



**South Sound Housing Affordability Partners
Advisory Board**

Regular AMENDED Meeting Agenda

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

Dial: +1253 215 8782 Meeting ID: 982 0661 9590

Webinar Link: <https://piercecountywa.zoom.us/j/98206619590>

February 20, 2024 5:30 P.M.

Adria Buchanan, Alex Harrington, ~~Amanda DeShazo~~, Ben Ferguson, Corey Orvold, Desniege Haywood, Dominique Cruz, Faaluaina Pritchard, Isabella Rivera Kjaer, Jay Worley, Judson Willis, Kevin Bates, Lindsey Sehmel, Nicholas Carr, Noemi Cagatin-Porter, Riley Guerrero, William Towey, Zac Baker

I. CALL TO ORDER

5:30

ROLL CALL

LAND ACKNOWLEDGEMENT

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.

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

A. January 16, 2024 SSHA³P Advisory Board Minutes

Purpose: Approval of minutes from the January 16, 2024 SSHA³P Advisory Board meeting.

ATTACHMENTS: Minutes of January 16, 2024 Advisory Board meeting

[Document Link](#)

Recommended Motion: Motion to approve the consent agenda.

IV. PRESENTATIONS AND DISCUSSION

A. Legislative Update

5:35

Purpose: Update from Jason Gauthier, SSHA³P Manager, on the 2024 State legislative session and SSHA³P's advocacy efforts.

Action: Advisory Board questions.

ATTACHMENTS: Agenda Memorandum: Legislative Update
 SSHA³P 2024 State Legislative Agenda
 Week 6: Legislative Hot Sheet
 FAQ: SB 6173

[Document Link](#)

[Document Link](#)

[Document Link](#)

[Document Link](#)

B. 2024 Advisory Board Work Plan Presentation

5:50

Purpose: Presentation from Mary Connolly, SSHA³P Program Specialist II, on the 2024 Advisory Board Work Plan adopted by the Executive Board.

Action: Advisory Board questions.

ATTACHMENTS: Agenda Memorandum: 2024 Advisory Board Work Plan
 2024 Advisory Board Work Plan Presentation
 Executive Board Resolution No. 2024-01
 Letter from Chair Markley to Advisory Board

[Document Link](#)

[Document Link](#)

[Document Link](#)

[Document Link](#)

C. Universal Design Presentation

6:00

Purpose: Presentation from Beckye Frey, Senior Principal Planner at the City of Redmond, on universal design and how jurisdictions can incentivize universal design in housing development.

Action: Advisory Board questions.

ATTACHMENTS: Agenda Memorandum: Universal Design Presentation
 Universal Design Presentation

[Document Link](#)

[Document Link](#)

V. PUBLIC COMMENT

7:15

This is the time set aside for the public to provide comment to the Advisory Board on the business of the Board. 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 Advisory Board meeting can be heard by dialing 253-215-8782 and entering the Meeting ID 982 0661 9590 or through Zoom at <https://piercecountywa.zoom.us/j/98206619590>. Written comments may be submitted to mary.connolly@piercecountywa.gov Tuesday before 4:00 p.m. for the Public Comment period. Comments will be compiled and sent to the Advisory Board and posted on the SSHA³P website at: <https://southsoundaffordablehousing.org>.

VI. SSHA³P STAFF UPDATE

A. Developer Portal

B. SSHA³P Housing Capital Fund

C. Property Tax Exemption Seminar

D. Congrats Adria Buchanan and Rian Booker on being recognized as Outstanding Volunteers by Pierce County!

ATTACHMENTS: February 2024 SSHA³P Manager Report

[Document Link](#)

Property Tax Exemption Seminar – Key Peninsula

[Document Link](#)

VII. UPDATES/COMMENTS OF THE ADVISORY BOARD

A. In-Person Meetings during 2024

B. 2023 End of Year Survey Results

ATTACHMENTS: 2023 End of Year Survey Results Summary

[Document Link](#)

VIII. ADJOURN

7:30

South Sound Housing Affordability Partners (SSHA³P)

Advisory Board

Meeting Norms

1. Challenge ideas, not individuals
2. Assume positive intent; assume responsibility for impact
3. Recognize it is more beneficial to share what you are thinking with the group during the discussion than with an individual afterwards
4. Listen with curiosity to what everyone has to say – we all come with different perspectives and priorities that bring depth to the conversation
5. Be respectful and make space for minority opinions or points of view
6. During discussion, everyone has the opportunity to contribute before members contribute a second time
7. Raise hand to speak and wait for acknowledgement from the chair
8. Be open to new ways of thinking
9. Recognize the best efforts of our staff
10. Make our decisions based on the available information, and in the best interest of the Executive Board goals
11. Board members come prepared for each meeting

ROBERTS RULES CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until..."	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until..."	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by..."	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that..."	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table..."	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).

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.



SSHA³P Advisory Board

AGENDA BILL

February 20, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: Legislative Update

PRESENTED BY: Jason Gauthier, SSHA³P Manager

SUMMARY/BACKGROUND:

In October 2023, the SSHA³P Executive Board adopted 2024 state and federal legislative agendas, which direct SSHA³P's advocacy efforts. The Washington State Legislature is currently halfway through its short 60 day legislative session, which ends on March 7, 2024. Jason Gauthier will provide an update on the 2024 State legislative session and SSHA³P's advocacy efforts. In addition to being an educational opportunity, this update will prepare the Advisory Board to provide input on SSHA³P's 2025 state and federal legislative agendas.

ATTACHMENTS:

- SSHA³P 2024 State Legislative Agenda
- Week 6: Legislative Hot Sheet
- FAQ: SB 6173

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

2024 STATE LEGISLATIVE AGENDA PRIORITIES

ABOUT US

Established in 2021, the South Sound Housing Affordability Partners (SSHA³P) 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.



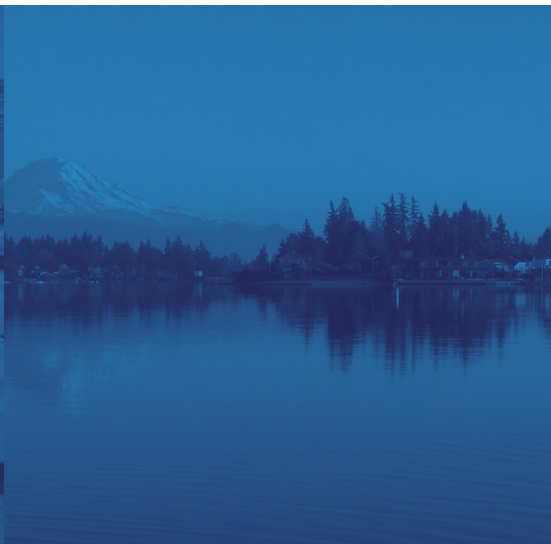
INFORMATION AND ENGAGEMENT

- 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.

SSHA³P 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 SSHA³P 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, SSHA³P 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.

SSHA³P 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 POLICY AND PLANNING EFFORTS.

Support priority considerations regarding transit-oriented development.

SSHA³P 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, SSHA³P believes it is critical that potentially affected cities and counties develop their own, priority considerations for the legislature. SSHA³P 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. SSHA³P 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.

SSHA³P 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.

WEEKLY LEGISLATIVE UPDATE

Week 6: 2/12/2024 – 2/18/2024

[Pg. 1](#) [Committee Public Hearings](#)

[Pg. 2](#) [Support Legislation](#)

[Pg. 3](#) [Oppose Legislation](#)

[Pg. 4](#) [Monitor Legislation](#)

[Pg. 9](#) [Dates to Remember](#)

COMMITTEE PUBLIC HEARINGS

House Local Government – Wednesday, February 14 at 8:00 AM

[ESSB 5334](#) - Providing a local government option for the funding of essential affordable housing programs.

[SSB 5834](#) - Concerning urban growth areas.

[SSB 6015](#) - Concerning residential parking configurations.

Senate Committee on Environment, Energy & Technology – Wednesday, February 14 at 8:00 AM

[HB 1976](#) - Changing the incentive structure for tier 1 and tier 2 buildings.

House Housing – Wednesday, February 14 at 10:30 AM

[SB 5792](#) - Concerning the definition of multiunit residential buildings.

[ESSB 5796](#) - Concerning common interest communities.

[SSB 5840](#) - Concerning leases.

[ESSB 5973](#) - Concerning heat pumps in common interest communities.

[SSB 6059](#) - Concerning the sale or lease of manufactured/mobile home communities and the property on which they sit.

Senate Housing – Wednesday, February 14 at 10:30 AM

[HB 1052](#) - Providing a property tax exemption for qualified real and personal property owned or used by a nonprofit entity in providing qualified housing funded in whole or part through a local real estate excise tax.

[SHB 1892](#) - Concerning the workforce housing accelerator program. SSHA³P will testify PRO.

[ESHB 2003](#) - Concerning an exemption to the leasehold excise tax for leases on public lands.

[2SHB 2270](#) - Creating a Washington state department of housing.

[ESHB 2321](#) - Modifying middle housing requirements and the definitions of transit stop.

Senate Local Government, Land Use & Tribal Affairs – Thursday, February 15 at 10:30 AM

[SHB 2252](#) - Allowing small business establishments in residential zones.

[2SHB 2071](#) - Concerning residential housing regulations.

[E2SHB 2160](#) - Promoting community and transit-oriented housing development. SSHA³P will sign in CON and submitted written testimony.

Senate Ways & Means – Thursday, February 15 at 4:00 PM

[SB 5949](#) - Concerning the capital budget. SSHA³P will testify and speak to the expansion of the Connecting Housing to Infrastructure Program (CHIP) eligibility request.

Senate Housing – Friday, February 16 at 10:30 AM

[SHB 2012](#) - Concerning eligibility for a property tax exemption for nonprofits providing affordable rental housing built with city and county funds.

Senate Higher Education & Workforce Development – Friday, February 16 at 10:30 AM

[ESHB 2019](#) - Establishing a Native American apprentice assistance program. SSHA³P will sign in PRO.

House Local Government – Friday, February 16 at 10:30 AM

[ESSB 6291](#) - Streamlining the state building code council operating procedures by establishing criteria for statewide amendments to the state building code.

[ESSB 6061](#) - Concerning exemptions for housing development under the state environmental policy act.

[SSB 6140](#) - Concerning limited areas of more intensive rural development.

SUPPORT

HB 1507 - Concerning fair housing training for officers or board members in common interest communities. (DEAD)

STATUS: Rules Committee relieved of further consideration. Placed on third reading on January 16.

SUMMARY: Requires an officer or board member of a common interest community association to complete a training course regarding federal and state fair housing laws.

HB 1892 - Concerning the workforce housing accelerator program.

STATUS: Passed House on February 8 (97-0-0-1). Scheduled for public hearing in Senate Committee on Housing on February 14. Scheduled for executive session in Senate Committee on Housing on February 16.

SUMMARY: Creates the Workforce Housing Accelerator Revolving Loan Fund Program within the Department of Commerce (Commerce) and directs Commerce to contract with the Washington State Housing Finance Commission (WSHFC) to administer the program.

HB 2019 - Establishing a Native American apprentice assistance program.

STATUS: Passed House on February 9 (97-0-0-1). Scheduled for public hearing in the Senate Committee on Higher Education & Workforce Development on February 16.

SUMMARY: Establishes the Native American Apprentice Assistance Program (Program). Funding must be prioritized to cover any tuition costs for related supplemental instruction, and additional funding may be used to cover required supplies, tools, materials, work clothing, and living expense.

HB 2084 - Establishing an oversight committee to improve construction-related training and pathways to state registered apprenticeships in state correctional facilities.

STATUS: Passed House on February 12 (97-0-0-1). Referred to Senate Committee on Human Services on February 14.

SUMMARY: Requires the Office of the Corrections Ombuds to convene an oversight committee on construction-related training programs in state correctional facilities and pathways to state registered apprenticeship programs for incarcerated persons. The Department of Corrections (DOC) is required to collect data related to the employment outcomes of incarcerated persons who participate in construction-related training programs. The oversight committee and the DOC to submit reports to the Legislature regarding the work of the oversight committee, and data, findings, and recommendations related to construction-related training programs.

HB 2375 - Including an accessory dwelling unit under property that qualifies for the senior citizens property tax exemption.

STATUS: Passed House on February 13 (95-1-0-2).

SUMMARY: Extends the Senior Citizen and Disabled Persons Property Tax Exemption to include one detached accessory dwelling units, in addition to the primary residence.

SB 6173 - Encouraging investments in affordable homeownership unit development. SSHA³P request bill.

STATUS: Passed Senate on February 9 (48-1-0-0). Referred to House Committee on Local Government on February 13.

SUMMARY: Allows revenue from the affordable and supportive housing sales and use tax (e.g., 1405 Funds) to be used by local governments for housing and services provided to persons whose income is at or below 80 percent of the median income if it is supporting the development of affordable housing intended for owner occupancy.

OPPOSE

ESHB 1245 - Increasing housing options through lot splitting.

STATUS: Referred to Senate Local Government, Land Use & Tribal Affairs Committee on January 10.

SUMMARY: Requires cities, within six months of next comprehensive plan update, to allow the splitting of a single residential lot into two lots if: the resulting lot is at least 2,000 square feet and at least 40 percent of the size of the original lot. Effected cities would not be allowed to impose the following regulations on the created lot: more than one off-street parking space, more than 20 feet of frontage width, or an easement width of more than five feet for access to rear lots, unless required by site specific conditions.

HB 1998 - Concerning co-living housing.

STATUS: Passed House on February 7 (96-0-0-2). Scheduled for executive session in Senate Committee on Local Government, Land Use & Tribal Affairs on February 15.

SUMMARY: Creates a definition of co-living housing and requires cities and counties planning under the Growth Management Act (GMA) to allow co-living housing in any residential zone within an urban growth area that allows at least 6 multifamily housing units.

HB 2113 - Concerning compliance with the housing element requirements of the growth management act. (DEAD)

STATUS: Referred to Rules Committee on February 5.

SUMMARY: Requires a city or county planning under the GMA to submit housing development regulations to the Commerce for a determination of compliance within six months after a comprehensive plan update. Prohibits a city or county planning under the GMA from denying an affordable or moderate-income housing development unless the city or county has received a final determination of housing development regulation compliance from Commerce.

HB 2160 - Promoting community and transit-oriented housing development.

STATUS: Passed House on February 13 (56-40-0-2). Scheduled for public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs on February 15.

SUMMARY: Prohibits cities planning under the GMA from enacting or enforcing any development regulation within a station area that prohibits the siting of multifamily housing where any other residential use is allowed and from enacting or enforcing development regulations within a station area that imposes a maximum floor area ratio of less than the transit-oriented density for any new residential or mixed-use development. Defines "Station area" to mean all lots that are:

- Fully within an urban growth area; and
- Fully or partially within:
 - One-half mile walking distance of an entrance to a train station with a stop on a light rail system, a commuter rail stop, or a stop on rail or fixed guideway systems; or
 - One-quarter mile walking distance of a stop on a fixed route bus system that is funded in part or in full by the United States department of transportation funding for bus rapid transit and features fixed transit assets that indicate permanent, high capacity service including, but not limited to, elevated platforms or enhanced stations, off-board fare collection, dedicated lanes, busways, or traffic signal priority.

SB 5901 - Concerning co-living housing. (DEAD)

STATUS: Passed to Rules Committee on January 26.

SUMMARY: Requires cities and counties to allow co-living housing as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units no later than December 31, 2025 and prohibits cities and counties from imposing standards on co-living housing that are more restrictive than those required for multifamily residential.

MONITOR

Bill	Title	Sponsor	Status	Most Recent Committee Action(s)	Last Roll Call
HB 1054	Occupancy limits	Walen	S Law & Justice	January 30 Public hearing in the Senate Committee on Law & Justice at 10:30 AM. February 15 Scheduled for executive session in the Senate Committee on Law & Justice at 8:00 AM.	68-29-0-1
E2SHB 1167	Residential housing	Duerr	H Housing	March 23 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. (2023) April 03 Executive action taken in the Senate Committee on Ways & Means at 10:00 AM. (2023)	95-0-0-3
E3SHB 1433	Energy labeling/residential	Duerr	S Environment, E	March 24 Public hearing in the Senate Committee on Environment, Energy & Technology at 8:00 AM. (2023) January 18 Executive action taken in the House Committee on Environment & Energy at 8:00 AM.	55-42-0-1
EHB 1468	Impact fee deferrals	Goehner	H Passed 3rd	January 31 Public hearing in the House Committee on Local Government at 10:30 AM. (2023) February 03 Executive action taken in the House Committee on Local Government at 10:30 AM. (2023)	97-0-0-1
ESHB 1589	Clean energy	Doglio	S Environment, E	January 31 Public hearing in the Senate Committee on Environment, Energy & Technology at 8:00 AM. February 16 Scheduled for executive session in the Senate Committee on Environment, Energy & Technology at 8:00 AM.	52-45-0-1
HB 1976	Incentives/energy upgrades	Fosse	S Environment, E	January 16 Executive action taken in the House Committee on Environment & Energy at 4:00 PM. February 14 Scheduled for public hearing in the Senate Committee on Environment, Energy & Technology at 8:00 AM.	97-0-0-1
HB 1987	Public facilities tax use	Low	H Passed 3rd	February 05 Executive action taken in the House Committee on Finance at 8:00 AM. February 15 Scheduled for public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM in anticipation of other legislative action.	97-0-0-1
ESHB 2003	Housing/public lands leases	Connors	H Passed 3rd	February 14 Scheduled for public hearing in the Senate Committee on Housing at 10:30 AM in anticipation of other legislative action. February 16 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM in anticipation of other legislative action.	95-2-0-1
SHB 2012	Rental housing/nonprofits	Street	H Passed 3rd	January 23 Executive action taken in the House Committee on Finance at 8:00 AM. February 16 Scheduled for public hearing and executive session in the Senate Committee on Housing at 10:30 AM in anticipation of other legislative action.	69-28-0-1
SHB 2026	Rental income/property tax	Doglio	H Rules R	January 18 Public hearing in the House Committee on Finance at 1:30 PM. January 23 Executive action taken in the House Committee on Finance at 8:00 AM.	
ESHB 2039	Environmental & land use appeals	Fitzgibbon	H Passed 3rd	January 23 Executive action taken in the House Committee on Environment & Energy at 4:00 PM. February 16 Scheduled for public hearing in the Senate Committee on Environment, Energy & Technology at 8:00 AM in anticipation of other legislative action.	64-33-0-1

SSHAP

2SHB 2071	Residential housing	Duerr	H Passed 3rd	February 03 Executive action taken in the House Committee on Appropriations at 9:00 AM. February 15 Scheduled for public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM in anticipation of other legislative action.	63-34-0-1
SHB 2081	Home equity sharing	Hackney	H Rules R	January 24 Executive session scheduled, but no action was taken in the House Committee on Consumer Protection & Business at 1:30 PM. January 31 Executive action taken in the House Committee on Consumer Protection & Business at 1:30 PM.	
HB 2089	Capital budget, supplemental	Tharinger	H Cap Budget	January 11 Public hearing in the House Committee on Capital Budget at 1:30 PM.	
HB 2104	Operating budget, supplemental	Ormsby	H Approp s	January 08 Public hearing in the House Committee on Appropriations at 4:00 PM. January 10 Public hearing in the House Committee on Appropriations at 4:00 PM.	
ESHB 2114	Residential tenants	Alvarado	H Passed 3rd	January 24 Public hearing in the House Committee on Appropriations at 4:00 PM. February 03 Executive action taken in the House Committee on Appropriations at 9:00 AM.	54-43-0-1
HB 2126	Rural area ADUs	Low	H 2nd Readin g	January 16 Public hearing in the House Committee on Housing at 4:00 PM. January 18 Executive action taken in the House Committee on Housing at 8:00 AM.	
SHB 2252	Small businesses/residential	Klicker	S Loc Gov, Land	January 26 Executive action taken in the House Committee on Local Government at 10:30 AM. February 15 Scheduled for public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM.	97-0-0-1
2SHB 2270	Department of housing	Morgan	S Housing	February 14 Scheduled for public hearing in the Senate Committee on Housing at 10:30 AM. February 16 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM.	58-39-0-1
SHB 2273	Functional recovery building	Donaghy	H 2nd Readin g	February 01 Public hearing in the House Committee on Appropriations at 10:30 AM. February 03 Executive action taken in the House Committee on Appropriations at 9:00 AM.	
HB 2276	Housing/taxes	Berg	H Finance	January 18 Public hearing in the House Committee on Finance at 1:30 PM.	
SHB 2296	Comprehensive plan revisions	Griffey	H Passed 3rd	January 26 Executive action taken in the House Committee on Local Government at 10:30 AM. February 15 Scheduled for executive session in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM in anticipation of other legislative action.	96-1-0-1
2SHB 2308	Existing structures/housing	Walén	H Rules R	February 02 Public hearing in the House Committee on Finance at 8:00 AM. February 05 Executive action taken in the House Committee on Finance at 8:00 AM.	
ESHB 2321	Middle housing requirements	Bateman	S Housing	February 14 Scheduled for public hearing in the Senate Committee on Housing at 10:30 AM. February 16 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM.	94-3-0-1
HB 2323	Rent payments/credit reports	Peterson	H Rules R	January 25 Public hearing in the House Committee on Housing at 8:00 AM. January 30 Executive action taken in the House Committee on Housing at 4:00 PM.	
SHB 2329	Insurance market/housing	Macri	H Passed 3rd	February 03 Public hearing in the House Committee on Appropriations at 9:00 AM. February 05 Executive action taken in the	96-0-0-2

SSHAP

				House Committee on Appropriations at 10:30 AM.	
HB 2419	Homeowner property tax exemption	Berg	H Finance		
HB 2452	Manufactured housing/building codes	Barkis	H Rules R	January 29 Public hearing in the House Committee on Housing at 1:30 PM. January 30 Executive action taken in the House Committee on Housing at 4:00 PM.	
HB 2464	New manufactured & mobile homes	Connors	H Rules R	January 29 Public hearing in the House Committee on Housing at 1:30 PM. January 30 Executive action taken in the House Committee on Housing at 4:00 PM.	
SHB 2465	State building code council	Ramel	H Rules R	January 30 Public hearing in the House Committee on Local Government at 10:30 AM. January 31 Executive action taken in the House Committee on Local Government at 8:00 AM.	
ESHB 2474	Transitional housing siting	Peterson	H Passed 3rd	February 03 Public hearing in the House Committee on Appropriations at 9:00 AM. February 05 Executive action taken in the House Committee on Appropriations at 10:30 AM.	55-42-0-1
ESSB 5334	Affordable housing funding	Lovelett	H Local Govt	March 31 Executive action taken in the House Committee on Finance at 8:00 AM. (2023) February 14 Scheduled for public hearing in the House Committee on Local Government at 8:00 AM.	29-20-0-0
ESSB 5657	Kit home permitting	Wilson, J.	S Passed 3rd	February 14 Public hearing in the Senate Committee on State Government & Elections at 1:30 PM. (2023) February 17 Executive action taken in the Senate Committee on State Government & Elections at 8:00 AM. (2023)	49-0-0-0
SSB 5770	Property tax	Pedersen	S 2nd Reading	January 18 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. February 05 Executive action taken in the Senate Committee on Ways & Means at 10:00 AM.	
SB 5792	Multiunit residential/definition	Padden	H Housing	January 25 Executive action taken in the Senate Committee on Law & Justice at 8:00 AM. February 14 Scheduled for public hearing in the House Committee on Housing at 10:30 AM.	49-0-0-0
ESSB 5796	Common interest communities	Pedersen	H Housing	January 25 Executive action taken in the Senate Committee on Law & Justice at 8:00 AM. February 14 Scheduled for public hearing in the House Committee on Housing at 10:30 AM.	32-17-0-0
SB 5807	Housing authorities	Frame	S Rules 2	January 10 Public hearing in the Senate Committee on Housing at 10:30 AM. January 17 Executive action taken in the Senate Committee on Housing at 10:30 AM.	
SSB 5834	Urban growth areas	Short	H Local Govt	January 25 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. February 14 Scheduled for public hearing in the House Committee on Local Government at 8:00 AM.	49-0-0-0
SSB 5840	Leases	Padden	H Housing	January 18 Executive action taken in the Senate Committee on Law & Justice at 8:00 AM. February 14 Scheduled for public hearing in the House Committee on Housing at 10:30 AM.	49-0-0-0
SB 5949	Capital budget, supplemental	Mullet	S Ways & Means	January 11 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. February 15 Scheduled for public hearing in the Senate Committee on Ways & Means at 4:00 PM.	
SB 5950	Operating budget, supplemental	Robinson	S Ways & Means	January 09 Public hearing in the Senate Committee on Ways & Means at 4:00 PM.	

SSHAP

ESSB 5968	Home equity sharing	Stanford	H ConsPr o&Bus	January 11 Public hearing in the Senate Committee on Business, Financial Services, Gaming & Trade at 10:30 AM. January 25 Executive action taken in the Senate Committee on Business, Financial Services, Gaming & Trade at 10:30 AM.	29-20-0-0
ESSB 5973	Heat pumps/CICs	Liias	H Housing	January 25 Executive action taken in the Senate Committee on Law & Justice at 8:00 AM. February 14 Scheduled for public hearing in the House Committee on Housing at 10:30 AM.	48-0-0-1
SB 5989	Short-term rentals/ownership	Gildon	S Rules 2	January 26 Executive session scheduled, but no action was taken in the Senate Committee on Housing at 10:30 AM. January 31 Executive action taken in the Senate Committee on Housing at 10:30 AM.	
SB 6013	Homeownership development tax exemption	Shewmake	S Passed 3rd	February 01 Public hearing in the Senate Committee on Ways & Means at 1:30 PM. February 05 Executive action taken in the Senate Committee on Ways & Means at 10:00 AM.	37-12-0-0
SSB 6015	Residential parking	Shewmake	H Local Govt	January 30 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. February 14 Scheduled for public hearing in the House Committee on Local Government at 8:00 AM.	30-19-0-0
SSB 6029	Detached ADUs	Braun	S 2nd Readin g	January 16 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 30 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	
SB 6030	ADU tax exemptions	Braun	S Passed 3rd	January 25 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. February 05 Executive action taken in the Senate Committee on Ways & Means at 10:00 AM.	49-0-0-0
SSB 6059	Mobile home community sales	Frame	H Housing	January 24 Executive action taken in the Senate Committee on Housing at 10:30 AM. February 14 Scheduled for public hearing in the House Committee on Housing at 10:30 AM.	48-0-1-0
ESSB 6061	Housing development/SEPA	Lovelett	H Local Govt	January 30 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. February 16 Scheduled for public hearing in the House Committee on Local Government at 10:30 AM.	27-21-0-1
SSB 6108	Construction retainage	King	H Labor & Workpl	January 23 Public hearing in the Senate Committee on Labor & Commerce at 10:30 AM. January 29 Executive action taken in the Senate Committee on Labor & Commerce at 10:30 AM.	49-0-0-0
SSB 6140	Intensive rural development	Short	H Local Govt	January 25 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. February 16 Scheduled for public hearing in the House Committee on Local Government at 10:30 AM.	49-0-0-0
SSB 6150	Comprehensive plan revisions	Cleveland	H Local Govt	January 23 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 30 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	49-0-0-0
E2SSB 6175	Existing structures/tax	Trudeau	H Housing	February 01 Public hearing in the Senate Committee on Ways & Means at 1:30 PM. February 05 Executive action taken in the Senate Committee on Ways & Means at 10:00 AM.	48-1-0-0
SB 6211	Mobile home rent increases	McCune	S Rules 2	January 26 Public hearing in the Senate Committee on Housing at 10:30 AM. January	

SSHAP

				31 Executive action taken in the Senate Committee on Housing at 10:30 AM.	
SB 6212	Rent payments/credit reports	Shewmake	S 2nd Reading	January 26 Executive session scheduled, but no action was taken in the Senate Committee on Housing at 10:30 AM. January 31 Executive action taken in the Senate Committee on Housing at 10:30 AM.	
SB 6238	Property tax/veteran widows	Dozier	S Passed 3rd	January 25 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. February 05 Executive action taken in the Senate Committee on Ways & Means at 10:00 AM.	49-0-0-0
ESSB 6291	State building code council	Wilson, L.	H Local Govt	January 30 Executive action taken in the Senate Committee on State Government & Elections at 1:30 PM. February 16 Scheduled for public hearing in the House Committee on Local Government at 10:30 AM.	47-2-0-0

DATES TO REMEMBER

January 8	First Day of 2024 Legislative Session
January 31	Policy Committee Cutoff
February 5	Fiscal Committee Cutoff
February 13	Chamber of Origin Cutoff
February 21	Opposite Chamber Policy Committee Cutoff
February 26	Opposite Chamber Fiscal Committee Cutoff
March 1	Opposite Chamber Cutoff
March 7	Sine Die



SB 6173 / Funding Flexibility for Affordable Homeownership FAQ

What is affordable homeownership?

Affordable homeownership means residential housing that is occupied by low-income households and is owned by the individual or family living in the home. Affordable homeownership units can be single-household residence, middle housing types like duplexes or triplexes, or multi-story condominiums. These units can be income-restricted or naturally occurring affordable housing (NOAH).

Who builds affordable homeownership housing?

Organizations like Habitat for Humanity, Homestead Community Land Trust, Catholic Charities Housing Services, HomeSight, and even new developers such as ecoTHRIVE, are building hundreds of affordable homeownership units across the state of Washington each year.

What is the proposal?

To increase the production of affordable homeownership housing, SB 6173 would ensure that local municipalities have the revenue flexibility to financially support qualified organizations to produce affordable homeownership units for households earning up to 80 percent of area median income (AMI). Updating the Affordable and Supportive Housing Sales and Use Tax ([RCW 82.14.540](#)) to provide flexibility will create new avenues to facilitate the production of affordable homeownership units.

What is the Affordable and Supportive Housing Sales and Use Tax?

Created by [House Bill 1406](#) during the 2019 legislative session, the Affordable and Supportive Housing Sales and Use Tax allows participating jurisdictions to capture a portion of the state's sales and use tax credit for the purpose of supporting local affordable and supportive housing through investments in capital, operations and maintenance, and rental assistance for household earning up to 60% AMI of the city or county imposing the tax.

Why is state legislation needed?

Creating more flexibility in funding allows more affordable homeownership projects to achieve viability and serve qualified, low-income buyers who most commonly earn between 60% - 80% AMI.

How would this align with recent state legislative action?

The Legislature has already begun to recognize that affordable homeownership and rental housing have different financing constraints. In 2021, [Senate Bill 6212](#) increased the income limit for affordable homeownership funded by a property tax levy from 50% to 80% AMI, and last session [House Bill 1110](#) created different income thresholds for the affordable housing density bonus options. The rental housing income threshold was set at 60% AMI, while the homeownership housing income threshold was set at 80% AMI.

What about using other local funding?

Local revenue options for affordable housing are generally limited to serving households earning up to 60% AMI.

- Affordable Housing Document Record Fee (counties only) - Serves households earning up to 50% AMI
- Sales and Use Tax for Housing and Related Services - Serves households earning up to 60% AMI
- Affordable and Supportive Housing Sales and Use Tax - Serves households earning up to 60% AMI
- HOME (federal funding for entitlement jurisdictions) - Serves households earning less than 80% AMI

What supports SB 6173?

South Sound Housing Affordability Partners, Black Home Initiative, City of Fife, Homestead Community Land Trust, Pierce County, Habitat for Humanity of Washington State, Housing Development Consortium, and many more.



SSHA³P Advisory Board

AGENDA BILL

February 20, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: 2024 Advisory Board Work Plan Presentation

PRESENTED BY: Mary Connolly, SSHA³P Program Specialist 2

SUMMARY/BACKGROUND:

Executive Board Resolution 2023-02 establishing the Advisory Board requires an annual Advisory Board work plan that outlines the Board's priorities for the year. At their regular meeting on December 19, 2023, the Advisory Board recommended a work plan to the Executive Board for adoption. At their special meeting on January 12, 2024, the Executive Board amended the recommended work plan before adopting. Mary Connolly will present the adopted 2024 Advisory Board work plan.

ATTACHMENTS:

- 2024 Advisory Board Work Plan Presentation
- Executive Board Resolution No. 2024-01
- Letter from Chair Markley to Advisory Board

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

2024 ADVISORY BOARD ADOPTED WORK PLAN

ADVISORY BOARD REGULAR MEETING

FEBRUARY 20, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

Agenda

- Work Plan Purpose
- Work Plan Development
- Work Plan Focus Areas
 - Advise & Provide Feedback
 - Housing Toolkit Recommendations
 - Education
 - Administration

Work Plan Purpose

- An annual work plan is a requirement of the Advisory Board bylaws
- Directs and prioritizes workflow
- Set expectations for Executive Board, Advisory Board, member governments, and public

Work Plan Development

Work Plan developed with input from Advisory Board, Advisory Board subcommittee, SSHA³P staff, staff workgroup, and Executive Board
June – Dec 2023

Work Plan recommended by Advisory Board
December 19, 2023

Work Plan amended and adopted by Executive Board
January 12, 2024

Focus Area #1: Advise and Provide Feedback

- Provide feedback on:
 - 2025 SSHA³P Work Plan
 - 2025 SSHA³P Budget
 - 2025 SSHA³P State and Federal Legislative Agendas
 - Other housing-related efforts in Pierce County, as requested

Focus Area #2: Housing Toolkit Recommendations

- Framework for Analysis and Recommendation
 - Develop a framework for analyzing policies and programs
 - Analyze for inclusion in SSHAP's Housing Toolkit:
 - Universal Design Incentives
- “Permitting process improvement with a focus on service level agreements and accountability processes” – removed from the work plan
 - Executive Board requested that an item related to permitting process improvement be considered for inclusion in the 2025 Advisory Board Work Plan

Focus Area #3: Education

- Learn about relevant and foundational topics related to housing and land use policy through presentations from qualified speakers

Begin education on permitting process improvement, including through engagement with SSHA³P member government staff workgroup members and surveying jurisdictions to identify best practices.

Focus Area #4: Administration

- Member Government Consideration
 - Consider recommended process for SSHA³P member governments to consider Housing Toolkit recommendations
- Elect chair and vice chair(s)

2024 ADVISORY BOARD ADOPTED WORK PLAN

ADVISORY BOARD REGULAR MEETING

FEBRUARY 20, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II



RESOLUTION NO. 2024-01

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (SSHA³P), ADOPTING THE 2024 SSHA³P ADVISORY BOARD WORK PLAN.

WHEREAS, on April 7, 2023 the SSHA³P Executive Board adopted Resolution 2023-02, establishing the SSHA³P Advisory Board and providing for the purpose and duties of the board; and

WHEREAS, pursuant to Resolution No. 2023-02, under the advice and direction of the Executive Board, the Advisory Board shall create a work plan annually that outlines the Advisory Board's work areas; and

WHEREAS, pursuant to Resolution No. 2023-02, possible areas of focus include recommendations on SSHA³P's work plan and budget; the evaluation, development, and recommendation of policies and programs related to housing affordability and attainability; and suggested approaches to federal, state, and regional legislative advocacy; and

WHEREAS, pursuant to Resolution No. 2023-02, the work plan shall be adopted by the Executive Board; and

WHEREAS, at the December 19, 2023 regular meeting of the Advisory Board, the Advisory Board recommended a work plan that was presented for the Executive Board's consideration at their special meeting on January 12, 2024.

SSHAP³P

25 NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:
26 **Section 1. Adoption of 2024 SSHAP³P Advisory Board Work Plan**
27 The Executive Board adopts the SSHAP³P 2024 Advisory Board Work Plan as
28 shown in Exhibit A.

29
30 **Section 2. Effective Date.**
31 This Resolution will take effect and be in full force on passage and signature.

32 Adopted this 12th day of January, 2024.
33
34
35

36
37
38 SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

39
40
41 
42 TRACIE MARKLEY, CHAIR

43
44 ATTEST:
45 _____
46 _____



Exhibit A

SSHA³P Advisory Board 2024 Work Plan

Advise and Provide Feedback

- Provide feedback on:
 - 2025 SSHA³P Work Plan
 - 2025 SSHA³P Budget
 - 2025 SSHA³P State and Federal Legislative Priorities
 - Other housing-related efforts in Pierce County, as requested

Housing Toolkit Recommendations

- Framework for Analysis and Recommendation
 - Develop a framework for analyzing policies and programs for inclusion in the Housing Toolkit
- Analyze and make a recommendation to the SSHA³P Executive Board on inclusion in SSHA³P's housing toolkit:
 - Universal Design Incentives

Education

- Learn about relevant and foundational topics related to housing and land use policy through presentations from qualified speakers

Administration

- Member Government Consideration
 - Consider recommended process for SSHA³P member governments to consider Housing Toolkit recommendations
- Elect chair and vice chair(s)

January 12, 2024

RE: Resolution No. 2024-01

Chair Buchanan and Members of the SSHA³P Advisory Board:

At the special meeting of the SSHA³P Executive Board on January 12, 2024, the Board considered Resolution 2024-01, adopting the 2024 SSHA³P Advisory Board Work Plan. Executive Board members discussed the following item from the recommended work plan at length: "permitting process improvement with a focus on service level agreements and accountability processes." Board members noted jurisdictional efforts already underway to improve permitting timelines and comply with the requirements of 2SSB 5290 (2023).

The Executive Board amended the recommended work plan to remove this item from the adopted 2024 Advisory Board work plan. The Executive Board requests that the Advisory Board consider including an item related to permitting process improvement in its 2025 Work Plan and ensure education on this topic during 2024, including through engagement with SSHA³P member government staff workgroup members and surveying jurisdictions to identify best practices.

Thank you for your service and I look forward to your work in 2024,

Sincerely,



Mayor Tracie Markley, City of Gig Harbor
Chair, SSHA³P Executive Board

Cc: Jason Gauthier, SSHA³P Manager
Mary Connolly, SSHA³P Program Specialist 2



SSHA³P Advisory Board

AGENDA BILL

February 20, 2024

AGENDA CATEGORY External Presentation

SUBJECT: Universal Design Presentation

PRESENTED BY: Beckye Frey, Principal Planner at the City of Redmond

SUMMARY/BACKGROUND:

The Advisory Board's 2024 work plan includes evaluating and potentially making a recommendation on the inclusion of universal design incentives in the SSHA³P Housing Toolkit. The SSHA³P Housing Toolkit is a set of policies and programs that SSHA³P recommends to its members to consider implementing.

This presentation will include an overview of universal design, universal design in the context of housing development, and ways that jurisdictions can encourage developers to build with universal design. Beckye Frey, Principal Planner at the City of Redmond, which is working on incorporating universal design principles into their Comprehensive Plan Periodic Update and updated incentive package for developers.

ATTACHMENTS:

- Universal Design Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



Implementing Inclusive / Universal Design

February 20, 2024 - SSHA³P

Becky Frey, Principal Planner, City of Redmond



Redmond
WASHINGTON

Agenda

- Universal Design Concepts
- Examples of Communities Implementing Universal Design



www.redmond.gov/2057/Inclusive-Design

Beyond the ADA

INCLUSIVE DESIGN is a process that considers the diversity and uniqueness of the community. Includes all demographic differences such as the age, language, ability, gender, and others.

ACCESSIBILITY is about removing barriers for entry, use of space, etc. It is an attribute of the space.

ADA Standards

UNIVERSAL DESIGN is the design of anything to make it “usable by the greatest number of people, to the greatest extent possible”
...it is not just designing for those with a disability

The ADA provides a set of defined standards for disability that must be strictly adhered to for public spaces.

Limitations:

- *does not apply to most residential construction*
- *Over 30 years old*
- *Design specs for manual wheelchairs (not inclusive of many common mobility devices)*

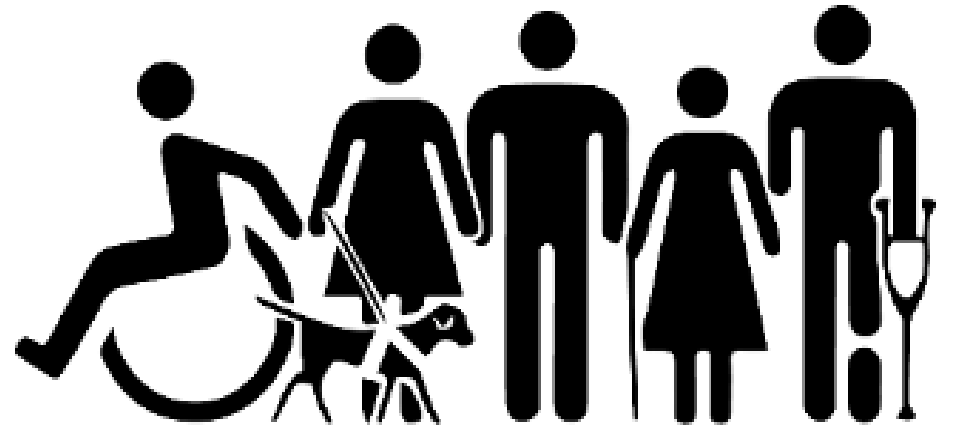
Universal Design

Considers all aspects of the built environment – homes, landscapes, streetscapes and mobility routes, commercial developments, life space, including equipment and architecture – with the **goal of making them accessible to every person, regardless of age or ability.** *Also used in product and software design.*

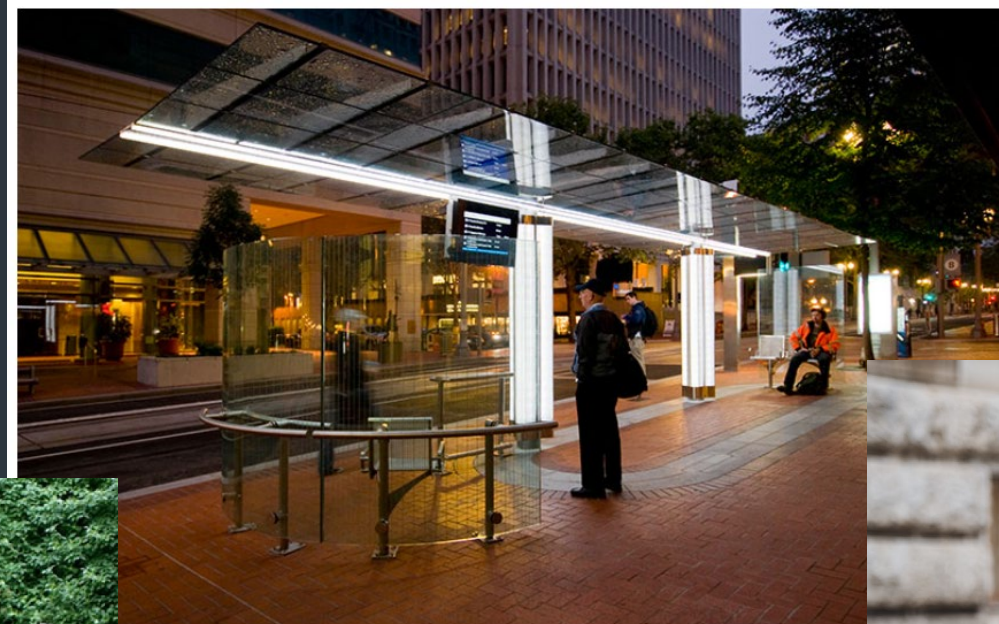


Universal Design Principles

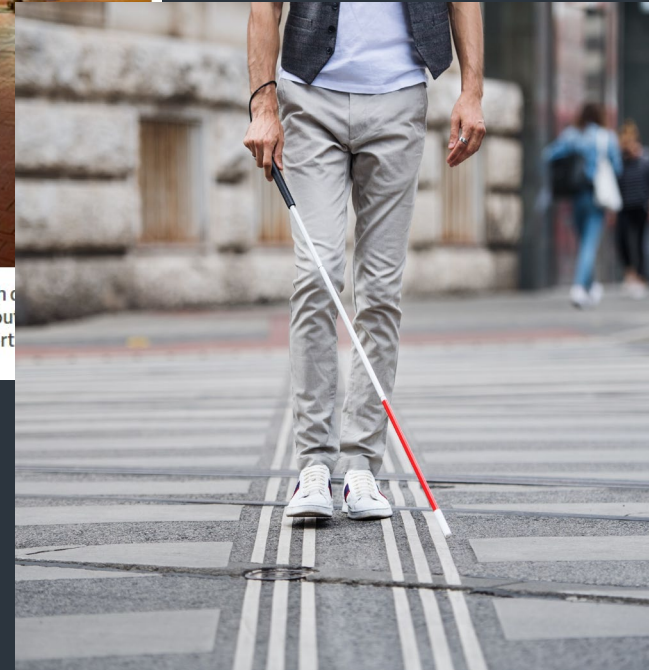
- **Inclusive/Equitable**
- **Responsive**
- **Flexible**
- **Convenient/Comfortable**
- **Accommodating/Intuitive**
- **Welcoming/Perceptible**
- **Realistic**



Examples of Universal Design



Transit stops featuring seating with arms are located along the light rail line that runs through Oregon. The floor of the trains is even with the curb edge, offering a level crossing into and out of the train. Professional Award of Excellence, General Design. Portland Transit Mall Revitalization, Portland Transit Authority / ZGF Architects LLP



Benefits of Universal Design

- If incorporating UD principals at beginning of design **some UD features add no cost and others minimal costs**
- **More resilient and sustainable housing stock**
 - Allows for aging in place, minimizing displacement
 - Allows for more people to use unit without expensive modifications
 - If additional modifications are needed, less costly to convert

Visitability Features

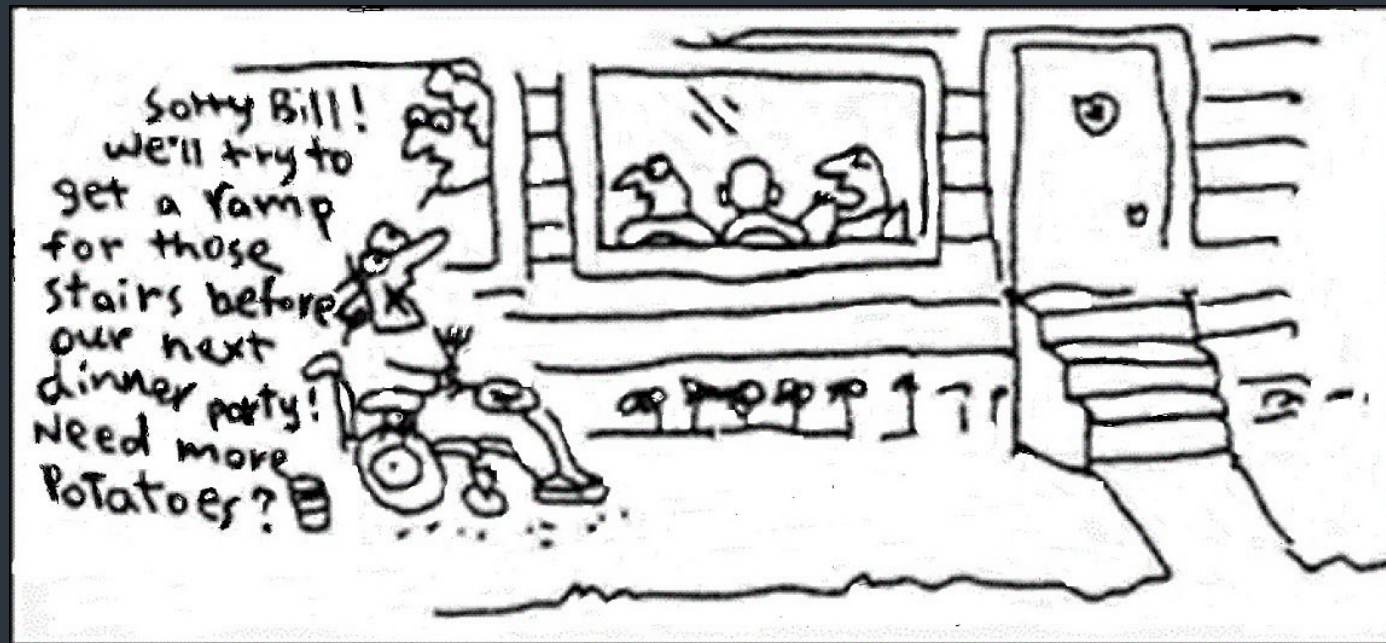
The most essential features to enable a person with mobility impairments to visit or live in a home, at least temporarily.

- **A zero-step entrance.** A zero-step entrance, which is an entrance without a step or threshold that is on an accessible path of travel from the street, sidewalk, or driveway.
- **Minimum widths** for ground floor doorways and hallways.
- **Ground floor bathroom.** Basic access to a half bath or full bath on the ground floor.
- **Reinforcement in walls** next to toilets for future installation of grab bars
- **Light switches and electrical outlets** within comfortable reach for all

*The **ICC ANSI A117.1 standards** include criteria for a **Type C Dwelling Unit (Visitable)** that details how these features can be implemented. 117.1 standards are considered **bare minimum** - based on manual wheelchairs.*

Visitability Concept

- Goal to implement core *accessibility features* as a routine construction practice into all newly built housing units



Universal Design in Housing













Residential Universal
Design Building Code

- **Types of Housing Units, scale of access**
 - **Visitability** – a few basic features within each unit ([ICC A117.1](#) Type C)
 - **ADA Accessible Units** (Type A & B) – minimal ADA requirements
 - **Universal Design Building Code** – expanded inclusion
- **Multi-family and Group Home features:**
 - Entry and Approach.
 - First Floor Bed & Bath.
 - Kitchen
 - Outlets, Controls, Hardware, Windows
 - Internal circulation within communal areas
 - Public spaces
 - Other spaces: lighting, sensory spaces, extra soundproofing
- **Durable Materials**
- **IDD Housing** – housing designed for individuals with intellectual and developmental disabilities

Introduction

CHAPTERS

-  Chapter 1: Parking Areas
-  Chapter 2: Entrance Routes
-  Chapter 3: Entrances
-  Chapter 4: Circulation
-  Chapter 5: Kitchens
-  Chapter 6: Bathrooms
-  Chapter 7: Bedrooms
-  Chapter 8: Laundry
-  Chapter 9: Additional Areas
-  Chapter 10: Systems

Implementing Universal Design

- Many communities start with **visitability** (some rename it to lifetime homes or other easier to use titles) - about 30 communities across the US
- A few communities adopted **ordinances that encourage UD**
- Regional conversations about **using UD in project ranking** systems for funding, etc.
- State funding / focus on expanding **IDD Housing**
- Redmond looking at **policies, codes, incentives**, and in some cases **requirements** for UD features
- **Inclusive Design in community** - playgrounds, neighborhoods

IDD Housing

State priority for adding housing for individuals with Intellectual or Developmental Disabilities (IDD) - funding available for qualifying units.

The DSHS Developmental Disabilities Administration manages the IDD housing program. *Units must obtain a DDA's letter of support.*

State Requires:

- IDD units must be ICC A117.1 Type A, B, or C units. At least one accessible/roll in shower shall be provided in the unit.
- Onsite service providers must be DDA-approved. See additional bonus for on-site services in the Catalyst category.

Redmond Looking to add requirement for UD in building.

Redmond Policy and Code Updates



➤ REDMOND 2050

From suburb to city

Major Comprehensive Plan revision and rewrite of Redmond Zoning Code

- **Doubling city population**
- **Transition standards from suburb to city**
- Implement transit-oriented development (TOD) on a large scale - opening 4 new light rail stations in 2024 and 2025
- **Significant focus on improving equity and inclusion outcomes**



Housing Policies

- HO-8 Shape regulations, incentives, programs, and more city tools to foster the creation of **accessible and visitable housing**.
 - Housing constructed with universal design principles.
 - Housing for adults with intellectual and developmental disabilities.
 - Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

Centers Policies

- OV-9 Provide opportunities for accessible and/or universally-designed housing units ... for community members with disabilities through incentives, public-private partnerships, policies, and/or programs.
 - Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed in the Overlake zoning districts.
 - Provide incentives for affordable accessible housing.
 - Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing units.

Incentive Program

- Points based system - the more you do the more you get
- In transit-oriented development focus area if max out incentive program can lift size restrictions and go up to 30 stories
- Expands incentives to include equity and anti-displacement and other Redmond 2050 goals and community priorities
- Specific incentives for universal design, ADA housing, IDD housing, family housing, and more
- Minority-owned business protections, preservation, and anti-displacement provisions

Inclusive Design Incentives

- **One of five mandatory categories** for use of full incentive program. Must do at least one option.
- Mandatory ADA / Accessible units are not eligible for incentive points. Incentive shall be only for units provided above the mandatory.
- **50% of the units must be affordable at or below 80% area median income (AMI)**
- Some **other incentives require the use of Universal Design** (community center, cultural facilities, and other assembly or government spaces)

Child Friendly Bonus Eligible	Inclusive Design Incentive Options Description
	Accessible Housing Units - Type A or B Units in ICC A117.1
✓	5 - 9% of units
✓	10 - 25% of units
✓	more than 25% of units
	Visitable Housing Units - Type C Units in ICC A117.1
✓	5 - 9% of units
✓	10 - 24% of units
✓	25 - 50% of units
✓	More than 50% of units
	Housing Units for Intellectual and Developmental Disabilities (IDD)
✓	6 - 10% of units
✓	11 - 15% of units
✓	16 - 20% of units
	Inclusive / Universal Design Features
✓	Universal/Inclusive Design Features in Building (see checklist)
✓	Universal/Inclusive Design Features in Site (see checklist)
✓	Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)

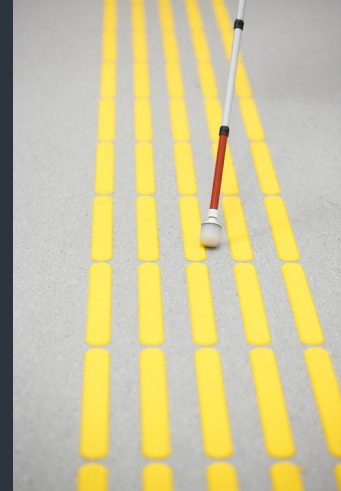
Inclusive Design Category

- Three options related to housing unit itself – scale of options/costs
- One option related to whole building (common spaces) and site design
- Cost analysis by consultant showed **minimal cost for all options** if considered from start of design, with ADA units the highest cost

Child Friendly Bonus Eligible	Inclusive Design Incentive Options Description
	Accessible Housing Units - Type A or B Units in ICC A117.1
✓	5 - 9% of units
✓	10 - 25% of units
✓	more than 25% of units
	Visitable Housing Units - Type C Units in ICC A117.1
✓	5 - 9% of units
✓	10 - 24% of units
✓	25 - 50% of units
✓	More than 50% of units
	Housing Units for Intellectual and Developmental Disabilities (IDD)
✓	6 - 10% of units
✓	11 - 15% of units
✓	16 - 20% of units
	Inclusive / Universal Design Features
✓	Universal/Inclusive Design Features in Building (see checklist)
✓	Universal/Inclusive Design Features in Site (see checklist)
✓	Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)

Redmond Next Steps

- Universal Design & Visitability checklists for incentive program
- Inclusive/universal design integration with design standards and design detail updates
- Pilot Project for Inclusive Neighborhood in Marymoor Village (near light rail station)
- Inclusionary wayfinding program
- Capital Improvement Program and Transportation Improvement Program project points higher for projects that improve equity and inclusion



Thank You!

Beckye Frey

Principal Planner

bfrey@redmond.gov

425-546-2750

[Redmond.gov/Redmond2050](https://redmond.gov/Redmond2050)

redmond.gov/2057/Inclusive-Design



TO: SSHA³P Executive Board

FROM: Jason Gauthier, SSHA³P Manager

SUBJECT: February 2024 Manager Report

DATE: January 31, 2024

Focus Area 1: Facilitate the Development of Affordable Housing

Coordinate public resources and private resources to create and/or preserve affordable housing in the SSHA³P service area.

SSHA³P Housing Capital Fund

The Housing Capital Fund Committee (the Committee) met on January 30, 2024, to review the Committee's role and responsibilities, and discuss geographic and project type priorities for the 2024 Housing Capital Fund. The Committee will meet again on the weeks of February 12 and February 26.

The Fund Committee's geographic and project type priorities will be presented to the Executive Board at its March 2024 regular meeting.

Philanthropy Roundtables on Affordable Housing

The first Philanthropy Roundtable on Affordable Housing was held on November 8th with the Greater Tacoma Community Foundation, Cheney Foundation, and Bamford Foundation. This first meeting was a planning meeting to create ongoing structure for following meetings with more regional funders. The 2024 Philanthropy Roundtables are currently being planned for the following months: February, May, August, and December.

Department of Natural Resources Property

In September 2023, Pierce County's Community Development Corporation (PCCDC) 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. This property shows moderate development capacity for 20-26 units, most suitable for an affordable homeownership model. PCCDC received an allocation of \$2.75M in the Pierce County biennial budget to be used to facilitate the development of affordable housing, including the acquisition of property for future development. The DNR property acquisition is expected to occur in early 2024.

Focus Area 2: Support Policy & Planning Efforts

Support member governments in their development of locally appropriate policies and programs to meet their housing goals, including working with our state and federal legislative delegations to ensure appropriate funding is made available.

MFTE Program

SSHA³P staff are in the early stages of work on the creation of MFTE/affordability program compliance and monitoring programming. Staff have worked with ARCH, Pierce County, and the City of Tacoma to gather example compliance and monitoring materials.

Comprehensive Planning

SSHA³P staff are supporting staff workgroup members in hosting a collaborative meetings for planners in Pierce County. On January 26, attendees discussed incentivizing and encouraging affordable housing. The next collaborative meeting is on March 22.

As members update their Comprehensive Plan housing elements, SSHA³P staff are available to assist in addressing HB 1220's "adequate provision" requirements, engaging with affordable housing developers, and conducting community engagement.

State Legislative Advocacy

The 2024 State Legislative Session began on January 8, 2024 and in alignment with SSHA³P's [2024 State Legislative Agenda](#), staff have been working to support and advance organizational priorities. Housing policy will be a significant focus for the current session. More information on the session and SSHA³P's work can be found in our weekly hot sheets, provided to Executive Board members and alternate members and member government staff.

Focus Area 3: Information & Engagement

Provide information and engagement to support the development of housing and access to housing support programs.

Developer Portal

The SSHA³P Developer Portal is launched and linked on SSHA³P's website. The Developer Portal contains information on housing-related plans and policies, development incentives, permitting, and funding for affordable housing in each of SSHA³P's member jurisdictions. Visit the portal here:

<https://southsoundaffordablehousing.org/developer-portal/>

Property Tax Exemption Seminars

The Puyallup/South Hill property tax exemption seminar is scheduled for Monday February 5 at 1 PM at the Mel Korum YMCA. Staff are scheduling a second seminar at the Key Peninsula Civic Center in mid-March. These seminars will include information from the Pierce County Assessor-Treasurer's Office on the property tax exemption for low-income seniors and people with disabilities and will also offer resources from Pierce County Human Services and other community partners.

Focus Area 4: Governance & Administration

Ensure operational commitments are met and the interlocal collaboration is well governed and administered.

SSHA³P Advisory Board

At their meeting on January 16, the Advisory Board provided feedback to SSHA³P staff on a SSHA³P fund balance policy, learned about affordable housing development and financing from Beacon Development Group, and elected a chair and vice chairs for the 2024 calendar year. At their meeting on February 20, the Board will begin learning about universal design incentives from Beckye Frey, Senior Planner from the City of Redmond.

SSHA³P staff are continuing recruitment for an additional member with experience participating in or applying to an affordable housing program and expect that an additional applicant will be considered by the Executive Board for appointment in April.



Pierce County

SSHAP

Learn how to save money on property taxes at a

Property Tax Exemption Seminar

for low-income seniors and people with disabilities

Thursday, March 14 | 3 p.m.
Key Peninsula Civic Center
17010 S. Vaughn Rd NW in Vaughn



Event Information

Join us for a property tax exemption seminar at 3 p.m. on March 14 at the Key Peninsula Civic Center. The Pierce County Assessor's Office will be here to answer your questions and provide valuable information at this free event. Topics include income categories, appeal of denials and effects of death or retirement.

You may qualify for this exemption if you:

- Are over 61 years old or fully disabled (80% VA) and
- Have gross household income at or below \$64,000



Application Support

Learn how to accurately complete and return your application. Find out what defines your 'residence' and other occupancy requirements.



Taxable Income and Veterans

Learn the differences between taxable and non-taxable income. SS5256 will be explained for veterans. If you're receiving certain military benefits, find out if they will be deducted from your disposable income.



Allowable Deductions

Learn what you, your spouse, co-tenant, or domestic partner can and cannot deduct.

RSVP TODAY BY CONTACTING

Mary.Connolly@piercecountywa.gov | 253-625-4153

Additional information about programs like Energy Assistance, Home Repair, Aging and Disability Resources, and Veterans services will be available at this event.

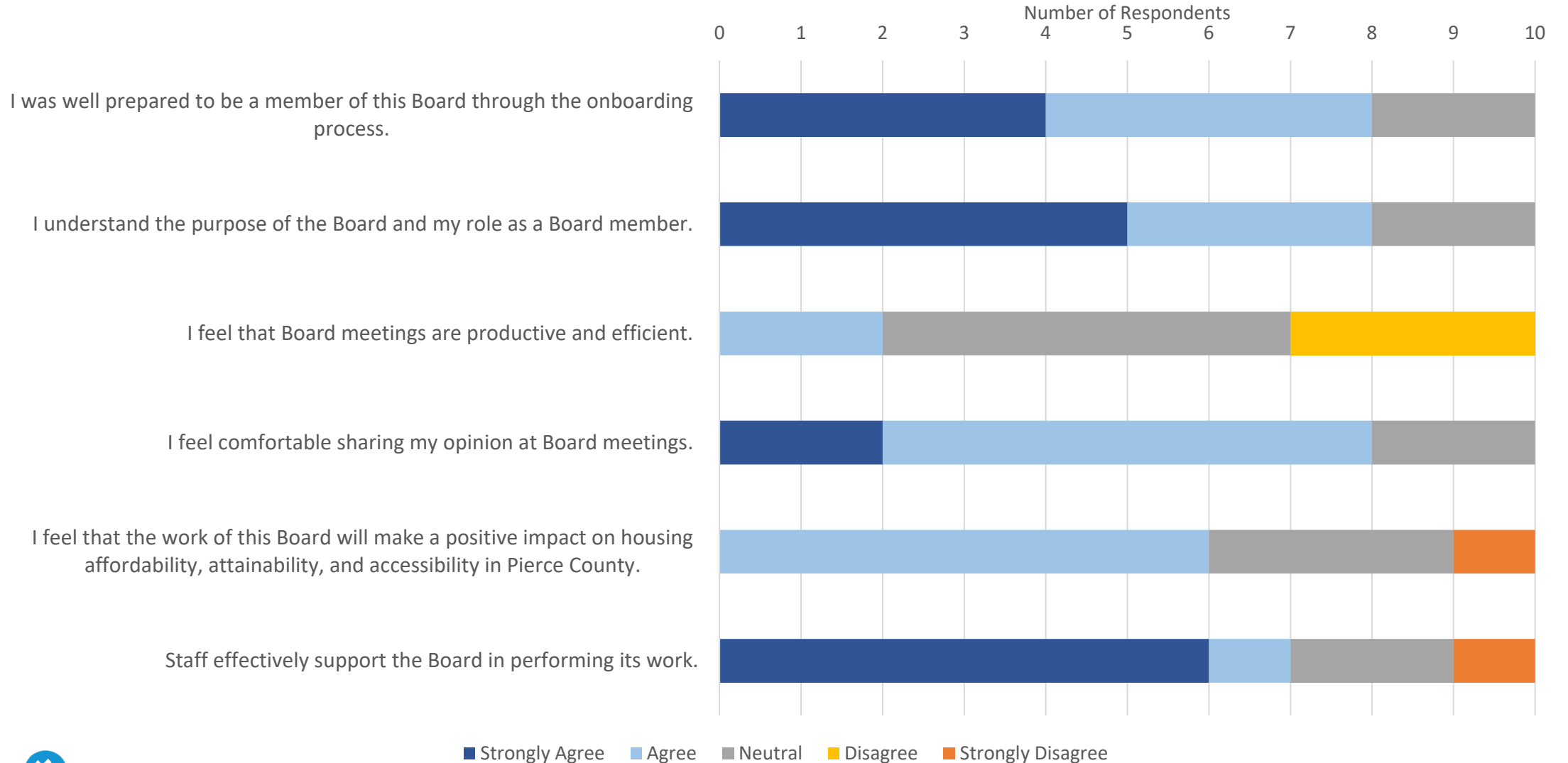
2023 ADVISORY BOARD FEEDBACK RESULTS

SSHA³P ADVISORY BOARD REGULAR MEETING

FEBRUARY 20, 2024

Riley Guerrero, Advisory Board Chair

SURVEY RESULTS



WRITTEN RESPONSES

Common Themes

- Positive feedback for staff, people are generally comfortable sharing
- Desire for greater understanding of Roberts Rules and more facilitation
- Desire for proposals to reflect diversity of experiences on the Advisory Board
- Desire for action and accomplishing visible change – ‘moving quickly’
- Desire for clearer goals and responsibilities