

SSHA³P

South Sound Housing Affordability Partners Executive Board Meeting Minutes

March 1, 2024

8:30 – 9:10 a.m.

Executive Board: Mayor Nancy Backus, City of Auburn – excused
 Councilmember Kevin Ballard, City of DuPont – present
 Deputy Mayor Mike Winkler, City of DuPont (alternate) – present
 Mayor Dave Olson, City of Edgewood – excused
 Councilmember Christi Keith, City of Edgewood (alternate) – present
 Vice-Chair, Mayor Kim Roscoe, City of Fife – present
 Councilmember Lew Wolfrom, City of Fife (alternate) – excused
 Councilmember Hunter George, City of Fircrest – excused
 Councilmember Brett Wittner, City of Fircrest (alternate) – present
 Chair, Mayor Tracie Markley, City of Gig Harbor – present
 Councilmember Paul Bocchi, City of Lakewood – excused
 Councilmember Mike Brandstetter, (alternate) City of Lakewood – present
 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 – excused
 Councilmember Nancy Henderson, Town of Steilacoom, (alternate) – present
 Mayor Kathy Hayden, City of Sumner – present
 Mayor Victoria Woodards, City of Tacoma – present
 Councilmember Kiara Daniels, City of Tacoma (alternate) – excused
 Councilmember Stan Flemming, City of University Place – present

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

Guests: Taylor Jones, Ryan Windish, Heather Moss

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Markley called the meeting to order at 8:32. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present.	Welcome!
Consent Agenda	Mayor Markley asked if there were any modifications to the agenda: none. Mayor Roscoe moved to approve the consent agenda; Councilmember Keith seconded the motion. Vote was taken, none opposed.	Meeting agenda approved.
Public Comment	Mayor Markley opened the floor for public comment. None; no written comments were received.	None.

TOPIC/WHO	DISCUSSION	ACTION
<p>2024 SSHA³P Housing Capital Fund Priorities Jason</p>	<p>Capital Fund Committee members Taylor Jones, Ryan Windish, and Heather Moss attended. The Committee was established to create priorities for expenditures and to review and evaluate project applications.</p> <p>Four priority areas were identified: <i>Transit-oriented</i> – within ½ mile walking distance of high-capacity transit; <i>Equity</i> – increase opportunity for low-income households, further equity; <i>Highest & best use priority</i> – projects that maximize unit production; and <i>Geographic</i> – projects located inside or adjacent to cities of Auburn, Fife, Sumner, and unincorporated Pierce County.</p> <p>Jason opened for questions. Councilmember Brandstetter noted the legislative discussion about considering time windows for when transit-oriented development would manifest. For example, in Lakewood, some transit projects are delayed 20 years to indefinitely.</p> <p>The NOFA is expected to be released in mid-April, with a 60-day window for responses. The Fund Committee will score, evaluate, and interview applicants and bring recommendations to this body in September.</p>	<p>Informational</p>
<p>Formation of Executive Board Subcommittee on Advisory Board Appointment Recommendations Mary</p>	<p>Last year a subcommittee of this body met to recommend appointment of the first 19 members of the SSHA³P Advisory Board. Staff recommends that a similar subcommittee be formed to meet twice this year, in March and November, to review applications and make recommendations for subsequent appointments.</p> <p>Mayor Markley will establish an Ad Hoc Committee of up to seven members, each with one vote, limited to one per each member government, to review applications and make recommendations on Advisory Board appointments. Mayor Markley asked if there were any volunteers: Councilmembers Ballard and Flemming volunteered.</p>	<p>The full group will be emailed after the meeting for further volunteers.</p>
<p>SSHA³P Manager Report Jason</p>	<p><i>2023 Q4 Budget:</i> there have been some changes in HS leadership, resulting in the Q4 budget report being delayed.</p> <p><i>Legislative Session:</i> today at 5:00 p.m. is the House of origin cutoff. SB 6173 is expected to pass; it would potentially affect SSHA³P's capital fund. HB 2160 (transit-oriented development) did not pass. The lot-splitting bill is also dead. Residential Landlord Tenant Act – HB 2114 (rent control) did not pass. Sine die is March 7. Eligibility expansion for CHIP, supporting sewer and water infrastructure developments.</p>	<p>A full session synopsis will be shared following sine die.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Manager Report continued</p>	<p>Property Tax Exemption Seminars: the first 2024 seminar was hosted last month in Puyallup/South Hill; 36 attended. Three additional seminars are scheduled: March 14 on Key Peninsula, April 4 in Graham, and May 21 in Gig Harbor. Mayor Markley commended Mary for putting these seminars together to assist those who are entitled to property tax exemptions. Councilmember Ballard requested that, moving forward, this body receive an attendance breakdown to track how many are seniors, how many are Veterans, etc.</p>	<p>More to come.</p>
<p>Executive Board Updates/ Comments</p>	<p>Executive Dammeier said that the Capital Funding Committee priorities look good. He'd like order of magnitude be considered as well, for example, the closer to transportation can result in higher land costs, etc. He added that three "deads" are required before a Bill is truly dead. We've done as much affordable housing planning in the past year as over the past decade. We've made dramatic strides and should feel good about that!</p>	<p>Informational</p>
<p>Adjournment</p>	<p>There being no further business, Mayor Woodards moved to adjourn. Councilmember Flemming seconded the motion. The meeting adjourned at 9:10 a.m.</p>	<p>Meeting adjourned.</p>

The next SSHA³P Executive Board meeting is scheduled for Friday, April 5, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant