



**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>

September 17, 2024 5:30 P.M.

Adria Buchanan, Alex Harrington, Ben Ferguson, Corey Orvold, Desniege Haywood, Faaluaina 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. August 20, 2024 SSHA³P Advisory Board Minutes

Purpose: Approval of minutes from the August 20, 2024 SSHA³P Advisory Board meeting.

ATTACHMENTS: [Minutes of August 20, 2024 Advisory Board meeting](#)

Recommended Motion: Motion to approve the consent agenda.

IV. ACTION

A. Recommendation on Adoption of Executive Board Resolution No. 2024-07

5:35

Purpose: Presentation from Mary Connolly, SSHA³P Program Specialist II, on Executive Board Resolution No. 2024-07, a recommendation to member governments on incorporating policies into their Comprehensive Plan periodic updates that incentivize construction of housing with universal design principles.

Action: Advisory Board consideration of a motion to recommend to the Executive Board adoption of Resolution No. 2024-07.

Recommended Motion: "I move to recommend to the Executive Board adoption of Resolution No. 2024-07."

ATTACHMENTS: [Agenda Memorandum: Recommendation on Adoption of Executive Board Resolution No. 2024-07](#)
[Executive Board Resolution No. 2024-07](#)
[Staff Report: Executive Board Resolution No. 2024-07](#)
[Executive Board Resolution No. 2024-07 Presentation](#)

V. PRESENTATIONS AND DISCUSSION

A. Draft 2025 Advisory Board Work Plan

6:00

Purpose: Presentation from Mary Connolly, SSHA³P Program Specialist II, on a draft 2025 Advisory Board Work Plan, for the purpose of gathering feedback.

Action: Questions, feedback, direction.

ATTACHMENTS: [Agenda Memorandum: Draft 2025 Advisory Board Work Plan](#)
[Draft 2025 Advisory Board Work Plan Presentation](#)
[2024 Advisory Board Work Plan](#)

VI. 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>.

VII. SSHA³P STAFF UPDATE

7:20

ATTACHMENTS: [September 2024 SSHA³P Manager Report](#)
[University Place Property Tax Exemption Seminar 9/25](#)

VIII. UPDATES/COMMENTS OF THE ADVISORY BOARD

7:25

IX. 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

August 20, 2024

Members Present: Adria Buchanan, Alex Harrington (Vice Chair), Desniege Haywood, Faaluaina Pritchard, Isabella Rivera Kjaer, Jay Worley (Vice Chair), Judson Willis, Noemi Cagatin-Porter, Nicholas Carr, Riley Guerrero (Chair), Tim Fairley, William Towey, Zac Baker

Members Excused: Ben Ferguson, Corey Orvold

Members Absent:

Staff: Mary Connolly, Jason Gauthier

Guests:

Call to Order

Riley called the meeting to order at 5:31 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. Adria seconded the motion. The motion carried with 13 in favor, 0 against, and 0 abstentions.

Presentations and Discussion

[2025 SSHA³P State and Federal Legislative Agendas](#)

Jason Gauthier, SSHA³P manager, gave a presentation to the Advisory Board on the draft SSHA³P 2025 state legislative agenda. Advisory Board members asked questions and provided feedback on the draft agenda.

[Recommendation on Incorporating Universal Design Principles into Members' Comprehensive Plans](#)

Mary Connolly, SSHA³P Program Specialist II, provided a presentation on a draft recommendation from staff on incorporating goals/policies incentivizing building with universal design into member governments' Comprehensive Plan periodic updates. This recommendation is meant to serve as an interim recommendation made before member governments adopt their Comprehensive Plan updates by the end of 2024. Staff expect the Advisory Board to continue work on developing

recommendations on specific universal design incentive policies. Advisory Board members provided feedback on staff's draft recommendation. Mary will use this feedback to make edits to the recommendation, which she will send to the Advisory Board members via email within the next month for additional feedback. Then she will bring the draft recommendation to the Executive Board for their feedback at their next meeting on September 9/13. The Advisory Board will consider making the recommendation at their next meeting on September 9/17.

Universal Design Outreach Materials

Mary Connolly, SSHA³P Program Specialist II, presented final drafts of a community outreach plan and survey regarding universal design. SSHA³P Advisory Board members provided final feedback on the plan and survey. Mary will use feedback to finalize the plan and survey and conduct the survey and focus groups.

Public Comment

There were no public comments.

SSHA³P Staff Update

Mary let Advisory Board members know that there will be a property tax exemption seminar at University Place City Hall on September 25.

Updates/Comments of the Advisory Board

Adria told Advisory Board members to save the date for the Out of the Box Housing Conference on October 22 at TACID from 10-2.

Nicholas let Advisory Board members know that Tacoma Housing Authority is leasing up at Housing Hilltop. Nicholas will send Mary the latest flyer to send out to the Board.

Adjourn

Faaluaina moved to adjourn the meeting. Nicholas seconded the motion. The motion carried with 11 in favor, 0 against, and 0 abstentions (2 members had left the meeting). The meeting adjourned at 7:10 PM.



SSHA³P Advisory Board

AGENDA BILL

September 17, 2024

AGENDA CATEGORY: Resolution No. 2024-07

SUBJECT: Recommendation on A Comprehensive Plan Goal/Policy Related to Universal Design

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 is developing a policy recommendation(s) to incentivize the construction of residential units with universal design principles.

Member governments planning under RCW 36.70A.040 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 to be completed by December 31, 2024.

At the Advisory Board meeting on August 20, 2024, Mary Connolly presented a draft recommendation regarding incorporating universal design into member governments' Comprehensive Plan periodic updates. Advisory Board members provided feedback during the meeting and via email, which Mary incorporated into an updated recommendation. In this presentation, Mary will present the updated recommendation to the Advisory Board for their consideration.

This is meant to serve as an interim recommendation before the Comprehensive Plan is due to be completed. Staff expect the Advisory Board to continue research on specific incentive policies.

ATTACHMENTS:

- Executive Board Resolution No. 2024-07
- Staff Report: Executive Board Resolution No. 2024-07
- Executive Board Resolution No. 2024-07 Presentation

STAFF RECOMMENDATION:

Recommend to the Executive Board adoption of Resolution No. 2024-07.

ALTERNATIVES:

- Recommend adoption as amended.
- Do not recommend adoption.

RECOMMENDED MOTION:

"I move to recommend to the Executive Board adoption of Resolution No. 2024-07."



RESOLUTION NO. 2024-07

A RESOLUTION OF THE EXECUTIVE 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, the SSHA³P 2024 Advisory Board Work Plan, adopted by the Executive Board on January 12, 2024, 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 accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability”; and

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

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



28 WHEREAS, the Executive Board is making an interim recommendation
29 regarding member governments' Comprehensive Plan Periodic Updates to ensure that
30 potential future recommendations regarding specific universal design incentives are in
31 alignment with member governments' Comprehensive Plans; and

32 WHEREAS, there is a need for accessible homes in Pierce County
33 demonstrated by usage of programs that fund accessibility modifications for existing
34 homes, such as the COPES Program (a Washington State Medicaid Waiver Program
35 which funded 156 modifications in Pierce County from 2021 to 2023); and

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

39 WHEREAS, SSHA³P's mission is to create and preserve affordable, attainable,
40 and accessible housing across our Pierce County communities; and

41 WHEREAS, policies that incentivize the construction of housing designed with
42 universal design principles will further SSHA³P's mission to create accessible housing
43 in Pierce County; and

44 WHEREAS, the construction of accessible housing will increase the housing
45 stock accessible for a wide range of the Pierce County population and especially benefit
46 people with disabilities and people with mobility impairments.

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

48
49 **Section 1.** The Executive Board recommends that SSHA³P member
50 governments planning under RCW 36.70A.040 incorporate into the
51 Comprehensive Plan periodic update the following goal/policy or one similar:
52 "Increase the supply of housing accessible for people of all ages, sizes, abilities,

53 and disabilities by incentivizing the construction of housing designed with
54 universal design principles.”

55
56 **Section 2.** The Executive Board recommends that SSHA³P member
57 governments planning under RCW 36.70A.040 incorporate into the
58 Comprehensive Plan periodic update the following narrative pieces, or ones
59 similar, to provide context for the goal/policy outlined in Section 1:
60

- 61 a. “Pierce County’s aging population is growing. In 2020, the percentage
62 of the Pierce County population aged 60 and older was 21%.¹ This
63 number is expected to increase to 24% by 2030, 26% by 2040, and
64 29% by 2050.² In 2022, the median household income with a
65 householder 65 or older was \$68,231, \$25,189 less than the county-
66 wide median household income of \$93,420.³”
67
- 68 b. “In Pierce County, 14% of the population has a disability.⁴ In 2022, the
69 percentage of people with a disability in Pierce County whose
70 household earned below the poverty level was 14.9%, compared to a
71 county-wide rate of 9.0%.⁵”
72
- 73 c. “The 2011 American Housing Survey results indicate that in the West
74 Region of the United States, which includes Washington and 13 other
75 states, 41.2% of housing units are potentially modifiable, 4.5% of units
76 are livable for individuals with moderate mobility difficulties, and 0.15%
77 of housing units are wheelchair accessible.⁶”
78
- 79 d. “Incentivizing the construction of housing built with universal design
80 features can increase the accessibility of the housing stock. According
81 to the Centre for Excellence in Universal Design, ‘Universal Design is
82 the design and composition of an environment so that it can be
83 accessed, understood and used to the greatest extent possible by all
84 people regardless of their age, size, ability or disability.’ Universal

¹ 2020 Decennial Census

² Washington State Office of Financial Management population projections

³ 2022 American Community Survey 1-year estimates

⁴ 2022 American Community Survey 1-year estimates

⁵ 2022 American Community Survey 1-year estimates

⁶ See <https://www.huduser.gov/portal/sites/default/files/pdf/accessibility-america-housingStock.pdf> p. 26 of report (p. 31 of PDF). The 2011 American Housing Survey defines levels of accessibility as follows: 1) ‘potentially modifiable’ means the unit includes a stepless entry from the exterior and a bathroom and bedroom on the entry level or an elevator in the unit; 2) ‘livable for individuals with moderate mobility difficulties’ includes all elements in level 1 plus no steps between rooms or rails/grab bars along all steps and an accessible bathroom with grab bars; and 3) ‘wheelchair accessible’ includes all elements in levels 1 and 2 but removes the possibility of any steps between rooms, even if grab bars are present, and adds door handles and sink handles/levers.

85 Design is a design philosophy that, when incorporated into housing
86 design, can create homes that are accessible for a wide range of the
87 population and especially benefit people with disabilities and people
88 with mobility impairments.”

- 89
- 90 e. “There is not a standardized list of universal design features, but there
91 are many example design standards developed by state and local
92 governments, nonprofit organizations, and advocacy groups. Some
93 features are those included in the design of a home up-front, while
94 other standards outline structural and electrical infrastructure that
95 facilitate future modifications.”
- 96
- 97 f. “In addition to increasing housing accessibility, housing built with
98 universal design features can increase housing affordability by
99 preventing the need for future home modifications, facilitating
100 modifications that otherwise may be more expensive, and allowing
101 people to remain in their home as they age, have changing health
102 concerns, or experience other life events.”
- 103
- 104 g. “To incentivize the construction of housing designed with universal
105 design principles, actions will be taken to understand what design
106 features are needed most in the community and how to best
107 incentivize the inclusion of these features in construction of new
108 homes.”

109

110 **Section 3.** This Resolution will take effect and be in full force upon passage
111 and signature.

112

113

114

115 Adopted this _____ day of _____, 2024.

116

117

118 **SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

119

120

121

122

123 _____

124 Kim Roscoe, CHAIR

125

126

127

128

129

SSHAP³

130 ATTEST:

131

132

133

134

135

TO: SSHA³P Advisory Board
FROM: Mary Connolly, SSHA³P Program Specialist II
COPY: Jason Gauthier, SSHA³P Manager
SUBJECT: Resolution No. 2024-07: Recommendation on Comprehensive Plan Goal/Policy Language Incentivizing Universal Design
DATE: September 17, 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 and moderate-income households to make critical home repairs and accessibility modifications to their homes. These programs primarily serve homeowners, rather than renting households. Table 3 includes information on these programs.

Table 3. Programs Funding Critical Home Repairs and Accessibility Modifications in Pierce County

Program	Description	Data
Community Options Program Entry System (COPEs) Program, administered by Pierce County	A Washington State Medicaid Waiver Program providing at-home modifications for people who need nursing-level home care. Serving Pierce County residents.	From 2021 – 2023: <ul style="list-style-type: none"> • Average number of households served per year: 52 • Average spent per household: \$11,032 • Average spent per year: \$573,687
City of Lakewood Home Repair Assistance	Low-interest loans for low and moderate-income homeowners to fund repairs to address health and safety issues, code violations, and other problems. ¹⁰ Serving City of Lakewood residents.	Approximated by staff: <ul style="list-style-type: none"> • Approx. households served per year: 6-8 • Approx. funded per year: \$200,000
City of Tacoma Single Family Residence Rehabilitation Loan Program	Low-interest loans of up to up to \$60,000 for low and moderate-income homeowners (earning up to 80% AMI ¹¹) to make repairs necessary to maintain health and safety of the home. ¹² Serving City of Tacoma residents.	Not collected
Pierce County Home Rehabilitation Loan Program	This program, which offered low-interest loans of up to \$80,000 for home rehabilitation, is being closed due to lack of funding. At the time of closing, there are about 90 applicants on the waitlist.	Not collected

¹⁰ <https://cityoflakewood.us/community-housing-programs/>

¹¹ Area Median Income

¹²

https://www.cityoftacoma.org/government/city_departments/community_and_economic_development/housing_division/home_rehabilitation

Pierce County Minor Home Repair Program	Repairs provided at no cost to homeowners earning up to 80% AMI. There is a maximum budget of \$15,000 per home lifetime. Serving residents of Pierce County outside of the Cities of Tacoma and Lakewood.	From July 2020 – June 2024: <ul style="list-style-type: none"> • Average number of households served per year: 93 • Average spent per household: \$5,590 • Average spent per year: \$519,907
Rebuilding Together South Sound	Provides no-cost home repairs and modifications to low-income (earning up to 50% AMI) homeowners in Pierce County, Auburn, and Federal Way. Applicants must include a senior, a person with a disability, or a family with children. ¹³ There are currently 145 applicants waiting for services. The organization has paused accepting applications for the service area, except for the City of Lakewood.	Over the last 2 years: ¹⁴ <ul style="list-style-type: none"> • Average number of households served per year: 93 • Average spent per household: \$5,430 • Average spent per year: \$491,350
Tacoma/Pierce County Habitat for Humanity Aging in Place Critical Home Repair Program	Provides no-cost aging in place home modifications and critical repairs for low-income (earning up to 80% AMI) senior (aged 60+) and disabled veteran homeowners in Pierce County. ¹⁵	From June 2020 (the start of the program) to July 2024: <ul style="list-style-type: none"> • Average number of households served per year: 44 • Average spent per household: \$7,500 • Average spent per year: \$330,000

Data from some of 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.

¹³ <https://www.rebuildingtogetherss.org/safe-and-healthy-housing>

¹⁴ These data do not include the value of in-kind donations.

¹⁵ <https://www.tpc-habitat.org/habitat-programs/repair/>

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 Tacoma¹⁶ and Puyallup¹⁷ 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. 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 4.

Table 4. 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 Indians¹⁸

¹⁶ https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/OEHR/Tacoma Age Friendly Action Plan-v2Final.pdf

¹⁷ <https://www.cityofpuyallup.org/DocumentCenter/View/12552/Aging-Puyallup-Action-Plan-2-2120AARP>

¹⁸ The Puyallup Tribe of Indians' Comprehensive Plan is adopted, not in draft form like the others' plans.

STAFF RECOMMENDATION(S):

Recommend to the Executive Board adoption of Resolution No. 2024-07. This resolution is a recommendation from the Executive Board to member governments planning under the Growth Management Act to include a goal/policy in the Comprehensive Plan periodic update that incentivizes the construction of housing built with universal design principles. The recommendation also includes narrative pieces that provide context for the goal/policy.

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 the recommendation, along with alternatives considered but not recommended.

INDEX:

- Incorporating Goal/Policy Language into the Comprehensive Plan Periodic Update to Incentivize Building with Universal Design Principles (p. 7)
- Alternatives Considered (p. 14)

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 (the Growth Management Act) 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 for people of all ages, sizes, abilities, and disabilities by incentivizing the construction of housing designed with universal design principles."

The recommendation also includes narrative pieces to include in the Comprehensive Plan to provide context for the goal/policy, including information on the aging and disabled populations in Pierce County, the accessibility of the housing stock in Pierce County, what universal design is, and the benefits of incentivizing building with universal design.

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.

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

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 Braitmayer, 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.
- Developers and advocates for developers noted that building with universal design features may increase the cost of home construction and advised against adding construction requirements. 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.
--	-----------------	---

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.”¹⁹
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.” ²⁰
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.” ²¹
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.” ²²

ATTACHMENTS:

None.

¹⁹ <https://southsoundaffordablehousing.org/wp-content/uploads/2024/01/SSHA3P-Advisory-Board-Regular-Meeting-Packet-2.20.2024.pdf> p. 54 of PDF

²⁰ <https://cityoflakewood.us/wp-content/uploads/2024/04/050124-Planning-Commission-Packet-small.pdf> p. 106 of PDF

²¹ <https://www.piercecountywa.gov/DocumentCenter/View/133288/Housing-Draft-Element> p. 27

²² <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 that especially benefit 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 residential homes include accessibility features.	Requiring all residential housing to be built with universal design principles may add costs to the construction of some buildings, which may decrease housing affordability for those homes.
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.

RECOMMENDATION: INCLUDING UNIVERSAL DESIGN INCENTIVES IN THE COMPREHENSIVE PLAN

ADVISORY BOARD REGULAR MEETING

SEPTEMBER 17, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

Agenda

- Background
- What is the Comprehensive Plan?
- Purpose of Interim Recommendation
- Feedback from Advisory Board
- Recommendation for Consideration
- Next Steps

Background

- 2024 Advisory Board work plan includes research and potential recommendation on including “universal design incentives” in the SSHA³P housing toolkit
- Advisory Board will continue research to develop specific incentive policies:
 - Community outreach
 - Impact of universal design on cost and square footage
 - Determining what and how to incentivize
- In the meantime, member governments planning under the Growth Management Act are updating their Comprehensive Plans

What is the Comprehensive Plan?

- Lays foundation for policy development over the next 20 years in many policy areas, including housing
- Future policies and development regulations must be in alignment with the Comprehensive Plan
- Periodic updates (which occur every 10 years) are due December 31, 2024
- Housing “element” (chapter) includes:
 - Narrative, context, data
 - High-level goals and policies to be implemented over the next 20 years

Purpose of Interim Recommendation

- To provide member governments with example language for their Comprehensive Plan updates, due December 31, 2024, that lays a foundation for future adoption of policies that incentivize building with universal design

Feedback from Advisory Board

- Goal/policy should capture the spirit of universal design by highlighting the benefit to all people
- Include narrative pieces to provide context:
 - Data on senior and disabled populations
 - Accessibility of housing stock
 - Impact on housing affordability
 - Clarify that additional actions must be taken to understand what and how to incentivize

Recommendation for Consideration

The Executive Board recommends that SSHA³P member governments planning under RCW 36.70A.040 incorporate into the Comprehensive Plan periodic update the following goal/policy or one similar:

“Increase the supply of housing accessible for people of all ages, sizes, abilities, and disabilities by incentivizing the construction of housing designed with universal design principles.”

Recommendation for Consideration (Cont.)

- Recommendation includes narrative pieces:
 - Data on senior and disabled populations in Pierce County
 - Data on housing accessibility
 - Explanation of universal design and its benefits
 - Commitment to further action to research what and how to incentivize

Next Steps

- Today: Advisory Board consideration of recommendation to Executive Board to adopt Resolution No. 2024-07
- Oct 4: Executive Board consideration of Advisory Board recommendation
- Ongoing: Advisory Board continues research on specific incentive policies, potentially making recommendations in early 2025

RECOMMENDATION: INCLUDING UNIVERSAL DESIGN INCENTIVES IN THE COMPREHENSIVE PLAN

ADVISORY BOARD REGULAR MEETING

SEPTEMBER 17, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II



SSHA³P Advisory Board

AGENDA BILL

September 17, 2024

AGENDA CATEGORY: Staff Presentation

SUBJECT: 2025 Advisory Board Work Plan Priorities

PRESENTED BY: Mary Connolly, SSHA³P Program Specialist II

SUMMARY/BACKGROUND:

Resolution No. 2023-02, which established the Advisory Board states, “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. The work plan shall be adopted by the Executive Board.”

This presentation includes a draft of the 2025 Advisory Board work plan. Staff are seeking feedback from the Advisory Board on policy priorities for research for potential recommendation on inclusion in the SSHA³P housing toolkit.

ATTACHMENTS:

- Draft 2025 Advisory Board Work Plan Presentation
- 2024 Advisory Board Work Plan

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



2025 ADVISORY BOARD WORK PLAN PRIORITIES

ADVISORY BOARD REGULAR MEETING

SEPTEMBER 17, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II


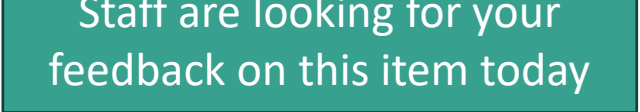
Agenda

- Draft 2025 Advisory Board Work Plan
- Work Plan Development Process
- Feedback from Staff Workgroup
- Potential Policies to Research
- Next Steps

DRAFT 2025 Advisory Board Work Plan

- Review and provide feedback on:
 - 2026 SSHA³P Work Plan and Budget
 - 2026 SSHA³P State and Federal Legislative Agendas
 - Other housing-related efforts in Pierce County, as requested
- Research and potentially make a recommendation on the inclusion of the following policies/programs in the SSHA³P housing toolkit:

• Policies to incentivize construction of housing with universal design principles  

• [Policy/Program #2]  

Work Plan Development Process

- Last year ...
 - Advisory Board lacked clear direction on policies of interest for inclusion in work plan
 - Advisory Board generated policy ideas and scored them on criteria
- This year ...
 - Staff are seeking clear feedback/direction from staff workgroup and Executive Board to identify goals/policies where it would be helpful to have Advisory Board feedback

Feedback from Staff Workgroup

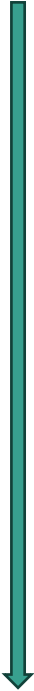
- Policies to incentivize development of multifamily housing
- Policies to incentivize development of homeownership opportunities
- Policies to mitigate displacement of residents

Potential Policies to Research

Goals	Potential Policies to Research
Incentivize development of multifamily housing	<ul style="list-style-type: none">• Multifamily Tax Exemption (MFTE)• System connection charge waiver for affordable housing• Impact fee waiver for affordable housing
Incentivize development of homeownership opportunities	<ul style="list-style-type: none">• Multifamily Tax Exemption (MFTE)• System connection charge waiver for affordable housing• Impact fee waiver for affordable housing
Mitigate displacement of residents	<ul style="list-style-type: none">• Right of First Refusal for affordable housing development/preservation

Next Steps

- Sept - Oct: Discussion with Advisory Board to create draft work plan
- Nov 1: Feedback from Executive Board on draft work plan
- Nov 19: Advisory Board recommends work plan
- Dec 6: Executive Board considers adoption of recommended work plan



Ongoing discussion
with staff
workgroup at
monthly meetings



2025 ADVISORY BOARD WORK PLAN PRIORITIES

ADVISORY BOARD REGULAR MEETING

SEPTEMBER 17, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

SSHA³P

Advisory Board 2024 Work Plan

Advise and Provide Feedback

- Provide feedback on:
 - 2025 SSHA³P Work Plan
 - 2025 SSHA³P Budget
 - 2025 SSHA³P State and Federal Legislative Priorities
 - Other housing-related efforts in Pierce County, as requested

Housing Toolkit Recommendations

- Framework for Analysis and Recommendation
 - Develop a framework for analyzing policies and programs for inclusion in the Housing Toolkit
- Analyze and make a recommendation to the SSHA³P Executive Board on inclusion in SSHA³P's housing toolkit:
 - Universal Design Incentives

Education

- Learn about relevant and foundational topics related to housing and land use policy through presentations from qualified speakers

Administration

- Member Government Consideration
 - Consider recommended process for SSHA³P member governments to consider Housing Toolkit recommendations
- Elect chair and vice chair(s)

TO: SSHA³P Executive Board
FROM: Jason Gauthier, SSHA³P Manager
SUBJECT: September 2024 Manager Report
DATE: September 13, 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 Committee will begin monthly meetings in September to consider changes to its future funding priorities and application timeline.

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.

While the initial Request for Proposals (RFP) for a consultant to support development of grant deliverables due in June 2025 received no response, a re-bid of the RFP received 5 responses after SSHA³P staff issued a re-bid of the RFP with adjustments to proposal requirement and notification methods. An evaluation team consisting of 4 staff members from participating jurisdictions scored the responses to the RFP and will interview the top-scoring applicants the week of September 9th.

Pathways to Removing Obstacles (PRO) Grant

SSHA³P, as a co-applicant, is working with Pierce County on an application on a Department of Housing and Urban Development (HUD) PRO Housing Grant. If awarded, this grant would provide funding to create a Strategy for the Preservation of Affordable Housing (SPA) across Pierce County and the creation of a capital fund to support that strategy through:

- **Acquisition of Existing Housing for Conversion to Affordable Housing:** Purchasing market-rate housing for use as affordable units to ensure long-term affordability for current and residents.
- **Funding the Acquisition of Manufactured Home Communities by Resident-Owned Cooperatives:** Providing financial support for residents of manufactured home communities to collectively purchase and own the land beneath their homes, thereby securing their housing and stabilizing costs.

- **Acquisition of Properties with Expiring Affordability Periods:** Purchasing properties where the affordability period mandated by public financing programs (ex: LITHC) is coming to an end, in order to preserve the affordability of the housing units and prevent them from transitioning to market rates.

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 27th.

SSHA³P staff supported the City of University Place in developing a survey to gather feedback from residents on implementation of HB 1110 regarding middle housing.

2025 Legislative Session

SSHA³P staff will present a draft 2025 State Legislative Agenda for Executive Board feedback and direction at the September 13, 2024, special meeting of the Executive Board.

Focus Area 3: Information & Engagement

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

SSHA³P Website

The SSHA³P website has been undergoing an update and refresh, including the completion of the 2023 affordable housing production mapping.

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 August 20:

- Jason Gauthier presented the first draft the 2025 legislative agenda and requested additional feedback from Advisory Board members;

- The Advisory Board discussed a potential recommendation regarding incorporating language related to universal design into the Comprehensive Plan; and
- The Advisory Board provided final feedback on a plan to gather feedback from Pierce County community members on the need for universal design features in new residential construction.

At the Advisory Board meeting on September 17:

- Ben Ferguson, member of the Advisory Board and principal at Ferguson Architecture, will present to the Board an evaluation by his team of the impact of universal design features on square footage of units and cost of construction;
- The Advisory Board will consider a recommendation to the Executive Board regarding incorporating universal design goals/policies into member governments' Comprehensive Plan; and
- Staff will provide a presentation on the Advisory Board's 2025 work plan for the purpose of gathering feedback.

Executive Board Rules & Procedures

SSHA³P staff are continuing 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.



Pierce County

University Place
WASHINGTON



SSHAP³

Learn how to save money on property taxes at a

Property Tax Exemption Seminar

Wednesday, September 25 | 2 p.m.

University Place City Hall
3609 Market Place W, University Place
Council Chambers, 3rd Floor



Event Information

Join us for a property tax exemption seminar on September 25, 2024, at 2 p.m., at University Place 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

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.