



**South Sound Housing Affordability Partners  
Advisory Board**

**Regular Meeting **AMENDED** 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>

March 18, 2025 5:30 P.M.

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Adria Buchanan, Alexandria Nickerson, Alfonso Brown, Corey Orvold, Desniege Haywood, Faaluaina Pritchard, Gary Hawkinson, Isabella Rivera Kjaer, Jay Worley, Jonah Kinchy, Laura Mullen, Lori Wada, Riley Guerrero, Rosey Zhou, Sara Delano, Steve Decker, Tim Fairley, Zac Baker

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**I. CALL TO ORDER**

**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.

**HOUSEKEEPING**

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**II. REVIEW AGENDA/AGENDA MODIFICATIONS**

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**III. CONSENT AGENDA**

**A. February 18, 2025 SSHA³P Advisory Board Minutes**

**Purpose:** Approval of minutes from the February 18, 2025 SSHA³P Advisory Board meeting.

**ATTACHMENTS:** [Minutes of February 18, 2025 Advisory Board meeting](#)

**Recommended Motion:** Motion to approve the consent agenda.

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**IV. SSHA³P STAFF UPDATE**

**A. Executive Board Update**

**ATTACHMENTS:** [March 7, 2025 Regular Executive Board Meeting Agenda](#)

**B. March 2025 Manager Report**

**ATTACHMENTS:** [March 2025 Manager Report](#)

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## V. PRESENTATIONS AND DISCUSSION

### A. Permitting in Pierce County & the Inland Group's Copper Way Development

**Purpose:** Educational presentation from Joey Launceford, a developer with the Inland Group, a for-profit developer of affordable housing, on the permitting process in unincorporated Pierce County, using the Inland Group's Cooper Way development as a case study

**Action:** Questions.

ATTACHMENTS: [Agenda Memorandum: Permitting and Copper Way Development](#)  
[Permitting and Copper Way Development Slide Deck](#)

### B. Tentative Advisory Board 2025 Meeting Topics

**Purpose:** Mary Connolly, Program Specialist II, will review tentative meeting topics for Advisory Board meetings in 2025.

**Action:** Questions and feedback.

ATTACHMENTS: [TENTATIVE Advisory Board 2025 Meeting Topics](#)

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## VI. PUBLIC COMMENT

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](mailto: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 SSHA<sup>3</sup>P website at: <https://southsoundaffordablehousing.org>.

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## VII. UPDATES/COMMENTS OF THE ADVISORY BOARD

### A. 2025 Advisory Board Meetings when Members are Encouraged to Join In-Person

ATTACHMENTS: [Updated 2025 Advisory Board Meeting Calendar](#)

### B. Advisory Board Buddy Assignments

ATTACHMENTS: [March 2025 Buddy Assignments](#)

### C. Advisory Board Social Gatherings

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## VIII. ADJOURN

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## **South Sound Housing Affordability Partners (SSHA<sup>3</sup>P)**

### **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).

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# SSHA<sup>3</sup>P Regular Advisory Board Meeting

February 18, 2025

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**Members Present:** Jay Worley (Chair), Zac Baker (Vice Chair), Rosey Zhou (Vice Chair), Adria Buchanan, Alexandria Nickerson, Alfonso Brown, Corey Orvold, Desniege Haywood, Faaluaina Pritchard, Isabella Rivera Kjaer, Laura Kerr, Jonah Kinchy, Lori Wada, Riley Guerrero, Sara Delano, Steve Decker, Tim Fairley

**Members Excused:**

**Members Absent:** Gary Hawkinson

**Staff:** Mary Connolly, Jason Gauthier

**Guests:** Kevin Stender, Helen McGovern

## Call to Order

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

## Roll Call

Mary Connolly called roll; a quorum was present.

## Land Acknowledgement

Jay read the land acknowledgement.

## Review Agenda/Agenda Modifications

There were no requests for agenda modifications.

## Consent Agenda

Riley moved to approve the consent agenda. Tim seconded the motion. The motion carried with 15 in favor, 0 against, and 0 abstentions. (Zac and Alexandria had not arrived yet.)

## Presentations and Discussion

### Pierce County Permitting Presentation

Kevin Stender, Customer Services Manager at Pierce County Planning and Public Works' Development Services Department, provided a presentation on the permitting process in unincorporated Pierce County, with a focus on affordable housing. He answered questions from Advisory Board members about this process.

### Draft Universal Design Outreach Report

Mary provided a presentation on a draft report summarizing the research and findings from community outreach related to universal design and housing accessibility. Advisory Board members discussed universal design in housing. A final report will be developed that is stylized and may contain minor edits.

## **Public Comment**

Helen McGovern, Interim Director of Pierce County Human Services, said: "I'm just blown away. I don't know what I expected to find here because I didn't know what you guys did. Actually, I mean, I just read a little bit about it. My background before I was in nonprofits. For 20 years I was a commercial real estate broker and did a lot of development, a lot of raw land projects. And so I would love to have all of you on my team if I was doing that again. This is time well spent, and I learned a lot, and I thank you for what you're doing, and the difference you make is going to be unbelievable."

## **SSHA<sup>3</sup>P Staff Update**

- Property tax exemption seminars are continuing this year. There are upcoming events scheduled in Puyallup, Sumner, and the Key Peninsula. Reach out to Mary if you'd like flyers with more information.
- SSHA<sup>3</sup>P did not receive the federal PRO Housing grant.
- SSHA<sup>3</sup>P staff are working on potentially developing affordable housing monitoring/compliance program.
- SSHA<sup>3</sup>P is working with 9 of its members to implement HB 1998 (2024) regarding co-living housing. Mary will send out communication materials and an outreach report that have already been completed.

## **Updates/Comments of the Advisory Board**

- Jay said that 11 people filled out the survey staff sent out about availability for regular meetings. Tuesday evening was the time when the greatest number of the survey respondents are available, so the regular meetings this year will continue to be the third Tuesday of each month at 5:30 PM.
- Adria said that Pierce County should be thinking about the information that is going to people who are building accessory dwelling units (ADUs). They are becoming housing providers and should know their responsibilities, including fair housing laws and landlord-tenant laws.

## **Adjourn**

Riley moved to adjourn the meeting. Jonah seconded the motion. The motion carried with 16 in favor, 0 against, and 0 abstentions. The meeting adjourned at 7:14 PM (Steve had left the meeting.)



**South Sound Housing Affordability Partners  
Executive Board**

**Regular Meeting AMENDED Agenda**

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

Dial: 253-215-8782 Meeting ID: 983 7464 3754

Webinar Link: <https://piercecountywa.zoom.us/j/98374643754>

March 7, 2025, 8:30 a.m.

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Chair Councilmember Kevin Ballard, Vice Chair Councilmember Robyn Denson, Mayor Nancy Backus, Councilmember John West, Mayor Kim Roscoe  
Councilmember Hunter George Mayor Mary Barber, Councilmember Paul Bocchi, Mayor Shanna Styron Sherrell, Executive Ryan Mello, Councilmember Ned Witting  
Councilmember Carla Bowman, Mayor Dick Muri Mayor Victoria Woodards, Councilmember Stan Flemming

Deputy Mayor Mike Winkler (Alternate), Mayor Dave Olson (Alternate), Councilmember Lew Wolfrom (Alternate), Councilmember Brett Wittner (Alternate)  
Katrina Knutson (Alternate), Councilmember Mike Brandstetter (Alternate), Councilmember Dave Morell (Alternate), LeighBeth Merrick (Alternate), Jason Wilson (Alternate)  
Councilmember Nancy Henderson (Alternate), Councilmember Sandesh Sadalge (Alternate), Councilmember Denise McCluskey (Alternate)

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**I. CALL TO ORDER**

ROLL CALL

INTRODUCTORY QUESTION

**Question:** What is the silliest way you've ever hurt yourself?

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**II. REVIEW AGENDA/AGENDA MODIFICATIONS**

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**III. CONSENT AGENDA**

ATTACHMENTS: February 7, 2025, Executive Board regular meeting minutes

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**IV. PUBLIC COMMENT**

This is the time set aside for the public to comment on final action of the Executive 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 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. Public comments are limited to 3 minutes per speaker.

The Executive Board meeting can be heard by dialing 253-215-8782 or through Zoom at <https://piercecountywa.zoom.us/j/98374643754> and entering the Meeting ID 983 7464 3754. Written comments may be submitted to [jason.gauthier@piercecountywa.gov](mailto:jason.gauthier@piercecountywa.gov).

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**V. RESOLUTIONS AND PRESENTATIONS**

**A. Pierce County Housing Authority Update**

**Purpose:** Presentation from Riley Guerrero, Planning, Policy, and Community Engagement Manager at Pierce County Housing Authority (PCHA), on PCHA's current work and opportunities for local governments to partner and support the organization's work.

ATTACHMENTS: Agenda Memorandum: Pierce County Housing Authority Update  
PCHA Presentation

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**B. Pierce County's 2024 Affordable Housing Fund Awards**

**Purpose:** Presentation from Bryan Schmid, Affordable Housing Supervisor at Pierce County, on Pierce County's 2024 Affordable Housing Fund Awards.

ATTACHMENTS:     Agenda Memorandum: Pierce County 2024 Affordable Housing  
                                 Funding Awards  
                                 Affordable Housing Fund Awards Presentation

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**VI.     REPORT BY THE SSHA<sup>3</sup>P MANAGER**

- A. CLIHP Grant Update
- B. Legislative Session Update
- C. Advisory Board Update
- D. Property Tax Exemption Seminar Update

ATTACHMENTS:     March 2025 SSHA<sup>3</sup>P Manager Report  
                                 Budget Performance Report 2024 Quarter 4  
                                 Sumner Property Tax Exemption Seminar Flyer – March 11  
                                 Key Peninsula Property Tax Exemption Seminar Flyer – June 11

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**VII.    UPDATES/COMMENTS OF THE EXECUTIVE BOARD**

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**VIII.   ADJOURN**

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**TO:** SSHA<sup>3</sup>P Executive Board  
**FROM:** Jason Gauthier, SSHA<sup>3</sup>P Manager  
**SUBJECT:** March 2025 Manager Report  
**DATE:** March 7, 2025

## Focus Area 1: Affordable Housing Development and Preservation

Coordinate public resources and private resources to create and/or preserve affordable housing in the SSHA<sup>3</sup>P service area.

### SSHA<sup>3</sup>P Housing Capital Fund

The Housing Capital Fund Committee's met on February 14<sup>th</sup> to review a draft of the a Fund of a usage policy to guide funding commitments, and discuss two opportunities for Fund investments on municipal owned properties. The Fund Committee will meet again on March 14<sup>th</sup> to consider adoption of a Fund Usage Policy Statement and further review two opportunities for Fund investment via an RFP process in coordination with municipal property transfer

### Philanthropy Roundtable

Staff met in January with the Greater Tacoma Community Foundation to begin planning 2025 Philanthropy Roundtable event(s).

### Affordable Housing Preservation Report

Staff met with the Pierce County Community Development Corporation (CDC) to discuss collaboration on this report. The CDC will be performing work to identify all title-restricted affordable housing in Pierce County in Q2-Q3 2025. SSHA<sup>3</sup>P staff will use this as a significant portion of the final report due in December 2025.

## Focus Area 2: Program, Policy and Grant Support

Support member governments in their development of locally appropriate policies and programs to meet their housing goals.

### Coordinating Low-Income Housing Planning (CLIHP) Grant

Makers Architecture and Urban Design is completing a model ordinance for implementation of [HB 1998](#) (2024) regarding co-living housing, due February 28, 2025. The model ordinance is informed by one-on-one and group discussions with staff from 9 member jurisdictions participating in the CLIHP grant. Once complete, Makers will begin working on the final grant deliverables, due May 15, 2025: guidance for model ordinance implementation, GIS maps indicating where HB 1998 requires co-living housing be allowed, and coordination with SSHA<sup>3</sup>P staff to update co-living communication materials.

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## Affordable Housing Monitoring Program

Staff from SSHA<sup>3</sup>P and the South King County Housing and Homelessness Partners (SKHHP) met on January 30<sup>th</sup> with staff from A Regional Coalition for Housing (ARCH) to review how a regional agency can best perform monitoring, compliance, and audit work for affordable housing programs. Staff are wrapping up conversations with SSHA<sup>3</sup>P members who have affordable housing incentive programs to learn how they monitor their affordable units and gauge their interest in having SSHA<sup>3</sup>P take on monitoring and compliance for units in these programs. Staff expect to have a preliminary proposal developed by May for Executive Board review and direction.

## Pierce County Collaborative Planners Meetings

In 2025, SSHA<sup>3</sup>P staff will continue supporting staff workgroup members in hosting bi-monthly meetings for planners in Pierce County to collaborate and share ideas on housing-related topics. The next meeting will be on March 14<sup>th</sup>. Conversation will focus on cottage housing and subdivision processes for middle housing.

## Focus Area 3: Information & Engagement

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

## Property Tax Exemption Seminars

The first property tax exemption seminar of 2025 took place on June 24 at the Puyallup Public Library. We saw 48 attendees representing at least 42 households, including 41 households with a senior, 11 with a disabled member, 13 with a veteran, and 7 with a disabled veteran.

There are two upcoming property tax exemption seminars scheduled:

- City of Sumner: Tuesday, March 11 at 9 AM
- Key Peninsula: Wednesday, June 11 at 2 PM

SSHA<sup>3</sup>P staff are meeting with the Assessor-Treasurer's Office soon to discuss event scheduling for the rest of the year.

## Joint Planners & Developers Meeting on Universal Design

On February 26, SSHA<sup>3</sup>P and SKHHP co-hosted a Joint Planners & Developers Meeting that explored the application and challenges of developing affordable housing that incorporates Universal Design principles. The event had over 50 attendees. Five presenters discussed universal design from their perspective, covering universal design basics, the City of Redmond's work to incentivize housing built with universal design principles, and how affordable housing developers and architects include universal design features in their build.

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## Focus Area 4: Advocacy

Utilize a variety of communications at the state and federal level in support of affordable housing development in SSHA<sup>3</sup>P communities.

### 2025 Legislative Session

Staff have continued meeting with stakeholders and legislators to advance a proposal to provide low-interest financing for infrastructure improvements for resident-owned manufactured home communities (ROCs). The proposal would allocate funding to the Washington State Housing Finance Commission's Manufactured Home Community Investment Fund via a capital budget proviso. Staff have engaged Representative Leavitt (28-University Place) and Senator Frame (36-Seattle) as respective budget committee champions. Staff have also been working to support a variety of capital budget allocation requests to support affordable housing development. Senator McCune and Representative Marshall of the 2<sup>nd</sup> Legislative District will sponsor Pierce County budget request for \$500,000 for predevelopment on a site recently acquired from the Department of Natural Resources in Frederickson, Senator Trudeau (27-Taocma) will be sponsoring a development funding request for the redevelopment of the Mason United Methodist Church, and Senator Conway (29-Tacoma) is sponsoring a \$4 million request to complete construction funding for Bridge Meadow's Hillsdale Heights project in east Tacoma.

### Disabled Veteran Property Tax Exemption

On the veteran property tax exemption priority, we are working with the Washington Veteran Legislative Committee to support and advance proposals seeking to expand eligibility for this program. Staff have met with Representative Barnard, Representative Shavers, Senator Schoesler, and Senator Fortunato to discuss their various property tax exemption proposals and potential amendments to expand eligibility for the disabled veteran property tax exemption. Both HB 1106 and HB 1165 will be heard in the Finance Committee on February 4.

SSHA<sup>3</sup>P staff continue to develop and disseminate a weekly legislative hot sheet, which is regularly distributed on Friday afternoons.

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## Focus Area 5: Administration

Ensure operational commitments are met and the interlocal collaboration is well governed and administered.

### SSHA<sup>3</sup>P Advisory Board

At the Advisory Board meeting on February 18:

- Staff from Pierce County Planning and Public Works provided an educational presentation on the permitting process for multifamily housing in unincorporated Pierce County.
- SSHA<sup>3</sup>P staff presented a draft final report with findings from accessible housing outreach conducted in support of the Advisory Board's work on Universal Design.

At the Advisory Board meeting on March 7:

- Joey Launceford with the Inland Group will present about the permitting process in Pierce County from his perspective, using the recently-opened Copper Way affordable housing development in Spanaway as a case study. This presentation is meant to continue the Advisory Board's education on permitting and complement the permitting presentation from Pierce County at the Advisory Board's February meeting.



## SSHA<sup>3</sup>P Advisory Board

### AGENDA BILL

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March 18, 2025

AGENDA CATEGORY: External Presentation

SUBJECT: Permitting in Pierce County & the Inland Group's Copper Way Development

PRESENTED BY: Joey Launceford, developer with the Inland Group

#### SUMMARY/BACKGROUND:

In December 2023, the Advisory Board recommended a 2024 Advisory Board work plan to the Executive Board that included the following policy for research: "Permitting process improvement with a focus on service level agreements and accountability processes." The Executive Board removed this item from the work plan before adopting the Advisory Board's 2024 work plan; they requested that the Advisory Board consider inclusion of an item related to permitting in its 2025 work plan and to begin education through engagement with SSHA<sup>3</sup>P member government staff workgroup members and surveying jurisdictions to identify best practices. Due to limited time, educational presentations did not occur in 2024 and were instead scheduled for early 2025.

Last month, the Advisory Board learned about the permitting process in unincorporated Pierce County from Kevin Stender, Customer Services Manager at Pierce County Planning and Public Works' Development Services Department. This presentation was meant to serve as an introduction to permitting by taking a look at an example process.

In this presentation, Joey Launceford will discuss the permitting process in unincorporated Pierce County using the Inland Group's Copper Way development as a case study, highlighting the impact of the permitting process on the time and cost of development, and lessons learned.

#### ATTACHMENTS:

- Permitting and Copper Way Development Slide Deck

#### STAFF RECOMMENDATION:

N/A

#### ALTERNATIVES:

N/A

#### RECOMMENDED MOTION:

N/A



# Copper Way Apartments

Design and Permitting Case Study: Copper Way Apartments



# | Project Overview



## Timeline/Schedule

- Dec 2021: Land Under Contract
- Aug 2022: Financing Award (Off Waitlist)
- Oct 2022: 1st SDP Submittal
- July 2023: Construction Start/Finance Close
- Aug 2024: 1st Occupancy
- Dec 2024: Stabilized Occupancy

## Property Characteristics

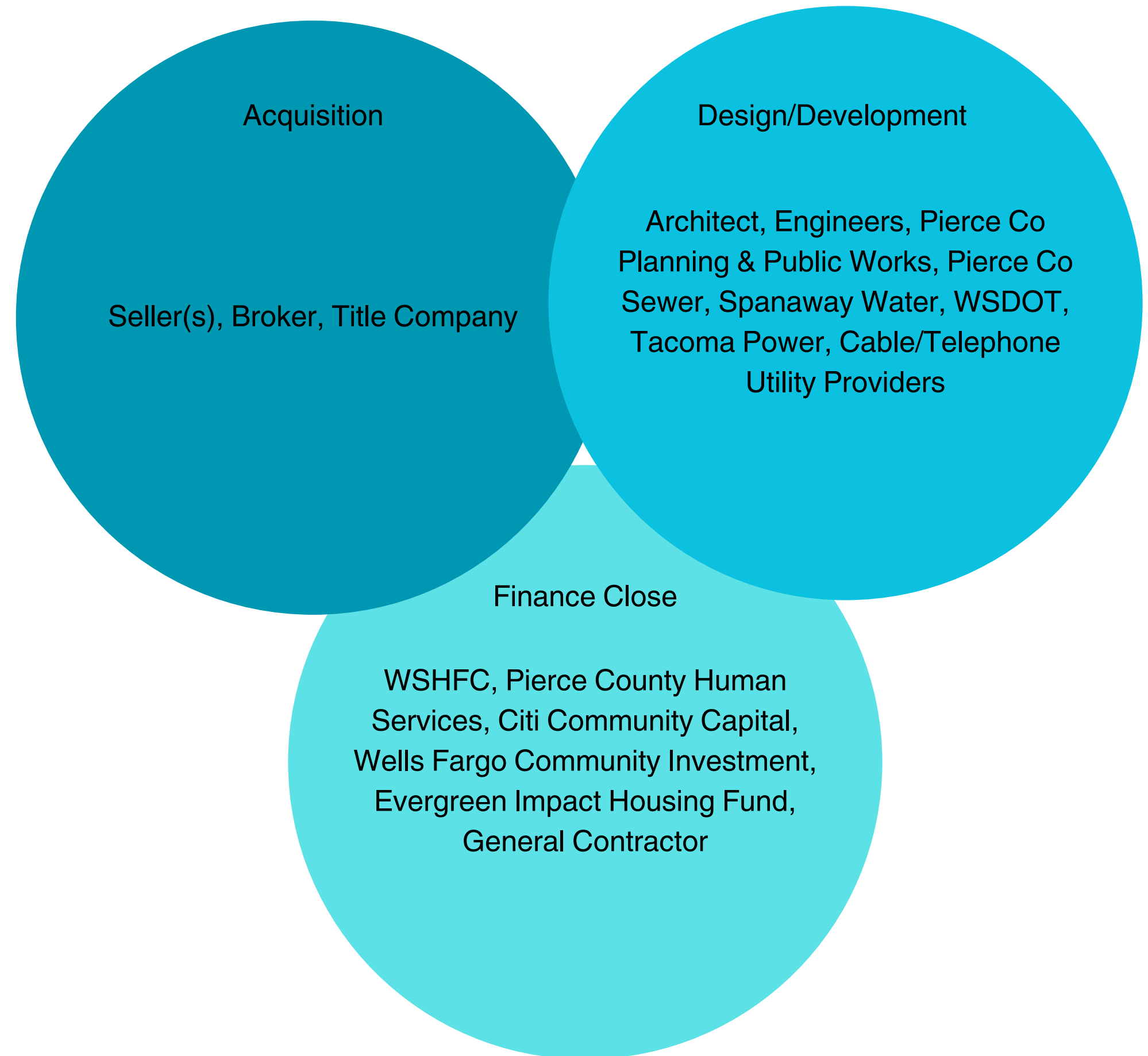
- 256 Units
  - 48 1BR/1BA
  - 128 2BR/2BA
  - 48 3BR/2BA
  - 32 4BR/2BA
- Indoor Amenities
  - Fitness Center, Community Kitchen, Movie Theater, Game Room, Biz Center
- Outdoor Amenities
  - Playground, Pool, Picnic Area, Sport Court, Bike Storage

## Financing Partners

- WSHFC
- Evergreen Impact Housing Fund
- Pierce County Dept of Human Services
- Metropolitan Development Council

# Copper Way

Different Parties Involved





# Required Permit Submittals

**Customer Information  
Meeting (CIM)**

**Site Development Permit**

**Demolition Permit**

**WSDOT Mountain Hwy  
Access Permit**

**Pierce County ROW  
Pirnie Road**

**Building Permit (each  
building type)**

**Utility Permits  
(Water,Sewer,Electrical)**

**Clearing & Grading  
Permit**

# Permit Timing

## Customer Information Meeting (CIM)

March 2022

## Site Development Permit

1st Submittal: Oct 2022  
Approval: July 2023

## Pierce County ROW Pirnie Road

1st Submittal: Nov 2022  
Approval: Nov 2023

## WSDOT Mountain Hwy Access Permit

1st Submittal: Nov 2022  
Approval: July 2023

## Demolition Permit

1st Submittal: Feb 2023  
Approval: March 2023

## Building Permit (each building type)

1st Submittal: March 2023  
Approval: June 2023

## Utility Permits (Water, Sewer, Electrical)


1st Submittal: May 2023  
Approval: Sept 2024 (Lift Station)

## Clearing & Grading Permit

1st Submittal: May 2023  
Approval: June 2023

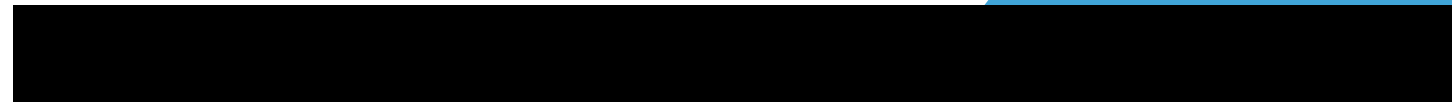
# Lessons Learned


- Regional Sewer Lift Station
- Impact Fees



# Regional Lift Station

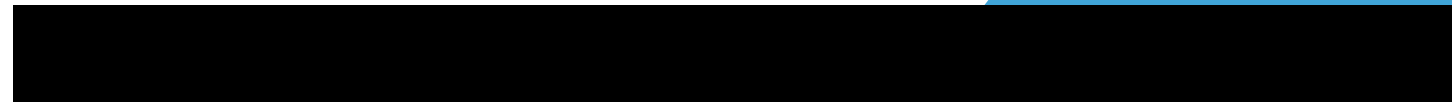
- Regional Lift Station Required by Pierce County Sewer at developer's expense
  - Latecomer Agreement for Future Connections to Lift Station
  - Waived Connection Charges (~\$2.1MM Value)
- Total Cost of the Lift Station and associated work was \$4.6MM (net impact of \$2.5MM to project, before any latecomer payments)
- Sewer Lift Station Permit was submitted in June 2023, not final approval until September 2024
- Holding up final Certificate of Occupancy, financial ramifications beyond construction cost of Tax Credit Delivery to Investors
- Lesson Learned: An extremely challenging & costly burden to an affordable housing project

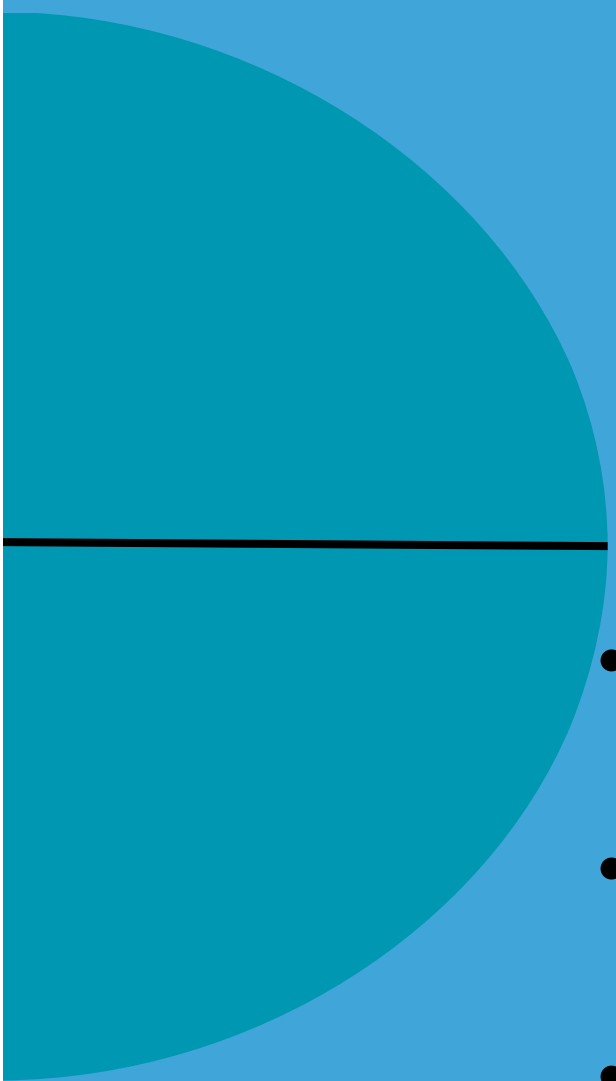





# Impact Fees

- Parks Impact Fee & Traffic Impact Fee Total \$1.8MM for the Project.
  - Bethel School District no Impact Fee, most school districts an additional \$2,400/unit
- “Fee Waivers” for Affordable Housing are misleading on Pierce Co website
  - Most are subject to available funding, of which there was none at the time of our project
  - Other jurisdictions provide waivers regardless of whether funding is available
- Maureen Howard Affordable Housing Sales Tax Investment = \$4.5MM
  - Impact Fees & Sewer Lift Station Total Cost: \$4.3MM



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- Large Scale and Complex Project: Expedited Review and Communication was Critical to success
  - Unnecessary Cost Burdens to project that could have hampered more significantly had lease up been slower
  - Investment and Desire to improve affordable housing development in Pierce County is recognized and appreciated. Continue to educate all departments.
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# Conclusion



**Thank  
You**

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**2025 Advisory Board  
Regular Meeting Calendar**

January 21, 2025

February 18, 2025 - **in-person encouraged**

March 18, 2025

April 15, 2025 - **in-person encouraged**

May 20, 2025

June 17, 2025 - **in-person encouraged**

July 15, 2025

August 19, 2025 - **in-person encouraged**

September 16, 2025

October 21, 2025 - **in-person encouraged**

November 18, 2025

December 16, 2025 - **in-person encouraged**



### SSHA<sup>3</sup>P Advisory Board Buddy Assignments

March 2025

Adria Buchanan	Alexandria Nickerson
Corey Orvold	Alfonso Brown
Desniege Haywood	Gary Hawkinson
Faaluaina Pritchard	Laura Kerr
Isabella Rivera Kjaer	Jonah Kinchy
Jay Worley	Lori Wada
Riley Guerrero	Rosey Zhou
Tim Fairley	Sara Delano
Zac Baker	Steve Decker