Potential to somewhat increase the number of units accessible to people with disabilities		No potential to increase the number of units accessible to people with disabilities
		Social Barriers: Increases accessibility by removing social barriers to accessing and/or maintaining housing	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.)	1	Potential to greatly increase accessibility for a group experiencing social barriers		Potential to somewhat increase accessibility for a group experiencing social barriers		No potential to increase accessibility
		Cultural Barriers: Increases accessibility by removing cultural barriers to accessing and/or maintaining housing	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. Policies that address cultural barriers may address issues such as culturally relevant marketing, language access, or the needs of multigenerational households	1	Potential to greatly increase accessibility for a group experiencing cultural barriers		Potential to somewhat increase accessibility for a group experiencing cultural barriers		No potential to increase accessibility
	Other Priorities	Homeownership: Increases homeownership opportunities for low- and moderate- income households	Low- and moderate- income households include households with incomes less than 120% AMI	2	Policy or program applies specifically to increasing homeownership opportunities for low- and/or moderate- income households		Policy or program may increase opportunities for low- and/or moderate- income households; e.g. affects low-income housing generally, both rental and homeownership; OR creates homeownership opportunities that tend to be affordable to moderate-income households		No potential to increase homeownership opportunities for low- or moderate- income households
		Racial equity: Increases racial equity by decreasing disparities in housing outcomes for people of color	Housing outcomes include homeownership rates, rates of cost-burden, and displacement	3	Potential to decrease disparities in housing outcomes for people of color through place-based strategy, anti-displacement policy, community partnership, removing barriers that tend to be experienced by people of color at higher rates, or other similar strategies		Potential to decrease disparities in housing outcomes for people of color by increasing opportunities for low-income people		No potential to decrease disparities in housing outcomes for people of color OR potential to increase racial disparities in housing outcomes for people of color
	Overall Impact				Multiply each score by the criterion's weight, add, and scale to 4				