
SSHA³P Advisory Board Meeting

Tuesday, January 16, 2024

Members Present: Alex Harrington, Ben Ferguson, Corey Orvold, Desneige Haywood, Faaluaina Pritchard, Isabella Rivera Kjaer, Jay Worley, Judson Willis, Kevin Bates, Lindsey Sehmel, Nicholas Carr, Noemi Cagatin-Porter, Riley Guerrero, William Towey, Zac Baker

Members Excused: Adria Buchanan

Members Absent: Amanda DeShazo, Dominique Cruz

Staff: Mary Connolly

Guests: Rian Booker, previous Board Vice Chair, Jason Gauthier, SSHA³P Manager, Matthew Costanti

Call to Order

Judson, Vice Chair, called the meeting to order at 5:33 p.m.

Roll Call

Mary called roll; a quorum was present.

Land Acknowledgement & Meeting Norms

Judson made the land acknowledgement.

Approval of Consent Agenda

Judson asked if there were any amendments to the agenda. None. Alex moved to approve the December minutes; the motion was seconded. Vote was taken, none opposed; motion approved. Judson explained the definition of “abstention.” Abstention and no votes are similar in that a majority of Yes votes are required for the Board to act. Abstentions should be used when there’s a conflict of interest or if the voter doesn’t feel they have enough knowledge to vote.

Election of Chair and Vice Chair(s)

Rian, who was co-Vice Chair until his Advisory Board term ended in December, provided an overview of the Board’s accomplishments thus far. Judson opened for nominations for Board Chair. Lua nominated Judson for Chair. Noemi seconded the nomination. Judson stated that he feels there are people who might have more time to commit to the office, however he will serve if needed. Nicholas nominated Riley Guerrero. The nomination was seconded. Riley represents Pierce County Housing Authority; she’s from this community and is passionate about affordable housing. Riley would be honored to serve as Chair. Corey asked whether Adria’s interested in continuing as Chair. Mary said that Adria’s willing to serve if needed but prefers to step back if anyone else is interested. Judson said he would decline the nomination, since Riley’s willing to serve as Chair.

A vote was taken on electing Riley as Chair. None opposed; Riley abstained. Riley was elected Board Chair.

Lua nominated Alex as Vice Chair. Judson seconded the nomination. Alex accepted the nomination. He works with the Master Builder’s Association of Pierce County and works to find ways to house the greatest number of people in Pierce County. He’s experienced with exploring solutions.

A vote was taken on electing Alex as Vice Chair. None opposed; Alex abstained. Alex was elected Board Vice Chair.

Corey nominated Judson as second Vice Chair. Riley nominated Jay Worley as second Vice Chair. Lua seconded the nomination. Jay indicated that she's interested in being Vice Chair; she has learned experience and would like to champion the lowest bracket.

A vote was taken on electing Jay second Vice Chair. None opposed; Jay abstained. Jay was elected second Vice Chair.

Board Member Introductions

Riley explained that at the Executive Board meeting last Friday, Ben, Isabella, Lua, and Zac were reappointed as Board members and two new Board members were appointed: Lindsey Sehmel and Dominique Cruz. Members introduced themselves and shared about what they're looking forward to working on most on this Board in 2024.

Affordable Housing Financing Presentation

Brian Lloyd and Roberta Schur from [Beacon Development Group](#) provided an engaging, interesting, and helpful presentation on affordable housing financing, and answered questions from Board members.

SSHA3P Fund Balance Policy Presentation

Jason reported on Fund Balance Usage, seeking this Board's guidance and feedback on priorities. Kevin asked if it's the intent of the Board to zero out each year. They haven't decided yet. Is there a desire to have funds waiting for opportunities and challenges? Perhaps putting aside a percentage. Nicholas asked if the Board's limited to the four options Jason provided. No. Is having a fund balance something that will be happening on a regular basis? Jason anticipates a fund balance of approximately \$75,000 heading into 2025. Ben's priority would be for funds to go wherever it could be leveraged to help build the largest amount of affordable housing. Lindsey agreed and suggested focusing on a policy approach rather than an allocation approach. Isabella wonders if this fund could help provide technical assistance to improve the permitting process. Riley would like it to go toward anything besides fee reductions.

2024 Advisory Board Work Plan Presentation

This presentation was tabled until the February meeting so that the Affordable Housing Financing presentation could go longer.

Public Comment

Riley opened the floor for public comment. (None.) No written comments were received.

SSHA3P Staff Update

- A. Work Plan Update – the Resolution passed by the Executive Board approving the Work Plan is included in the meeting packet.
- B. Philanthropy - Jason's hosting philanthropy Round Table discussions.
- C. 2023 SSHA3P Year in Review – included in the meeting packet.
- D. Legislative Update – the short session's in full swing. Jason sends out weekly Hot Sheets during the session that SSHA3P's tracking. Last week Mary testified at the House & Senate Capital Budget Committees to request an expansion of CHIP. This Friday Jason will testify in support of SB 6173.

Board Members' Updates & Comments

Riley thanked everyone for participating.

Adjournment

Ben moved to adjourn. Lua seconded the motion. The meeting adjourned at 7:28 p.m.

