



**South Sound Housing Affordability Partners
Advisory Board**

Regular Meeting Agenda

3513 Portland Ave E, Tacoma, WA 98404 | Asia Pacific Cultural Center

Dial: +1253 215 8782 Meeting ID: 982 0661 9590

Webinar Link: <https://piercecountywa.zoom.us/j/98206619590>

June 17, 2025, 5:30 P.M.

Adria Buchanan, 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

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

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

A. May 20, 2025 SSHA³P Advisory Board Minutes

Purpose: Approval of minutes from the May 20, 2025, SSHA³P Advisory Board meeting.

ATTACHMENTS: [Minutes of May 20, 2025, Advisory Board meeting](#)

Recommended Motion: Motion to approve the consent agenda.

IV. SSHA³P STAFF UPDATE

A. Executive Board Update

B. 2026 Work Plan and 2026 Legislative Agenda

C. SSHA³P Capital Fund Update

V. PRESENTATIONS AND DISCUSSION

A. Advisory Board Participation

Purpose: Discussion on the roles and expectations of Advisory Board members, both during meetings and in the broader community. We will explore ways members can actively contribute, influence meaningful change, and help shape a bold and impactful vision for the Advisory Board.

ATTACHMENTS: [June 2025 Buddy Assignments](#)

B. 2026 SSHA³P Legislative Agenda

Purpose: Presentation Jason Gauthier, SSHA³P Manager, on the 2026 SSHA³P Legislative Agenda, for the purpose of gathering input and direction on priorities for the 2026 legislative session.

Action: Direction and Input.

ATTACHMENTS: [Agenda Memorandum: 2026 Legislative Agenda](#)

[2026 Legislative Agenda Presentation](#)

[SSHA³P 2025 Legislative Agenda](#)

C. Update on Universal Design Incentives

Purpose: Presentation Alyssa Torrez, SSHA³P Program Specialist II, on work regarding the development of universal design incentives for Advisory Board direction.

Action: Feedback and Direction

ATTACHMENTS: [Agenda Memorandum: Universal Design Incentive Update](#)

[Universal Design Incentive Presentation](#)

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 alyssa.torrez@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. UPDATES/COMMENTS OF THE ADVISORY BOARD

VIII. ADJOURN

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

May 20, 2025

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

Members Excused: Faaluaina Pritchard

Members Absent: Steve Decker, Gary Hawkinson

Staff: Jason Gauthier

Guests: Bryan Schmid

Call to Order

Chair Worley called the meeting to order at 5:30 PM.

Roll Call

Jason Gauthier called roll; a quorum was present.

Land Acknowledgement

Chair Worley read the land acknowledgement.

Housekeeping

Review Agenda/Agenda Modifications

There were no requests for agenda modifications.

Consent Agenda

Riley moved to approve the consent agenda. Adria seconded the motion. The motion carried with 14 in favor, 0 against, and 2 abstentions.

SSHA³P Staff Update

Jason provided an update on the following:

- Review of the May 2, 2025, Executive Board meeting
- SSHA³P Fund Committee recommendation
- Update on hiring of the SSHA³P Program Specialist II

Presentations and Discussion

2026 Work Plan Presentation

Jason presented on the 2026 Work Plan. Discussion and input followed.

[Affordable Housing Finance presentation from Bryan Schmid](#)

Bryan Schmid, Affordable Housing Supervisor from Pierce County provided an educational presentation and overview of the financing of affordable housing. Questions and discussed followed.

Public Comment

There were no public comments.

Updates/Comments of the Advisory Board

Adjourn

Riley moved to adjourn the meeting. Adria seconded the motion. The motion carried with 16 in favor, 0 against, and 0 abstentions. The meeting adjourned at 7:23 PM.



SSHA³P Advisory Board Buddy Assignments

June 2025

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



SSHA³P Advisory Board

AGENDA BILL

June 17, 2025

AGENDA CATEGORY: Staff Presentation

SUBJECT: 2026 Legislative Agenda

PRESENTED BY: Jason Gauthier, SSHA³P Manager

SUMMARY/BACKGROUND:

Annually, the SSHA³P Executive Board adopts a legislative agenda to direct SSHA³P’s advocacy efforts at the state level.

In this presentation, Jason Gauthier will give an overview of the 2025 state legislative session and ask for initial input on priorities for the 2026 legislative session.

ATTACHMENTS:

- 2026 Legislative Agenda Presentation
- SSHA³P 2025 Legislative Agenda

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

2026 LEGISLATIVE AGENDA

SSHA³P ADVISORY BOARD REGULAR MEETING
JUNE 17, 2025

SSHA³P



2025 PRIORITIES

- Capital Budget:
 - Housing Trust Fund: \$12.95M
 - Supply & Preservation: \$824K
 - \$10M infrastructure for ROCs
 - \$100M in CHIP
- HB 1414 – Improving access to career opportunities to for students
- HB 1106 – property tax exemption expansion



AFFORDABLE HOUSING SUBSIDY

Fund Capital Budget Requests for Pierce County Affordable Housing Projects.

Fund the Acquisition of Residential Properties for Affordable Housing.

Expand Eligibility for the Connecting Housing to Infrastructure Program.



FACILITATING HOUSING SUPPLY

Support Construction Trade industry Workforce Development Efforts.



CREATING HOUSING STABILITY

Remove the Income Qualification for the Disabled Veteran Property Tax Exemption.

2025 TRACKING AGENDA

SUPPORT | MONITOR | OPPOSE

- Support funding the Affordable Workforce Housing Accelerator Program.
- Support funding to support municipal planning and permitting.
- Support investments in rental assistance and eviction prevention.
- Support updates to the Washington Uniform Common Interest Ownership Act.
- Support Fair Housing training for ownership associations.
- Monitor legislation regarding the Residential Landlord Tenant Act.
- Monitor the creation of state and/or local revenue sources for affordable housing.
- Monitor legislation to exempt affordable housing development from sales and use tax.
- Monitor legislation to exempt low-income, community land trust buyers from the real estate excise tax.
- Oppose preemption of local land use authority.
- Oppose legislation that would increase the cost to produce affordable housing.

2026 SESSION

- Short Session (60 Days)
- Supplemental Budgets
 - Expected decrease in federal funding

EARLY 2026 ITEMS OF INTEREST

- Capital Budget
 - Funding for the Workforce Housing Accelerator Program (\$50 million)
 - Support for resident acquisition of manufactured home communities
- HB 1717, sales and use tax remittance program
- HB 1859, modifying density bonus program for affordable housing built on property owned/controlled by a religious organization
- HB 1974, land banking
- **HB 1443, mobile dwelling units**

ADVISORY BOARD BRAINSTORM ITEMS

- Capital budget affordable housing funding eligibility (for-profit vs non-profit)
- Adjusted tax rates for investment homes - SB 5496 (2025-26)
- Public Bank
- Support access to and creation of homeownership opportunities
- Debt guarantees for affordable housing financing

2026 LEGISLATIVE AGENDA

SSHA³P ADVISORY BOARD REGULAR MEETING
JUNE 17, 2025

SSHA³P



SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

2025 STATE LEGISLATIVE AGENDA PRIORITIES

ABOUT US

Established in 2021, the South Sound Housing Affordability Partners (SSHA³P) is an intergovernmental collaboration among 15 members governments in Pierce County, working together to create and preserve affordable, attainable, and accessible housing throughout our communities.

MEMBERS

*City of Auburn
City of DuPont
City of Edgewood
City of Fife
City of Fircrest
City of Gig Harbor
City of Lakewood
City of Milton
Pierce County
Puyallup Tribe of Indians
City of Puyallup
City of Sumner
Town of Steilacoom
City of Tacoma
City of University Place*



AFFORDABLE HOUSING SUBSIDY

Fund Capital Budget Requests for Pierce County Affordable Housing Projects.

Fund the Acquisition of Residential Properties for Affordable Housing.

Expand Eligibility for the Connecting Housing to Infrastructure Program.



FACILITATING HOUSING SUPPLY

Support Construction Trade industry Workforce Development Efforts.



CREATING HOUSING STABILITY

Remove the Income Qualification for the Disabled Veteran Property Tax Exemption.



AFFORDABLE HOUSING SUBSIDY

Fund Capital Budget Requests for Pierce County Affordable Housing Projects.

SSHA³P seeks to ensure affordable housing projects throughout our communities are adequately funded and will actively support capital funding requests via the Housing Trust Fund, Local and Community Projects, and Connecting Housing to Infrastructure programs, to support affordable housing project acquisition and development.

Fund the Acquisition of Residential Properties for Affordable Housing.

SSHA³P supports funding and financing tools to enable local governments and affordable housing partners to respond to real estate market opportunities to acquire properties to preserve and create affordable housing. These opportunities include the support of resident efforts to acquire manufactured home communities, the acquisition of multi-family units, and the acquisition of real estate for future affordable housing development.

Expand Eligibility for the Connecting Housing to Infrastructure Program (CHIP).

CHIP grants support the development of affordable housing by funding water, sewer and stormwater utility improvements and/or waiving system development charges for new affordable housing units. SSHA³P asks the legislature to make two program changes.

1. Allowing affordable housing developers to directly apply for this grant funding in partnership with eligible cities, counties, or utility districts.
2. Allow the funds to be used to support water, sewer, and stormwater utility connections and improvements for resident owned manufactured home communities.



FACILITATING HOUSING SUPPLY

Support Construction Trade Industry Workforce Development Efforts.

The State of Washington needs thousands more construction industry professionals to build the hundreds of thousands of housing units we need. SSHA³P supports workforce development efforts that increase the number of people in the construction industry workforce and ensure access to training on new construction technologies.



CREATING HOUSING STABILITY

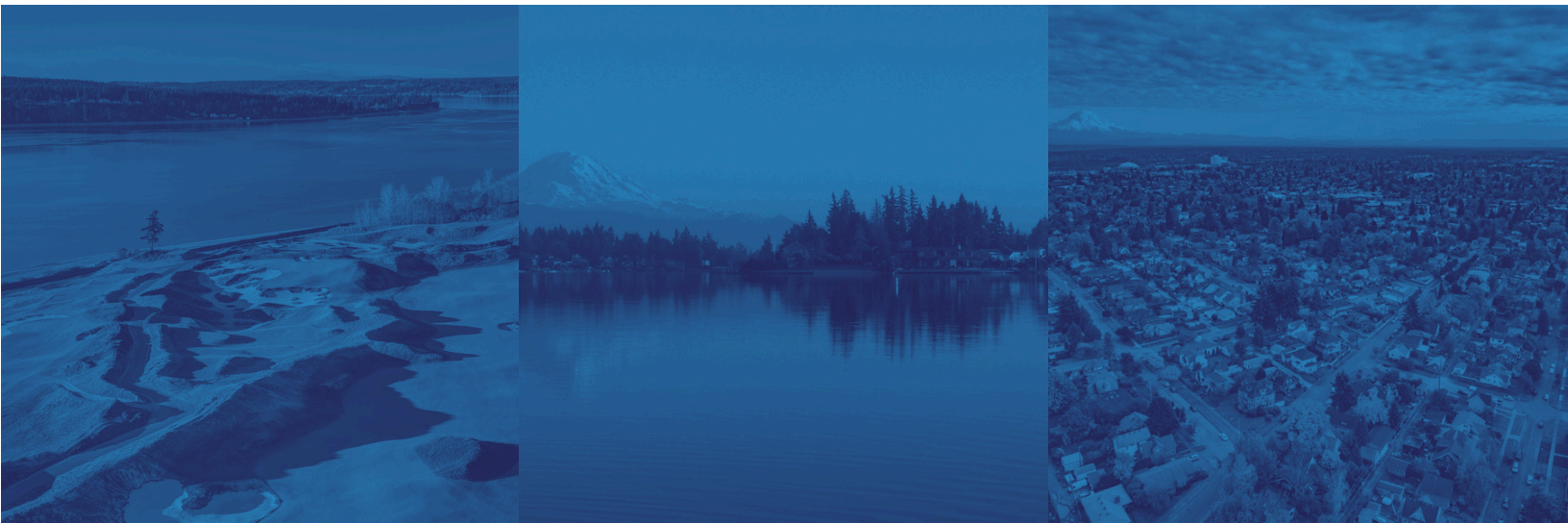
Remove the Income Qualification for the Disabled Veteran Property Tax Exemption.

SSHA³P asks the Legislature to expand the eligibility for the disabled veteran property tax exemption by removing the income requirement. This action would align Washington's exemption policy with the 41 other states that have made the determination that service and sacrifice of our disabled military veterans should be recognized with some level of property tax exemption void of any personal income qualifier.



SUPPORT | MONITOR | OPPOSE

- **Support** funding the Affordable Workforce Housing Accelerator Program.
- **Support** funding to support municipal planning and permitting.
- **Support** investments in rental assistance and eviction prevention.
- **Support** updates to the Washington Uniform Common Interest Ownership Act.
- **Support** Fair Housing training for ownership associations.
- **Monitor** legislation regarding the Residential Landlord Tenant Act.
- **Monitor** the creation of state and/or local revenue sources for affordable housing.
- **Monitor** legislation to exempt affordable housing development from sales and use tax.
- **Monitor** legislation to exempt low-income, community land trust buyers from the real estate excise tax.
- **Oppose** preemption of local land use authority.
- **Oppose** legislation that would increase the cost to produce affordable housing.





UNIVERSAL DESIGN UPDATE

SSHA³P ADVISORY BOARD REGULAR MEETING
JUNE 17, 2025

ALYSSA TORREZ, PROGRAM SPECIALIST

CURRENT STATUS

- Accessible Housing Outreach in Pierce County Draft report
 - Finalized and shared out this year
- Start draft recommendations
 - Divide into Single Family/Middle Housing and Multi Family incentives
 - Standards and Incentives for visitable and universal design
 - Example: Ground units built with doorways to accommodate wheelchairs in exchange for fee reductions or expedited permitting

TIMELINE



FEEDBACK

- Initial thoughts
- What would you like to see?
- When and how do you want to receive updates?



SSHA³P Advisory Board

AGENDA BILL

June 17, 2025

AGENDA CATEGORY: Staff Presentation

SUBJECT: Update on Universal Design Incentives

PRESENTED BY: Alyssa Torrez, SSHA³P Program Specialist II

SUMMARY/BACKGROUND:

In this presentation, Alyssa Torrez will provide an update on work in progress on the development of universal design incentive options for Advisory Board review and future action.

ATTACHMENTS:

- Universal Design Incentive Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A