

SSHA³P

South Sound Housing Affordability Partners Amended Executive Board Meeting Minutes

August 2, 2024

8:30 – 9:29 a.m.

Executive Board: Mayor Nancy Backus, City of Auburn – present
 Vice-Chair, Councilmember Kevin Ballard, City of DuPont – excused
 Deputy Mayor Mike Winkler, City of DuPont (alternate) – present
 Mayor Dave Olson, City of Edgewood – present
 Councilmember Christi Keith, City of Edgewood (alternate) – excused
 Chair, Mayor Kim Roscoe, City of Fife – present
 Councilmember Lew Wolfrom, City of Fife (alternate) – excused
 Councilmember Hunter George, City of Fircrest – present
 Councilmember Brett Wittner, City of Fircrest (alternate) – excused
 Mayor Tracie Markley, City of Gig Harbor – present
 Councilmember Paul Bocchi, City of Lakewood – excused
 Councilmember Mike Brandstetter, (alternate) City of Lakewood – present
 Mayor Shanna Styron Sherrell, City of Milton – present
 Executive Bruce Dammeier, Pierce County – excused
 Councilmember Ryan Mello, Pierce County – present
 Councilmember Robyn Denson, Pierce County (alternate) - excused
 Councilmember Ned Witting, City of Puyallup – present
 Mayor Dick Muri, Town of Steilacoom – excused
 Councilmember Nancy Henderson, Town of Steilacoom, (alternate) – present
 Mayor Kathy Hayden, City of Sumner – present
 Mayor Victoria Woodards, City of Tacoma – present
 Councilmember Kiara Daniels, City of Tacoma (alternate) – present
 Councilmember Stan Flemming, City of University Place – absent
 Councilmember Denise McCluskey, City of University Place (alternate) - excused

Staff: Jason Gauthier, SSHA³P Manager

Guests: Bryan Schmid, Felicia Medlen, Heather Moss, Kenneth George, PCHA, PTOI Housing Department, Taylor Jones, Ted Richardson, Trish Crocker

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Roscoe called the meeting to order. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present.	Welcome!
Consent Agenda	CM George moved to approve the consent agenda; CM Brandstetter seconded the motion. Vote was taken, none opposed, none abstained.	Consent agenda approved.
Public Comment	Mayor Roscoe opened the floor for public comment. None; no written comments were received.	None.

TOPIC/WHO	DISCUSSION	ACTION
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<p>SSHA³P Housing Capital Fund 2024 Recommendations Jason Gauthier</p>	<p>Jason presented the recommendations of the SSHA³P Capital Housing Fund Committee regarding the 2024 NOFA. The committee, comprised of Taylor Jones, Ryan Windish, and Heather Moss, were in attendance to answer questions.</p> <p>Three applications were received:</p> <ol style="list-style-type: none"> 1. CJK Community Homes (1 & 2 bedrooms) 1902-1910 S. Wilkeson, Tacoma – acquisition only, 40 units Funding requested: \$342,000 2. CJK Community Homes (Micro Units) 3565 E McKinley Ave, Tacoma – acquisition only, 17 units Funding requested: \$330,000 3. Urban Black Community Development (Rialto/Exley/St. Helens) 311 South 9th St, Tacoma – acquisition and rehabilitation, 78 units Funding requested: \$1,000,000 <p>The Fund Committee reviewed and scored applications and met to review scores:</p> <table border="1" data-bbox="300 1024 1372 1327"> <thead> <tr> <th colspan="4">2024 SSHA³P Housing Capital Fund: NOFA Application Scoring</th> </tr> <tr> <th>Fund Committee Member</th> <th>CJK - Micro Units</th> <th>CJK 1 and 2 BDRs</th> <th>UBCD - Rialto-Exley-St. Helens</th> </tr> </thead> <tbody> <tr> <td>City of Sumner (Ryan Windish)</td> <td>45</td> <td>53</td> <td>71</td> </tr> <tr> <td>City of Fife (Taylor Jones)</td> <td>45</td> <td>34</td> <td>59</td> </tr> <tr> <td>Pierce County (Heather Moss)</td> <td>69</td> <td>71</td> <td>75</td> </tr> <tr> <td>TOTAL POINTS</td> <td>159</td> <td>158</td> <td>205</td> </tr> <tr> <td>AVERAGE SCORE</td> <td>53</td> <td>52.66</td> <td>68.33</td> </tr> </tbody> </table> <p>The committee was disappointed in the applications, and due to insufficient average scores, they voted unanimously to not award any funding at this time. Funds will be retained for future NOFA or RFP. An earlier NOFA release/timeline will be considered for next year. Funding priorities will be refined, and opportunities to align funds with development of publicly owned properties will continue to be explored.</p> <p>CM Brandstetter asked about refining funding priorities. Were there priorities that affected the scoring of the submitted applications? All questions will be reviewed. Taylor added that it's difficult with acquisition to have timely delivery of housing. here was a general lack of complete responses, lack of timelines, and one applicant didn't have zoning consistent for their proposal, so even if funded, it could not have moved forward.</p>	2024 SSHA ³ P Housing Capital Fund: NOFA Application Scoring				Fund Committee Member	CJK - Micro Units	CJK 1 and 2 BDRs	UBCD - Rialto-Exley-St. Helens	City of Sumner (Ryan Windish)	45	53	71	City of Fife (Taylor Jones)	45	34	59	Pierce County (Heather Moss)	69	71	75	TOTAL POINTS	159	158	205	AVERAGE SCORE	53	52.66	68.33	<p>Thank you to staff and committee members!</p>
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<p>Funding Recommendations continued</p>	<p>CM Daniels commented that she and Mayor Woodards are working on how to use some of their 1406 funds to contribute to the SSHA³P Capital Housing Fund. She thanked Jason and the committee for planning to revisit the next timeline; it would be interesting to try issuing a notice of funding that comes out at a different time than others. That way perhaps applicants who do not receive funding can use our feedback to improve future applications.</p> <p>CM Mello thanked Jason; this is a great example of what a transparent NOFA process looks like! He shared that the County Council has been asked to invest more in Mercy Housing and the Tacoma Housing Authority's collaboration, Aviva, a project with over 500 units at the nexus of Tacoma, University Place, and Fircrest, near Tacoma Community College. CM Mello asked Jason if he knew why their need wasn't directed towards this fund. Jason can't speculate about why they didn't apply; they also didn't apply for the Affordable Rental NOFA. Jason offered to seek feedback from them.</p> <p>CM Brandstetter agrees with CM Daniels' suggestion to issue SSHA³P's NOFA on a different cycle than the others, especially since we currently have less funding to award. Mayor Hayden agreed.</p> <p>Chair Roscoe asked the committee to speak a bit more about the publicly owned property. There's nothing in SSHA³P priorities about municipally owned property. Jason gave the example of ARCH working with Sound Transit and pre-committing dollars for land acquisition and building projects.</p>	<p>Jason will reach out to Mercy Housing /THA re: why they haven't applied for County funding.</p>
<p>SSHA³P Manager Report Jason Gauthier</p>	<p><i>Universal Design Comprehensive Plan Language</i> – as requested, Mary has provided some language in a memo included in the meeting packet.</p> <p><i>CLHP Grant</i> – the RFP was re-released in hopes that it would reach more consultants.</p> <p><i>Advisory Board Update</i> – they continue to research Universal Design, and are working on a recommendation on work plan elements for this Board's review later this year.</p> <p><i>2025 Legislative Agenda</i> - Jason will re-send the email re: meeting to discuss priorities for housing and land use arena for the 2025 legislative agenda. A draft will be reviewed at the September 13 Executive Board meeting.</p>	<p>Informational</p>
<p>Executive Board Updates/Comments</p>	<p>CM George was asked to serve on the steering committee for a project at Mason United Methodist Church, in the Proctor neighborhood in Tacoma. An experienced developer has been selected and the contract is being negotiated.</p>	

TOPIC/WHO	DISCUSSION	ACTION
<p>Board Updates & Comments continued</p>	<p>CM Mello reported that the current Pierce County land use code prohibits tiny home villages. The Council’s working on updating the land use code to allow such projects. Requirements will include a MOU with Human Services requiring hygiene facilities, security, case management, etc. to protect everyone. This is important since the Point in Time Count has indicated an increase in homelessness every year. We have well over 1200 unsheltered people. We do not have adequate shelter, and we have agencies that want to provide this intervention. LIHI has a project they’re funding with County ARPA dollars for a 60-unit tiny home village, similar to the one operated by a church at Sixth & Orchard in Tacoma. The land use language will be in committee on Monday, August 5, at 1:30 p.m., and will be presented at full Council for approval on August 20. The revised language is modeled after the City of Tacoma’s.</p> <p>Chair Roscoe invited the group to tour the City of Fife’s successful Tiny Village jobs program.</p> <p>Mayor Markley thanked Jason and Mary in advance for participating in the City of Gig Harbor’s affordable housing panel at the upcoming quarterly meeting of faith leaders, on August 14, 3:00 - 4:30 p.m. at the Gig Harbor Civic Center Community Rooms. The faith leaders specifically requested the topic. Jason’s excited about this presentation; Human Services has been working on how to best engage faith communities in affordable housing. The same presentation will be provided at a future Board meeting this year.</p> <p>Mayor Woodards invited the group to tour Tacoma’s tiny home sites. They have found incredible success. Neighborhoods have formed councils to oversee the sites and they don’t want to dismantle them when the project period ends. There’s support, case management, no drugs and alcohol, and access to treatment. People have more success getting on track in their own neighborhoods.</p>	<p>Mayor Markley will share the meeting invite with Chair Roscoe to share with the full group. Please RSVP to Mayor Markley as there is an occupancy limit.</p>
<p>Adjournment</p>	<p>There being no further business, Mayor Backus moved to adjourn. Mayor Markley seconded the motion. Vote was taken, none opposed. The meeting adjourned at 9:29 a.m.</p>	<p>Meeting adjourned.</p>

The next SSHA³P Executive Board meeting is scheduled for Friday, September 13, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant