



**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>

April 5, 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 Wittner (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 will the title of your biography be?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: Minutes March 1, 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 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. Resolution No. 2024-03, Appointing a Member to the Advisory Board

Purpose: Consideration of Resolution No. 2024-03 to appoint a member to the Advisory Board.

ATTACHMENTS: Agenda Memorandum: Advisory Board Appointment

[Document Link](#)

Recommended Applicant Profile

[Document Link](#)

Advisory Board Appointment Presentation

[Document Link](#)

Resolution No. 2024-03

[Document Link](#)

B. Presentation: 2024 State Legislative Session Review

Purpose: Presentation by Carl Schroeder, Deputy Director of Government Affairs at the Association of Washington Cities, on outcomes of the 2024 State Legislative Session.

- ATTACHMENTS: Agenda Memorandum: 2024 Legislative Session Review [Document Link](#)
 SSHA³P 2024 Legislative Session Review [Document Link](#)
 SSHA³P 2024 Capital Budget and Affordable Housing Memorandum [Document Link](#)

C. Grant Report: Coordinating Low-Income Housing Planning (CLIHP) Grant

Purpose: Presentation by Mary Connolly, SSHA³P Program Specialist II, on SSHA³P's application in collaboration with member governments to the Department of Commerce's CLIHP grant.

- ATTACHMENTS: Agenda Memorandum: CLIHP Grant [Document Link](#)
 CLIHP Grant Scope of Work [Document Link](#)

D. 2025 Work Plan and Budget Development Process

Purpose: Presentation by Jason Gauthier, SSHA³P Manager, on the 2025 Work Plan and Budget Development Process.

- ATTACHMENTS: Agenda Memorandum: 2025 Work Plan and Budget Development Process [Document Link](#)
 2025 Work Plan and Budget Development Process Presentation [Document Link](#)
 2024 Operating Budget [Document Link](#)
 SSHA³P Annual Work Plan 2024 [Document Link](#)
 Fund Balance Usage Strategy [Document Link](#)

VI. REPORT BY THE SSHA³P MANAGER

- A. FY 2023 Q4 Budget Update
- B. Property Tax Exemption Seminar
- C. Pierce County Affordable Housing Week (May 6 – 10, 2024)

- ATTACHMENTS: April 2024 SSHA³P Manager Report [Document Link](#)
 Budget Performance Report FY 2023 Q4 [Document Link](#)
 Property Tax Exemption Seminar Flyer – Gig Harbor [Document Link](#)
 Property Tax Exemption Seminar Flyer – Lakewood [Document Link](#)
 Overview of Pierce County Affordable Housing Week [Document Link](#)
 UW-Tacoma Housing Workshop Save the Date Flyer [Document Link](#)

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

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
SSHA³P Manager Report continued	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.	More to come.
Executive Board Updates/ Comments	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!	Informa- tional
Adjourn- ment	There being no further business, Mayor Woodards moved to adjourn. Councilmember Flemming seconded the motion. The meeting adjourned at 9:10 a.m.	Meeting ad- journed.

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

AGENDA BILL

April 5, 2024

AGENDA CATEGORY Resolution No. 2024-03

SUBJECT: Advisory Board Appointment

PRESENTED BY: Mary Connolly, Program
Specialist II

FISCAL IMPACT: N/A

ESTIMATED COST: N/A

SUMMARY/BACKGROUND:

At the December 14, 2023 meeting of the Executive Board Committee on Advisory Board Appointment, the Committee directed staff to continue conducting targeted recruitment for applicants with current or recent experience as affordable housing consumers to fill a Consumer seat on the Advisory Board.

Staff conducted recruitment during January and February 2024 and received 6 applications, only one of which was from a current or recent consumer of affordable housing. SSHA³P staff and members of the staff workgroup interviewed this applicant, Tim Fairley, on March 11, 2024. SSHA³P staff met with the Committee on Advisory Board Appointment on April 5, 2024, and the Committee recommends Tim Fairley for a 3-year appointment to a Consumer seat on the Advisory Board, which will expire on December 31, 2026.

The 2024 Committee on Advisory Board Appointment members are Councilmember Ballard, Councilmember Flemming, and Councilmember Mello.

STAFF RECOMMENDATION:

Appoint Tim Fairley to a Consumer seat on the Advisory Board, in alignment with the Committee on Advisory Board Appointment's recommendation.

ALTERNATIVES:

The Board may choose to not appoint an additional member to the Advisory Board.

RECOMMENDED MOTION:

Motion to adopt Resolution No. 2024-03

ATTACHMENTS:

- Recommended Applicant Profile
- Advisory Board Appointment Presentation
- Resolution No. 2024-03

SSHA³P Advisory Board Applicant Profile

Name: Tim Fairley

Jurisdiction applicant lives in: Tacoma

Applying as a representative of (if applicable):

- Person with experience living in affordable housing**
- developer, designer, planner, builder, or manager of housing development projects**
- advocate and/or advisor on land use and housing issues**

Relevant Professional/Community Activities:

- Owner of Tacoma Volunteer Outreach and Resources
- Member of Tacoma Pierce County Coalition to End Homelessness
- Member of City of Tacoma Events and Recognition Committee
- Experience volunteering with Tacoma Rescue Mission Search and Rescue

What would make this applicant a valuable addition the Advisory Board?

- Applicant has lived experience as a current consumer of affordable housing.
- Applicant is an active community member who advocates for and supports people in need of affordable housing, including people experiencing homelessness.
- Applicant is based in Tacoma but is very familiar with East and South Pierce County, including Graham, Orting, and Sumner.



SSHA³P ADVISORY BOARD APPOINTMENT RECOMMENDATIONS

APRIL 5, 2024

EXECUTIVE BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II

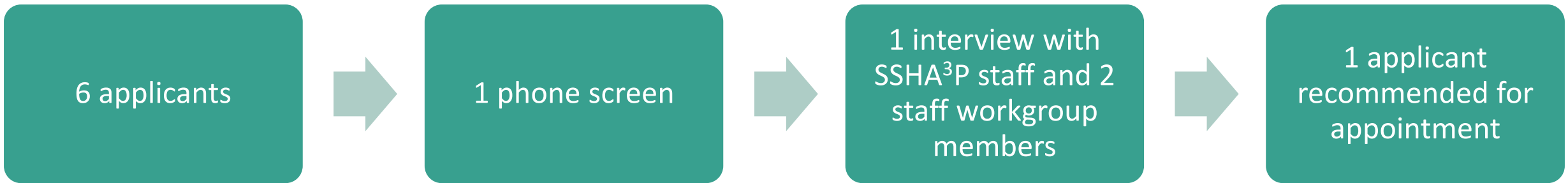
AGENDA

- Overview of membership requirements
- Application Process and Outcomes
- Recommendations

ADVISORY BOARD REQUIREMENTS

- 15-20 members
- Members should represent the geographic and demographic diversity of Pierce County
- Members will reflect
 - One-third consumers of affordable/attainable housing, both rental and ownership
 - One-third developers, designers, planners, and managers of affordable/attainable housing
 - One-third advocates and advisors who work on land use and housing issues

OUTCOMES FOR APPLICANTS



One (1) applicant with current or recent experience applying to or living in affordable housing

RECOMMENDATION

- Appoint Tim Fairley to Consumer seat
 - Currently lives in affordable housing
 - Supports and advocates for people who need affordable housing

FULL BOARD

Advisor/Advocate	Developer/Manager	Consumer
Adria Buchanan	Ben Ferguson	Desniege Haywood
Alex Harrington	Judson Willis	Dominique Cruz
Corey Orvold	Kevin Bates	Faaluaina Pritchard
Isabella Rivera Kjaer	Nicholas Carr	Jay Worley
Lindsey Sehmel	Riley Guerrero	Noemi Cagatin-Porter
	Zac Baker	William Towey
		Tim Fairley



SSHA³P ADVISORY BOARD APPOINTMENT RECOMMENDATIONS

APRIL 5, 2024

EXECUTIVE BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II



RESOLUTION NO. 2024-03

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A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (SSHA³P), APPOINTING A MEMBER TO THE ADVISORY BOARD.

WHEREAS, SSHA³P was formed on October 12, 2021 by Interlocal Agreement (ILA); and

WHEREAS, the SSHA³P ILA calls for the establishment of a SSHA³P Advisory Board to provide advice and recommendations on the work of SSHA³P; and

WHEREAS, on April 7, 2023 the SSHA³P Executive Board adopted Resolution 2023-02, establishing the SSHA³P Advisory Board, providing for the purpose and duties of the board, and establishing qualifications for the board; and

WHEREAS, the SSHA³P ILA and Resolution 2023-02 require that the SSHA³P Advisory Board consist of 15 to 20 community members and/or key stakeholders; and

WHEREAS, Resolution 2023-02 requires that SSHA³P Advisory Board membership reflect one-third consumers of affordable/attainable housing (rental and ownership housing), who shall fill “Consumer Seats;” one-third developers, designers, planners, managers of affordable/attainable housing, who shall fill “Developer/Manager Seats;” and one-third advocates and advisors who work on land use and housing issues, who shall fill “Advisor/Advocate Seats;” and

WHEREAS, in December 2023, a subcommittee of the Executive Board directed staff to conduct additional recruitment for a current or recent consumer of affordable housing; and



23 WHEREAS, SSHA³P staff and SSHA³P member government staff members
24 conducted a recruitment and selection process to identify eligible and qualified applicants
25 to serve in a Consumer Seat on the SSHA³P Advisory Board; and

26 WHEREAS, the 2024 SSHA³P Executive Board Committee on Advisory Board
27 Appointment recommends the following applicant for appointment to the SSHA³P
28 Advisory Board.

29 NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

30 **Section 1. Appointment of Advisory Board Members.**

31 The SSHA³P Executive Board hereby confirms the appointment of the following
32 individual as stated below:

33

34 Tim Fairley Consumer Seat First Term
35 Term Length: Appointment date through December 31, 2026

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37 **Section 2. Effective Date.**

38 This Resolution will take effect and be in full force on passage and signature.

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40 Adopted this _____ day of _____, 2024.

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42 **SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

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46 _____
TRACIE MARKLEY, CHAIR

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48 ATTEST:

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AGENDA BILL

April 5, 2024

AGENDA CATEGORY External Presentation

SUBJECT: 2024 State Legislative Session Review

PRESENTED BY: Carl Schroeder, Deputy Director of Government Affairs
Association of Washington Cities

SUMMARY/BACKGROUND:

This presentation will provide an overview of land use and housing related legislation considered during the 2024 State Legislative Session by Carl Schroeder of the Association of Washington Cities.

ATTACHMENTS:

SSHA³P 2024 Legislative Session Review
SSHA³P 2024 Capital Budget and Affordable Housing Memorandum

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



2024 State Legislation Session Review

Facilitating Development of Affordable Housing

Support capital budget funding for member government priority projects

SSHA³P member government did not identify priority affordable housing projects for capital budget funding requests, and no Pierce County affordable housing projects received direct allocations of capital budget funding.

Expand funding opportunities to support homeownership development for low-income households.

To fulfill this priority and create more flexibility for affordable housing funding efforts, SSHA³P staff worked with Senator T'wina Nobles (28-Fircrest) and Representative Amy Walen (47-Kirkland) to craft legislation ([SB 6173](#) / HB 2413) to amend RCW 82.14.540 (e.g., 1406 funds) to allow the funds to be used to support affordable homeownership development for households earning up to 80% of the area median income.

SSHA³P engaged and developed a statewide coalition of cities, non-profit organizations, and member associations to support and advance this legislation, which passed both chambers nearly unanimously.

Expand investment and eligibility for the Connecting Housing to Infrastructure Program (CHIP)

SSHA³P worked with stakeholders and capital budget writers to amend the CHIP program proviso in the capital budget. The first proposed substitute senate supplemental capital budget (SB 5949) included the requested changes, but those changes were not included in the final capital budget.

One of the primary goals of this change was to provide access to infrastructure funds for a resident owned manufactured home community in the City of Lakewood to connect to municipal sewer service. Although the CHIP changes were not successful, we are already starting to work with ROC NW – who received a \$5M capital budget allocation to support capital improvements for resident owned communities – to consider local investments with those funds.

Support funding for the acquisition of real property for affordable housing

SSHA³P staff worked with partners at the Tacoma Housing Authority, King County Housing Authority, and Washington State Housing Finance Commission and members of the Legislature to determine an appropriate path forward, and although there was consensus regarding support and expansion of the Land Acquisition Program for this purpose, this was an issue that needed interim work. We will continue to meet with partners and legislators in the interim to seek an agreed path forward.

Support Policy and Planning Efforts

Support priority considerations regarding transit-oriented development

As anticipated, this session saw a continued efforts (HB 2160 / 6024) to mandate minimum densities and certain development regulations inside station areas for transit-oriented development. Although SSHA³P's legislative agenda called for opposition to the preemption of local land use authority, we approached this with a more collaborative approach to advance SSHA³P member government priority considerations regarding transit-oriented development.

Our input prior to and during the session consisted of a need for adequate and state dedicated revenue for infrastructure improvements in station areas to support any state mandated upzoning, a concern that affordability requirements in the bill may be difficult to achieve and monitor, and possibility prevent some residential development. We also expressed significant concerns regarding the definition of station area and, although we feel the most recent definition in HB 2160 gets closer to adequate definition, we continue to be concerned about the inclusion of bus rapid transit stops as areas that would require significant upzoning. We expect to see this issue return in 2025.

Support construction trade industry workforce development efforts

SSHA³P worked to support a suite of bills that seek to, directly or indirectly, expand the trade industry workforce and two were passed.

HB 2019 created the Native American Apprenticeship Assistance Program to fund tuition costs, tools, materials, work clothing, and living expenses for program eligible participants who are enrolled in a state registered apprenticeship program.

HB 2084 created an oversight committee to expand access to construction-related training programs in state correctional facilities and strengthening pathways for incarcerated persons to transition from those programs to state registered apprenticeship programs upon reentering the community.

A bill to create a running start for trades grant program, HB 2123, did not receive a hearing.

Information and Engagement

Expand eligibility for the disabled veteran property tax exemption program

Unfortunately, this issue did not gain much traction during our meetings with the legislative delegation or during session. We look forward to working in the interim with stakeholders to develop a coordinated approach.

SUPPORT

Support funding for municipal Planned Actions

There was no funding for municipal planned actions included the supplemental operating budget ([SB 5950](#)).

Support technical fixes and clarifications to recent land use and housing legislation

Passing this year was [HB 2321](#), the trailer bill to [HB 1110](#) (the middle housing bill). This legislation made technical fixes and provided clarification on elements of HB 1110.

The bill amended the definition of “major transit stop” to include stops under construction on bus rapid transit routes.

The exemption from minimum density requirements for lots with critical areas or their buffers was limited to only the part of a lot with a critical area or buffer.

An important clarification was added regarding the minimum number of middle housing types that would need to be allowed on lots subject to the requirements of HB 1110:

- A city with at least 25,000 population that is subject to minimum residential density requirements must allow at least six of the nine types of middle housing.
- A city with less than 25,000 population may choose the number of types of middle housing to allow to meet minimum residential density requirements.

The definition of “courtyard apartments” was amended to remove the four-unit limit.

Further clarification to the parking requirements were added to clarify that a city may not require more than one off-street parking space per unit for middle housing constructed on lots that are exactly 6,000 square feet before any zero lot line subdivisions or lot splits.

Support legislation to provide Fair Housing Training for ownership associations

[HB 1507](#) would have required the board of directors of common interest community associations (COAs) to have at least one officer or board member complete a training course regarding federal and state fair housing laws. This legislation passed the House but did not receive a public hearing in the Senate.

Support funding for the Affordable Workforce Housing Accelerator pilot program

[HB 1892](#) passed. This bill creates the Workforce Housing Accelerator Revolving Loan Fund Program. The program will be managed by the Washington State Housing Finance Commission to administer loans to assist with the development of affordable housing. This new program, unlike the state housing trust fund, will allow for-profit affordable housing developers access to this funding.

Support funding to assist in the implementation of State required land use actions

The supplemental operating budget included \$10,000,000 for programs, services, or capital facilities included in greenhouse gas emissions reduction sub-elements in [HB 1181](#) (2023) which updated local planning requirements regarding climate change.

Support operating funding for service supported housing

The supplemental operating budget appropriated \$25M to backfill shortfalls in the local document record fee revenues to maintain and support homeless housing program and services. An additional \$34M was appropriated



for the purposes of maintaining and supporting homeless services, including but not limited to emergency housing and shelter, temporary housing, and permanent supportive housing programs.

The City of Tacoma received an appropriation of \$3M to support up to 300 emergency shelter beds to prevent their closure.

MONITOR

Monitor legislation regarding the Residential Landlord Tenant Act

There was one primary bill that would have affected the Residential Landlord Tenant Act. [HB 2114](#), and its companion SB 5961, would have created a cap, with exemptions, on the amount of annual rent increases. HB 2114 passed the House but did not get out of the Senate Ways & Means Committee. We expect to see a similar bill in the 2025 legislation session.

Monitor efforts to create a rental gap voucher assistance program

[HB 2453](#) was introduced and would have created a rental voucher program for households earning more than 60% of the area median income. This legislation did not receive a public hearing.

Monitor legislation to create local revenue options to support affordable housing development

[SB 5334](#), introduced in 2023, would have allowed a county or city to impose an excise tax of up to 10% on the sale of lodging of short-term rentals through a short-term rental platform. The funds generated would have had to be used for providing affordable or workforce housing, supportive housing services, rental assistance, or assisting the operations of organizations dedicated to providing services and assistance related to attaining and maintaining housing. The bill passed the Senate, but did not get to the House floor.

OPPOSE

Oppose preemption of local land use authority

SSHA³P opposed a suite of bills under this section.

[HB 1245](#), the lot-splitting bill introduced in 2023 did not pass.

[HB 1998](#)/SB 5901. HB 1998 passed and requires cities and counties to allow co-living housing on any lot located within an urban growth area that allows at least six multifamily residential units and prohibits a city or county from imposing certain regulations or restrictions on co-living housing. Co-living housing is defined as, “a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.”

[HB 2160](#)/SB6024. The 2024 transit-oriented development bill, HB 2160, passed the House but did not get out of the Senate Ways & Means Committee. We expect to see this bill return in 2025.



[HB 2113](#) would be a significant change to the Growth Management Act (GMA). This legislation would have required cities or counties planning under the GMA to submit any housing development regulations to the Department of Commerce for a determination of compliance. This bill did not receive a House floor vote.

Oppose legislation that would increase the cost to produce publicly funded affordable housing

There was no legislation under this section that SSHAP identified or opposed.

TO: SSHA³P Executive Board
FROM: Mary Connolly, SSHA³P Program Specialist II
SUBJECT: ESSB 5949, Supplemental Capital Budget – with Corrections
DATE: March 29, 2024

PURPOSE

This memorandum provides information on supplemental capital budget appropriations made via ESSB 5949, which amends Washington State’s capital budget for the 2023-2025 biennium.

BACKGROUND

The 2024 SSHA³P Legislative Agenda named the following priority issues related to the capital budget:

- Support capital budget funding for member government priority projects¹
- Expand investment and eligibility for the Connecting Housing to Infrastructure Program (CHIP)
- Support funding for the acquisition of real property for affordable housing

2023-25 Housing Trust Fund

ESSB 5949 increases the total amount appropriated to the Housing Trust Fund account by \$127,539,000, for a total of \$527,539,000 for the biennium. Eligible uses that received increases in the supplemental budget are detailed in the table below:

Eligible Use	Increase in supplemental budget	Total for the 2023-2025 biennium
Affordable housing projects that serve and benefit low-income households	\$ 17,000,000	\$ 180,663,000
Affordable housing projects that serve and benefit low-income people with developmental or intellectual disabilities	\$ 19,000,000	\$ 44,000,000
Affordable homeownership	\$ 20,000,000	\$ 60,000,000
Acquisition and preservation of manufactured home communities, via a grant to the Northwest Development Cooperative Center (ROC Northwest)	\$ 10,000,000	\$ 14,000,000
Capital improvements to manufactured home communities, including a grant to ROC Northwest	\$ 5,000,000	\$ 7,000,000
Direct project allocations	\$ 31,539,000	\$ 71,876,000
Rapid acquisition and conversion of real property into housing and shelter for extremely low-income people and people experiencing homelessness	\$ 20,000,000	\$ 20,000,000
Urgent repairs for affordable housing	\$ 5,000,000	\$ 5,000,000

Additionally, the supplemental budget appropriates a direct allocation of \$424,000 to the House of Bethlehem in Tacoma.

¹SSHA³P’s member governments did not request support for affordable housing project funding.

2023-25 Local and Community Projects

No new projects or funding for Pierce County affordable housing projects in Local and Community Projects.

¹SSHAP's member governments did not request support for affordable housing project funding.

AGENDA BILL

April 5, 2024

AGENDA CATEGORY Grant Report

SUBJECT: Coordinating Low Income Housing Planning (CLIHP) Grant

PRESENTED BY: Mary Connolly, Program
Specialist II

FISCAL IMPACT: Within existing budget ESTIMATED COST: \$50,000 during FY2025

SUMMARY/BACKGROUND:

Grant Name: Coordinating Low Income Housing Planning (CLIHP) Grant**Granting Agency:** Washington State Department of Commerce**Due Date of Grant Application:** Accepted on a rolling basis**Funding Source:** State**Grant Type:** Formula**Impact on Budget:** Operating**Grant Amount:** \$50,000**Fiscal Year(s):** FY2024, FY2025**Duration:** 15 months (4/2024 – 6/2025)**Additional Staffing Required?** No**Grant Included in Adopted Budget?** No**Grant Description**

SSHA³P will use grant funds to partner with member governments and work with a consultant to support implementation of HB 1998 (2024). The consultant will create a model ordinance regarding co-living housing that is tailored to member governments' local contexts, along with guidance for implementation and strategies to facilitate production of this housing type, with a focus on production of units that are affordable to low and very-low income households. SSHA³P staff will conduct stakeholder outreach and write a report to support the consultant's work. SSHA³P staff will also develop materials to support jurisdictions in communicating about co-living housing.

Expenditures will occur during FY2025. Therefore, a budget amendment is not needed.

As of April 3, 2024, the following jurisdictions have expressed interest in partnering on this grant: the Cities of Edgewood, Fife, Gig Harbor, Lakewood, and University Place and the Town of Steilacoom.

SSHA³P staff plan to submit the application the week of April 8.

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

ATTACHMENTS:

- CLIHP Grant Scope of Work



Coordinating Low-Income Housing Planning Grant (CLIHP)

Proposed Scope of Work and Project Schedule

Grant Objective 1: Research and gather stakeholder input on the development of co-living housing.			
Action/Steps/Deliverables	Description	Start Date	End Date
Step 1.1	Research best practices on removing barriers to the development of co-living housing.	April 1, 2024	April 31, 2024
Step 1.2	Meet with housing developers and other stakeholders to understand common barriers to building co-living housing and policies that facilitate development of co-living housing.	April 1, 2024	May 30, 2024
Step 1.3	Write report summarizing background information and stakeholder input.	May 15, 2024	June 15, 2024
Deliverable 1	Report summarizing background information and stakeholder input.		June 15, 2024
Grant Objective 2: Develop communication materials regarding co-living housing types.			
Step 2.1	Create PowerPoint template for presenting to jurisdictions' Planning Commissions and Councils on co-living housing.	April 1, 2024	June 15, 2024
Step 2.2	Create fact sheets, posters, and/or other communication materials to educate the public about co-living housing.	April 1, 2024	June 15, 2024
Deliverable 2	Communication materials regarding co-living housing types.		June 15, 2024
Grant Objective 3: Create model ordinance for co-living housing tailored to participating jurisdictions' context.			
Step 3.1	Review House Bill 1998 (2023)	July 1, 2024	July 15, 2024
Step 3.2	Review each jurisdiction's code on co-living housing, multi-family housing, and rental housing regulations.	July 15, 2024	August 15, 2024
Step 3.3	Review each jurisdiction's utility connection fee structure.	July 15, 2024	August 15, 2024

SSHAP³

Step 3.4	Meet with staff from participating jurisdictions to understand local context.	August 15, 2024	November 1, 2024
Step 3.5	Draft model ordinance for co-living housing tailored to participating jurisdictions' context.	November 1, 2024	June 15, 2025
Deliverable 3	Model ordinance for co-living housing consistent with RCW 36.70A		June 15, 2025

Grant Objective 4: Develop guidance on implementing the model ordinance and recommendations on removing barriers to developing co-living housing to meet the housing needs of low and very low-income households.

Step 4.1	Review Deliverable 1, summarizing research and stakeholder feedback on removing barriers to co-living development.	July 1, 2024	August 1, 2024
Step 4.2	Conduct additional stakeholder engagement as needed.	November 1, 2024	March 1, 2025
Step 4.3	Identify development barriers and cost drivers to co-living housing development.	March 1, 2025	April 1, 2025
Step 4.4	Create recommendations to implement the model ordinance and remove barriers to development.	April 1, 2025	June 15, 2025
Deliverable 4	Final recommendations for jurisdictions on implementing the model ordinance and removing barriers to development of co-living housing to meet the needs of low and very low-income households.		June 15, 2025



AGENDA MEMODRANDUM

April 5, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: 2025 Work Plan and Budget Development Process

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST:

SUMMARY/BACKGROUND:

The SSHA³P Intergovernmental Agreement (IGA) requires the Executive Board to adopt an annual work plan, and the IGA requires the Executive Board to adopt a recommended operating budget for the following fiscal year on or before July 1st of each year.

The annual work plan is designed to direct and prioritize workflow for SSHA³P staff and set expectations for the Executive Board, Advisory Board, member governments, and the public.

SSHA³P staff anticipate the 2025 SSHA³P Annual Work Plan and recommend FY 2025 Operating Budget being considered for action of the Executive Board at its June 7, 2024 regular meeting.

The purpose of this presentation is to:

1. Provide the Executive Board with background on SSHA³P's annual work plan and operating budget requirements, work plan areas of focus, external and internal expectations for the work plan, and draft plans and timeline for developing work plan and budget recommendations.
2. Receive feedback and direction from the Executive Board on the process and timeline for the development of the 2025 Work Plan and Recommended FY 2025 Operating Budget.

ATTACHMENTS:

2025 Work Plan and Budget Development Process Presentation
2024 Operating Budget
SSHA³P Annual Work Plan 2024
Fund Balance Usage Strategy

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



2025 BUDGET AND WORK PLAN DEVELOPMENT

SSHA³P EXECUTIVE BOARD REGULAR MEETING

APRIL 5, 2024

WORK PLAN PURPOSE

- An annual work plan is a requirement of SSHA³P Interlocal Agreement
- Directs and prioritizes workflow
- Set expectations for Executive Board, Advisory Board, member governments, and public

ANNUAL BUDGET BACKGROUND

- The SSHA³P intergovernmental agreement (IGA) created budgets for Fiscal Years 2021, 2022 and 2023
- SSHA³P fiscal year is January 1 – December 31
- 2024 budget was the first annual budget created outside of IGA
- SSHA³P budget requires approval from Executive Board and the legislative body of each member government
- On or before July 1st of each year, a recommended operating budget for the following budget year will be prepared, reviewed and recommended by the Executive Board and transmitted to each Party.

ANNUAL BUDGET BACKGROUND

SSHA3P Fund	2024 BUDGET (ADOPTED)	2025 BUDGET (PROJECTED)
OPERATING REVENUES		
City of Auburn	\$5,601.94	\$6,456.24
City of DuPont	\$5,601.94	\$6,456.24
City of Edgewood	\$5,601.94	\$6,456.24
City of Fife	\$5,601.94	\$6,456.24
City of Fircrest	\$3,361.16	\$3,873.74
City of Gig Harbor	\$5,601.94	\$6,456.24
City of Lakewood	\$22,407.75	\$25,824.93
City of Milton	\$3,361.16	\$3,873.74
Pierce County	\$140,725.00	\$162,185.56
Puyallup Tribe of Indians	\$3,361.16	\$3,873.74
City of Puyallup	\$13,444.65	\$15,494.96
Town of Steilacoom	\$3,361.16	\$3,873.74
City of Sumner	\$5,601.94	\$6,456.24
City of Tacoma	\$70,362.50	\$81,092.78
City of University Place	\$13,444.65	\$15,494.96
SSHA3P Operating Fund Balance	\$40,000.00	\$0
Philanthropic / Aligned Organization Contributions	\$0	\$0
TOTAL Revenue	\$347,440.83	\$354,326
EXPENDITURES		
Salaries and Benefits - Manager	\$186,110	\$192,490
Salaries and Benefits - Program Specialist II	\$114,790	\$122,170
Travel and Training	\$3,500	\$3,000
Contracted Services	\$8,000	\$2,000
Phone	\$1,320	\$1,320
Communication (Printing, Translation, Adversiting, etc.)	\$1,000	\$1,000
Supplies and Miscellaneous	\$500	\$500
Cost Pool Allocation/10% Admin Fee	\$31,450	\$31,580
TOTAL Expenditures	\$346,670	\$354,060

WORK PLAN AREAS OF FOCUS

- Facilitate the Development of Affordable Housing
- Support Policy and Planning Efforts
- Inform and Engage
- Manage Governance and Administration

EXTERNAL CHANGES

- Growth of the Pierce County Community Development Corporation
- 2024 Comprehensive Plan Periodic Update – Due by end of 2024
- Coordinating Low-income Housing Planning (CLIHP) Grant

INTERNAL CONSTANTS

- SSHA³P Housing Capital Fund
- Grant Support
- Housing Programs and Policies
 - This will turn to assisting member governments in implementation
- State and Federal Legislative Work
- Increasing awareness of property tax exemption for seniors/disabled veterans and home repair services
- Governance and Administration

2024 WORK PLAN DEVELOPMENT

- Informed by 2023 Work Plan
- Alignment with 2024 Comprehensive Plan periodic update
- Executive Board member feedback
- Advisory Board feedback
- Member government staff feedback

FUND BALANCE STRATEGY

- Prioritizing and allocation of fund balance
- Priorities:
 - PRIORITY 1: Reducing Member Government Annual Fees
 - PRIORITY 2: Supporting Member Governments Capacity Building and Technical Assistance
 - PRIORITY 3: Supporting Pre-Development Services for Affordable Housing

PROJECTED NEXT STEPS





2025 BUDGET AND WORK PLAN DEVELOPMENT

SSHA³P EXECUTIVE BOARD REGULAR MEETING

APRIL 5, 2024



Exhibit A

**South Sound Housing Affordability Partners
FY 2024 Operating Budget
January 1, 2024 – December 31, 2024**

SSHA ³ P Fund	2024 BUDGET
OPERATING REVENUES	
City of Auburn	\$5,601.94
City of DuPont	\$5,601.94
City of Edgewood	\$5,601.94
City of Fife	\$5,601.94
City of Fircrest	\$3,361.16
City of Gig Harbor	\$5,601.94
City of Lakewood	\$22,407.75
City of Milton	\$3,361.16
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City of Sumner	\$5,601.94
City of Tacoma	\$70,362.50
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TOTAL Revenue	\$347,440.83
EXPENDITURES	
Salaries and Benefits - Manager	\$186,110
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Travel and Training	\$3,500
Contracted Services	\$8,000
Phone	\$1,320
Communication (Printing, Translation, Advertising, etc.)	\$1,000
Supplies and Miscellaneous	\$500
Cost Pool Allocation/10% Admin Fee	\$31,450
TOTAL Expenditures	\$346,670

2024 WORK PLAN

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS



2024 WORK PLAN

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS



ABOUT

The SSHA³P Work Plan is adopted on an annual basis by the Executive Board with input from the Advisory Board, member governments and community stakeholders, to inform a plan to serve our members and their affordable, attainable, and accessible housing goals.



MEMBERS

City of Auburn
City of Dupont
City of Edgewood
City of Fife
City of Fircrest
City of Gig Harbor
City of Lakewood
City of Milton
Pierce County
Puyallup Tribe of Indians
City of Puyallup
City of Sumner
Town of Steilacoom
City of Tacoma
City of University Place



4 AREAS OF FOCUS

FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING

Coordinate public resources and private resources to create and/or preserve affordable housing in the SSHA³P service area

SUPPORT POLICY AND PLANNING EFFORTS

Support member governments in their development of local 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

INFORM AND ENGAGE

Provide information and engagement to support the development of housing and access to housing support programs

MANAGE GOVERNANCE AND ADMINISTRATION

Ensure operational commitments are met and the interlocal collaboration is well governed and administered



FOCUS AREA 1

FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING



WORK ITEMS



INDICATORS

FACILITATING DEVELOPMENT

Facilitate the identification of publicly owned real estate for potential affordable housing development

Support predevelopment services for affordable housing project development

Coordinate with private funders to maximize investments in affordable housing development

- Number of publicly owned properties identified for possible acquisition and affordable housing development
- Number of identified properties acquired for future affordable housing development
- Annual update on development of properties identified in previous Work Plan years
- Number of affordable housing projects supported by SSHA³P predevelopment assistance
- Number of philanthropy affordable housing roundtables hosted

COLLABORATIVE FUNDING

Pool resources from contributing member governments for the SSHA³P Housing Capital Fund (“the Fund”)

Seek additional philanthropic and/or private support for Fund-awarded affordable housing projects and/or programs

Support the development of priorities and recommendations for fund distribution

- Total moneys pooled by member governments for contribution to the Fund
- Total private moneys contributed to projects awarded by the Fund
- Total moneys allocated through the Fund award(s)
- Number of new affordable units that will be created and/or preserved with award(s)

FOCUS AREA 2

SUPPORT POLICY AND PLANNING EFFORTS



WORK ITEMS



INDICATORS

HOUSING PROGRAMS AND POLICIES

Respond to member requests for assessments, research, and recommendations on housing policies and programs

Consider policies and programs for addition into the [Housing Toolkit](#)

- Number of requests for technical assistance fulfilled
- Number of member governments assisted
- Number of policies and programs adopted for member government consideration
- Quarterly tracking report of member government consideration of policy and program recommendations adopted by the Executive Board

COMPREHENSIVE PLAN HOUSING ELEMENT UPDATE

Maintain and update Comprehensive Plan guidance matrix including guidance, data support, and advisory documents

Support member governments in updating the housing element of their Comprehensive Plans, which may include:

- Gathering and visualizing data
- Supporting community engagement
- Developing outreach and presentation materials for stakeholder engagement
- Facilitating collaboration amongst member government staff

- Member government staff made aware of matrix updates
- Number of member governments assisted

GRANT SUPPORT

Support member governments with the identification of and application for grants related to housing and land use

Support RFP development and marketing of grant-funded contracts related to affordable housing

- Number of grant applications submitted with SSHA³P staff assistance
- Number of RFPs developed with SSHA³P's assistance

FOCUS AREA 2

SUPPORT POLICY AND PLANNING EFFORTS



WORK ITEMS



INDICATORS

STATE LEGISLATIVE AGENDA

Develop state legislative agenda in collaboration with member governments.

Support agenda by:

- Providing weekly update hot sheets on legislative activity affecting land use and housing
- Responding to member requests for information and data in support of pertinent legislative priorities
- Attending committee hearings to provide oral and written testimony
- Providing briefings to member government Councils and staff on activity pertinent policy

- Amount of capital funding directly allocated by the State Legislature to support affordable housing development in SSHA³P communities
- Number of bills supported by SSHA³P that are signed into law
- Number of bills opposed by SSHA³P that are not signed into law

FEDERAL LEGISLATIVE AGENDA

Develop federal advocacy priorities in collaboration with member governments. Respond to member requests for information and data

- Amount of capital funding allocated via Congressionally Directed Spending to support affordable housing development in SSHA³P communities

FOCUS AREA 3

INFORMATION AND ENGAGEMENT



WORK ITEMS



INDICATORS

INFORMATION

Update annual Affordable housing production and housing services map to include projected affordable housing development pipeline

Maintain database of affordable housing developers and pertinent information on their development pipelines, service priorities, and housing production types

- Map update completed by August 1, 2024

- Database is updated regularly and shared with member governments at their request

ENGAGEMENT

Facilitate relationships between SSHA³P member governments and the developer community

Promote SSHA³P's Developer Portal and utilize feedback from developers and SSHA³P member governments for continuous improvement

Host an Affordable Housing Developer Forum for affordable housing developers to engage with SSHA³P member government staff and learn about development opportunities within the geographic purview of member governments

Highlight local success stories of policy changes that have attracted residential and mixed-use development

- Number of member governments and affordable housing developers in attendance

HOUSING SERVICES

Broaden awareness and usage of home repair and property tax exemption programs through:

- Tax Exemption Seminars and Community Education Events
- Designing and distributing locally applicable marketing materials
- Identifying communities that are underserved by housing support programs and performing targeted outreach

- Number of property tax and housing services seminars hosted
- Number of attendees at seminars

FOCUS AREA 4

GOVERNANCE AND ADMINISTRATION



WORK ITEMS



INDICATORS

ADVISORY BOARD

Facilitate recruitment and selection of new members and/or reappointment of members with expiring terms

Support the Advisory Board in completing tasks from their current Work Plan and in creating a 2025 Work Plan

Present Advisory Board recommendations to the Executive Board for their consideration

- Number of months during the year that Advisory Board membership meets ILA requirements
- Executive Board adopts a 2025 Advisory Board Work Plan
- Number of policy and program recommendations made to the Executive Board

FY 2025 WORK PLAN AND BUDGET DEVELOPMENT

Coordinate the development of the 2025 Work Plan and Budget

- 2025 Work Plan and Budget approved on or before July 1, 2024

QUARTERLY REPORTING

Provide quarterly Work Plan and Budget performance reporting

- Executive Board reported on the following timeline:
 - FY24, Q1 – May 2024
 - FY24, Q2 – August 2024
 - FY24, Q3 – November 2024
 - FY24, Q4 – February 2025

HOUSING-RELATED POLICY BOARDS

Represent SSHA³P on the Washington State Affordable Housing Advisory Board

- Number of AHAB meetings attended
- Number of post-meeting briefings provided to the Executive Board

EXTERNAL FUNDING

Seek operating funding for SSHA³P from philanthropic and aligned organizations

- Total amount of moneys contributed by philanthropic and aligned organizations



Shaping the future of housing opportunities in our Pierce County

WHO WE ARE

The South Sound Housing Affordability Partners is an intergovernmental collaboration of 15 Pierce County governments working to create and preserve affordable, attainable, and accessible housing throughout our community.

www.SouthSoundAffordableHousing.org

CONTACT SSHA³P

JASON.GAUTHIER@PIERCECOUNTYWA.GOV | 253-281-9491



Fund Balance Usage Strategy

Purpose

The Fund Balance Usage Strategy serves as a foundational element for sound budget decision making, promoting transparency and accountability. It enables SSHA³P to navigate opportunities as they arise and to make informed decisions that further the goals of creating and preserving affordable, attainable, and accessible housing and serving member governments.

Fund Balance Usage Priorities

PRIORITY 1: Reducing Member Government Annual Fees:

The fund balance may be utilized as part of the annual budget development process to reduce annual fees for member governments. This measure recognizes the fiscal challenges faced by local entities while reinforcing commitment to collaborative efforts. Fee reduction can be structured in a manner that ensures sustainability for SSHA³P, while providing tangible financial relief for member governments.

PRIORITY 2: Supporting Member Government Capacity Building and Technical Assistance:

Recognizing the importance of building local government capacity to address affordable housing challenges, the fund balance may be used to provide technical assistance and capacity-building support to member governments. This may include:

- Training for local government officials on affordable housing policies and best practices.
- Workshops and seminars to enhance the knowledge and skills of planning and development staff.
- Collaborative initiatives to share resources, expertise, and innovative solutions among member governments.
- Support from consultants on efforts that encourage the development and preservation of affordable, attainable, and accessible housing.

By prioritizing member government capacity building, the interlocal organization ensures that local entities are well-equipped to actively contribute to the development and preservation of affordable housing in their respective communities.

PRIORITY 3: Supporting Pre-Development Services for Affordable Housing:

The fund balance may be used to invest in pre-development services to catalyze and leverage additional resources for affordable housing projects throughout Pierce County.



Monitoring and Evaluation

Usage of fund balance requires action of the Executive Board. Staff will conduct regular assessments of the strategy's effectiveness, its alignment with SSHA³P's mission, and its responsiveness to member government needs. Adjustments to this strategy may be made annually at the direction of the Executive Board and changes may be made based on the effectiveness of the strategy and impact on member governments. Open communication and collaboration with member governments will be maintained to foster a dynamic and responsive approach to the use of fund balance.

TO: SSHAP³ Executive Board

FROM: Jason Gauthier, SSHAP³ Manager

SUBJECT: April 2024 Manager Report

DATE: March 27, 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 SSHAP³ service area.

SSHAP³ Housing Capital Fund

The SSHAP³ Housing Capital Fund's draft Notice of Funding Availability (NOFA) has been sent to the Fund's administering agency, Pierce County, for review and edits. Following this process, staff expect the NOFA to be released in mid-April 2024 with approximately \$556,700 of funding available. The NOFA application response deadline will be 60 days after the release.

Philanthropy Roundtables on Affordable Housing

The second Philanthropy Roundtable on Affordable Housing will be held on April 29th with a focus on the intersection between housing and health outcomes.

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.

Coordinating Low-Income Housing Planning (LIHP) Grant

SSHA³P is applying to the Washington State Department of Commerce's [LIHP Grant](#) in partnership with several member jurisdictions. The grant deliverables include developing a model ordinance regarding co-living housing to support implementation of [HB 1998](#) (2024) and guidance on reducing barriers to development of co-living housing affordable to low and very low-income households. If awarded, SSHA³P staff will support grant implementation through June 2025.

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. In March, attendees discussed the Multifamily Property Tax Exemption (MFTE) and recent housing-related state laws. The next collaborative meeting is on May 24.

SSHA³P staff have updated the [Comprehensive Planning Resources](#) page to include links to member jurisdictions' draft Comprehensive Plans and will update the page as additional drafts are released.

State Legislative Advocacy

The 2024 State Legislative Session was adjourned on March 7th. A full session review was sent to the Executive Board and member government staff on March 8th and is included in the April 5th Executive Board meeting packet.

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. In March the City of DuPont was added to the portal.

Visit the portal here: <https://southsoundaffordablehousing.org/developer-portal/>

Property Tax Exemption Seminars

The Key Peninsula property tax exemption seminar on March 14 was a successful event, with 37 attendees. In addition to a presentation from the Pierce County Assessor-Treasurer's Office, resources were provided to attendees by Pierce County Human Services, the Mustard Seed Project, and the Tacoma-Pierce County Health Department. The chart below breaks down the attendees by demographics.

	Number of attendees	Percentage of attendees
Senior (Or attending on behalf of a senior)	37	100%
Disabled (Or attending on behalf of someone disabled)	3	8%
Veteran (Or attending on behalf of a veteran)	6	16%

Three upcoming seminars are scheduled:

- Graham-Kapowsin: Thurs April 4 12:15-1:45 PM
- Gig Harbor: Tues May 21 10AM-12PM
- Lakewood: Wed Jun 12 10AM-12PM

SSHA³P staff worked with Pierce County Communications staff to create a webpage with information on all upcoming seminars: <https://www.piercecountywa.gov/8310/Property-Tax-Exemption-Seminars>

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 March 19, the Advisory Board provided initial ideas on items to consider for inclusion in SSHA³P's 2025 work plan. Staff expect to present a draft work plan for feedback at the Board's April 16 meeting. At this meeting, staff will also provide an informational presentation on outcomes of the 2024 legislative session.

Staff are currently conducting a policy review on legislation related to universal design and will present this information to the Advisory Board for their feedback and direction at their April or May regular meeting.

SSHA³P staff met with members of the Executive Board Committee on Advisory Board Appointment during the week of March 25 to review staff's recommendations on appointing an additional member to a Consumer seat on the Advisory Board. Staff will present the Committee's recommendations for consideration at the Executive Board meeting on April 5.

South Sound Housing Affordability Partners

Budget Performance Report

2023 Quarter 4 Update

South Sound Housing Affordability Partners

Year 3: 2023 Budget vs Actual as of December 31, 2023

SSHA3P Fund	2023 BUDGET	Q1 2023 ACTUAL	Q2 2023 ACTUAL	Q3 2023 ACTUAL	Q4 2023 ACTUAL	YTD 2023
OPERATING REVENUES						-
City of Auburn	5,175			5,175		5,175
City of DuPont	5,175			5,175		5,175
City of Edgewood	5,175			5,175		5,175
City of Fife	5,175			5,175		5,175
City of Fircrest	3,105			3,105		3,105
City of Gig Harbor	5,175			5,175		5,175
City of Lakewood	20,700			20,700		20,700
City of Milton	3,105			3,105		3,105
City of Puyallup	12,420			12,420		12,420
Puyallup Tribe of Indians	3,105				3,105	3,105
Town of Steilacoom	3,105			3,105		3,105
City of Sumner	5,175			5,175		5,175
City of Tacoma	65,000					-
City of University Place	12,420				12,420	12,420
Pierce County	130,000	51,303		98,498	93,694	243,495
Outside Sources	27,000					-
TOTAL REVENUE	311,010			171,983	109,219	332,505
						-
EXPENDITURES						-
Salaries and Benefits - Manager	164,969	37,165	47,190	6,642	49,716	140,713
Salaries and Benefits - Admin and Policy Support	70,003	11,419	21,523		31,508	64,450
Other	67,338	1,825	8,184		2,237	12,246
TOTAL EXPENDITURES	302,310	50,409	76,897	6,642	83,461	217,409
						-
WA Dept of Commerce - Middle Housing Grant						-
TOTAL Revenue	235,000			235,000		235,000
Expenditures						-
Salaries and Benefits - Manager	34,482			34,482		34,482
Salaries and Benefits - Admin and Policy Support	28,738			28,738		28,738
Other	4,429			4,429		4,429
Berk Consulting	167,351	66,616	100,735			167,351
TOAL Expenditures	235,000	66,616	100,735	67,649		235,000

***Invoices for FY2023 SSHA³P member government contributions were delivered in Q3**

****SSHA³P increased the Program Specialist II hours from 20 to 36 per week starting the Week of May 8, 2023**

*****Revenues from unspent Middle Housing Grant funds were used to offset SSHA³P staff time spent in support of grant work, reflected in Q3**

******Contract (SC-109647) amount for deliverables was for up to \$230,000. Consultant billing totaled \$167,351**

*******Administering Agency is working with City of Tacoma to get set up in their payment portal**

*******Pierce County's 2023 contribution includes catch-up from 2022. Fully paid for 22-23 biennium**



Pierce County



SSHAP³

Learn how to save money on property taxes at a

Property Tax Exemption Seminar

for low-income seniors and people with disabilities

Tuesday, May 21 | 10 a.m.

Gig Harbor Civic Center

3510 Grandview St. in Gig Harbor



Event Information

Join us for a property tax exemption seminar at 10 a.m. on May 21 at the Gig Harbor 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.

LET US KNOW IF YOU PLAN TO JOIN. RSVP 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.



Pierce County



City of
Lakewood

SSHAP

Learn how to save money on property taxes at a

Property Tax Exemption Seminar

for low-income seniors and people with disabilities

Wednesday, June 12 | 10 a.m.
Lakewood City Hall
6000 Main Street SW, Lakewood



Event Information

Join us for a property tax exemption seminar at 10 a.m. on June 12 at Lakewood City Hall. 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.



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

JOIN US FOR PIERCE COUNTY'S 2ND ANNUAL AFFORDABLE HOUSING WEEK

Join us from May 6th to May 10th, 2024, for our impactful week-long celebration. This year, our theme highlights the interconnectedness of affordable housing with various civic interests, including child welfare, public health, transportation, education, and racial and social justice. Affordable housing is the foundation upon which thriving communities are built. Partner with us to support this cause and positively impact our community.

EVENT HIGHLIGHTS

- Daily in-person and virtual activities, including an affordable housing walking tour, virtual panels, and movie premiere, aim to amplify awareness and generate dialogue about affordable housing.
- Networking reception where 150+ attendees will gather to connect, collaborate, and celebrate over food and drink.
- Uniting stakeholders from all civic sectors in Pierce County to foster connections and advance the affordable housing agenda.

BUILDING STRONG COMMUNITIES

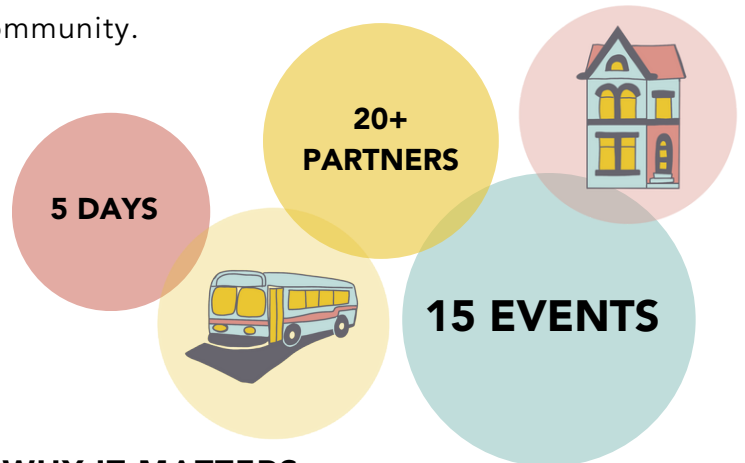
We invite you to shift your perspective this Affordable Housing Week. Let's move beyond viewing affordable housing as solely an individual need and recognize its profound impact on all civic interests. Affordable housing is not just about a place to live; it's the foundation upon which vibrant communities are built.

REGISTER TODAY



CONNECT WITH US

-  facebook.com/tpcahc
-  instagram.com/tpcahc
-  www.tpcalc.org
-  #AHPierceCounty



WHY IT MATTERS

- **Economic Growth:** Affordable housing stimulates economic development and job creation.
- **Education:** Stable housing enhances educational opportunities for children and adults alike.
- **Public Health:** Safe and affordable housing is a critical determinant of public health.
- **Social and Racial Justice:** Affordable housing is a cornerstone for building equitable and inclusive societies.

AFFORDABLE HOUSING CONSORTIUM

The Affordable Housing Consortium is effecting change through community education, advocacy, and the provision of resources to advance the development and preservation of housing that is affordable, accessible, and free of discrimination. Because everyone deserves a place to call home.

CALENDAR OF EVENTS

MONDAY - MAY 6, 2024

Moving Forward: Linking Transportation Equity to Affordable Housing

Virtual Panel Discussion | 12 PM - 1:30 PM
Participants: Pierce Transit, Sound Transit, Downtown on the Go!

TUESDAY - MAY 7, 2024

Healthy Homes, Healthy Communities: The Intersection of Housing and Public Health

Virtual Panel Discussion | 12 PM - 1:30 PM
Participants: Catholic Community Services, Tacoma-Pierce County Health Department

Coffee Chat - April Black, Tacoma Housing Authority

Virtual Coffee Chat | 9:00 AM - 10:00 AM
Participants: April Black, Executive Director, Tacoma Housing Authority

WEDNESDAY - MAY 8, 2024

Opening Doors: Empowering Black Homeownership Across the Continuum

Virtual Panel Discussion | 12 PM - 1:30 PM
Participants: TPC Habitat for Humanity, Black Home Initiative, Rebuilding Together South Sound

Affordable Housing Walking Tour of Tacoma's Hilltop & Celebration

2:30 PM - 4:30 PM | Tacoma Housing Authority, 902 S L Street, Tacoma, WA 98405

Film Screening "Unzipped: An Autopsy of American Inequality" & Community Conversation w/ the Director

5 PM - 8 PM | The Grand Cinema, 606 Fawcett Ave, Tacoma, WA 98402

THURSDAY - MAY 9, 2024

Coffee Chat - Affordable Housing Developer

Virtual Coffee Chat | 9:00 AM - 10:00 AM
Participants: Zac Baker, Development Manager, Southport Financial Services

Safe and Stable: Supporting Children and Families through Affordable Housing

Virtual Panel Discussion | 12 PM - 1:30 PM
Participants: Dept. of Children, Youth, and Families, Tacoma Public Schools, Communities in Schools

Affordable Housing Week Reception

6 PM - 9 PM | Edison Square, 5415 S Tacoma Way, Tacoma, WA 98409

FRIDAY - MAY 10, 2024

Pierce County Community Land Trust Conversation

10:00 AM - 11:00 AM | Greater Christ Temple Church, 1926 S G St, Tacoma, WA 98405
Participants: Pierce County Community Land Trust, Rudolph Lewis Homes, Da'wason Goes Behind, Sabia LLC

Legislative Forum

11:00 AM - 12:00 PM | Greater Christ Temple Church, 1926 S G St, Tacoma, WA 98405

Beyond Campus Walls: Affordable Housing and Higher Education

Virtual Panel Discussion | 12 PM - 1:30 PM
Participants: Tacoma Community College, Clover Park Technical College, University of WA - Tacoma

RSVP ONLINE TO SAVE YOUR SEAT



UW TACOMA SCHOOL OF URBAN STUDIES
URBAN STUDIES WORKSHOP



AFFORDABLE HOUSING

A HALF-DAY COMMUNITY WORKSHOP @ UW TACOMA

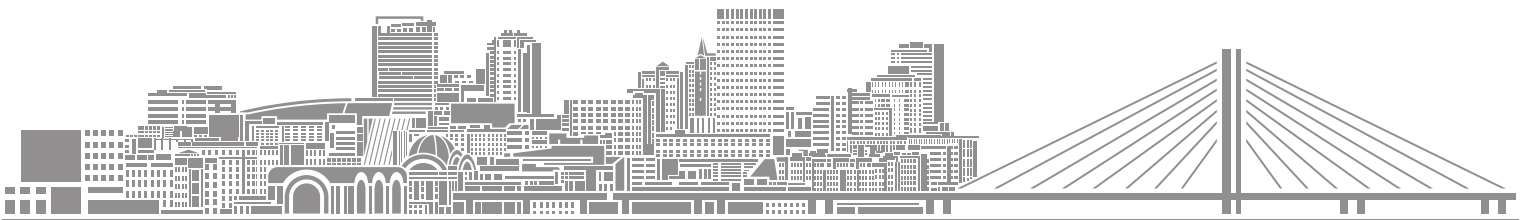
THE UW TACOMA SCHOOL OF URBAN STUDIES IS HOSTING A HALF-DAY WORKSHOP ON AFFORDABLE HOUSING STRATEGIES. This event, guided by national housing policy experts, offers an opportunity for housing advocates, developers, and policymakers to engage in roundtable discussions.

This workshop aims to identify key policies and strategies that could benefit Pierce County, complementing policies implemented over the past five years. Following the workshop, a brief report summarizing the ideas generated during the discussions will be shared online.

WHO SHOULD ATTEND? Community housing advocates, affordable housing developers, city housing and planning staff, housing authority staff, students and faculty with an interest in affordable housing, and any organization or individual interested in the future of housing in the region.

SAVE THE DATE

WEDNESDAY
MAY 29, 2024
9 AM - 12 PM
UW TACOMA



For more information please contact us at
(253) 692-5880 or uwturban@uw.edu.

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