



South Sound Housing Affordability Partners  
Executive Board Meeting Minutes

April 5, 2024  
8:30 – 9:39 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 – present  
Councilmember Christi Keith, City of Edgewood (alternate) – excused  
Vice-Chair, Mayor Kim Roscoe, City of Fife – present  
Councilmember Lew Wolfrom, City of Fife (alternate) – excused  
Councilmember Hunter George, City of Fircrest – absent  
Councilmember Brett Wittner, City of Fircrest (alternate) – absent  
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 – present  
Councilmember Ned Witting, City of Puyallup – excused  
Mayor Dick Muri, Town of Steilacoom – present  
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, SSHA<sup>3</sup>P Manager  
Mary Connolly, SSHA<sup>3</sup>P Program Specialist 2  
Becki Foutz, Administrative Assistant

**Guests:** Amanda DeShazo, Carl Schroeder, Joanne, LeighBeth Merrick, Liz Crouse, Ryan Windish, Taylor Jones, Ted Richardson, Tim Fairley, Tiffany Speir, Trish Crocker

**MINUTES**

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Markley called the meeting to order. SSHA <sup>3</sup> P Manager Gauthier called roll, per above; a quorum was present.	Welcome!
Consent Agenda	Councilmember Flemming moved to approve the consent agenda; Mayor Roscoe 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><b>Resolution 2024-03, Appointing an Advisory Board Member</b> Mary</p>	<p>SSHA<sup>3</sup>P staff and two Board members interviewed Tim Fairley and recommend him to serve on the SSHA<sup>3</sup>P Advisory Board. He supports and advocates for people in or in need of affordable housing. Councilmember Ballard thanked those who served on the subcommittee, spoke highly of Mr. Fairley’s involvement, and confirmed that he meets criteria to serve on the Advisory Board. Mary opened for questions. Mayor Woodards stated that Mr. Fairley is an active community member and great choice!</p> <p>Councilmember Ballard moved to adopt Resolution 2024-03. Mayor Woodards seconded the motion. Vote was taken, none opposed or abstained. Tim thanked the Board and offered to meet with Executive Board Members if they haven’t met him yet.</p>	<p>Motion carried; Resolution 2024-03 passed.</p>
<p><b>2024 State Legislative Session Review</b> Carl Schroeder, Deputy Director, Government Affairs, Association of WA Cities</p>	<p>Last year was the “Year of Housing,” with a host of land use bills dedicated to increasing housing supply through opening up local regulations. It was hoped that this year would be the “Year of Housing 2.0,” but that didn’t come to pass. However, we were generally successful with legislature on land use preemption.</p> <p>Carl reported that there were a few controversial pieces of legislation that didn’t pass but had lively hearings with those who said they represented the communities opposing affordable housing development projects. The rent stabilization bill did not pass and caused some negativity by the way that it was lobbied, possibly setting a tone for housing issues in the session.</p> <p>Jason was successful with the 1406 home ownership income band for the sales tax credit funds.</p> <p>The budget was pretty good for a supplemental year; disappointing that we didn’t see a substantial investment in the successful Right of Way initiative, but there was a substantial amount of money put into the Housing Trust Fund, and some significant backfill for local government revenues, since the DRFs are down, this will ensure that county homelessness programs can continue.</p> <p>We’ll continue to work on revenue next session. There will be a study conducted by a national firm around transit assets, evaluating against best practices.</p> <p>The Association of Cities will review its statement of policy process (core principles of advocating for cities, what they support). Local control has been a theme and is gaining negative connotation in Olympia. The value of ensuring that communities have input is important and under assault. A number of South Sound cities are beginning to point fingers at each other, requiring the state to step in. Cohesive leadership to educate the legislature is needed.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p><b>Legislative Session</b> continued</p>	<p>Carl opened for questions. Councilmember Ballard thanked Carl for bringing our voices to the table. The home rule doctrine is being felt. DuPont was designated a high-capacity transit community, and they feel this was an overreach by the Department of Commerce.</p>	<p>Thank you, Carl!</p>
<p><b>Grant Report: Coordinating Low-Income Housing Planning</b> Mary</p>	<p>SSHA<sup>3</sup>P staff are applying for a \$50,000 CLHP (Coordinating Low Income Housing Planning) grant from the Department of Commerce. If awarded, the funds would arrive in 2025. Eight jurisdictions plan to partner on this application: DuPont, Edgewood, Fife, Gig Harbor, Lakewood, Puyallup, Steilacoom, and University Place. Mary opened for questions – none.</p>	<p>Informational</p>
<p><b>2025 Work Plan and Budget Development Process</b> Jason</p>	<p>For reference, the 2024 budget is \$346,670; projected 2025 budget is \$354,060.</p> <p>Staff will meet with Executive Board members this month for input, and plan to present a draft to the Advisory Board at their 4/16 meeting. A draft will be presented to this Board at the 5/3 meeting. An updated draft will be reviewed at the 5/21 Advisory Board meeting and the hope is that the plan will be formally adopted at the 6/7 Exec Board meeting.</p> <p>Mayor Markley asked if Jason and Mary would be reaching out to each member government for input – yes!</p>	<p>Thank you, Jason!</p>

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<p><b>SSHA<sup>3</sup>P Manager Report</b> Jason</p>	<p>Jason provided an overview of the Q4 budget report, which was included in the meeting packet. There was some savings on the consultant which reduced staff costs.</p> <p>Successful property tax exemption seminars continue to be held. Seventy attended the last one at the Graham-Kapowsin community center! Upcoming seminars will be held in Gig Harbor and Lakewood. Councilmember Ballard requested data on the number of disabled veterans who attend.</p> <p>A Housing Capital Fund NOFA is anticipated to be released 4/17, with over \$500,000 available.</p> <p>May 6-10 is <i>Pierce County Affordable Housing Week</i>. Amanda DeShazo, Executive Director of Affordable Housing Consortium attended to invite SSHA<sup>3</sup>P Executive Board members and their governments to participate. The Consortium of 70 provides advocacy and education to promote affordable housing across Pierce County. Consortium members include affordable housing developers, construction companies, architects, government agencies, and community partners.</p> <p>Affordable housing is the cornerstone of thriving communities. Affordable Housing (AH) Week offers a series of impactful events aiming to underscore the fundamental role of affordable housing in civic interest. There are 15 events, nine of which are virtual, focusing on cross-sector solutions. Participants include TPCHD, TCC, UW, the Fair Housing Center of WA, the Urban League, Communities in Schools, Pierce Transit, Habitat for Humanity and more. There are five community activities suitable for all ages, including an AH walking tour, an Elected Officials tour of AH with shuttle, and a networking reception. Pierce County and the City of Tacoma are making official proclamations about AH week. You're encouraged to both participate, and spread the word!</p>	<p>Mary will get that data to Councilmember Ballard.</p> <p>If SSHA<sup>3</sup>P member govts are interested in attending the reception for free, please let Amanda know.</p>
<p><b>Executive Board Updates/ Comments</b></p>	<p>Councilmember Mello reported that the Pierce County Council recently finalized the Maureen Howard AH Act spending plan. Extensive community input has been used in developing its detailed spending plan. The NOFA is anticipated to be issued by Human Services sometime this month. All communities in Pierce County will be eligible, except Ruston, Orting, and Tacoma, which have incorporated their own tax. There will be a total of approximately \$19M for developing housing, preserving housing, and permanent supportive housing.</p> <p>Mayor Hayden encouraged the group to come to the Daffodil Parade in Sumner tomorrow at 2:30! Sumner's new 160-unit apartment complex, <i>The Mill</i>, held its grand opening last week; 33 of those units are rent-restricted, AH units!</p>	<p>Informational</p> <p>Great job!</p>

TOPIC/WHO	DISCUSSION	ACTION
<b>Updates/ Comments continued</b>	<p>Mayor Roscoe reported that the City of Fife has created opportunity and provided incentive for AH at a lot near City Hall. Also, they've planned an EIS for their City Center area, which will advance their AH vision.</p> <p>Mayor Backus reported 92 new units in Auburn's downtown core, bringing their number to roughly 600 downtown. It's risen like a phoenix from the ashes due to a fire in 2017. International students from Green River College will be living there.</p> <p>Mayor Markley reported that Gig Harbor has people coming to discuss opportunities for AH; this is great!</p>	Great job!
<b>Adjourn- ment</b>	There being no further business, Mayor Roscoe moved to adjourn. Mayor Backus seconded the motion. The meeting adjourned at 9:39 a.m.	Meeting ad- journed.

The next SSHA<sup>3</sup>P Executive Board meeting is scheduled for Friday, May 3, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz  
Administrative Assistant