



**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>

October 21, 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, 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. September 16, 2025, SSHA³P Advisory Board Minutes**

**Purpose:** Approval of minutes from the September 16, 2025, SSHA³P Advisory Board meeting.

**ATTACHMENTS:** [Minutes of September 16, 2025, Advisory Board meeting](#)

---

**IV. SSHA³P STAFF UPDATE**

- A. Executive Board Update**
- B. Universal Design Taskforce Update**

---

**V. PRESENTATIONS AND DISCUSSION**

**A. 2026 State Legislative Agenda Presentation**

**Purpose:** Presentation by Jason Gauthier, SSHA³P Manager, to review the adopted 2026 State Legislative Agenda.

**Action:** None

**ATTACHMENTS:** [Agenda Memorandum: 2026 State Legislative Agenda Presentation](#)  
[Presentation: 2026 State Legislative Agenda](#)

---

## **B. Affordable Housing Providers Discussion**

**Purpose:** Presentation by Alyssa Torrez, SSHA<sup>3</sup>P Program Specialist II, and Amanda DeShazo, of the Tacoma-Pierce County Affordable Housing Consortium, regarding the affordable housing providers survey and roundtable and the City of Tacoma Landlord Fairness Code Initiative.

**Action:** discussion

ATTACHMENTS: [Agenda Memorandum: Affordable Housing Providers Discussion](#)  
[Presentation: Affordable Housing Providers Discussion](#)  
[2025 LFCI SSHA3P Request Letter](#)

## **C. S2026 SHA<sup>3</sup>P Advisory Board Work Plan**

**Purpose:** Presentation by Alyssa Torrez, SSHA<sup>3</sup>P Program Specialist II, to discuss policies for Advisory Board to work on in 2026.

**Action:** Feedback and discussion

ATTACHMENTS: [Agenda Memorandum: 2026 Advisory Board Work Plan](#)  
[Presentation 2026 Advisory Board Work Plan](#)

---

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

---

## **VII. UPDATES/COMMENTS OF THE ADVISORY BOARD**

---

## **VIII. ADJOURN**

---

## **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).

---

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

September 16, 2025

---

**Members Present:** Adria Buchannon, Alfonso Brown, Corey Orvold, Faaluaina Pritchard, Gary Hawkinson, Isabella Rivera Kjaer, Jonah Kinchy, Lori Wada, Rosey Zhou (Vice Chair), Sara Delano, Tim Fairley, Zac Baker (Vice Chair)

**Members Excused:** Jay Worley (Chair), Laura Kerr

**Members Absent:** Riley Guerrero, Desniege Haywood

**Staff:** Jason Gauthier, Alyssa Torrez

## Call to Order

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

## Roll Call

Alyssa Torrez called roll; a quorum was present.

## Land Acknowledgement

Vice Chair Kinchy read the land acknowledgement.

## Housekeeping

## Review Agenda/Agenda Modifications

There were no requests for agenda modifications.

## Consent Agenda

Motion was made by Vice Chair Zhou to adopt content agenda. Seconded by Adria Buchanon. Motion passed.

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

Jason provided an update on the following:

- Review of the September 12, 2025, Executive Board meeting
- Invitation to the in-person Executive Board Meeting on October 3<sup>rd</sup>

Alyssa provided an update on the Universal Design Taskforce. The group has been formed and began meeting on a bi-weekly schedule.

## Presentations and Discussion

### 2026 SSHA<sup>3</sup>P State Legislative Agenda Priority Recommendations

Jason gave a presentation on the draft 2026 state legislative agenda that is currently under review by the Executive Board.

### Accessory Dwelling Unit Communication Materials

Alyssa gave a presentation on the Accessory Dwelling Units (ADUs) communications that SSHA3P staff have been working on. A one-pager flyer will be distributed to member governments to help share information on the development of ADUs in Pierce County.

Advisory Board members shared feedback on the draft communications materials to be integrated into the final version for distribution.

### Advisory Board recruitment

Alyssa led a discussion about the upcoming Advisory Board recruitment process, sharing the current makeup of the Board, what types of members are needed to fill current vacancies, as well as recruitment materials and timelines.

### **Public Comment**

There were no public comments.

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

### **Adjourn**

Adria Buchannon moved to adjourn the meeting. Tim Fairley seconded the motion. The motion passed unanimously. The meeting adjourned at 6:55.



SSHA³P Advisory Board

AGENDA BILL

October 21, 2025

AGENDA CATEGORY: Staff Presentation

SUBJECT: 2026 State Legislative Agenda Presentation

PRESENTED BY: Jason Gauthier, SSHA³P Manager

SUMMARY/BACKGROUND:

This presentation will review the adopted 2026 State Legislative Agenda. The agenda was adopted via Resolution No. 2025-06 at the Executive Board’s October 3, 2025 regular meeting

ATTACHMENTS:

- 2026 State Legislative Agenda Presentation
- Resolution No. 2025-06

STAFF RECOMMENDATION:

ALTERNATIVES:

RECOMMENDED MOTION:



# SSHA<sup>3</sup>P 2026 STATE LEGISLATIVE AGENDA

SSHA<sup>3</sup>P ADVISORY BOARD  
REGULAR MEETING  
OCTOBER 21, 2025

**SSHA<sup>3</sup>P**





# 2026 STATE AGENDA

- Priorities
- Active Engagement
- Monitoring/Tracking Items

# PRIORITIES

- Workforce Housing Accelerator Program
- Fund Pierce County Affordable Housing Projects
- Reduce Affordable Housing Costs
- Support for Permanent Supportive Housing\*

# ACTIVE ENGAGEMENT (POLICY)

- Siting of STEP Housing
- Property Tax Exemption Program Eligibility
- Recreational Vehicles as Permanent Housing
- Mixed-Income Housing\*
- Source-of-Income Discrimination\*

# ACTIVE ENGAGEMENT (BUDGET & FUNDING)

- Investments in Rental Assistance
- Capital Budget Housing Investments
- Local Affordable Housing Funding Options

# MONITORING & TRACKING

- Updates to the Washington Uniform Common Interest Act
- Land Banking Legislation
- Dedicated Revenue Fund Affordable Housing
- Updates to the Residential Landlord-Tenant Act
- Legislation to Mandate Residential Land Use and Permitting Changes
- Construction Industry Workforce Development

# SSHA<sup>3</sup>P 2026 STATE LEGISLATIVE AGENDA

SSHA<sup>3</sup>P ADVISORY BOARD  
REGULAR MEETING  
OCTOBER 21, 2025

**SSHA<sup>3</sup>P**



**RESOLUTION NO. 2025-06**

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (“SSHA<sup>3</sup>P”) ADOPTING A STATE LEGISLATIVE AGENDA FOR 2026.

WHEREAS, SSHA<sup>3</sup>P's legislative agenda for the 2026 Washington State legislative session was developed through engagement with Executive Board members, Advisory Board members, member government staff, policymakers, and other interested parties; and

WHEREAS, adopting a state legislative agenda fosters efficient and effective communication with state policymakers and provides transparency to the public about SSHA<sup>3</sup>P's policy and budgetary priorities; and

WHEREAS, the actions of the Washington State Legislature impact SSHA<sup>3</sup>P's ability to pursue its mission and each member government's ability to provide services to its residents.

NOW, THEREFORE, THE SSHA<sup>3</sup>P EXECUTIVE BOARD RESOLVES as follows:

**Section 1.** The Executive Board adopts a legislative agenda for the 2026 Washington State legislative session as shown in Exhibit A.

**Section 2.** This Resolution will take effect and be in full force upon passage and signature.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.





**SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

\_\_\_\_\_  
KEVIN BALLARD, CHAIR

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_

## **Priorities (Proactive Engagement)**

*These are issues that SSHA<sup>3</sup>P will lead on or dedicate staff time to advance or oppose.*

### **Workforce Housing Accelerator Program**

SSHA<sup>3</sup>P supports fully funding the Workforce Housing Accelerator Program. This revolving loan program is designed to provide a new avenue to facilitate the financing of affordable housing for households earning at or below 80% of the area median income.

### **Fund Pierce County Affordable Housing Projects**

SSHA<sup>3</sup>P seeks to ensure affordable housing projects throughout our communities are adequately funded and will actively support capital budget funding requests to further the creation and preservation of affordable housing in Pierce County.

### **Reduce Affordable Housing Costs**

SSHA<sup>3</sup>P will advocate for policy options that seek to reduce the cost to construct and operate affordable housing. These options may include changes to the prevailing wage calculations, tax relief, and other options to make the development and preservation of affordable housing more achievable.

### **Support for Permanent Supportive Housing**

SSHA<sup>3</sup>P supports ongoing operating and maintenance funding for permanent supportive housing (PSH) to keep these homes stable and sustainable over the long term. PSH units serve our most vulnerable and lowest income community members and advocating for reliable funding is essential to maintaining these units in the face of rising costs.

## **Active Engagement (Reactive or Supportive Engagement)**

*These items are not lead priorities but could have significant impact. SSHA<sup>3</sup>P may provide testimony, communicate with legislators, or join coalitions as needed.*

### **Capital Budget Housing Investments**

SSHA<sup>3</sup>P encourages the legislature to make significant capital budget investments in programs that fund the creation and preservation of affordable housing, including in the Housing Trust Fund, the Connecting Housing to Infrastructure Program, and SSHA<sup>3</sup>P will advocate for a funding backfill should federal HOME Investment Partnership Program funding be cut or reduced.

### **Local Affordable Housing Funding Options**

SSHA<sup>3</sup>P supports the creation of local affordable housing funding options to give jurisdictions the tools they need to meet community housing needs. Creating and/or expanding local revenue sources ensures sustained investment in building and preserving homes affordable to low-income households.

### **Siting of STEP Housing**

In its current form, House Bill 1195 would prohibit cities and towns from prohibiting transitional or permanent supportive housing (e.g. STEP housing) in any zone where residential units or hotels are allowed. SSHA<sup>3</sup>P oppose this approach and encourages the Legislature to – at a minimum – allow cities to require STEP housing to be sited in zones that allow at least seven multifamily residential units. This approach would be better suited to the siting these types of needed developments in areas more aligned average number of units produced by STEP housing projects.

### **Property Tax Exemption Program Eligibility**

SSHA<sup>3</sup>P supports the expansion of eligibility criteria for homeowners to access the Senior and Disabled Household Property Tax Exemption Program.

### **Recreational Vehicles as Permanent Housing Units**

SSHA<sup>3</sup>P opposes legislation to allow the siting of recreational vehicles as permanent housing units. Recreational vehicles (RVs) are not constructed as permanent housing units and relying on RVs for permanent housing risks creating substandard living conditions and diverts attention and resources away from developing safe, durable, and affordable homes that truly meet community needs.

### **Mixed-Income Housing**

SSHA<sup>3</sup>P supports modifying project funding requirements and adding greater policy flexibility to encourage the development of mixed-income housing. Expanding these tools helps create more viable project proposals, access private investment, and create a diverse range of affordable and attainable housing options for households across incomes.

### **Source-of-Income Discrimination in Rental Housing**

SSHA<sup>3</sup>P supports a Department of Commerce recommendation that the Legislature enact legislation to place source-of-income protections under Washington's Law Against Discrimination, RCW 49.60. While the Legislature did add source-of-income protections to the Residential-Landlord Tenant Act in 2018, that still requires the resident to file a lawsuit rather than putting it under RCW 49.60 which would allow it to be filed directly as a fair housing complaint.

### **Investments in Rental Assistance**

SSHA<sup>3</sup>P supports continued investments in rental assistance to keep individual and families stably housed during times of financial hardship. These programs are critical tools for preventing avoidable evictions, reducing displacement, and protecting vulnerable households.



**Monitoring/Tracking Items (Informational Only)**

*SSHA<sup>3</sup>P will track these bills and provide regular updates as part of weekly tracking but will not actively advocate for or against, unless they shift in scope or potential impact.*

**Updates to the Washington Uniform Common Interest Act**

**Land Banking Legislation**

**Dedicated Revenue to Fund Affordable Housing**

**Updates to the Residential Landlord-Tenant Act**

**Legislation to Mandate Residential Land Use and Permitting Changes**

**Construction Industry Workforce Development**



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

### AGENDA BILL

---

October 21, 2025

AGENDA CATEGORY: External Presentation

SUBJECT: Affordable Housing Providers Discussion

PRESENTED BY: Amanda DeShazo, Tacoma-Pierce County Affordable Housing Consortium Executive Director

Alyssa Torrez, SSHA<sup>3</sup>P Program Specialist

#### SUMMARY/BACKGROUND:

This presentation will review the survey and roundtable discussion of affordable housing providers and the City of Tacoma Landlord Fairness Code Initiative and request for SSHA<sup>3</sup>P support.

#### ATTACHMENTS:

- Affordable Housing Providers Presentation
- City of Tacoma LFCI Request Letter

#### STAFF RECOMMENDATION:

- Advisory Board feedback and discussion

#### ALTERNATIVES:

N/A

#### RECOMMENDED MOTION:

N/A



## City of Tacoma

---

Mayor Victoria Woodards

Dear South Sound Housing Affordability Partners,

The City of Tacoma Community, Vitality and Safety Committee (CVS) is reviewing landlord-tenant policy specific to the Landlord Fairness Code initiative (LFCI). The 2023 LFCI, also known as Measure 1, is a ballot measure that passed in the City of Tacoma November 2023 general election. The LFCI introduced new requirements and rules for landlords and tenants in the City of Tacoma. These new requirements went into effect December 8, 2023. As of December 8, 2025, the City Council can legally amend the LFCI.

Since the LFCI went into effect, the City Council has heard feedback on its positive and negative impacts on Tacoma. Council Member Rumbaugh, as Chair of CVS, is leading community and stakeholder outreach to collect data and better understand how the LFCI is working here in Tacoma. We are writing to request that SSHA<sup>3</sup>P, as an organization that works to create and preserve affordable, attainable, and accessible housing throughout our communities, provide any feedback on the LFCI, or share any unanticipated impacts this voter-approved law has had on leasing and renting dwellings in Tacoma.

Council Member Rumbaugh has invited in Michael Mirra, as co-convenor of the "Study Group", and Professor Mike Crow, Evergreen State College to present to CVS on the Study Group to Assess Effect of Tacoma's New Renter Protection Ordinance Study Results on October 9, 2025. CM Rumbaugh will facilitate the first policy proposal discussion at CVS on October 23, 2025, and intends to hold an additional special meeting to discuss this item further on October 30, 2025.

We appreciate SSHA<sup>3</sup>P sharing your experience and expertise with us to help inform policies that support creation and retention of affordable housing in Tacoma.

Sincerely,

A handwritten signature in black ink that reads "Victoria R. Woodards".

Victoria Woodards, Mayor

A handwritten signature in black ink that reads "Sarah Rumbaugh".

Sarah Rumbaugh, Council Member District 2

# AFFORDABLE HOUSING PROVIDER SURVEY

SSHA<sup>3</sup>P ADVISORY BOARD REGULAR MEETING  
OCTOBER 21, 2025

ALYSSA TORREZ, SSHA<sup>3</sup>P PROGRAM SPECIALIST

AMANDA DESHAZO, TACOMA-PIERCE COUNTY  
AFFORDABLE HOUSING CONSORTIUM, EXECUTIVE  
DIRECTOR



# BACKGROUND

- Why we did the survey
- In person meeting
- City of Tacoma Letter

## **Landlord Fairness Code initiative (LFCI)**

- The 2023 LFCI, also known as Measure 1-ballot measure that passed in the City of Tacoma November 2023 general election.
- Introduced new requirements and rules for landlords and tenants in the City of Tacoma.
- Requirements went into effect December 8, 2023.
- As of December 8, 2025, the City Council can legally amend the LFCI.

# SURVEY KEY FINDINGS

| Measure                                     | Finding                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Respondents                           | 17 housing providers (non-profits, private developers, and housing authorities)                                                                                                                                                                                                                                                                                                                                               |
| Units Operated in Pierce County by Provider | Scale ranges between <20 units and 2,000 units                                                                                                                                                                                                                                                                                                                                                                                |
| Housing Types                               | <p>Affordable Multifamily Rentals: 14 providers<br/>           Permanent Supportive Housing: 8 providers<br/>           Special Populations*: 5 providers<br/>           Emergency Shelters: 4 providers<br/>           Transitional Housing: 3 providers</p> <p>*Special Populations include seniors, veterans, and those with developmental disabilities.</p> <p>Note: Many providers offer a range of housing options.</p> |
| Tenant Income Levels                        | <ul style="list-style-type: none"> <li>• 30% AMI or below: 13 providers</li> <li>• 30% - 50% AMI: 15 providers</li> <li>• 50% - 80% AMI: 11 providers</li> <li>• Over 80% AMI: 2 Providers</li> </ul> <p>Note: Most providers serve a range of AMIs across their portfolios, predominantly 50% AMI and below.</p>                                                                                                             |

# FINDINGS CONTINUED

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Supportive Services Needed       | Top services needed in ranked order: behavioral health and substance use disorder (SUD), general case management and care coordination, basic needs (food, transportation, benefits), rental assistance/financial support, economic mobility, medical access                                                                                                                                                                                                             |
| Rent Delinquency                 | <p>Range: 0–40% (average 18.5%, median 20%)</p> <p>Note: All but one provider reported experiencing tenant delinquencies. The most common range was 10-25%.</p>                                                                                                                                                                                                                                                                                                          |
| Vacancy rates                    | Range: 0–17% (average 6.7%, median 5%)                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Capital Reserves                 | <ul style="list-style-type: none"> <li>• 5 providers (29%) have reserves and a capital plan</li> <li>• 5 providers (29%) have a plan but inadequate reserves</li> <li>• 3 providers (18%) have neither</li> <li>• 4 providers (24%) mixed or transitional situations (some properties do, some don't, or are building reserves)</li> </ul> <p>In total, 71% of respondents indicated that their reserves are inadequate, inconsistent, or at risk in the near future</p> |
| Use of Reserves (Past 12 Months) | 15 of 17 providers (88%) have, or plan to, use reserves to pay operating and maintenance costs over the past 12 months.                                                                                                                                                                                                                                                                                                                                                  |

# FINDINGS CONTINUED

|                                               |                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Funding Sources</b>                        | <ul style="list-style-type: none"> <li>• Tenant rent subsidies: 15 providers</li> <li>• Internal reserves: 12 providers</li> <li>• Federal sources: 9 providers</li> <li>• State O&amp;M subsidies: 8 providers</li> <li>• Local government funding: 6 providers</li> <li>• Philanthropic grants: 4 providers</li> </ul> |
| <b>Staffing Shortages</b>                     | 11 providers (69%) are experiencing staffing shortages (primarily maintenance, followed by property management and supportive services)                                                                                                                                                                                  |
| <b>Sold or Considering Selling Properties</b> | Four providers (24%) reported selling properties, while three providers (18%) are actively considering selling due to financial cost pressures.                                                                                                                                                                          |
| <b>Cost increases</b>                         | Providers reported sharp increases in insurance (up 300%), maintenance and material costs (up 25-50%), and labor expenses (up 20-30%).                                                                                                                                                                                   |
| <b>Changes Needed</b>                         | <ul style="list-style-type: none"> <li>• O&amp;M/Supportive Services Funding: 11 providers</li> <li>• Eviction Reform: 7 providers</li> <li>• Insurance Relief: 4 providers</li> </ul>                                                                                                                                   |

# ROUND TABLE DISCUSSION

- Affordable housing providers in attendance
- Discussion
  - Survey findings and themes
  - Deep Dive into Challenges (Rising costs, tenant terminations, resident services needs, Operations and Maintenance funding needs)
  - Brainstorming solutions
- Next Steps and Recommendations

# TPAHC APPROACH

- Advocacy:
  - Increased O&M Subsidy
  - Changes to Landlord-Tenant Code
  - Solutions to Insurance Costs
  - Fixing Systemic Barriers
  - Investment in Workforce Development
- Exempt Affordable Housing Providers from Landlord Fairness Code
- Next steps :
  - City of Tacoma CVS Meeting on Oct. 23, 2025, to hear potential LFCI policy changes. Subsequent CVS meetings to discuss policy. Once moved by CVS, goes to Council. Council may vote to change LFCI after Dec. 8, 2025.



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

AGENDA BILL

---

October 21, 2025

AGENDA CATEGORY: Staff Presentation

SUBJECT: 2026 Advisory Board Work Plan

PRESENTED BY: Alyssa Torrez, SSHA<sup>3</sup>P Program Specialist

SUMMARY/BACKGROUND:

This discussion will focus on identifying policy priorities for the 2026 Advisory Board Work Plan.

ATTACHMENTS:

- 2026 Advisory Board Work Plan

STAFF RECOMMENDATION:

- Advisory Board feedback and discussion

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

# ADVISORY BOARD WORK PLAN

SSHA<sup>3</sup>P ADVISORY BOARD REGULAR MEETING  
OCTOBER 21, 2025

ALYSSA TORREZ, PROGRAM SPECIALIST



# ADVISORY BOARD PRIORITIES

- Known projects to continue
  - Universal Design Incentives
  - Legislative Agenda
- Unknown requests
  - Member government requests

# PREVIOUS FEEDBACK

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

# DISCUSSION

- What are things you want to work on in 2026?
- What are we missing?
- Share thoughts and ideas