SSHĀP

South Sound Housing Affordability Partners Advisory Board Meeting Minutes

November 21, 2023 5:30 – 7:42 p.m.

Advisory Adria Buchanan, Chair – present

Board Alex Harrington - present **Members:** Amanda DeShazo - present

April Elliott – absent Ben Ferguson – present Corey Orvold - present

Desniege Haywood - present Faaluaina Pritchard - present Isabella Rivera Kjaer - excused

Jay Worley – present Jeff Bell - present

Judson Willis, Vice Chair - present

Kevin Bates - excused Nicholas Carr - present

Noemi Cagatin-Porter – present Rian Booker, Vice Chair - present

Riley Guerrero - present William Towey - present Zac Baker – excused

Staff: Mary Connolly, Program Specialist 2

Becki Foutz, Administrative Assistant

Guests: Debby Herbert, Janee Fox, Matt Costanti

MINITES

| TOPIC/ WHO | DISCUSSION | |
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| | Adria called the meeting to order at 5:33. Mary called roll, per above; a quorum was present. The land acknowledgement was made. We acknowledge that we are on the traditional homelands of the Coast Salish people. They have lived on and stewarded these lands since the beginning of time and continue to do so today. We honor their legacy by: • Welcoming new ways of thinking about our relationship to the land • Asking not assuming tribal preferences and needs • Identifying opportunities to improve our collective stewardship This board commits to these objectives. | Wel-come! |

| TOPIC/W | HO DISCUSSION | ACTION |
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| | Adria welcomed all to the first in-person meeting of the Board! She thanke Lua and Asia Pacific Cultural Center (APCC) for hosting. She reviewed | d Wel- come! |
| Consent | Any requests to modify the agenda? No. Noemi moved to approve the consent agenda. It was seconded. Vote was taken - none opposed, no abstentions. | The agenda was ap- |
| Adria | Adria opened for public comment. No written comments have been receive | proved. |
| Comment | Janee Fox is a rental housing provider who lives and rents out units near APCC. The median two-bedroom rent in Tacoma is \$1800; Janee charges under \$1300.94% of rental housing providers with rental business license are small providers with gross rents of less than \$250,000, and she feels she's typical of them. Only 6% of licensed rental housing providers have large apartments. The small providers worked very hard together against Measure 1, losing by 360 votes. Many of them will be selling their properties. She gets offers for hers all the time. Buyers will likely raise the rents to median or above, and this could wipe out affordable housing stock. The measure's not a good strategy. Debby Herbert — what can we do to reduce the massive costs anticipated a a result of Measure 1 in Tacoma? Rent will need to increase significantly to offset these costs. What can the Board or the system provide to housing providers to make it possible to keep rent affordable? The measure require that if a household has students or school employees, they cannot be evicted during the nine-month school year, and no one can be evicted during the five months of cold weather. Rent is already increasing in preparation of this. Those with the most affordable rents are going to be thones selling, because they won't be able to afford renting any longer. | es S S |
| | Adria said we'll need to look at data of rent costs before and after the measure, and how many people aren't paying their rent. We'll need to figur out how to mitigate homeowner risk. The city of Tacoma's likely going to b working with landlords and tenants on how to address this, in hopes of mitigating their losses. It's strongly suggested to contact your city Council representative. That will be the best way to have your comments heard by people who can do something about this. Corey thanked both community members who spoke. Landlords are not just big corporations. A lot of times when rentals sell, affordable units are removed from the mix. Not paying rent is only one reason to evict someone; there are other reaso to evict. Hold on to properties a little bit longer if you can. | t |

| TOPIC/W | VHO | DISCUSSION | CTION |
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| Comment | It's impyou." It being of There at to imp Jay add to do it Real es | easure is new, and people are often hyperalert when things change. Fortant to understand that housing is an eco-system; it's not "me vs. It's too bad when people are afraid to speak their truths in fear of cancelled. SSHA ³ P can try to establish trust by listening to both sides. The are many aspects to this crisis. Members are here because they want rove our community; all perspectives are needed. Indeed that we all need to stand up and tell our government that it needs that due diligence. What are they doing with our tax dollars? Instate prices have doubled, and rents have not doubled yet (?), so we tricipate this getting worse. | Discus- sion |
| Subcom- mitee Update | The We advise admini recommend The We analyze How as brainst policie scored Adviso scored | Alex, Faaluaina, Isabella, Jay, Nicholas, Rian, Riley, and Zac comprised becommittee. Ork Plan will direct 2024 workflow and will include four focus areas: & provide feedback, housing toolkit recommendations, education, and istration. The focus of tonight's discussion is housing toolkit mendations. Ork Plan has placeholders for two policies and programs to be ed for inclusion in the housing toolkit. The two policies and programs being selected? The Advisory Board formed and came up with 63 ideas. The subcommittee defined unique is and programs, adding to those, totaling 94 ideas. Mary and Jason policies and programs using the evaluation framework created by the bry Board and filtered the number down to 27. The subcommittee them, using the evaluation framework, and selected the policies and ms presented to the Advisory Board tonight. | Thank you, sub- com- mittee! |
| | policie Jason a feedba The su please proces conclu- Both la Degree progra | ext step is for the full Advisory Board to recommend two to five s and programs to present to the Executive Board for final decision. and Mary will present the Work Plan to the Executive Board for ack at their 12/1 meeting. becommittee shared that they met as often as they could and were d with the staff's role vs. theirs. Adria suggested debriefing about this s, discussing what worked and what didn't, after the process des. ow effort and high effort policies and programs have been selected. The of effort is determined by the amount of time needed to set up the m or policy, the amount of time to keep it going, and to obtain all resources. | This process will be de-briefed once it's concluded. |

TOPIC/WHO DISCUSSION ACTION

Work Plan Subcommitee Update continued

Selected Policies/Programs for Discussion

Discussion

- Density bonus for affordable housing
- Incentives for universal design standards (e.g. density bonus, parking reductions)
- Impact fee cost and flexibility, including frontage improvement requirements
- Parking standards
- · Parking reductions for affordable housing
- Design standards (density, height, setbacks, etc)
- Process improvement
 - Expedited permitting for affordable housing
 - Long-term process improvement for permitting
 - · Service level agreement with penalties

Some terms were discussed and clarified:

Universal design standards – standards that make it possible for most people to live in the space comfortably.

High opportunity area - a HUD term for an area with less than 10% poverty, high access to transportation, better performing schools, more public amenities, and well-paying jobs.

Multi-Family Tax Exemption (MFTE) – tax exemption on new residential improvements in exchange for new multi-family development in certain areas.

Pierce County doesn't currently have a community land trust, but they're in the process of awarding a capacity-building grant to establish one.

The subcommittee focused on improving the landscape of development and permitting generally, and on programs and policies requiring lower effort and already being implemented elsewhere in Pierce County. They also considered utility connections.

Corey recently discovered that when someone purchases a house with unpermitted work, the County "gives them a pass." As a realtor, she fears that this will affect lower-income and BIPOC home buyers. How would a new buyer know about pre-existing unpermitted work? People aren't always truthful. Corey's seen buyers get burned when they purchase homes, as their insurance may not pay for repairs needed due to unpermitted work, causing the need to hire attorneys for which they don't have funds. Noemi pointed out, isn't this why homes are inspected prior to transactions going through? Inspectors and realtors also have a responsibility. Corey agrees. Adria asked Mary to research this and get back to the group about it. Ben appreciates that this issue is out there, but there have been over 90 policies and programs that have been whittled down to where we are now and probably too late to add one.

Mary will research the unpermitted work issue. TOPIC/WHO **DISCUSSION ACTION**

Work Plan How many of the programs and policies selected can be used by both large **Subcom-** companies and smaller renters? Evaluation criteria provided analyzing for mitee different AMI levels. The range was considered, and the policies selected for Update discussion apply across the board. Alex feels that the selected policies will continued affect smaller developments on a larger scale. Riley noted that these policies and programs impact the development process, as opposed to how housing providers get housing to users and maintain them in it. That's not ideal in the long term. There's a lot of work that can be done after developments are built. Lots more to do in 2024 for sure! Adria encouaged the group to keep in mind the Executive Board's focus – how to bring more units on line.

> Jay wants us to look at the work that we've done and keep in mind that there's housing out there that's falling apart. People are using 2x4s to lodge up appliances so they can be used, and cabinetry's falling apart.

There are only two things on the list that a City Council can get done; everything else has to go through zoning process planning committees. Process improvement items can be accomplished by staff. (?) It might be best to put those forward.

Lua agreed with Ben and Nicholas. It would be smart to look at these carefully and put forward programs and policies that can be accomplished in a year or two. We need to do our homework! Adria said that a point of consideration, when you make recommendations, it would be nice to make recommendations for things we know some municipalities are already working on.

Cities need more money; they're not going to penalize themselves. It might be helpful for us to come up with some policies that are already being worked on.

Mary anticipates that she and/or Jason will draft a policy stating what impact the proposed policies or programs will have, and how they can be implemented.

Adria said that we can consider putting forward all of the selected policies and programs for the Executive Board to select from; they may know more about what has and hasn't worked in the past.

There's danger in sending them the whole list without prioritizing them further. Why are universal design standards high impact? Everyone's different and many people have disabilities and other issues.

Discussion

TOPIC/WHO **DISCUSSION ACTION**

Update

Work Plan Every development of 11 or more units must include one ADA unit, and **Subcom-** they're generally not being used. Maybe we're assigning resources to the mitee wrong place. There's a difference between being important and high impact. Discussion

continued Adria said that ADA and universal design are two different things. There are universal design elements that will benefit all, regardless of whether they have disabilities. There are people on waiting lists for ADA units so if they're not being used, there's a mismatch. If we more universal design is used, we may not need as many ADA units. More research will be done to see how this impacts architects.

> William brought up the lens of application of ADA standards. Reggie Brown's building many of the same buildings again and again. What's interesting is the methodology of his approach is one that maintains a residential planning review. He fits three duplexes on a 25-foot lot. William added that none of his ADA units are occupied.

PCHA sees folks who need accessible units. Landlords don't necessarily keep ADA units vacant until someone who needs one presents to rent it. The more units that come on line that can meet the need of voucher holders, the easier it is for them to be housed. We have an aging population – if we want to help them age in place we need accessible units that will work for them as their mobility declines.

Nicholas noted that as the Advisory Board to the Executive Board, he would prefer not to give them a big list. There's opportunity for universal design and expedited permitting with ADUs. If we give the city a prepackaged concept that they've already seen and approved, we can incorporate process improvement elements as well.

If we have ADA units and don't reserve them for people who need it, we're creating an artificial shortage. Wider hallways and smaller bedrooms can be accommodated without costing more money to design.

Is there any way we can get a short list or abbreviated summary of what's already being considered/working on, so we know which of our ideas match?

Alex likes the idea of putting forward two more immediate things such as impact fees, and two more long-term ideas. Someone agreed.

The parking standards idea is a bit of a Pandora's box. Tacoma's having this discussion. Puyallup's current parking standards don't work for multi-family units.

Jay said that if we're going to reduce parking, we need to build up Pierce Transit. There aren't enough drivers to consistently maintain the current number of routes. Someone agreed – there's only one route with three buses an hour.

Mary will contact the staff workgroup to get feedback about a list or summary.

TOPIC/WHO **DISCUSSION ACTION**

Update

Work Plan All of these policies are helpful. If we wait for all of them to be started Subcom- somewhere, we won't move forward. These are hard decisions. If they were **mitee** easy, this would be done already.

Discussion

continued We don't have adequate public transit for people to go without cars yet. Some people can't keep their vehicles safely and reliably in the their neighborhoods. We can't provide the requested tree coverage and adequate parking; can one be traded off for the other?

> Alex moved that we put forth the following policies and programs: permitting process improvement, impact fees/and frontage improvement, general parking, and general design standards. The motion was seconded.

Discussion: Jay said that parking's great as long as we include an addendum to explore expanding public transit. Parking requirements are minimum standards. We could propose reducing or completely removing parking requirements, depending on market needs. New standards could be set according to users, not "one size fits all."

Rian noted that the motion includes two short-term and two long-term policies/programs. Mary reiterated that this Board's recommendation will go to the Executive Board for final action. How detailed does the Board's recommendation need to be? Policies included in the Work Plan should be specific; does the recommendation need to be specific and super detailed? It will need to be fleshed out anyway. We don't want to give them a shopping

Riley thinks we should be careful about the parking standards conversation. Outside the city of Tacoma, rent's not collected on parking space. Budgets are razor-thin. Parking is important; people don't want to let go of their cars because they provide a last resort for housing. We'll need to include stipulations and have more conversation.

Parking standards don't have mean a lack of parking. It can be different sizes of parking, and/or smarter development. Member governments fund Pierce Transit. Routes will need to be added where we there's reduced parking. Perhaps we don't need to put all impact costs on developers.

Amanda appreciates the others' comments. She doesn't feel that parking and design standards are quickly implemented. Process improvement includes three different things. Pierce County's exploring impact fees, and they're quite complicated.

Jay said that people on SSI may own cars. The one thing that DSHS will help people keep and maintain is a car. The car and the ability to get around is the only freedom that poor people have. She encouraged the group to selfeducate about what poor people are going through. Please research and don't assume.

| TOPIC/W | НО | DISCUSSION | AC | TION |
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| Work Plan Subcom- mitee Update | Keepin feedba (Ben?) apprec and tha more in people from earling. As a reincluding parking. Each with down a the next policies. | g the recommendation relatively general will help get Executive ck and help us gauge "where they're at." He hears Jay's comments; we're all trapped in our own biases. He iates that he has something to learn. We need to assume good in at we'll do the right thing. He does know that the less rent costs money people will have left. He'd like to see an ecosystem in which spend their money on the things that matter most. We can all learch other and not struggle. The motion on the table is putting forth process improve any expedited permitting, impact fee and frontage improvement, gestandards, and design standards. The hope is that the Work Plan will be adopted the meeting so we can start working on it in January. The motion – we'll put forward the following programs and so for the Executive Board's consideration: permitting process | Board Je ntent, , the ch earn ement | Discussion |
| | parking Vote w | rements, impact fees and frontage improvements, parking standards reductions, design standards, and universal design standards. The motion passed. | | |
| Adjournment | | oved to adjourn. The motion was seconded. Vote was taken; non ed, no abstentions. The meeting adjourned at 7:42 p.m. | e | Meeting ad- journed! |

The next SSHA³P Advisory Board meeting will be on Tuesday, December 19, at 5:30 p.m. via Zoom.

Becki Foutz Administrative Assistant