



**South Sound Housing Affordability Partners
Executive Board**

Special Meeting 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>

September 8, 2023, 8:30 a.m.

Chair Councilmember Hunter George, Vice Chair Mayor Tracie Markley, Mayor Nancy Backus, Councilmember Kevin Ballard, Mayor Daryl Eidinger, Mayor Kim Roscoe, Councilmember Paul Bocchi, Mayor Shanna Styron Sherrell, Executive Bruce Dammeier, Councilmember Ryan Mello, 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: The next time the Executive Board will meet it will officially be the Fall season; what is your favorite Fall tradition?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: Minutes August 4, 2023, Executive Board 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 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 SSHAP website at: southsoundaffordablehousing.org

V. RESOLUTIONS & PRESENTATIONS

A. Presentation of the 2024 State and Federal Legislative Agendas 8:45

Purpose: Presentation by Jason Gauthier, SSHA³P Manager, on the draft 2024 State and Federal legislative agendas for Executive Board feedback and direction.

ATTACHMENTS: 2024 Draft State and Federal Legislative Agenda Presentation [Document Link](#)

B. Affordable Housing on Religious Organization Owned Property 9:20

Purpose: Presentation by Nick Welch and Daniel Murillo of the City of Seattle's efforts to incentivize the construction of affordable housing on properties owned by religious organizations.

ATTACHMENTS: Affordable Housing on Religious Organization Owned Property Presentation [Document Link](#)

One-pager: Affordable Housing on Religious Organization Owned Property [Document Link](#)

C. Resolution No. 2023-06 9:45

Purpose: Presentation by the SSHA³P Manager on Resolution No. 2023-06, amending the Rules & Procedure of the SSHA³P Executive Board.

ATTACHMENTS: Resolution No. 2023-06 [Document Link](#)

VI. REPORT BY THE SSHA³P MANAGER

ATTACHMENTS: September 2023 SSHA³P Manager Report [Document Link](#)

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

SSHA³P

South Sound Housing Affordability Partners Executive Board Meeting Minutes

August 4, 2023

8:30 – 10:04 a.m.

Executive Board: Mayor Nancy Backus, City of Auburn – present
Councilmember Kevin Ballard, City of DuPont – excused
Deputy Mayor Mike Winkler, City of DuPont - excused
Mayor Daryl Eidinger, City of Edgewood – excused
Councilmember Christi Keith, City of Edgewood (alternate) - present
Mayor Kim Roscoe, City of Fife – present
Councilmember Doug Fagundes, City of Fife – absent
Chair, Councilmember Hunter George, City of Fircrest – present
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 - present
Councilmember Ryan Mello, Pierce County – present
Deputy Mayor Ned Witting, City of Puyallup – present
Councilmember Annette Bryan, Puyallup Tribe – excused
Mayor Dick Muri, Town of Steilacoom – present
Councilmember Nancy Henderson, Town of Steilacoom, (alternate) - present
Councilmember Charla Neuman, City of Sumner – absent
Mayor Victoria Woodards, City of Tacoma – present
Deputy Mayor Kristina Walker, City of Tacoma (alternate) - excused
Councilmember Stan Flemming, City of University Place – present

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

Guests: Dawn Couch, Ryan Windish, Casey Twiggs, Cynthia Stewart, LeighBeth Merrick, Liz Crouse, Patti Spaulding-Klewin, Trish Crocker, Paul Loveless, Bryan Schmid, Katie Baker, Tiffany Speir, Heather Moss, Robin Bolster-Grant, Taylor Jones

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Chair George called the meeting to order at 8:34 a.m. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present.	Wel-come!
Consent Agenda	Any modifications to the agenda? None. Councilmember Flemming moved to approve the agenda. Mayor Woodards seconded. Vote was taken, none opposed.	Agenda was approved.

TOPIC/WHO	DISCUSSION	ACTION
<p>Public Comment</p>	<p>Chair George invited the public to comment. None. No written comments have been received.</p>	
<p>Maureen Howard Affordable Housing Act Expenditure Presentation Bryan Schmid</p>	<p>In 2015, the legislature passed HB 2263, creating a sales and use tax option for housing and related services. In 2020, they passed HB 1590 which allowed jurisdictions to tax up to 1/10 of 1% (10 cents on a \$100 purchase) for housing and related services. A minimum of 60% of the funds collected must be used for constructing affordable housing, constructing mental and behavioral health related facilities or funding the operation and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.</p> <p>Services must be provided to persons at or below 60% of the median income who have mental illness/BH or physical disabilities, who are veterans, seniors, homeless, or at risk of being homeless, families with children, unaccompanied homeless youth or young adults, or domestic violence survivors.</p> <p>In 2021, the City of Tacoma passed Ordinance 28747 implementing the housing and related services sales tax in Tacoma. Orting and Ruston also passed Ordinances to adopt the tax. In 2023, Pierce County passed Ordinance 2022-81s, implementing the Maureen Howard Affordable Housing Act, for the rest of Pierce County (outside Tacoma, Orting, and Ruston). The tax will generate nearly \$20M in revenue annually outside the city of Tacoma – Tacoma generates roughly \$7M. This is a four-fold increase in affordable housing resources for Pierce County!</p> <p>The Ordinance directs Human Services to create a Six-Year Advisory Expenditure and Implementation Plan, based on the allowed uses of the fund, the Council’s priorities, the Comprehensive Plan to End Homelessness, and the Behavioral Health Improvement Plan.</p> <p>Council priorities: attract affordable housing development and preservation of permanent supportive housing throughout the County; address the racial and rural wealth gap through increasing homeownership; dedicate up to 30% of funds to those at or below 30% AMI, 50% to those between 30 and 60% AMI, and 20% to housing-related services and behavioral health.</p> <p>Key Goals:</p> <ul style="list-style-type: none"> • Increase affordable housing production for lower income households • Create diversity of housing options • Expand permanent housing options for homeless households • Prevent homelessness <p>Attain geographic and racial equity.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION																
<p>Maureen Howard Affordable Housing Act Expenditure Presentation continued</p>	<p>Mayor Backus asked if there's a breakdown to see what percentage of funds is used for preservation? Not at this time, but Bryan feels that's a great point that we can consider. There's a definite need for preservation of affordable housing.</p> <p>Councilmember Brandstetter asked about the biennial performance reports – when do those begin? 2025. Regarding the reports and performance audit, what's the timeline for determining the performance measures that will serve as the substance of those reports? Will they be approved by the Council? Bryan said that the plan will go to the Council for approval by December 1. A preliminary set of targets and performance goals has been drafted, based on units produced. Councilmember Brandstetter suggested that once the plan's finalized, member governments should get and share them to help make things consistent across the county.</p> <p>Mayor Roscoe asked if the Tribe had been consulted, and about local control of the units. Bryan said his team is conducting outreach and the Tribe is on their list to discuss the plan with. What kind of notification would jurisdictions like about units being developed?</p> <p>Heather added that the County only contributes a portion of the financing. Human Services is working with jurisdictional partners on the investment to be sure they're n alignment with all interests.</p> <div data-bbox="474 1150 1167 1516" style="border: 2px solid #4a7ebb; padding: 10px; margin: 10px 0;"> <p style="text-align: center; margin: 0;">Affordable Housing Target Goals:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #0070c0; color: white;">Biennium Budget</th> <th style="background-color: #0070c0; color: white;">Units Below 30% of AMI</th> <th style="background-color: #0070c0; color: white;">Units 30% to 60%</th> <th style="background-color: #0070c0; color: white;">Total</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2024-2025</td> <td style="text-align: center;">195</td> <td style="text-align: center;">325</td> <td style="text-align: center;">520</td> </tr> <tr> <td style="text-align: center;">2026-2027</td> <td style="text-align: center;">210</td> <td style="text-align: center;">350</td> <td style="text-align: center;">560</td> </tr> <tr> <td style="text-align: center;">2028-2029</td> <td style="text-align: center;">230</td> <td style="text-align: center;">370</td> <td style="text-align: center;">600</td> </tr> </tbody> </table> </div> <p>Over the next six years, about 1700 units will be funded through this program. This is based on a projection of about \$50,000/unit of County investment and the rest coming from other sources.</p> <p>Bryan's team is currently working on public engagement and community outreach for the plan. Final review will be in October and it will be submitted to the Council for approval by December 1. Funding will be deployed to the community in 2024.</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>Discus- sion</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
<p>Maureen Howard Affordable Housing Act Expenditure Presentation continued</p>	<p>They intend to increase the pot for homeownership, to address the wealth gap. They're exploring community land trusts to help make progress on that front.</p> <p>Bryan opened for questions. Executive Dammeier noted that we're behind on the projected need, so this plan is good, but will not meet all needs. Regarding requirements, if you lay the same concept over all of the affordable housing sources mentioned, there are many jurisdictions spending a lot of money without moving the needle. (peanutbuttering) How do use funds in such a way as to maximize impact? Can we do things differently, instead of being siloed? The challenge for all of us is to do this slightly differently to yield more significant outcomes than in the past. How do we leverage funding between the County and smaller jurisdictions? Executive Dammeier is encouraged by this work and was happy to sign the Ordinance, but there's a lot more work to be done.</p> <p>Mayor Roscoe expressed her gratitude towards the Pierce County Council leadership. She read an article about the lack of affordable housing stock starting before the financial crisis of 2008. Since then, population's increased. Market forces are not responding. No one likes a new tax, but this is, in fact, a crisis.</p> <p>Mayor Backus agreed and also gave kudos to Pierce County for taking this on. She's glad there's a preservation plan, because we're losing naturally-occurring affordable housing. She encouraged working towards preservation.</p> <p>Deputy Mayor Witting agreed with the County Executive that we need to be more creative. Often when we establish affordable housing, it's on a time clock after which it reverts to market rate. He encouraged the group to explore community land trusts to preserve affordability for an extended time.</p> <p>Councilmember Brandstetter appreciates this new tool, viewing it as something that's leverageable by projects of multiple sizes and multiple projects. When you consider projects to invest in, it was suggested that County dollars are matched by seven or eight other dollars, and investing \$50,000/unit which brings us to a \$450,000 unit as an acceptable cost. He encouraged them to be sure that the cost per unit is what we really want to have. Market rate housing is built for less than that. Why is that? Are there things that we can do to help drive down building costs? We should have a range to remain within. He also thinks that the emphasis on preservation of existing units could be more highly prioritized. Sometimes the best thing we can do is buy land that's in flood zones. For those who've been renting at affordable rates, perhaps it would make sense to purchase those units, instead of investing in new construction. In Lakewood, a number of MFTE developments have ultimately been sold within five years of construction. We should explore buying some of those to increase the number of affordable housing units.</p>	<p>Discus- sion</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Maureen Howard Affordable Housing Act Expenditure Presentation continued</p>	<p>Chair Mello agreed with the Executive’s comments; this is an opportunity to reimagine some other funding sources and focus them on specific projects instead of peanutbuttering them across all housing types. He asked what other entities Bryan will be reaching out to? What advisory groups will Human Services use when making decisions? Bryan will be presenting to the CDC Board (on 8/15), the CPEH Exec Board, BH Advisory Board, the DRF Steering Committee, and the CoC, and will also get input from the development community through the Affordable Housing Consortium. They’ll also reach out to the Puyallup Tribe, and are exploring checking in with both PCHA and THA. They’ll also conduct outreach directly to the community for their input on the plan. The NOFAs will outline what we’re looking for, and how proposals will be scored. A team will look at financials to ensure projects are viable, in compliance, and will help make progress towards goals. Recommendations ultimately go to the Pierce County Council. There’s opportunity to change the way we’ve done this. Perhaps there will be multiple, target NOFAs released for each type, instead of one for all, to create more intentionality. Heather added that we’ll also present to the SSHA³P Advisory Board.</p> <p>Ned asked if there’s a recording of the presentation to the Affordable Housing Consortium. Bryan will find out.</p> <p>Chair thanked Bryan for the terrific presentation. He’s excited and impressed with the County’s leadership in creating this resource, and with County staff about how they’re implementing it.</p>	<p>Bryan will take feedback to his team to discuss.</p> <p>Bryan will check on whether the AHC meeting was recorded.</p>
<p>Resolution 2023-06</p>	<p>Resolution 2023-06, a Resolution to amend SSHA³P Executive Board’s rules and procedures, will be carried over to the next meeting.</p>	
<p>SSHA³P Middle Housing Grant Presentation Dawn Couch Project Manager, Berk Consulting</p>	<p>Dawn presented about the Middle Housing Grant. Five SSHA³P cities participated. Berk Consulting worked with Jason and his team. The project kicked off back in November, and recommendations on draft rezoning and middle housing were made in April. Berk created images of middle housing that would be welcomed by communities, keeping graphics abstract, to not limit architectural options. They shared fact sheets addressing challenges and developed a community engagement plan focusing on review of existing input from Housing Action Plans and other prior projects, interviews of Community Based Organizations (CBOs) and community reps, city-led community meetings and CBO-led engagement efforts.</p> <p>A racial equity analysis, a new requirement, was informed by engagement and conducted for each of the cities. The program includes a recommendation of anti-displacement policies. They conducted geographic distribution racial equity analyses, location quotients, and displacement risk analyses, observing disparate impacts:</p>	

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Middle Housing Grant Presentation continued</p>	<p>Suitability was evaluated using a two-layer approach: site characteristics and location and land use. General reflections after the studies included:</p> <ol style="list-style-type: none"> 1. There are common challenges among the five participating cities. <ul style="list-style-type: none"> • A need to address the challenge of housing affordability • Long-term residents being resistant to change 2. The finding of racially disparate impacts was not surprising, but the variation by community was notable. The detail on local conditions can help align policy solutions to the specific needs of local communities. 3. Theoretical suitability and feasibility are not always aligned. Private property constraints (HOA's/covenants) and development code requirements can create challenges even where middle housing types are permitted. 4. Re-zoning is not the only solution to promote middle housing. More granular development code amendments can reduce barriers to middle housing types in areas not exclusively zoned for single-family. 5. The multijurisdictional collaboration was beneficial for establishing objectives and methods, translating the analytic outputs to policy solutions needed city-specific processes. <p>Councilmember Brandstetter asked for clarification around whether available resources describing middle housing were written for policymakers. Dawn said they were not. Berk was looking for a description more for the neighbors, an important group to listen to. He asked, regarding aggregation of various ethnic groups in specific areas, were there any natural propensities or desires to co-locate vs. being dispersed? He explained that some ethnic communities are dispersed throughout in Lakewood, while others have concentrated themselves in neighborhoods with each other for cultural reasons. Dawn said that she didn't have input from the community regarding that. In Edgewood there's been a migration of Asian Americans so there's an enclave. Not sure why, was it marketed differently? Was the housing or location more attractive to that community? A perfect dispersion of races across a city is rare. People make choices for themselves of where they'd like to live.</p> <p>Councilmember Keith is fascinated and wants to jump right into the data. This is right in their wheelhouse – they're making big changes!</p>	<p>Check out Dawn's detailed report and slides in the meeting packet!</p> <p>Discussion</p> <p>Thank you, Dawn!</p>
<p>Meeting Extension</p>	<p>Mayor Backus moved to extend the meeting by five minutes. Chair Mello seconded. Vote was taken; none opposed.</p>	<p>Meeting extended five minutes.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Manager Report Jason Gauthier & Mary Connolly</p>	<p>Jason's been meeting with member governments regarding SSHA³P's legislative priorities. Next meeting the group will have a draft. The Q2 budget performance report is included in the meeting packet. Q3's report will look different.</p> <p>Regarding the middle housing grant, two additional SSHA³P members, Lakewood, and Tacoma, also worked on the middle housing work, in addition to the five participating cities.</p>	<p>Informa- tional</p>
<p>Executive Board Updates/ Comments</p>	<p>None</p>	
<p>Adjourn- ment</p>	<p>Executive Dammeier moved to adjourn; Mayor Backus seconded. The meeting adjourned at 10:04 a.m.</p>	<p>Meeting ad- journed!</p>

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

Respectfully submitted,

Becki Foutz
 Administrative Assistant

STATE & FEDERAL LEGISLATIVE AGENDAS

SSHA³P EXECUTIVE BOARD MEETING
SEPTEMBER 8, 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

Affordable Housing on Religious Organization Property

Daniel Murillo
Office of Housing

Nick Welch
Office of Planning and Community Development

September 2023

Office of Housing
Office of Planning and Community Development



City of Seattle

A new affordable housing tool to help faith communities address displacement and support affordability.

What does it do?

Create flexibility in our land use rules to support religious organizations redeveloping their property with long-term income- and rent-restricted housing.

How did it arise?

Faith organizations advocated for a state bill, adopted in 2019, requiring cities to allow additional density for affordable housing on religious organization land. This local tool would fulfill the requirements of SHB 1377.

Why focus on faith organizations?

- Direction from state legislation (RCW 36.70A.545)
- Supporting their low-income neighbors aligns with mission
- Underdeveloped land throughout Seattle

SUBSTITUTE HOUSE BILL 1377

AS AMENDED BY THE SENATE

Passed Legislature - 2019 Regular Session

State of Washington 66th Legislature 2019 Regular Session

By House Housing, Community Development & Veterans (originally sponsored by Representatives Walen, Barkis, Jenkin, Harris, Springer, Macri, Wylie, Ryu, Reeves, Robinson, Griffey, Appleton, Bergquist, Jenkins, Tharinger, Slatter, Kloba, Doglio, Goodman, Leavitt, Ormsby, and Santos)

READ FIRST TIME 02/08/19.

1 AN ACT Relating to affordable housing development on religious
2 organization property; adding a new section to chapter 35.63 RCW;
3 adding a new section to chapter 35A.63 RCW; adding a new section to
4 chapter 36.70A RCW; and adding a new section to chapter 44.28 RCW.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 **NEW SECTION. Sec. 1.** A new section is added to chapter 35.63
7 RCW to read as follows:

8 (1) A city planning under this chapter must allow an increased
9 density bonus consistent with local needs for any affordable housing
10 development of any single-family or multifamily residence located on
11 real property owned or controlled by a religious organization
12 provided that:

13 (a) The affordable housing development is set aside for or
14 occupied exclusively by low-income households;

15 (b) The affordable housing development is part of a lease or
16 other binding obligation that requires the development to be used
17 exclusively for affordable housing purposes for at least fifty years,
18 even if the religious organization no longer owns the property; and

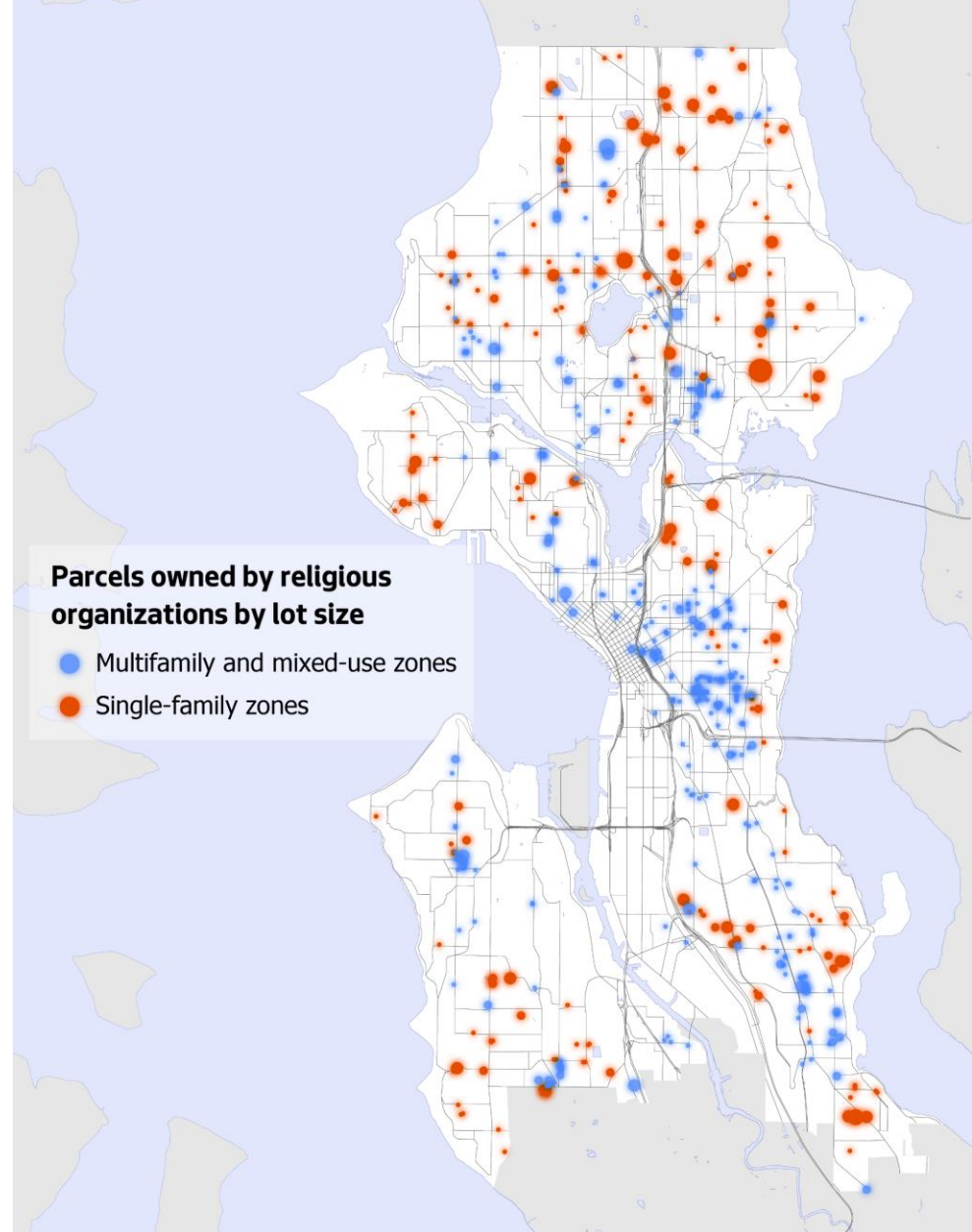
19 (c) The affordable housing development does not discriminate
20 against any person who qualifies as a member of a low-income
21 household based on race, creed, color, national origin, sex, veteran

p. 1 SHB 1377.PL

Eligibility & affordability

For development using this new tool, the state bill establishes the following requirements:

- Property must be owned or controlled by a religious organization
- All housing created must be income-restricted
- Housing can be rental or ownership
- 80 percent of area median income (AMI)
- Affordability term of at least 50 years, including if property is sold



Engagement

Stakeholders

- Faith organizations exploring redevelopment
- Neighborhood-based efforts in the Central District
- Affordable housing developers
- Public outreach

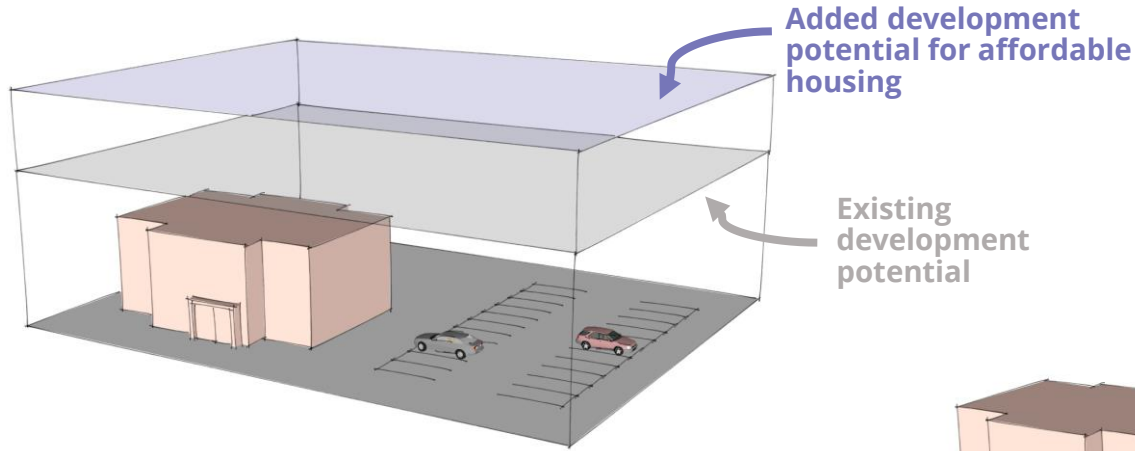
What we heard

- Desire to include community spaces
- Need for financial, technical, and regulatory support
- Intent to engage directly with community

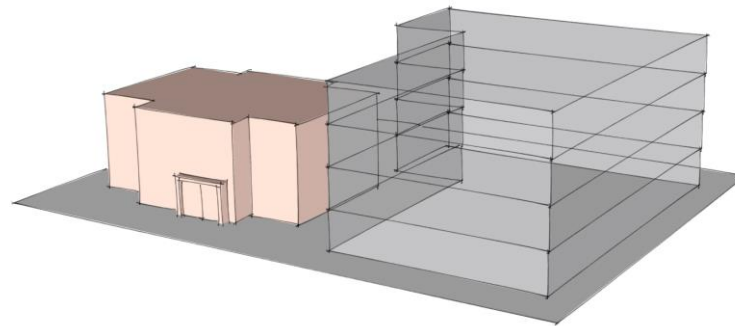


Ebenezer A.M.E. Zion Church, Central Area

How it works

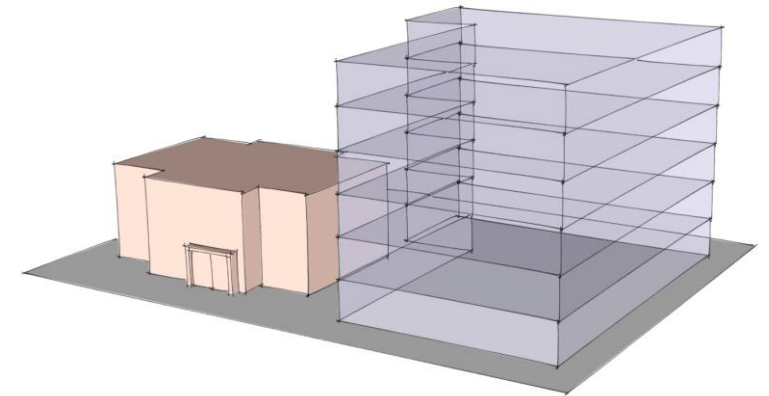


A religious organization may have a portion of land they want to redevelop, like an underused surface parking lot.



Currently, development on faith-owned land is limited to the height and size allowed under existing zoning.

With this new tool, additional height and floor area helps faith organizations compete more effectively for public funds and build more affordable housing than otherwise possible.



Additional density for affordable housing

Zone type	Under existing zoning...	Under the ROOP...
Multifamily zones	<ul style="list-style-type: none"> • Maximum height 3-8 stories 	<ul style="list-style-type: none"> • 1 additional floor
Mixed-use commercial zones	<ul style="list-style-type: none"> • Maximum height 3-8 stories 	<ul style="list-style-type: none"> • 1-3 additional floors
Zones with height limits above 85 feet	<ul style="list-style-type: none"> • Maximum height 12-44 stories 	<ul style="list-style-type: none"> • Up to 6 additional floors
Single-family zones	<ul style="list-style-type: none"> • Maximum height 3 stories • Maximum density 1 unit per 2,000-9,600 square feet of lot area 	<ul style="list-style-type: none"> • No change in height* • 1 unit per 1,250-1,500 sq ft of lot area • Housing type flexibility (e.g., affordable for-sale townhomes) <p>* on certain large sites near more intensive zones or frequent transit, up to 1 additional floor</p>

Impact

- Helps faith institutions repurpose their real estate assets to support their missions and address their congregations' changing needs
- Increases project financial feasibility and creates a more predictable regulatory environment
- Responds to community stability and anti-displacement work by organizations
- Helps maximize outcomes when faith-owned land is available for affordable housing

LIHI & Lutheran Church of the Good Shepherd Break Ground on 86-Unit Affordable Housing Project

December 7, 2022



Development examples

Development examples

Religious organization site in a Lowrise 1 (LR1) zone

Under existing zoning...



Four townhouses, each three stories and about 1,900 square feet in size

Under the proposal...



1 additional floor allows for 18 affordable one- and two-bedroom apartments, with flexibility for small ground-floor commercial space

Development examples

Religious organization site in an NC-40 mixed-use zone

Under existing zoning...



A four-story building with about 60 apartments above ground-floor commercial

Under the proposal...



3 additional floors allows about 118 affordable apartments, with an upper-level setback required

Development examples

Religious organization site in a single-family zone

15,000-square-foot corner lot



A faith organization owns a corner lot in an SF 5000 zone, much of devoted to surface parking

Under existing zoning...



Three detached houses, each about 3,000 square feet in size

Development examples

Religious organization site in a single-family zone

15,000-square-foot corner lot



A faith organization owns a corner lot in an SF 5000 zone, much of devoted to surface parking

Under the proposal...



10 affordable apartments on the underused surface parking lot

Development examples

Religious organization site in a single-family zone

15,000-square-foot corner lot



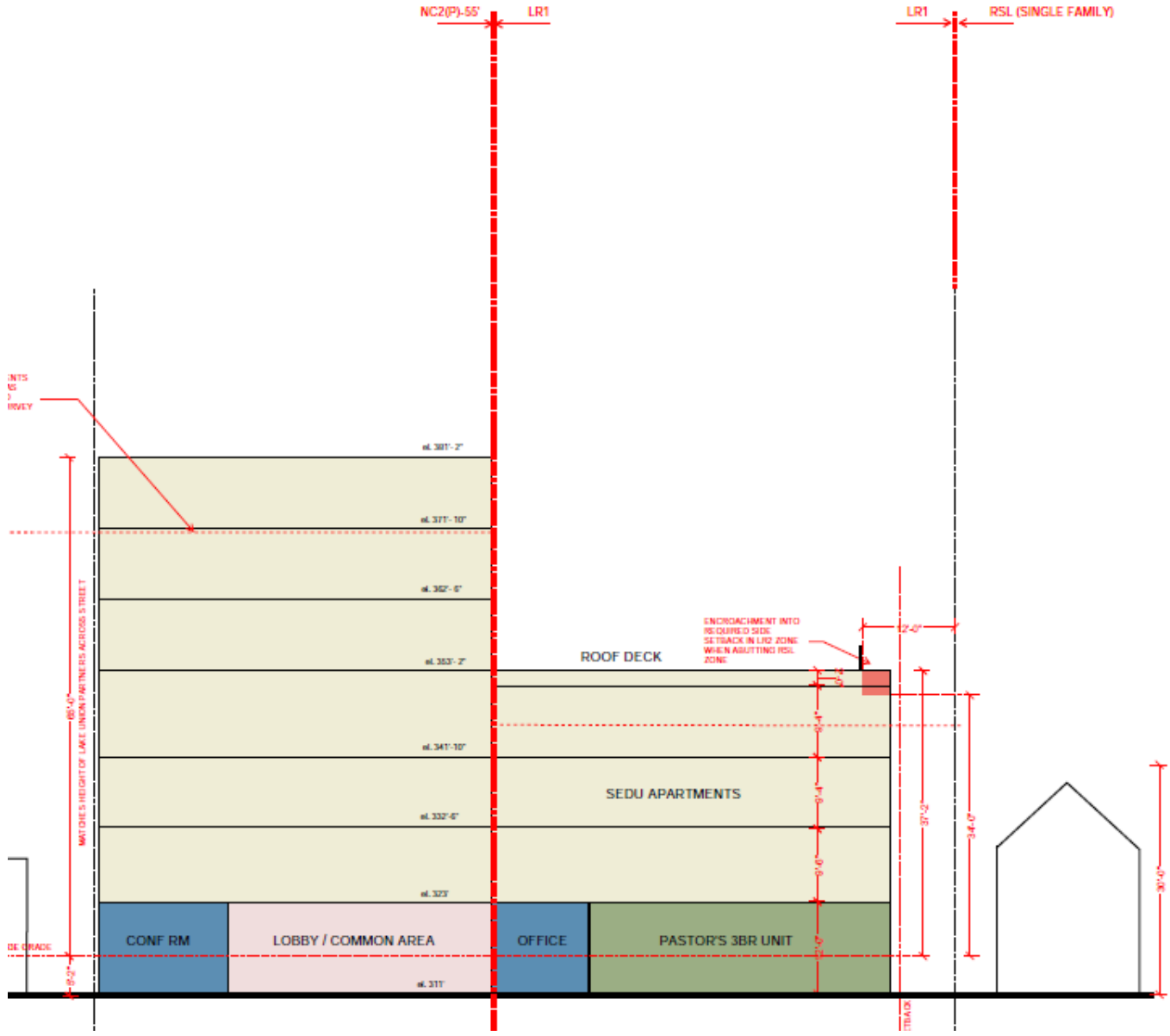
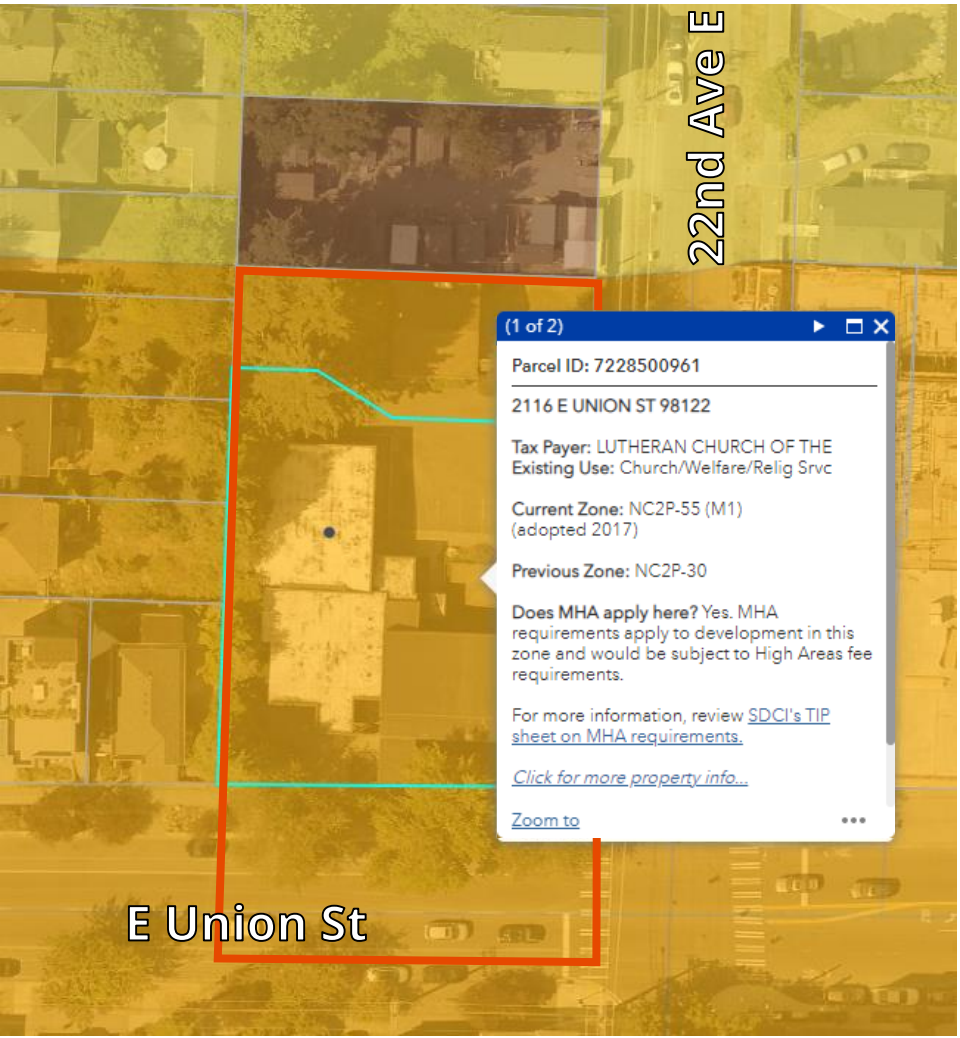
A faith organization owns a corner lot in an SF 5000 zone, much of devoted to surface parking

Under the proposal...

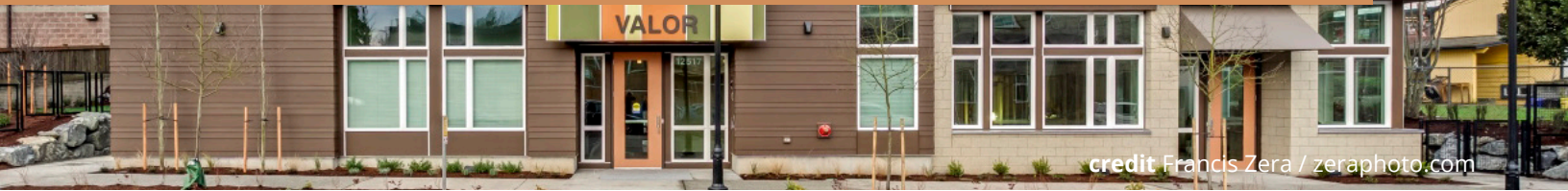


10 for-sale townhomes affordable to low-income homebuyers

Split-zoned sites



Affordable Housing on Religious Organization Property



To address displacement and support community resilience, the City of Seattle is developing land use policies for faith communities creating affordable housing.

With these policies, religious organizations would have more opportunity and flexibility to redevelop their land with long-term, income-restricted affordable housing.

These policies respond to [Substitute House Bill 1377](#) adopted by the Washington State Legislature in 2019 requiring cities to allow additional density for affordable housing developed on property owned or controlled by a religious organization. The affordable housing must be reserved for low-income households with incomes under 80 percent of area median income (AMI) for at least 50 years.

Through summer and fall 2020, we are engaging with stakeholders, including faith-based organizations and nonprofit affordable housing developers, to inform a proposal for development standards that support this type of redevelopment. We anticipate sharing our draft and environmental analysis later this fall.

Interested in how faith-based organizations can support affordability and address displacement? Are you involved in or know of a religious group interested in community development? We would love to hear from you. Please email Nick Welch (nicolas.welch@seattle.gov) and Daniel Murillo (daniel.murillo@seattle.gov) to connect with us.

2019	Summer 2020	Fall 2020	Early 2021
Washington State Legislature adopts SHB 1377	Stakeholder outreach and engagement	Policy development Environmental review	Legislative process Possible Council discussion and adoption of legislation
Ongoing public engagement and input			

How it works

With this policy, additional development potential will be available for long-term, income-restricted affordable housing on land owned or controlled by a religious organization.

What projects are eligible?

- The land must be owned or controlled by a religious organization as defined under state and federal law. Eligible organizations engage in religious teaching, practice, worship, or some other form of religious exercise.
- One hundred percent of the housing developed must be affordable for households whose income is less than 80 percent of AMI for at least 50 years.

Income limits (2019)	
Family size	80% AMI
1 person	\$61,800
2 people	\$70,600
3 people	\$79,450
4 people	\$88,250

Affordable rent with utilities	
Unit size	80% AMI
Studio	\$1,545
1 bedroom	\$1,655
2 bedrooms	\$1,986
3 bedrooms	\$2,295

Current rent and income limits available from the [Office of Housing](#).

What policy options are we considering?

IN MULTIFAMILY AND MIXED-USE ZONES

We are considering increasing height and floor area limits to encourage construction of more affordable homes than allowed under current zoning. On sites near frequent transit, we may provide flexibility to build even more homes. Additional incentives may encourage childcare, family-size housing, and other community benefits.

For example, a 7,000-square-foot church property in a Lowrise 1 zone could be developed with 15 apartments under current zoning. Under this proposal, the site could have 20-24 affordable one- and two-bedroom apartments, plus a ground-floor childcare space.

IN SINGLE-FAMILY ZONES

We are considering increasing the number of homes allowed on large sites associated with a religious facility, like an underutilized parking lot, with siting and clustering requirements.

For example, a 12,000-square-foot parking lot for a mosque could be developed with 1-2 large detached houses under current zoning. Under this proposal, the site could have 8-10 affordable townhomes sold to low-income families.

Resources

Faith-based organizations interested in developing affordable housing can learn about potential funding and resources from the City of Seattle's [Office of Housing](#) and the [Office of Planning and Community Development](#). Development training, technical assistance, and funding for faith-based organizations are also available through [Enterprise](#), a national nonprofit.

Learn more and get involved

Follow our work on this policy by visiting seattle.gov/OPCD/ongoing-initiatives/affordable-housing-on-religious-organization-property.



RESOLUTION NO. 2023-06

**A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND
HOUSING AFFORDABILITY PARTNERS AMENDING RULES AND
PROCEDURES**

WHEREAS, Section 5(d)(ii) of the South Sound Housing Affordability Partners (“SSHA³P”) Intergovernmental Agreement (“IGA”) authorizes the Executive Board to “adopt procedures for the administration of SSHA³P ... and for the conduct of meetings.”

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board amends and adopts the Rules and Procedures in substantially the same form as in Exhibit A.

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

Dated and Signed this _____ day of _____, 2023.

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

HUNTER GEORGE, CHAIR

ATTEST:



Exhibit A

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

RULES AND PROCEDURES

ADOPTED February 4, 2022

AMENDED August 4, 2023

TABLE OF CONTENTS

SECTION	SUBJECT	PAGE
I.	AUTHORITY:.....	4
II.	MEETINGS:.....	4
III.	ELECTION OF OFFICERS:.....	5
IV.	CHAIR:.....	5
V.	QUORUM:.....	6
VI.	VOTING:.....	6
VII.	RULES OF ORDER:.....	7
VIII.	AMENDMENT:.....	7

SSHAP

I. AUTHORITY:

The authority to adopt and amend Rules and Procedures for the operations of the South Sound Housing Affordability Partners (“SSHA³P”) is derived from the Intergovernmental Agreement (“IGA”) providing for the formation of SSHA³P executed by the Parties.

Unless otherwise specifically provided for in these Rules, these Rules apply to the Executive Board provided for in the IGA.

In the event of conflict between these Rules and Procedures and the guidance provided in the IGA, the IGA will take precedence.

II. MEETINGS:

1. Regular meetings shall be held at the time(s) and place(s) established by the Executive Board. The time and location of a meeting may be changed with at least 24 hours’ notice.
2. If the scheduled meeting date is a legal holiday, the regular meeting shall be held on the next business day.
3. Special meetings of the Board may be called by the Chair. Special meetings of the Board may also be called by a majority of the Board. A minimum notice of 72 hours shall be provided for special meetings in accordance with State law.
4. If no matters over which the Board has jurisdiction are pending upon its calendar, a meeting may be canceled at the notice of the SSHA³P Chair or Manager provided at least 24 hours in advance.
5. Per the terms of the IGA, meetings of the Board shall be conducted in conformity with the requirements of the Washington State Open Public Meetings Act, Chapter 42.30 of the Revised Code of Washington (RCW). Executive sessions can only be held in accordance with the provisions of Section 42.30.110 RCW.
6. The Board may conduct business in closed session as allowed in conformity with Section 42.30.140 RCW.
7. An agenda shall be prepared in advance of every regular and special meeting of the Board. Meeting agendas and materials regarding items on an agenda for a regular meeting shall be provided to members of the Board not less than five working (5) days in advance of the regular meeting. Meeting agendas and materials regarding items on an agenda for a special meeting shall be provided to members of the Board as promptly in advance of the meeting as can reasonably be accomplished.

8. For purposes of providing adequate and broad public notification of meeting details, discussion topics, and decisions of the Board, the Administering Agency will include representatives of each member of the SSHAP partnership in its public notice distribution list.

III. ELECTION OF OFFICERS:

1. Per the terms of the IGA, the officers of the Board shall consist of a Chair and Vice Chair elected from the appointed members of the Board and such other officers as the Board may, by the majority vote, approve and appoint.
2. The election of officers shall take place once each year at the Board's first final regular meeting of each calendar year, ~~or as soon thereafter as possible~~. The term of office of each officer shall run until the subsequent election. Officers may serve no more than two years in each position.
3. If the Chair or Vice Chair vacates their position mid-term, the Board will re-elect officers at their next scheduled meeting and as their first order of business. If it is the Chair position that has been vacated, the Vice Chair will administer the election proceedings.

IV. CHAIR:

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

V. QUORUM:

Per the terms of the IGA, a simple majority of the appointed members or alternates shall constitute a quorum for the transaction of business. If at any time during the meeting, a quorum is no longer present, the meeting may only continue for the time and duration necessary to fix a time for adjournment, adjourn, recess or take measures to obtain a quorum. Members may participate by phone or video conferencing for all purposes, including voting and establishing a quorum.

VI. VOTING:

1. Per the terms of the IGA, a simple majority of the Board members present at a meeting where a quorum exists is required to approve any action, except that a 2/3rds majority of all board members is required to appoint the Administrative Agency, or to modify the contribution methodology for dues and assessments.
2. The Chair, or on request from a Board member, may take a roll call vote.
3. It is the responsibility of each member of the Board to vote when requested on a matter before the full Board. However, a member may abstain from discussion and voting on a motion because of a stated conflict of interest. Any member, including the Chair, not voting or not voting in an audible voice shall be recorded as abstaining on the motion.
4. If any member of the Board wishes to abstain, or has disclosed a conflict of interest and must abstain from a vote on the motion, that member shall so advise the Chair and, if there is no objection to the abstention, shall not participate in any deliberations, and considerations of the motion, and shall have no further participation in the matter.
5. If the intended abstention can be anticipated in advance, the member should notify the Board Chair as soon as practicable.
6. If a tie vote exists, after recording the Chair's vote, the motion fails. However, a motion for denial that fails on a tie vote shall not be considered an approval.
7. The IGA offers flexibility in the method used by the Executive Board to take action. At a minimum, in order to ensure an efficient, clear and organized record of Executive Board decision making, the following types of actions shall be taken under Resolution:
 - a. Annual budget
 - b. Annual work plan

- c. Adoption and amendments to Rules and Procedures
- d. Establishment of the frequency, day and time of the Executive Board's meeting schedule in order to ensure meetings are categorized as a general meeting
- e. Amendments to the Intergovernmental Agreement
- f. Determination of Administering Agency
- g. Adding new member jurisdictions

VII. RULES OF ORDER:

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

VIII. AMENDMENT:

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

TO: SSHA³P Executive Board

FROM: Jason Gauthier, SSHA³P Manager

SUBJECT: September 2023 Manager Report

DATE: September 5, 2023

AFFORDABLE HOUSING DEVELOPMENT

Department of Natural Resources Property

Continuing our convening role between Pierce County and Department of Natural Resources (DNR) on the acquisition of a transition lands property in Frederickson for future affordable housing development. Pierce County's Community Development Corporation has voted in favor property acquisition, the DNR has drafted a direct agency transfer document for review and approval, which the County has begun legal review on. Acquisition remains expected to occur in early 2024. This property shows moderate development capacity for 20-26 low density units, most suitable for an affordable homeownership model.

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.

Affordable Housing on Religious Owned Property

SSHA³P staff are working with County staff and stakeholders to consider opportunities to support religious organizations who are considering the utilization of their property for affordable housing development and are currently providing introductions between religious organizations and development consultants and developing a template pre-development request-for-proposals (RFP) for usage.

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. The staff group has reached a consensus agreement on the structure of a rules and procedures document for the Fund and will meet again on September 20th. SSHA³P staff are planning a presentation for the Executive Board in November on this topic and anticipate bringing a resolution forward at the Executive Board's December meeting to formally create the Fund and adopt its rules and procedures.

HOUSING POLICY & PLANNING

City of Fife and MFTE Program

SSHA³P staff have been supporting the City of Fife on a proposal to amend to municipal code to designate a Residential Targeted Area (RTA) and institute the 12-year Multi-family Property Tax Exemption (MFTE) program. On August 8th the Fife City Council held a public hearing on a Resolution of Intent to establish an RTA for the proposed MFTE program and code amendments necessary to

implement the MFTE program. At Fife Council's September 12th meeting the Council will consider the adoption of the resolution of intent.

Middle Housing Grant

SSHA³P's Middle Housing Grant work has been closed out and we anticipate having this completed work available on the SSHA³P website by end of Q3, 2023.

Comprehensive Planning

As members update their Comprehensive Plan housing elements, SSHA³P staff are available to assist in addressing HB 1220's "adequate provision" requirements, engaging with affordable housing developers, and conducting community engagement. Staff recently attended a City of Gig Harbor housing element community meeting to support staff. Staff are assisting staff workgroup members in hosting a bimonthly meeting for planners in Pierce County to collaborate and share ideas regarding the housing element.

Comprehensive Plan Information Matrix

Staff continue to update [Comprehensive Plan resources](#) with new resources as they become available. Recent additions include final guidance from the Department of Commerce on updating the housing element, a displacement risk map, and communication tools for talking with the public about housing.

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. The first Roundtable event is scheduled for October and is currently in planning.

Affordable Housing Developer Engagement and Database

As a part of SSHA³P staffs' meetings with members of the affordable housing development community, staff will utilize information learned in these meetings to develop a developer database, including: primary contact information, housing typology specialty, income level and special populations served, and previous experience in Pierce County. This database will be made available on the SSHA³P website in our *Comprehensive Plan Support* section, and we expect that member government staff will utilize it when conducting affordable housing stakeholder work as part of their Comprehensive Plan update.

Senator Murray Staff Meeting

In response to requests from Senator Murray's staff, SSHA³P worked with Pierce County, City of Tacoma, and affordable housing developers (Tacoma Housing Authority, Mercy Housing, Tacoma Rescue Mission, Habitat for Humanity, Pierce County Housing Authority, Inland Group, and the Metropolitan Development Council) participating in the development of four projects in Pierce County. This meeting was to provide a broad update on a variety of affordable housing projects underway and an opportunity for our municipal and affordable housing partners to discuss policy and budget priorities with Senator Murray's legislative director and other policy staff.

Developer Portal

Staff are creating a “developer portal,” which will be a section of the SSHA³P website where developers can learn about developing in SSHA³P member jurisdictions, including funding and incentives for affordable housing development. Staff used feedback from affordable housing developers and member government staff to inform what information will be shared on the portal. Staff are working with Pierce County staff to design the portal’s webpages.

August Presentations of Note

City of Fircrest City Council – August 8

Affordable Housing Mapping

SSHA³P’s [affordable housing mapping](#) additions for 1/1/2022 – 12/31/2022 has been completed.

Upcoming Conference Presentations

American Planning Association – WA (October 13)

Housing Washington (October 4)

ADMINISTRATION & GOVERNANCE

SSHA³P Advisory Board

With the assistance of a subcommittee, the Advisory Board continues to develop its work plan. An evaluation framework is almost ready to be used to evaluate policy and program ideas for inclusion in the work plan. Staff expect that the Executive Board will provide feedback on a draft Advisory Board work plan at its December meeting. The next Advisory Board meeting is on September 19 at 5:30 PM. At this meeting, the Advisory Board will provide additional feedback on the evaluation framework and provide feedback on SSHA³P’s draft federal and state legislative agendas.