



**South Sound Housing Affordability Partners
Advisory Board**

Regular Meeting Agenda

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

Dial: +1253 215 8782 Meeting ID: 982 0661 9590

Webinar Link: <https://piercecountywa.zoom.us/j/98206619590>

August 20, 2024 5:30 P.M.

Adria Buchanan, Alex Harrington, Ben Ferguson, Corey Orvold, Desniege Haywood, Faaluaaina Pritchard, Isabella Rivera Kjaer, Jay Worley, Judson Willis, Nicholas Carr, Noemi Cagatin-Porter, Riley Guerrero, Tim Fairley, William Towey, Zac Baker

I. CALL TO ORDER 5:30

ROLL CALL

LAND ACKNOWLEDGEMENT

We acknowledge that we are on the traditional homelands of the Coast Salish people. They have lived on and stewarded these lands since the beginning of time, and continue to do so today. We honor their legacy by:

- Welcoming new ways of thinking about our relationship to the land
- Asking -- not assuming -- tribal preferences and needs
- Identifying opportunities to improve our collective stewardship

This board commits to these objectives.

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

A. July 16, 2024 SSHA³P Advisory Board Minutes

Purpose: Approval of minutes from the July 16, 2024 SSHA³P Advisory Board meeting.

ATTACHMENTS: [Minutes of July 16, 2024 Advisory Board meeting](#)

Recommended Motion: Motion to approve the consent agenda.

IV. PRESENTATIONS AND DISCUSSION

A. 2025 SSHA³P State and Federal Legislative Agendas 5:35

Purpose: Presentation from Jason Gauthier, SSHA³P Manager, on draft SSHA³P 2025 state and federal legislative agendas, for the purpose of gathering final feedback.

Action: Advisory Board questions and feedback.

ATTACHMENTS: [Agenda Memorandum: 2025 State and Federal Legislative Agendas](#)
[2025 State and Federal Legislative Agendas Presentation](#)

B. Recommendation on Incorporating Universal Design Policies into Members' Comprehensive Plans

6:10

Purpose: Presentation from Mary Connolly, SSHA³P Program Specialist II, on developing a recommendation on incorporating policies related to universal design into members' Comprehensive Plan periodic updates.

Action: Advisory Board questions, feedback, and direction.

ATTACHMENTS: [Agenda Memorandum: Recommendation on Incorporating Universal Design Policies into Members' Comprehensive Plans](#)
[Universal Design Comprehensive Plan Policy Presentation](#)
[Staff Report: Incorporating Universal Design Policies in Comprehensive Plan Updates](#)
[DRAFT Resolution No. 2024-01](#)

C. Universal Design Outreach Materials

6:55

Purpose: Presentation from Mary Connolly, on outreach materials developed with Advisory Board feedback, for the purpose of gathering final feedback before their use.

Action: Advisory Board questions and feedback.

ATTACHMENTS: [Agenda Memorandum: Universal Design Outreach Materials](#)
[Universal Design Survey](#)
[Universal Design Survey Flyer](#)
[Universal Design Outreach Materials Presentation](#)

V. PUBLIC COMMENT

7:15

This is the time set aside for the public to provide comment to the Advisory Board on the business of the Board. To request to speak virtually, please press the Raise Hand button near the bottom of your Zoom window or *9 on your phone; if speaking in person, please sign in on the on the public comment form in the conference room. Your name or the last four digits of your phone number will be called out when it is your turn to speak.

The Advisory Board meeting can be heard by dialing 253-215-8782 and entering the Meeting ID 982 0661 9590 or through Zoom at <https://piercecountywa.zoom.us/j/98206619590>. Written comments may be submitted to mary.connolly@piercecountywa.gov Tuesday before 4:00 p.m. for the Public Comment period. Comments will be compiled and sent to the Advisory Board and posted on the SSHA³P website at: <https://southsoundaffordablehousing.org>.

VI. SSHA³P STAFF UPDATE

7:20

ATTACHMENTS: [August 2024 SSHA³P Manager Report](#)

VII. UPDATES/COMMENTS OF THE ADVISORY BOARD

7:25

VIII. ADJOURN

7:30

South Sound Housing Affordability Partners (SSHA³P)

Advisory Board

Meeting Norms

1. Challenge ideas, not individuals
2. Assume positive intent; assume responsibility for impact
3. Recognize it is more beneficial to share what you are thinking with the group during the discussion than with an individual afterwards
4. Listen with curiosity to what everyone has to say – we all come with different perspectives and priorities that bring depth to the conversation
5. Be respectful and make space for minority opinions or points of view
6. During discussion, everyone has the opportunity to contribute before members contribute a second time
7. Raise hand to speak and wait for acknowledgement from the chair
8. Be open to new ways of thinking
9. Recognize the best efforts of our staff
10. Make our decisions based on the available information, and in the best interest of the Executive Board goals
11. Board members come prepared for each meeting

ROBERTS RULES CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until..."	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until..."	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by..."	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that..."	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table..."	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).

SSHA³P Regular Advisory Board Meeting

July 16, 2024

Members Present: Alex Harrington (Vice Chair), Ben Ferguson, Corey Orvold, Desniege Haywood, Faaluaina Pritchard, Jay Worley (Vice Chair), Noemi Cagatin-Porter, Nicholas Carr, Riley Guerrero (Chair), Tim Fairley, William Towey

Members Excused: Adria Buchanan, Isabella Rivera Kjaer, Zac Baker

Members Absent: Judson Willis

Staff: Mary Connolly, Jason Gauthier

Guests: Devon Isakson

Call to Order

Riley called the meeting to order at 5:32 PM.

Roll Call

Riley called roll; a quorum was present.

Land Acknowledgement

Riley read the land acknowledgement.

Review Agenda/Agenda Modifications

There were no requests for agenda modifications.

Consent Agenda

Faaluaina moved to approve the consent agenda. Nicholas seconded the motion. The motion carried with 11 in favor, 0 against, and 0 abstentions.

Presentations and Discussion

Presentation on Building with Universal Design

Jonah Kinchy, Director of Site Development and Construction at Tacoma/Pierce County Habitat for Humanity, presented on the organization's efforts to build housing for affordable homeownership with universal design principles. Advisory Board members asked questions after the presentation.

2025 SSHA³P State and Federal Legislative Agendas

Jason Gauthier, SSHA³P manager, provided an overview of the 2024 state legislative session and presented on the 2025 state legislative session. Advisory Board members provided feedback on SSHA³P's 2025 state and federal legislative priorities. Jason will incorporate this feedback into draft agendas, which he will present for additional feedback at a future meeting.

Universal Design Survey

Mary Connolly, SSHA³P Program Specialist II, presented a draft survey which will be used to collect information from Pierce County community members about their need for accessible housing features. SSHA³P Advisory Board members provided feedback on the survey. The most common piece of feedback was to shorten the survey. Mary will use the feedback to edit survey and send it back out to Advisory Board members for additional comments.

Public Comment

There were no public comments.

SSHA³P Staff Update

Due to the meeting running late, SSHA³P staff did not provide updates during the meeting.

Updates/Comments of the Advisory Board

Advisory Board members had the opportunity to provide updates or comments to the full Board. Nicholas reminded the Board that Housing Hilltop's ribbon cutting will be on August 3.

Adjourn

Faaluaina moved to adjourn the meeting. Ben seconded the motion. The motion carried with 11 in favor, 0 against, and 0 abstentions. The meeting adjourned at 7:33 PM.



SSHA³P Advisory Board

AGENDA BILL

August 20, 2024

AGENDA CATEGORY: Staff Presentation

SUBJECT: Draft 2025 State Legislative Agenda

PRESENTED BY: Jason Gauthier, SSHA3P Manager

SUMMARY/BACKGROUND:

Each year, the SSHA³P Executive Board adopts legislative agendas to direct SSHA³P's advocacy efforts at the state and federal levels. SSHA³P's 2024 agendas are online:

<https://southsoundaffordablehousing.org/home-page/legislative-priorities/>

In this presentation, Jason Gauthier will give an overview of the draft 2025 state legislative agenda to gather feedback and input.

ATTACHMENTS:

- Draft 2025 State Legislative Agendas Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

DRAFT STATE LEGISLATIVE AGENDA

SSHA³P ADVISORY BOARD MEETING
AUGUST 20, 2024

SSHA³P



AGENDA

- 2024 Overview
- 2025 Session Preview
- 2025 Draft State Agenda
 - Priorities
 - Support | Monitor | Oppose

2024 PRIORITIES

- Capital Budget: \$1,139,000
- SB 6173
- CHIP / Manufactured Home Communities
- HB 2123, Running Start for Trades



FACILITATING DEVELOPMENT OF AFFORDABLE HOUSING

- Support capital budget funding for member government priority projects.
- Expand funding opportunities to support homeownership development for low-income households.
- Expand investment and eligibility for the Connecting Housing to Infrastructure Program (CHIP).
- Support funding for the acquisition of real property for affordable housing.



SUPPORT POLICY AND PLANNING EFFORTS

- Support priority considerations regarding transit-oriented development.
- Support construction trade industry workforce development efforts.



INFORMATION AND ENGAGEMENT

- Expand eligibility for the disabled veteran property tax exemption program.

2025 SESSION

- Long Session (105 Days)
- Gubernatorial and Legislative Changes
- Housing Accountability Act and Rent Stabilization
- Biennial Budget
 - Initiatives and Budget Effects
 - Revenue Concerns

2025 STATE AGENDA

- Priorities
- Support | Monitor | Oppose

PRIORITIES

- Affordable Housing Subsidy
- Facilitating Housing Supply
- Creating Housing Stability

AFFORDABLE HOUSING SUBSIDY

- Fund capital budget allocation requests for Pierce County projects
- Fund the acquisition of residential properties for affordable housing preservation

FACILITATING HOUSING SUPPLY

- Increase construction industry workforce development efforts
- Study condominium unit production and best practices for local government

CREATING HOUSING STABILITY

- Expand eligibility for the disabled veteran property tax exemption program

SUPPORT

- Fair Housing training for ownership associations
- Funding the Affordable Workforce Housing Accelerator Program
- Grant funding for long range planning, municipal planning actions, and permitting process improvements
- Investments in rental assistance and eviction prevention

MONITOR

- Legislation amending the Residential Landlord Tenant Act
- The creation of state and/or local revenues sources for affordable housing
- Legislation to exempt affordable housing development from sales and use tax
- Legislation to exempt low-income, community land trust homebuyers from real estate excise tax

OPPOSE

- Preemption of local land use authority
- Legislation that would increase the cost to produce affordable housing



SSHA³P Advisory Board

AGENDA BILL

August 20, 2024

AGENDA CATEGORY: Staff Presentation

SUBJECT: Recommendation on Incorporating Universal Design Policies into Members' Comprehensive Plans

PRESENTED BY: Mary Connolly, SSHA³P Program Specialist II

SUMMARY/BACKGROUND:

The Advisory Board's 2024 work plan includes evaluating and potentially making a recommendation on the inclusion of universal design incentives in the SSHA³P Housing Toolkit, which is a set of policies and programs that SSHA³P recommends to its members to consider implementing. The Advisory Board has indicated interested in moving towards developing policy recommendations to incentivize building with universal design.

Member governments are currently updating their Comprehensive Plans, which will guide housing policies and plans over a 20-year time horizon. These Comprehensive Plan periodic updates are due at the end of 2024.

In this presentation, Mary Connolly will present a staff recommendation regarding incorporating universal design into member governments' Comprehensive Plan periodic updates. Staff will incorporate feedback from the Advisory Board and bring back this recommendation at a future meeting for the Advisory Board's consideration.

ATTACHMENTS:

- Universal Design Comprehensive Plan Policy Presentation
- Staff Report: Incorporating Universal Design Policies in Comprehensive Plan Updates
- DRAFT Resolution No. 2024-01

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



STAFF RECOMMENDATION: INCORPORATING UNIVERSAL DESIGN INTO THE COMPREHENSIVE PLAN

ADVISORY BOARD REGULAR MEETING

AUGUST 20, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

Agenda

- Background
 - Senior and Disabled Populations
 - State and Federal Requirements
 - Existing Programs
 - Alignment with Member Government Plans and Policies
- Staff Recommendation
- Quantitative Data and Stakeholder Engagement
- Potential Impact and Fiscal Impact
- Alternatives Considered but not Recommended
- Next Steps

Senior Population in Pierce County

Year	Percentage of the population aged 60 and older
2010	16%
2020	22%
2030 (projected)	24%
2040 (projected)	26%
2050 (projected)	29%

In 2022, the median household income with a householder 65 or older was \$68,231, \$25,189 less than the county-wide median household income of \$93,420

Disabled Population in Pierce County

14% of the population has a disability

Disability	Percentage with this disability
Hearing Difficulty	4% of all residents
Vision Difficulty	2% of all residents
Cognitive Difficulty ¹	6% of residents age 5+
Ambulatory Difficulty	7% of residents age 5+
Self-Care Difficulty ²	3% of residents age 5+
Independent Living Difficulty ³	7% of residents age 18+

In 2022, the percentage of people with a disability in Pierce County whose household earned below the poverty level was 14.9%, compared to a county-wide rate of 9.0%.

(1) Cognitive Difficulty: has serious difficulty concentrating, remembering, or making decisions

(2) Self-Care Difficulty: has difficulty dressing or bathing

(3) Independent Living Difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping

State and Federal Requirements

- Some wheelchair accessibility requirements for multifamily units
- No accessibility requirements for:
 - One-, two-, and three-unit homes
 - Townhomes built under the International Residential Code
 - Multifamily units on floors without ground-floor or elevator access
- People with disabilities have the right to reasonable accommodations and modifications under the Fair Housing Act. However, a tenant may be required to pay for modifications.

Existing Programs

- No programs to incentivize or fund the inclusion of additional accessibility features beyond state and federal requirements in new construction
- Home repair programs:
 - Pierce County Minor Home Repair Program
 - Pierce County Home Rehabilitation Loan Program
 - Community Options Program Entry System (COPES) Program
 - Tacoma/Pierce County Habitat for Humanity Aging in Place Program
 - Rebuilding Together South Sound

Alignment with Age-Friendly City Action Plans

- City of Puyallup
- City of Tacoma

Alignment with Draft Comprehensive Plan Policies

- Encourage building housing with universal design features
 - Cities of Lakewood, Sumner, Puyallup, and University Place, and Pierce County
- Ensure there are housing options for seniors and/or people with disabilities
 - Cities of Auburn, Fircrest, Gig Harbor, Lakewood, Sumner, Puyallup, and University Place, Pierce County, and the Puyallup Tribe of Indians
- Support residents to age in place
 - Cities of Auburn and Fircrest, and the Puyallup Tribe of Indians

**The Puyallup Tribe of Indians' Comprehensive Plan is adopted; all others are in draft form.*

Staff Recommendation

Incorporate into the Comprehensive Plan periodic update the following goal/policy or one similar:

“Increase the supply of housing accessible to people with disabilities and people with mobility impairments by incentivizing the construction of accessible housing, including housing designed with universal design principles.”

Staff expect the Advisory Board to make additional recommendations in the future on specific incentive policies that can be used to implement the recommended Comprehensive Plan policy.

Staff Recommendation (Cont.)

- Comprehensive Plan
 - Includes goals and policies which will guide housing policy and development regulations over the next 20 years
 - SSHA³P member governments are currently in the process of a major update which occurs every 10 years
 - Must be adopted by the end of 2024

Staff Recommendation (Cont.)

- Universal design: “Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.”
- “Accessible housing” is a flexible term which may also include:
 - Housing accessible to wheelchair users (Type A units)
 - Housing accessible to people with intellectual and developmental disabilities
 - Visitable housing

Quantitative Data

- Demographic data from Census, American Community Survey
- Data from home repair programs
- Data on reasonable modification/accommodation requests from Tacoma Housing Authority, Pierce County Housing Authority, and the Fair Housing Center of Washington

Stakeholder Engagement

- Representatives from organizations that work with seniors and people with disabilities
 - Todd Holloway, Center for Independence
 - Cathleen MacCaul, AARP Washington
 - Barry Long and Tom Minty, ABLE Environments
- Developers and architects
 - Ryan Babbit, Babbit Construction
 - Jonah Kinchy, Tacoma/Pierce County Habitat for Humanity
 - Karen Braitmayer, Studio Pacifica
- Beckye Frey, City of Redmond
- SSHA³P Advisory Board

Potential Impact

Category	Potential Impact
Financial Barriers	Housing built with universal design principles reduces the need for expensive home modifications later, whether by including accessibility features up front or including structural and electrical infrastructure that will facilitate future modifications.
Accessibility for People with Disabilities	The purpose of this policy is to incentivize the production of housing built with universal design principles, which would increase accessibility for people with disabilities.
Affordable Housing, Attainable Housing, Other Housing, Social Barriers, Cultural and Language Barriers, Homeownership, Racial Equity, Development Process	Little to no impact.

Fiscal Impact: Including A Goal/Policy Related to Universal Design in the Comprehensive Plan

Financial resources needed to administer	Not applicable
Staff resources needed to launch	Some
Staff resources needed for ongoing administration	Not applicable
Financial costs of not implementing	Not applicable

Fiscal Impact: Implementation of Comprehensive Plan Goal/Policy

Financial resources needed to administer the policy/program	Depends on the incentive implemented
Staff resources needed to launch the policy/program	Moderate resources required
Staff resources needed for ongoing administration of the policy/program	Some resources required
Financial costs of not implementing the policy/program	May reduce future need for home modifications funded by public programs

Examples from Draft Comprehensive Plan Updates

City of Redmond

Shape regulations, incentives, programs, and more city tools to foster the creation of accessible and visitable housing.

- Housing constructed with universal design principles.
- Housing for adults with intellectual and developmental disabilities.
- Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

Examples from Draft Comprehensive Plan Updates (Cont.)

City of Lakewood

Support accessibility of housing by people with mobility challenges through universal design in residential construction and retrofitting of homes.

Pierce County

Encourage the development of housing built to universal design standards to support housing for people of different abilities.

Examples from Draft Comprehensive Plan Updates (Cont.)

City of Puyallup

Encourage a range of housing types for seniors affordable at a variety of income levels that promote visitability and reduce isolation, and allow seniors to remain in their neighborhood of choice.

Alternatives Considered but Not Recommended

- Status Quo (No Change)
- Incorporating Policy Language into the Comprehensive Plan Periodic Update to Require Building with Universal Design Principles
- Incorporating Policy Language into the Comprehensive Plan Periodic Update to Encourage Building with Universal Design Principles

Next Steps

- Today: Advisory Board feedback
- Sept 13: Executive Board feedback
- Sept 17: Advisory Board consideration of recommendation
- Oct 4: Executive Board consideration of Advisory Board recommendation

- Ongoing: Advisory Board continues research on specific incentive policies, potentially making recommendations in early 2025



STAFF RECOMMENDATION: INCORPORATING UNIVERSAL DESIGN INTO THE COMPREHENSIVE PLAN

ADVISORY BOARD REGULAR MEETING

AUGUST 20, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

TO: SSHA³P Advisory Board
FROM: Mary Connolly, SSHA³P Program Specialist II
COPY: Jason Gauthier, SSHA³P Manager
SUBJECT: Staff Recommendation to Advisory Board on Comprehensive Plan Goal/Policy Language Encouraging Universal Design
DATE: August 16, 2024

BACKGROUND:

A growing portion of the Pierce County population needs housing that is accessible to them or that can be adapted in the future to be more accessible. Table 1 shows that the percentage of the population in Pierce County aged 60 and older is expected to increase from 22% in 2020 to 24% in 2030, 26% in 2040, and 29% in 2050.

Table 1. Actual and Projected Population of People in Pierce County aged 60 and Older¹

Year	Percentage of the population in Pierce County aged 60 and older
2010	16%
2020	21%
2030 (projected)	24%
2040 (projected)	26%
2050 (projected)	29%

In 2022, the percentage of people 65 and older in Pierce County whose household incomes were below the poverty level (7.8%) was lower than the county-wide poverty rate (9.0%).² However, the median household income with a householder 65 or older was \$68,231, \$25,189 less than the county-wide median household income of \$93,420.³

Fourteen percent (14%) of the Pierce County population has a disability. Table 2 breaks down this figure by disability type.⁴

¹ 2010 American Community Survey 1-Year Estimates; 2020 Decennial Census; 2030, 2040, and 2050 population projections are from Washington State Office of Financial Management.

² 2022 American Community Survey 1-year estimates.

³ 2022 American Community Survey 1-year estimates.

⁴ 2022 American Community Survey 1-Year Estimates.

Table 2. Population of People in Pierce County with Disabilities, by Disability Type

Disability	Percentage of the population with this disability
Hearing Difficulty	4% of all residents
Vision Difficulty	2% of all residents
Cognitive Difficulty ⁵	6% of all residents age 5+
Ambulatory Difficulty	7% of all residents age 5+
Self-Care Difficulty ⁶	3% of all residents age 5+
Independent Living Difficulty ⁷	7% of all residents age 18+

In 2022, the percentage of people with a disability in Pierce County whose household earned below the poverty level was 14.9%, compared to a county-wide rate of 9.0%.⁸

EXISTING CONDITIONS:

Federal and State Law

The Washington State Building Code includes accessibility requirements for the construction of new buildings with 4 or more units. These requirements are meant to make some units more accessible to people who use manual wheelchairs. Specifically, on a site with 10 or more units, 5% of units must be Type A, which are considered friendly to wheelchair users. Additionally, all units in a building with 4 or more units that are accessible via the ground floor or elevator must be Type B units, which are considered useable by but not friendly to someone in a wheelchair. (For example, there must be enough room for a wheelchair user to enter a bathroom, but not necessarily completely turn around in the wheelchair.)

There are no accessibility requirements for the construction of new one-, two-, and three-unit homes, townhomes built under the International Residential Code, and multifamily units on floors without ground-floor or elevator access.

Under the Fair Housing Act, people with disabilities have the right to reasonable accommodations and modifications to ensure they can access, use, and enjoy their home. Accommodations are changes to rules, policies, and practices; modifications include structural changes to the home. However, unless a housing provider receives federal funding and is therefore subject to Section 504, a tenant may be required to pay for reasonable modifications to their home.⁹

⁵ Cognitive Difficulty: has serious difficulty concentrating, remembering, or making decisions

⁶ Self-Care Difficulty: has difficulty dressing or bathing

⁷ Independent Living Difficulty: has difficulty doing errands alone such as visiting a doctor’s office or shopping

⁸ 2022 American Community Survey 1-year estimates.

⁹

https://www.hud.gov/program_offices/fair_housing_equal_opp/reasonable_accommodations_and_modifications/information_for_housing_providers_landlords_property_managers

Existing Programs

There are currently no programs to incentivize or fund the inclusion of additional accessibility features beyond state and federal requirements in new construction.

There are several programs in Pierce County offering funding or low-interest loans for low-income households to make accessibility and other modifications to their homes. These programs primarily serve homeowners, rather than renting households. The programs include:

- Pierce County Minor Home Repair Program
- Pierce County Home Rehabilitation Loan Program
- Community Options Program Entry System (COPES) Program
- Tacoma/Pierce County Habitat for Humanity Aging in Place Program
- Rebuilding Together South Sound

Data from these programs, as well as reasonable modification/accommodation request data from Tacoma Housing Authority, Pierce County, and the Fair Housing Center of Washington, show that common home modifications/accommodations include:

- Requests for a unit with an extra bedroom due to a disability, for a live-in caregiver, or for medical equipment;
- Ramp installation and requests for a ground floor or no stairs unit;
- Bathroom modifications, including low or no barrier showers, grab bars, taller toilets, and handheld showerheads;
- Installation of lift systems;
- Air conditioner or air purifiers; and
- Assigned parking, which often indicates a need for accessible parking.

While not as common, other modifications/accommodations from these programs include:

- Door modifications, including widening and installation of different door types;
- Mechanized lifts for stairs;
- Handrails in hallways or stairs;
- Floor and surfacer repair, including correcting trip hazards; and
- Other bathroom modifications, such as roll-under sinks and shower seats.

Alignment with Member Government Policies and Plans

The Cities of Tacoma¹⁰ and Puyallup¹¹ adopted age-friendly city action plans in 2021 and 2020 respectively, which outline policies that make the cities better places to live for people of all ages, especially aging people.

¹⁰ https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/OEHR/Tacoma_Age_Friendly_Action_Plan-v2Final.pdf

¹¹ <https://www.cityofpuyallup.org/DocumentCenter/View/12552/Aging-Puyallup-Action-Plan-2-2120AARP>

Several member jurisdictions have included goals and policies in their draft 2024 Comprehensive Plan periodic updates related to housing accessibility. A summary of these policies can be found in Table 3.

Table 3. Draft Comprehensive Plan Policies

Goal/Policy	SSHA ³ P member governments that have included a similar policy in their 2024 draft Comprehensive Plan periodic updates
Encourage building housing with universal design features	<ul style="list-style-type: none"> • City of Lakewood • City of Sumner • Pierce County • City of Puyallup • City of University Place
Ensure there are housing options for seniors and/or people with disabilities	<ul style="list-style-type: none"> • City of Auburn • City of Fircrest • City of Gig Harbor • City of Lakewood • City of Sumner • Pierce County • The Puyallup Tribe of Indians • City of Puyallup • City of University Place
Support residents to age in place	<ul style="list-style-type: none"> • City of Auburn • City of Fircrest • The Puyallup Tribe of Indians¹²

STAFF RECOMMENDATION(S):

Incorporate into the Comprehensive Plan periodic update the following goal/policy or one similar: “Increase the supply of housing accessible to people with disabilities and people with mobility impairments by incentivizing the construction of accessible housing, including housing designed with universal design principles.”

Staff expect the Advisory Board to make additional recommendations in the future on specific incentive policies that can be used to implement the recommended Comprehensive Plan goal/policy.

This report summarizes SSHA³P staff’s analysis of this recommendation, along with alternatives considered but not recommended.

¹² The Puyallup Tribe of Indians’ Comprehensive Plan is adopted, not in draft form like the others’ plans.

INDEX:

- Incorporating Goal/Policy Language into the Comprehensive Plan Periodic Update to Incentivize Building with Universal Design Principles (p. 6)
- Alternatives Considered (p. 13)

POLICY/PROGRAM:

Incorporating Goal/Policy Language into the Comprehensive Plan Periodic Update to Incentivize Building with Universal Design Principles

SUMMARY AND PURPOSE:

SSHA³P member governments planning under RCW 36.70A.040 must adopt Comprehensive Plan periodic updates by the end of 2024. The Comprehensive Plan includes goals and policies which will guide housing policy and development regulations over the next 20 years to ensure there is sufficient housing for households across the economic spectrum. This is a recommendation to include in member governments' periodic updates the following goal/policy, or one similar:

"Increase the supply of housing accessible to people with disabilities and people with mobility impairments by incentivizing the construction of accessible housing, including housing designed with universal design principles."

The purpose of this recommendation is to increase the supply of housing that is accessible to people of a wide range of ages, sizes, abilities, and disabilities.

About Universal Design

According to the Centre for Excellence in Universal Design, "Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability." The Centre outlines 7 principles of universal design that guide the design of environments, products, and communications:

1. Equitable Use
2. Flexibility in Use
3. Simple and Intuitive Use
4. Perceptible Information
5. Tolerance for Error
6. Low Physical Effort
7. Size and Space for Approach and Use

Universal design is a design philosophy; therefore, there is not a standardized set of universal design features to incentivize. However, there are many example features and standards to look to in developing policies regarding universal design. These resources include features and standards that address the needs of people of a wide range of ages, sizes, abilities, and disabilities. Examples of such features and standards include:

- A no-step entry into the home;
- A bathroom on the main floor of a home;
- An outlet at the base of the stairs for future installation of a stair lift;
- Removable cabinets so that a wheelchair user can roll under countertops;
- Blocking near toilets and showers for the future installation of grab bars;
- Visual fire alarms and doorbells to alert people who are deaf or hard-of-hearing;

- Rocker light switches and door levers, which are easier to use for people who have trouble twisting, grasping, or pinching; and
- Electrical outlets, temperature controls, and light switches at accessible heights.

Other Types of Accessible Housing

While the recommendation calls out housing designed with universal design principles, other types of accessible housing include:

- Units accessible to wheelchair users (referred to as Type A units in the building code)
- Units accessible to people with intellectual and developmental disabilities
- Visitable housing (which typically have a zero-step entrance, wide doorways and hallways, and a wheelchair-accessible bathroom on the main floor)¹³

DATA & STAKEHOLDER ENGAGEMENT:

What data were used to inform the development of this proposal?

- Demographic data from Census and American Community Survey
- Data from home repair programs in Pierce County
- Data on reasonable modification/accommodation requests from Tacoma Housing Authority, Pierce County Housing Authority, and the Fair Housing Center of Washington
- See the table below for information on stakeholder engagement

¹³ <https://visitability.org/>

How were stakeholders engaged in the development of the proposal? Include the names of stakeholders engaged.

	Collaborated (Co-create solutions through two-way communication channels, multiple interactions, and/or medium to long-term engagement)	Consulted (Gather information through two-way channels of communication, one to multiple interactions, and/or short to medium-term engagement)	Informed (Inform the community of actions or decisions through one-way channels of communication and limited-term or single events)	Not included/ applicable
Community Based Organizations (e.g., advocacy groups, non-profit agencies)		<ul style="list-style-type: none"> - Jonah Kinchy, Tacoma/Pierce County Habitat for Humanity - Todd Holloway, Center for Independence - Cathleen MacCaul, AARP Washington 		
Private Sector (e.g., business community, development community)		<ul style="list-style-type: none"> - Ryan Babbit, Babbit Construction - Karen Braitmeyer, Studio Pacifica - Barry Long and Tom Minty, ABLE Environments 		
Local Governments (e.g., local government staff or elected officials)		Beckye Frey, City of Redmond	SSHA ³ P Executive Board and member government staff	
Tribal Government			Puyallup Tribe staff	
Advisory Boards or Community Workgroups	SSHA ³ P Advisory Board			
General Public				Not included
Other, please specify:				

Describe which groups were engaged, as well as support for and concerns raised about the proposed policy or action.

- People with disabilities and representatives from organizations that work with seniors and people with disabilities, including the Fair Housing Center of Washington, Center for Independence, and AARP Washington, emphasized the importance of increasing the use of universal design in the construction of new homes. Karen Braitmeyer also emphasized the importance of increasing accessibility for people who use wheelchairs by increasing the number of Type A units built in multifamily housing and by ensuring that Type A units are rented by those who benefit from them most.

- Developers and advocates for developers expressed concern regarding the cost of universal design features. Therefore, this recommendation would incentivize rather than require building with universal design principles.
- Jonah Kinchy provided insight on how Tacoma/Pierce County Habitat for Humanity incorporates universal design features into their homes by selecting sites and designing from the start with accessibility in mind.
- Beckye Frey provided information on how the City of Redmond is updating their city’s incentive package to incentivize building Type A and B units, housing built with universal design principles, and housing for people with intellectual and developmental disabilities.

TARGET POPULATION:

What geographic area(s) will this proposal target?

- All Pierce County
- Incorporated Pierce County
- Unincorporated Pierce County
- Urban Areas
- Rural Areas
- Other, please specify:

Select the targeted population(s) who might benefit from this proposal.

- All residents
- Targeted population(s), please specify: Seniors, people with disabilities

POTENTIAL IMPACT:

For each of the following indicators, answer the questions to demonstrate the policy/program’s potential impact:

Affordable Housing	What is the potential impact on the number of housing units created or preserved that are income-restricted and affordable to households with less than 80% AMI?	Little to no impact.
Attainable Housing	What is the potential impact on the number of housing units created or preserved that are affordable to households with incomes between 80 - 120% AMI?	Little to no impact.
Other Housing	What is the potential impact on the number of housing units created that are affordable to households with incomes above 120% AMI?	Little to no impact.

Financial Barriers	Is there potential for the policy/program to increase the affordability of accessing and/or maintaining housing through a method other than production or preservation of housing?	<p>Yes, there is potential to increase the affordability of maintaining housing for people in need of accessibility features, including seniors and people with disabilities. Housing built with universal design principles reduces the need for expensive home modifications later, whether by including accessibility features up front or including structural and electrical infrastructure that will facilitate future modifications.</p> <p>Because the policy incentivizes, not requires, building with universal design principles, the policy will <u>not</u> result in a decrease of housing affordability.</p>
Accessibility for People with Disabilities	Is there potential for the policy/program to increase the number of units that are accessible to people with physical, intellectual, or developmental disabilities?	Yes. The purpose of this policy recommendation is to incentivize the production of housing built with universal design principles, which would increase accessibility for people with disabilities.
Social Barriers	Is there potential for the policy/program to increase accessibility by removing social barriers to accessing and/or maintaining housing?	Little to no impact.
Cultural and Language Barriers	Is there potential for the policy/program to increase accessibility by removing cultural barriers to accessing and/or maintaining housing?	Little to no impact.
Homeownership	Is there potential for the policy/program to increase homeownership opportunities for low- and moderate- income households?	Little to no impact.
Racial Equity	Is there potential for the policy/program to increase racial equity by decreasing disparities in housing outcomes for people of color?	Little to no impact.
Development Process	How does the policy/program facilitate the development/ preservation process? Does it create barriers or additional costs?	No barriers or additional costs created.

Based on data reviewed, stakeholder input, and alternative options considered, how does the proposal most effectively improve equitable outcomes in Pierce County?

- This proposal equitably improves outcomes by laying the framework to incentivize the construction of accessible housing and housing built with universal design features without adding additional

requirements to the construction process which may decrease housing affordability. This policy will result in the creation of more housing that is accessible to Pierce County’s disabled and aging populations.

What unintended consequences could result from implementation of the proposal?

- No negative consequences from the proposal are expected.

FISCAL:

	Inclusion of a goal/policy related to universal design in the Comprehensive Plan.	Implementation of the Comprehensive Plan goal/policy.
What financial resources (besides staff time) are needed to administer the policy/program?	Not applicable.	<p>The need for financial resources will depend on the incentive implemented. Incentives such as altered development regulations would not require direct financial resources, while incentives like development fee waivers would require direct financial resources.</p> <p>Additionally, an implementing jurisdiction may choose to hire a consultant to help design an attractive incentive that maximizes public benefit. Depending on how the contract is structured, hiring a consultant may require ongoing financial resources.</p> <p>SSHA³P staff expect the Advisory Board to make a recommendation in the future on specific incentives to administer. If made, these recommendations will include more specific details on financial resources required for implementation.</p>
What staff resources are needed to launch the policy/program?	Some additional staff resources are needed to include a goal/policy regarding universal design into a Comprehensive Plan.	<p>Moderate staff resources would be needed to facilitate policy adoption, including designing the incentive policy, drafting a staff report and code amendments, and working with Council, Planning Commission, and/or other advisory bodies to modify and eventually adopt the policy.</p> <p>Optionally, hiring a consultant to help design the policy would also require financial resources.</p>
What staff resources are needed for ongoing administration of the program/policy?	Not applicable.	Some additional resources would be needed to implement the policy. The policy would be administered through existing permitting processes. More usage of the policy would require more staff resources.

Are there financial costs or other impacts of not implementing the policy/program?	Not applicable.	Incentivizing the construction of housing built with universal design features may reduce future need for home modifications funded by public programs.
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IMPLEMENTATION:

Not applicable at this time.

EVALUATION AND FOLLOW UP:

Not applicable at this time.

EXAMPLES:

Source	Example
City of Redmond’s draft 2024 Comprehensive Plan periodic update	“Shape regulations, incentives, programs, and more city tools to foster the creation of accessible and visitable housing.” <ul style="list-style-type: none"> • Housing constructed with universal design principles. • Housing for adults with intellectual and developmental disabilities. • Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.”¹⁴
City of Lakewood’s draft 2024 Comprehensive Plan periodic update	“Support accessibility of housing by people with mobility challenges through universal design in residential construction and retrofitting of homes.” ¹⁵
Pierce County’s draft 2024 Comprehensive Plan periodic update	“Encourage the development of housing built to universal design standards to support housing for people of different abilities.” ¹⁶
City of Puyallup’s draft 2024 Comprehensive Plan periodic update	“Encourage a range of housing types for seniors affordable at a variety of income levels that promote visitability and reduce isolation, and allow seniors to remain in their neighborhood of choice.” ¹⁷

ATTACHMENTS:

None.

¹⁴ <https://southsoundaffordablehousing.org/wp-content/uploads/2024/01/SSHA3P-Advisory-Board-Regular-Meeting-Packet-2.20.2024.pdf> p. 54 of PDF

¹⁵ <https://cityoflakewood.us/wp-content/uploads/2024/04/050124-Planning-Commission-Packet-small.pdf> p. 106 of PDF

¹⁶ <https://www.piercecountywa.gov/DocumentCenter/View/133288/Housing-Draft-Element> p. 27

¹⁷ <https://puyallup.maps.arcgis.com/sharing/rest/content/items/814f0c4d7a524658b722b1d8afa4e0a9/data> p. 17

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Status Quo (No changes)	None.	The status quo will continue to see an insufficient number of homes built with accessibility features required for people with disabilities and aging people.
2. Incorporating Goal/Policy Language into the Comprehensive Plan Periodic Update to <u>Require</u> Building with Universal Design Principles	Requiring building with universal design principles would ensure that new builds include accessibility features.	Requiring building with universal design principles may add costs to construction that decrease housing affordability.
3. Incorporating Goal/Policy Language into the Comprehensive Plan Periodic Update to <u>Encourage</u> Building with Universal Design Principles	Encouraging building with universal design may educate consumers and builders of the benefits of universal design.	Encouraging without incentivizing may not provide builders with enough value to build with universal design principles.



RESOLUTION NO. 2024-01

A RESOLUTION OF THE ADVISORY BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS ADOPTING A RECOMMENDATION THAT MEMBER GOVERNMENTS PLANNING UNDER RCW 36.70A.040 INCLUDE A POLICY INCENTIVIZING CONSTRUCTION OF HOUSING WITH UNIVERSAL DESIGN PRINCIPLES IN THEIR 2024 COMPREHENSIVE PLAN PERIODIC UPDATES.

WHEREAS, on April 7, 2023, the SSHA³P Executive Board adopted Resolution No. 2023-02, which established the SSHA³P Advisory Board; and

WHEREAS, Resolution No. 2023-02 states that under the advice and direction of the Executive Board, the Advisory Board shall create a work plan annually that outlines the Advisory Board’s work areas, that this work plan shall be adopted by the Executive Board, and that a possible area of focus of the work plan is the evaluation, development, and recommendation of policies and programs related to housing affordability and attainability; and

WHEREAS, on January 12, 2024, the Executive Board adopted Resolution 2024-01, adopting the SSHA³P 2024 Advisory Board Work Plan; and

WHEREAS, the SSHA³P 2024 Advisory Board Work Plan included analyzing and making a recommendation to the SSHA³P Executive Board on inclusion of “universal design incentives” in SSHA³P’s housing toolkit; and

WHEREAS, the SSHA³P housing toolkit is a set of policies and programs that SSHA³P recommends to its member governments to consider implementing; and

WHEREAS, according to the Centre for Excellence in Universal Design, “Universal Design is the design and composition of an environment so that it can be

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29 accessed, understood and used to the greatest extent possible by all people regardless
30 of their age, size, ability or disability”; and

31 WHEREAS, by the end of 2024, SSHA³P member governments planning under
32 RCW 36.70A.040 must adopt a Comprehensive Plan Periodic Update, which includes
33 a housing element that sets goals and policies for housing development in each
34 jurisdiction for the next 20 years; and

35 WHEREAS, all policies adopted by a member government must be in alignment
36 with the government’s Comprehensive Plan; and

37 WHEREAS, the Advisory Board decided to develop an interim recommendation
38 regarding member governments’ Comprehensive Plan Periodic Updates to ensure that
39 potential future recommendations regarding specific universal design incentives are in
40 alignment with member governments’ Comprehensive Plans; and

41 WHEREAS, in 2020, the percentage of the population aged 60 and older in
42 Pierce County was 21% and is expected to increase to 24% in 2030, 26% in 2040, and
43 29% in 2050; and

44 WHEREAS, in 2022, the median household income for households with a
45 householder 65 or older was \$68,231, \$25,189 less than the county-wide median
46 household income of \$93,420; and

47 WHEREAS, in 2022, 14% of the Pierce County population had a disability; and

48 WHEREAS, in 2022, the percentage of people with a disability in Pierce County
49 whose household earned below the poverty level was 14.9%, compared to a county-
50 wide rate of 9.0%; and



51 WHEREAS, there is a need for accessible homes in Pierce County
52 demonstrated by usage of programs that fund accessibility modifications for existing
53 homes, including Pierce County’s Minor Home Repair Program, Pierce County’s Home
54 Rehabilitation Loan Program, the COPEs Program (a Washington State Medicaid
55 Waiver Program which funded 347 modifications in Pierce County between 1/1/2017
56 and 12/31/2021), Tacoma/Pierce County Habitat for Humanity’s Aging in Place
57 Program (which served 158 households between June 2020 and January 2024), and
58 Rebuilding Together South Sound; and

59 WHEREAS, there are no policies or programs in Pierce County that incentivize
60 or fund the inclusion of accessibility features in the new construction of residential
61 homes beyond accessibility requirements in the Washington State Building Code; and

62 WHEREAS, SSHA³P’s mission is to create and preserve affordable, attainable,
63 and accessible housing across our Pierce County communities; and

64 WHEREAS, policies that incentivize the construction of accessible housing,
65 including housing designed with universal design principles, will further SSHA³P’s
66 mission to create accessible housing in Pierce County; and

67 WHEREAS, the construction of accessible housing will increase the housing
68 stock accessible to Pierce County’s disabled population and growing aging population.

69

70 NOW, THEREFORE, THE ADVISORY BOARD RESOLVES as follows:

71
72 **Section 1.** The Advisory Board recommends that SSHA³P member
73 governments planning under RCW 36.70A.040 incorporate into the
74 Comprehensive Plan periodic update the following goal/policy or one similar:
75 “Increase the supply of housing accessible to people with disabilities and people

SSHAP³

76 with mobility impairments by incentivizing the construction of accessible
77 housing, including housing designed with universal design principles.”

78
79 **Section 2.** This Resolution will take effect and be in full force upon passage
80 and signature.
81

82
83
84 Adopted this _____ day of _____, 2024.
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90 **SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

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98 Riley Guerrero, CHAIR

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101 ATTEST:
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103 _____
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105 _____
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SSHA³P Advisory Board

AGENDA BILL

August 20, 2024

AGENDA CATEGORY: Staff Presentation

SUBJECT: Universal Design Outreach Materials

PRESENTED BY: Mary Connolly, SSHA3P Program Specialist II

SUMMARY/BACKGROUND:

The Advisory Board's 2024 work plan includes evaluating and potentially making a recommendation on the inclusion of universal design incentives in the SSHA³P Housing Toolkit, which is a set of policies and programs that SSHA³P recommends to its members to consider implementing. The Advisory Board has directed staff to conduct community outreach to understand the need for accessible housing in Pierce County. In this presentation, Mary will present a final outreach plan and ask for final feedback before conducting the survey and focus groups.

ATTACHMENTS:

- Universal Design Survey
- Universal Design Survey Flyer
- Universal Design Outreach Materials Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

GIVE US YOUR FEEDBACK ON ACCESSIBLE HOUSING!

Is there a way to make this information or this survey more accessible to you? Do you have questions about this survey? Please reach out to Mary Connolly at Mary.Connolly@piercecounitywa.gov or 253-625-4153.

The South Sound Housing Affordability Partners want to know: What changes to your home would make it more useable, functional, and comfortable for you? We expect that data collected from this survey will inform policy recommendations that incentivize the construction of accessible housing.

All responses submitted in this survey may be subject to disclosure under the state Public Records Act (RCW 42.56). The survey is anonymous.

1. What kind of home do you live in?

- Single family home
- Duplex or triplex
- Apartment or condo in a building with 4 or more units
- Manufactured home or mobile home
- I live in another kind of home (please specify below):

2. Do you have trouble getting in the shower in your home?

- Yes No I don't have a shower I prefer not to answer

3. Do you have trouble getting in the bathtub in your home?

- Yes No I don't have a bathtub I prefer not to answer

4. Do you have trouble getting on and off the toilet in your home?

- Yes No I prefer not to answer

5. Do you have trouble hearing fire alarms and doorbells in your home?

- Yes No I prefer not to answer

6. Do you have trouble seeing in your home due to insufficient lighting?

- Yes No I prefer not to answer

7. Do you have trouble using steps, walking, or maintaining your balance?

- Yes No I prefer not to answer

8. Do you have trouble using your hands to turn on lights or use doorknobs?

- Yes No I prefer not to answer

9. Would it be helpful to have additional rooms on the main floor of your home? If so, check the ones that would be helpful.

- Bathroom Bedroom
 Kitchen Laundry Room

10. Do you need more space to move in your home? If so, check the items below that would be helpful.

- Wider hallways and doorways
 More space in the bathroom
 More space in the kitchen
 More space in the bedroom
 Space under sinks and countertops to roll a wheelchair under
 An oven with a door that swings out instead of down

11. Do you have trouble reaching any of the following? If so, select those you have trouble reaching.

- Countertops or sinks
 Shelves or closet rods
 Microwave
 Window latches
 Breaker box
 Washer or dryer
 Light switches, electrical outlets, or temperature controls

12. Are there other changes to your home that would make it easier to live there comfortably? Is there anything else you want to share?

13. What is your zip code? _____

14. Do you rent or own your home? Rent Own

15. Are you 60 years or older? Yes No

16. Do you use a wheelchair? Yes No

17. Do you have a disability? Yes No

If so, what disability do you have?

18. What is your race/ethnicity? (Check all that apply)

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino
- Native Hawaiian or Other Pacific Islander
- White
- Something else: _____

19. What is your annual household income? (In other words, how much money do all the people in your home earn in one year?)

THANK YOU!

Thank you for your participation! Do you want to be a part of a small group discussion about accessible housing? If so, please contact Mary Connolly at 253-625-4153 or Mary.Connolly@piercecountywa.gov.



Accessible Housing Survey

Give us your feedback on accessible housing!

The South Sound Housing Affordability Partners want to know:

► **What changes to your home would make it more useable, functional, and comfortable for you?**

We expect that data collected from this survey will inform policy recommendations that incentivize the construction of accessible housing. Scan the QR code or visit (link) to access the survey.

Is there a way to make this information or survey more accessible to you? Any questions about this survey?

Please contact us!



Phone
+253-625-4153



Email
Mary.Connolly@piercesoundcountywa.gov

www.SouthSoundAffordableHousing.org

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SCAN ME





UNIVERSAL DESIGN OUTREACH PLAN

ADVISORY BOARD REGULAR MEETING

AUGUST 20, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

Agenda

- Purpose
- Survey
- Focus Group
- Timeline

Purpose

- Gather additional information on the need for accessibility features in homes in Pierce County, especially from:
 - Seniors
 - People who want to age in place
 - People with disabilities
 - People with low incomes

Methods

- Survey
- Focus groups

Survey

- 12 questions
 - 11 multiple choice
 - 1 write-in response
- 7 optional demographic questions
- Online, paper, and large print paper options
- Translation into top 8 languages spoken in Pierce County
 - Khmer
 - Korean
 - Russian
 - Samoan
 - Spanish
 - Tagalog
 - Vietnamese
 - Ukrainian

Survey Outreach

- Organizations working with seniors and/or people with disabilities:
 - Pierce County Aging and Disability Resources (ADR)
 - Center for Independence (CFI)
 - Hearing Speech and Deaf Center
 - The Mustard Seed Project
 - Pierce County Coalition for Development Disabilities (PC2)
 - Tacoma Area Coalition of Individuals with Disabilities (TACID)
 - Senior Centers

Survey Outreach (Cont.)

- Community Based Organizations
 - Asia Pacific Cultural Center
 - Mi Centro
 - Mountain View Community Center
 - Tacoma Community House
 - Tacoma Urban League
 - Others?

Survey Outreach (Cont.)

- Affordable housing providers in Pierce County
- Social Media
 - 1 month of paid targeted advertising
- Support from SSHAP³ member governments
 - Share with local organizations
 - Share on social media

Focus groups

- 3-4 small group discussions to gather more information
- September 10: Focus group with Pierce County Aging and Disability Resources Advisory Board
- Ask local organizations that work with seniors and people with disabilities to host and invite participants
 - Center for Independence (CFI)
 - Hearing Speech and Deaf Center
 - The Mustard Seed Project
 - Pierce County Coalition for Development Disabilities (PC2)
 - Tacoma Area Coalition of Individuals with Disabilities (TACID)

Focus Group Questions

- Experience finding accessible housing
- Existing features that increase or decrease accessibility in participants' homes
- Modifications made to increase accessibility and barriers to making modifications
- Accessible design in a dream home

Timeline

- August: Finalize outreach materials
- September-October: Conduct survey
- September-November: Conduct focus groups
- November-December 2025: Summarize data
- Early 2025: Use findings in drafting Advisory Board recommendations



UNIVERSAL DESIGN OUTREACH PLAN

ADVISORY BOARD REGULAR MEETING

AUGUST 20, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

TO: SSHA³P Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: July 2024 Manager Report
DATE: August 2, 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 South Sound Housing Affordability Partners' (SSHA³P) Housing Capital Fund Notice of Funding Availability (NOFA) 60-day application period closed on June 24, 2024. The NOFA received three applications.

The SSHA³P Housing Capital Fund Committee, which is made up of assigned staff from funding member governments, met on July 22nd to make funding recommendations for Executive Board consideration. Those recommendation will be presented to the Executive Board at it's August 2, 2024 regular meeting. will meet in July to develop a funding recommendation and the SSHA³P Executive Board will receive the funding recommendation for review at its August 2, 2024, regular meeting.

Philanthropy Roundtables on Affordable Housing

On July 23rd the Greater Tacoma Community Foundation hosted a philanthropic gathering to hear from a panel of housing experts and convene a funder discussion about the opportunities and challenges philanthropic funders see for housing partnerships in Pierce County.

The panels and discussions centered on the gaps in public funding for affordable housing that philanthropy could play a role in filling.

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, in partnership with the Cities and Towns of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, Steilacoom, and University Place, was awarded the Washington State Department of Commerce's [Low-Income Housing Planning \(CLIHP\) Grant](#) to support implementation of [HB 1998](#) (2024) regarding co-living housing. The scope of work includes 4 deliverables:

- Deliverable 1 (due June 2024): Stakeholder outreach report
- Deliverable 2 (due June 2024): Communication materials for engagement with Councils, Planning Commissions, and the public

-
- Deliverable 3 (due June 2025): Model ordinance regarding co-living housing to support implementation of HB 1998 (2024), tailored to participating jurisdictions' contexts
 - Deliverable 4 (due June 2025): Guidance for each participating jurisdiction on implementing the model ordinance and reducing barriers to the development of co-living housing affordable to low and very low-income households

Deliverables 1 and 2, due in June 2024, were completed by staff. Staff issued a Request for Proposals (RFP) for a consultant to support completion of Deliverables 3 and 4, due in June 2025. There were no responses to the RFP. Staff reached out to some consultants for feedback and are using feedback to adjust the proposal requirements and notification methods. Staff plan to re-release the RFP on Wed Jul 31 with a closing date of Wed Aug 21. Staff from participating jurisdictions will assist in the evaluation and selection of a consultant.

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 meeting will be on September 27.

2025 Legislative Session

SSHA³P has begun meeting with partner organizations and member of the Pierce County legislative delegation as we begin working to develop and advance a 2025 legislative agenda, these meetings have included continued conversation on a 2024 priority to expand the eligibility for the disabled veteran property tax exemption. Through July and August, SSHA³P staff will expand these meetings to Executive Board members and member government staff, along with the SSHA³P Advisory Board and partner organizations.

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

One upcoming property tax exemption seminar is scheduled in University Place on September 25 at 2:00 PM.

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 July 16,

- Jonah Kinchy, Director of Construction at Tacoma/Pierce County Habitat for Humanity, presented on how the organization incorporates universal design features into newly constructed homes;
- Jason Gauthier gathered initial feedback from Board members on SSHA³P's 2025 legislative priorities; and
- Mary Connolly gathered feedback on a draft survey regarding the need for universal design features in Pierce County.

At the Advisory Board meeting on August 20,

- Jason Gauthier will present the first draft the 2025 legislative agenda and will request additional feedback from Advisory Board members; and
- The Advisory Board will discuss a potential recommendation regarding incorporating language related to universal design into the Comprehensive Plan.

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.