



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

December 6, 2024

8:30 – 9:55 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 – 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 – excused  
Councilmember Brett Wittner, City of Fircrest (alternate) – present  
Mayor Mary Barber, City of Gig Harbor - present  
Councilmember Paul Bocchi, City of Lakewood – excused  
Councilmember Mike Brandstetter, (alternate) City of Lakewood – excused  
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) - excused  
Councilmember Ned Witting, City of Puyallup – present  
Mayor Dick Muri, Town of Steilacoom – present  
Councilmember Nancy Henderson, Town of Steilacoom, (alternate) –  
Mayor Kathy Hayden, City of Sumner – present  
Mayor Victoria Woodards, City of Tacoma – excused  
Councilmember Kiara Daniels, City of Tacoma (alternate) – present  
Councilmember Stan Flemming, City of University Place – present  
Councilmember Denise McCluskey, City of University Place (alternate) - excused

**Staff:** Jason Gauthier, SSHA<sup>3</sup>P Manager  
Mary Connolly, Program Specialist 2  
Becki Foutz, Admin Assistant

**Guests:** Carl Schroeder, Association of WA Cities, Riley Guerrero, Chair, SSHA<sup>3</sup>P Advisory Board, Jay Worley, Co-Vice Chair, SSHA<sup>3</sup>P Advisory Board

**MINUTES**

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Mayor Roscoe called the meeting to order. SSHA <sup>3</sup> P Manager Gauthier called roll, per above; a quorum was present. Councilmember Ballard welcomed all, with a special welcome to Gig Harbor Mayor Mary Barber, who was recently appointed Mayor following Tracie Markley's resignation. Mayor Barber shared that this is a very important group to the Gig Harbor City Council, and she's happy to be in attendance.	Wel- come, Mayor Barber and all!

TOPIC/WHO	DISCUSSION	ACTION
<b>Consent Agenda</b>	Councilmember Flemming moved to approve the consent agenda. Mayor Hayden seconded the motion. Vote was taken; none opposed and no abstentions. The motion carried unanimously.	Consent agenda approved.
<b>Public Comment</b>	Councilmember Ballard opened the floor for public comment. None. No written comments were received.	
<b>2025 State Legislative Session Preview</b> Carl Schroeder, Deputy Director of Gov't Affairs, Association of WA Cities (AWC)	<p>The 2025 session is a long, 105-day session: it's the first year of the biennium. The primary obligation of the State legislature is to pass the operating transportation and capital budgets. For the first time in 12 years, we have a new Governor; we also have a new crop of statewide electeds, a new Senate majority leader, new Senate Local Gov't Chair Senator Jesse Solomon, and new Senate Housing Committee Chair Senator Jessica Bateman.</p> <p>Budget challenges are expected to dominate the session; the operating budget deficit over the next four years is somewhere between \$8 and \$12B. It's anticipated that Democrats will put forth taxes for consideration, possibly breaking the State's 1% property tax cap, a high-earner, or a wealth tax. That can put cities into a defensive posture, since traditionally local governments accounts are sometimes "swept" in bad budget times. We need to be assertive in explaining the value of programs and community impact of investments. Tough choices will need to be made.</p> <p>The AWC has five priorities to pursue:</p> <ul style="list-style-type: none"> <li>• Fiscal Sustainability - they would like the 1% property tax cap for local governments to increase to 3%, or the rate of inflation, whichever is lower.</li> <li>• Behavioral Health - they would like to add more supports across the continuum, with special focus on co-responder programs with MH or social workers either embedded with police or responding separately to those in BH crisis.</li> <li>• Infrastructure – they would like to see enhancements in programs like assistance maintaining the connecting housing and infrastructure program in public works,               <ul style="list-style-type: none"> <li>○ Transportation – a mini package or a fee package to backfill projects previously committed to, and potentially a bit more, transitioning away from the gas tax to possibly a road usage charge.</li> <li>○ Retail Delivery Fee – in recognition of the higher-weight and more frequent trucks due to online deliveries – 35 cents on orders of food or otherwise sales-tax exempted items over \$50, with revenues dedicated to local road preservation and maintenance.</li> </ul> </li> </ul>	Informational

TOPIC/WHO	DISCUSSION	ACTION
2025 Session continued	<ul style="list-style-type: none"><li>Public Safety – addressing officer recruitment and retention, and organized retail crime.</li><li>Housing – focused on whatever can be done to help increase both supply on the market rate side as well as revenues for needed subsidies. 500,000 affordable at 50% of the median income units are needed over the next 20 years. For example, supporting the real estate transfer tax proposal, closing a tax loophole that applies to the self-storage industry that would yield over \$60M which they would propose dedicating to housing.</li></ul> <p>They also expect to be engaged in the zoning and density conversations, particularly the Transit-Oriented Development Bill.</p> <p>Carl expects that the biggest thing on the Housing agenda this year will probably be rent stabilization. There's a feeling that this is the year where they have the support and expect it will pass. AWC does not engage directly on that issue due to lack of consensus amongst members.</p> <p>AWC is working with SSHA<sup>3</sup>P on trying to encourage support for manufactured home communities – they're either being purchased by new private owners who radically increase rent, driving people out of communities, or converted to other uses. They're exploring bolstering the ability of those communities to become resident-owned through State infrastructure support.</p> <p>The lot-splitting conversation will also return; it's an idea to facilitate easier land division. AWC has been discussing this with the Master Builders Association, who brought the bill forward last year, to see if agreement can be made on a better subdivision process that can facilitate lot-splitting without removing important consumer protections, environmental review, and other appropriate measures.</p> <p>There are also proposals around different types of incentives, waiving sales tax for certain affordable housing developments and having the State provide it, into the project or community. They'd also like to make some minor tweaks around the real estate excise tax, removing the cap.</p> <p>AWC expects to see the Housing Accountability Act come forward from Senator Bateman. The premise is that the State would evaluate whether local development regulations and housing ordinances in comprehensive plans are appropriately following State law. The AWC doesn't think this is necessary; there's no evidence of widespread flaunting of legislative expectations. Another component of the Act is what's called the builder's remedy, coming out of California, deeming that if a housing development has a certain degree of affordability within it, cities would not be able to deny the project, or the State would have the ability to permit it, potentially over the objections of the local government.</p>	Informational

TOPIC/WHO	DISCUSSION	ACTION
<b>2025 Session</b> continued	<p>Regarding zoning, the AWC will encourage a pause to let the ground stabilize underneath cities, allowing them to figure out the regulations, implement them, and focus on what will get housing built, investments, and increasing the construction workforce to get through the housing crisis, continue the efforts to create incentives and make the market more viable for housing construction.</p> <p>CM Ballard asked what sort of means local communities have to push back against the preemption of the State wanting to ensure that local governments are following State regulations? Engage with your delegation. A new proposal must come forward since it's a new session; make sure they're informed of your perspectives, partnering with neighbor communities to expand reach and support. AWC has not found strict local control arguments to be persuasive around current legislators, so it needs to be framed around ensuring that the community still has input on decisions affecting their lives and keeping community-based decision-making as much as possible in these policies. Talk with your legislators about the right choices to make at the State level, retaining local discretion and ability to reflect circumstances on the ground at the local level. For example, Commerce staff have likely never been to some of our local cities and are unfamiliar with their individual specific challenges.</p>	<p>Thank you, Carl!</p>
<b>Resolution 2024-09, Stipend Policy</b> Mary	<p>Mary presented an Advisory Board Stipend Policy for consideration of the Executive Board, per their request at the May meeting. The policy was sent to member governments to review in advance of the meeting, and the policy was edited according to their input.</p> <p>The SSHA<sup>3</sup>P intergovernmental agreement requires that 1/3 of the Advisory Board be consumers of affordable/attainable housing. Recruiting this population to serve on the Advisory Board has been difficult. Last year's Executive Board Chair and Vice Chair asked staff to gather information on stipend policies.</p> <p>The purpose of the policy is to encourage membership and reduce barriers to participation for current and recent consumers of affordable housing. Under the policy, Advisory Board members are eligible to receive stipends if <u>all three</u> of the following criteria are true:</p> <ul style="list-style-type: none"> <li>• Experience as consumer of affordable housing within the last seven years;</li> <li>• Member of a household earning at or below 60% AMI; and</li> <li>• Not compensated by any organization to attend Board meetings.</li> </ul>	<p>Informa- tional</p>

TOPIC/WHO	DISCUSSION	ACTION
<b>Stipend Policy</b> continued	<p>Eligible members would need to opt in to receive their stipend. They would then receive \$75 per meeting (regular, special, committee, chair and vice chair, and executive board meetings when the member is present to discuss a topic on behalf of the Advisory Board) up to 18 meetings per year. Members must attend at least 75% of the meeting in order to earn their stipend; with exception of if they attend the Executive Board meeting to discuss a particular topic on behalf of the Advisory Board, they need only attend that portion of the meeting in order to receive their stipend.</p> <p>Fiscal impact: assuming four members are eligible, all opt in, and three members attend at least 18 meetings and one member attends 12, the cost would be \$4950. This figure has been included in SSHA<sup>3</sup>P's 2025 Operating Budget that was recommended by the Executive Board in May and is up for adoption as the next agenda item.</p> <p>When asked for feedback, Pierce County Policy Staff reported that the County's position is that Board member positions should be volunteer/unpaid unless otherwise specified in Code. There's concern that adopting this policy would set precedent for other County Boards and that potential impact has not been analyzed.</p> <p>Vice Chair Ballard opened for questions. CM Flemming asked how SSHA<sup>3</sup>P staff mitigated the County Policy staff's concerns about setting a precedent across the county. Director Moss explained that providing stipends for these Advisory Board members is the right thing to do, but it also has implications. In Human Services alone, there are 13 other Advisory Boards, many of which have priorities or requirements around members with lived experience. Countywide, there are many Advisory Boards, some of which may not have the financial flexibility to provide stipends. Vice Chair Ballard shared that he serves on a State Board which provides stipends for members with lived experience.</p> <p>Mayor Muri added that he formerly served on the Pierce County Council and reported that there are approximately 50 Advisory Boards across the County. This policy has a fiscal impact, sets precedence, and it's also potentially a bureaucratic mess to keep track of writing stipend checks. He feels it's not a good idea. The Town of Steilacoom continues to revisit whether to remain a SSHA<sup>3</sup>P member due to fiscal impact. Chair Roscoe plans to vote yes; she agrees with Director Moss that it's complicated, yet necessary.</p> <p>Chair Roscoe moved to adopt Resolution 2024-09. Mayor Barber seconded the motion. There were two nays, no abstentions. The motion carried.</p>	<p>Informa- tional</p> <p>Resolu- tion 2024- 09 was adop- ted.</p>

TOPIC/WHO	DISCUSSION	ACTION
<b>Resolution 2024-10, 2025 SSHA<sup>3</sup>P Operating Budget</b> Jason	<p>Jason presented Resolution 2024-10. The intergovernmental agreement requires SSHA<sup>3</sup>P to adopt a recommended budget for the following fiscal year by July 1. This Board accomplished that via Resolution 2024-04 at the May 31 meeting. That budget is included in Resolution 2024-10, 2025 Operating Budget, as Exhibit A. Member fees have not increased from last year.</p> <p>Vice Chair Ballard opened for questions. None.</p> <p>CM Witting moved to approve the operating budget. CM Flemming seconded the motion. Vote was taken, none opposed, no abstentions. The motion carried unanimously.</p>	<p>Resolution 2024-10 was adopted.</p>
<b>Resolution 2024-11, 2025 Advisory Board Work Plan</b> Mary	<p>Mary presented the Resolution, Work Plan, and tentative calendar. It was recommended by the Advisory Board for adoption at their November meeting. Policy areas include Housing Toolkit Recommendations, including Universal Design Incentives, land use policies to facilitate the development of homeownership opportunities including through unit lot subdivision and policies that support and incentivize construction of affordable housing.</p> <p>The Executive Board was presented a draft of this Work Plan last month. One change has been made: removal of condominiumization as a policy to research. This is because condominiumization is regulated at the State level.</p> <p>Riley Guerrero, Chair of the SSHA<sup>3</sup>P Advisory Board explained that the Work Plan is the result of finding common areas of interest across the Board and from input from the Executive Board and staff workgroup's desired areas of operation. The three policy areas each touch on the mission of increasing affordability by supporting and incentivizing affordable housing, increasing attainability with the development of homeownership opportunities, and increasing accessibility with the construction of housing design. Other priorities include mitigation of displacement, preservation of existing affordable housing, and development of new affordable housing.</p> <p>Co-Vice Chair Worley added that in 2025, the Board looks forward to learning about permitting, expanding universal design knowledge, and seeing where they can go, to create as much housing for all levels of need. It's been incredibly hopeful that people are starting to look at the full spectrum of housing needs and opening up avenues for consumers of affordable housing to give their opinions, providing a well-informed, educated point of view that leads future housing communities. Jay thanked SSHA<sup>3</sup>P staff for their work to provide educational presentations to the Advisory Board so that they can make informed decisions. Co-Vice Chair Worley also thanked the Executive Board for approving stipends, to allow those in brackets who can't afford to attend meetings to be able to provide input based on their lived experience.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p><b>Work Plan continued</b></p>	<p>Vice Chair Ballard thanked Riley and Jay for attending today to present the Work Plan.</p> <p>Councilmember Flemming moved to adopt Resolution 2024-11. CM Wittner seconded the motion. Vote was taken; none opposed, no abstentions. The motion carried unanimously.</p>	<p>Resolution 2024-11 was adopted. The Chair will work with staff to transmit a letter to the Advisory Board to thank them.</p>
<p><b>Resolution 2024-12 Appointing Advisory Board Members</b> Mary</p>	<p>The Committee on Advisory Board Appointment met on 12/3 to make recommendations for Advisory Board members appointments beginning in 2025.</p> <p>The intergovernmental agreement requires that the SSHA3P Advisory Board have 15 to 20 members, representing the geographic and demographic diversity of Pierce County. 1/3 are to be consumers of affordable/attainable housing, both rental and ownership; 1/3 developers, designers, planners, and managers of affordable/attainable housing; and 1/3 advocates and advisors who work on land use and housing issues.</p> <p>One applicant had an expiring term and applied for reappointment; he is recommended for appointment today. Staff considered 12 applications from new applicants, six of which were received during the current recruitment cycle and six from previous cycles in which there weren't enough slots to fit the applicants. Nine of those applicants were screened and interviewed, and all nine are recommended for appointment today.</p> <p>Applicants recommended for appointment:  <u>Consumers:</u> Alfonso Brown, Laura Mullen, and Sara Delano  <u>Developer/Managers:</u> Jonah Kinchy, Nicholas Carr (reappointment), and Steve Decker  <u>Advisor/Advocates:</u> Alexandria Nickerson, Gary Hawkinson, Lori Wada, and Rosey Zhou</p>	<p>Informational</p>

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Advisory Board Appts continued	<p>The committee also recommends moving one existing member, Faaluaina (Lua) Pritchard, from consumer to the developer/manager category.</p> <p>Here is what the full Board would look like, with term lengths:</p> <table><tr><th>Term Expires</th><th>Advisor/Advocate</th><th>Developer/Manager</th><th>Consumer</th></tr><tr><td rowspan="2">Dec 31, 2025</td><td>Adria Buchanan</td><td>Riley Guerrero</td><td>Desniege Haywood</td></tr><tr><td>Corey Orvold</td><td>Steve Decker*</td><td>Jay Worley</td></tr><tr><td rowspan="2">Dec 31, 2026</td><td>Isabella Rivera Kjaer</td><td>Faaluaina (Lua) Pritchard</td><td>Tim Fairley</td></tr><tr><td>Gary Hawkinson*</td><td>Zac Baker</td><td>Sara Delano*</td></tr><tr><td rowspan="3">Dec 31, 2027</td><td>Alexandria Nickerson</td><td>Nicholas Carr</td><td>Alfonso Brown</td></tr><tr><td>Lori Wada</td><td>Jonah Kinchy</td><td>Laura Mullen</td></tr><tr><td>Rosey Zhou</td><td></td><td></td></tr></table> <p>There are currently no term limits for SSHA<sup>3</sup>P Advisory Board members, so these individuals are welcome to reapply following their term expirations. Profiles of each candidate recommended for appointment were included in the meeting packet.</p> <p>In the Advisor/Advocate category, current members have expertise in fair housing, real estate equity, and planning. Incoming members have experience in tenant organizing and advocacy, mortgage lending and affordable housing finance through work at the state and local levels.</p> <p>In the Developer/Manager category, current and reappointed members bring experience in working for local housing authorities, a for-profit, affordable housing developer and a community-based organization that partners in affordable housing development. New members will bring expertise in family shelter operations and affordable homeownership development.</p> <p>All members in the Consumer category have recent or current experience participating in an affordable housing program.</p> <p>Additionally, current members bring fundraising advocacy and community outreach experience and new members bring experience in academic research and writing, accounting, and architecture.</p> <p>Mary invited Councilmember Witting, a member of the Committee on Advisory Board Reappointment to provide some remarks. CM Witting stated that he enjoyed serving o the committee and was pleased with the high-quality candidates that have been recruited. The Advisory Board is maturing, with stronger candidates representing categories, particularly the Consumer category. He looks forward to their advice and recommendations they will provide over the next year and into the future.</p>	Term Expires	Advisor/Advocate	Developer/Manager	Consumer	Dec 31, 2025	Adria Buchanan	Riley Guerrero	Desniege Haywood	Corey Orvold	Steve Decker*	Jay Worley	Dec 31, 2026	Isabella Rivera Kjaer	Faaluaina (Lua) Pritchard	Tim Fairley	Gary Hawkinson*	Zac Baker	Sara Delano*	Dec 31, 2027	Alexandria Nickerson	Nicholas Carr	Alfonso Brown	Lori Wada	Jonah Kinchy	Laura Mullen	Rosey Zhou			Informational
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Advisory Board Appts continued	<p>CM Witting suggested giving everyone three-year terms. He suggested moving Nicholas into another section, with a one-year term, so he would have the equivalent of a three-year term, thus providing opportunity for Steve Decker to serve a three-year term, instead of a one-year term. Mary agreed to make that change.</p> <p>CM Witting moved to approve Resolution 2024-12, amended as above.</p> <p>Vice Chair Ballard invited appointees to address the Executive Board if desired.</p> <p>Sarah Delano introduced herself and thanked the Executive Board for considering her appointment to the Advisory Board. Sarah was recommended by Ben Ferguson, her boss, and retiring Advisory Board member. Sarah is passionate about affordable housing and has valuable experience both as someone who has used and lived in different types of affordable housing, and as an architectural design professional with expertise in affordable housing design and permitting.</p> <p>Steve Decker operates Family Promise of Pierce County and cares a lot about local family space and affordable housing. His background includes lots of affordable housing projects, currently renting in Pierce County, and owning affordable housing in Idaho.</p> <p>Lori Wada is excited to join the team and hopes to have a chance to share some of the best practices she learned while working for the State Housing Trust Fund. She worked in a very underserved community in her 25 years of estate services. Lori wants to be a voice for those in need of affordable housing and affordable health care, to truly practice inclusiveness.</p> <p>Vice Chair Ballard encouraged the Executive Board members to review the appointee packets; their breadth of knowledge, experience and education is quite impressive.</p> <p>Mayor Barber moved to approve Resolution 2024-12. CM Flemming seconded the motion. CM Witting would like to make the amendment discussed above, swapping terms for Nicholas Carr and Steve Decker. Mayor Barber accepted the amendment to her motion.</p> <p>Vote was taken; none opposed, no abstentions. The motion carried unanimously.</p>	<p>Discussion</p> <p>Resolution 2024-12 was adopted as amended.</p>
Chair and Vice Chair Election	Vice Chair Ballard called for nominations for 2025 SSHA <sup>3</sup> P Executive Board Chair. CM Daniels nominated Vice Chair Ballard for Chair. Mayor Roscoe seconded the nomination. Vice Chair Ballard asked if there were any. None.	

TOPIC/WHO	DISCUSSION	ACTION
<b>Election continued</b>	<p>Vice Chair Ballard accepted the nomination. He stated that the direction and trajectory of this organization is on an upward momentum to the credit of previous Chairs, like Chair Roscoe and the rest of the members who serve in the vision of Executive Dammeier.</p> <p>Vote was taken on Vice Chair Ballard's nomination; none opposed, no abstentions.</p> <p>Chair Roscoe nominated CM Denson for Vice Chair. Mayor Barber seconded the nomination. CM Denson thanked Chair Roscoe and Mayor Barber for the nomination. She expressed her admiration of SSHA<sup>3</sup>P; she recalls when the idea was first born, and Gig Harbor was very happy to do so. She now serves on the Pierce County Council and has the honor of leading the Community Development and Environment Committee. She also recently had the honor of working alongside Council Chair Mello and their colleagues to pass a very sustainable housing comprehensive plan. SSHA<sup>3</sup>P was quite helpful in a number of components of that, and their insight and expertise were highly valued. CM Denson has worked for community action agencies on affordable housing, weatherization, minor home repair, homeless shelters, and foster youth group homes. She's also worked for Habitat for Humanity and as a nonpartisan policy staff for the State House of Representatives, including staffing the Housing Committee for five sessions. Housing is important! We have a housing crisis. She's happy that SSHA<sup>3</sup>P brings all together to move the issue forward to ensure a variety of housing options available at a variety of affordable price points. She thanked all who serve on SSHA<sup>3</sup>P and would consider it an honor to serve as Vice Chair.</p> <p>Vote was taken on Councilmember Denson's nomination as Vice Chair; none opposed, no abstentions.</p> <p>Vice Chair Ballard briefly reviewed SSHA<sup>3</sup>P's 2024 accomplishment highlights: the <a href="#">developer portal</a>; passage of <a href="#">SB 6173</a>; SSHA<sup>3</sup>P's first capital funding NOFA; award of the CLIHP grant; National Association of Counties achievement award for intergovernmental collaboration; incorporating universal design principles; federal grant collaboration; and SSHA<sup>3</sup>P Manager Jason Gauthier's appointment to the State Affordable Housing Advisory Board, and invitation to Chair its Legislative Committee.</p>	<p>CM Ballard was elected 2025 SSHA<sup>3</sup>P Executive Board Chair.</p> <p>CM Denson was elected 2025 SSHA<sup>3</sup>P Executive Board Vice Chair.</p> <p>Great job, Jason, Mary, and All!</p>

TOPIC/WHO	DISCUSSION	ACTION
<b>SSHA<sup>3</sup>P Manager Report Jason &amp; Mary</b>	<p><u>Letter to Assessor-Treasurer Lonergan</u> – included in the meeting packet, this letter thanks Pierce County Assessor-Treasurer Lonergan for his commitment to the property tax exemptions seminars that his office conducted in collaboration with SSHA<sup>3</sup>P member governments and Pierce County Human Services.</p> <p><u>SSHA<sup>3</sup>P Housing Capital Fund Update</u> – the Fund Committee is working on the 2025 Capital Funding NOFA, expected to be released on February 15. This will be two months in advance of the County and City’s affordable housing NOFAs. It will be for over \$900,000.</p> <p><u>Advisory Board Update</u> – The Board is supporting outreach to hear from the community about their needs for accessible housing. That input will inform the recommendations on universal design. Over 140 survey responses have been received!</p> <p><u>Property Tax Seminars</u> – The last 2024 seminar was held in Edgewood last month. 18 attended, bringing the total seminar attendees this year to 236! SSHA<sup>3</sup>P staff will meet with the Assessor Treasurer-elect Campbell early next year to plan 2025 seminars.</p>	<p>Informa- tional</p>
<b>Executive Board Member Updates and Comments</b>	<p>Chair Ballard remarked that if it wasn’t for Executive Dammeier, SSHA<sup>3</sup>P probably wouldn’t exist. In August of 2018, the mayors of Pierce County were invited to Puyallup City Hall for a mayoral roundtable regarding housing affordability. The invitation was signed by three people: Mayor Woodards, County Councilmember Connie Ladenburg, and Executive Dammeier. The group met regularly to discuss affordable housing in Pierce County and how collaboration would be beneficial. They eventually created the formal organization that SSHA<sup>3</sup>P is today. Executive Dammeier went on a roadshow presenting the idea to various city councils around Pierce County, encouraging them to participate. His sincere desire brought all the cities and towns into the fold: it was his vision, and that’s why SSHA<sup>3</sup>P exists today. Chair Ballard thanked Executive Dammeier for his years of leadership and willingness to call the member governments together.</p> <p>Mayor Roscoe concurred. She will have additional remarks in January.</p> <p>Councilmember Flemming confessed that he had doubts in the beginning but thanks to the leadership of the past year, he is highly impressed. Although the group doesn’t always agree on everything, progress has been made and we’re moving in the right direction together.</p>	<p>Informa- tional</p> <p>Thank you, Execu- tive Dam- meier!</p>
<b>Adjourn- ment.</b>	<p>There being no further business, Councilmember Flemming moved to adjourn. Councilmember Mello seconded the motion. Vote was taken; the motion passed unanimously. The meeting adjourned at 9:55 a.m.</p>	<p>Meeting ad journed.</p>

TOPIC/WHO	DISCUSSION	ACTION
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The next SSHA<sup>3</sup>P Executive Board meeting is scheduled for Friday, January 3, at 8:30 a.m. via Zoom.

Respectfully submitted,

Becki Foutz  
Administrative Assistant