



South Sound Housing Affordability Partners
Advisory Board Meeting Minutes

October 17, 2023

5:30 – 7:00 p.m.

Advisory Board Members: Adria Buchanan, Chair – present
Alex Harrington - present
Amanda DeShazo – present
April Elliott - present
Ben Ferguson – present
Corey Orvold - present
Desniege Haywood - present
Faaluaina Pritchard - present
Isabella Rivera Kjaer - present
Jay Worley – present
Jeff Bell - 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 - present
Zac Baker – present

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

Guests: Laura Hodgson, Kacey Guin

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order Adria	Adria called the meeting to order. Mary called roll, per above; a quorum was present.	Welcome!
Approval of Consent Agenda Adria	Any requests to modify the agenda? No. Rian moved and it was seconded to approve the consent agenda. Vote was taken - none opposed, no abstentions.	The agenda was approved.
Approval of September Minutes Adria	April approved and it was seconded to approve the September meeting minutes. Vote was taken - none opposed, no abstentions.	The minutes were approved.

TOPIC/WHO	DISCUSSION	ACTION
<p>Public Comment Adria</p>	<p>Adria opened for public comment. None. No written comments have been received.</p>	
<p>Periodic Update and Housing Element Updates (HB 1220) Presentation Laura Hodgson, Senior Planner, Dept. of Commerce</p>	<p>The Department of Commerce touches every aspect of community and economic development. They have hundreds of programs, all focused on strengthening communities. The Growth Management Act was adopted in 1990 as a statewide planning framework to address uncoordinated development and urban sprawl.</p> <p>A comprehensive plan sets: the vision for a community, the framework for how to accommodate the next 20 years of growth, and community funding priorities. Most cities and counties are obligated to have a comprehensive with this framework. Required elements of a comprehensive plan include land use, housing, capital facilities, utilities, transportation, climate, and, for counties, rural development. The plan helps to develop policies for how those needs will be met over time. Plans are re-done every ten years (these are called periodic updates); minor updates are made annually as well.</p>	<p>Informational</p>
<div style="text-align: center;"> <p>Growth Management Act and Other State Statutes</p> <p>Multi-County Planning Policies (Vision 2050)</p> <p>Countywide Planning Policies</p> <p>Comprehensive Plan</p> <p>Development Regulations and Permitting</p> </div>		

TOPIC/WHO	DISCUSSION	ACTION
<p>HB 1220 continued</p>	<p>Every jurisdiction in Washington will be updating their plans and implementing regulations over the next four years. Pierce County's comprehensive plan and regulation updates are due 12/31/24.</p> <p>In 2021, HB 1220 directed Commerce to project future housing needs by income bracket, and directed communities to strengthen housing elements and how they accommodate housing, including: projected housing needs and allocation, land capacity analysis (identify sufficient land capacity), adequate provisions for all economic segments and racially disparate impacts, exclusion, and displacement.</p> <p>Black homeowners are less likely to own their homes than white homeowners; we need to undo this disparity.</p> <p>Projections show that Washington needs 1.1M new homes and 91,357 emergency housing beds over the next 20 years!</p> <p>If there's insufficient capacity for any type of housing need, the jurisdiction must identify and implement zoning changes that provide enough capacity, prior to adoption of their comprehensive plan.</p> <p>The legislature asks that jurisdictions document programs and actions needed to achieve housing availability, including gaps in local funding, and barriers such as development regulations.</p> <p>To address racially disparate impacts, jurisdictions must engage the community, gather and analyze data; evaluate and revise policies, and review and update regulations.</p> <p>To evaluate existing policies, consider: who is the policy benefitting? Who is it burdening? Does the policy contribute to racially disparate impacts? Displacement? Exclusion? Does it provide protection from displacement to communities of interest?</p> <p>We must increase affordable housing production, while preserving existing affordable housing and protecting existing households, and ensure that the benefits of investment and development are equitably distributed.</p> <p>Per RCW 36.70A.540, fully planning cities and counties can adopt incentive programs including one or more of the following:</p> <ul style="list-style-type: none"> • Density bonuses within the urban growth area; • Height and bulk bonuses; • Fee waivers or exemptions; • Parking reductions; or • Expedited permitting. 	<p>Informa- tional</p>

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

<p>HB 1220 continued</p>	<p>Per RCW 36.130.020, a city, county, or other local government entity or agency may not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on general housing developments generally.</p> <p>Per HB 1337, local governments must, by six months after the periodic update due date:</p> <ul style="list-style-type: none"> • Allow two ADUs per lot in all GMA urban growth areas • May not require the owner to occupy the property • May not prohibit sale as independent units • Must allow an ADU of at least 1,000 square feet and adjust zoning to be consistent with HB 1337 • Must set consistent parking requirements based on distance from transit and lot size • May not charge more than 50% of impact fees charged for the principal unit <p>Certain cities are also subject to HB1110 (Middle housing): buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apts, and cottage housing.</p> <table border="1" data-bbox="305 1394 1360 1759"> <thead> <tr> <th></th> <th>Affected cities must allow</th> <th>If within ¼ mile of major transit stop</th> <th>Affordability bonus</th> </tr> </thead> <tbody> <tr> <td>Cities of 25k-75k population</td> <td>2 units/lot on all lots*</td> <td>4 units/lot *</td> <td>4 units/lot if one is affordable*</td> </tr> <tr> <td>Cities over 75k population</td> <td>4 units/lot on all lots*</td> <td>6 units/lot *</td> <td>6 units/lot if 2 are affordable*</td> </tr> <tr> <td>Cities <25k contiguous UGA with largest city in county > 275,000</td> <td>2 units/lot on all lots*</td> <td></td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> • * Unless zoning permits higher densities • Based on 2020 populations 		Affected cities must allow	If within ¼ mile of major transit stop	Affordability bonus	Cities of 25k-75k population	2 units/lot on all lots*	4 units/lot *	4 units/lot if one is affordable*	Cities over 75k population	4 units/lot on all lots*	6 units/lot *	6 units/lot if 2 are affordable*	Cities <25k contiguous UGA with largest city in county > 275,000	2 units/lot on all lots*			<p>Informational</p>
	Affected cities must allow	If within ¼ mile of major transit stop	Affordability bonus															
Cities of 25k-75k population	2 units/lot on all lots*	4 units/lot *	4 units/lot if one is affordable*															
Cities over 75k population	4 units/lot on all lots*	6 units/lot *	6 units/lot if 2 are affordable*															
Cities <25k contiguous UGA with largest city in county > 275,000	2 units/lot on all lots*																	

TOPIC/WHO	DISCUSSION	ACTION
<p>HB 1220 continued</p>	<p>Rian asked what the consequences are if jurisdictions don't follow Commerce's directives. If out of compliance, jurisdictions may be denied access to grant funding. With Governor approval, jurisdictions can be required to attend a growth management hearing within 60 days of adopting their plan/policy and told to change their plan/policy. Commerce is happy to provide technical assistance to those who have questions.</p> <p>Ben said he's heard some jurisdiction staff working on their comprehensive plan updates note that they're required to go through the motions and develop a plan, but not required to develop the number of units needed. One of the goals is to increase affordable housing and home ownership, but a lot of policies appear to be more conducive to rentals. It's not clear to him how those who struggle with affordability will actually be able to own homes. Those who have been historically marginalized or may not have family property need more help. Commerce encourages local jurisdictions to develop policies that meet their needs, and home ownership is key. There could be opportunities for home ownership through middle housing and cottages. There may also be a lot-splitting Bill in the next session.</p> <p>Jay understands planning, and there's a cost in not building for climate change that cannot be understated. We're going to miss key opportunities; how can we push for that? It's good to hear that they want to make racial and equity differences; how does Commerce plan to actually get those policies changed? Jay's been watching Gig Harbor work on policies for a year and a half and they're about halfway there. Commerce encourages Board members to advocate for their jurisdictions to take steps in that direction. We need to make sure that our policies make actual change. Jurisdictions need to monitor their policies and make sure that change is happening over time. Your voice can make a lot of impact! Laura can also connect people with Commerce's three-person climate team if desired.</p> <p>Alex asked if the climate team foresees putting in any guard rails – the 20-30% canopy cuts into usable land area. Laura noted that it's quite challenging to find balance in maintaining a tree canopy and open space on a parcel while increasing housing.</p> <p>Adria asked about the study to examine housing policies' racial equity and disparate impact that Laura referenced. These studies have been done repeatedly – why is another required? Laura said that it's not so much a study that's required, but an evaluation of policies and regulations. Adria noted that jurisdictions already do that every five years. Laura agreed that they should, but they don't always. The impediments need to be codified. More coordination is needed. Adria noted that a lot of money goes to planners to conduct these evaluations. Commerce has a framework to help walk planners through the process; consultants are not necessarily needed.</p>	<p>Discus- sion</p>

TOPIC/WHO	DISCUSSION	ACTION
SSHA³P Staff Update Mary	Thanks to those who provided their availability for the next couple of months: the Advisory Board will meet on 11/21 and 12/19 as scheduled. Adria feels it would be nice for folks to gather in person. The 11/21 meeting will be hybrid, with the opportunity to meet in person if desired. Meeting space is being sought; Lua offered the use of APCC. April suggested meeting in person quarterly; it will lead to more camaraderie. Is there a mask requirement? People may certainly wear masks if they choose. Mary added that there's also a conference room at SV that works for hybrid meetings. Jay suggested using the Tacoma-Pierce County Health Department's website for masking guidance.	The 11/21 meeting will be hybrid, location TBD.
Board Members' Updates & Comments Group	Nicholas will attend the <i>Out of the Box Housing Conference</i> on Friday. Kudos to Amanda for her consortium affordable housing award ceremony – great turnout, great job!	Informational
Adjournment	Corey moved to adjourn. It was seconded. Vote was taken; none opposed, no abstentions. The meeting adjourned at 7:00 p.m.	Meeting adjourned!

The next SSHA³P Advisory Board meeting will be a hybrid meeting on Tuesday, November 21, at 5:30 p.m. via Zoom and a location to be determined.

Becki Foutz
Administrative Assistant