



**South Sound Housing Affordability Partners
Executive Board**

AMENDED 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>

May 3, 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: If you had a robot that took care of one task for you for the rest of your life, what task would it be?

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: Minutes April 5, 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.

V. RESOLUTIONS AND PRESENTATIONS

A. Presentation: Draft 2025 Work Plan

Purpose: Presentation of the draft 2025 SSHA³P Work Plan for feedback and direction.

ATTACHMENTS: Agenda Memorandum: Draft 2025 Work Plan

[Document Link](#)

Draft 2025 Work Plan Presentation

[Document Link](#)

Draft 2025 SSHA³P Work Plan

[Document Link](#)

B. Presentation: Draft 2025 Operating Budget

Purpose: Presentation of the draft 2025 SSHA^{3P} Operating Budget for Executive Board comments, feedback, and direction.

ATTACHMENTS: Agenda Memorandum: Draft 2025 Operating Budget [Document Link](#)
 Draft 2025 Operating Budget Presentation [Document Link](#)
 Draft 2025 SSHA^{3P} Operating Budget [Document Link](#)

C. Presentation: SSHA^{3P} Advisory Board Stipend Policy

Purpose: Presentation of research on offering stipends to advisory group members for the purpose of providing direction on the potential consideration of a stipend policy for members of the SSHA^{3P} Advisory Board.

ATTACHMENTS: Agenda Memorandum: SSHA^{3P} Advisory Board Stipend Policy [Document Link](#)
 Advisory Board Stipend Presentation [Document Link](#)

D. Amending the 2024 Executive Board Meeting Schedule

Motion: Amend the 2024 Executive Board Meeting Calendar to cancel the regular meeting of June 6, 2024.

ATTACHMENTS: Agenda Memorandum: Amending 2024 Meeting Schedule [Document Link](#)
 Adopted 2024 SSHA^{3P} Executive Board Calendar [Document Link](#)

VI. REPORT BY THE SSHA^{3P} MANAGER

- A. FY 2024 Q1 Budget Update
- B. Property Tax Exemption Seminars
- C. Pierce County Affordable Housing Week (May 6 – 10, 2024)
- D. 2024 Master Builders Homebuilding Bus Tour (June 7, 2024 | 8:00 – 1:00 p.m.)**
- E. Special Meeting of the SSHA^{3P} Executive Board (May 31, 2024 | 8:30 a.m.)**

ATTACHMENTS: May 2024 SSHA^{3P} Manager Report [Document Link](#)
 Budget Performance Report FY 2024 Q1 [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 Affordable Housing Workshop Flyer [Document Link](#)

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

SSHA³P

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, SSHA³P Manager
Mary Connolly, SSHA³P 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 ³ 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>Resolution 2024-03, Appointing an Advisory Board Member Mary</p>	<p>SSHA³P staff and two Board members interviewed Tim Fairley and recommend him to serve on the SSHA³P 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>2024 State Legislative Session Review 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>Legislative Session 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>Grant Report: Coordinating Low-Income Housing Planning Mary</p>	<p>SSHA³P 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>2025 Work Plan and Budget Development Process 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>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Manager Report 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 SSHA³P 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 SSHA³P member govts are interested in attending the reception for free, please let Amanda know.</p>
<p>Executive Board Updates/ Comments</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
Updates/ Comments continued	<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!
Adjourn- ment	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 SSHA³P Executive Board meeting is scheduled for Friday, May 3, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant



AGENDA MEMODRANDUM

May 3, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: Draft 2025 Work Plan

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. 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 being considered for action of the Executive Board at its June 7, 2024, regular meeting.

The purpose of this presentation is to provide the Executive Board with a draft 2025 Work Plan to receive questions, comments, feedback and direction from the Executive Board.

ATTACHMENTS:

- 2025 Draft Work Plan Presentation
- Draft 2025 SSHA³P Work Plan

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



2025 WORK PLAN

SSHA³P EXECUTIVE BOARD REGULAR MEETING

MAY 3, 2024

2025 WORK PLAN DEVELOPMENT

- Informed by 2024 Work Plan
- Moving toward supporting implementation of policies and strategies of 2024 Comprehensive Plan updates
- CLIHP Grant
- Input and Feedback
 - Executive Board
 - Advisory Board
 - Member Government Staff

WORK PLAN AREAS OF FOCUS

- Affordable Housing Development & Preservation
- Program, Policy, & Grant Support
- Information & Engagement
- Advocacy
- Administration

AFFORDABLE HOUSING DEVELOPMENT & PRESERVATION

Work Items	Indicators
Development	
<ul style="list-style-type: none"> SSHA³P Housing Capital Fund 	<ul style="list-style-type: none"> Total moneys pooled Total moneys awarded Number of affordable units funded
<ul style="list-style-type: none"> Philanthropy Affordable Housing Roundtables 	<ul style="list-style-type: none"> Number of philanthropy affordable housing roundtables
Preservation	
<ul style="list-style-type: none"> Affordable Housing Preservation 	<ul style="list-style-type: none"> Identification of housing developments with affordability periods expiring before December 1, 2035 Review of strategies to identify and preserve naturally occurring affordable housing (NOAH)



PROGRAM, POLICY, & GRANT SUPPORT

Work Items	Indicators
Program and Policy Support	
<ul style="list-style-type: none"> Member Government Assistance 	<ul style="list-style-type: none"> Number of requests for technical assistance fulfilled Number of member governments assisted
<ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) 	<ul style="list-style-type: none"> Explore opportunity with the City of Tacoma and interested member governments on consideration of ADU pre-approved designs. Develop public communication tools for member governments to use for public education on ADU development.
<ul style="list-style-type: none"> Coordinating Low-Income Housing Planning Grant (CLIHP) <i>Collaboration with 9 member governments to create a model ordinance and guidance regarding co-living housing</i> 	<ul style="list-style-type: none"> Completion of grant deliverables by June 15 Assist with implementation of HB 1998 code requirements
<ul style="list-style-type: none"> Housing Toolkit 	<ul style="list-style-type: none"> Number of policies and programs adopted for member government consideration Semi-annual tracking report of member government consideration of policy and program recommendations adopted by the Executive Board
<ul style="list-style-type: none"> Facilitate the convening of land use planners to increase collaboration on housing policy and planning. 	<ul style="list-style-type: none"> Number of Pierce County Planners Collaborative meetings
<ul style="list-style-type: none"> Affordable Housing Monitoring <i>Program Service for member governments to monitor housing unit affordability requirements</i> 	<ul style="list-style-type: none"> Monitoring Program policies and program developed. Monitoring Program services offered to member governments
Grant Support	
<ul style="list-style-type: none"> Grant Identification & Writing Support 	<ul style="list-style-type: none"> Number of grant applications submitted with SSHA³P staff assistance

INFORMATION & ENGAGEMENT

Work Items	Indicators
Information	
<ul style="list-style-type: none"> Affordable Housing Completed Project Mapping 	<ul style="list-style-type: none"> Map update completed by August 1, 2025
<ul style="list-style-type: none"> Developer Portal 	<ul style="list-style-type: none"> Each member government's page on the Developer Portal updated by July 1, 2025
Engagement	
<ul style="list-style-type: none"> Developer Series <i>Partner with member governments to present information to developers on updated Comprehensive Plans and opportunities for affordable housing development</i> 	<ul style="list-style-type: none"> Number of member governments presenting Number of attendees
<ul style="list-style-type: none"> Affordable Housing Developer Forum <i>Networking opportunity for member government staff and affordable housing developers following Developer Series</i> 	<ul style="list-style-type: none"> Number of attendees Number of member governments and developers in attendance
<ul style="list-style-type: none"> Property Tax Exemption Seminars 	<ul style="list-style-type: none"> Number of property tax seminars Number of attendees
<ul style="list-style-type: none"> Home Repair Services Marketing 	<ul style="list-style-type: none"> Distribution of public and non-profit home repair program marketing materials to member governments Creation of social media content for member government use to market home repair services
<ul style="list-style-type: none"> Support member government assistance requests for communication related activities regarding affordable housing 	<ul style="list-style-type: none"> Number of requests for communication assistance fulfilled. Number of member governments assisted

ADVOCACY

Work Items	Indicators
State	
<ul style="list-style-type: none"> • State Legislative Agenda Activities Include: <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Amount of capital funding directly allocated by the State Legislature to support affordable housing development in SSHA³P communities. • Number of SSHA³P ‘priority support’ bill that are signed into law • Number of SSHA³P ‘priority oppose’ bills that are not signed into law
Federal	
<ul style="list-style-type: none"> • Federal Priorities Agenda 	<ul style="list-style-type: none"> • Amount of capital funding allocated via Congressionally Directed Spending to support affordable housing development in SSHA³P communities.



ADMINISTRATION

Work Items	Indicators
Administration	
<ul style="list-style-type: none"> Facilitate recruitment and selection of new members and/or reappointment of members with expiring terms 	<ul style="list-style-type: none"> Number of months during the year that Advisory Board membership meets SSHA³P's Interlocal Agreement requirements
<ul style="list-style-type: none"> Support the Advisory Board in completing tasks from their current Work Plan and in creating a 2026 Work Plan 	<ul style="list-style-type: none"> Executive Board adopts a 2026 Advisory Board Work Plan
<ul style="list-style-type: none"> Coordinate the development of the 2026 Work Plan and Budget 	<ul style="list-style-type: none"> 2026 Work Plan and Budget approved on or before July 1, 2025
<ul style="list-style-type: none"> Provide quarterly Work Plan and Budget performance reporting 	<ul style="list-style-type: none"> Executive Board reported on the following timeline: <ul style="list-style-type: none"> FY24, Q1 – May 2025 FY24, Q2 – August 2025 FY24, Q3 – November 2025 FY24, Q4 – February 2026
<ul style="list-style-type: none"> Seek operating funding for SSHA³P from philanthropic and aligned organizations 	<ul style="list-style-type: none"> Total amount of moneys contributed by philanthropic and aligned organizations
<ul style="list-style-type: none"> Ensure the continuation of informal presentation for the Executive Board on topics of interest 	<ul style="list-style-type: none"> Number of informational presentations at Executive Board meetings





2025 WORK PLAN

SSHA³P EXECUTIVE BOARD REGULAR MEETING

MAY 3, 2024

Draft 2025 Annual Work Plan

Focus Area 1

Affordable Housing Development & Preservation

Work Items	Indicators
Development	
1. SSHAP Housing Capital Fund	<ul style="list-style-type: none"> • Total moneys pooled • Total moneys awarded • Number of affordable units funded
2. Philanthropy Affordable Housing Roundtables	<ul style="list-style-type: none"> • Number of philanthropy affordable housing roundtables
Preservation	
3. Affordable Housing Preservation	<ul style="list-style-type: none"> • Identification of housing developments with affordability periods expiring before December 1, 2035 • Review of strategies to identify and preserve naturally occurring affordable housing (NOAH)

Draft 2025 Annual Work Plan

Focus Area 2

Program, Policy, & Grant Support

Work Items	Indicators
Program and Policy Support	
1. Member Government Assistance Activities Include: <ul style="list-style-type: none"> • Researching or analyzing policy • Drafting policy or ordinance • Presenting to staff, Planning Commission, and/or Council • Supporting public outreach efforts On topics related to housing affordability, attainability, and accessibility, including: <ul style="list-style-type: none"> • Comprehensive Plan implementation • Implementation of state housing laws • Planning and affordable housing policy 	<ul style="list-style-type: none"> • Number of requests for technical assistance fulfilled • Number of member governments assisted
2. Accessory Dwelling Units (ADUs)	<ul style="list-style-type: none"> • Explore opportunity with the City of Tacoma and interested member governments on consideration of ADU pre-approved designs. • Develop public communication tools for member governments to use for public education on ADU development.
3. Coordinating Low-Income Housing Planning Grant (CLIHP) <i>Collaboration with 9 member governments to create a model ordinance and guidance regarding co-living housing</i>	<ul style="list-style-type: none"> • Completion of grant deliverables by June 15 • Assist with implementation of HB 1998 code requirements
4. Housing Toolkit	<ul style="list-style-type: none"> • Number of policies and programs adopted for member government consideration • Semi-annual tracking report of member government consideration of policy and program recommendations adopted by the Executive Board
5. Facilitate the convening of land use planners to increase collaboration on housing policy and planning.	<ul style="list-style-type: none"> • Number of Pierce County Planners Collaborative meetings
6. Affordable Housing Monitoring Program <i>Service for member governments to monitor housing unit affordability requirements</i>	<ul style="list-style-type: none"> • Monitoring Program policies and program developed. • Monitoring Program services offered to member governments
Grant Support	
7. Grant Identification & Writing Support	<ul style="list-style-type: none"> • Number of grant applications submitted with SSHAP staff assistance

Draft 2025 Annual Work Plan

Focus Area 3 Information & Engagement

Work Items	Indicators
Information	
1. <u>Affordable Housing Completed Project Mapping</u>	<ul style="list-style-type: none"> Map update completed by August 1, 2025
2. <u>Developer Portal</u>	<ul style="list-style-type: none"> Each member government’s page on the Developer Portal updated by July 1, 2025
Engagement	
3. Developer Series <i>Partner with member governments to present information to developers on updated Comprehensive Plans and opportunities for affordable housing development</i>	<ul style="list-style-type: none"> Number of member governments presenting Number of attendees
4. Affordable Housing Developer Forum <i>Networking opportunity for member government staff and affordable housing developers following Developer Series</i>	<ul style="list-style-type: none"> Number of attendees Number of member governments and developers in attendance
5. Property Tax Exemption Seminars	<ul style="list-style-type: none"> Number of property tax seminars Number of attendees
6. Home Repair Services Marketing	<ul style="list-style-type: none"> Distribution of public and non-profit home repair program marketing materials to member governments Creation of social media content for member government use to market home repair services
7. Support member government assistance requests for communication related activities regarding affordable housing	<ul style="list-style-type: none"> Number of requests for communication assistance fulfilled. Number of member governments assisted

Draft 2025 Annual Work Plan

Focus Area 4

Advocacy

Work Items	Indicators
State	
<p>1. State Legislative Agenda</p> <p>Activities Include:</p> <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Amount of capital funding directly allocated by the State Legislature to support affordable housing development in SSHA^{3P} communities. • Number of SSHA^{3P} ‘priority support’ bill that are signed into law • Number of SSHA^{3P} ‘priority oppose’ bills that are not signed into law
Federal	
<p>2. Federal Priorities Agenda</p>	<ul style="list-style-type: none"> • Amount of capital funding allocated via Congressionally Directed Spending to support affordable housing development in SSHA^{3P} communities.

Draft 2025 Annual Work Plan

Focus Area 5 Administration

Work Items	Indicators
Administration	
1. Facilitate recruitment and selection of new members and/or reappointment of members with expiring terms	<ul style="list-style-type: none"> • Number of months during the year that Advisory Board membership meets SSHAP's Interlocal Agreement requirements
2. Support the Advisory Board in completing tasks from their current Work Plan and in creating a 2026 Work Plan	<ul style="list-style-type: none"> • Executive Board adopts a 2026 Advisory Board Work Plan
3. Coordinate the development of the 2026 Work Plan and Budget	<ul style="list-style-type: none"> • 2026 Work Plan and Budget approved on or before July 1, 2025
4. Provide quarterly Work Plan and Budget performance reporting	<ul style="list-style-type: none"> • Executive Board reported on the following timeline: <ul style="list-style-type: none"> ○ FY24, Q1 – May 2025 ○ FY24, Q2 – August 2025 ○ FY24, Q3 – November 2025 ○ FY24, Q4 – February 2026
5. Seek operating funding for SSHAP from philanthropic and aligned organizations	<ul style="list-style-type: none"> • Total amount of moneys contributed by philanthropic and aligned organizations
6. Ensure the continuation of informal presentation for the Executive Board on topics of interest	<ul style="list-style-type: none"> • Number of informational presentations at Executive Board meetings



AGENDA MEMODRANDUM

May 3, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: Draft 2025 Operating Budget

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST:

SUMMARY/BACKGROUND:

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

SSHA³P staff anticipate the 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 provide the Executive Board with a draft 2025 Operating Budget to receive questions, comments, feedback and direction from the Executive Board.

ATTACHMENTS:

- Draft 2025 Operating Budget Presentation
- Draft 2025 SSHA³P Operating Budget

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



2025 OPERATING BUDGET

SSHA³P EXECUTIVE BOARD REGULAR MEETING

MAY 3, 2024

BUDGET CONSIDERATIONS

- Alignment with draft 2025 Work Plan
- Direction on Fund Balance Usage Strategy
- Member Government Feedback

2025 DRAFT BUDGET

- Utilizes \$31,000 of Operating Fund Balance in FY25
- FY25 member contribution would be a 4% increase over FY24

South Sound Housing Affordability Partners	
FY 2025 DRAFT Operating Budget	
Estimated Operating Fund Balance - January 1, 2025	\$ 154,014.00
Estimated Operating Fund Balance - December 31, 2025	\$ 123,373.00
SSHA3P Fund	2025 BUDGET
OPERATING REVENUES*	
City of Auburn	\$ 5,826.02
City of DuPont	\$ 5,826.02
City of Edgewood	\$ 5,826.02
City of Fife	\$ 5,826.02
City of Fircrest	\$ 3,495.61
City of Gig Harbor	\$ 5,826.02
City of Lakewood	\$ 23,304.06
City of Milton	\$ 3,495.61
Pierce County	\$ 146,354.00
Puyallup Tribe of Indians	\$ 3,495.61
City of Puyallup	\$ 13,982.44
Town of Steilacoom	\$ 3,495.61
City of Sumner	\$ 7,506.60
City of Tacoma	\$ 73,177.00
City of University Place	\$ 13,982.44
SSHA3P Operating Fund Balance	\$ 31,000.00
TOTAL Revenue	\$ 352,419.08
EXPENDITURES	
Salaries and Benefits - Manager	\$ 192,490.00
Salaries and Benefits - Program Specialist II	\$ 122,170.00
Travel and Training	\$ 3,000.00
Phone	\$ 1,320.00
Communication (Printing, Translation, Advertising, etc.)	\$ 1,000.00
Supplies and Miscellaneous	\$ 500.00
Cost Pool Allocation/10% Admin Fee	\$ 31,580.00
TOTAL Expenditures	\$ 352,060.00
WA Dept of Commerce - CLIHIP Grant	
GRANT REVENUE	
FY 2024 CLIHP Grant Revenue**	\$ 25,000.00
FY 2025 CLIHP Grant Revenue	\$ 25,000.00
TOTAL Grant Revenue	\$ 50,000.00
Expenditures	
Contracted Services	\$ 50,000.00
TOTAL Grant Expenditures	\$ 50,000.00

2025 BUDGET OPTIONS

South Sound Housing Affordability Partners	
FY 2025 DRAFT Operating Budget	
Annual Member Contribution Decrease of 5%	
Estimated Operating Fund Balance - January 1, 2025	\$ 154,014.00
Estimated Operating Fund Balance - December 31, 2025	\$ 94,022.79
SSHA3P Fund	2025 BUDGET
OPERATING REVENUES*	
City of Auburn	\$ 5,321.84
City of DuPont	\$ 5,321.84
City of Edgewood	\$ 5,321.84
City of Fife	\$ 5,321.84
City of Fircrest	\$ 3,193.10
City of Gig Harbor	\$ 5,321.84
City of Lakewood	\$ 21,287.36
City of Milton	\$ 3,193.10
Pierce County	\$ 133,688.75
Puyallup Tribe of Indians	\$ 3,193.10
City of Puyallup	\$ 12,772.42
Town of Steilacoom	\$ 3,193.10
City of Sumner	\$ 5,321.84
City of Tacoma	\$ 66,844.38
City of University Place	\$ 12,772.42
SSHA3P Operating Fund Balance	\$ 60,000.00
TOTAL Revenue	\$ 352,068.79
EXPENDITURES	
Salaries and Benefits - Manager	\$ 192,490.00
Salaries and Benefits - Program Specialist II	\$ 122,170.00
Travel and Training	\$ 3,000.00
Phone	\$ 1,320.00
Communication (Printing, Translation, Adversiting, etc.)	\$ 1,000.00
Supplies and Miscellaneous	\$ 500.00
Cost Pool Allocation/10% Admin Fee	\$ 31,580.00
TOTAL Expenditures	\$ 352,060.00
WA Dept of Commerce - CLIHIP Grant	
GRANT REVENUE	
FY 2024 CLIHP Grant Revenue**	\$ 25,000.00
FY 2025 CLIHP Grant Revenue	\$ 25,000.00
TOTAL Grant Revenue	\$ 50,000.00
Expenditures	
Contracted Services	\$ 50,000.00
TOAL Grant Expenditures	\$ 50,000.00

South Sound Housing Affordability Partners	
FY 2025 DRAFT Operating Budget	
Annual Member Contribution Increase of 0%	
Estimated Operating Fund Balance - January 1, 2025	\$ 154,014.00
Estimated Operating Fund Balance - December 31, 2025	\$ 109,394.83
SSHA3P Fund	2025 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
Pierce County	\$140,725.00
Puyallup Tribe of Indians	\$3,361.16
City of Puyallup	\$13,444.65
Town of Steilacoom	\$3,361.16
City of Sumner	\$5,601.94
City of Tacoma	\$70,362.50
City of University Place	\$13,444.65
SSHA3P Operating Fund Balance	\$ 45,000.00
TOTAL Revenue	\$ 352,440.83
EXPENDITURES	
Salaries and Benefits - Manager	\$ 192,490.00
Salaries and Benefits - Program Specialist II	\$ 122,170.00
Travel and Training	\$ 3,000.00
Phone	\$ 1,320.00
Communication (Printing, Translation, Adversiting, etc.)	\$ 1,000.00
Supplies and Miscellaneous	\$ 500.00
Cost Pool Allocation/10% Admin Fee	\$ 31,580.00
TOTAL Expenditures	\$ 352,060.00
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GRANT REVENUE	
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Expenditures	
Contracted Services	\$ 50,000.00
TOAL Grant Expenditures	\$ 50,000.00

BUDGET BACKGROUND

The SSA³P Intergovernmental Agreement (the IGA) provides the Executive Board with the power to develop and recommend an annual budget.

- Section 13 of the ILA outlines the following pertinent items:
 1. *“...on or before July 1st of each year, a recommended operating budget for SSA³P for the following budget year will be prepared, reviewed and recommended by the Executive Board and transmitted to each Party.”*
 2. *“No recommended budget will become effective until approved by the legislative body of each Party and adopted by the Executive Board.”*
 3. *“If a Party does not approve the budget in a timely manner, the Executive Board may adopt the annual budget and work plan with a two-thirds majority vote.”*

BUDGET NEXT STEPS

- May 3** **Presentation of Draft 2025 Operating Budget**

- May 31** **Consideration of Resolution too recommend for 2025 Operating Budget to member governments**

- June 30** **Deadline for Parties of the IGA to issue written notice to withdraw from the IGA prior to next fiscal year**

- July – November** **Legislative body of each Party approve its contribution to SSHAP either separately or through its budget process**
SSHAP staff available for 2025 Budget and Work Plan presentation(s) to member government Councils and/or committees

- December 6** **Executive Board Resolution to adopt FY 2025 Operating Budget**
The Executive Board may adopt the annual Budget with a two-thirds majority vote



2025 OPERATING BUDGET

SSHA³P EXECUTIVE BOARD REGULAR MEETING

MAY 3, 2024

South Sound Housing Affordability Partners

Draft Budget Operating Budget

Fiscal Year 2025

South Sound Housing Affordability Partners	
FY 2025 DRAFT Operating Budget	
Estimated Operating Fund Balance - January 1, 2025	\$ 154,014.00
Estimated Operating Fund Balance - December 31, 2025	\$ 123,370.08
SSHA3P Fund	
2025 BUDGET	
OPERATING REVENUES*	
City of Auburn	\$ 5,826.02
City of DuPont	\$ 5,826.02
City of Edgewood	\$ 5,826.02
City of Fife	\$ 5,826.02
City of Fircrest	\$ 3,495.61
City of Gig Harbor	\$ 5,826.02
City of Lakewood	\$ 23,304.06
City of Milton	\$ 3,495.61
Pierce County	\$ 146,354.00
Puyallup Tribe of Indians	\$ 3,495.61
City of Puyallup	\$ 13,982.44
Town of Steilacoom	\$ 3,495.61
City of Sumner	\$ 7,506.60
City of Tacoma	\$ 73,177.00
City of University Place	\$ 13,982.44
SSHA3P Operating Fund Balance	\$ 31,000.00
TOTAL Revenue	\$ 352,419.08
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WA Dept of Commerce - CLIHP Grant	
GRANT REVENUE	
FY 2024 CLIHP Grant Revenue**	\$ 25,000.00
FY 2025 CLIHP Grant Revenue	\$ 25,000.00
TOTAL Grant Revenue	\$ 50,000.00
Expenditures	
Contracted Services	\$ 50,000.00
TOAL Grant Expenditures	\$ 50,000.00
* Annual member contribution increase of 4%	
**2024 grant revenue will be allocated to FY25 budget	



SSHA³P Advisory Board

AGENDA BILL

May 3, 2024

AGENDA CATEGORY Staff Presentation

SUBJECT: Advisory Board Stipend Policy

PRESENTED BY: Mary Connolly, SSHA³P Program Specialist II

SUMMARY/BACKGROUND:

In 2023 and 2024, the SSHA³P Executive Board leadership teams directed SSHA³P staff to conduct research on stipend policies for advisory groups.

Chair Markley and Vice Chair Roscoe directed staff to develop a presentation and policy for Executive Board discussion and possible consideration of an Advisory Board stipend policy.

The presentation will provide an overview of:

- Research on stipend policies for advisory groups
- Draft advisory board stipend policy
- Budget impact of a stipend policy

ATTACHMENTS:

- Advisory Board Stipend Policy Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



ADVISORY BOARD STIPEND POLICY

MAY 3, 2024

EXECUTIVE BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II

AGENDA

- Context
- Policy Research
- Example Stipend Policies
- Draft Policy
- Fiscal Impact

CONTEXT

- SSHA³P Intergovernmental Agreement requires that 1/3 of Advisory Board be consumers of affordable/attainable housing
- Consumer Definition
 - People with experience applying to or participating in an affordable housing program
- Emphasis on recruiting recent and current consumers
- Difficulty recruiting current or recent consumers

POLICY RESEARCH

- Direction from Executive Board leadership to research stipend policies in 2023 and 2024
- Consultation with Pierce County Human Services Finance
- Research on advisory groups with stipend policies
- Conversation with SKHHP and King County Continuum of Care staff

EXAMPLES: OFFERING STIPENDS TO ALL MEMBERS

Advisory Group	Stipend Amount	Eligibility
City of Seattle <i>Equitable Transit-Oriented Development Community Advisory Group</i>	\$75/hour	All members not compensated by their employer
City of Olympia <i>All Advisory Committees</i>	\$25/meeting \$50/meeting if low-income	All members
Pierce County <i>Planning Commission</i>	\$75/meeting	All members
Puget Sound Regional Council <i>All Advisory Committees</i>	\$125/meeting	All members not compensated by their employer
South King Housing and Homelessness Partners <i>Advisory Board</i>	\$50/meeting if virtual; \$75/meeting if in-person	All members not compensated by their employer

EXAMPLES: OFFERING STIPENDS TO SOME MEMBERS

Advisory Group	Stipend Amount	Eligibility
Washington State <i>Permanent Supportive Housing Advisory Committee</i>	\$45/hour	People with lived experience and people with low incomes
King County Continuum of Care Board	\$32/hour	People with lived experience
King County <i>Children and Youth Advisory Board</i>	\$125/meeting, limit 1 per month	People with lived experience

DRAFT POLICY

- Purpose: Encourage participation from and reduce barriers to participation for low-income people who have experience living in affordable housing
- Eligibility:
 - Occupy a consumer seat; AND
 - Not compensated by their employer for attendance; AND
 - Member of a low-income household
- Eligible members must opt into receiving stipend
- \$50 per meeting, up to 18 meetings per year for the following types of meetings:
 - Regular and special advisory board meetings
 - Committee meetings
 - Meetings of Chair and Vice Chairs
 - Executive Board meetings when the member is presenting or discussing on behalf of the Advisory Board

FISCAL IMPACT

- Assumptions:
 - 4 eligible members; all opt into receiving stipend
 - 3 attend 18 meetings during 2025
 - 1 attends 12 meetings during 2025
- 2025 Budget: \$3,300



ADVISORY BOARD STIPEND POLICY

MAY 3, 2024

EXECUTIVE BOARD REGULAR MEETING

MARY CONNOLLY, PROGRAM SPECIALIST II



AGENDA MEMODRANUM

May 3, 2024

AGENDA CATEGORY New Business

SUBJECT: Amending 2024 Executive Board Meeting Schedule

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST:

SUMMARY/BACKGROUND:

At the February 2, 2024, regular meeting of the SSHA³P Executive Board the Board adopted a 2024 Executive Board meeting calendar. The adopted meeting calendar can only be amended via the calling of a special meeting, a motion to amend, or – if there is no business before Executive Board – cancelled with at least 24 hours notice by the Chair.

ATTACHMENTS:

- Adopted 2024 SSHA³P Executive Board Meeting Calendar

STAFF RECOMMENDATION:

ALTERNATIVES:

RECOMMENDED MOTION:

- Motion to amend the 2024 SSHA³P Executive Board meeting calendar and cancel the June 7, 2024 regular meeting of the SSHA³P Executive Board.



2024 Executive Board Meeting Calendar

January 12, 2024

Special Meeting (January 5, 2024, Regular Meeting cancelled)

February 2, 2024

March 1, 2024

April 5, 2024

May 3, 2024

June 7, 2024

July 12, 2024

Special Meeting (July 5, 2024, Regular Meeting cancelled)

August 2, 2024

September 13, 2024

Special Meeting (September 6, 2024, Regular Meeting cancelled)

October 4, 2024

In-person meeting at Gig Harbor City Hall (3510 Grandview St, Gig Harbor, WA 98335)

November 1, 2024

December 6, 2024

TO: SSHA³P Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: April 2024 Manager Report
DATE: May 3, 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 SSHA³P 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.

Pierce County released the South Sound Housing Affordability Partners' (SSHA³P) Housing Capital Fund Notice of Funding Availability (NOFA) on April 25, 2024. The NOFA totals \$527,400 and includes contributions from the cities of Auburn, Fife, Sumner, and Pierce County.

The NOFA is able to fund affordable housing development and preservation projects for households earning at or below 60% of the area median income (AMI), and affordable homeownership housing development for households earning at or below 80% of the AMI.

Mayor Markley's quote from the [press release](#):

"[This] fund is both a recognition of the extraordinary need for affordable housing across our Pierce County communities and the need for regional commitment and collaboration," said Tracie Markley, City of Gig Harbor Mayor and Chair of the SSHA³P Executive Board. "I am excited to see how this funding opportunity will bring this affordable housing to fruition."

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 (CLIHP) Grant

SSHA³P applied to the Washington State Department of Commerce's [CLIHP Grant](#) in partnership with 9 member jurisdictions: the Cities of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, and University Place and the Town of Steilacoom. 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. Staff are creating a Request for Proposals (RFP) to identify a consultant to assist in completion of the grant deliverables.

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 May 24.

SSHA³P staff have updated the [Comprehensive Planning Resources](#) page to include links to member jurisdictions' Comprehensive Plan update webpages.

Consolidated Review Grant Application

The Washington State Department of Commerce is accepting applications for funding [consolidated permit review grants](#) to streamline residential building permit review. SSHA³P staff are offering grant writing support services for interested member governments.

Presentation at PAW Conference

On Thursday, May 25, Mary moderated a presentation and discussion at the Planning Association of Washington (PAW)'s Annual Conference on middle housing communication strategies. One of the presenters was Stefanie Hindmarch from BERK Consulting, who presented on the [communication materials](#) created as a part of SSHA³P's middle housing grant in partnership with the Cities of Edgewood, Fife, Gig Harbor, Milton, and University Place.

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. Thirteen (13) of SSHA³P's members have provided information posted on the portal.

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

Property Tax Exemption Seminars

Since the last Executive Board meeting, there has been one property tax exemption seminar hosted on April 4 at the Graham Senior Center. There were over 70 attendees! The chart below breaks down the attendees by demographics.

Total # of attendees	71
Total # of attendees who signed in <i>(Several attendees did not sign in because they were already in the building for a previous event. The rest of the data below is for the 53 attendees that did check in.)</i>	53
Total # of households	39
Total # of households with a senior	38
Total # of households with a disabled person	8
Total # of households with a veteran	15
Total # of households with a disabled veteran	7

Two upcoming seminars are scheduled:

- 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 the Advisory Board meeting on April 16:

- Staff presented a draft of SSHA³P's 2025 work plan and budget and the Advisory Board provided feedback
- Staff presented a policy review on legislation related to universal design; the Advisory Board provided initial thoughts and identified some areas for additional research
- Staff provided an informational presentation on outcomes of the 2024 legislative session

At their meeting on May 21:

- Staff will present an updated draft of SSHA³P's 2025 work plan and budget for final feedback from the Advisory Board
- Staff will present a draft staff report template created with Advisory Board input and ask for feedback
- Staff will present additional information related to universal design (tentative)

Executive Board Rules & Procedures

SSHA³P staff have begun a review of the Rules & Procedure of the Executive Board for potential 2024 amendments. Review will focus efforts on clarifying responsibilities of the Chair, scheduling of meetings, creation of committees and tasks forces, and Executive Board decision making via resolution. Staff will work with the Chair and Vice Chair, and the staff work group to conduct this review.

Upcoming Member Government Presentations

SSHA³P staff will be presenting to the City of University Place Council on options for the city's usage for its affordable and supportive housing sales and use tax funds on May 20, 2024.

South Sound Housing Affordability Partners

Budget Performance Report

2024 Quarter 1 Update

South Sound Housing Affordability Partners
Fiscal Year 2024 Budget vs Actual as of March 31, 2024

SSHA3P Fund	2024 BUDGET	Q1 2024 ACTUAL
OPERATING REVENUES*		
City of Auburn	\$5,600	\$5,601.94
City of DuPont	\$5,600	\$5,601.94
City of Edgewood	\$5,600	\$5,601.94
City of Fife	\$5,600	\$5,601.94
City of Fircrest	\$3,360	\$3,361.16
City of Gig Harbor	\$5,600	\$5,601.94
City of Lakewood	\$22,410	\$22,408
City of Milton	\$3,360	
Pierce County	\$140,730	
Puyallup Tribe of Indians	\$3,360	\$3,361
City of Puyallup	\$13,450	\$13,450
Town of Steilacoom	\$3,360	\$3,361
City of Sumner	\$5,600	\$5,602
City of Tacoma	\$70,360	
City of University Place	\$13,450	\$13,450
SSHA3P Operating Fund Balance	\$40,000	
TOTAL REVENUE	\$347,440.00	\$93,002.86
EXPENDITURES		
Salaries and Benefits - Manager	\$186,110	\$48,120
Salaries and Benefits - Program Specialist II	\$107,250	\$29,611
Other	54,220	\$1,682
TOTAL EXPENDITURES	\$347,580.00	\$79,413.00
*Invoices for FY 2024 SSHA ³ P member government contributions were delivered in Q1		



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.



Taxable Income and Veterans

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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.

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

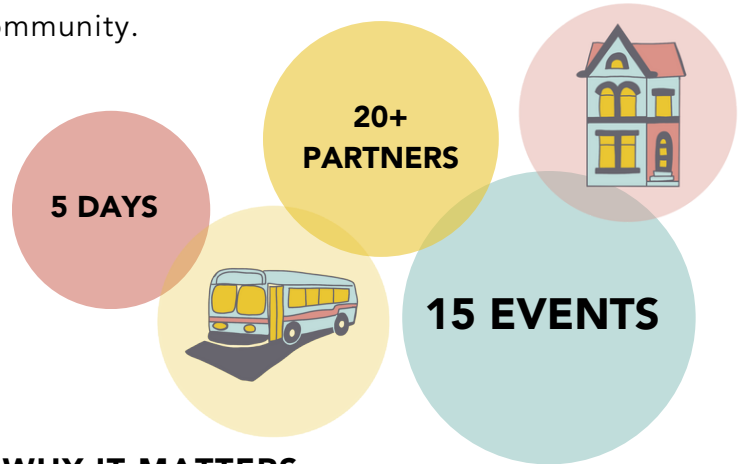
We invite you to shift your perspective this Affordable Housing Week. Let's move beyond viewing affordable housing as solely an individual need and recognize its profound impact on all civic interests. Affordable housing is not just about a place to live; it's the foundation upon which vibrant communities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



TRAM HOANG
Senior Associate
PolicyLink



OKSANA MIRONOVA
Senior Policy Analyst,
Community Service Society
of New York

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.

WEDNESDAY

MAY 29, 2024 | 9 AM - 12 PM

EMERALD QUEEN CONFERENCE CTR.
1820 E. 29TH STREET, TACOMA

FREE REGISTRATION:
tacoma.uw.edu/urban-studies-workshop

To request disability accommodations, including ASL interpretation, contact the **School of Urban Studies** at (253) 692-5880 or uwturban@uw.edu. Requests can be responded to most effectively if received at least 10 days in advance of the event.



For more information: (253) 692-5880 or uwturban@uw.edu

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