



**South Sound Housing Affordability Partners  
Executive Board**

**Regular Meeting Agenda**

555 Contra Cost Ave, Fircrest, WA 98466 | Roy H. Murphy Community Center

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

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

October 6, 2023, 8:30 a.m.

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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)

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**I. CALL TO ORDER**

8:30

ROLL CALL

WELCOME TO THE ROY H. MURPHY COMMUNITY CENTER

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**II. REVIEW AGENDA/AGENDA MODIFICATIONS**

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**III. CONSENT AGENDA**

ATTACHMENTS: Minutes September 8, 2023, Executive Board meeting

[Document Link](#)

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**IV. PUBLIC COMMENT**

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

The Executive Board meeting can be heard by dialing 253-215-8782 or through Zoom at <https://piercecountywa.zoom.us/j/98374643754> and entering the Meeting ID 983 7464 3754. Written comments may be submitted to [jason.gauthier@piercecountywa.gov](mailto: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 SSHA<sup>3</sup>P website at: [southsoundaffordablehousing.org](http://southsoundaffordablehousing.org)

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**V. RESOLUTIONS & PRESENTATIONS**

**A. Resolution No. 2023-07 Adopting 2024 State and Federal Legislative Agendas 8:45**

**Purpose:** Presentation by Jason Gauthier, SSHA<sup>3</sup>P Manager, of Resolution No. 2023-07 to adopt the 2024 State and Federal legislative agendas.

ATTACHMENTS: Resolution No. 2023-07

[Document Link](#)

2024 SSHA<sup>3</sup>P State Legislative Agenda

[Document Link](#)

2024 SSHA<sup>3</sup>P Federal Legislative Priorities

[Document Link](#)

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**B. Senator Yasmin Trudeau (27-Tacoma) and the 2024 Legislative Session** 9:00

**Purpose:** Overview of expectations regarding housing policy and budget investments for the 2024 state legislative session.

**C. Member Discussion with Senator Trudeau** 9:10

**Purpose:** Executive Board member discussion with Senator Trudeau on member government considerations for the 2024 state legislative session.

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**VI. REPORT BY THE SSHA<sup>3</sup>P MANAGER**

ATTACHMENTS: October 2023 SSHA<sup>3</sup>P Manager Report

[Document Link](#)

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**VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD**

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**VIII. ADJOURN**

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South Sound Housing Affordability Partners  
Executive Board Meeting Minutes

September 8, 2023

8:30 – 10:02 a.m.

**Executive Board:** Mayor Nancy Backus, City of Auburn – excused  
Councilmember Kevin Ballard, City of DuPont – excused  
Deputy Mayor Mike Winkler, City of DuPont - present  
Mayor Daryl Eidinger, City of Edgewood – present  
Councilmember Christi Keith, City of Edgewood (alternate) - excused  
Mayor Kim Roscoe, City of Fife – present  
Councilmember Doug Fagundes, City of Fife – absent  
Chair, Councilmember Hunter George, City of Fircrest – excused  
Mayor Pro Tempore Joe Barrentine, City of Fircrest - present  
Mayor Tracie Markley, City of Gig Harbor – present  
Councilmember Mike Brandstetter, (alternate) City of Lakewood – present  
Councilmember Paul Bocchi, City of Lakewood – excused  
Mayor Shanna Styron Sherrell, City of Milton – present  
Executive Bruce Dammeier, Pierce County - excused  
Councilmember Ryan Mello, Pierce County – present  
Deputy Mayor Ned Witting, City of Puyallup – present  
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, SSHA<sup>3</sup>P Manager  
Mary Connolly, Program Specialist  
Becki Foutz, Administrative Assistant

**Guests:** Kenneth George, Trish Crocker, AJ Cari, LeighBeth Merrick, Cynthia Stewart, Taylor Jones, Ted Richardson, Tiffany Speir, Daniel Murillo, Nick Welch, Ryan Windish

**MINUTES**

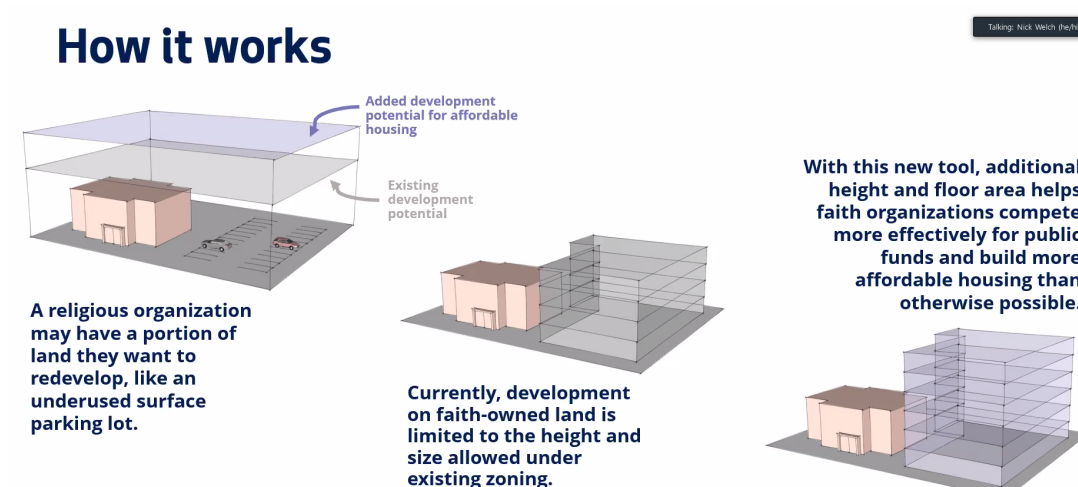
TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Markley called the meeting to order at 8:32 a.m. SSHA <sup>3</sup> P Manager Gauthier called roll, per above; a quorum was present.	Welcome!
Consent Agenda	Any modifications to the agenda? None. Councilmember Flemming moved to approve the consent agenda. Mayor Woodards seconded. Vote was taken, none opposed, none abstained.	Agenda was approved.
Public Comment	Mayor Markley invited the public to comment. None. No written comments have been received.	

TOPIC/WHO	DISCUSSION	ACTION
<p><b>Presentation of the 2024 State &amp; Federal Legislative Agendas</b> Jason</p>	<p>Jason provided this overview of the SSHA<sup>3</sup>P legislative agendas with the intention of gathering feedback from the Board. Priorities were selected through the input of Board members and other concerned community members.</p> <p>The 2023 legislation session indicated that this is the “Year of Housing,” with creating housing stability, subsidizing affordable housing, and facilitating housing supply being prioritized.</p> <p>HB 1355 passed, expanding the income eligibility for senior and disabled households from \$47,000 to just over \$62,000 through the property tax exemption program.</p> <p>On the budget front, we saw a \$400M investment in the housing trust fund, including \$20.5M of direct investment in Pierce County Affordable Housing (AH) projects, and an additional \$40M to support affordable homeownership statewide.</p> <p>HB1167 (did not pass) would have created a grant program for local jurisdictions to fund preapproved ADU and middle housing plans.</p> <p>SB5604 (passed) allows cities collecting 1406 sales tax credits to use up to 10% of those the funds for admin costs and/or rental assistance.</p> <p>SSHA<sup>3</sup>P staff provided member governments with weekly hot sheets to keep them apprised of legislative actions throughout the session.</p> <p>Looking ahead, 2024’s session will be just 60 days, beginning January 8.</p> <p>HB1245 (the “lot-splitting” Bill, did not pass) would force cities to allow the splitting of a single residential lot into two lots as long as they are at least 2000 sq ft. This passed the House nearly unanimously but didn’t make it out of the Senate policy committee. Advocates are expected to press for this in the coming short session.</p> <p>Transit oriented development (TOD) bills: SB5466 (did not pass) advanced from the Senate 40-8, but didn’t make it out of the House. It would have affected land use code for properties in close proximity to transit lines. We expect to see TOD Bills return in the 2024 session.</p> <p>A Bill to limit parking requirements for AH development statewide is expected, as well as efforts towards statewide rent control and stabilization measures.</p> <p><b><u>State Legislative Agenda Priorities:</u></b> <i>Facilitating Development of AH</i> – 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 AH.</p>	<p>Informational</p>



TOPIC/WHO	DISCUSSION	ACTION
<p><b>Update on SSHA<sup>3</sup>P Advisory Board</b> Mary</p>	<p>Mary shared that the Advisory Board has brainstormed policy and program ideas and a subcommittee is putting together a framework to share the final list with the Executive Board for approval. Two to seven more Advisory Board members need to be appointed, as some members' terms expire at the end of this year. How would the Executive Board like the appointment process to go?</p> <p>Councilmember Brandstetter thought the process used last time to appoint Advisory Board members worked well. It was a challenge placing members in slots according to the cohorts of users, consumers, or developers. The cohorts were not clearly defined and there were many applicants that would have fit into multiple groups. More definition would be helpful. Mayor Roscoe agreed.</p>	<p>Mary will proceed with the same process as last time, and work on definitions.</p>
<p><b>Affordable Housing on Religious Organization Property</b> Nick Welch &amp; Daniel Murillo, City of Seattle Office of Planning &amp; Community Development (OPCD)</p>	<p>Daniel used to work for the City of Tacoma before moving to the Seattle OPCD.</p> <p>HB1377 allows for requiring cities with comprehensive plans to create legislation that enables additional density in exchange for AH on land owned by religious organizations. This created land use rules for developing land. Many advocates worked on the rules. Lack of housing affordability has forced people to leave the communities in which they had roots. These rules support low-income neighbors.</p> <h2 style="text-align: center;">Eligibility &amp; affordability</h2> <p><b>For development using this new tool, the state bill establishes the following requirements:</b></p> <ul style="list-style-type: none"> <li>• Property must be owned or controlled by a religious organization</li> <li>• All housing created must be income-restricted</li> <li>• Housing can be rental or ownership</li> <li>• 80 percent of area median income (AMI)</li> <li>• Affordability term of at least 50 years, including if property is sold</li> </ul>	<p><a href="#"><u>House Bill 1377</u></a></p>

TOPIC/WHO	DISCUSSION	ACTION
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<p><b>AH on Religious Organization-Owned Property</b> continued</p>	<p>This work was done during the height of the pandemic, with AH developers, neighborhoods, and faith organizations working together. Several meetings were held, and presentations given. A narrated PowerPoint was shared for people to learn about it.</p> <div data-bbox="292 462 1364 945"> <h3 style="text-align: center;">How it works</h3>  <p><b>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.</b></p> </div>	<p>Informational</p>
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<h2 style="text-align: center;">Additional density for affordable housing</h2>		
Zone type	Under existing zoning...	Under the ROOP...
<p><b>Multifamily zones</b></p>	<ul style="list-style-type: none"> <li>Maximum height 3-8 stories</li> </ul>	<ul style="list-style-type: none"> <li>1 additional floor</li> </ul>
<p><b>Mixed-use commercial zones</b></p>	<ul style="list-style-type: none"> <li>Maximum height 3-8 stories</li> </ul>	<ul style="list-style-type: none"> <li>1-3 additional floors</li> </ul>
<p><b>Zones with height limits above 85 feet</b></p>	<ul style="list-style-type: none"> <li>Maximum height 12-44 stories</li> </ul>	<ul style="list-style-type: none"> <li>Up to 6 additional floors</li> </ul>
<p><b>Single-family zones</b></p>	<ul style="list-style-type: none"> <li>Maximum height 3 stories</li> <li>Maximum density 1 unit per 2,000-9,600 square feet of lot area</li> </ul>	<ul style="list-style-type: none"> <li>No change in height*</li> <li>1 unit per 1,250-1,500 sq ft of lot area</li> <li>Housing type flexibility (e.g., affordable for-sale townhomes)</li> </ul>

\* on certain large sites near more intense transit, up to 1 additional floor

TOPIC/WHO	DISCUSSION	ACTION
<p><b>AH on Religious Organization -Owned Property</b> continued</p>	<p>Impacts of the legislation include: helping faith institutions to repurpose their real estate assets to support their missions and address their congregations' changing needs; increasing project financial feasibility and creating a more predictable regulatory environment, responding to community stability and anti-displacement work, and helping maximize outcomes, as faith-owned land is available for AH.</p> <p>The legislation, approved in 2021, increases potential housing units, up to 18 apartments instead of four, or 118 apartments instead of 60. For example, a faith organization that owns a corner site could create three affordable detached houses, each about 3000 sq ft, or 10 affordable town homes or apartments. LIHI &amp; Lutheran Church of the Good Shepherd created an 86-unit AH project! Another project is close to having permits issued.</p> <p>There's a provision to provide more intensive zoning where appropriate, to allow for achievable results.</p> <p>Mayor Markley thanked Daniel and Nick and opened for comments and questions from the Board.</p> <p>Councilmember Brandstetter shared that Lakewood had a successful project like this 15 years ago that's still serving clients. He asked about the 80% AMI regulation. That's somewhat similar to multi-family tax exemption projects. What role does the city have in monitoring and ensuring that the 80% AMI restriction on occupants is used for the entire 50-year window? Is there a requirement to submit reports to the State on projects like this?</p> <p>Yes, there are monitoring requirements. The City of Seattle staffs a housing management team to oversee a variety of projects, each with various restrictions, such as their MFTE and AH programs. Daniel doesn't know of any reports required for the State.</p> <p>Councilmember Brandstetter noted that smaller cities might need help with the monitoring role.</p> <p>Mayor Roscoe asked how many areas are allowed to do this – are they all religious institutions? Nick said that it depends on the zoning requirements. It's very broadly defined – what defines a religious institution?</p> <p>Mayor Markley shared that religious organizations are starting to find out about this and calling the cities to see what their next steps are. What's the first step? Who do we direct them to?</p>	<p>Thank you, Nick &amp; Daniel!</p>



TOPIC/WHO	DISCUSSION	ACTION
<p><b>AH on Religious Organization -Owned Property</b> continued</p>	<p>Nick said that the State Bill doesn't answer that question. Some bills include very specific definitions and deadlines; this one does not. In Seattle they have a history of religious organizations providing similar services, but other communities may approach this differently. He thinks that Bellevue may have something in place, but across the State not many cities have codified this yet.</p> <p>Council Chair Mello thanked Nick and Daniel and asked how cities can get language to help establish this program in their communities. Cities could also use some RFP templates. There's also a community engagement piece – what are “must haves” and what are “needs?” We'd love to have food banks, etc.</p> <p>Mayor Roscoe asked if this is a Statewide mandate? Yes. Mayor Markley asked if Seattle has adopted any policies on top of the state policy? Daniel shared that Seattle did add their own language to detail out the legislation. The law is fairly broad, just saying that it's for 80% AMI. Beyond that, it's up to cities and/or counties to implement. Seattle's policy simply enacts the legislation.</p> <p>Mayor Markley asked if SSHA<sup>3</sup>P governments are going to band together and ask the State to clarify the Bill? How is it working for Seattle?</p> <p>[Jason recommended a motion to extend the meeting by two minutes. Council Chair Mello so moved and Councilmember Brandstetter seconded. Vote was taken; none opposed. Meeting extended to 10:02.]</p> <p>Daniel noted that partnerships and identifying partners is important. AH is already a complex venture. Faith-based organizations are not landlords so Seattle's messaging to them was really about identifying partners and partnerships on development. There are a number of AH development partners to consult with faith-based organizations.</p>	<p><a href="#">City of Bellevue Increasing AH Capacity on Faith-Owned Properties</a></p> <p>Jason will contact Commerce and the City of Bellevue to see what they use.</p> <p>Nick shared his email for further questions: <a href="mailto:nicolas.welch@seattle.gov">nicolas.welch@seattle.gov</a></p>
<p><b>SSHA<sup>3</sup>P Manager Report</b> Jason Gauthier</p>	<p>Jason reminded the group that the next Executive Board meeting on October 6 is an in-person meeting at Fircrest City Hall. Senator Trudeau will be attending to discuss the legislative session.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<b>Executive Board Updates/Comments</b>	Mayor Markley invited Board members to share comments and/or updates. None.	
<b>Adjournment</b>	Council Chair Mello moved to adjourn; Deputy Mayor Winkler seconded. The meeting adjourned at 10:02 a.m.	Meeting adjourned!

The next SSHA<sup>3</sup>P Executive Board meeting is scheduled for Friday, October 6, at 8:30 a.m. via Zoom or at Fircrest City Hall, 115 Ramsdell St, Fircrest, WA.

Respectfully submitted,

Becki Foutz  
Administrative Assistant



**RESOLUTION NO. 2023-07**

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (“SSHA<sup>3</sup>P”) ADOPTING FEDERAL AND STATE LEGISLATIVE AGENDAS FOR 2024.

Whereas, SSHA<sup>3</sup>P’s Legislative Agenda is developed through engagement with members of the Executive Board, Advisory Board, member government staff, policymakers and interested parties to the items included in the state and federal legislative agendas; and

Whereas, identifying this set of issues fosters efficient and effective communication to federal and state policymakers, and provides transparency to the public about policy issues that are most important to SSHA<sup>3</sup>P; and

Whereas, the actions of the United States Congress and Washington State Legislature have a profound effect on SSHA<sup>3</sup>P’s ability to pursue its mission and goals, and each member government’s ability to provide services to its residents; and

Whereas, a briefing on a draft federal and state legislative agenda items was provided to the Executive Board on September 8, 2023.

NOW, THEREFORE, THE SSHA<sup>3</sup>P EXECUTIVE BOARD RESOLVES as follows:

**Section 1.** The Executive Board adopts a Federal legislative agenda as shown in Exhibit A.

**Section 2.** The Executive Board adopts a State legislative agenda as shown in Exhibit B.

**Section 3.** This Resolution will take effect and be in full force upon passage and signature.



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Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

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HUNTER GEROGGE, CHAIR

ATTEST:

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## 2024 Federal Legislative Agenda

### **Congressional Directed Spending Requests**

In alignment with efforts to ensure necessary capital funding investments are made to support affordable housing development in our Pierce County communities, SSHA<sup>3</sup>P will support Congressional Directed Spending (CDS) requests for affordable housing development projects when the local government of jurisdiction is also supporting the request.

### **Affordable Housing Credit Improvement Act**

SSHA<sup>3</sup>P supports the passage of this bipartisan act of comprehensive legislation to expand and strengthen the low-income housing tax credit (LIHTC) program. The LIHTC program is our nation's primary tool for financing affordable housing. The legislation would restore the 12.5% cut to the tax credit program and further increase it by 50% over the next 2 years and make a technical adjustment to the financing threshold to expand access to the financing program. Increasing investments in the LIHTC program is a critical step in meeting our affordable housing needs.

### **Fair Housing Improvement Act**

SSHA<sup>3</sup>P supports the passage of The Fair Housing Improvement Act and its effort to increase access and opportunity for more households to achieve the dream of homeownership by ending source of income discrimination for veteran and low-income households attempting to utilize their housing vouchers (VASH or Housing Choice Vouchers) for the purchasing of homes.

### **Neighborhood Homes Investment Act**

The Neighborhood Homes Investment Act would create a funding program, similar to the LIHTC, to support the building or rehabilitation of homeownership housing, creating tax exempt mortgage bonds and mortgage credit certification to assist current and future homeowners. This legislation aligns with SSHA<sup>3</sup>P's priorities to increase affordable homeownership opportunities.

### **Flexibility in Federal Funding**

With the influx of ARPA dollars and ongoing rulemaking, SSHA<sup>3</sup>P urges our federal partners to continue to provide these fund sources with the flexibility necessary for them to interact and align with other sources of federal funds to enable local government to effectively leverage these onetime funds with ongoing funding.

### **Funding CDBG and HOME Programs**

SSHA<sup>3</sup>P ask our federal partners ensure the full funding of the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) programs as primary federal funding sources for local government utilization in the support of affordable housing development.

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**2024 State Legislative Agenda****Priorities****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 investment and eligibility for the Connecting Housing to Infrastructure Program (CHIP)
- Support funding for the acquisition of real property for affordable housing

**Support Policy and Planning Efforts**

- Support priority considerations regarding transit-oriented development
- Support construction trade industry workforce development efforts

**Information and Engagement**

- Expand eligibility for the disabled veteran property tax exemption program

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## **Support capital budget funding for member government priority projects**

SSHA<sup>3</sup>P seeks to ensure affordable housing projects throughout our communities are adequately funded and will actively support funding requests for affordable housing developments that our member governments identify as priorities. In the 2023 legislative session there were four priority affordable housing projects identified by member governments; of those four projects, three received direct capital budget allocations, totaling more than \$16.5 million.

## **Expand funding opportunities to support homeownership development for low-income households**

Support for homeownership opportunities has been a priority for SSHA<sup>3</sup>P to build household and community stability. In collaboration with Black Home Initiative network partners, the Northwest Community Land Trust Coalition, and other affordable homeownership providers, SSHA<sup>3</sup>P has identified an opportunity to expand existing funding to better support affordable homeownership development through the expansion of income eligibility for projects funded by the [1406](#) local sales and use tax credit.

Expand investment and eligibility for the Connecting Housing to Infrastructure Program (CHIP)CHIP grants support the development of affordable housing by funding water, sewer and stormwater utility improvements and/or waiving system development charges for new affordable housing units. The program was created after the 2021 legislative session and received an additional \$60 million of funding in the 2023-25 capital budget. Investment and eligibility expansion would include:

1. Allowing affordable housing developers to directly apply for this grant funding in partnership with eligible cities, counties, or utility districts.
2. Ensuring adequate supplemental capital budget investments are made for CHIP program.

## **Support funding for the acquisition of real property for affordable housing**

SSHA<sup>3</sup>P supports the creation of an acquisition grant program to enable local governments and affordable housing development partners to respond to real estate market opportunities. Investing resources into acquisition funds that are neither place nor time bound would allow for the rapid acquisition of real estate for future affordable housing development.

## **Support priority considerations regarding transit-oriented development**

SSHA<sup>3</sup>P opposes the preemption of local land use authority and values partnership and collaboration with the Legislature. With legislative focus on aligning transit investments and land use policy, SSHA<sup>3</sup>P believes it is critical that potentially affected cities and counties develop their own, priority considerations for the legislature. SSHA<sup>3</sup>P staff will engage with potentially affected member governments to understand their priorities, determine where there is priority alignment across member governments, and communicate those aligned considerations to the Legislature.

## **Support construction trade industry workforce development efforts**

The State of Washington needs thousands more construction industry professionals to build the hundreds of thousands of housing units we need. SSHA<sup>3</sup>P supports workforce development efforts that increase the number of people in the construction industry workforce and ensure access to training on new construction technologies.

## **Expand eligibility for the disabled veteran property tax exemption program**

SSHA<sup>3</sup>P asks the Legislature to consider expanding the eligibility for the disabled veteran property tax exemption by removing the income requirement. This action would align Washington's exemption policy with the 41 other states that have made the determination that service and sacrifice of our disabled military veterans should be recognized with some level of property tax exemption void of any personal income qualifier.

**Support / Oppose / Monitor Agenda****SUPPORT**

- Support funding for municipal Planned Actions
- Support technical fixes and clarifications to recent land use and housing legislation
- Support legislation to provide Fair Housing Training for ownership associations
- Support funding for the Affordable Workforce Housing Accelerator pilot program
- Support funding to assist in the implementation of State required land use actions
- Support 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



## ***SOUTH SOUND HOUSING AFFORDABILITY PARTNERS***

## **2024 STATE LEGISLATIVE AGENDA PRIORITIES**

### **ABOUT US**

*Established in 2021, the South Sound Housing Affordability Partners (SSHA<sup>3</sup>P) is an intergovernmental collaboration among 15 members governments in Pierce County, working together to create and preserve affordable, attainable, and accessible housing throughout our communities.*

### **MEMBERS**

*City of Auburn  
City of Dupont  
City of Edgewood  
City of Fife  
City of Fircrest  
City of Gig Harbor  
City of Lakewood  
City of Milton  
Pierce County  
Puyallup Tribe of Indians  
City of Puyallup  
City of Sumner  
Town of Steilacoom  
City of Tacoma  
City of University Place*



### **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 investment and eligibility for the Connecting Housing to Infrastructure Program (CHIP).
- Support funding for the acquisition of real property for affordable housing.



### **SUPPORT POLICY AND PLANNING EFFORTS**

- Support priority considerations regarding transit-oriented development.
- Support construction trade industry workforce development efforts.



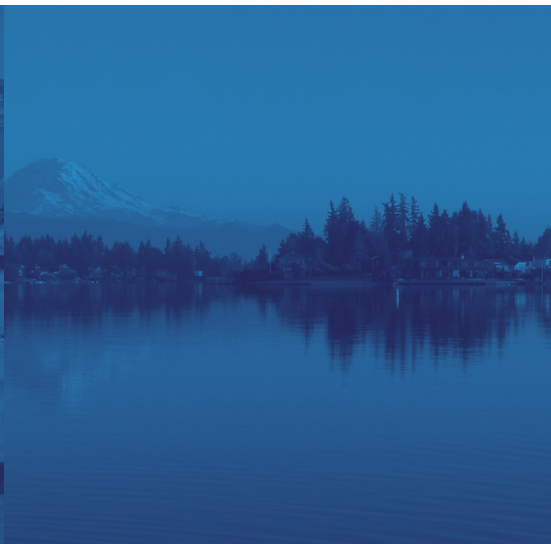
### **INFORMATION AND ENGAGEMENT**

- Expand eligibility for the disabled veteran property tax exemption program.



# SUPPORT | MONITOR | OPPOSE

- Support funding for municipal Planned Actions.
- Support technical fixes and clarifications to recent land use and housing legislation.
- Support legislation to provide Fair Housing Training for ownership associations.
- Support funding for the Affordable Workforce Housing Accelerator pilot program.
- Support funding to assist in the implementation of State required land use actions.
- Support operating funding for service supported housing.
- 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 preemption of local land use authority.
- Oppose legislation that would increase the cost to produce publicly funded affordable housing.





## **FACILITATING DEVELOPMENT OF AFFORDABLE HOUSING**

### **Support capital budget funding for member government priority projects.**

SSHA<sup>3</sup>P seeks to ensure affordable housing projects throughout our communities are adequately funded and will actively support funding requests for affordable housing developments that our member governments identify as priorities. In the 2023 legislative session there were four priority affordable housing projects identified by member governments; of those four projects, three received direct capital budget allocations, totaling more than \$16.5 million.

### **Expand funding opportunities to support homeownership development for low-income households.**

Support for homeownership opportunities has been a priority for SSHA<sup>3</sup>P to build household and community stability. In collaboration with Black Home Initiative network partners, the Northwest Community Land Trust Coalition, and other affordable homeownership providers, SSHA<sup>3</sup>P has identified an opportunity to expand existing funding to better support affordable homeownership development through the expansion of income eligibility for projects funded by the [1406](#) local sales and use tax credit.

Expand investment and eligibility for the Connecting Housing to Infrastructure Program (CHIP). CHIP grants support the development of affordable housing by funding water, sewer and stormwater utility improvements and/or waiving system development charges for new affordable housing units. The program was created after the 2021 legislative session and received an additional \$60 million of funding in the 2023-25 capital budget. Investment and eligibility expansion would include:

1. Allowing affordable housing developers to directly apply for this grant funding in partnership with eligible cities, counties, or utility districts.
2. Ensuring adequate supplemental capital budget investments are made for CHIP program.

### **Support funding for the acquisition of real property for affordable housing.**

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## **SUPPORT POLICY AND PLANNING EFFORTS.**

### **Support priority considerations regarding transit-oriented development.**

SSHA<sup>3</sup>P opposes the preemption of local land use authority and values partnership and collaboration with the Legislature. With legislative focus on aligning transit investments and land use policy, SSHA<sup>3</sup>P believes it is critical that potentially affected cities and counties develop their own, priority considerations for the legislature. SSHA<sup>3</sup>P staff will engage with potentially affected member governments to understand their priorities, determine where there is priority alignment across member governments, and communicate those aligned considerations to the Legislature.

### **Support construction trade industry workforce development efforts.**

The State of Washington needs thousands more construction industry professionals to build the hundreds of thousands of housing units we need. SSHA<sup>3</sup>P supports workforce development efforts that increase the number of people in the construction industry workforce and ensure access to training on new construction technologies.



## **INFORMATION AND ENGAGEMENT**

### **Expand eligibility for the disabled veteran property tax exemption program.**

SSHA<sup>3</sup>P asks the Legislature to consider expanding the eligibility for the disabled veteran property tax exemption by removing the income requirement. This action would align Washington's exemption policy with the 41 other states that have made the determination that service and sacrifice of our disabled military veterans should be recognized with some level of property tax exemption void of any personal income qualifier.

## ***SOUTH SOUND HOUSING AFFORDABILITY PARTNERS***

## **2024 FEDERAL LEGISLATIVE PRIORITIES**

### **ABOUT US**

*Established in 2021, the South Sound Housing Affordability Partners (SSHA<sup>3</sup>P) is an intergovernmental collaboration among 15 members governments in Pierce County, working together to create and preserve affordable, attainable, and accessible housing throughout our communities.*

### **MEMBERS**

*City of Auburn  
City of Dupont  
City of Edgewood  
City of Fife  
City of Fircrest  
City of Gig Harbor  
City of Lakewood  
City of Milton  
Pierce County  
Puyallup Tribe of Indians  
City of Puyallup  
City of Sumner  
Town of Steilacoom  
City of Tacoma  
City of University Place*



**CONGRESSIONAL DIRECTED SPENDING REQUESTS**



**AFFORDABLE HOUSING CREDIT IMPROVEMENT ACT**



**FAIR HOUSING IMPROVEMENT ACT**



**NEIGHBORHOOD HOMES INVESTMENT ACT**



**FLEXIBILITY IN FEDERAL FUNDING**



**FUNDING CDBG AND HOME PROGRAMS**



## CONGRESSIONAL DIRECTED SPENDING REQUESTS

In alignment with efforts to ensure necessary capital funding investments are made to support affordable housing development in our Pierce County communities, SSHA<sup>3</sup>P will support Congressional Directed Spending (CDS) requests for affordable housing development projects when the local government of jurisdiction is also supporting the request.



## AFFORDABLE HOUSING CREDIT IMPROVEMENT ACT

SSHA<sup>3</sup>P supports the passage of this bipartisan act of comprehensive legislation to expand and strengthen the low-income housing tax credit (LIHTC) program. The LIHTC program is our nation's primary tool for financing affordable housing. The legislation would restore the 12.5% cut to the tax credit program and further increase it by 50% over the next 2 years and make a technical adjustment to the financing threshold to expand access to the financing program. Increasing investments in the LIHTC program is a critical step in meeting our affordable housing needs.



## FAIR HOUSING IMPROVEMENT ACT

SSHA<sup>3</sup>P supports the passage of The Fair Housing Improvement Act and its effort to increase access and opportunity for more households to achieve the dream of homeownership by ending source of income discrimination for veteran and low-income households attempting to utilize their housing vouchers (VASH or Housing Choice Vouchers) for the purchasing of homes.



## NEIGHBORHOOD HOMES INVESTMENT ACT

The Neighborhood Homes Investment Act would create a funding program, similar to the LIHTC, to support the building or rehabilitation of homeownership housing, creating tax exempt mortgage bonds and mortgage credit certification to assist current and future homeowners. This legislation aligns with SSHA<sup>3</sup>P's priorities to increase affordable homeownership opportunities.



## FLEXIBILITY IN FEDERAL FUNDING

With the influx of ARPA dollars and ongoing rulemaking, SSHA<sup>3</sup>P urges our federal partners to continue to provide these fund sources with the flexibility necessary for them to interact and align with other sources of federal funds to enable local government to effectively leverage these onetime funds with ongoing funding.



## FUNDING CDBG AND HOME PROGRAMS

SSHA<sup>3</sup>P asks our federal partners ensure the full funding of the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) programs as primary federal funding sources for local government utilization in the support of affordable housing development.

**TO:** SSHA<sup>3</sup>P Executive Board

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

**SUBJECT:** October 2023 Manager Report

**DATE:** October 6, 2023

## **AFFORDABLE HOUSING DEVELOPMENT**

### **Regional Housing Capital Fund**

The Executive Board will receive a presentation on the creation of a SSHA<sup>3</sup>P Housing Capital Fund at its November 1, 2023, regular meeting and staff anticipates bringing a resolution forward at the Executive Board's December meeting to formally create the fund subaccount and adopt its rules and procedures, including the establishment of a fund committee to determine funding priorities and make funding award recommendations.

### **Department of Natural Resources Property**

In September, Pierce County's Community Development Corporation signed an interagency agreement with the Department of Natural Resources (DNR) to facilitate the direct transfer of a DNR owned transition lands property in Frederickson for future affordable housing development. The property acquisition is 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.

### **Affordable Housing on Religious Owned Property**

SSHA<sup>3</sup>P 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.

### **Pierce Transit Property**

Facilitating discussions between Pierce Transit (PT) and Multi-Services Center (MSC) regarding a PT property located near 72<sup>nd</sup> & 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.

## **HOUSING POLICY & PLANNING**

### **City of Fife and MFTE Program**

SSHA<sup>3</sup>P 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. At the Council's September 27<sup>th</sup> regular meeting it adopted Ordinance No. 2015, adopting regulations related to create an MFTE program.

### **Middle Housing Grant**

SSHA<sup>3</sup>P's Middle Housing Grant work, including a summary of policy and program recommendations, can be found on SSHA<sup>3</sup>P's website [HERE](#).

## **Comprehensive Planning**

SSHA<sup>3</sup>P staff assisted staff workgroup members in hosting the first of a series of bimonthly collaborative meetings for planners in Pierce County to collaborate and share ideas regarding the housing element. SSHA<sup>3</sup>P staff will support the City of Fife in facilitating a focus group on housing in November. As members update their Comprehensive Plan housing elements, SSHA<sup>3</sup>P staff are available to assist in addressing HB 1220's "adequate provision" requirements, engaging with affordable housing developers, and conducting community engagement.

## **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 ADUs.

## **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 SSHA<sup>3</sup>P 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 SSHA<sup>3</sup>P 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.

### **Developer Portal**

Staff are creating a "developer portal," which will be a section of the SSHA<sup>3</sup>P website where developers can learn about developing in SSHA<sup>3</sup>P member jurisdictions. Staff worked with Pierce County staff to design the portal's webpages and are meeting with affordable housing developers to receive additional feedback. Staff will reach out soon to all SSHA<sup>3</sup>P members to provide information for the portal.

### **Upcoming Conference Presentations**

American Planning Association – WA (October 13)  
Housing Washington (October 4)

## **ADMINISTRATION & GOVERNANCE**

### **SSHA<sup>3</sup>P Advisory Board**

With the assistance of a subcommittee, the Advisory Board continues to develop its work plan. Staff expect that the Executive Board will provide feedback on a draft Advisory Board work plan at its



December meeting and adopt the work plan at its January meeting. The next Advisory Board meeting is on October 17 at 5:30 PM. At this meeting, the Advisory Board will discuss its work plan and hear from Laura Hodgson from the Department of Commerce about HB 1220 requirements for local jurisdictions.

Staff are working on application and advertising materials for Advisory Board seats that will be open at the end of this year. Staff expect the Executive Board to appoint members to the Advisory Board at the January Executive Board meeting.