



**South Sound Housing Affordability Partners
Executive Board**

Meeting **AMENDED 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>

March 1, 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 Denise McCluskey (Alternate)

I. CALL TO ORDER

ROLL CALL

INTRODUCTORY QUESTION

Question: What is a favorite tradition in your community?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: Minutes February 2, 2024, Executive Board regular meeting

[Document Link](#)

IV. PUBLIC COMMENT

This is the time set aside for the public to comment on 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. Comments will be compiled and sent to the Executive Board.

V. RESOLUTIONS AND PRESENTATIONS

A. Presentation: SSHA³P Housing Capital Fund Priorities

Purpose: Presentation by Jason Gauthier, SSHA³P Manager, on the funding priorities for the 2024 SSHA³P Housing Capital Fund.

ATTACHMENTS: SSHA³P Housing Capital Fund Priorities Presentation

[Document Link](#)

Agenda Memorandum: SSHA³P Housing Capital Fund Priorities

[Document Link](#)

2024 SSHA³P Housing Capital Fund Priorities

[Document Link](#)

B. Presentation: Formation of Executive Board Subcommittee on Advisory Board Appointment Recommendations

Purpose: Presentation by Mary Connolly, SSHA³P Program Specialist II, on formation of Executive Board subcommittee on appointments to the Advisory Board in 2024.

ATTACHMENTS: Formation of Executive Board Subcommittee Presentation

[Document Link](#)

Agenda Memorandum: Formation of Executive Board Subcommittee

[Document Link](#)

VI. REPORT BY THE SSHA³P MANAGER

~~A. FY 2023 Q4 Budget Update~~

~~A.B. Legislative Session Update~~

~~B.C. Property Tax Exemption Seminar~~

ATTACHMENTS: March 2024 SSHA³P Manager Report

[Document Link](#)

~~FY 2023 Q4 Budget Update~~

Week 8: Legislative Hot Sheet

[Document Link](#)

Property Tax Exemption Seminar Flyer – Key Peninsula

[Document Link](#)

~~Property Tax Exemption Seminar Flyer – Graham/Kapowsin~~

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

SSHA³P

South Sound Housing Affordability Partners Executive Board Meeting Minutes

February 2, 2024

8:30 – 9:38 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 Dave Olson, City of Edgewood – excused
 Councilmember Christi Keith, City of Edgewood (alternate) – present
 Vice-Chair, Mayor Kim Roscoe, City of Fife – excused
 Councilmember Lew Wolfrom, City of Fife (alternate) – excused
 Councilmember Hunter George, City of Fircrest – present
 Councilmember Brett Witter, City of Fircrest (alternate) – excused
 Chair, Mayor Tracie Markley, City of Gig Harbor – excused
 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 – excused
 Councilmember Ryan Mello, Pierce County – present
 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 – excused
 Councilmember Kiara Daniels, City of Tacoma (alternate) – present
 Councilmember Stan Flemming, City of University Place – present

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

Guest: Tiffany Speir

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Chair Mello called the meeting to order at 8:33. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present.	Welcome!
Consent Agenda	Modifications to the agenda: Jason suggested moving 2024 Board Meeting Schedule to the first item, to assure that a quorum is present for that discussion. Councilmember Flemming moved to approve the consent agenda as modified; Councilmember Daniels seconded the motion. Vote was taken, none opposed.	Modified meeting agenda approved.

TOPIC/WHO	DISCUSSION	ACTION
<p>Fund Balance Strategy continued</p>	<p>Councilmember Bocchi asked what the Housing Capital Fund looks like, and what the Board’s role is around it. The Fund is in place; committed funders include Auburn (\$15,000), Sumner (\$125,000), and Fife (\$153,000.) Pierce County’s working on its process to match those dollars, to total approximately \$600,000 in 2024. A Housing Capital Fund Committee has been formed to award Housing Capital funds. In March, this Board will be briefed about Housing Capital Fund usage and asked to approve.</p> <p>Councilmember George is pleased with the progress SSHA³P has made in three years.</p> <p>Mayor Hayden would like to see fund balance go towards the capital fund, and would also appreciate a member government fee reduction, due to Sumner’s budget limitations. Mayor Backus is great with the hybrid model.</p> <p>Fund balance has been projected through 2027. If member government fees are frozen, \$57,000 would cover them. That could be accomplished, with some extra left over for flexibility.</p>	<p>Discus- sion</p>
<p>SSHA³P Manager Report Mary & Jason</p>	<p>Mary demonstrated the Developer Portal that’s now live on the SSHA³P website, https://southsoundaffordablehousing.org/developer-portal/, a resource with information on each jurisdiction’s plan, development incentives, permitting, area utility and fire providers, resident assistance programs, and contact information. There’s also a page with information specifically for affordable housing developers: https://southsoundaffordablehousing.org/information-for-affordable-housing-developers/</p> <p>Mary and Jason are getting the word out to developers about this new resource. Chair Mello asked Jason and Mary for info that members may share as well.</p> <p>Legislative update: House of Origin Policy Cut-off was 1/31, Monday, 2/5 is budget cut-off. We’ll know which Bills remain alive next week. SSHA³P will share updates in weekly hot sheets.</p> <p>SB 6173 is legislation that SSHA³P helped develop and Senator Nobles is sponsoring, that would allow 1406 funds to be used for households up to 80% AMI if for affordable homeownership.</p> <p>Property tax exemption seminars are being planned to help seniors and those with disabilities get their tax exemption. A seminar will be held Monday at the Mel Korum YMCA in Puyallup; the next one is scheduled for March 14 at the Key Peninsula Center, and a third seminar is being scheduled at the Graham-Kapowsin Senior Center.</p>	<p>Special Kudos to Riley Egge at Pierce County Communications for his help with the portal.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Manager Report continued</p>	<p>Another member with affordable housing experience is being recruited for the SSHA³P Advisory Board. Mary would like applications by February 28; please help get the word out.</p> <p>Councilmember Ballard suggested reaching out to prominent service organizations, such as VFW or American Legion, when planning future tax exemption seminars.</p> <p>Councilmember George asked if it's anticipated that the legislature will reopen the window on 1406 dollars? The statute would have to be significantly reconfigured to be able to do that.</p>	<p>Informa- tional</p> <p>Discus- sion</p>
<p>Executive Board Updates/ Comments</p>	<p>Councilmember George has been asked to help Mason United Methodist Church convert its property to affordable housing. An RFP was released this week for developers to work with them.</p> <p>Chair Mello reported that the Pierce County Council sent a letter to its legislative delegation this week about second-half session priorities, Bills that are still alive of major importance to Pierce County and its budget priorities. A sizable portion of the letter is regarding housing needs.</p>	<p>Informa- tional</p>
<p>Adjourn- ment</p>	<p>There being no further business, the meeting adjourned at 9:38 a.m.</p>	<p>Meeting ad- journed!</p>

The next SSHA³P Executive Board meeting is scheduled for Friday, March 1, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant



SSHA³P HOUSING CAPITAL FUND: FUNDING PRIORITIES

SSHA³P EXECUTIVE BOARD REGULAR MEETING

MARCH 1, 2024

EXECUTIVE BOARD RESPONSIBILITY

“The SSHA³P Executive Board will authorize the application of specified amounts of Individual Account monies to projects or programs consistent with the purpose of the SSHA³P Capital Fund, and will authorize and recommend the SSHA³P Executive Manager, and the Administering Agency to take such actions as necessary to accomplish this.” – **Section 14(f)(i) of the SSHA³P Intergovernmental Agreement**

FUND COMMITTEE RESPONSIBILITY

- 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.
- The Committee shall review and evaluate project applications based on criteria established by the Committee and published in the Notice of Funding Availability (“NOFA”) or Request-for-Proposal (“RFP”). The Committee will then provide funding recommendations to the Executive Board for consideration and action

GEOGRAPHIC PRIORITIES

The Fund has a long-term objective to support low-income residents' affordable housing needs throughout the Parties' boundaries and across SSHAP's geographic purview.

- Subject to revision by a majority vote of the Committee, the **Fund shall prioritize the funding of projects or programs located or serving inside the governmental boundaries of contributing Parties and projects or programs located in areas adjacent to contributing Parties.**

PROJECT TYPE PRIORITIES

The Fund has a long-term objective to create a broad mix of affordable housing types to maximize choice for low-income individuals and families seeking affordable housing throughout the Parties' boundaries and across SSHAP's geographic purview. All funding must serve eligible populations as determined by fund source(s).

- On an annual basis the **Committee may develop funding priorities for project types** to serve eligible populations.
- Eligible Populations: 1406 funds require that households served earn no more than 60% AMI

FUND COMMITTEE PRIORITIES

- Transit Oriented Development
- Equity
- Highest and Best Use
- Funding Commitments

TRANSIT ORIENTED DEVLEOPMENT PRIORITY

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.

EQUITY PRIORITY

Opportunity

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.

Equity

Projects that further equity for populations that experience inequitable housing outcomes are a priority. Examples of strategies to further equity include but are not limited to working in collaboration/partnership with local community-based organizations and outlining an affirmative marketing policy and outreach efforts.

HIGHEST & BEST USE PRIORITY

Unit Production

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

Timely Delivery of Housing

The SSHA³P Housing Capital Fund will prioritize projects that can demonstrate the ability to advance quickly through the acquisition, 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.

FUNDING COMMITMENTS PRIORITY

Leverage of Private and Public Investment

The SSHA³P Housing Capital Fund encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources. Projects that already have private and/or public funding committed are a priority.

GEOGRAPHIC PRIORITY

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



SSHA³P HOUSING CAPITAL FUND: FUNDING PRIORITIES

SSHA³P EXECUTIVE BOARD REGULAR MEETING

MARCH 1, 2024



AGENDA MEMODRANDUM

March 1, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: SSHA³P Housing Capital Fund Priorities

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST:

SUMMARY/BACKGROUND:

Resolution No. 2023-08 created the SSHA³P Housing Capital Fund account (the Fund) and Rules and Procedures for the Fund. The Rules and Procedures created a committee of contributing parties to the Fund (Fund Committee) and provided the committee the authority to develop project type and geographic priorities for the awarding for moneys from the Fund.

The contributing parties to the Fund are the Cities of Auburn, Fife, Sumner, and Pierce County. The parties are agreed to allocate the following funding amounts of their funds collected under RCW 82.14.540 to the Fund in fiscal year 2024.

- City of Auburn - \$15,000
- City of Fife - \$153,000
- City of Sumner - \$125,000
- Pierce County - \$293,000

The Fund Committee is made up of a representative of each contributing party, Fund Committee members are:

- City of Auburn – N/A
- City of Fife – Taylor Jones / Derek Matheson (alternate)
- City of Sumner – Ryan Windish / Jason Wilson (alternate)
- Pierce County – Heather Moss / John Barbee (alternate)

The purpose of this presentation is to provide the Executive Board with an update on the 2024 priorities of the SSHA³P Housing Capital Fund.

ATTACHMENTS:

SSHA³P Housing Capital Fund Priorities Presentation
2024 SSHA³P Housing Capital Fund Priorities

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



Housing Capital Fund

2024 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.

Opportunity. 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 tool that identifies high opportunity areas in Pierce County.

Equity. Projects that further equity for populations that experience inequitable housing outcomes are a priority. Examples of strategies to further equity include but are not limited to working in collaboration/partnership with local community-based organizations and outlining an affirmative marketing policy and outreach efforts.

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

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

Timely Delivery of Housing. The SSHA³P Housing Capital Fund will prioritize projects that can demonstrate the ability to advance quickly through the acquisition, 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 Housing Capital Fund 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



2024 COMMITTEE ON ADVISORY BOARD APPOINTMENT

MARCH 1, 2024

EXECUTIVE BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II

HISTORY

- Committee met twice during 2023
 - March 2023
 - December 2023
- Members:
 - Mayor Markley (City of Gig Harbor)
 - Mayor Backus (City of Auburn)
 - Councilmember Ballard (City of DuPont)
 - Councilmember Brandstetter (City of Lakewood)
 - Councilmember George (City of Fircrest)
 - Councilmember Witting (City of Puyallup)

2024 COMMITTEE ON ADVISORY BOARD APPOINTMENT

- Purpose
 - Meet with staff to review Advisory Board applications and staff recommendations
 - Make recommendations to the Executive Board on appointment
- Meetings
 - March 2024
 - November 2024

ELIGIBILITY

- Members may be primary or alternate representatives
- There should not be two members on the Committee from the same member government



2024 COMMITTEE ON ADVISORY BOARD APPOINTMENT

MARCH 1, 2024

EXECUTIVE BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II

AGENDA BILL

March 1, 2024

AGENDA CATEGORY New Business

SUBJECT: 2024 Committee on Advisory Board Appointment

PRESENTED BY: Mary Connolly, SSHAP³ Program
Specialist II

FISCAL IMPACT: N/A

ESTIMATED COST: N/A

SUMMARY/BACKGROUND:

In 2023, a committee of the Executive Board met twice to make recommendations to the Executive Board on appointments to the Advisory Board. The members of the committee were:

- Mayor Markley (City of Gig Harbor)
- Mayor Backus (City of Auburn)
- Councilmember Ballard (City of DuPont)
- Councilmember Brandstetter (City of Lakewood)
- Councilmember George (City of Fircrest)
- Councilmember Witting (City of Puyallup)

The committee met twice in 2023:

- March 2023: The committee made recommendations on the first 19 members of the Advisory Board, appointed in April 2023.
- December 2023: The committee made recommendations on new and returning members, appointed in January 2024. They also directed staff to continue recruitment for an additional member with current or recent experience applying to or participating in an affordable housing program, to be considered for appointment in April 2024.

STAFF RECOMMENDATION:**Recommendation**

Staff recommend the establishment of an ad-hoc committee whose purpose shall be to:

- Review Advisory Board applicants and staff recommendations; and
- Make recommendations to the Executive Board on appointments to the Advisory Board

Staff anticipate this committee to meet twice during 2024:

- 1) March 2024: Review applications for people with current or recent experience applying to or participating in an affordable housing program. Make a recommendation to be brought to the Executive Board on April 5, 2024.
- 2) November 2024: Review applications for new applicants and/or current members with expiring terms. Make a recommendation to be brought to the Executive Board on December 6, 2024.

The committee may have no more than 7 Executive Board members or alternate members as committee members.

Eligibility

Staff recommend the following guidelines for committee eligibility: Members may be either primary or alternate representatives from the Executive Board. There should not be two members on the Committee from the same member government.

ALTERNATIVES:

- The Board may create a standing committee to review applicants and create recommendations.
- The Chair and/or Board may choose not to establish a committee. In this case, staff would bring their appointment recommendations directly to the full Executive Board in April and December 2024.

RECOMMENDED MOTION:

N/A

ATTACHMENTS:

- Committee on Advisory Board Appointment Presentation

TO: SSHA³P Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: March 2024 Manager Report
DATE: February 22, 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 February 13 and February 26 to develop funding priorities for the 2024 Housing Capital Fund. The Committee's adopted funding priorities will be reviewed with the Executive Board at its March 1 regular meeting.

Work has begun on the drafting of a Notice of Funding Availability (NOFA) for the Fund. Staff expect the NOFA to be released in April 2024.

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: 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, the Cities of Tacoma and Lakewood, and the Washington State Department of Commerce to gather examples of compliance and monitoring materials.

Comprehensive Planning

SSHA³P staff are supporting staff workgroup members in hosting meetings for planners in Pierce County to collaborate on housing efforts related to Comprehensive Planning and state legislation. The next collaborative meeting is on March 22.

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 on February 5 was a successful event with 36 attendees! The Pierce County Assessor-Treasurer's Office shared information on how to apply for the property tax exemption, and Pierce County Human Services and MultiCare Celebrate Seniority shared resources for their programs.

Three additional seminars are scheduled:

- Key Peninsula: Thurs March 14 3-5 PM
- Graham-Kapowsin: Thurs April 4 12:15-1:45 PM
- Gig Harbor: Tues May 21 10AM-12PM

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 February 20, the Advisory Board began work on researching universal design by hearing from Beckye Frey, Principal Senior at the City of Redmond, about what universal design is and how jurisdictions can encourage building with universal design. At their meeting on March 19, staff expect that the Advisory Board will provide initial feedback on SSHA³P's 2025 work plan and will begin discussion on creating an evaluation framework to consider policies/programs for potential recommendation for inclusion in SSHA³P's housing toolkit.

SSHA³P staff are continuing recruitment for an additional member with experience participating in or applying to an affordable housing program; applications are due February 28. Staff expect that an additional applicant may be considered by the Executive Board for appointment in April.

WEEKLY LEGISLATIVE UPDATE

Week 8: 2/26/2024 – 3/3/2024

[Pg. 1 Support Legislation](#)

[Pg. 2 Oppose Legislation](#)

[Pg. 3 Monitor Legislation](#)

[Pg. 6 Dates to Remember](#)

SUPPORT

HB 1892 - Concerning the workforce housing accelerator program.

STATUS: Received public hearing in the Senate Committee on Ways & Means on February 22.

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

HB 2019 - Establishing a Native American apprentice assistance program.

STATUS: Scheduled for public hearing in the Senate Ways & Means Committee on February 24.

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

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

STATUS: Received public hearing in the Senate Committee on Ways & Means on February 23.

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

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

STATUS: Received public hearing in the Senate Committee on Ways & Means on February 22.

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

SB 5949 – Concerning the capital budget.

STATUS: Passed Senate on February 22 (49-0-0-0). Read first time, rules suspended, and placed on second reading calendar in House on February 23.

SUMMARY: Making supplemental capital budget appropriations, which includes a SSHAP requested policy change to the Connecting Housing to Infrastructure Program (CHIP) allowing resident owned manufactured home communities to be eligible for CHIP.

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

STATUS: Scheduled for executive session in House Committee on Finance on February 26.

SUMMARY: Allows revenue from the affordable and supportive housing sales and use tax (e.g., 1406 Funds) to be used by local governments for housing and services provided to persons whose income is at or below 80 percent of the median income if it is supporting the development of affordable housing intended for owner occupancy.

OPPOSE

ESHB 1245 - Increasing housing options through lot splitting. (DEAD)

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

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

HB 1998 - Concerning co-living housing.

STATUS: Passed Senate on February 22 (44-4-0-1). Bill will go back to House for concurrence.

SUMMARY: Creates a definition of co-living housing and requires cities and counties planning under the Growth Management Act (GMA) to allow co-living housing in any residential zone within an urban growth area that allows at least 6 multifamily housing units. Cities and counties may not treat a sleeping unit in co-living housing as more than one-half of a dwelling unit for purposes of calculating fees for sewer connections and may not treat a sleeping unit in co-living housing as more than one-quarter of a dwelling unit for purposes of calculating dwelling unit density.

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

STATUS: Scheduled for public hearing in the Senate Committee on Ways & Means on February 24.

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

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

Requires cities planning under the Growth Management Act to allow new residential and mixed-use development within any station area at the transit-oriented development density of at least 3.0 floor area ratio, on average if a city exempts up to 25 percent of station areas.

MONITOR

Bill	Title	Sponsor	Status	Recent Committee Action	Last Roll Call
E3SHB 1433	Energy labeling/residential	Duerr	S Rules 2	February 20 Public hearing in the Senate Committee on Environment, Energy & Technology at 1:30 PM. February 21 Executive action taken in the Senate Committee on Environment, Energy & Technology at 8:00 AM.	55-42-0-1
EHB 1468	Impact fee deferrals	Goehner	S Rules 2	February 15 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. February 20 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	97-0-0-1
ESHB 1589	Clean energy	Doglio	S Rules 2	January 31 Public hearing in the Senate Committee on Environment, Energy & Technology at 8:00 AM. February 16 Executive action taken in the Senate Committee on Environment, Energy & Technology at 8:00 AM.	52-45-0-1
HB 1976	Incentives/energy upgrades	Fosse	S Ways & Means	February 20 Executive action taken in the Senate Committee on Environment, Energy & Technology at 1:30 PM. February 24 Scheduled for public hearing in the Senate Committee on Ways & Means at 9:00 AM.	97-0-0-1
HB 1987	Public facilities tax use	Low	S Rules 2	February 15 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. February 20 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	97-0-0-1
ESHB 2003	Housing/public lands leases	Connors	S Ways & Means	February 16 Executive action taken in the Senate Committee on Housing at 10:30 AM. February 22 Public hearing in the Senate Committee on Ways & Means at 1:30 PM.	95-2-0-1
SHB 2012	Rental housing/nonprofits	Street	S Ways & Means	February 16 Public hearing and executive action taken in the Senate Committee on Housing at 10:30 AM. February 22 Public hearing in the Senate Committee on Ways & Means at 1:30 PM.	69-28-0-1
ESHB 2039	Environmental & land use appeals	Fitzgibbon	S Rules 2	February 16 Public hearing in the Senate Committee on Environment, Energy & Technology at 8:00 AM. February 21 Executive action taken in the Senate Committee on Environment, Energy & Technology at 8:00 AM.	64-33-0-1
2SHB 2071	Residential housing	Duerr	S Rules 2	February 15 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. February 20 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	63-34-0-1
HB 2089	Capital budget, supplemental	Tharinger	H Exec Action	February 20 Public hearing in the House Committee on Capital Budget at 8:00 AM. February 23 Executive action taken in the House Committee on Capital Budget at 8:00 AM.	
SHB 2104	Operating budget, supplemental	Ormsby	H APPDPS	February 19 Public hearing in the House Committee on Appropriations at 4:00 PM. February 21 Executive action taken in the House Committee on Appropriations at 4:00 PM.	
SHB 2252	Small businesses/residential	Klicker	S Rules 2	February 15 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 10:30 AM. February 20 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	97-0-0-1
2SHB 2270	Department of housing	Morgan	S Ways & Means	February 16 Executive action taken in the Senate Committee on Housing at 10:30 AM. February 22 Public hearing in the Senate Committee on Ways & Means at 1:30 PM.	58-39-0-1
HB 2276	Housing/taxes	Berg	H Finance	January 18 Public hearing in the House Committee on Finance at 1:30 PM. February 23 Executive	

				action taken in the House Committee on Finance at 9:00 AM.	
ESHB 2321	Middle housing requirements	Bateman	S Rules 2	February 14 Public hearing in the Senate Committee on Housing at 10:30 AM. February 16 Executive action taken in the Senate Committee on Housing at 10:30 AM.	94-3-0-1
SHB 2329	Insurance market/housing	Macri	S Rules 2	February 05 Executive action taken in the House Committee on Appropriations at 10:30 AM. February 20 Public hearing and executive action taken in the Senate Committee on Business, Financial Services, Gaming & Trade at 8:00 AM.	96-0-0-2
HB 2419	Homeowner property tax exemption	Berg	H Finance		
ESHB 2474	Transitional housing siting	Peterson	S Loc Gov, Land	February 05 Executive action taken in the House Committee on Appropriations at 10:30 AM. February 20 Public hearing and executive session scheduled, but no action was taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	55-42-0-1
ESSB 5334	Affordable housing funding	Lovelett	H Finance	February 20 Executive action taken in the House Committee on Local Government at 10:30 AM. February 23 Scheduled for public hearing in the House Committee on Finance at 9:00 AM.	29-20-0-0
ESSB 5657	Kit home permitting	Wilson, J.	H Housing	February 19 Public hearing in the House Committee on Housing at 1:30 PM. February 20 Executive session scheduled, but no action was taken in the House Committee on Housing at 4:00 PM.	49-0-0-0
SB 5792	Multifamily residential/definition	Padden	H Rules R	February 14 Public hearing in the House Committee on Housing at 10:30 AM. February 19 Executive action taken in the House Committee on Housing at 1:30 PM.	49-0-0-0
ESSB 5796	Common interest communities	Pedersen	H Rules R	February 14 Public hearing in the House Committee on Housing at 10:30 AM. February 19 Executive action taken in the House Committee on Housing at 1:30 PM.	32-17-0-0
SSB 5834	Urban growth areas	Short	H Rules R	February 14 Public hearing in the House Committee on Local Government at 8:00 AM. February 21 Executive action taken in the House Committee on Local Government at 8:00 AM.	49-0-0-0
SSB 5840	Leases	Padden	H Rules R	February 14 Public hearing in the House Committee on Housing at 10:30 AM. February 19 Executive action taken in the House Committee on Housing at 1:30 PM.	49-0-0-0
ESSB 5949	Capital budget, supplemental	Mullet	H 2nd Reading	February 15 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. February 19 Executive action taken in the Senate Committee on Ways & Means at 4:00 PM.	49-0-0-0
SSB 5950	Operating budget, supplemental	Robinson	S 2nd Reading	February 19 Public hearing in the Senate Committee on Ways & Means at 4:00 PM. February 21 Executive action taken in the Senate Committee on Ways & Means at 3:00 PM.	
ESSB 5968	Home equity sharing	Stanford	H ConsPro & Bus	February 20 Public hearing in the House Committee on Consumer Protection & Business at 1:30 PM. February 21 Executive session scheduled, but no action was taken in the House Committee on Consumer Protection & Business at 1:30 PM.	29-20-0-0
ESSB 5973	Heat pumps/CICs	Liias	H Rules R	February 14 Public hearing in the House Committee on Housing at 10:30 AM. February 19 Executive action taken in the House Committee on Housing at 1:30 PM.	48-0-0-1
SB 6013	Homeownership development tax exemption	Shewmake	H Finance	February 23 Scheduled for executive session in the House Committee on Finance at 9:00 AM. February 26 Scheduled for executive session in the House Committee on Finance at 8:00 AM.	37-12-0-0
SSB 6015	Residential parking	Shewmake	H Rules R	February 14 Public hearing in the House Committee on Local Government at 8:00 AM. February 21 Executive action taken in the House Committee on Local Government at 8:00 AM.	30-19-0-0

SSHAP

SB 6030	ADU tax exemptions	Braun	H Finance	February 23 Scheduled for executive session in the House Committee on Finance at 9:00 AM. February 26 Executive action taken in the House Committee on Finance at 8:00 AM.	49-0-0-0
SSB 6059	Mobile home community sales	Frame	H Approps	February 23 Scheduled for public hearing in the House Committee on Appropriations at 1:30 PM. February 26 Scheduled for executive session in the House Committee on Appropriations at 10:30 AM.	48-0-1-0
ESSB 6061	Housing development/SEPA	Lovelett	H Rules R	February 16 Public hearing in the House Committee on Local Government at 10:30 AM. February 21 Executive action taken in the House Committee on Local Government at 8:00 AM.	27-21-0-1
SSB 6108	Construction retainage	King	H Rules R	February 20 Public hearing in the House Committee on Labor & Workplace Standards at 10:30 AM. February 21 Executive action taken in the House Committee on Labor & Workplace Standards at 8:00 AM.	49-0-0-0
SSB 6140	Intensive rural development	Short	H Rules R	February 16 Public hearing in the House Committee on Local Government at 10:30 AM. February 21 Executive action taken in the House Committee on Local Government at 8:00 AM.	49-0-0-0
SSB 6150	Comprehensive plan revisions	Cleveland	H Local Govt	January 23 Public hearing in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM. January 30 Executive action taken in the Senate Committee on Local Government, Land Use & Tribal Affairs at 8:00 AM.	49-0-0-0
E2SSB 6175	Existing structures/tax	Trudeau	H Finance	February 20 Executive action taken in the House Committee on Housing at 4:00 PM. February 23 Scheduled for public hearing in the House Committee on Finance at 9:00 AM.	48-1-0-0
SB 6238	Property tax/veteran widows	Dozier	H Finance	February 23 Scheduled for executive session in the House Committee on Finance at 9:00 AM. February 26 Scheduled for executive session in the House Committee on Finance at 8:00 AM.	49-0-0-0
ESSB 6291	State building code council	Wilson, L.	H Rules R	February 16 Public hearing in the House Committee on Local Government at 10:30 AM. February 20 Executive action taken in the House Committee on Local Government at 10:30 AM.	47-2-0-0

DATES TO REMEMBER

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



Pierce County

SSHAP

Learn how to save money on property taxes at a

Property Tax Exemption Seminar

for low-income seniors and people with disabilities

Thursday, March 14 | 3 p.m.

Key Peninsula Civic Center
17010 S. Vaughn Rd NW in Vaughn



Event Information

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

You may qualify for this exemption if you:

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



Application Support

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



Taxable Income and Veterans

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



Allowable Deductions

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

RSVP TODAY BY CONTACTING

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

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