



**South Sound Housing Affordability Partners
Executive Board Meeting Minutes**

October 4, 2024

8:53 – 10:21 a.m.

Executive Board: Mayor Nancy Backus, City of Auburn – present
Vice-Chair, Councilmember Kevin Ballard, City of DuPont – present
Deputy Mayor Mike Winkler, City of DuPont (alternate) – present
Mayor Dave Olson, City of Edgewood – excused
Councilmember Christi Keith, City of Edgewood (alternate) – present
Chair, Mayor Kim Roscoe, City of Fife – present
Councilmember Lew Wolfrom, City of Fife (alternate) – excused
Councilmember Hunter George, City of Fircrest – excused
Councilmember Brett Wittner, City of Fircrest (alternate) – present
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 – excused
Executive Bruce Dammeier, Pierce County – excused
Human Services Director Heather Moss, Pierce County (alternate) - present
Councilmember Ryan Mello, Pierce County – present
Councilmember Robyn Denson, Pierce County (alternate) - present
Councilmember Ned Witting, City of Puyallup – present
Mayor Dick Muri, Town of Steilacoom – excused
Councilmember Nancy Henderson, Town of Steilacoom, (alternate) – present
Mayor Kathy Hayden, City of Sumner – present
Mayor Victoria Woodards, City of Tacoma – present
Councilmember Kiara Daniels, City of Tacoma (alternate) – excused
Councilmember Stan Flemming, City of University Place – excused
Councilmember Denise McCluskey, City of University Place (alternate) - present

Staff: Jason Gauthier, SSHA³P Manager
Mary Connolly, Program Specialist 2
Becki Foutz, Admin Assistant

Guests: Chris Larson, Desniege Haywood, Erika Rhett Hunt, Jeremy Metzler, Jay Worley, Joanne, Kenneth George, Norman Brickhouse, Riley Guerrero, Taylor Jones, Tiffany Speir, Trish Crocker

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Roscoe called the meeting to order at 8:53. SSHA ³ P Manager Gauthier called roll, per above; a quorum was present. Mayor Roscoe provided a land acknowledgement honoring the Puyallup Tribe of Indians, the indigenous people of this land.	Wel-come!

TOPIC/WHO	DISCUSSION	ACTION
Consent Agenda	Mayor Markley moved to approve the consent agenda. The motion was seconded. Vote was taken; the motion passed unanimously.	Consent agenda approved.
Public Comment	Mayor Roscoe opened the floor for public comment. None.	
Resolution 2024-07 Mary Connolly & Riley Guerrero	<p>Mary presented Resolution 2024-07, which recommends 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. The SSHA³P Advisory Board unanimously approved the Resolution. Riley Guerrero spoke to the group, about the importance of universal design, and its support by the Advisory Board. The Board will continue to work on developing policies to implement the Resolution’s goals.</p> <p>Are we keeping these sorts of recommendations geared towards affordable housing, or is it for all housing types? How should a city approach this from a comprehensive plan standpoint? Mary explained that the Resolution language does not specify types of housing. The Advisory Board would like to encourage accessibility in all types of housing.</p> <p>The City of Fife just updated its draft Comprehensive Plan to avoid exclusion in housing across the board and encourage universal design.</p> <p>CM Henderson appreciates the work on this – her background is in physical therapy, and she works with people with disabilities as well as those aging in place who would benefit from universal design concepts. She asked what tangible incentives would be provided.</p> <p>CM McCluskey concurred with the previous comments; we want homes in which people can age in place, with fully functional and livable ground floors. She would like to see universal design incorporated in the hospitality industry as well.</p> <p>Mayor Markley moved to approve Resolution 2024-07. CM Keith seconded the motion. Vote was taken, none opposed.</p>	Resolution 2024-07 was passed unanimously.
Resolution 2024-08 Jason Gauthier	Jason presented and reviewed Resolution 2024-08, adopting the 2025 state legislative agenda. Priority items include: Affordable Housing Subsidy (fund capital budget requests and acquisition of residential properties for affordable housing and expand CHIP eligibility), Facilitating Housing Supply (support workforce development efforts), and Creating Housing Stability (remove income qualification for disabled veteran property tax exemption).	Informational

TOPIC/WHO	DISCUSSION	ACTION
<p>Resolution 2024-08 continued</p>	<p>Mayor Woodards asked if Jason’s staying in touch with cities’ government affairs offices, to ensure that SSHA³P priorities are included in the cities’ priorities. Yes.</p> <p>Council Chair Mello supports this Resolution, and called out an item that needs our attention – investments in rental assistance and eviction prevention. 45-50% of our community rents. We need to offer serious ideas to the legislature on how to fund and support ongoing investments in rental assistance and eviction prevention – they are effective tools to keep people from becoming homeless. We’ve spent a lot of ARPA dollars on rental assistance throughout Pierce County.</p> <p>CM McCluskey concurs with Council Chair Mello. She would also like to partnership with property owners and renters, to work together to keep people housed.</p> <p>CM Witting believes in prevention to keep people out of homelessness and keep families stable. A lot of people need rental assistance so this would be quite expensive. During COVID some tenants were provided many months of rental assistance, did not pay any rent following that and were ultimately evicted; he feels that that rental assistance was wasted. He asked about legislative topics being monitored – how was it decided what should be monitored, rather than supported or opposed? Jason explained that on items which we don’t yet know the revenue impact, SSHA³P staff leaves it to member governments as far as what they would like to support, depending on how it affects them. As the session progresses, items can be moved around as desired by members. SSHA³P has been revenue-silent to date.</p> <p>Director Moss explained that there’s a significant difference between rental assistance and eviction prevention. Post-COVID, the County’s eviction prevention program focuses on financial counseling and right-sizing housing, and housing costs for families. She asked about the interplay between energy conservation initiatives and affordable housing. Jason explained that we want to be sure that dollars go far. SSHA³P staff will work with concerned parties to understand the impact of energy initiatives on affordable housing. CM Witting applauds the financial counseling component of Human Services’ eviction prevention program.</p> <p>CM Denson discussed the impact of the cottage industry of Mom-and-Pop landlords on rental costs. Is anyone monitoring that at the state or federal level? Yes, there are a couple of Federal bills in Congress. Jason anticipates potential creation of a Department of Housing, and there would be legislation around that. The scale of investor-owned homes in Pierce County doesn’t rise to the level of a clear and present urgency, however, SSHA³P staff will look into it further if member governments desire.</p> <p>Mayor Roscoe added that, per research done by SSHA³P staff previously, short-term rentals comprise 0.5% of the housing stock. This is important data to share with constituents.</p>	<p>Discus- sion</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Resolution 2024-08 continued</p>	<p>CM Keith works with several rural outreach groups that do national work and they're monitoring corporate investment. She agrees that the current percentage in this area is low, but we need to monitor it.</p> <p>CM Henderson shares the insight of CM Witting that some people have difficulty with financial priorities. We need to advocate for more money management training at lower educational levels. It is reassuring to know that we're not being overrun by investment corporations; it is occurring in some cities, but not locally. Short-term rentals can reduce the available home market. Steilacoom requires that the homeowner must be present, which prevents businesses developing in residential districts, and ensures that taxes are being paid.</p> <p>CM Witting moved to adopt Resolution 2024-08. Mayor Markley seconded the motion. Vote was taken, none opposed.</p>	<p>Resolution on 2024-08 passed unanimously.</p>
<p>Advisory Board Appointment Committee Mary Connolly</p>	<p>At the end of each year, 1/3 of the SSHA³P Advisory Board members' terms expire. Thus, Mary anticipates appointing five to eight new members in December. Mary asked if anyone would like to participate in a one-time mid-November meeting to develop Advisory Board appointment recommendations.</p>	<p>CM Mello, Ballard, Witting, and Mayor Backus volunteered. Please email Mary if you would like to participate.</p>
<p>Meeting Time Mayor Roscoe</p>	<p>CM Ballard moved to extend the meeting to end at 10:20 a.m. The motion was seconded.</p>	<p>Meeting time extended.</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>City of Fife's Housing Production & Jobs Program Update Taylor Jones & Norman Brickhouse</p>	<p>Taylor Jones, City of Fife Senior Planner, presented an overview of Ordinance 2058's impacts.</p> <p>In 2021 there were no studio units in Fife. Multi-family units were only allowed as part of a mixed-use project, a retirement home, or 500 feet from a transit line. There were also a lot of crime and nuisance calls/incidents at hotels and motels. Thus, in 2021, Fife's Planning Commission recommended a variety of code amendments supporting housing options.</p> <p>The Ordinance obligated funds for emergency expenditures to enter into contracts to protect people, provide emergency shelter, and to take other actions as appropriate, including creating micro-housing, and creating their Jobs Program. A central site on bus lines was identified for the Jobs Program.</p> <p>In 2023, the Pinnacle apartments (formerly Port of Tacoma Inn) was created, providing 99 units. Pinnacle Point (formerly Travelodge) conversion is in progress and will provide 79 units. Permits to convert the Rodeway Inn were obtained this year.</p> <p>Norman Brickhouse, Community Navigator Manager of the Jobs Program, provided an informative presentation on the program, which gives people housing and skills to earn a livable wage and become housed. The program's mission is to end homelessness in Fife and surrounding areas, by providing job training resources, and transitional housing to break the cycle of poverty. Participants learn landscaping and/or clerical skills and earn an hourly wage. The 12-month program provides four levels of training.</p> <p>The Jobs Program works with Workforce Central and WorkSource to maximize networking connections. Forest Village provides ten single units, two double units, kitchen, laundry facility, restrooms. The program costs \$17,500/year/person, at the rate of 30 participants a year, including staffing cost and participant wages. 44% of participants are successful. Dropping out mainly occurs due to drugs or violence. Program staff includes a court liaison.</p> <p>An informational video is available at the City of Fife's website. Norman provided a tour of the program following the meeting.</p>	<p>Informational</p> <p>Thank you!</p>
<p>Adjournment</p>	<p>There being no further business, the meeting adjourned at 10:21 a.m.</p>	<p>Meeting adjourned.</p>

The next SSHA³P Executive Board meeting is scheduled for Friday, November 1, at 8:30 a.m. via Zoom. Respectfully submitted, Becki Foutz, Administrative Assistant