



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

3602 Pacific Ave Tacoma, WA 98418 | Muckleshoot Conference Room

Dial: 253-215-8782 Meeting ID: 937 3861 1095

Webinar Link: <https://piercecountywa.zoom.us/j/93738611095>

February 6, 2026, 8:30 a.m.

Councilmember Robyn Denson (Chair), Mayor Carla Bowman (Vice Chair), Mayor Nancy Backus, Councilmember Jugal Thakor, Councilmember Jeff Southard, Mayor Kim Roscoe, Councilmember Hunter George, Mayor Mary Barber, Councilmember Mike Brandstetter, Mayor Bruce White, Executive Ryan Mello, Mayor Ned Witting, Councilmember Nancy Henderson, Councilmember Sandesh Sadalage, Mayor Stan Fleming

Deputy Mayor Mike Winkler (Alternate), Councilmember Jason Rasmus (Alternate), Councilmember Summer Andriyuk (Alternate), Mayor Pro Tempore Brett Wittner (Alternate), Katrina Knutson (Alternate), Councilmember Philip Lindholm (Alternate), Gary Gant (Alternate), Jason Wilson (Alternate), Councilmember Latasha Palmer (Alternate), Councilmember Denise McCluskey (Alternate)

I. CALL TO ORDER

ROLL CALL

INTRODUCTION

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: December 5, 2025, Executive Board regular meeting minutes

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 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/93738611095> and entering the Meeting ID 937 3861 1095. Written comments may be submitted to ssha3p@piercecountywa.gov.

V. RESOLUTIONS AND PRESENTATIONS

A. SSHA³P Housing Capital Fund Update

Purpose: Presentation from Jason Gauthier, SSHA³P Manager, on status of SSHA³P Housing Capital Fund and the Frederickson South project.

ATTACHMENTS: Agenda Memorandum: SSHA³P Housing Capital Fund Update
Presentation: SSHA³P Housing Capital Fund Update

B. Resolution No. 2026-01, Creating a 2026 Advisory Board Appointments Committee

Purpose: Presentation by Alyssa Torrez, SSHA³P Program Specialist II, of Resolution No. 2026-01, to Create a 2026 Advisory Board Appointments Committee.

ATTACHMENTS: Agenda Memorandum: Resolution No. 2026-01
 Presentation: Resolution No. 2026-01
 Resolution No. 2026-01

C. Legislative Session Update

Purpose: Presentation by Jason Gauthier, SSHA³P Manager, on the 2026 State Legislative Session

ATTACHMENTS: Agenda Memorandum: Legislative Session Update
 Presentation: Legislative Session Update

VI. REPORT BY THE SSHA³P MANAGER

- A. Advisory Board Update
- B. ADU Communication
- C. Fife Levee Pond Memorandum of Agreement Update
- D. March 6 Executive Board Meeting Update

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

SSHA³P

South Sound Housing Affordability Partners Executive Board Meeting Minutes

December 5, 2025

8:30 – 9:28 a.m.

Executive Board: Mayor Nancy Backus, City of Auburn – present
Deputy Mayor Mike Winkler, City of DuPont – present
Councilmember John West, City of Edgewood – excused
Mayor Dave Olson, City of Edgewood – (alternate) – present
Mayor Kim Roscoe, City of Fife – present
Councilmember Lew Wolfrom, City of Fife (alternate) – excused
Councilmember Hunter George, City of Fircrest – present
Councilmember Brett Wittner, City of Fircrest (alternate) – excused
Mayor Mary Barber, City of Gig Harbor – present
City Administrator Katrina Knutson, City of Gig Harbor (alternate) – excused
Councilmember Paul Bocchi, City of Lakewood – present
Councilmember Mike Brandstetter, (alternate) City of Lakewood – excused
Mayor Shanna Styron Sherrell, City of Milton – excused
County Executive Ryan Mello, Pierce County – excused
Strategic Advisor LeighBeth Merrick, Pierce County Exec’s Office (alternate) – present
Vice Chair Robyn Denson, Pierce County Council – present
Councilmember Dave Morell, Pierce County Council (alternate) - excused
Councilmember Ned Witting, City of Puyallup – present
Mayor Dick Muri, Town of Steilacoom – excused
Councilmember Nancy Henderson, Town of Steilacoom, (alternate) – present
Deputy Mayor Carla Bowman, City of Sumner – present
City Administrator Jason Wilson, City of Sumner (alternate) - excused
Mayor Victoria Woodards, City of Tacoma – present
Councilmember Sandesh Sadalge, Tacoma (alternate) – present
Councilmember Stan Flemming, City of University Place – present
Councilmember Denise McCluskey, City of University Place (alternate) – excused

Staff: Jason Gauthier, SSHA³P Manager
Alyssa Torrez, SSHA³P Program Specialist
Becki Foutz, Admin Assistant

Guests: Claire Goodwin, Doris Smith, Marcella Taylor, Mary Connolly, Ryan Windish, Sean McKenna, Taylor Jones, Tiffany Speir, Tim Fairley

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Vice Chair Denson called the meeting to order at 8:32 a.m.	Welcome, all!

TOPIC/WHO	DISCUSSION	ACTION
Consent Agenda	<p>Vice Chair Denson asked if there were any requests to modify the meeting agenda. None made.</p> <p>Mayor Backus moved to accept the consent agenda; CM Bocchi seconded the motion. Vote was taken; none opposed, and no abstentions. The motion carried unanimously.</p>	<p>The consent agenda was approved.</p>
Public Comment	<p>Vice Chair Denson opened the floor to public comment. None. No written comments have been received.</p>	<p>None</p>
<p>Resolution No 2025-07: Adopting the 2026 SSHA³P Operating Budget Jason</p>	<p>SSHA3P Manager Gauthier presented the 2026 SSHA³P operating budget and provided some background and overview.</p> <p>Mayor Barber moved to adopt Resolution 2025-07. The motion was seconded. Vote was taken, none opposed, no abstentions.</p>	<p>Resolution on 2025-07 was adopted.</p>
<p>Resolution No 2025-08: Appointing SSHA³P Advisory Board Members</p>	<p>Alyssa provided an overview of the SSHA³P Advisory Board appointment process, including membership requirements, the recruitment process, advertising, number of apps received and committee recommendations,</p> <p>The SSHA3P Advisory Board is composed of 15-20 members, representing the geographic and demographic diversity of Pierce County, with 1/3 consumers of affordable, attainable housing, rental and ownership; 1/3 developers, designers, and planners; and 1/3 advocates and advisors who work on land use and housing issues.</p> <p>Recruitment was conducted by Council Communications staff, via flyers, paid Meta and LinkedIn ads, mass email lists, including Planning & Public Work email lists.</p> <p>Ten applicants were considered: 8 new members, and two returning members. 10 were invited to participate in phone screens; three did not respond. The two returning members were screened in person. Eight panel interviews were conducted, and eight new applicants are recommended for appointment. One applicant withdrew. The interview panel consisted of Taylor Jones, from Fife, Tanner Fuller, from Steilacoom, and SSHA³P staff.</p> <p>The recommended applicants are fairly evenly distributed geographically across Pierce County. One person lives in Yelm, but works for the Nisqually Tribe.</p>	<p>Thank you, Vice Chair Denson, Mayor Roscoe, and Deputy Mayor Bowman for reviewing apps and making recommendations!</p>

TOPIC/WHO	DISCUSSION	ACTION
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<p>Resolution No 2025-08 continued</p>	<p style="text-align: center;">RECOMMENDATIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Advisor/Advocate</th> <th style="width: 33%;">Developer/Manager</th> <th style="width: 33%;">Consumer</th> </tr> </thead> <tbody> <tr><td>Lori Wada</td><td>Faaluaina Pritchard</td><td>Sara Delano</td></tr> <tr><td>Rosey Zhou</td><td>Zac Baker</td><td>Laura Mullen</td></tr> <tr><td>Isabella Rivera Kjaer</td><td>Jonah Kinchy</td><td>Tim Fairley</td></tr> <tr><td>Gary Hawkinson</td><td>Sean McKenna</td><td>Alfonso Brown</td></tr> <tr><td>Adria Buchanan</td><td></td><td>Jay Worley</td></tr> <tr><td>Elaine Tuisila</td><td></td><td>Marcella Taylor</td></tr> <tr><td>Nicole Sims</td><td></td><td>Doris Smith</td></tr> <tr><td>Cassie Dallas</td><td></td><td></td></tr> </tbody> </table>	Advisor/Advocate	Developer/Manager	Consumer	Lori Wada	Faaluaina Pritchard	Sara Delano	Rosey Zhou	Zac Baker	Laura Mullen	Isabella Rivera Kjaer	Jonah Kinchy	Tim Fairley	Gary Hawkinson	Sean McKenna	Alfonso Brown	Adria Buchanan		Jay Worley	Elaine Tuisila		Marcella Taylor	Nicole Sims		Doris Smith	Cassie Dallas			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: black; color: white;">Key</th> </tr> </thead> <tbody> <tr><td style="background-color: #d9e1f2;">Current member</td></tr> <tr><td style="background-color: #c6e0b4;">Reapplied</td></tr> <tr><td style="background-color: #fce4d6;">New applicant</td></tr> </tbody> </table>	Key	Current member	Reapplied	New applicant
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	<p>Mayor Roscoe moved to approve Res 2025-08. CM Henderson seconded the motion. Mayor Backus moved to amend the motion by removing line 39 (withdrawn candidate). Mayor Roscoe seconded the motion. Vote was taken; none opposed, no abstentions.</p> <p>Vice Chair Denson & CM Bocchi thanked staff and the committee who worked on the Board recruitment and recommendations.</p>	<p>Resolution 2025-08 was approved.</p>																															
<p>Resolution No 2025-09: <u>Adopting the 2026 Executive Board Meeting Calendar</u></p>	<p>Jason provided an overview of this Resolution which lists the proposed 2026 SSHA³P Executive Board meeting dates: February 6, March 6, April 3, May 1, June 5, August 6, September 4, October 2, November 6, and December 4. The Board will not meet in January or July. Per Board feedback, an additional in-person option has been added: March and October meetings will be held in person with virtual options; March at Pierce County Human Services, 1501 Market Street, and the October meeting location is to be announced.</p> <p>Denson opened for questions. None. Backus moved to approve the Resolution. Bocchi seconded the motion. Vote was taken, none opposed, no abstentions.</p>	<p>Resolution 2025-09 was approved.</p>																															

TOPIC/WHO	DISCUSSION	ACTION
<p>Chair & Vice Chair Election</p>	<p>Mayor Barber nominated Vice Chair Denson as Chair. CM Bocchi seconded the motion. No other nominations were made. Denson accepted the nomination, and discussed her experience, including serving as State House Housing Policy Analyst, working with the Housing Finance Commission and serving on this Board for a couple of years.</p> <p>Vote was taken. None opposed, no abstentions.</p> <p>Mayor Roscoe nominated Deputy Mayor Bowman for Vice Chair. CM Bocchi seconded the motion. DM Bowman accepted the nomination, and thanked the group for it. She looks forward to continuing the work of this important group, and will do her best to fulfill the Vice Chair role.</p> <p>Vote was taken. None opposed, no abstentions.</p> <p>Vice Chair Denson thanked Kevin Ballard (not in attendance) for his service as Chair, and his work for many years on SSHA^{3P}s. Kevin resigned from DuPont City Council in mid-October, as he moved to Texas to be closer to his family. Thank you, Kevin!!</p>	<p>Vice Chair Denson and DM Bowman were elected 2026 SSHA^{3P} Executive Board Chair and Vice Chair – congratulations and thank you!!</p>
<p>SSHA^{3P} Manager Report Jason</p>	<p><u>Advisory Board Update</u> – Welcome, Sean McKenna, who was just appointed to the SSHA^{3P}, Advisory Board. Sean serves as Director of Project Management, for Pierce County Health Authority, and was previously a housing developer at Seattle Housing Authority. He looks forward to serving on the Board to help increase Pierce County’s stock of affordable housing. Marcella Taylor thanked the Board for her appointment as a consumer. She has lived in unincorporated Pierce County for eight years, and came to us from Oregon. Marcella’s excited to serve on the Board. As a consumer of 28 years, she has a broad understanding as subject matter expert, and does a lot in the community – affordable housing is always a hot topic. She’s eager to both share her expertise and learn from the others.</p> <p><u>Legislative Update</u> – Weekly hot sheets will soon be coming out, beginning the week prior to the start of the legislative session. Alyssa and Jason will speak with staff work groups regarding legislative issues and opportunities.</p> <p><u>Five Levee Road Property – MOU Update</u> – Water infiltration study will be conducted for four to six months,</p> <p><u>Frederickson South SSHA^{3P} Capital Fund Update</u> – This Board committed almost \$1M to this project during the May meeting. The RFP was issued 10/30 and responses are due mid-January. County staff will visit a future Board meeting to share about who will be awarded. We’ll know in a few weeks if the project has received a CHIP grant.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>SSHA³P Manager's Report continued</p>	<p><u>Property Tax Exemption Seminar Update</u> – SSHA³P will pass the baton to the Assessor Treasurer's Office and HS staff to administer future seminars. Sumner will be hosting one in 2026, and others are to be announced.</p> <p><u>Budget Report Q3</u> – Shared in the meeting packet - no anomalies or unexpected items. Jason opened for questions on the report. None.</p>	<p>Informational</p>
<p>Updates & Comments from Exec Board Members</p>	<p>Vice Chair Denson opened for updates and comments from Board members. She thanked Mayors Muri & Sherrell for their years of service on the SSHA³P Executive Board.</p> <p>And as for Mayor Woodards – if it weren't for her, we wouldn't be doing this work today! SSHA³P was birthed from a mayoral round table, by Connie Ladenburg, Bruce Dammeier and Mayor Woodards. Leaders met regularly to implement SSHA³P, with Mayor Woodards leading the way. She implemented the Affordable Housing Action Strategy – a plan consisting of 27 actions. Thank you, Mayor Woodards, first SSHA³P Executive Board Chair!</p> <p>Mayor Roscoe has enjoyed every opportunity to work with Mayor Woodards. She shared stats on Mayor Woodard's work over the years and the impact it's made on our community: Since the Affordable Housing Action Strategy passed in 2019, Tacoma has produced 1916 new affordable housing units, with 736 more slated to come online! Mayor Woodards also made Home in Tacoma possible, which legalized duplexes, triplexes, ADUs and other middle housing. 51 ADU permits were issued, a significant increase! It's not just about building units, but her efforts reshaped Tacoma's housing policy structure, and launched the Housing Supply Accelerator, a national campaign to produce, preserve, and provide a diverse range of quality housing. She led city efforts, resulting in helping more than 84,000 residents with rental assistance, utility support, and other housing stability measures.</p> <p>CM George related being a baby mayor in 2018 when he received Mayor Woodards' SSHA³P invite. He's made friends with other Mayors and really appreciates the group. Fircrest is a relatively small city, and being in this group has changed his perspective. Seeing Bruce Dammeier and Mayor Woodards work together all over the community, getting things done, despite political differences, bringing everyone together, was inspiring, and he enjoyed a front-row seat, growing to realize that affordable housing is not just a city and county problem, but Fircrest should be at the table. He's grateful that he and Fircrest had the opportunity to participate. Mayors of big cities take a lot of heat, and Mayor Woodards has gotten stuff done! CM George is quite proud of working together on policy, and thanked Mayor Woodards for gathering this group.</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Thank you, Mayor Woodards! continued</p>	<p>Mayor Backus is both proud of working with Mayor Woodards, and sad to see her move on. It's a challenge for a city to be in two counties, and Mayor Woodards has been a blessing to her, working with infectious joy; she visibly loves what she does, working with and for people, and makes others want to jump on the bandwagon, by exuding joy and excitement! Mayor Backus will miss having Mayor Woodards around, popping up everywhere. When President of NLC, she often sang <i>We are Family!</i> She'll be forever grateful for her friendship and leadership.</p> <p>Mayor Woodards expressed gratitude for the SSHA³P Executive Board. When working with Melanie Harding, Policy Analyst, to stand up SSHA³P, she shared that her mentor and father, Harold Moss, used to say, "Get as many fingerprints on the knife as possible," meaning, engage as many people as possible in implementing any idea. She called Bruce Dammeier and Connie Ladenburg. SSHA³P wasn't meant to be about Tacoma, but the entirety of Pierce County, and all cities represented. It took two years of meeting before adopting the name and group of SSHA³P. Mayor Woodards said that it's been an honor to be a part of something that, at the end of the day, will help so many people. This year SSHA³P was able to award funding for the first time; it's awesome to see it unfold as all worked together. Pierce County is unique in that all come together, understanding the benefit it brings to residents. She's appreciative and can't wait to see what SSHA³P achieves in the future. She thanked Jason Gauthier for his leadership. Our county is the better for everyone on this Board! Mayor Woodards asked if someone could send her the stats that Mayor Roscoe shared – they came from Jason – thank you!</p>	<p>Thank you, Mayor Woodards!</p> <p>Jason will send Mayor Woodards the stats that Mayor Roscoe shared.</p>
<p>Adjournment.</p>	<p>There being no further business, Mayor Woodards moved to adjourn. Mayor Roscoe seconded the motion. Vote was taken; none opposed. The motion carried unanimously. The meeting adjourned at 9:28 a.m.</p>	<p>Meeting adjourned!</p>

The next SSHA³P Executive Board meeting is scheduled for Friday, January 2, at 8:30 a.m. at 3602 Pacific Ave, Suite 200, Muckleshoot Conf Rm, or via Zoom.

Respectfully submitted,

Becki Foutz
 Administrative Assistant



SSHA³P Executive Board

AGENDA MEMODRANDUM

February 6, 2026

AGENDA CATEGORY Staff Presentation

SUBJECT: SSHA³P Capital Fund Update

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST: N/A

SUMMARY/BACKGROUND:

Summary:

This is a staff presentation to provide an update on the SSHA³P Housing Capital Fund, including: background on the Fund, a project update, and plans for the Fund’s usage in the future.

Background:

Resolution No. 2023-08 created the SSHA³P Housing Capital Fund account (the Fund) and Rules and Procedures for the Fund. The Rules and Procedures created a committee (the Committee) of contributing parties to the Fund and provided the committee the authority to “create priorities for the expenditure of moneys from the Fund and provide recommendations to the Executive Board for expenditures from the Fund.” Award and expenditures from the Fund must be authorized by action of the Executive Board.

The current contributing parties to the Fund are the Cities of Auburn, Fife, and Sumner, and Pierce County, with each contributing funds collected under RCW 82.14.540.

ATTACHMENTS:

- SSHA³P Capital Fund Update Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

SSHA³P

SSHA³P CAPITAL UPDATE

SSHA³P EXECUTIVE BOARD MEETING

FEBRUARY 6, 2026

AGENDA

- SSHA³P Capital Fund Background
- Frederickson South Project
- Next Steps for the Capital Fund
- Questions

SSHA³P CAPITAL FUND BACKGROUND

- Resolution No. 2023-08, Creating the SSHA³P Capital Fund Account
- Funders: cities of Auburn, Fife, Sumner and Pierce County
- Funding Source: Affordable and Supportive Housing Sales and Use Tax Credit
- 2024 SSHA³P Capital Fund Notice-of-Funding Availability (NOFA)
- 2025 Resolution No. 2025-01

POLICY STATEMENT

In 2025 the Fund Committee adopted a policy statement to guide decision making for Fund usage recommendations:

Principle 1

Funder Priority

In effort to ensure each contributor to the Fund realizes progress toward local housing targets, the Fund shall be prioritized for award within the boundaries of the governments that contributed to the Fund. The Fund Committee may choose to limit eligible projects to those within boundaries of contributing members.

Principle 2

Government Owned Properties

The Fund shall prioritize the funding of projects on properties owned by contributing members and secondarily prioritize projects that leverage other publicly owned lands (example: Sound Transit, Department of Transportation, etc.). Through this priority, the Fund encourages the use of publicly owned assets for affordable housing development.

Principle 3

Geographic Funding

Over the 20-year Comprehensive Planning horizon, the Fund shall seek to fund an equitable distribution of projects across contributing members.

MEMBER GOVERNMENT CONTRIBUTIONS

The Fund's Rules and Procedures allow for member governments to allocate funds on an annual or biannual basis. Below are contributing members' allocations in 2024 and 2025.

Table 1: SSHAP ³ Capital Fund Account - Funding Assumptions					
	City of Auburn	City of Fife	City of Sumner	Pierce County	Total
2024	\$ 15,000	\$ 153,000	\$ 125,000	\$ 293,000	\$ 586,000
2025	\$ 15,000	\$ 110,000	\$ 65,000	\$ 167,000	\$ 357,000
Total FY 24-25	\$ 30,000	\$ 263,000	\$ 190,000	\$ 483,000	\$ 966,000

RESOLUTION NO. 2025-01

- The Fund Committee adopted a recommendation at its March 28, 2025, meeting for the Executive Board to adopt proposed Resolution No. 2025-01
- Resolution No. 2025-01 authorized the pre-commitment of \$966,000 of the SSHA³P Housing Capital Fund as part of an RFP issued by the Pierce County Community Development Corporation (PCCDC) for the transfer of land for affordable or mixed-income homeownership housing development in the Frederickson community.
- The proposed Resolution included requirements for use of the funds:
 - SSHA³P Capital Fund moneys are restricted to funding capital construction.
 - The project must include the construction of a minimum of 20 affordable housing units
 - The Pierce County Community Development Corporation must encourage and prioritize RFP responses that propose the construction of housing units that incorporate universal design principles.
 - The RFP shall require the awarded RFP respondent to market housing opportunities to residents of the cities of Fife and Sumner.
- The Executive Board adopted Resolution 2025-01 at a May 30, 2025, special meeting

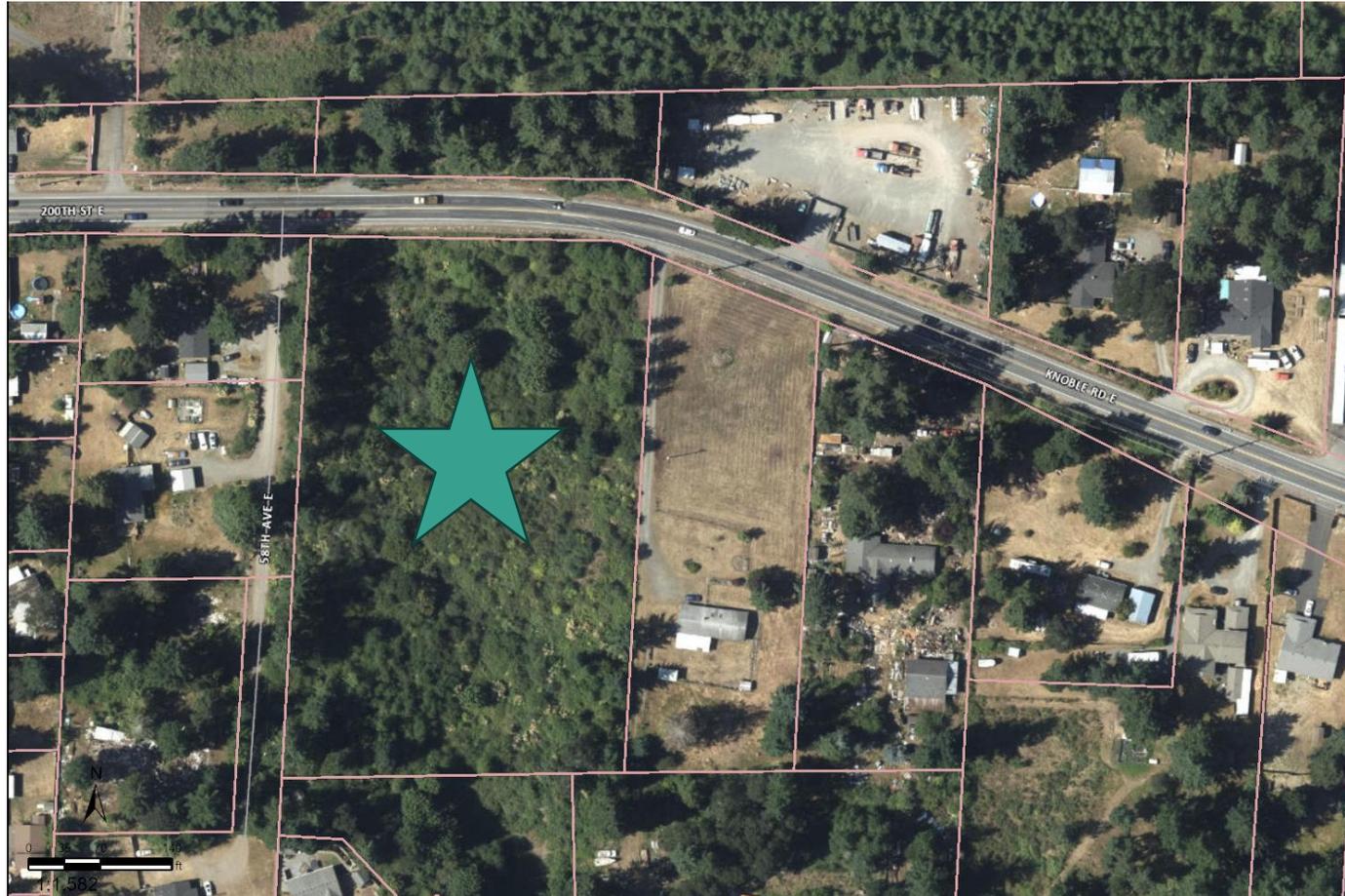
FREDERICKSON SOUTH

In October 2024, the PCCDC acquired a **4.22-acre parcel from DNR at 200th St. E. & Knoble Rd. E.** in Frederickson.

- Zoned for **moderate-density housing**
- Preliminary site design indicated the site can accommodate up to **28 new homes**
- **SSHA³P** pre-committed **\$966,000** for home construction as part of RFP



FREDERICKSON SOUTH



Acquisition: Purchased by Pierce County from the Department of Natural Resources in October 2024

Address: 5804 200th St. E Spanaway, WA 98387

Site Area: 4+ acres

Zoning: Suburban Residential

Residential Capacity: 28 units

Project Type: Homeownership

Affordability Target: Households earning less than 80% of Area Median Income

FREDERICKSON SOUTH PROGRESS

Progress since July 2025:

- **Offsite infrastructure** engineering completed
- Contracted with Commerce for the **\$500,000 pre-development appropriation**
- Submitted **CHIP grant request** in September
- **Launched an RFP** for qualified development partner in October
- **RFP closed** in January and received 2 responses
- Project awarded a **\$1 million** CHIP grant
- In December 2025 held an RFP Workshop meeting

Next Steps

- Anticipated action to **award RFP** at PCCDC Board meeting on February 16th
- **Infrastructure construction** to start in 2026

WHAT'S NEXT FOR THE CAPITAL FUND?

- Fund Committee's December 2025 meeting direction
 - No NOFA in 2026
 - Consider potential use in 2027 for member government surplus property transfer/development
- Continued evaluation of the City of Fife's Levee Road Property
- Complete first annual report
- Open invitation for member government participation



FUNDING ASSUMPTIONS

The Fund’s Rules and Procedures allow for member governments to allocate funds on an annual or biannual basis. Below are funding assumptions for 2026 and 2027.

SSHA ³ P Capital Fund Account - Funding Assumptions					
	City of Auburn	City of Fife	City of Sumner	Pierce County*	Total
2026	\$ 15,000	\$ 87,000	\$ 65,000	\$ 167,000	\$ 334,000
2027	\$ 15,000	\$ 87,000	\$ 65,000	\$ 167,000	\$ 334,000
Total FY 26-27	\$ 30,000	\$ 174,000	\$ 130,000	\$ 334,000	\$ 668,000

* Pierce County’s matching city contributions up to \$500,000

SSHA³P

SSHA³P CAPITAL UPDATE

SSHA³P EXECUTIVE BOARD MEETING

FEBRUARY 6, 2026



SSHA³P Executive Board

AGENDA MEMODRANUM

February 6, 2026

AGENDA CATEGORY: Resolution No. 2026-01

SUBJECT: Advisory Board Appointment Committee

PRESENTED BY: Alyssa Torrez, SSHA³P Program Specialist II

SUMMARY/BACKGROUND:

The SSHA³P Advisory Board provides advice and recommendations to the Executive Board on the work of SSHA³P. The SSHA³P Intergovernmental Agreement (IGA) requires that the Advisory Board consist of 15 to 20 members. Resolution 2023-02 which established the Advisory Board requires that SSHA³P Advisory Board membership reflects one-third consumers of affordable/attainable housing who shall fill "Consumer Seats;" one-third developers, designers, planners, managers of affordable/attainable housing, who shall fill "Developer/Manager Seats;" and one-third advocates and advisors who work on land use and housing issues, who shall fill "Advisor/Advocate Seats."

Resolution 2026-01 will create the 2026 Advisory Board Appointments Committee to make recommendations on appointment of members to the Advisory Board.

ATTACHMENTS:

- Resolution 2026-01
- Advisory Board Appointment Committee Presentation

STAFF RECOMMENDATION:

Adoption of Resolution No. 2026-01

ALTERNATIVES:

- Amend Resolution No. 2026-01 and adopt as amended.
- Table Resolution No. 2026-01 to for consideration at a future meeting.

RECOMMENDED MOTION:

"I move to adopt resolution No. 2026-01"



**2026 SSHĀ³P
ADVISORY BOARD
APPOINTMENT
COMMITTEE**

FRIDAY, FEBRUARY 6, 2026

ALYSSA TORREZ

PROGRAM SPECIALIST II

AGENDA

- Membership requirements
- Current membership
- Committee commitment

ADVISORY BOARD REQUIREMENTS

- 15-20 members
- Members should represent the geographic and demographic diversity of Pierce County
- Members will reflect
 - One-third consumers of affordable/attainable housing, both rental and ownership
 - One-third developers, designers, planners, and managers of affordable/attainable housing
 - One-third advocates and advisors who work on land use and housing issues

CURRENT MEMBERSHIP

Name	Seat
Adria Buchanan	Advisor/Advocate
Doris Smith	Consumer
Elaine Tuisila	Advisor/Advocate
Faaluaina Pritchard	Developer/Manager
Isabella Rivera Kjaer	Advisor/Advocate
Jay Worley	Consumer
Jonah Kinchy	Developer/Manager
Laura Kerr	Consumer
Lori Wada	Advisor/Advocate
Marcella Taylor	Consumer
Rosey Zhou	Advisor/Advocate
Sara Delano	Consumer
Sean McKenna	Developer/Manager
Tim Fairley	Consumer
Zac Baker	Developer/Manager

Advisor/Advocate 5
 Consumer 6
 Developer/Manager 4

COMMITTEE

- Advisory Board Appointment Committee reviews applicants that have been through the Advisory Board application process
- Recommends applicants for appointment to the Advisory Board
- Meets once to review applicants and make recommendation to Executive Board



**2026 SSHĀ³P
ADVISORY BOARD
APPOINTMENT
RECOMMENDATIONS**

FRIDAY, FEBRUARY 6, 2026

ALYSSA TORREZ

PROGRAM SPECIALIST II



RESOLUTION NO. 2026-01

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A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (SSHA³P), CREATING AN 2026 ADVISORY BOARD APPOINTMENTS COMMITTEE.

WHEREAS, SSHA³P was formed on October 12, 2021, by Intergovernmental Agreement (IGA); and

WHEREAS, the SSHA³P IGA calls for the establishment of a SSHA³P Advisory Board to provide advice and recommendations on the work of SSHA³P; and

WHEREAS, on April 7, 2023, the SSHA³P Executive Board adopted Resolution 2023-02, establishing the SSHA³P Advisory Board, providing for the purpose and duties of the board, and establishing qualifications for the board; and

WHEREAS, the SSHA³P IGA and Resolution No. 2023-02 require that the SSHA³P Advisory Board consist of 15 to 20 community members and/or key stakeholders; and

WHEREAS, Resolution No. 2023-02 requires that SSHA³P Advisory Board membership reflect one-third consumers of affordable/attainable housing (rental and ownership housing), who shall fill “Consumer Seats;” one-third developers, designers, planners, managers of affordable/attainable housing, who shall fill “Developer/Manager Seats;” and one-third advocates and advisors who work on land use and housing issues, who shall fill “Advisor/Advocate Seats;” and

WHEREAS, the 2026 Advisory Board Appointment Committee shall be a subcommittee of no more than 7 members and/or alternate members of the SSHA³P



24 Executive Board, created to review applicants and make appointment recommendations
25 to the Executive Board for members to the SSHA³P Advisory Board.

26 NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

27 **Section 1. Create a 2026 Advisory Board Appointment Committee**

28 The SSHA³P Executive Board adopts the creation of the Advisory Board
29 Appointment Committee and appoints the following Executive Board members
30 and/or alternate members to the Committee.

- 31
- 32 Committee Member 1: _____
- 33 Committee Member 2: _____
- 34 Committee Member 3: _____
- 35 Committee Member 4: _____
- 36 Committee Member 5: _____
- 37 Committee Member 6: _____
- 38 Committee Member 7: _____

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41 **Section 2. Effective Date.**

42 This Resolution will take effect and be in full force on passage and signatures.

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44 Adopted this _____ day of _____, 2026.

45 **SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

46

47

48 _____

49 Robyn Denson, CHAIR

50

51 ATTEST:

52 _____

53 _____



SSHA³P Executive Board

AGENDA MEMODRANDUM

February 6, 2026

AGENDA CATEGORY: Staff Presentation

SUBJECT: Legislative Session Update

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST: N/A

SUMMARY/BACKGROUND:

Summary:

This is a staff presentation to provide an update on the 2026 State Legislative Session and SSHA³P's work on issues in alignment with the Executive Board's adopted 2026 legislative agenda.

Background:

On October 3, 2025, the SSHA³P Executive Board adopted a 2026 State Legislative Agenda, which can be found online at <https://southsoundaffordablehousing.org/home-page/advocacy/>.

ATTACHMENTS:

- Legislative Session Update Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



LEGISLATIVE SESSION UPDATE

EXECUTIVE BOARD REGULAR MEETING

FEBRUARY 6, 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
 - 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 2141
 - Bill would amend state building code update cycle from its current 3-year period to a 10-year cycle. **Bill is not advancing.**
- HB 2610 / SB 6220
 - 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
 - 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 / HB 2359
 - 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/ SB 6294
 - 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

- HB 2295 / SB 6003
 - **\$230 million** for the Housing Trust Fund
 - \$50 million for **preservation program**
 - \$81 million for affordable **rental projects**
 - \$73 million for **affordable homeownership** project development
 - \$12.5 million for acquisition and preservation of **mobile/manufactured home communities**
 - Increases **Thrive Center Tacoma's** appropriation from \$2 million to \$4 million
 - SSHA³P continuing asks for **Workforce Housing Accelerator and CHIP** program funding

LOCAL AFFORDABLE HOUSING FUNDING OPTIONS

- HB 2259
 - 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
 - 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
 - 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 / SB 5885
 - 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
 - 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 / SB 6069
 - 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 / HB 2621
 - Property tax reform bill
 - Consolidates state property tax rate
 - Increases income thresholds for receiving property tax exemption for seniors and disabled households

RECREATIONAL VEHICLES AS PERMANENT HOUSING

- HB 1443
 - Requires cities and counties to allow up to two mobile dwellings per residential lot if certain requirements are met.
 - SSHA³P plans to make concerted effort to oppose bill if it moves to Senate

DATES TO REMEMBER

- ~~• January 12~~ ~~First Day of 2026 Legislative Session~~
- ~~• February 4~~ ~~Policy Committee Cutoff~~
- February 9 Fiscal Committee Cutoff
- February 17 House of Origin Cutoff
- February 25 Opposite House Policy Committee Cutoff
- March 2 Opposite House Fiscal Committee Cutoff
- March 6 Opposite House Cutoff
- March 12 Sine Die



LEGISLATIVE SESSION UPDATE

EXECUTIVE BOARD REGULAR MEETING

FEBRUARY 6, 2026

JASON GAUTHIER, SSHA³P MANAGER