SSHĀ[®]P

South Sound Housing Affordability Partners Executive Board Meeting Minutes

November 3, 2023 8:30 – 9:59 a.m.

Executive Mayor Nancy Backus, City of Auburn - absent Councilmember Kevin Ballard, City of DuPont – present Board: Deputy Mayor Mike Winkler, City of DuPont - excused 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 - excused Chair, Councilmember Hunter George, City of Fircrest – present Mayor Pro Tempore Joe Barrentine, City of Fircrest - excused Mayor Tracie Markley, City of Gig Harbor – excused Councilmember Mike Brandstetter, (alternate) City of Lakewood - absent Councilmember Paul Bocchi, City of Lakewood – absent Mayor Shanna Styron Sherrell, City of Milton - absent Executive Bruce Dammeier, Pierce County - present 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) - excused Mayor Kathy Hayden, City of Sumner - present 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: Jason Wilson, Derek Matheson, Cynthia Stewart, Katie Baker, Trish Crocker, Faith Pettis, Taylor Jones, John Howell, Tiffany Speir, Paul Loveless MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Chair George called the meeting to order at 8:32 a.m. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present.	Wel- come!
Government Award Executive	Executive Dammeier discussed the recent El&R reception recognizing County employees for exemplary work. An Effective Government Standing Ovation Team award was presented to Jason's effort, a collaboration among Human Services and the Assessor-Treasurer's office affecting many jurisdictions, conducting seminars to help seniors get the discounted property tax they're entitled to. This was a great example of the positive work SSHA ³ P's doing!	Informa- tional

PIERCE COUNTY HUMAN SERVICES

SSHA³P Executive Board Meeting

TOPIC/W	HO	Ι	DISCUSSION		ACTION
	Jason thanked Mary for her work on the collaboration, and Mayor Eidinger for reaching out to have a seminar held in Edgewood (on Nov 27). Chair George thanked the group; the seminar in Fircrest that was well-attended.				r done
	approv none o	odifications to the agenda? e the consent agenda. May pposed.			en, agenda was ap- proved.
Public Comment	Chair G	eorge invited the public to	o comment.		None
Workforce Housing Faith Pettis,	housing <i>Terms</i> an area	ettis provided an informati g is financed in Washington of Art: AMI – annual media a, usually using HUD calcul	n. It can be complicated In income for a househo ations.	Id of a given si	Informa- tional
aroup		County	2023 HUD C 60% & 80% of Area person ho	Median Incom	ne (4
		Adams	\$50,100	\$66,800	
		Chelan	\$50,580	\$67,440	
		Clark	\$67,680	\$90,240	
		King/Snohomish	\$82,200	\$117,200	
		Pierce	\$64,500	\$90,080	
		Spokane	\$53,400	\$71,200	
		Yakima	\$50,100	\$66,800	
	may be <i>Extrem</i> respect	<i>ate income</i> – between 80 a	<i>e</i> – no more than 30% o and 120% AMI	or 50% AMI,	l, but
	Cost B	<i>urdened:</i> paying more thar	1 30% of income on ren	it	

SSHA³P Executive Board Meeting

TOPIC/WHO		DISCUSSION		ACTION	
	income	<i>e restricted</i> – resident households may not earn more than a set at move-in, but rent can go up over time, no rent limits		Informa- tional	
•	Rent re	<i>estricted:</i> landlords may charge no more than a set amount for re y 30% of the income limit	nt,		
	nonpro entity o	ship of Affordable Housing includes housing authorities or PDAs, ofit corporations, LLCs, LPs, and LLLPs – a single member/partne or a combination of a tax credit investor and one or more for-and development sponsors.	r		
	are nee to brin also re	are <u>many</u> different types of funding sources. 1.1 million new hom eded over the next 20 years. Cities can provide land, grants, and g down the amount of money that needs to be borrowed. Cities duce regulatory burdens, for example, streamlining design review ting barriers to zoning and expediting permitting.	loans can		
	can mi	Imember Flemming asked how tax abatement helps. The more ci tigate costs, the better. Tax abatement can be accessed in severa nt ways.		Discus- sion	
	this gro	Roscoe commented that this was very, very valuable information oup, however, quite complicated. She'll be sharing it with her Co ood example of how difficult it is to create affordable housing.			
	continu approv He ask relating a trans	Aello agreed that the information is super valuable. We need to be learning how vital local dollars are. The Pierce County Council red the HB 1590 fund, collecting 1/10 of 1% for affordable hous ed Faith to share from her perspective and experience, especially g to tax credits, how important it is for local dollars to be include action, and how leaders can advocate at state or federal levels to e our allocation and change the formula to be in our favor.	/ ed in		
	The WA partner leader more ta	oted that advocacy at the federal level is more important than st A Housing Commission works closely with governmental funders/ rs to make tax credit allocation policy driven. Washington has be among states in the nation to get all tax credits out; the issue is ax credits are needed. She encouraged SSHA ³ P members to cont delegates to urge them to continue to fight to simplify the tax c m.	en a that act		
	of proj are not think a	portant for cities to participate for two reasons: it shows local sup ects, which is very important. Secondly, often the monies that con sufficient to close the gap; these projects are very expensive. As bout how you're putting money into projects, please try to put a on bells and whistles.	me s you		

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TOPIC/WHO		DISCUSSION		A	ACTION	
Workforce	•	ive agenda? Yes, th	•	tional tax credits on I center on SSHA³P's	Discus- sion	
Housing Capital Fund Presentation Jason	jurisdictional work ILA allows for crea SSHA ³ P's 2023 W for affordable hou 1406 funds:	ation of this fund, bu ork Plan called for t sing development u	³ P Housing Capita at does not require the exploration of sing dedicated loc	I Fund Account. The	Informa tional	
	City/County	FY 2020	FY 2021	FY 2022		
	City of Auburn	\$59,243	\$129,338	\$149,338		
	City of Fife	-	\$61,819	\$71,422		
	City of Lakewood	\$106	\$97,697	\$97,697		
	Pierce County	\$712,787	\$1,601,254	\$1,601,254		
	City of Puyallup	\$10,429	\$194,101	\$194,101		
	City of Sumner	-	\$43,682	\$51,630		
	City of Tacoma	\$481,091	\$435,389	\$853,070		
	City of University Place	-	\$23,468	\$25,412		
	they've created a RCW 82.14.540 a agreements to po- pooled funds inclu (109 units), and a Jason provided dr packets. Parties w will be committed Funding within bo	ill commit funds and for the following ye undaries of contribu	of these funds. nties to enter into 1406 funds. Proj and a multi-family in Olympia (64 uni lures for the Fund nually, advising in ear, to be transferr uting parties will b	interlocal ects funded by y rental in Burien its). in member meeting December how much ed by August 1.		

TOPIC/WHO		DISCUSSION A		
Capital Fund	Decem	anticipates that the Fund will be established via Resolution at the ber Executive Board meeting, and will consider action nendations in October 2024.	Discus- sion	
	Jason o	opened for questions.		
	presen be retu contrib	y Manager Derek Matheson thanked Jason for his thorough tation. Although fund contributors are not guaranteed that funds w irned to their community, over the course of many years, he feels th utors will receive a return on their investment. He and his Council a for this to move forward.	nat	
	seeing will acc	r Mayor Hayden thanked Jason for his work; she looks forward to the results of this. Jason Wilson added that the proposed Resolutic complish what the contributing jurisdictions had intended, and he ts its passage.	on	
		Imember Flemming shared that he'd been skeptical about the Function day's presentation quite impressed him, and he's comfortable with i		
	Damme	Roscoe expressed her gratitude for Mayor Woodards, Executive eier, and former Councilmember Ladenburg, who first initiated this ogful project.	The	
	Chair G project	eorge agreed, and his jurisdiction is excited to see the fruits of this		
	exampl	Woodards expressed her gratitude to everyone. This is a great le of what we all hoped for when we dreamed of what SSHA ³ P wou I how we can work together!	lish the	
		eorge asked about the role of the Executive Board funding in the s The Executive Board will approve recommendations from the Fun ttee.	De-	
		n will contribute a population-proportionate amount to the fund (13 urn residents reside in Pierce County).		

TOPIC/W	НО	DISCUSSION A	CTION
Manager Report Jason	Comprehenses homeory opporte prevent The Q3 Invoices Middle conside staff fur Brands	y SSHA ³ P staff helped with a housing element focus group for the ehensive Plan, helped Fircrest with a plan for assisting low-income wner, met with Senator Nobles regarding homeownership unities, held a work session in Gig Harbor and helped them to t displacement in mobile home communities. budget progress report was provided in the meeting packet. s went out late; that's why some jurisdictions haven't paid yet. The Housing Grant contract was for up to \$230,000, and Berk erably underspent that, so some of that has been reallocated to cover nds. Reserves are being built up. Staff met with Councilmember tetter last month to discuss a funds balance policy. We'll enter 2024 considerable fund balance.	Informa tional
	out to i	elections will be held at the December meeting. Jason will be reaching members to discuss their interest in holding office. Mayor Markley's ted in moving from Vice Chair to Chair.	
Board /Updates	propert on relig housing Develo	eorge shared that a Tacoma Church is interested in converting some ty to mixed use. A toolkit is being developed for affordable housing gious-owned property. Fircrest applied for and received the middle g grant. Fircrest has reorganized and created a Community pment Director position, hiring Mark Newman from the City of Pacific diving in!	Informa tional
	for the \$6.2M. was ap and 20 present Decem	Iello reported that the Council approved funding recommendations County's 1406 funds and some other funding sources, totaling about A NOFA was issued and \$27M in requests were received. The \$6.2M proved for projects across the County, to yield 210 new rental units new homeownership units. Re: 590 funds, Human Services will be ting to the Council Health & Human Services committee in early ber re: their investment strategy for these dollars. A NOFA will be d very early next year.	
	Fircrest	eorge thanked all who were able to attend the in-person meeting in t last month. He's hoping it will become a tradition for the Chair to annual in-person meeting in their city.	
Adjourn- ment	Chair G	eorge adjourned the meeting at 9:59 a.m.	Meeting ad- journed

The next SSHA³P Executive Board meeting is scheduled for Friday, December 1, at 8:30 a.m. via Zoom.

Respectfully submitted,

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