



**South Sound Housing Affordability Partners  
Executive Board**

**Regular Meeting Agenda**

1501 Market Street, Suite 140 Tacoma, WA 98402 | Council Chambers

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

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

April 3, 2026, 8:30 a.m.

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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, Councilmember Edward Wood

Deputy Mayor Mike Winkler (Alternate), Councilmember Jason Rasmus (Alternate), Councilmember Summer Andriyuk (Alternate), Mayor Pro Temp Brett Wittner (Alternate), Councilmember Julie Martin (Alternate), Councilmember Philip Lindholm (Alternate), Gary Gant (Alternate), Jason Wilson (Alternate), Councilmember Latasha Palmer (Alternate), Mayor Pro Tem Denise McCluskey (Alternate)

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**I. CALL TO ORDER**

ROLL CALL

WELCOME BY CHAIR DENSON

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**II. REVIEW AGENDA/AGENDA MODIFICATIONS**

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**III. CONSENT AGENDA**

ATTACHMENTS: March 6, 2026, Executive Board regular meeting minutes

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**IV. PUBLIC COMMENT**

This is the time set aside for the public to comment on final action of the Executive Board. To request to speak virtually, please press the Raise Hand button near the bottom of your Zoom window or \*9 on your phone; if speaking in person, please sign in on the on the public comment form in the chambers. 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](mailto:ssha3p@piercecountywa.gov).

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**V. RESOLUTIONS AND PRESENTATIONS**

**A. Resolution No. 2026-03**

**Purpose:** Presentation by Alyssa Torrez, SSHA<sup>3</sup>P Program Specialist II, of Resolution No. 2026-03, appointing members to the SSHA<sup>3</sup>P Advisory Board.

ATTACHMENTS: Agenda Memorandum: Resolution No. 2026-03  
Presentation: Resolution No. 2026-03  
Resolution No. 2026-03  
Applicant Profiles

**B. Pierce County Affordable Housing Update**

**Purpose:** Presentation from John Barbee, Pierce County Community Services Manager, to provide an update on Pierce County affordable housing funding and production.

ATTACHMENTS: Agenda Memorandum: Pierce County Affordable Housing Update

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## SSHA<sup>3</sup>P Executive Board Meeting

March 6, 2026

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**Executive Board Members Present:** Mayor Backus (Auburn), CM Southard (Edgewood), CM Thakor (DuPont), Mayor Roscoe (Fife), CM George (Fircrest), Mayor Barber (Gig Harbor), CM Brandstetter (Lakewood), Mayor Witting (Puyallup), CM Henderson (Steilacoom), Mayor Bowman (Sumner), CM Sadalge (Tacoma)

**Executive Board Members Excused:** CM Denson (Pierce County-Council), Executive Mello (Pierce County-Executive)

**Executive Board Members Absent:** Mayor White (Milton), CM Wood (University Place)

**Executive Board Alternate Members Present:** DM Winkler (DuPont), Director Gant (Pierce County-Executive)

### Call to Order

Vice Chair Bowman called the meeting to order at 8:32 AM.

### Roll Call

SSHA<sup>3</sup>P Manager called roll; a quorum was present.

### Review Agenda/Agenda Modifications

There were no requests for agenda modifications.

### Consent Agenda

Motion was made by Mayor Barber to adopt content agenda. Seconded by Mayor Backus. Motion passed by voice vote.

### Public Comment

There were no public comments.

### Resolutions and Presentations

#### Resolution No. 2026-02

SSHA<sup>3</sup>P Program Specialist II Alyssa Torrez provided a briefing on Resolution No. 2026-02, adopting a 2026 Advisory Board work plan.

Motion was made by Mayor Backus to adopt Resolution No. 2026-02. Motion was seconded by Mayor Roscoe. Resolution passed with by voice vote.

#### Fund Balance Usage Policy

SSHA<sup>3</sup>P Manager, Jason Gauthier provided a presentation on the Fund Balance Usage Policy. The presentation provided background on the usage of fund balance and requested direction from the Executive Board on future usage of the fund balance. Board members provided direction for options

# SSHA<sup>3</sup>P

to be provided as part of 2027 budget discussion on usage of fund balance.

## [Presentation: Accessory Dwelling Unit Communication Project](#)

SSHA<sup>3</sup>P Program Specialist II Alyssa Torrez provided the Executive Board with an update on SSHA<sup>3</sup>P's work ADU Communication project. [Accessory Dwelling Unit Development - South Sound Affordable Housing](#)

## **Report by the SSHA<sup>3</sup>p Manager**

SSHA<sup>3</sup>P Manager updated the Executive Board on the in-person meeting planned for the April 3<sup>rd</sup> Executive Board meeting.

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

None

## **Adjourn**

Mayor Backus moved to adjourn the meeting. Mayor Barber seconded the motion. The motion passed via voice vote. The meeting adjourned at 9:31 a.m.



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

### AGENDA MEMODRANUM

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April 3, 2026

AGENDA CATEGORY: Resolution No. 2026-03

SUBJECT: Advisory Board Appointments

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

#### SUMMARY/BACKGROUND:

The SSHA<sup>3</sup>P Advisory Board provides advice and recommendations to the Executive Board on the work of SSHA<sup>3</sup>P. The SSHA<sup>3</sup>P Intergovernmental Agreement (IGA) requires that the Advisory Board consist of 15 to 20 members. Resolution 2023-02 which established the Advisory Board requires that SSHA<sup>3</sup>P 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.”

At the Executive Board regular meeting on December 5<sup>th</sup>, 2025, the Executive Board appointed new Advisory Board members starting terms in January 2026. During this action, Executive Board members instructed SSHA<sup>3</sup>P staff to conduct additional recruitment for Advisory Board members in the “Developer/Manager” seat.

At the Executive Board’s regular meeting on February 6<sup>th</sup>, 2026, the SSHA<sup>3</sup>P Executive Board passed Resolution No 2026-01 to establish an ad-hoc committee, the 2026 Advisory Board Appointment Committee to appoint Advisory Board members for 2026.

SSHA<sup>3</sup>P staff conducted additional recruitment for Advisory Board members to ensure equal distribution across the three categories. In March 2026, SSHA<sup>3</sup>P staff conducted interviews and presented applicants to the Advisory Board Appointment Committee on March 25, 2026. The committee members present at the meeting were Sumner Mayor Bowman, Fife Mayor Roscoe, Auburn Mayor Backus, Puyallup Mayor Witting.

At this meeting, the Committee made unanimous recommendations summarized below:

- Appointment of Ahndrea Blue and Lacey barker to Developer/Manager seats
- Appointment of Landon Jones to the Advisor/Advocate seat

Resolution No. 2026-03 would adopt the Committee’s recommendations. Adoption of Resolution No. 2026-03 would result in an Advisory Board with 18 members: 6 in Consumer seats, 6 in Developer/Manager seats, and 6 in Advisor/Advocate seats.

#### ATTACHMENTS:

- Resolution 2026-03
- Advisory Board Appointment Presentation
- Applicant Profiles

STAFF RECOMMENDATION:

Adoption of Resolution No. 2026-03

ALTERNATIVES:

- Amend Resolution No. 2026-03 and adopt as amended.
- Table Resolution No. 2026-03 for consideration at a future meeting.

RECOMMENDED MOTION:

"I move to adopt resolution No. 2026-03."

## RESOLUTION 2026-03 ADVISORY BOARD APPOINTMENTS

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FRIDAY, APRIL 3, 2026

ALYSSA TORREZ

PROGRAM SPECIALIST II

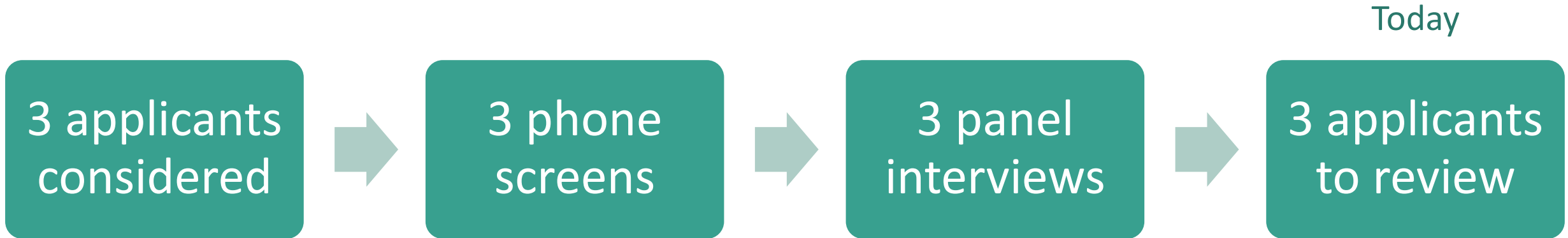
# AGENDA

- Membership requirements
- Applicants
- Areas of Expertise
- Geographic Distribution
- Advisory Board Appointment Committee ecommendation
- Resolution 2026-03 vote

# 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

# NEW APPLICANTS



# BOARD MAKEUP

| Key            |
|----------------|
| Current member |
| New applicant  |

| Advisor/Advocate      | Developer/Manager         | Consumer        |
|-----------------------|---------------------------|-----------------|
| Lori Wada             | Faaluaina (Lua) Pritchard | Sara Delano     |
| Rosey Zhou            | Zac Baker                 | Laura Mullen    |
| Isabella Rivera Kjaer | Jonah Kinchy              | Tim Fairley     |
| Adria Buchanan        | Sean McKenna              | Jay Worley      |
| Elaine Tuisila        | Ahndrea Blue              | Marcella Taylor |
| Landon Jones          | Lacey Barker              | Doris Smith     |

# AREAS OF EXPERTISE – DEVELOPER/MANAGER

| Member/<br>Applicant      | Area(s) of Expertise  |
|---------------------------|---|
| Jonah Kinchy              | Affordable homeownership development                              |
| Zac Baker                 | For-profit affordable housing development                         |
| Faaluaina (Lua) Pritchard | Affordable housing development, community outreach and engagement |
| Steve McKenna             | Development, asset management, PCHA Director                      |
| Ahndrea Blue              | CEO Making a Difference Foundation                                |
| Lacey Barker              | City of Seattle Housing Asset Manager                             |

| Key            |
|----------------|
| Current member |
| New applicant  |

# AREAS OF EXPERTISE – ADVISOR/ADVOCATE

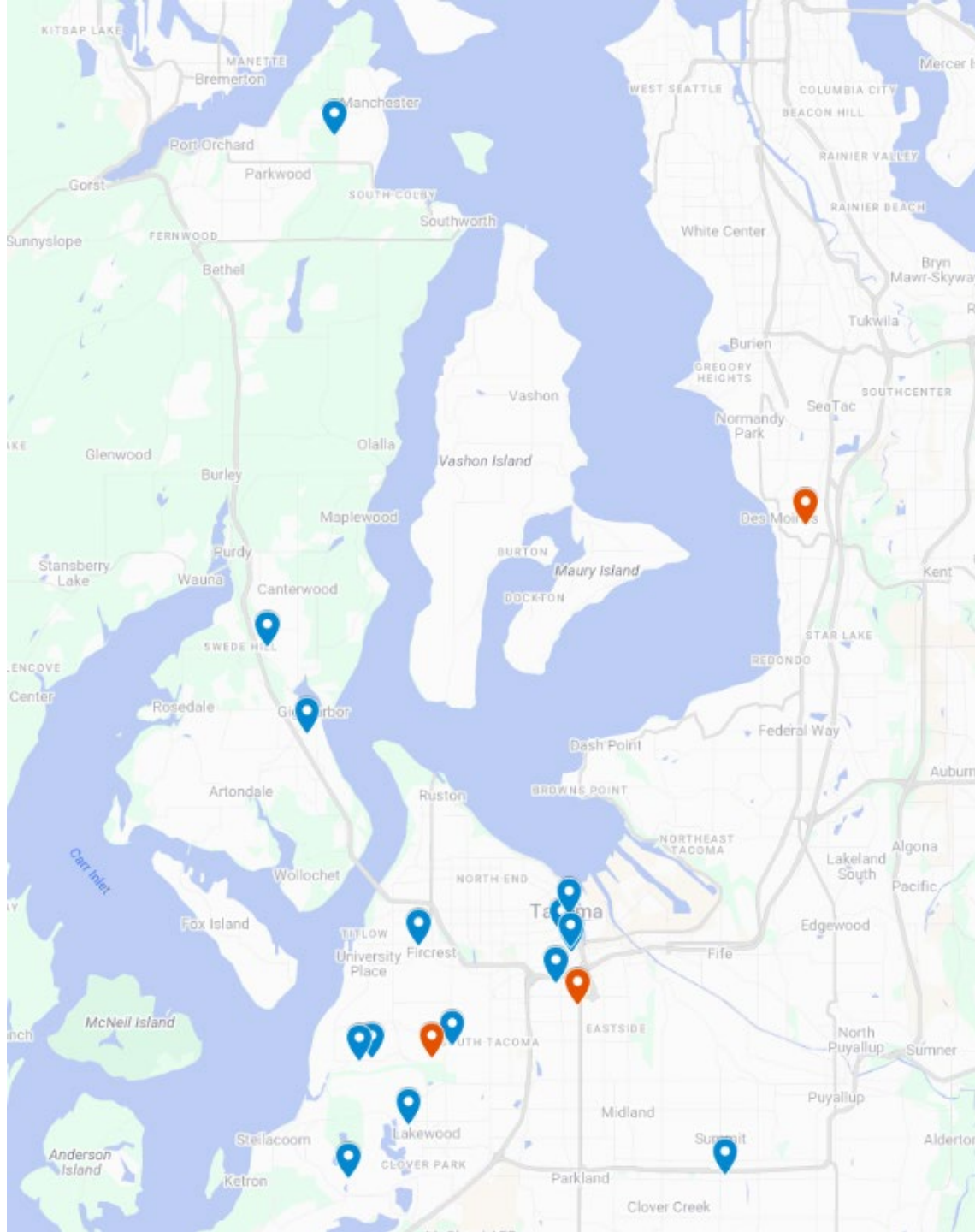
| Member/Applicant      | Area(s) of Expertise                         |
|-----------------------|--|
| Isabella Rivera Kjaer | Equity, planning                             |
| Rosey Zhou            | Affordable housing finance, local government |
| Lori Wada             | Affordable housing finance, state government |
| Adria Buchanan        | Fair housing                                 |
| Elaine Tuisila        | Outreach, engagement, resources              |
| Landon Jones          | Previous HUD experience, finance             |

| Key            |
|----------------|
| Current member |
| New applicant  |

# AREAS OF EXPERTISE – CONSUMER

| <b>Member/<br/>Applicant</b> | <b>Area(s) of Expertise</b>                    |
|------------------------------|--|
| Tim Fairley                  | Community outreach and connection to resources |
| Laura Mullen                 | Accounting                                     |
| Sara Delano                  | Architect                                      |
| Jay Worley                   | Lived experience advocate                      |
| Marcella Taylor              | Trauma informed care                           |
| Doris Smith                  | Community engagement                           |

| <b>Key</b>     |
|----------------|
| Current member |
| New applicant  |



- 📍 Current (9)
- 📍 New (9)

# RECOMMENDATION

- Executive Committee directs staff to move forward the recommended applicants for appointment to the Advisory Board
  - Developer/Manager Seat
    - Ahndrea Blue
    - Lacey barker
  - Advisor/Advocate Seat
    - Landon Jones
- Suggested motion “I move to adopt resolution No. 2025-08, with amended language, removing Cassie Dallas from recommendation.”

## RESOLUTION 2026-03 ADVISORY BOARD APPOINTMENTS

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FRIDAY, APRIL 3, 2026

ALYSSA TORREZ

PROGRAM SPECIALIST II



**RESOLUTION NO. 2026-03**

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A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (SSHA<sup>3</sup>P), APPOINTING MEMBERS TO THE ADVISORY BOARD.

WHEREAS, SSHA<sup>3</sup>P was formed on October 12, 2021, by Intergovernmental Agreement (IGA); and

WHEREAS, the SSHA<sup>3</sup>P IGA calls for the establishment of a SSHA<sup>3</sup>P Advisory Board to provide advice and recommendations on the work of SSHA<sup>3</sup>P; and

WHEREAS, on April 7, 2023, the SSHA<sup>3</sup>P Executive Board adopted Resolution 2023-02, establishing the SSHA<sup>3</sup>P Advisory Board, providing for the purpose and duties of the board, and establishing qualifications for the board; and

WHEREAS, the SSHA<sup>3</sup>P IGA and Resolution No. 2023-02 require that the SSHA<sup>3</sup>P Advisory Board consist of 15 to 20 community members and/or key stakeholders; and

WHEREAS, Resolution No. 2023-02 requires that SSHA<sup>3</sup>P 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, at the December 5<sup>th</sup> Executive Board meeting, members of the Executive Board appointed new Advisory Board members for 2026 and gave direction to SSHA<sup>3</sup>P staff to recruit additional members to fill the “Developer/Manager” seat: and



24 WHEREAS, SSHA<sup>3</sup>P staff members conducted an additional recruitment and  
25 selection process to identify eligible and qualified applicants for the SSHA<sup>3</sup>P Advisory  
26 Board in the “Developer/Manager” seat, as directed by the Executive Board; and

27 WHEREAS, a subcommittee of the SSHA<sup>3</sup>P Executive Board recommends the  
28 following applicants for appointment to the SSHA<sup>3</sup>P Advisory Board.

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

30

31 **Section 1. Appointment of Advisory Board Members.**

32 The SSHA<sup>3</sup>P Executive Board hereby appoints the following individuals as stated  
33 below:

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35 Landon Jones Advisor/Advocate Seat  
36 First Term  
37 Term Length: through December 31, 2029

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40 Ahndrea Blue Developer/Manager Seat  
41 First Term  
42 Term Length: through December 31, 2029

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44 Lacey Barker Developer/Manager Seat  
45 First Term  
46 Term Length: through December 31, 2029

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50 **Section 2. Effective Date.**

51 This Resolution will take effect and be in full force on passage and signature.

52

53

54 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

55 **SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

# SSHAP<sup>3</sup>

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59 \_\_\_\_\_  
Robyn Denson, CHAIR

60

61 ATTEST:

62 \_\_\_\_\_

63 \_\_\_\_\_

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

**Name:** Ahndrea Blue

**Pronouns:** She/her

**Lives in:** Des Moines, WA

**Applying as an individual**

**Applying as a representative of an organization**

**Name of organization (if applicable):** Making A Difference Foundation (MADF)

**Person with experience applying to or participating in an affordable housing program**

**Developer, designer, planner, builder, or manager of housing development projects**

**Advocate and/or advisor on land use and housing issues**

**Affordable housing program(s) applied to or participated in:** N/A

**When did you apply to participate in this program?** N/A

**Occupation and employer:** President/CEO, Making A Difference Foundation (MADF)

**Professional/Community Activities:** President & CEO of the Making A Difference Foundation (MADF), overseeing programs that serve thousands of Pierce County residents annually Founder and Executive Leader of Eloise's Cooking Pot Food Bank, one of the largest and most culturally responsive food assistance programs in the region.

Leader of the BIPOC Farm Fresh HUB Program supporting small BIPOC farmers, food sovereignty, and regional food-system development Active participant in local and regional coalitions addressing food insecurity, housing instability, poverty reduction, and community health Partner in ongoing collaborations with Pierce County, the City of Tacoma, local school districts, and community-based organizations.

Engaged community advocate with strong ties to BIPOC communities, low-income families, seniors, youth, and households experiencing economic hardship Experience overseeing community infrastructure projects, including warehouse operations, cold-storage expansions, and capital improvements that support regional service delivery.

**Describe your interest in serving on the SSHA3P Advisory Board:** I am deeply committed to strengthening housing affordability, stability, and access for low-income and marginalized households in Pierce County. Through my role as President and CEO of Making A Difference Foundation (MADF) and our Eloise's Cooking Pot Food Bank, I work directly with families who face housing insecurity, displacement, and compounding economic pressures. Every day we see how rising rents, lack of attainable housing, and shortages of supportive services create barriers to well-being—and how these challenges disproportionately impact BIPOC communities, seniors, single parents, and working families. My interest in serving on the SSHA3P Advisory Board comes from both lived organizational experience and a strong commitment to collaborative problem-solving. MADF's work impacts thousands of households annually, providing me with insight into the real-world effects of housing instability and its intersection with food access, transportation, health, employment, and family stability. I believe this perspective can meaningfully contribute to SSHA3P's efforts to create coordinated, regional solutions. I

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

am especially drawn to the Board's focus on cross-sector collaboration and policy alignment. Sustainable change requires nonprofits, local governments, community organizations, and housing providers to work together—not in silos. I welcome the opportunity to contribute my on-the-ground experience, advocate for equitable and culturally relevant approaches, and help shape strategies that expand affordable housing opportunities for the South Sound. Serving on the Advisory Board would allow me to bring the voices of the families we serve into broader regional conversations, while also supporting SSHA<sup>3</sup>P's mission to advance housing affordability and stability for all residents.

### **What traits, skills, connections, and experiences would you bring to the SSHA<sup>3</sup>P Advisory Board?**

I bring extensive leadership experience in nonprofit management, community services, and cross-sector collaboration, along with a deep understanding of the daily challenges faced by low-income and housing-insecure families in Pierce County.

As President and CEO of Making A Difference Foundation, I work directly at the intersection of food access, poverty, housing instability, and community health. In addition to my professional work, I also own multiple properties in Pierce County, which gives me firsthand insight into the local housing landscape, neighborhood needs, and the practical realities of housing availability and affordability in our region.

#### Traits & Skills:

- Collaborative leadership and strong relationship-building across government, nonprofit, and community partners
- An equity-centered approach with a focus on culturally relevant and community-informed solutions
- Practical, solutions-oriented problem-solving grounded in real service delivery
- Strategic planning, systems thinking, and clear communication with diverse stakeholders

#### Connections:

- Deep relationships with families across Pierce and South King Counties through MADF's programs
- Established partnerships with local governments, service organizations, funders, and BIPOC community groups
- Strong ties to community leaders working on food security, family stability, and social services networks

#### Experience:

- Direct work with housing-insecure households and individuals facing compounding economic pressures
- Oversight of major community programs, warehouse operations, and regional service distribution
- Development of new initiatives that meet emerging community needs
- Experience securing and managing funding for large-scale community and infrastructure projects

Together, these strengths enable me to bring a grounded, community-centered perspective to the SSHA<sup>3</sup>P Advisory Board, supporting collaborative regional strategies that promote housing affordability and stability.

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

**Name:** Lacey Barker

**Pronouns:**

**Lives in:** Tacoma

**Applying as an individual**

**Applying as a representative of an organization**

**Name of organization (if applicable):**

**Person with experience applying to or participating in an affordable housing program**

**developer, designer, planner, builder, or manager of housing development projects**

**advocate and/or advisor on land use and housing issues**

**Affordable housing program(s) applied to or participated in:** N/A

**When did you apply to participate in this program?** N/A

**Occupation and employer:** City of Seattle Office of Housing, Asset Manager

**Professional/Community Activities:** Tacoma Community Redevelopment Authority member since 2019

**Describe your interest in serving on the SSHA<sup>3</sup>P Advisory Board:** I am an advocate for affordable housing being done right. As someone who has gone from living in affordable housing, to working in affordable housing compliance and management, to working in a major funding organization, I've seen and have been on multiple sides of the issues of affordable housing. As a resident of Pierce County, I want to make sure that it is done well in my community.

**What traits, skills, connections, and experiences would you bring to the SSHA<sup>3</sup>P Advisory Board?**

In addition to working in multiple roles in the affordable industry, I have also worked as a housing counselor for the Seattle Housing Authority, where my role taught new voucher holders about the in's and out's of the program as well as supporting them through their housing search and application endeavors. I have built relationships with funders and advocates across the programs such as WSHFC, Commerce, and King County.

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

**Name:** Landon Jones

**Pronouns:** he/him

**Lives in:** University Place

**Applying as an individual**

**Applying as a representative of an organization**

**Name of organization (if applicable):** N/A

**Person with experience applying to or participating in an affordable housing program**

**developer, designer, planner, builder, or manager of housing development projects**

**advocate and/or advisor on land use and housing issues**

**Affordable housing program(s) applied to or participated in:** N/A

**When did you apply to participate in this program?** N/A

**Occupation and employer:** Donor Management Specialist, Office of the Secretary of State

**Professional/Community Activities:** Former Advisory Neighborhood Commissioner in Washington, DC  
Formerly employed by the US Department of Housing & Urban Development

**Describe your interest in serving on the SSHA<sup>3</sup>P Advisory Board:** I am interested in serving on the SSHA<sup>3</sup>P Advisory Board because I am a tireless advocate for the development of affordable housing and outreach programs designed to create avenues for underserved residents.

**What traits, skills, connections, and experiences would you bring to the SSHA<sup>3</sup>P Advisory Board?**

I believe that my professional background as a grants management and community outreach specialist at the local and federal levels of government suits the experience that your organization seeks. During my tenure at HUD I created a grant designed to incentivize applicants to develop affordable housing projects in high income areas. Prior to my role in federal government I managed and developed grants on behalf of the District of Columbia



**AGENDA BILL**  
**Executive Board**

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April 3, 2026

AGENDA CATEGORY External Presentation

SUBJECT: Pierce County Affordable Housing Update

PRESENTED BY: John Barbee

**SUMMARY/BACKGROUND:**

John Barbee, Pierce County Community Services Manager, will provide an update on affordable housing funding and production in Pierce County.

Pierce County multiple affordable housing funding sources and provides funding for the acquisitions, construction, and redevelopment of affordable housing projects throughout Pierce County.

**ATTACHMENTS:**

- Pierce County Affordable Housing Update Presentation

**STAFF RECOMMENDATION:**

N/A

**ALTERNATIVES:**

N/A

**RECOMMENDED MOTION:**

N/A

# Pierce County Human Services Affordable Housing Overview and Update

John Barbee, Community Services Manager

[john.barbee@piercecounitywa.gov](mailto:john.barbee@piercecounitywa.gov)

# Affordable Housing Overview

The Human Services Department funds affordable housing development and preservation activities including:

- **Affordable Rental Housing:** Acquisition, New Construction and/or Rehabilitation for occupancy by households with income at or below 60% of Area Median Income (\$72,480 for a household of 4).
- **Affordable Homeownership Housing:** Acquisition, New Construction and/or Rehabilitation for sale to households with income at or below 80% of Area Median Income (\$96,650 for a household of 4).
- **Affordable Rental Housing:** Operations and Maintenance for new and existing affordable rental housing projects occupied by households with income at or below 60% for Area Median Income.

For capital projects the affordability requirements are secured through loans and deed restrictions for a minimum of 50 years.

# Affordable Housing Overview

Through the Pierce County Community Development Corporation (PCCDC), the Human Services Department also provides financing for specific affordable housing related activities:

- Homeowner rehabilitation loans, including septic repair and sewer connection loans.
- Acquisition loans for existing affordable housing.
- Property acquisition loans for future affordable development.
- Acquisitions of public property for affordable housing.

All activities are targeted at households with income below 80% of Area Median Income or lower.

# Affordable Housing Funds

## 1590 Maureen Howard Affordable Housing Act – Housing and Related Services:

- Ordinance passed in 2023 enacting a one tenth of one percent sales tax in Pierce County (Outside Tacoma, Ruston, and Orting).
- The Six Year Expenditure and implementation plan passed in 2024 and was updated in 2025. Per the plan 80% of program funds are directed at capital affordable rental housing and 20% at permanent supportive housing and other housing and related services.
- Funding awarded to 1,325 affordable housing units from this fund since it's inception.
- Revenue in 2024 - 2025 biennium budget period → \$35,475,416.
- Budgeted revenue in 2026 – 2027 biennium budget period → \$37,916,500 .
- Next competitive application round release scheduled for April 2026.

# Affordable Housing Funds

## 1406 Affordable Housing Sales Tax

- Passed in 2019 the legislation allows the County (including Cities/Towns) the ability to retain a percentage of the State's portion of sales tax revenue for affordable housing activities.
- The County has primarily directed funding at affordable rental housing capital projects.
- Revenue in 2024 - 2025 biennium budget period → \$3,795,475.
- Budgeted revenue in 2026 – 2027 biennium budget period → \$4,093,990.
- Funding awarded to 143 affordable housing units from this fund in 2024 and 2025.
- Next competitive application round release scheduled for later in 2026.

# Affordable Housing Funds

## Affordable Housing Document Recording Fee (DRF)

- Passed in 2003 funding is administered in accordance with a Interlocal Agreement with Cities/Towns.
- Funding has been used for capital affordable rental housing and rental housing O&M.
- Revenue in 2024 - 2025 biennium budget period → \$2,076,355.
- Budgeted revenue in 2026 – 2027 biennium budget period → \$1,572,460.
- Funding awarded to 65 capital & 63 O&M affordable housing units from this fund in 2024 and 2025.
- Next competitive application round release for O&M projects scheduled for Fall 2026.

## HUD HOME Program

- HUD Formula Grant to the Pierce County Consortium (excludes Tacoma/Lakewood).
- Funding has been used for both rental housing and homeownership activities.
- Projected formula grant revenue for 2026 → \$1,250,000.
- Funding awarded to 40 affordable homeownership housing units from this fund in 2024 and 2025.
- Next competitive application round release scheduled for May/June 2026.

# Affordable Housing Funds

## American Rescue Plan Act (ARPA - State and Local Fiscal Recovery Funds)

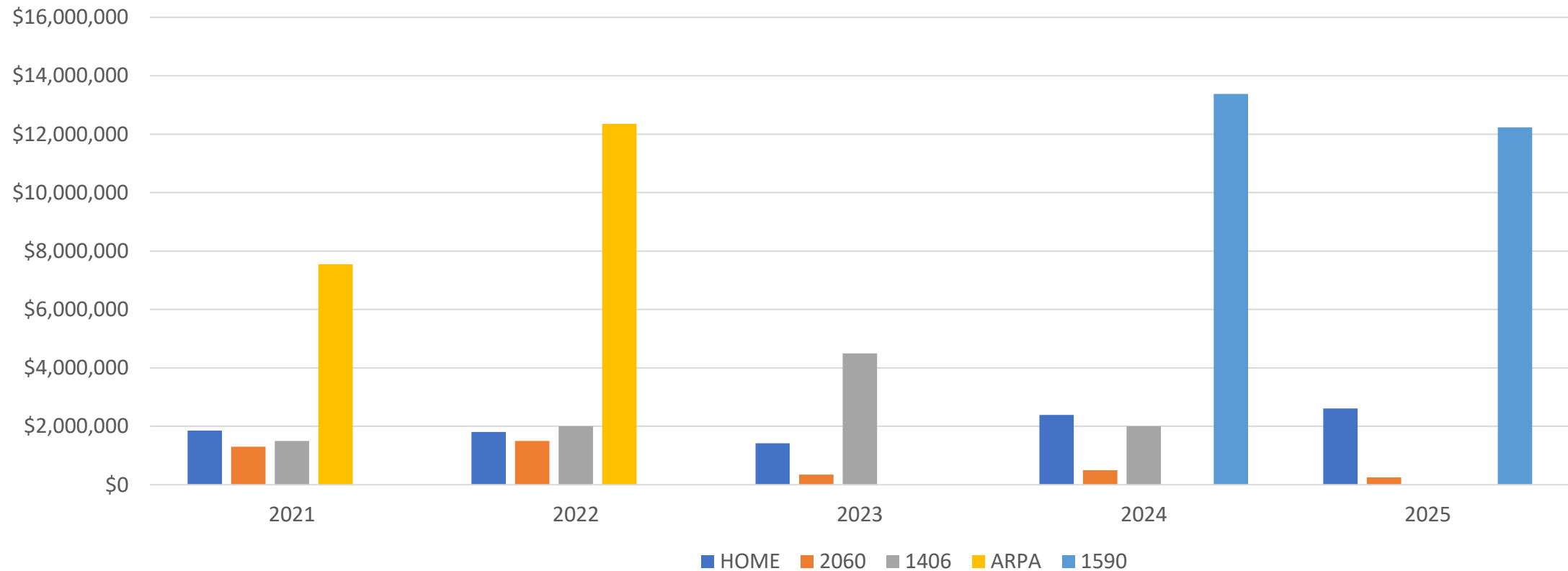
- One-time investment of federal Treasury ARPA funds in 2021.
- \$19,900,00 allocated by the County for affordable housing development and preservation
- Investment will result in the development and preservation of **797 units** of affordable housing throughout Pierce County.
- All expenditures must be completed by December 2026.

## PCCDC Acquisition Loan Fund

- In 2024 – 2025 the County appropriated \$2,750,000 in general fund to the Pierce County Community Development Corporation (PCCDC) for an acquisition fund to acquire land and/or of existing affordable housing.
- Up to \$1 million from 1406 funds appropriated in 2026 – 2027 to recapitalize the acquisition fund.
- Accomplishments summarized on slide 16 and 17.

# Affordable Housing Investments 2021 - 2025

Affordable Housing NOFA Awarded Funding 2021-2025



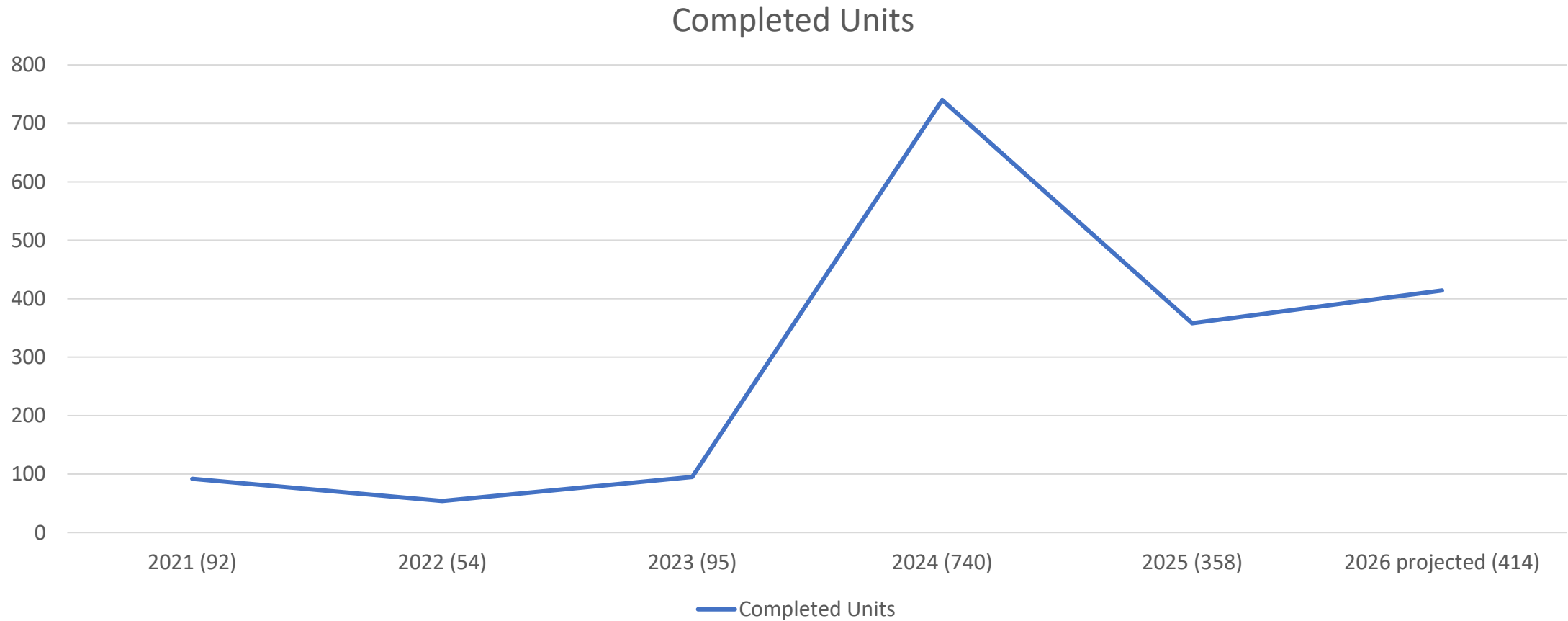
# Total Funding Available vs Total Funding Requested 2021 - 2025



# Affordable Housing Snapshot

- Overall, there are roughly 2,900 affordable housing units in development in Pierce County.
- Pierce County has funding awarded to 1403 units of affordable housing currently in development.
  - Includes both rental and homeownership projects.
  - Includes project awarded funds but not under contract yet.
  - Total amount of county funds currently awarded out and obligated nearly \$46 million.
- In 2024 and 2025 1,098 units completed and brought online. 414 units projected to be completed and brought online in 2026.

# Completed Units Since 2021



# Featured Affordable Housing Project

## Patsy Surh Place – Completed 2025

**Developer/Owner:** Low Income Housing Institute

**Location:** Tacoma

**Number of Units:** 78

**Target Population:** Seniors below 50%  
and 30% of AMI

**County Investment:** \$7,000,000

**Total Cost:** \$37,600,000



# Featured Affordable Housing Project

## New Life Apartments – Completed 2025

**Developer/Owner:** Shiloh Baptist

**Location:** Tacoma

**Number of Units:** 60

**Target Population:** Very low income and Extremely low income including homeless households.

**County Investment:** \$5,077,566

**Total Cost:** \$34,400,000



# County Funded Rental

## Under contract and under construction



| Owner /Developer      | Project                      | Location            | Est. Completion Date | Units |
|-----------------------|------------------------------|---------------------|----------------------|-------|
| Beacon/Human Good     | Hope Heights                 | Tacoma              | 2027                 | 62    |
| Mercy Housing         | 35 <sup>th</sup> and Pacific | Tacoma              | 2027                 | 80    |
| LASA                  | Gravelly Lake                | Lakewood            | 2026                 | 24    |
| Southport             | Viridian Grove               | Tacoma              | 2026                 | 95    |
| Mercy Housing         | Aviva                        | Tacoma              | 2026                 | 129   |
| Tacoma Rescue Mission | Good Neighbor Village        | Spanaway            | 2027                 | 150+  |
| Southport             | Cedar Flats                  | Puyallup South Hill | 2027                 | 276   |

# Ownership Projects

Under contract and under construction

| Owner /Developer  | Project           | Location                            | Est. Completion Date | Units |
|-------------------|-------------------|-------------------------------------|----------------------|-------|
| Tacoma/PC Habitat | PCHA Acquisitions | Scattered Site<br>Unincorporated PC | 2026                 | 50    |
| Tacoma/PC Habitat | American Lake     | Lakewood                            | 2026                 | 9     |
| Tacoma/PC Habitat | Proctor Place     | Tacoma                              | 2026                 | 16    |

# PCCDC Acquisition Fund

## **Direct acquisition of properties** for affordable housing development

- Frederickson South (Department of Natural Resources - DNR).
- East Tacoma (DNR).

## **Acquisition loans to preserve** existing affordable housing

- Preserved housing for 48 senior low-income households through a \$750,000 loan to the Olga Dor Cooperative Mobile Home Park, enabling long-term resident ownership and stability.
- Preserving housing for 25 low-income households through a \$250,000 loan to the Ohana Estates Cooperative Mobile Home Park, enabling long-term resident ownership and stability.

# PCCDC Acquisition Fund

## Land banking loans to nonprofit organizations

- Low Income Housing Institute (LIHI).
- CJK Community Homes.

## Public-to-public transfers of property

- Currently coordinating the **transfer of three properties** for affordable housing development.
- Additional public property under review for acquisition.

# Questions?





**AGENDA BILL**  
**Executive Board**

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April 3, 2026

AGENDA CATEGORY External Presentation

SUBJECT: Frederickson South Homeownership Project Presentation

PRESENTED BY: Sherrana Kildun and Johnah Kinchy

**SUMMARY/BACKGROUND:**

Sherrana Kildun, CEO, and Jonah Kinchy, Director of Site Development & Construction, from Tacoma/Pierce County Habitat for Humanity will provide an overview of their planned development for the Frederickson South homeownership project. This project will be funded, in part, by a commitment of \$966,000 from the SSHA<sup>3</sup>P Housing Capital Fund.

**ATTACHMENTS:**

- Frederickson South Homeownership Project Presentation

**STAFF RECOMMENDATION:**

N/A

**ALTERNATIVES:**

N/A

**RECOMMENDED MOTION:**

N/A

# Tacoma/Pierce County Habitat for Humanity Frederickson South

presented by



**Sherrana Kildun**  
CEO



**Jonah Kinchy**  
Director of Site Development  
and Construction



Tacoma/Pierce County  
**Habitat**  
for Humanity®

# Habitat History



Using affordable homeownership as an anchor for hope, change, and stability, Tacoma/Pierce County Habitat for Humanity has been building in the community since 1985. Celebrating 40 years.



We partner with income-qualified residents and families throughout Tacoma and Pierce County to achieve homeownership.

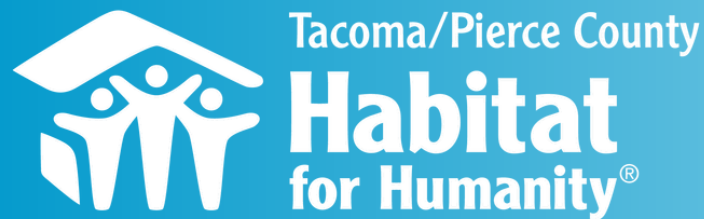


Tacoma Habitat volunteers contributed 23,343 hours in 2025.

# Habitat Homeowners



# Aging in Place

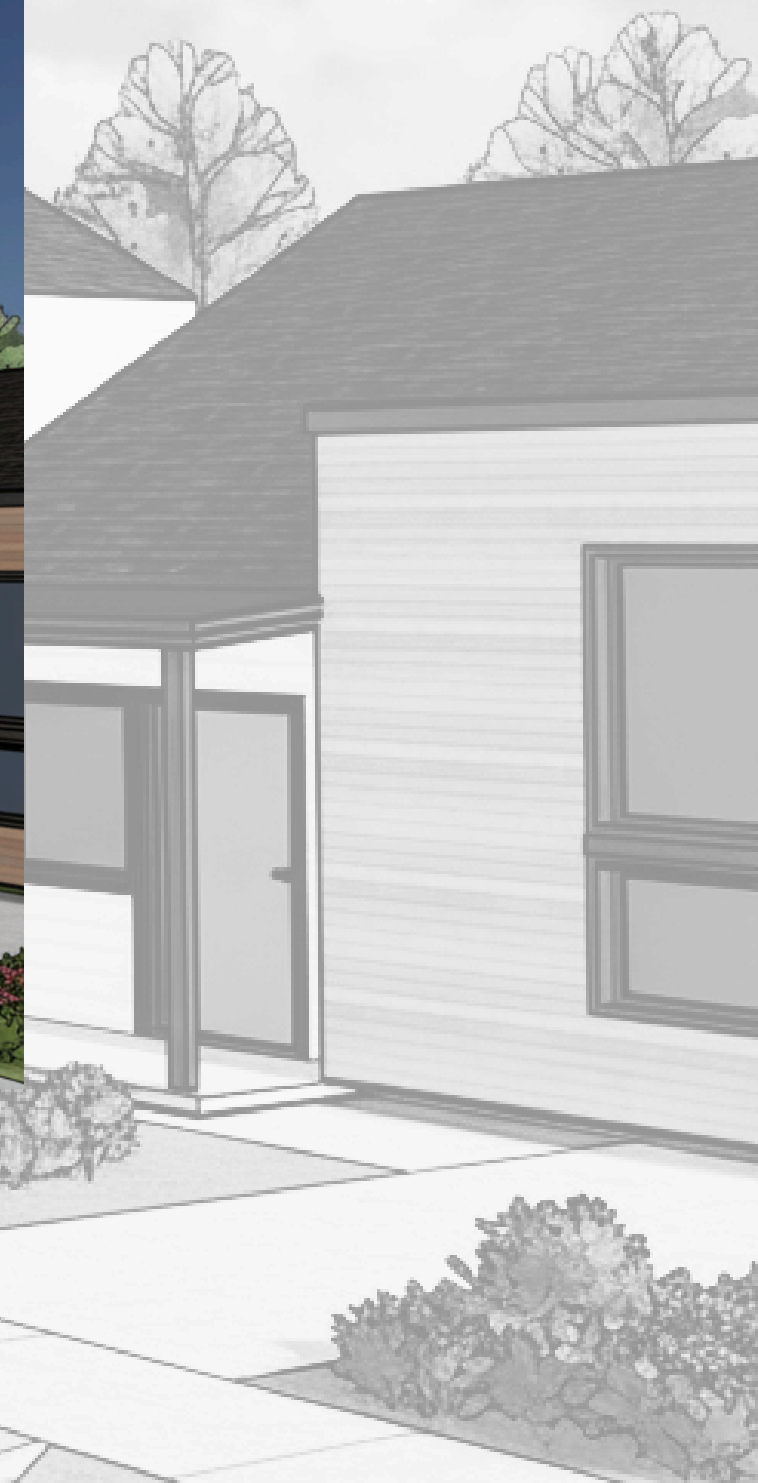


**56 Critical Home Repairs in 2025**

# Frederickson South



# Frederickson South



Tacoma/Pierce County  
**Habitat**  
for Humanity®

# Frederickson South

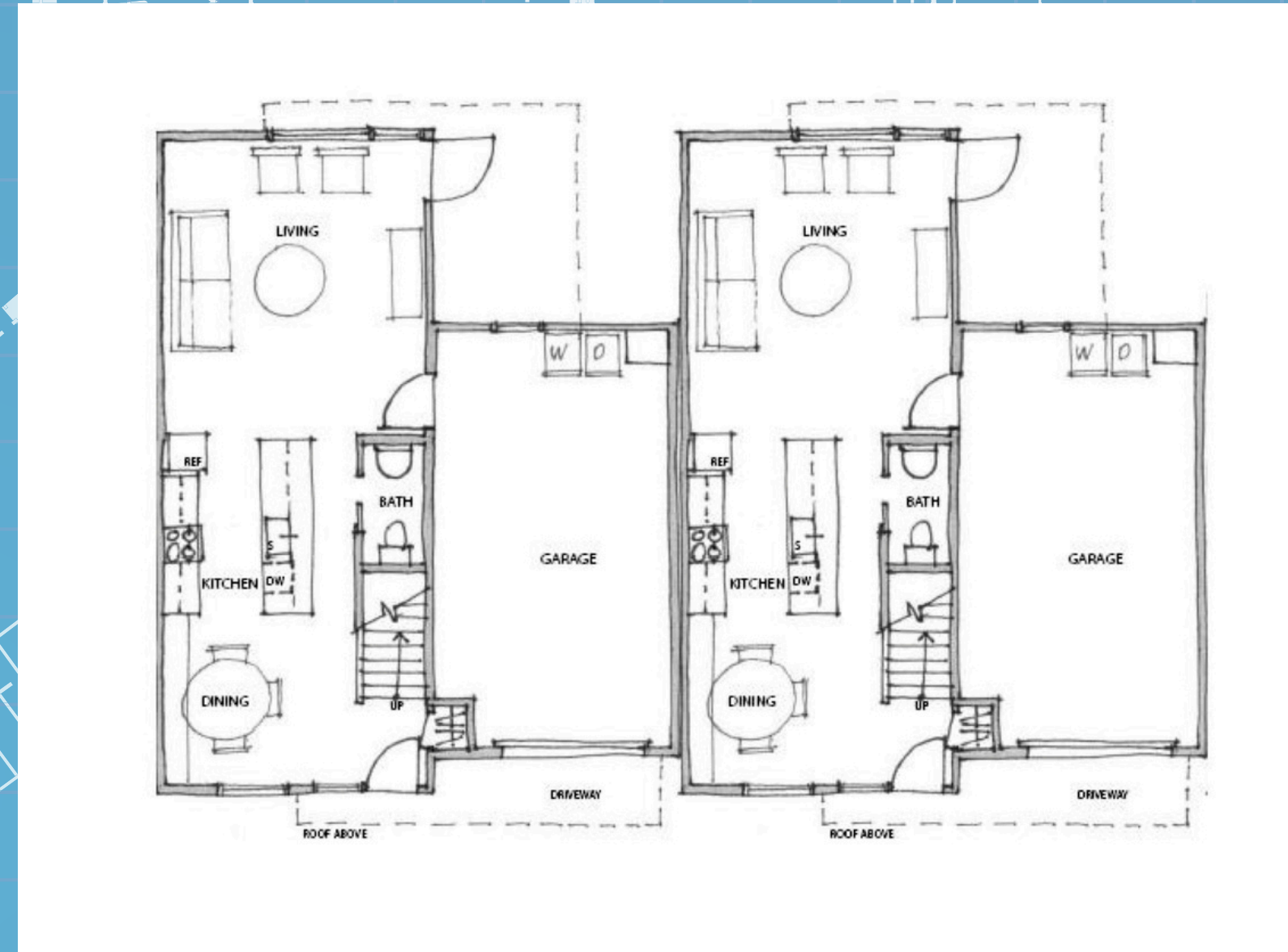
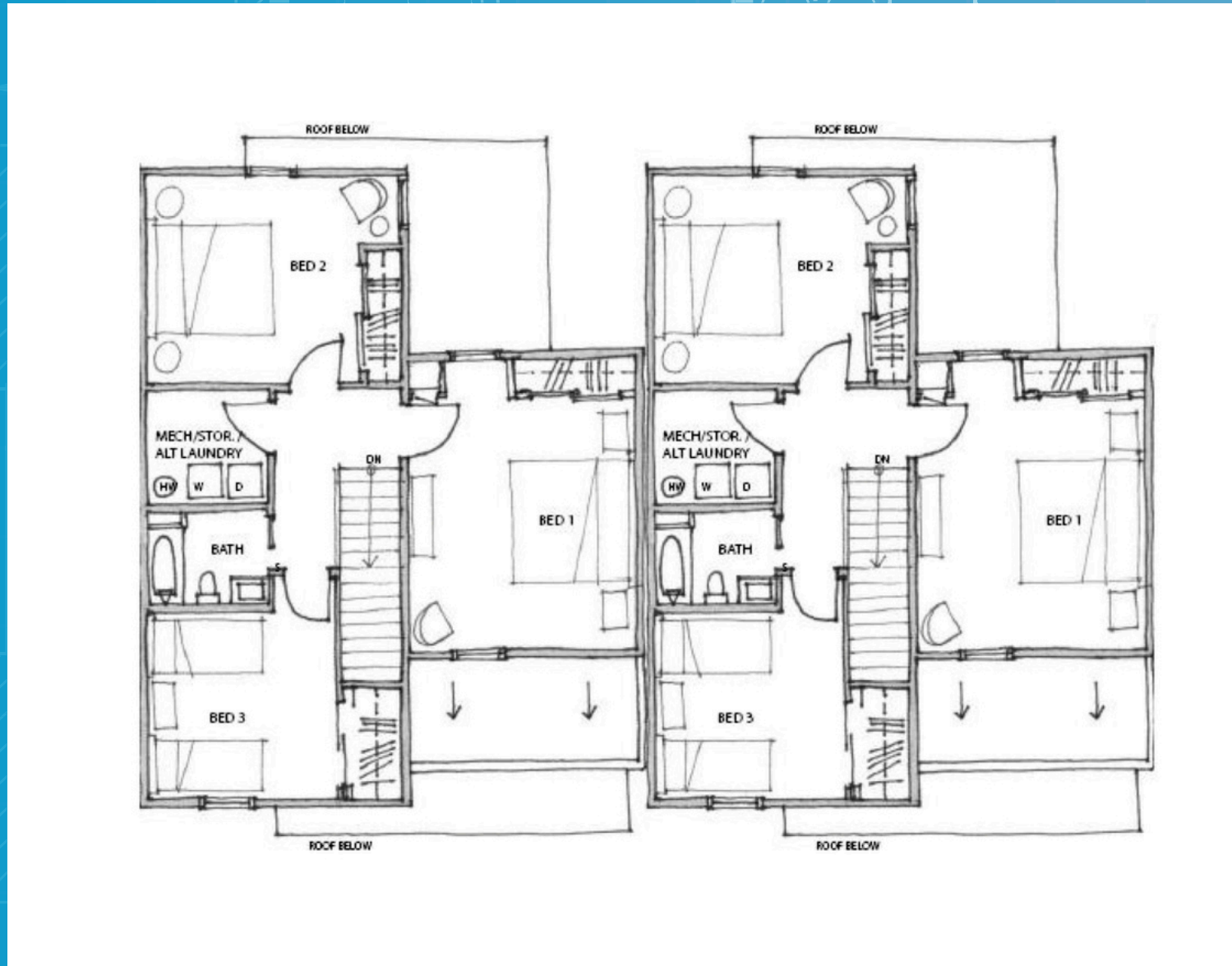


Tacoma/Pierce County  
**Habitat**  
for Humanity®

# Frederickson South

2

2080



8

7

5

# Timeline

1  
entitlement and  
development permits  
late 2026-early 2027

2  
on site improvements  
2027-2028

3  
building off site  
improvements  
early 2027

4  
home construction  
2028-2030

8

7

5

10800

2080

2860







268

# Homes

**Priced between \$250k and \$275k**

depending on housing type

## Buyer Income Eligibility

|   |          |                      |
|---|----------|----------------------|
|    | 1 person | \$60,000 - \$67,700  |
|   | 2 people | \$60,000 - \$77,350  |
|  | 3 people | \$60,000 - \$87,000  |
|  | 4 people | \$60,000 - \$96,650  |
|  | 5 people | \$60,000 - \$104,400 |
|  | 6 people | \$60,000 - \$112,150 |

# Funding

## RFP Funding

CHIP, SSHA3P, and HTF pre-development.

## Government Sources Applying

PC for HOME & Housing Trust Fund application process

## Philanthropy & Mortgages

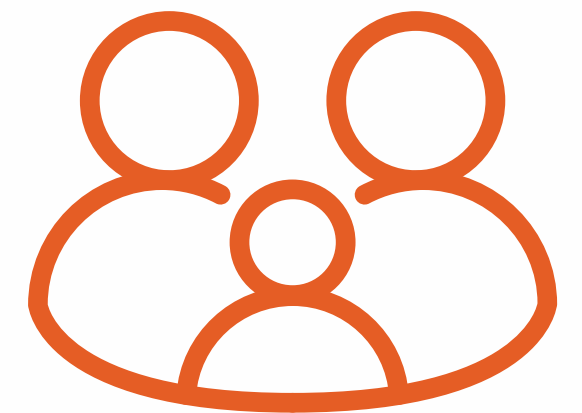
# Restricted Resale Model

- **The homeowner buys only the house—not the land —which makes the purchase price more affordable.**
- **The land itself is leased by the homeowners, from Tacoma Habitat, in a long-term, renewable and inheritable lease (often a 99-year term).**



# Restricted Resale Model

- **Habitat Homebuyers agree to ensure the home's ongoing affordability by:**
  - **Accepting an annual 1.5% equity cap**
  - **Offering Tacoma Habitat the opportunity to buy back the home before offering it on the market**
  - **If/when selling the home on the market, selling only to another income-qualified buyer, at a restricted price**



# HOUSING MINI-ACADEMY FOR ELECTED LEADERS

Help us kick off Affordable Housing Week! The **Housing Mini-Academy** will equip elected policy-makers across Washington State with the knowledge, tools, and partnerships needed to address the housing affordability crisis.

## The Mini-Academy will include:

- Exploration of the fundamentals of the housing crisis
- Small group discussion of solutions to housing costs
- Cutting-edge strategies and innovative funding models

The Mini-Academy is also being hosted by other MPOs to support local discussions of housing. Contact **Paul Inghram** at [pinghram@psrc.org](mailto:pinghram@psrc.org) for more information.

## Save Your Seat!

Register today at <https://www.eventbrite.com/e/1985326262294?aff=oddtcreator>



Friday, May 15, 2026

8:30 AM – 3:00 PM

PSRC Office  
1201 Third Avenue  
Suite 500  
Seattle, WA 98101



Puget Sound Regional Council

