



**South Sound Housing Affordability Partners
Executive Board
Meeting Agenda**

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

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

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

February 2, 2024, 8:30 a.m.

Chair Mayor Tracie Markley, Vice Chair Mayor Kim Roscoe, Mayor Nancy Backus, Councilmember Kevin Ballard, Mayor Dave Olson, Councilmember Hunter George, Councilmember Paul Bocchi, Mayor Shanna Styron Sherrell, Executive Bruce Dammeier, Councilmember Ryan Mello, Councilmember Ned Witting, Mayor Kathy Hayden, Mayor Dick Muri, Mayor Victoria Woodards, Councilmember Stan Flemming

Deputy Mayor Mike Winkler (Alternate), Councilmember Christi Keith (Alternate), Councilmember Lew Wolfrom (Alternate), Councilmember Brett Witter (Alternate), Councilmember Mike Brandstetter (Alternate), Councilmember Robyn Denson (Alternate), Councilmember Nancy Henderson (Alternate), Councilmember Kiara Daniels (Alternate), ~~Councilmember Edward Wood (Alternate)~~, Councilmember Denise McCluskey (Alternate)

I. CALL TO ORDER

ROLL CALL

INTRODUCTORY QUESTION

Question: What vacation, adventure, or weekend trip you are excited about going on in 2024?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: [Minutes](#) January 12, 2024, Executive Board special meeting

[Document Link](#)

IV. PUBLIC COMMENT

This is the time set aside for the public to comment on ~~and~~ final action of the Executive 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. [Public comments are limited to 3 minutes per speaker.](#)

The Executive Board meeting can be heard by dialing 253-215-8782 or through Zoom at <https://piercecountywa.zoom.us/j/98374643754> and entering the Meeting ID 983 7464 3754. Written comments may be submitted to jason.gauthier@piercecountywa.gov Friday before 8:00 a.m. prior to the monthly Executive Board meeting for the Public Comment period. Comments will be compiled and sent to the Executive Board.

V. RESOLUTIONS AND PRESENTATIONS

A. Presentation: Fund Balance Usage Strategy Presentation

Purpose: Presentation by Jason Gauthier, SSHA³P Manager, on the development of a Fund Balance Usage Strategy for the purpose of receiving feedback and direction from Executive Board.

ATTACHMENTS: Fund Balance Usage Strategy Presentation

[Document Link](#)

Agenda Memorandum: Fund Balance Usage Strategy ~~Presentation~~ 2.2.24

[Document Link](#)

B. Presentation and Motion: 2024 Executive Board Meeting Schedule

Purpose: Presentation by Jason Gauthier, SSHA³P Manager, on the 2024 Executive Board meeting schedule and projected agenda items, for the purpose of adopting a 2024 Executive Board meeting calendar, and receiving feedback and direction from the Executive Board.

Motion: Adopt the 2024 Executive Board Meeting Calendar.

| | | |
|--------------|--|-------------------------------|
| ATTACHMENTS: | 2024 SSHA ³ P Executive Board Calendar | Document Link |
| | 2024 SSHA ³ P Executive Board Calendar w Agenda Items | Document Link |
| | Agenda Memorandum: 2024 Executive Board Meeting Schedule 2.2.24 | Document Link |

VI. REPORT BY THE SSHA³P MANAGER

- A. Developer Portal Update
- B. Legislative Session Update
- C. SSHA³P Housing Capital Fund Update
- D. Property Tax Exemption Seminar
- E. Advisory Board Recruitment

| | | |
|--------------|--|-------------------------------|
| ATTACHMENTS: | February 2024 SSHA ³ P Manager Report | Document Link |
| | Week 4: Legislative Hot Sheet | Document Link |
| | FAQ: SB 6173 | Document Link |
| | Property Tax Exemption Seminar Flyer – Puyallup/South Hill | Document Link |
| | Advisory Board Recruitment Flyer | Document Link |

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

SSHA³P

South Sound Housing Affordability Partners Executive Board Meeting Minutes

January 12, 2024

8:30 – 10:00 a.m.

Executive Board: Mayor Nancy Backus, City of Auburn – present
 Councilmember Kevin Ballard, City of DuPont – present
 Deputy Mayor Mike Winkler, City of DuPont (alternate)– present
 Mayor Daryl Eiding, City of Edgewood – excused
 Councilmember Christi Keith, City of Edgewood (alternate) – present
 Vice-Chair, Mayor Kim Roscoe, City of Fife – present
 Councilmember Doug Fagundes, City of Fife (alternate) – excused
 Councilmember Hunter George, City of Fircrest – present
 Mayor Pro Tempore Joe Barrentine, City of Fircrest (alternate)– excused
 Chair, Mayor Tracie Markley, City of Gig Harbor – present
 Councilmember Paul Bocchi, City of Lakewood – present
 Councilmember Mike Brandstetter, (alternate) City of Lakewood – excused
 Mayor Shanna Styron Sherrell, City of Milton – present
 Executive Bruce Dammeier, Pierce County – present
 Councilmember Ryan Mello, Pierce County – excused
 Councilmember Ned Witting, City of Puyallup – present
 Mayor Dick Muri, Town of Steilacoom – present
 Councilmember Nancy Henderson, Town of Steilacoom, (alternate) – excused
 Mayor Kathy Hayden, City of Sumner – present
 Mayor Victoria Woodards, City of Tacoma – present
 Deputy Mayor Kristina Walker, City of Tacoma (alternate) – excused
 Councilmember Stan Flemming, City of University Place – excused

Staff: Jason Gauthier, SSHA³P Manager
 Mary Connolly, Program Specialist 2
 Becki Foutz, Administrative Assistant

Guest: Victoria O'Banion, Adria Buchanan

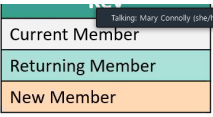
MINUTES

| TOPIC/ WHO | DISCUSSION | ACTION |
|----------------|--|------------------------------|
| Call to Order | Chair Markley called the meeting to order. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present. | Welcome! |
| Consent Agenda | Any modifications to the agenda? None. Mayor Roscoe moved to approve the consent agenda; Mayor Hayden seconded the motion. Vote was taken, none opposed. | Meeting agenda was approved. |
| Public Comment | Chair Markley invited the public to comment. A written comment from a potential Advisory Board member re: Resolution 2024-02 was received. | Informational |

| TOPIC/WHO | DISCUSSION | ACTION |
|--------------------------|---|--|
| <p>ROC continued</p> | <p>There are 17 communities listed for sale and six unable to purchase. Prices at times seem astronomical compared to assessed values. Victoria's working on creating additional sources of capital to be able to offer a lower interest rate, to increase the number of resident-owned communities across Washington.</p> <p>A co-op in Royal City has accumulated enough cashflow to install gates to protect their community.</p> <p>Executive Dammeier noted that manufactured home communities have been an overlooked resource. Whenever possible, ownership is the best possible model. This program seems to preserve existing homes – does ROC work on creating new manufactured communities? Yes, Victoria's working on making that possible. Manufactured homes are good, relatively affordable starter homes. It takes willing cities and counties to work with ROC on zoning challenges. She's working with a couple of interested cities. ROC has connections and funding sources to make it happen.</p> <p>Historically Pierce County's had some manufactured home communities in which residents have a rental option; does this program allow for rentals? Yes, units are owned by the landowner; ROC takes the units and residents may or may not be under contract to purchase. Typically, residents would need to pay on the home and the property; ROC combines these fees and reduces them.</p> <p>Councilmember Witting asked how the communities approach the sale. He's watched a couple of communities in which occupancy starts to drop and then there's a transfer of ownership. Does it cause problems when people leave? Yes, if occupancy drops, it raises costs for the remaining residents. Having empty units is a symptom of the landowner increasing the rent above affordability. Rent stabilization is going before the Senate again today. Victoria and ROC don't have an official opinion on rent stabilization, but they do want to help keep people in their homes. It's quite a complex issue. We need to look at creative forms of financing.</p> <p>Mayor Backus is thinking about a couple of manufactured home communities in Auburn; they've had challenges with out-of-state landlords. Some residents are documentation-challenged; can ROC still help them? Yes, there's a community in Shelton in which 80% of the community are undocumented. They need just one person on the Board with a social security number, for tax filing purposes, and if there's not one, ROC offers one of theirs.</p> | <p>Thank you, Victoria!</p> <p>victoria@nwcd.c.coop 308.991.5663</p> |

| TOPIC/WHO | DISCUSSION | ACTION |
|---|---|----------------------------|
| <p>Resolution 2024-01 2024 Advisory Board Work Plan Mary</p> | <p>Mary explained that the work plan presented to the Executive Board for approval this morning is similar to the one presented in draft at the last meeting. The plan's a requirement of the bylaws; its purpose is to direct and prioritize workflow. The plan aligns with both the ILA and Resolution 2023-02. There was an extensive process to identify policies and programs as options to evaluate for inclusion in the housing toolkit.</p> <p>Policies and Programs Recommended for Inclusion in Work Plan:</p> <ul style="list-style-type: none"> • Universal Design Incentives • Permitting process improvement with a focus on service level agreements and accountability processes <p>Mary explained that the second bullet on permitting processes is to see how they can be improved by establishing timelines and implementing accountability processes for actions required for development, such as building permit review and utility connections.</p> <p>The Staff Workgroup held a robust discussion and their feedback indicated that they felt the second bullet should be removed.</p> <p>Advisory Board Chair Adria Buchanan, Executive Director of the Fair Housing Center of WA, explained how the policies and programs were selected for inclusion. Universal Design Incentives are a good opportunity for the Board to encourage developers to consider universal design. At times special "disabled units" are created and either sit unoccupied or are occupied by non-disabled individuals. Having universal design units would eliminate that.</p> <p>The Board is comprised of members with different perspectives, including developers, who have highlighted the need for predictable service levels. The Board would be open to discussion to remove the second bulleted item; however, they have had extensive discussion about it. The Board would like opportunity to work with the staff workgroup to understand their concerns better.</p> <p>Executive Dammeier noted that the permit workflow improvement plan is available on Open Pierce County. He realizes that a lot of the things we do drive up costs. Were there discussions on specific affordable housing projects, or preserving existing affordable housing? Adria said there was discussion around affordable housing and incentivizing affordable housing projects. Then it shifted to how those incentives would benefit any developers.</p> <p>Mayor Roscoe moved to adopt Resolution 2024-01. Mayor Backus seconded the motion. Mayor Roscoe respects and appreciates the Advisory Board's discussion and careful consideration of the permitting process. Mayor Roscoe's husband works for Pierce County and is involved in the permitting process. The County's consistently receiving incomplete permit applications. She also supports the staff workgroup and their request to remove the item.</p> | <p>Informa- tional</p> |

| TOPIC/WHO | DISCUSSION | ACTION |
|-----------|------------|--------|
|-----------|------------|--------|

| <p>Resolution 2024-02 2024 Appointing Members to the Advisory Board Mary</p> | <p>A subcommittee consisting of Chair Markley, Councilmember George, Mayor Backus, Councilmember Witting, Councilmember Ballard, and Councilmember Brandstetter made recommendations on appointing new Advisory Board Members and reappointing others, thus:</p> <div style="text-align: right; margin-bottom: 10px;">  </div> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #2e8b57; color: white;"> <th style="width: 33%;">Advisor/Advocate</th> <th style="width: 33%;">Developer/Manager</th> <th style="width: 33%;">Consumer</th> </tr> </thead> <tbody> <tr> <td>Adria Buchanan</td> <td>Judson Willis</td> <td>Desniege Haywood</td> </tr> <tr> <td>Alex Harrington</td> <td>Kevin Bates</td> <td>Jay Worley</td> </tr> <tr> <td>Amanda DeShazo</td> <td>Nicholas Carr</td> <td>Noemi Cagatin-Porter</td> </tr> <tr> <td>Corey Orvold</td> <td>Riley Guerrero</td> <td>William Towey</td> </tr> <tr style="background-color: #e0f2f1;"> <td>Isabella Rivera Kjaer</td> <td>Ben Ferguson</td> <td>Faaluaina Pritchard</td> </tr> <tr style="background-color: #ffe0b2;"> <td>Lindsey Sehmel</td> <td>Zac Baker</td> <td>Dominique Cruz</td> </tr> </tbody> </table> <p>Mayor Backus added that there was a robust discussion to arrive at the above. They're excited to reappoint four members who have already served a year. Some members chose not to return due to their schedule and other commitments. She feels that the new appointees will bring important perspective to the group, which is already quite diverse.</p> <p>Chair Markley opened for questions. Executive Dammeier suggested that in the future we consider resident-owned community members for Advisory Board membership.</p> <p>Councilmember Ballard moved to approve Resolution 2024-02. Mayor Woodards seconded the motion. Vote was taken, none opposed, no abstentions.</p> | Advisor/Advocate | Developer/Manager | Consumer | Adria Buchanan | Judson Willis | Desniege Haywood | Alex Harrington | Kevin Bates | Jay Worley | Amanda DeShazo | Nicholas Carr | Noemi Cagatin-Porter | Corey Orvold | Riley Guerrero | William Towey | Isabella Rivera Kjaer | Ben Ferguson | Faaluaina Pritchard | Lindsey Sehmel | Zac Baker | Dominique Cruz | <p>Resolu- tion 2024- 02 passed.</p> |
|---|---|----------------------------|-------------------|----------|----------------|---------------|------------------|-----------------|-------------|------------|----------------|---------------|----------------------|--------------|----------------|---------------|-----------------------|--------------|---------------------|----------------|-----------|----------------|--|
| Advisor/Advocate | Developer/Manager | Consumer | | | | | | | | | | | | | | | | | | | | | |
| Adria Buchanan | Judson Willis | Desniege Haywood | | | | | | | | | | | | | | | | | | | | | |
| Alex Harrington | Kevin Bates | Jay Worley | | | | | | | | | | | | | | | | | | | | | |
| Amanda DeShazo | Nicholas Carr | Noemi Cagatin-Porter | | | | | | | | | | | | | | | | | | | | | |
| Corey Orvold | Riley Guerrero | William Towey | | | | | | | | | | | | | | | | | | | | | |
| Isabella Rivera Kjaer | Ben Ferguson | Faaluaina Pritchard | | | | | | | | | | | | | | | | | | | | | |
| Lindsey Sehmel | Zac Baker | Dominique Cruz | | | | | | | | | | | | | | | | | | | | | |
| <p>SSHA³P Manager Report Jason</p> | <p><i>Developer Portal</i> – 97% completed! This will be a one-stop shop for developers who want to build in Pierce County. Jason demonstrated the portal. Plans and policies, incentives, utilities, important contacts, and more are included.</p> <p><i>Legislative Session</i> underway! Hot sheets will go out today. Mary testified on affordable housing and was engaged with questions by the Chair and Vice-Chair; they were supportive and that was great to see. Senator Nobles introduced a Bill regarding the Housing Capital Fund, expanding the flexibility of 1406 dollars; it's expected to be heard.</p> <p>Chair Markley thanked Mary for her impactful testimony and expressed excitement for the launch of the developer portal.</p> | <p>Informa- tional</p> | | | | | | | | | | | | | | | | | | | | | |

| TOPIC/WHO | DISCUSSION | ACTION |
|---|--|--------------------|
| Executive Board Updates/Comments | Mayor Bocchi announced that affordable properties are accumulating in the Lakewood Station District, and they've received \$50M towards a \$100M dollar project. Great news! | Informational |
| Adjournment | Mayor Roscoe moved to adjourn the meeting. Mayor Hayden seconded the motion. Vote was taken; none opposed. The meeting adjourned at 10:00. | Meeting adjourned! |

The next SSHA³P Executive Board meeting is scheduled for Friday, February 2, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant



FUND BALANCE USAGE

SSHA³P EXECUTIVE BOARD REGULAR MEETING

FEBRUARY 2, 2024

BACKGROUND

2024 Operating Budget

- Utilized \$40,000 of fund balance to reduce member fees
- June 26 Special Meeting
 - Executive Board requested examination of fund balance usage policy/prioritization/guidelines/strategy

2024 Work Plan

- Seek operating funding for SSHA³P from philanthropic and aligned organizations

REASON FOR FUND BALANCE USAGE STRATEGY

- Define SSHA³P's resource allocation priorities
- Build transparency and accountability for member governments and public
- Create a framework to adapt to opportunities and challenges

Strategy Statement

A fund balance usage strategy serves as a foundational element for budget management, promoting transparency, and accountability. It enables the organization to navigate opportunities and challenges, and make informed decisions, to further the goal of creating and preservation affordable, attainable, and accessible housing in our communities.

USAGE OPTIONS

- Member Government Annual Fee Reduction
- SSHA³P Housing Capital Fund
- Member Government Capacity Building and Technical Assistance
- Pre-development Services

ADVISORY BOARD FEEDBACK

- Focus strategy on increasing and maximizing housing unit production
- Remain flexible to ensure financial capacity to access opportunities
 - Member Government Capacity Building and Technical Assistance
 - Pre-development Services



FUND BALANCE USAGE

SSHA³P EXECUTIVE BOARD REGULAR MEETING

FEBRUARY 2, 2024



AGENDA MEMORANDUM

February 2, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: Fund Balance Usage Strategy

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST:

SUMMARY/BACKGROUND:

At the June 26, 2023, special meeting of the SSHAP Executive Board, staff was asked to develop a policy or strategy to prioritize the usage of organizational operating fund balance.

SSHAP has entered fiscal year (FY) 2024 with an operating fund balance of nearly \$120,000 due to staff cost savings and unbudgeted grant revenues in FY 2023, which were used to offset staffing costs. \$40,000 of this fund balance was budgeted for use in the FY 2024 operating budget.

The purpose of this presentation is to provide additional background and receive direction from the Executive Board on the development of a fund balance usage strategy.

ATTACHMENTS:

Fund Balance Usage Strategy Presentation

STAFF RECOMMENDATION:

Direct staff to finalize an internal strategy document to prioritize the usage of fund balance in future fiscal years.

ALTERNATIVES:

Direct staff to finalize the fund balance usage strategy proposal and consider its adoption via resolution prior to recommending an FY 2025 operating budget to SSHAP member governments.

RECOMMENDED MOTION:

N/A



2024 Executive Board Meeting Calendar

January 12, 2024

Special Meeting (January 5, 2024, Regular Meeting cancelled)

February 2, 2024

March 1, 2024

April 5, 2024

May 3

June 7, 2024

July 12, 2024

Special Meeting (July 5, 2024, Regular Meeting cancelled)

August 2, 2024

September 13, 2024

Special Meeting (September 6, 2024, Regular Meeting cancelled)

October 4, 2024

In-person meeting at Gig Harbor City Hall (3510 Grandview St, Gig Harbor, WA 98335)

November 1, 2024

December 6, 2024

SSHĀ³P

2024 Executive Board Meeting Calendar w/ Agenda Items

January 12, 2024

Special Meeting (January 5, 2024, Regular Meeting cancelled)

- Resolution No. 2024-01, Adopting 2024 Advisory Board Work Plan
- Resolution No. 2024-02, Appointing Members to the Advisory Board
- Presentation: Resident Owned Communities (Victoria O'Banion – [ROC Northwest](#))

February 2, 2024

- Presentation: Fund Balance Usage Strategy
- Presentation and Motion: 2024 Executive Board Meeting Calendar

March 1, 2024

- Presentation: SSHĀ³P Housing Capital Fund 2024 Priorities

April 5, 2024

- Resolution No. 204-0x, Appointing Member(s) to the Advisory Board
- Presentation: 2024 Legislative Session Recap (Carl Schroeder – AWC)

May 3, 2024

- Presentation: Draft 2025 Work Plan
- Presentation: Draft 2025 Operating Budget

June 7, 2024

- Presentation: Draft Advisory Board Recommendation on Universal Design Incentives
- Presentation: Recommendation for Member Governments Consideration of Housing Toolkit Items
- Resolution No. 2024-0x, Adopting the 2024 Work Plan
- Resolution No. 2024-0x, Recommending a 2025 Operating Budget

SSHA³P

2024 Executive Board Meeting Calendar w/ Agenda Items

July 12, 2024

Special Meeting (July 5, 2024, Regular Meeting cancelled)

- Resolution No. 2024-04, Adopting Recommendation for Member Governments Consideration of Housing Toolkit Items
- Presentation: Proposal(s) for a SSHA³P Executive Committee

August 2, 2024

- Resolution No. 2024-0x, Adopting Universal Design Incentive Recommendation to the Housing Toolkit

September 13, 2024

Special Meeting (September 6, 2024, Regular Meeting cancelled)

- Presentation: Draft 2025 State and Federal Legislative Agenda

October 4, 2024

In-person meeting at Gig Harbor City Hall (3510 Grandview St, Gig Harbor, WA 98335)

- Resolution No. 2024-0x, Adopting 2025 State and Federal Legislative Agenda
- Resolution No. 2024-0x, SSHA³P Housing Capital Fund award(s)

November 1, 2024

- Presentation: Draft 2025 Advisory Board Work Plan
- Resolution No. 2024-0x, Adopting the 2025 Operating Budget

December 6, 2024

- Resolution No. 2024-0x, Adopting 2025 Advisory Board Work Plan
- Resolution No. 2024-0x, Appointing Members to the Advisory Board
- Election of 2025 Executive Board Leadership
- Adoption 2025 Executive Board Meeting Calendar



AGENDA MEMODRANUM

February 2, 2024

AGENDA CATEGORY New Business

SUBJECT: 2024 Executive Board Meeting Schedule

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST:

SUMMARY/BACKGROUND:

The presentation will cover the draft Executive Board meeting calendar for 2024, which contains three special meetings to accommodate holiday scheduling concerns. The presentation will also cover projected agenda items to be covered at regular and special meetings of the Executive Board in 2024.

Section 5(d)(vii) state that the Executive Board will have the power to, "hold regular meetings on those dates and at those places as the Executive Board may designate".

Section II(1) of the Executive Board's Rules and Procedures states that, "Regular meetings shall be held at the time(s) and place(s) established by the Executive Board."

Section II(2) of the Executive Board's Rules and Procedures states that, "If the scheduled meeting date is a legal holiday, the regular meeting shall be held on the next business day."

Section II(2) of the Executive Board's Rules and Procedures states that, "Special meetings of the Board may be called by the Chair. Special meetings of the Board may also be called by a majority of the Board. A minimum notice of 72 hours shall be provided for special meetings in accordance with State law."

ATTACHMENTS:

2024 Executive Board Meeting Calendar

2024 SSHAP Executive Board Calendar with Agenda Items

STAFF RECOMMENDATION:

Adopt the 2024 Executive Board Meeting Calendar as presented.

ALTERNATIVES:

Adopt the 2024 Executive Board Meeting Calendar with amended dates.

RECOMMENDED MOTION:

"I move to adopt the 2024 Executive Board Meeting Calendar as presented."

Or,

"I move to adopt the 2024 Executive Board Meeting Calendar with the following amendment(s) _____."

TO: SSHA³P Executive Board

FROM: Jason Gauthier, SSHA³P Manager

SUBJECT: December 2023 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.

WEEKLY LEGISLATIVE UPDATE

Week 4: 1/29/2024 – 2/4/2024

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

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

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

[Pg. 5](#) [Monitor Legislation](#)

[Pg. 11](#) [Dates to Remember](#)

COMMITTEE PUBLIC HEARINGS

House Housing – Monday, January 29 at 1:30 PM

[HB 2452](#) - Addressing the impacts of certain codes on manufactured housing inventory.

[HB 2457](#) - Concerning emergency housing for domestic violence survivors.

[HB 2464](#) - Concerning the development of new manufactured/mobile homes and new manufactured/mobile home communities.

[HB 2474](#) - Concerning compliance with siting requirements for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing.

House Finance – Tuesday, January 30 at 8:00 AM

[HB 1987](#) - Concerning the use of moneys from the rural public facilities sales and use tax for affordable workforce housing infrastructure and facilities.

Senate Law & Justice – Tuesday, January 30 at 10:30 AM

[HB 1054](#) - Addressing the authority of owners' associations in common interest communities to regulate or limit occupancy by unrelated persons.

House Local Government – Tuesday, January 30 at 10:30 AM

[HB 2465](#) - Streamlining the state building code council operating procedures by establishing criteria for statewide amendments to the state building code.

[HB 2451](#) - Increasing the consistency and transparency of impact fees.

Senate Environment, Energy & Technology – Tuesday, January 30 at 1:30 PM

[SB 5990](#) - Integrating environmental justice considerations into certain project decisions.

House Housing – Thursday, February 1 at 8:00 AM

[HB 2158](#) - Expanding urban growth area boundaries for residential development.

[HB 2323](#) - Requiring landlords to report on-time rent payments to consumer reporting agencies.

House Capital Budget – Thursday, February 1 at 8:00 AM

[SHB 2172](#) - Providing for the use of vacant state agency property by a local government during an emergency.

Ways & Means – Thursday, February 1 at 1:30 PM

[SB 6285](#) - Ensuring the timely and balanced use of impact fees.

[SB 5967](#) - Concerning an exemption to the leasehold excise tax for leases on public lands.

[SSB 5118](#) - Modifying the multifamily property tax exemption to promote development of long-term affordable housing.

[SB 6013](#) - Expanding the homeownership development property tax exemption to include real property sold to low-income households for building residences using mutual self-help housing construction.

[SB 6076](#) - Granting local taxing authority to fund criminal justice.

House Appropriations – Thursday, February 1 at 10:30 AM

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

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

[HB 1952](#) - Concerning long-term community recovery after disasters.

[HB 2273](#) - Conducting a study of functional recovery building code standards.

[SHB 2113](#) - Concerning compliance with the housing element requirements of the growth management act.

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House Finance – Friday, February 1 at 8:00 AM

[HB 2141](#) - Promoting affordable housing in unincorporated areas within urban growth areas of large counties.

House Capital Budget – Friday, February 1 at 8:00 AM

Bills referred to committee.

House Finance – Friday, February 2 at 8:00 AM

[HB 2422](#) - Expanding affordable housing incentives available to rural counties.

Ways & Means – Friday, February 2 at 1:30 PM

[SSB 5943](#) - Conducting a feasibility study regarding a resource data tool to connect Washington residents to services and resources.

Ways & Means – Saturday, February 3 at 9:00 AM

Bills to be determined.

SUPPORT

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

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

HB 1892 - Concerning the workforce housing accelerator program.

Status: Received public hearing in the House Committee on Capital Budget on January 25. Scheduled for executive session in the House Committee on Capital Budget on February 1.

HB 1944 - Establishing a running start for the trades grant program.

Status: First reading, referred to Education Committee on January 8

HB 2019 - Establishing a Native American apprentice assistance program.

Status: Scheduled for public hearing in the House Committee on Appropriations on February 1. Scheduled for executive session in the House Committee on Appropriations on February 3.

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

Status: Scheduled for executive session in the House Community Safety, Justice & Reentry Committee on January 29 at 1:30 PM.

HB 2123 - Establishing a running start for the trades grant program.

Status: First reading, referred to Education Committee on January 8.

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

Status: Received public hearing in the House Committee on Finance on January 25.

HB 2413 - Encouraging investments in affordable homeownership unit development.

Status: First reading, referred to House Local Government Committee on January 17.

SB 6173 - Encouraging investments in affordable homeownership unit development.

Status: Executive action taken in the Senate Housing Committee on January 24. Passed to Rules Committee on January 25.

OPPOSE

ESHB 1245 - Increasing housing options through lot splitting.

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

HB 1998 - Concerning co-living housing.

Status: Executive action taken in House Committee on Housing on January 11. Referred to Rules Committee on January 15.

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

Status: Scheduled for public hearing in the House Committee on Appropriations on February 1. Scheduled for executive session in the House Committee on Appropriations on February 3.

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

Status: Received public hearing in House Committee on Capital Budget on January 25.

ESSB 5466 - Promoting transit-oriented development.

Status: By resolution, reintroduced and retained in present status on January 8.

SB 5901 - Concerning co-living housing.

Status: Executive action taken in Senate Committee on Local Government, Land Use & Tribal Affairs on January 25. Passed to Rules Committee on January 26.

SB - 6024 - Promoting community and transit-oriented housing development.

Status: Received public hearing in Senate Committee on Local Government, Land Use & Tribal Affairs on January 11.

MONITOR

| Bill | Title | Sponsor | Status | Committee Information | Companion Bill | Last Roll Call |
|----------------------------|------------------------------------|----------------------------|------------------|---|----------------|----------------|
| SHB 1026 | Local government design review | Walen | H Housing | January 10 Public hearing in the House Committee on Housing at 4:00 PM. (2023) January 19 Executive action taken in the House Committee on Housing at 8:00 AM. (2023) | | |
| HB 1054 | Occupancy limits | Walen | S Law & Justice | Mar 22 Executive action taken in the Senate Committee on Law & Justice at 6:00 PM. (2023) January 30 Scheduled for public hearing in the Senate Committee on Law & Justice at 10:30 AM. | | 68-29-0-1 |
| E2SHB 1167 | Residential housing | Duerr | H Housing | Mar 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 |
| HB 1585 | Local infrastructure project areas | Cortes | H Finance | February 10 Executive action taken in the House Committee on Local Government at 10:30 AM. (2023) January 09 Public hearing in the House Committee on Finance at 8:00 AM. | | |
| ESHB 1589 | Clean energy | Doglio | S Environment, E | Mar 28 Executive action taken in the Senate Committee on Environment, Energy & Technology at 1:30 PM. (2023) January 31 Scheduled for public hearing in the Senate Committee on Environment, Energy & Technology at 8:00 AM. | SB 5562 | 52-45-0-1 |
| 2SHB 1628 | Real estate excise tax | Chopp | H Rules X | February 21 Public hearing in the House Committee on Finance at 8:00 AM. (2023) April 14 Executive action taken in the House Committee on Finance at 8:00 AM. (2023) | | |
| HB 1890 | Housing authorities | Alvarado | H Rules R | January 12 Public hearing in the House Committee on Local Government at 10:30 AM. January 19 Executive action taken in the House Committee on Local Government at 10:30 AM. | SB 5807 | |
| HB 1987 | Public facilities tax use | Low | H Finance | January 19 Executive action taken in the House Committee on Local Government at 10:30 AM. January 30 Scheduled for public hearing in the House Committee on Finance at 8:00 AM. | | |
| HB 2003 | Housing/public lands leases | Connors | H Finance | January 16 Public hearing in the House Committee on Finance at 8:00 AM. January 30 Scheduled for executive session in the House Committee on Finance at 8:00 AM. | SB 5967 | |
| SHB 2008 | Housing cost task force | Klicker | H Approps | January 08 Public hearing in the House Committee on Housing at 1:30 PM. January 11 Executive action taken in the House Committee on Housing at 8:00 AM. | | |
| SHB 2012 | Rental housing/nonprofits | Street | 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. | | |
| 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. | | |
| HB 2033 | Rent relief incentive program | Cheney | H Housing | | | |
| SHB 2039 | Environmental & land use appeals | Fitzgibbon | H Rules R | January 08 Public hearing in the House Committee on Environment & Energy at 1:30 PM. January 23 Executive action taken in the House Committee on Environment & Energy at 4:00 PM. | | |

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|--------------------------|-------------------------------------|---------------------------|------------------|---|---------|--|
| HB 2063 | Homebuyers/REET exemption | Wylie | H Finance | January 25 Public hearing in the House Committee on Finance at 1:30 PM. | | |
| HB 2064 | Homebuyers/REET exemption | Wylie | H Finance | | | |
| HB 2070 | Environmental justice/SEPA projects | Mena | H Env & Energy | January 16 Public hearing in the House Committee on Environment & Energy at 4:00 PM. January 29 Scheduled for executive session in the House Committee on Environment & Energy at 1:30 PM. | SB 5990 | |
| SHB 2071 | Residential housing | Duerr | H Approps | February 01 Scheduled for public hearing in the House Committee on Appropriations at 10:30 AM. February 03 Scheduled for executive session in the House Committee on Appropriations at 9:00 AM. | | |
| HB 2081 | Home equity sharing | Hackney | H ConsPro&Bus | January 17 Public hearing in the House Committee on Consumer Protection & Business at 1:30 PM. January 31 Scheduled for executive session in the House Committee on Consumer Protection & Business at 1:30 PM. | SB 5968 | |
| HB 2089 | Capital budget, supplemental | Tharinger | H Cap Budget | January 11 Public hearing in the House Committee on Capital Budget at 1:30 PM. | SB 5949 | |
| HB 2104 | Operating budget, supplemental | Ormsby | H Approps | January 10 Public hearing in the House Committee on Appropriations at 4:00 PM. | SB 5950 | |
| HB 2114 | Residential tenants | Alvarado | H Approps | January 16 Executive action taken in the House Committee on Housing at 4:00 PM. January 24 Public hearing in the House Committee on Appropriations at 4:00 PM. | SB 5961 | |
| HB 2126 | Rural area ADUs | Low | H 2nd Reading | 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. | | |
| HB 2141 | Housing in unincorp. areas | Donaghy | H Finance | January 18 Executive action taken in the House Committee on Housing at 8:00 AM. February 01 Scheduled for public hearing in the House Committee on Finance at 8:00 AM. | | |
| HB 2158 | Urban growth area boundaries | Connors | H Housing | January 25 Public hearing in the House Committee on Housing at 8:00 AM. | | |
| HB 2159 | Journey level electricians | Eslick | H Labor & Workpl | | | |
| HB 2161 | Landlord-tenant enforcement | Peterson | H Housing | | | |
| SHB 2172 | Vacant state agency property | Harris | H Cap Budget | January 18 Executive action taken in the House Committee on Housing at 8:00 AM. February 01 Scheduled for public hearing in the House Committee on Capital Budget at 8:00 AM. | | |
| HB 2219 | Affordable housing/tax exemption | Hackney | H Finance | January 25 Public hearing in the House Committee on Finance at 1:30 PM. | | |
| HB 2228 | Middle housing density | Christian | H Housing | | | |
| HB 2234 | Low-income energy assistance | Ybarra | H Env & Energy | January 18 Public hearing in the House Committee on Environment & Energy at 8:00 AM. January 25 Executive session scheduled, but no action was taken in the House Committee on Environment & Energy at 8:00 AM. | | |
| HB 2240 | Void covenant redaction | Taylor | H Civil R & Judi | | | |
| HB 2252 | Small businesses/residential | Klicker | H Exec Action | January 23 Public hearing in the House Committee on Local Government at 10:30 AM. January 26 Executive action taken in the House Committee on Local Government at 10:30 AM. | | |
| HB 2270 | Department of housing | Morgan | H Housing | January 23 Public hearing in the House Committee on Housing at 4:00 PM. January 30 Scheduled for executive session in the House Committee on Housing at 4:00 PM. | | |

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|--------------------------|----------------------------------|---------------------------|---------------|--|---------|--|
| HB 2273 | Functional recovery building | Donaghy | H Approps | February 01 Scheduled for public hearing in the House Committee on Appropriations at 10:30 AM. February 03 Scheduled for executive session 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. | SB 6191 | |
| SHB 2296 | Comprehensive plan revisions | Griffey | H LGDPS | January 23 Public hearing in the House Committee on Local Government at 10:30 AM. January 26 Executive action taken in the House Committee on Local Government at 10:30 AM. | SB 6150 | |
| HB 2308 | Existing structures/housing | Walen | H Housing | January 22 Public hearing in the House Committee on Housing at 1:30 PM. January 29 Scheduled for executive session in the House Committee on Housing at 1:30 PM. | SB 6175 | |
| SHB 2321 | Middle housing requirements | Bateman | H Rules R | January 22 Public hearing in the House Committee on Housing at 1:30 PM. January 25 Executive action taken in the House Committee on Housing at 8:00 AM. | | |
| HB 2323 | Rent payments/credit reports | Peterson | H Housing | January 25 Public hearing in the House Committee on Housing at 8:00 AM. January 30 Scheduled for executive session in the House Committee on Housing at 4:00 PM. | SB 6212 | |
| HB 2329 | Insurance market/housing | Macri | H ConsPro&Bus | January 24 Public hearing in the House Committee on Consumer Protection & Business at 1:30 PM. January 30 Scheduled for executive session in the House Committee on Consumer Protection & Business at 1:30 PM. | | |
| HB 2345 | Landlord-tenant task force | Barkis | H Housing | | | |
| HB 2353 | Residential targeted areas | Nance | H Housing | January 22 Public hearing in the House Committee on Housing at 1:30 PM. | | |
| HB 2397 | Assisted living/housing prov | Stonier | H HC/Wellness | | SB 6255 | |
| HB 2419 | Homeowner property tax exemption | Berg | H Finance | | | |
| HB 2421 | Mobile home community sales | Gregerson | H Housing | | SB 6059 | |
| HB 2422 | Affordable housing/rural | Corry | H Finance | February 02 Scheduled for public hearing in the House Committee on Finance at 8:00 AM. | | |
| HB 2425 | Rental support program | Rule | H Housing | January 25 Public hearing in the House Committee on Housing at 8:00 AM. | | |
| HB 2451 | Impact fees | Hutchins | H Local Govt | January 30 Scheduled for public hearing in the House Committee on Local Government at 10:30 AM. January 31 Scheduled for executive session in the House Committee on Local Government at 8:00 AM. | SB 6284 | |
| HB 2452 | Manuf housing/building codes | Barkis | H Housing | January 29 Scheduled for public hearing in the House Committee on Housing at 1:30 PM. January 30 Scheduled for executive session in the House Committee on Housing at 4:00 PM. | | |
| HB 2453 | Housing gap voucher program | Hutchins | H Housing | | | |
| HB 2457 | Domestic violence/housing | Davis | H Housing | January 29 Scheduled for public hearing in the House Committee on Housing at 1:30 PM. | | |
| HB 2460 | Tenants/eviction after sale | Connors | H Housing | | | |
| HB 2464 | New manufactured & mobile homes | Connors | H Housing | January 29 Scheduled for public hearing in the House Committee on Housing at 1:30 PM. January 30 Scheduled for executive session in the House Committee on Housing at 4:00 PM. | | |
| HB 2465 | State building code council | Ramel | H Local Govt | January 30 Scheduled for public hearing in the House Committee on Local Government at 10:30 AM. January 31 Scheduled for executive session in the House Committee on Local Government at 8:00 AM. | SB 6291 | |

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| HB 2474 | Transitional housing siting | Peterson | H Housing | January 29 Scheduled for public hearing in the House Committee on Housing at 1:30 PM. January 30 Scheduled for executive session in the House Committee on Housing at 4:00 PM. | | |
| SB 5027 | American dream homes | Fortunato | S Ways & Means | January 11 Public hearing in the Senate Committee on Housing at 1:30 PM. (2023) February 17 Executive action taken in the Senate Committee on Housing at 10:30 AM. (2023) | | |
| SSB 5118 | Multifamily property tax exemption | Kuderer | S Ways & Means | January 24 Executive action taken in the Senate Committee on Housing at 10:30 AM. February 01 Scheduled for public hearing in the Senate Committee on Ways & Means at 1:30 PM. | | |
| SSB 5562 | Clean energy | Nguyen | S Ways & Means | February 20 Public hearing in the Senate Committee on Ways & Means at 9:00 AM. (2023) February 24 Executive session scheduled, but no action was taken in the Senate Committee on Ways & Means at 9:00 AM. (2023) | HB 1589 | |
| SB 5770 | Property tax | Pedersen | S Ways & Means | January 18 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. | | |
| SB 5792 | Multiunit residential/definition | Padden | S Rules 2 | January 23 Public hearing in the Senate Committee on Law & Justice at 10:30 AM. January 25 Executive action taken in the Senate Committee on Law & Justice at 8:00 AM. | | |
| SSB 5796 | Common interest communities | Pedersen | S Rules 2 | January 18 Public hearing in the Senate Committee on Law & Justice at 8:00 AM. January 25 Executive action taken in the Senate Committee on Law & Justice at 8:00 AM. | | |
| 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. | HB 1890 | |
| SSB 5834 | Urban growth areas | Short | S Rules 2 | January 09 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 25 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. | | |
| SSB 5840 | Leases | Padden | S 2nd Reading | January 11 Public hearing in the Senate Committee on Law & Justice at 8:00 AM. January 18 Executive action taken in the Senate Committee on Law & Justice at 8:00 AM. | | |
| SB 5899 | Rental agreement provisions | Pedersen | S Housing | January 12 Public hearing in the Senate Committee on Housing at 10:30 AM. January 31 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM. | | |
| SB 5949 | Capital budget, supplemental | Mullet | S Ways & Means | January 11 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. | HB 2089 | |
| SB 5950 | Operating budget, supplemental | Robinson | S Ways & Means | January 09 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. | HB 2104 | |
| SB 5961 | Residential tenants | Trudeau | S Housing | January 12 Public hearing in the Senate Committee on Housing at 10:30 AM. January 26 Executive action taken in the Senate Committee on Housing at 10:30 AM. | HB 2114 | |
| SSB 5968 | Home equity sharing | Stanford | S Rules 2 | 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. | HB 2081 | |
| SSB 5973 | Heat pumps/CICs | Liias | S Rules 2 | January 22 Public hearing in the Senate Committee on Law & Justice at 10:30 AM. January 25 Executive action taken in the | | |

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| | | | | Senate Committee on Law & Justice at 8:00 AM. | | |
| SB 5975 | Social housing | Hasegawa | S Housing | January 19 Public hearing in the Senate Committee on Housing at 10:30 AM. January 31 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM. | | |
| SB 5989 | Short-term rentals/ownership | Gildon | S Housing | January 19 Public hearing in the Senate Committee on Housing at 10:30 AM. January 31 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM. | | |
| SB 5990 | Environmental justice/SEPA projects | Lovelett | S Environment, E | January 30 Scheduled for public hearing in the Senate Committee on Environment, Energy & Technology at 1:30 PM. | HB 2070 | |
| SB 6013 | Homeownership development tax exemption | Shewmake | S Ways & Means | January 24 Executive action taken in the Senate Committee on Housing at 10:30 AM. February 01 Scheduled for public hearing in the Senate Committee on Ways & Means at 1:30 PM. | | |
| SB 6015 | Residential parking | Shewmake | S Loc Gov, Land | January 11 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. January 30 Scheduled for executive session in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. | | |
| SB 6029 | Detached ADUs | Braun | S Loc Gov, Land | January 16 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 30 Scheduled for executive session in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. | | |
| SB 6030 | ADU tax exemptions | Braun | S Ways & Means | January 17 Executive action taken in the Senate Committee on Housing at 10:30 AM. January 25 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. | | |
| SSB 6059 | Mobile home community sales | Frame | S Rules 2 | January 19 Public hearing in the Senate Committee on Housing at 10:30 AM. January 24 Executive action taken in the Senate Committee on Housing at 10:30 AM. | HB 2421 | |
| SB 6061 | Housing development/SEPA | Lovelett | S Loc Gov, Land | January 16 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 30 Scheduled for executive session in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. | | |
| SB 6064 | Pet fees, deposits | Hansen | S Housing | January 24 Public hearing in the Senate Committee on Housing at 10:30 AM. January 31 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM. | | |
| SB 6108 | Construction retainage | King | S Labor & Comm | January 23 Public hearing in the Senate Committee on Labor & Commerce at 10:30 AM. January 29 Scheduled for executive session in the Senate Committee on Labor & Commerce at 10:30 AM. | | |
| SSB 6136 | Rental property B&O tax | Kuderer | S Ways & Means | January 17 Public hearing in the Senate Committee on Housing at 10:30 AM. January 24 Executive action taken in the Senate Committee on Housing at 10:30 AM. | | |
| SB 6150 | Comprehensive plan revisions | Cleveland | S Loc Gov, Land | January 23 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 30 Scheduled for executive session in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. | HB 2296 | |
| SB 6152 | Housing needs gap | Cleveland | S Loc Gov, Land | January 23 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 30 Scheduled for executive session in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. | | |

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| SSB 6175 | Existing structures/housing | Trudeau | S RecComm | January 24 Public hearing in the Senate Committee on Housing at 10:30 AM. January 26 Executive action taken in the Senate Committee on Housing at 10:30 AM. | HB 2308 | |
| SB 6191 | Housing/taxes | Frame | S Ways & Means | January 25 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. | HB 2276 | |
| SB 6199 | Housing authority notices | Dozier | S Housing | | | |
| SB 6211 | Mobile home rent increases | McCune | S Housing | January 26 Public hearing in the Senate Committee on Housing at 10:30 AM. January 31 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM. | | |
| SB 6212 | Rent payments/credit reports | Shewmake | S Housing | January 24 Public hearing in the Senate Committee on Housing at 10:30 AM. January 31 Scheduled for executive session in the Senate Committee on Housing at 10:30 AM. | HB 2323 | |
| SB 6238 | Property tax/veteran widows | Dozier | S Ways & Means | January 25 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. | | |
| SB 6249 | Homeowner property tax exemption | Robinson | S Ways & Means | January 25 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. | | |
| SB 6255 | Assisted living/housing prov | Cleveland | S Health & Long | | HB 2397 | |
| SB 6284 | Impact fees | Braun | S Ways & Means | | HB 2451 | |
| SB 6285 | Use of impact fees | Braun | S Ways & Means | February 01 Scheduled for public hearing in the Senate Committee on Ways & Means at 1:30 PM. | HB 2450 | |
| SB 6291 | State building code council | Wilson, L. | S State Govt & E | January 26 Public hearing in the Senate Committee on State Government & Elections at 8:00 AM. January 30 Scheduled for executive session in the Senate Committee on State Government & Elections at 1:30 PM. | HB 2465 | |

DATES TO REMEMBER

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|-------------|--|
| January 8 | First Day of 2024 Legislative Session |
| January 31 | Policy Committee Cutoff |
| February 5 | Fiscal Committee Cutoff |
| February 7 | <u>AWC's City Action Days 2024</u> |
| 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.



Pierce County



SSHAP³

Calling older adults and people with disabilities!

Property Tax Exemption Seminar

Monday February 5 | 1 p.m.

Mel Korum Family YMCA
302 43rd Ave SE in Puyallup



Event Information

Join us for a property tax exemption seminar at 1 p.m. on February 5, at the Mel Korum Family YMCA. 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.

SPACE IS LIMITED. RSVP TODAY BY CONTACTING

Jason.Gauthier@piercecountywa.gov | 253-281-9491

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

Board Members Needed

who have experience participating in or applying to an

affordable housing program



The South Sound Housing Affordability Partners (SSHA³P) is an intergovernmental collaboration working together to create and preserve affordable, attainable, and accessible housing throughout our Pierce County communities.

The Advisory Board advises and provides recommendations to the SSHA³P Executive Board on the annual SSHA³P work plan and budget, federal and state legislative priorities, and housing policies and programs.



SSHA³P

Questions? Call or text Mary Connolly at 253-625-4153
or email Mary.Connolly@piercecountywa.gov

SouthSoundAffordableHousing.org/About/Advisory-Board