



**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: 939 0747 6275

Webinar Link: <https://piercecountywa.zoom.us/j/93907476275>

March 17, 5:30 P.M.

Adria Buchanan, Doris Smith, Elaine Tuisila, Faaluaina Pritchard, Isabella Rivera Kjaer, Jay Worley, Jonah Kinchy, Laura Mullen, Lori Wada, Marcella Taylor, Rosey Zhou, Sara Delano, Sean McKenna, 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. February 17, 2026, SSHA³P Advisory Board Minutes

Purpose: Approval of minutes from the February 17, 2026, SSHA³P Advisory Board meeting.

ATTACHMENTS: [Minutes of February 17, 2026, Advisory Board meeting](#)

IV. SSHA³P STAFF UPDATE

V. PRESENTATIONS AND DISCUSSION

A. 2026 Legislative Session Recap

Purpose Jason Gauthier, SSHA³P Manager, will provide an overview of the 2026 state legislative session and policy and budget items alignment with the SSHA³P 2026 legislative agenda.

Action: Presentation

ATTACHMENTS: [Agenda Memorandum: 2026 Legislative Session Recap](#)
[Presentation: 2026 Legislative Session Recap](#)

B. Review Adopted Advisory Board Work Plan

Purpose: Alyssa Torrez, SSHA3P Program Specialist, will present an overview of the adopted SSHA3P Advisory Board Work Plan and begin discussion on tools needed to work on work plan items.

Action: Discussion

ATTACHMENTS: [Agenda Memorandum: Adopted SSHA3P Advisory Board Work Plan Review](#)
[Presentation: Adopted SSHA3P Advisory Board Work Plan Review](#)

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 939 0747 6275 or through Zoom at <https://piercecountywa.zoom.us/j/93907476275> . 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

February 17, 2026

Members Present: Adria Buchannon, Doris Smith, Elaine Tuisila, Isabella Rivera Kjaer, Jay Worley (Chair), Jonah Kinchy, Lori Wada, Marcella Taylor, Rosey Zhou (Vice Chair), Sara Delano, Sean McKenna, Tim Fairley, Zac Baker (Vice Chair)

Members Excused: Faaluaina Pritchard, Zac Baker

Members Absent: Sara Delano

Staff: Alyssa Torrez

Call to Order

Chair Fairley called the meeting to order at 5:33 PM.

Roll Call

Alyssa Torrez called roll; a quorum was present.

Land Acknowledgement

Chair Fairley read the land acknowledgement.

Housekeeping

Review Agenda/Agenda Modifications

There were no requests for agenda modifications.

Consent Agenda

Motion was made by Jay Worley to adopt content agenda. Seconded by Elaine Tuisila. Motion passed.

SSHA³P Staff Update

Alyssa Torrez shared a legislative update to the board, including status updates on key housing related bills.

Staff also shared information on progress by the Universal Design Taskforce and their work to develop a tool to incentivize inclusion of universal design elements in affordable housing developments. The preliminary presentation for the tool will be shared in April.

Presentations and Discussion

2026 Advisory Board Work Plan Recommendations

SSHA³P staff presented progress on the 2026 Advisory Board Work Plan and board members participated in an activity to prioritize the work plan items in the Housing Toolkit research and Education focus areas to include in the final recommendation and voted to move the recommendation forward to the SSHA³P Executive Board for adoption.

The Advisory Board voted to recommend four items for the Housing Toolkit focus area:

- More Homeownership opportunities for underserved communities
- More incentives for small-scale affordable housing
- Incentives to sell vacant property
- Operations and Maintenance long and short-term strategies

Adria Buchannon moved to include these items in the draft Advisory Board work plan, Jonah Kinchy seconded. Motion passed.

The Advisory Board voted to recommend four items for the education focus area:

- Maintenance grants for low-income and affordable housing
- Conversion of market-rate apartment into condos for affordable home ownership
- Vouchers for different types of housing
- Methodologies for making construction easier (i.e. prefabrication)

Jay Worley moved to include these items in the draft Advisory Board work plan. Seconded by Adria Buchannon. Motion passed.

2026 Advisory Board Survey Review

SSHA3P Staff presented the results from the recent 2025 SSHA3P Advisory Board survey. The board held a discussion on potential updates or changes that can be implemented to the board operations to help it run more smoothly. Ideas shared include improving onboarding process for new board members, and sharing updates with new board members, increased communication with leadership team, standardization of processes, and centralized way to share information and resources.

Public Comment

There were no public comments.

Updates/Comments of the Advisory Board

None

Adjourn

Jay Worley moved to adjourn the meeting. Johan Kinchy seconded the motion. The motion passed. The meeting adjourned at 7:24.



SSHA³P Advisory Board

AGENDA BILL

March 17, 2026

AGENDA CATEGORY Staff Presentation

SUBJECT: 2026 State Legislative Session Recap

PRESENTED BY: Jason Gauthier, SSHA³P Manager

SUMMARY/BACKGROUND:

Jason Gauthier, SSHA³P Manager, will provide an overview of the 2026 state legislative session and policy and budget items alignment with the SSHA³P 2026 legislative agenda.

ATTACHMENTS:

- Presentation: 2026 Legislative Session Recap

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



LEGISLATIVE SESSION RECAP

ADVISORY BOARD REGULAR MEETING

MARCH 17, 2026

JASON GAUTHIER, SSHA³P MANAGER

Agenda

Priorities

- Funding the Workforce Housing Accelerator Program
- Reducing Affordable Housing Costs
- Support for Permanent Supportive Housing

Active Engagement

- Capital Budget & Housing
- Local Funding Options
- Mixed-Income Housing
- Siting of STEP Housing
- Property Tax Exemption Eligibility
- RVs as Permanent Housing

WORKFORCE HOUSING ACCELERATOR

- Program created via **HB 1892** in the 2024 session
- Bill passage was a **SSHA³P** priority
- Program requires **capital budget funding**
- **No funding** in Governor Ferguson's proposed capital budget (HB 2295 / SB 6003)
- Initial SSHA³P and stakeholder ask for **\$25 – 50 million**
- Updated ask for **\$5 million** to fund one project in 2026 to demonstrate effectiveness
- Stakeholders have identified 2 potential projects for funding, **1 project in Pierce County**

REDUCING AFFORDABLE HOUSING COSTS

- **HB 1717 (Did not pass)**
 - Substitute bill removes state sales and use tax remittance, local option to provide sales and use tax remittance for affordable housing for low- and moderate-income households.
- **HB 2610**
 - Narrow expansion of a property tax exemption for land to be developed for affordable homeownership, if land is currently being used for community purposes and generating no profit
 - Targeted to lower holding costs for redevelopment of 1105 MLK site in Tacoma's Hilltop Neighborhood.
- **SB 6256 (Did not pass)**
 - Extends a temporary property tax exemption from 2 to 3 years during construction phase of affordable rental housing
 - Allows co-located uses to qualify for exemption during this construction phase

SUPPORTING PERMANENT SUPPORTIVE HOUSING

- SB 6027
 - Modifies certain funding sources – most commonly referred to as 1590, 1406, and DRF – to expand uses to ensure flexibility in funding permanent supportive housing, supportive services, and rental assistance.
- HB 2442
 - Omnibus local revenue bill that includes provision to allow funds collected via RCW 82.14.530 to used for the rehabilitation and existing permanent and supportive housing.

CAPITAL BUDGET HOUSING INVESTMENTS

- **\$123 million** for the Housing Trust Fund
 - \$40 million for **preservation program**
 - \$50 million for affordable **rental projects**
 - \$55 million for **affordable homeownership** project development
 - Increased **Thrive Center Tacoma's** appropriation from \$2 million to \$4 million
 - Decreased appropriation for **Apple Health & Homes** from \$100 million to \$43 million
- **Affordable Housing Supply and Preservation**
 - Allocated \$2 million to support **acquisition of property in the City of Puyallup** for affordable housing development (A Path to Homeownership by Step By Step)
- No funding for the **Workforce Housing Accelerator Program**

LOCAL AFFORDABLE HOUSING FUNDING OPTIONS

- HB 2259 (Did not pass)
 - Allow cities and counties to impose up to a 4% excise tax on short term rentals and funds generated would be eligible to support affordable housing development and affordable housing programs.
- HB 1867 (Did not pass)
 - Allows cities and counties to impose a 0.5% real estate excise tax (REET), subject to voter approval, for funding of affordable housing development and affordable housing programs.
- HB 2442 (Did not pass)
 - Omnibus local revenue bill, that also allows cities and counties to impose a 0.5% real estate excise tax (REET), subject to voter approval, for funding of affordable housing development and affordable housing programs.

MIXED-INCOME HOUSING

- HB 1859
 - Decreases the amount of affordable units required to qualify for a density bonus for affordable housing developed on property owned by a religious organization from 100 percent of housing units to either
 - At least 50% of units affordable to households earning less than 80% AMI or
 - At least 20% of units affordable to households earning less than 50% AMI.
 - Requires certain cities and counties to develop policies to implement a density bonus if it receives a request from a religious organization.
 - Allows a city or county to establish policies to require a greater amount of affordable housing for a property to qualify for a density bonus.
- SB 6028 (Did not pass)
 - Creates a revolving loan program to fund mixed-income homeownership developments if a portion of units are permanently affordable for low-income households.

SITING OF S.T.E.P. HOUSING

- HB 2266
 - Requires cities and counties to allow transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing (STEP Housing) in all areas not zoned for industrial use.
 - Expands the restrictions on a city imposing permitting requirements for residential uses in existing buildings to include emergency housing and transitional housing.
 - Removes ability for cities and counties to impose community agreement and safety requirements

PROPERTY TAX EXEMPTION ELIGIBILITY

- SB 6162
 - Property tax reform bill
 - Consolidates state property tax rate
 - Increases income thresholds for receiving property tax exemption for seniors and disabled households
 - Tier 1: 50% AMI > 60% AMI
 - Tier 2: 60% AMI > 70% AMI
 - Tier 3: 70% AMI > 80% AMI

RECREATIONAL VEHICLES AS PERMANENT HOUSING

- HB 1443 (Bill did not pass)
 - Requires cities and counties to allow up to two mobile dwellings per residential lot if certain requirements are met.



LEGISLATIVE SESSION RECAP

ADVISORY BOARD REGULAR MEETING

MARCH 17, 2026

JASON GAUTHIER, SSHA³P MANAGER



SSHA³P Advisory Board

AGENDA BILL

March 17, 2026

AGENDA CATEGORY Staff Presentation

SUBJECT: Adopted SSHA3P Advisory Board Work Plan Review

PRESENTED BY: Alyssa Torrez, SSHA³P Program Specialist II

SUMMARY/BACKGROUND:

Resolution No. 2023-02, which established the Advisory Board states, “Under the advice and direction of the Executive Board, the Advisory Board shall create a work plan annually that outlines the Advisory Board’s work areas. The work plan shall be adopted by the Executive Board.”

After several planning meetings, the SSHA3P Advisory Board voted to recommend a draft 2026 Advisory board work plan on February 17th. 2026.

On March 6th, 2026, the SSHA3P Board adopted the recommended work plan.

Alyssa Torrez, SSHA3P Program Specialist, will present an overview of the adopted SSHA3P Advisory Board Work Plan and begin discussion on tools needed to work on work plan items.

ATTACHMENTS:

- Adopted SSHA3P Advisory Board Work Plan Review

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



ADOPTED ADVISORY BOARD WORK PLAN

ADVISORY BOARD REGULAR MEETING

MARCH 6, 2026

ALYSSA TORREZ, PROGRAM SPECIALIST II

Agenda

- Review adopted Advisory Board Work plan items
- Discuss timeline
- Brainstorm presenter and research topics

2026 Advisory Board Work Plan

- **Advice and Feedback**

- 2027 SSHA3P Work Plan and Budget
- 2027 SSHA3P Legislative Agenda
- Other housing related efforts in Pierce County, as requested

- **Housing Toolkit**

- Research and potentially make recommendations on the inclusion of the following policies/programs in the SSHA³P Housing Toolkit
 - Policies to incentivize construction of housing with Universal Design Principles → **Carryover**

2026 Advisory Board Work Plan

- **Housing Toolkit**

- Begin research on the following policy areas to identify specific policies that may be included in the 2027 Advisory Board Work Plan for further research and potential recommendation.

- **Policies to Research**

- More Homeownership opportunities for underserved communities
- More incentives for small-scale affordable housing
- Incentives to sell vacant property
- Operations and Maintenance long and short-term strategies

2026 Advisory Board Work Plan

- **Education**

- Learn about relevant and foundational topics related to housing and land use policy through presentations from qualified speakers

- **Policies to Research**

- Maintenance grants for low-income and affordable housing
- Conversion of market-rate apartment into condos for affordable home ownership
- Vouchers for different types of housing
- Methodologies for making construction easier (i.e. prefabrication)

- **Governance**

- Elect chair and vice chair(s)

Discussion

- Timeline
- Potential speakers or research needed

		Q1	Q2	Q3	Q4
Advice and Feedback	2026 Work Plan and Budget		X	X	
	2026 Legislative Priorities			X	
	Other housing-related efforts in Pierce County	TBD, pending requests for feedback from SSHAP ³ member governments and/or other entities			
Housing Toolkit Recommendations	Accessibility: Incentivize Building with Universal Design	X	X		
	Attainability: Increase Homeownership Opportunities of Middle Housing Units		X	X	
	Affordability: Incentivize Affordable Housing Construction			X	X →
Education	Education	TBD, pending discussion with 2025 chair and vice chairs			
Governance	Elect Chair and Vice Chairs	X			