
NOTICE

Meeting

South Sound Housing Affordability Partners Capital Fund Committee

Please be advised that a meeting of the South Sound Housing Affordability Partners (“SSHA³P”) Capital Fund Committee will be held on February 13, 2024, at 10:00 a.m. for a presentation and discussion on the SSHA³P Housing Capital Fund’s award priorities.

The meeting will be conducted in a hybrid format and can be attended remotely through Zoom at <https://piercecounitywa.zoom.us/j/92718112248> or by dialing 253-215-8782 and entering Meeting ID: 927 1811 2248. The public can view the meeting in-person at 3602 Pacific Avenue Tacoma, WA 98418.

Agenda and minutes of the SSHA³P Capital Fund Committee can be found at www.southsoundaffordablehousing.org/meetings/

SSHA³P

SSHA³P Housing Capital Fund Capital Fund Committee

Meeting Agenda

3602 Pacific Ave Tacoma, WA 98418

Dial: 253-215-8782 Meeting ID: 927 1811 2248

Webinar Link: <https://piercecountywa.zoom.us/j/92718112248>

February 13, 2024, 10:00 a.m.

Jeff Tate (City of Auburn)
Taylor Jones (City of Fife)
Heather Moss (Pierce County)
Ryan Windish (City of Sumner)

Vacant (City of Auburn – Alternate)
Derek Matheson (City of Fife – Alternate)
John Barbee (Pierce County – Alternate)
Jason Wilson (City of Sumner – Alternate)

I. CALL TO ORDER/ROLL CALL

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. APPROVAL OF MINUTES

ATTACHMENTS: 01-30-2024 Fund Committee Meeting Minutes

[Document Link](#)

IV. PUBLIC COMMENT

The Capital Fund Committee meeting can be heard by dialing 253-215-8782 or through Zoom at <https://piercecountywa.zoom.us/j/93545997335> and entering the Meeting ID 935 4599 7335. Written comments may be submitted to jason.gauthier@piercecountywa.gov. Comments will be compiled and sent to the Fund Committee.

V. PRESENTATIONS/DISCUSSION

A. SSHA³P Housing Capital Fund Priorities

Purpose: Presentation by Jason Gauthier, SSHA³P Manager, on Fund priorities.

ATTACHMENTS: Fund Priorities Presentation

[Document Link](#)

Regional Public Affordable Housing Funding Priorities

[Document Link](#)

SSHA³P Housing Capital Fund Priorities DRAFT

[Document Link](#)

VI. UPDATES/COMMENTS OF THE CAPITAL FUND COMMITTEE

VII. ADJOURN

Capital Fund Committee Meeting

1/30/2024

Members Present: Heather Moss (Pierce County), John Barbee (Pierce County - Alternate), Ryan Windish (Sumner), Taylor Jones (Fife)

Members Excused: Derek Matheson (Fife - Alternate), Jason Wilson (Sumner - Alternate)

Members Absent: Jeff Tate (Auburn)

Staff: Jason Gauthier, Mary Connolly

Guests: Bryan Schmid

Call to Order

Jason called the meeting to order at 10:06 a.m.

Roll Call

Jason called roll; a quorum was present.

Approval of Minutes

There were no minutes to approve at this meeting.

Public Comment

There were no public comments during the meeting. No written comments were received.

Overview of Role and Responsibilities of the Committees

Jason provided a presentation on the role and responsibilities of the Capital Fund Committee.

Project Type and Geographic Priorities

Members provided input on their priorities for funding, including on project type and geography.

Housing Capital Fund Calendar

Jason provided an overview of the timeline for the 2024 funding cycle. There was discussion amongst members on using a Notice of Funding Availability (NOFA) or RFP (Request for Proposals).

Updates/Comments of the Capital Fund Committee

Jason and Committee members discussed scheduling meetings in February. Ryan will let Jason know about his availability on Feb 13; other members present are free on the morning of Feb 13. If Ryan is not free on that day, Jason will contact members to schedule on a different day. Everyone is free for a meeting on the morning of Feb 27, which Jason will schedule.

Adjournment

Jason adjourned the meeting at 11:07 AM.



SSHA³P HOUSING CAPITAL FUND: FUNDING PRIORITIES

SSHA³P CAPITAL FUND COMMITTEE MEETING

FEBRUARY 13, 2024

FUND PRIORITY DEVELOPMENT

- Resolution No. 2023-08, Exhibit A:
 - *“A Capital Fund Committee (“the Committee”) is established to create priorities for expenditures of moneys from the Fund and provide recommendations to the Executive Board for expenditures from the Fund.”*

DIRECTION FROM FUND COMMITTEE

- Transit Oriented Development
- Equity
- Highest and best use of real estate /density minimums / multi-family focus
- Prioritize projects with investments from local government

TRANSIT ORIENTED DEVELOPMENT PRIORITY

A Regional Coalition for Housing (ARCH)

Multifamily projects, especially those near transit centers or high frequency transit, are encouraged.

Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

South King County Housing & Homelessness Partners (SKHHP)

Projects located within ½ mile of an existing or planned high-capacity transit station, defined as fixed rail (light rail or Sounder train), bus rapid transit, or other high frequency bus stop are a high priority.

Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

City of Tacoma

Pierce County

Projects that meet the needs of the target population, are near transit and demonstrate market demand will receive a higher marketability/conceptual soundness/transit proximity score.

- Proximity to transit nodes and other amenities such as social services, schools, stores, etc.

EQUITY PRIORITY

A Regional Coalition for Housing (ARCH)

Encourages proposals that advance racial equity through strategies that intentionally dismantle the racially disparate impacts of our current housing system

South King County Housing & Homelessness Partners (SKHHP)

Encourages proposals that advance racial equity through strategies that intentionally dismantle the racially disparate impacts of our current housing system

City of Tacoma

The Homeownership Objective includes a priority for, *"projects that will affirmatively market units and/or conduct targeted engagement with underrepresented populations in the establishment of their homebuyer pipeline"*

Tacoma uses their Equity Index for Single Family Rehabilitation program, prioritizing projects, *"within....areas identified as very low, low, or moderate on Tacoma's Equity Index"*

Pierce County

Priorities for projects which:

- Consider health equity and areas of opportunity in the siting of the project;
- Support an integrated system of culturally appropriate services; and
- Clearly outline an affirmative marketing policy and outreach efforts

HIGHEST & BEST USE PRIORITY

A Regional Coalition for Housing (ARCH)

ARCH does prioritize multifamily housing but this priority is within its TOD priority. "Multifamily projects, especially those near transit centers or high frequency transit, are encouraged."

South King County Housing & Homelessness Partners (SKHHP)

City of Tacoma

Pierce County

Projects that maximize unit production will receive a higher unit production score.

- Project maximizes the number of units on the project site.

LOCAL GOVERNMENT INVESTMENT PRIORITY

A Regional Coalition for Housing (ARCH)

Project sponsors working in collaboration/partnership with local community-based organizations are a high priority.

Encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources.

Projects that already have funding secured and/or leverage private and public investment are a high priority.

South King County Housing & Homelessness Partners (SKHHP)

Project sponsors working in collaboration/partnership with local community-based organizations are a high priority.

Encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources.

Projects that already have funding secured and/or leverage private and public investment are a high priority.

City of Tacoma

Pierce County

Projects leveraging more outside resources (i.e., private loans, other public funding, grants, applicant contributions, private equity, etc.) will receive a higher leverage score.

- Project maximizes other private and public debt and other outside funding sources.



SSHA³P HOUSING CAPITAL FUND: FUNDING PRIORITIES

SSHA³P CAPITAL FUND COMMITTEE MEETING

FEBRUARY 13, 2024

Affordable Housing Fund Priorities

ARCH, SKHHP, City of Tacoma, and Pierce County's 2060 Committee



City of Tacoma

2023 NOFA for Affordable Housing Development and Preservation

Affordable Housing Development Goal: Develop housing units that serve households between 0% and 60% AMI for rental projects and 80% AMI for homeownership opportunities

- Rental Housing Objective: Develop rental units for low- and very low-income households
 - Priority: Development of housing units that are targeted at households earning at or below 50% or less of area median income
 - Priority: Development of housing units that will be paired with evidence based supportive services

- Homeownership Objective: Support Homeownership unit development for low- and mod-income households
 - Priority: Development of homeownership units that utilize a permanent affordability model
 - Priority: Homeownership projects that will affirmatively market units and/or conduct targeted engagement with underrepresented populations in the establishment of their homebuyer pipeline

SKHHP

2023 Funding Guidelines for Housing Capital Fund

Collaboration. Project sponsors working in collaboration/partnership with local community-based organizations are a high priority.

Community Connections and Engagement. Project sponsors that demonstrate connections and direct experience with populations they are proposing to serve, and proven success in community engagement and involvement in decision-making are a high priority.

Disproportionate Impact. Projects that ensure housing proactively meets the needs of and is available to populations most disproportionately impacted by housing costs while complying with applicable tax revenue restrictions and with relevant federal, state, and local fair housing laws.

Economic Opportunity. Projects that support the advancement of economic opportunity are a high priority. This includes proximity to transit, commercial cores, and connections to workforce development and other services that promote upward mobility, including, but not limited to child care centers, higher education institutions, and libraries.

Extremely Low Income and Supportive Housing. Proposals that provide rental housing for individuals and families earning 0-30% AMI and proposals that incorporate supportive services are a high priority.

SSHAP

Geographic Equity. The SKHHP Housing Capital Fund has a long term objective to produce housing across SKHHP member jurisdictions through the creation of a broad distribution in the location of all types of affordable housing over time to maximize choice for individuals and families seeking affordable homes within SKHHP's geographic purview.

Homeownership. Projects that are able to provide homeownership opportunities for individuals and families earning up to 60% AMI.

Leverage of Private and Public Investment. SKHHP encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources. Projects that already have funding secured and/or leverage private and public investment are a high priority.

Preservation. Projects that preserve housing at risk of conversion to market-rate housing are a high priority. This includes housing units with expiring affordability requirements or preservation of residential rental properties that are affordable to households earning up to 60% AMI, but do not have affordability requirements.

Racial Equity. SKHHP encourages proposals that advance racial equity through strategies that intentionally dismantle the racially disparate impacts of our current housing system and that interrupt cyclical generational poverty. Strategies may include, but are not limited to: preserving communities at risk of displacement; creating project partnerships that give voice and ownership to communities of color; affirmatively marketing new housing opportunities to populations disproportionately experiencing cost burden and housing insecurity; and addressing historic inequities in access to homeownership.

Transit-Oriented Development. Projects located within ½ mile of an existing or planned high-capacity transit station, defined as fixed rail (light rail or Sounder train), bus rapid transit, or other high frequency bus stop are a high priority. Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

ARCH

2023 ARCH Housing Trust Fund Guidelines

Target Populations. The Housing Trust Fund is targeted to a broad set of populations described in the section below. Senior and special needs housing are long-term priorities, particularly when sponsors have identified funds for ongoing operations and supportive services for the intended residents.

Leveraging Private Investment. ARCH encourages project sponsors to pursue private investment that provides maximum leverage of local resources. Use of the Low-Income Housing Tax Credit and tax-exempt bond programs are highly encouraged, together with other creative financing structures.

Transit-Oriented Development. Multifamily projects, especially those near transit centers or high frequency transit, are encouraged. Several ARCH cities have adopted local plans and policies to support residential density near current and planned transit infrastructure. Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

Shelter and Supportive Housing. ARCH encourages projects that ensure the availability of shelter and supportive housing on the Eastside for homeless families, single adults, and youth, particularly from experienced providers with a track record of utilizing best practices, and thoughtfully and successfully integrating projects into the fabric



of existing communities. Providers considering such proposals should work with ARCH and King County to ensure that adequate funding for operations and supportive services is available.

Preservation. Projects that preserve housing at risk of conversion to market-rate are a high priority, particularly when existing low-income residents are likely to be displaced. Preservation projects will be particularly competitive when they can demonstrate an efficient use of resources relative to new construction projects. ARCH will accept applications at any time for such projects and will work to expedite the review process when urgency has been demonstrated.

Geographic Equity. The Housing Trust Fund has a long-term objective of producing housing across East King County. ARCH looks to create broad distribution in the location of all types of affordable housing over time to maximize choice for individuals and families seeking affordable homes. A map of existing Housing Trust Fund projects is available on the organization’s website.

Racial Equity. ARCH encourages proposals that advance racial equity through strategies that intentionally dismantle the racially disparate impacts of our current housing system. For example, such strategies may include, but are not limited to: preserving existing communities at risk of displacement, including manufactured housing communities; increasing opportunities for very low-income households to access historically exclusive neighborhoods; creating meaningful project partnerships that give voice and ownership to residents and communities of color; affirmatively marketing new housing opportunities to communities less likely to access opportunities in East King County; and addressing historic inequities in access to homeownership.

Cost-Effective Development Approaches. ARCH encourages project sponsors to propose cost-effective approaches to development that will minimize requests to the Housing Trust Fund. This includes approaches such as utilizing free or discounted property, utilizing in-kind support, redeveloping underutilized property already owned by the sponsor, working with cities to minimize structured parking by demonstrating reduced demand, and creating small/efficient unit layouts (e.g., SROs, co-housing, etc.) that still meet the needs of the proposed population.

Timely Delivery of Housing. ARCH will prioritize projects that can demonstrate the ability to advance quickly through the development and entitlement process, execute financing commitments, and deliver housing as rapidly as possible. Staff will evaluate a project’s readiness, sponsor track record, and organizational commitment to timely delivery.

Innovative Sustainable & Environmentally Friendly Solutions. ARCH encourages project sponsors to design with environmental sustainability in mind. Amenities and materials that meet residents’ needs, promote long-term durability, and reduce operating costs are encouraged.

Pierce County: 2060 Committee

2023 NOFA for Affordable Housing Development and Preservation

<p>Leverage Funds: Projects leveraging more outside resources (i.e., private loans, other public funding, grants, applicant contributions, private equity, etc.) will receive a higher leverage score.</p> <ul style="list-style-type: none"> • Project maximizes other private and public debt and other outside funding sources. • Project maximizes owner equity and contributions to the project.
<p>Unit Production: Projects that maximize unit production will receive a higher unit production score.</p> <ul style="list-style-type: none"> • Project maximizes the number of units on the project site. • Project has a lower amount of County funding per unit.

<p>Readiness: Projects that are further along in the development process and that clearly outline an achievable timeline will receive a higher readiness score. Site control secured. (Site control required if 5+ units).</p> <ul style="list-style-type: none"> • Design, engineering, and/or permits are in development and/or are completed. . • Budgets developed and supported. • Financing sources identified and timeline for funding commitments outlined. Funding sources outlined and supported. • Funding commitments secured. • Timeline outlined, supported, and achievable.
<p>Financial Feasibility: Projects with development and operating budgets that are reasonable and supported and have financial capacity to carry out the project will receive a high Financial Feasibility Score.</p> <ul style="list-style-type: none"> • Operating costs are supported and reasonable. Operating revenue is sufficient to cover expenses and debt. • Total development costs are supported and reasonable. All temporary and permanent funding to complete the project is identified. • Applicant has sufficient capital in reserve to cover upfront expenses. • Agency is a low or medium risk agency as determined by Human Services staff.
<p>Sustainability: Projects that provide additional sustainability features than are required that will benefit both tenants/buyers and the surrounding community</p> <ul style="list-style-type: none"> • Project site is one that renovates or replaces existing structures or undergoes environmental remediation. • Project include additional reduction in energy use, beyond those outlined in the Evergreen Sustainable Energy Standards. • The project includes water conserving features, water retention features, or other methods of cleaning stormwater.
<p>Capacity: Organizations with a demonstrated track record of developing, owning and/or sponsoring affordable housing or that can demonstrate effective partnerships with organizations with a demonstrated track record of developing, owning, and/or sponsoring affordable housing will receive a higher capacity score.</p> <ul style="list-style-type: none"> • Experience with similar projects. • Staff experience.
<p>Community Benefit and Amenities: Priority will be given to projects that will create or expand new amenities and/or programs for tenants/buyers. Examples of amenities could include gardens or playgrounds; examples of programs include optional counseling programs or job training. Examples of community benefit could be projects that include community rooms for use by tenants/community or high community-need commercial ground-floor use.</p>

<ul style="list-style-type: none">• Projects considers community impact and community benefits.• Project includes amenities for tenants/buyers beyond the housing units.
<p>Marketability/Conceptual Soundness/Transit Proximity: Projects that meet the needs of the target population, are near transit and demonstrate market demand will receive a higher marketability/conceptual soundness/transit proximity score.</p> <ul style="list-style-type: none">• If rental, rents compatible with target population.• If ownership, prices compatible with target population.• Project competitive with surrounding market.• Proximity to transit nodes and other amenities such as social services, schools, stores, etc.• Market or need supports development in the project area (new projects).
<p>Priority Needs/Fair Housing/Equity: Projects serving priority populations and that promote Fair Housing and Racial Equity</p> <ul style="list-style-type: none">• Project serves very low and extremely low-income populations.• Project is considering Health Equity and areas of opportunity in the siting of the project.• Project will support an integrated system of culturally appropriate services that are equitable, easy to access and navigate.• Project clearly outlines an affirmative marketing policy and outreach efforts to ensure underrepresented populations have equitable access to housing opportunities.



Housing Capital Fund

Funding Priorities

Transit-Oriented Development. Projects located within ½ mile walking distance of an existing or planned high-capacity transit station, defined as fixed rail (light rail or Sounder train), bus rapid transit, or other high frequency bus stop, are a priority. Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

Health Equity. Projects that increase opportunities for low-income households by siting development in an area of opportunity are a priority. [The Pierce County Equity Index](#) is one resource to identify high opportunity areas in Pierce County.

Fair Housing. SSHA³P encourages projects that clearly outline an affirmative marketing policy and outreach efforts to ensure underrepresented populations have equitable access to housing opportunities.

Racial Equity. SSHA³P encourages projects that use strategies to further racial equity in housing outcomes; strategies may include but are not limited to: preserving housing in communities at risk of displacement, including manufactured housing communities; creating meaningful project partnerships that give voice and ownership to residents and communities of color; and addressing historic inequities in access to homeownership.

Unit Production. Projects that maximize unit production on the project site are a priority.

Leverage of Private and Public Investment. SSHA³P encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources. Projects that already have funding secured and/or leverage private and public investment are a priority.

Timely Delivery of Housing. SSHA³P will prioritize projects that can demonstrate the ability to advance quickly through the development and entitlement process, execute financing commitments, and deliver housing as rapidly as possible. Staff will evaluate a project's readiness, sponsor track record, and organizational commitment to timely delivery.

Geographic Equity. Within Pierce County, the SSHA³P will prioritize the funding of projects in the following order:

1. Projects located inside the governmental boundaries of the Cities of Auburn, Fife, and Sumner, and unincorporated Pierce County
2. Projects located in areas adjacent to the Cities of Auburn, Fife, and Sumner, and unincorporated Pierce County
3. Other areas in Pierce County