



**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>

May 19, 2026, 5:30 P.M.

Adria Buchanan, Ahndrea Blue, Doris Smith, Elaine Tuisila, Faaluaina Pritchard, Isabella Rivera Kjaer, Jay Worley, Jonah Kinchy, Lacey Barker, Landon Jones, 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. April 21, 2026, SSHA³P Advisory Board Minutes

Purpose: Approval of minutes from April 21, 2026, SSHA³P Advisory Board meeting.

ATTACHMENTS: [Minutes of April 21, 2026, Advisory Board meeting](#)

IV. SSHA³P STAFF UPDATE

V. PRESENTATIONS AND DISCUSSION

A. Tacoma Pierce County Habitat for Humanity Presentation

Purpose: Tracey Sorenson, Habitat for Humanity Director of Community Engagement and Aging in Place, will provide an overview of the homeownership opportunities provided by Habitat for Humanity programs.

Action: Presentation

ATTACHMENTS: [Agenda Memorandum: Tacoma Pierce County Habitat for Humanity Presentation](#)
[Presentation: TPC- Habitat General Presentation](#)

B. Housing Pierce County Presentation

Purpose: Sean McKenna, Director of Project Management at Housing Pierce County, will give a presentation on housing vouchers and the value in development.

Action: Presentation

ATTACHMENTS: [Agenda Memorandum: Housing Pierce County Voucher Presentation](#)
[Presentation: The Value of Vouchers in Development](#)

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

April 21, 2026

Members Present: Adria Buchannon, Ahndrea Blue, Doris Smith (Vice Chair), Elaine Tuisila, Faaluaina Pritchard, Jonah Kinchy, Lacey Barker, Landon Jones, Lori Wada, Marcella Taylor, Rosey Zhou, Sara Delano, Sean McKenna, Tim Fairley (Chair), Zac Baker

Members Excused: Jay Worley (Vice Chair),

Members Absent: Isabella Rivera Kjaer, Zac Baker

Staff: Alyssa Torrez, Jason Gauthier

Call to Order

Chair Fairley called the meeting to order at 5:30 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 Adria Buchannon to adopt consent agenda. Seconded by Faaluaina Pritchard. Motion passed.

SSHA³P Staff Update

SSHA³P staff shared updates on the upcoming in-person Executive Board meeting schedule and upcoming legislative agenda survey as well as an update on the Fife project.

Presentations and Discussion

2027 SSHA³P Budget Presentation

Jason Gauthier, SSHA³P Manager, presented the first draft of the 2027 SSHA³P Budget, highlighting key provisions from Pierce County budgeting allocations, proposed member jurisdiction fee increases and introduced a new special projects line item to support forthcoming feasibility analysis support program for member jurisdictions. Staff answered questions and received feedback on increasing the travel and training budget amount to support staff learning opportunities.

Universal Design Tool Introduction

Alyssa Torrez, SSHA3P Program Specialist II, and Universal Design Taskforce members shared progress on the Universal Design work that has been happening over the past 6 months and introduced the first draft of the Pierce County Universal Design tool that has been developed. The presentation reviewed the process of developing the tool, as well as the elements, point system and incentives included to incentivize development of accessible housing. Staff went over how the tool would be used and got feedback on improvements that could be made to make the tool usable for member jurisdictions.

Public Comment

There were no public comments.

Updates/Comments of the Advisory Board

SSHA3P shared affordable housing week events, Adria Buchannon shared Fair Housing Trainings

Adjourn

Adria Buchannon moved to adjourn the meeting. Doris Smith seconded the motion. The motion passed. The meeting adjourned at 7:30 PM.



SSHA³P Advisory Board

AGENDA BILL

May 19, 2026

AGENDA CATEGORY: External Presentation

SUBJECT: Tacoma Pierce County Habitat for Humanity Presentation

PRESENTED BY: Tracey Sorenson Director of Community Engagement and Aging in Place

SUMMARY/BACKGROUND:

The SSHA3P Advisory Board 2026 work plan includes Housing Toolkit items that direct the board to research specific policy areas to identify policies that may be included in the 2027 Advisory Board work plan for further research and potential recommendation. This includes researching policies related to promoting homeownership opportunities for underserved communities.

This presentation will provide an overview of homeownership opportunities provided by Habitat for Humanity programs.

ATTACHMENTS:

- Presentation: TPC- Habitat General Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



Tacoma/Pierce County
Habitat
for Humanity®

Tacoma/Pierce County Habitat for Humanity

Presented by

TRACEY SORENSON
Director of Community
Engagement &
Aging in Place



our mission



Seeking to put God's love into action, Tacoma/Pierce County Habitat for Humanity partners with people to achieve and preserve homeownership and to build generational wealth, hope, and opportunity.



Tacoma/Pierce County
Habitat
for Humanity®



Homes Sold



**Critical Home
Repairs**



**Housing
Counseling
Clients**

We **create and preserve** affordable homeownership opportunities for Pierce County residents.

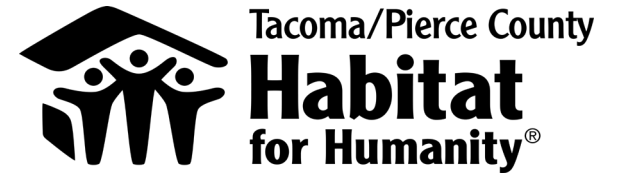
history and impact

Habitat for Humanity International

- founded in 1976 by Millard Fuller
- housed **65 million** people in **70** countries
- U.S. affiliates build more than 3,000 homes per year

our affiliate (Tacoma/Pierce County)

- founded in 1985
- completed 340+ homes
- housed over 2,300 people
- tithes to support global work

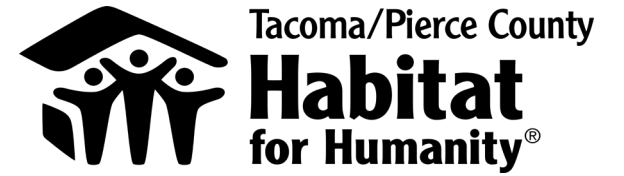


Habitat is ...

a partnership

Households who partner with Habitat for Humanity for homeownership

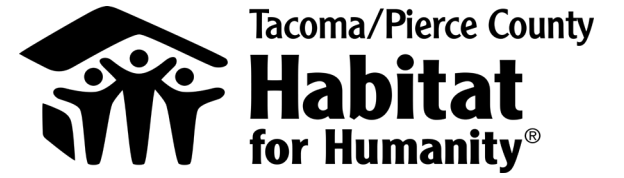
- contribute at least 100 hours of “sweat equity”
- pay an affordable mortgage



Habitat is ...

volunteer-driven

The work we do would not be possible without the hard work and support of **over 1,100** volunteers each year in Pierce County



Habitat is ...

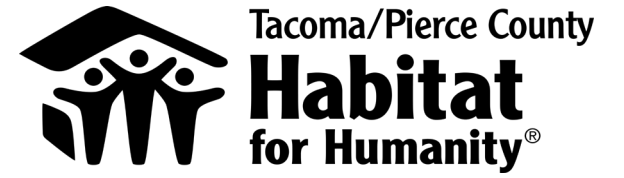
faith-based

Habitat for Humanity is an ecumenical Christian organization

- do not discriminate
- do not define what a household is
- do not proselytize
- **everyone** is welcome



our programs



new homeownership

6-12 new construction and
10-20 renovated homes per year



Aging in Place home repair

Critical home repairs /
modifications for senior
(age 60+) and disabled
veteran homeowners



housing counseling

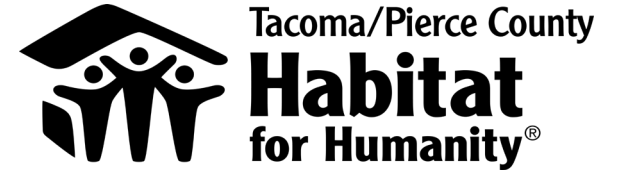
HUD certified housing counseling:
foreclosure prevention,
homebuyer readiness



Habitat Stores

four retail locations that generate
revenue in support of Habitat programs

Habitat homeowners



income

- annual income up to 80% of area median
- ability to pay monthly mortgage (currently ~ \$1,600)

willingness to partner

- sweat equity hours
- homeowner education

current housing situation

- health concerns
- unsafe housing, overcrowding
- large rent burden

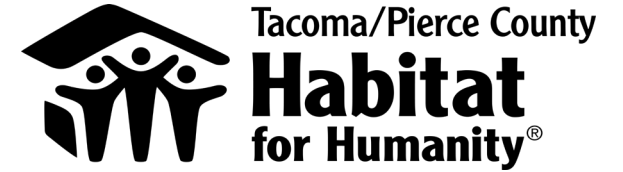


HUD's maximum gross income limits

household size



impact of owning a home



children of homeowners

- more than twice as likely to graduate from college
- 59% more likely to become homeowners themselves

homeownership

- increases the tax base
- promotes civic responsibility

Aleks & Tanya's Story



When Aleks and Tanya emigrated from Ukraine in 1997, they lived with a family member in a combined household with 25 people. A neighbor first told them about Habitat for Humanity.

"It was amazing to me that people volunteered to build houses," says Aleks, whose self-reliance is deeply engrained. "It was shocking. I hadn't met people before who worked for free."

Aleks and Tanya's home was the first two-story Habitat house built in Tacoma, finished in October of 2000. While their home has six bedrooms, it is a modest 1,400 SF.

Aleks and Tanya credit their partnership with Habitat for being able to do what was most

important to them – give their children a good start in life. Their 10 children range in age from 17 to 34. Two still live at home; the other eight are married. Six are homeowners. All still live nearby.

Tanya's face lights up as she talks about her youngest daughter, the only one of their children born in the US. She was named after one of the volunteers Aleks and Tanya grew close to while building their Habitat home.

Paradise is just one of many Habitat volunteers and staff Aleks and Tanya recall fondly.

"We wouldn't have what we have now without Habitat. This program was very good for us," says Aleks.



Aleks and Tanya credit their partnership with Habitat for being able to do what was most important to them – give their children a good start in life.

restricted resale model

restricted resale / land lease

- since 2022
- homebuyer purchases only the home; land is leased from Habitat in a long-term renewable and inheritable lease
- ensures all homes built or renovated by T/PC Habitat for Humanity remain permanently affordable to buyers under 80% AMI



how much does it cost to build a Habitat home?

\$300,000

- 'sticks and bricks' cost
- non-volunteer labor

does not include

- land
- infrastructure
- soft costs (e.g., engineering, architecture)

features

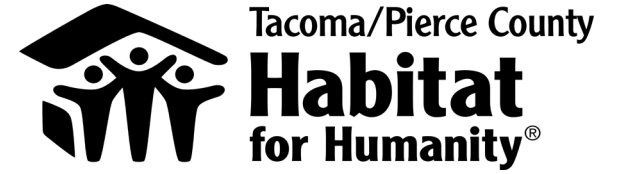
- Universal Design concepts
- emphasize accessibility, visitability, and aging in place (open floor plans, zero-step entry, etc.)



Tacoma/Pierce County
Habitat
for Humanity®

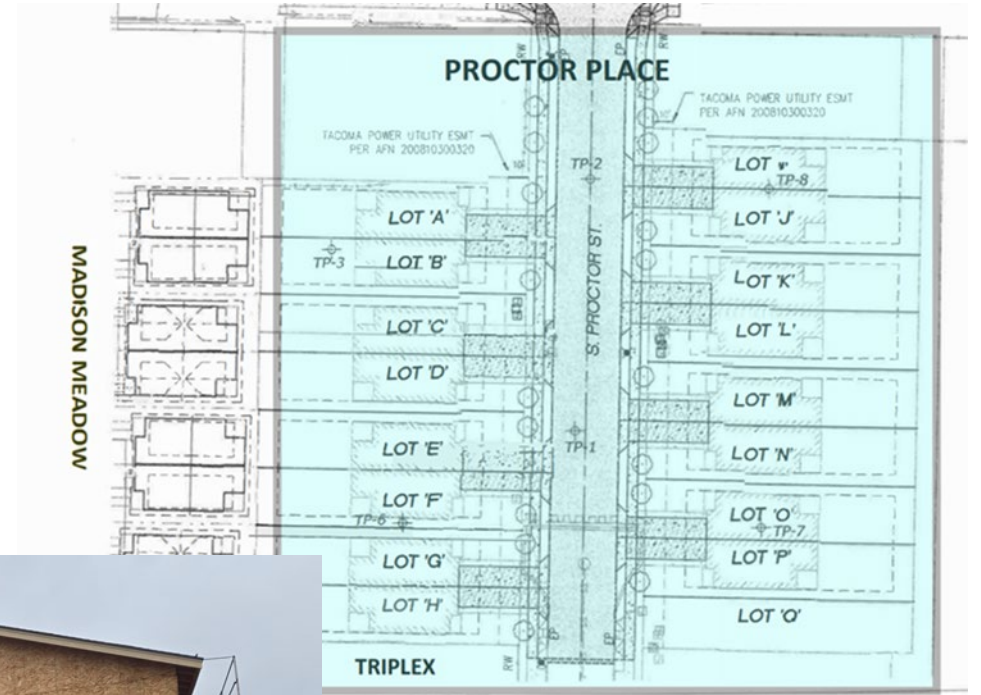


where are we working now?

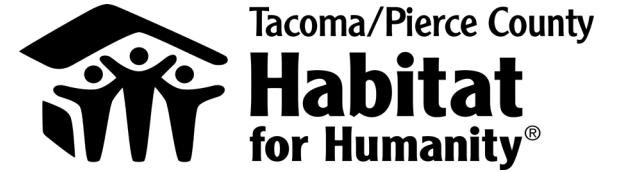


Proctor Place

- 8 duplexes (16 units)
- 3BR/2BA with garage
- South Tacoma, two blocks south of STAR Center
- started summer 2025, estimated completion spring 2027



where are we working now?

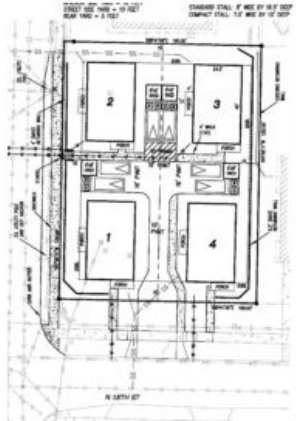


Habitat Home Preservation

- purchasing up to 80 single-family homes from PCHA
- began in 2023 with funding from Pierce County and State of Washington
- additional funds contributed by \$8.4M capital campaign, homebuyer mortgages, and downpayment assistance as homes are sold
- most homes in Spanaway / Parkland
- homes receive new interior trim and upgrades to fixtures and appliances, as well as roofs, exterior upgrades as needed
- to date: 62 homes purchased, 25 sold to buyers



upcoming projects



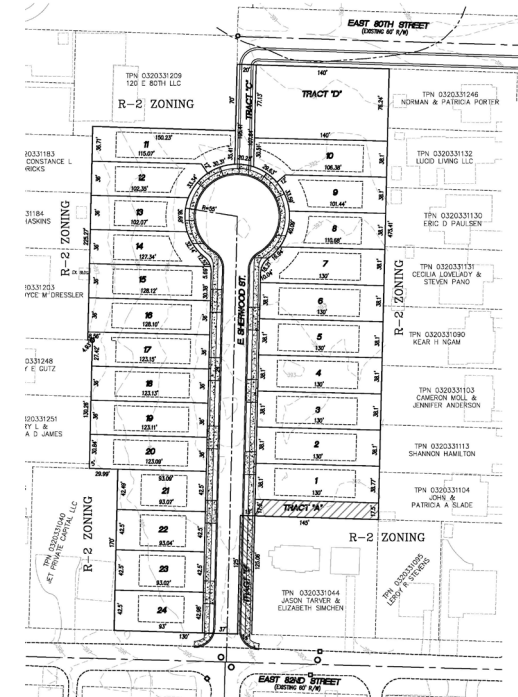
Orchard Cottages (4 units)

2BR/1BA cottage-style units built on surplus TPU property at the corner of N 18th & N Orchard Street in Tacoma. Due to the small lot size, homes will be primarily constructed offsite. Site work begins late 2026.



Frederickson South (28 units)

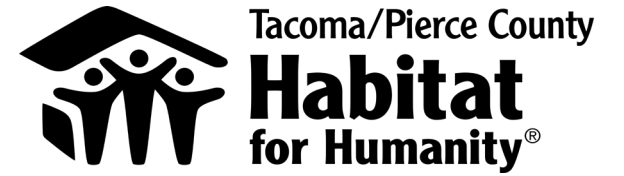
Twenty (20) 3BR/2BA duplex-style townhomes and eight (8) cottage-style 2BR/1BA detached homes to be built in partnership with PCCDC. Utility and site work will begin in late 2026 with estimated project completion by 2031.



Sherwood (24 units)

A mix of detached homes and duplexes built around a cul-de-sac near S 80th & S Sheridan in Tacoma. The project has preliminary plat approval and final site designs are currently under review for permitting.

how to get involved



volunteer

where

- on construction / renovation sites
- Habitat Stores
- special events (occasional)

how

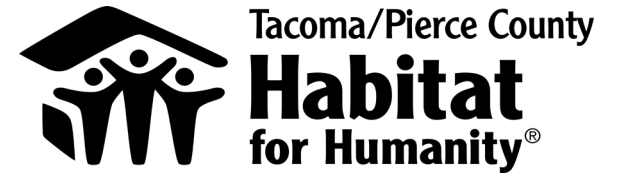
- virtual orientation held 3x / month
- group volunteers by arrangement
- special build days

who

- age 16+ for most opportunities
- no experience required



how to get involved



special events

- **Women Build**
first Saturday of the month
- **PRIDE Build**
July 15-25, 2026
- **Changing Lives luncheon**
first Tuesday in March
- **Collegiate Challenge**
March / April

tpc-habitat.org/events



how to get involved

ways to give

Our donors open the door to affordable homeownership and preservation in Pierce County.

- cash donations
- donor advised funds
- gifts of stock / securities
- planned giving
- vehicle donations
- and more

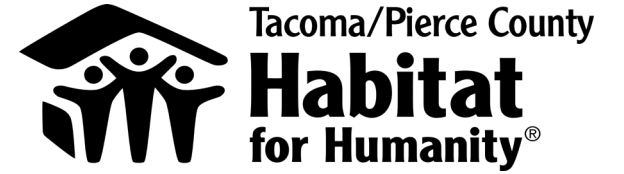
tpc-habitat.org/donate



Tacoma/Pierce County
Habitat
for Humanity®



how to get involved



homeownership opportunities

Habitat homes

- priced under \$300,000
- buyer downpayment as low as \$3,000
- monthly mortgage as low as \$1,600 (including tax and insurance)

Habitat homebuyers

- boost financial stability
- increase security and self-reliance
- build wealth

first step:

attend a Homeowner Orientation

tpc-habitat.org/homeownership



thank you!
questions?



Scan to learn more



SSHA³P Advisory Board

AGENDA BILL

May 19, 2026

AGENDA CATEGORY External Presentation

SUBJECT: Housing Pierce County Voucher Presentation

PRESENTED BY: Sean McKenna, Director – Housing Pierce County
Director of Project Management

SUMMARY/BACKGROUND:

The Advisory Board’s 2026 work plan includes education items to help Advisory Board members learn about relevant and foundational topics related to housing and land use policy through presentations from qualified speakers. This includes an item to learn about housing vouchers for different types of housing.

This presentation will give a deep dive on how housing vouchers are used and the value in housing development.

ATTACHMENTS:

- Presentation: The Value of Vouchers in Development

STAFF RECOMMENDATION:


N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



The Strategic Value of Section 8 Vouchers

Building Feasibility, Opportunity, and Stronger Communities



Critical Development Resource

Section 8 Vouchers are a Developer's Best Friend

- **Financial Feasibility:** Bridges the gap between what extremely low-income tenants can pay and actual operating costs.
- **Guaranteed Revenue:** Long-term, government-backed revenue streams ensure project stability.
- **Serving the Vulnerable:** Empowers developments to house the most at-risk populations without sacrificing the bottom line.



Financial Underwriting & Loan Security

Unlocking Capital and Reducing Risk

01

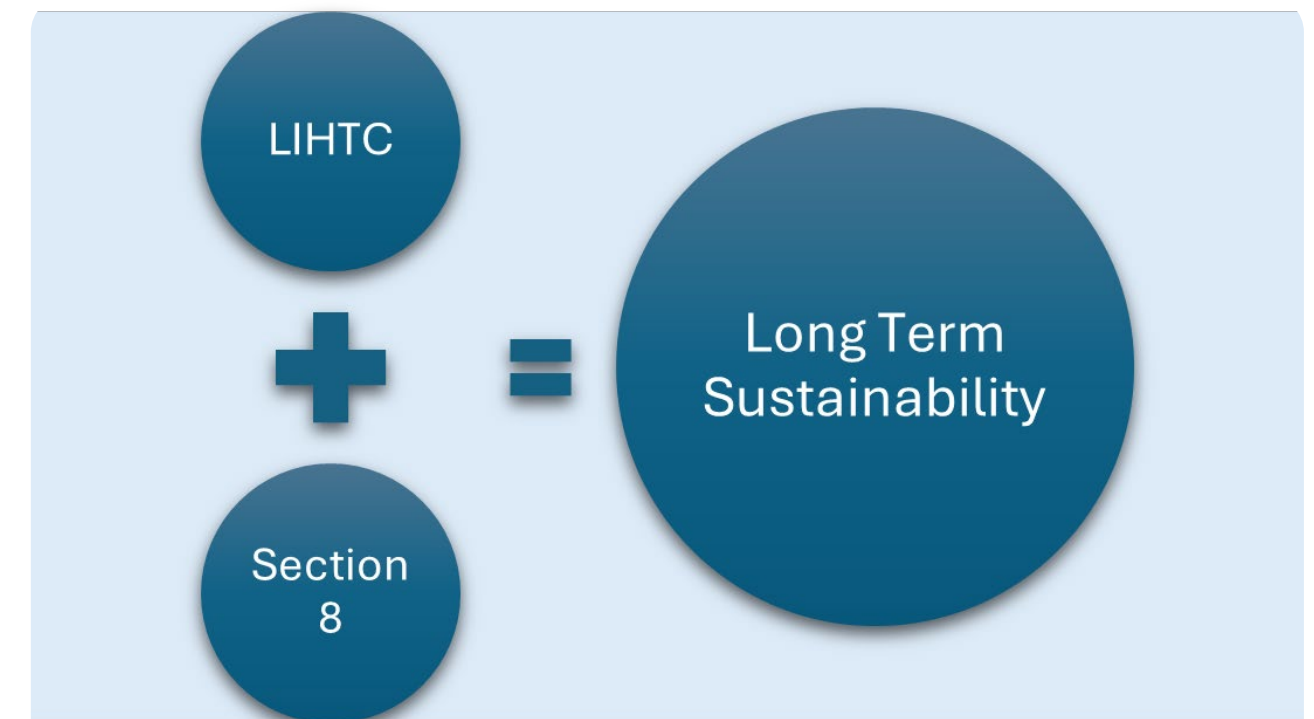
Predictable Cash Flow: *Lenders rely on Section 8 contracts to safely underwrite loans for new construction and rehab.*

02

Lower Default Risk: *Reliable monthly payments create a secure environment for private investors.*

03

Layering for Success: *Seamlessly pairs with LIHTC—LIHTC covers the capital, Section 8 covers the operations.*



Operational Excellence



A Pillar of Housing Infrastructure

- **Zero-to-Low Vacancy:** Access a massive, steady pool of qualified applicants.
 - **Property Preservation (RAD):** Converting units to Section 8 unlocks private capital for essential modernization and repairs.
 - **Market-Rate Returns:** Receive market-rate rents via subsidy while keeping the tenant's portion capped at 30% income.
-

Expert's Speak

The Industry Perspective

“Section 8 is a critical resource... It allows LIHTC developments to target extremely low-income renters, makes available more units... and can allow for increased rents, which is important to the financial underwriting.”

“Because Section 8 contracts are seen as stable and predictable, they are attractive to potential lenders and investors.”

Family Empowerment: Freedom of Choice

Why Vouchers Outperform Traditional Housing



Feature	Section 8 Vouchers	Public Housing
Location	Choice of private market	Tied to specific building
Portability	High (Move and keep)	Low (Move and lose)
Housing Type	Houses, Condos, Apts	High-density complexes

Changing Life Trajectories

Access to Opportunity & Reduced Stigma



Neighborhood Integration: Families move to "high-opportunity" areas with better schools and jobs.

Stability: Integrated, private-market living offers a more traditional and stable environment.

Health Outcomes: Research shows significant improvements in mental/physical health and children's future earnings.

The Community Dividend



*Good for the Neighborhood,
Good for the City*

- **Economic Stimulus:** Every \$1 spent on vouchers generates \$1 in additional local economic activity.
 - **Revitalization:** Supports local landlords and small businesses by increasing disposable household income for essentials.
 - **Diversity:** Breaks cycles of concentrated poverty and reduces historical segregation.
-

Reducing Public Costs & Maintaining Quality

Smart Fiscal Policy

- **Cost Savings:** Stable housing reduces the need for expensive emergency shelters, foster care, and ER visits.
- **Educational Stability:** Fewer mid-year school changes lead to better classroom environments for everyone.
- **Upkeep:** Mandatory HQS inspections ensure private landlords maintain their buildings, preserving the local housing stock.



Foundational Pillar

Moving Affordable Housing Forward

- **For Professionals:** It's a tool for feasibility and growth.
- **For Families:** It's a bridge to a better future.
- **For Communities:** It's an investment in stability and health.





Thank you

Learn how to save money on property taxes at a

Property Tax Exemption Seminar

Thursday, May 21st | 1 p.m.

Lakewood City Hall

6000 Main St. SW, Lakewood



Scan here
to sign up!



Event Information

Join us for a property tax exemption seminar on May 21st, 2026, at 1 p.m. at Lakewood City Hall. The Pierce County Assessor's Office will be here to answer your questions and provide valuable information at this free event.

You may qualify for this exemption if you:

- Are over 61 years old or fully disabled (80% VA) and
- Have gross household income at or below \$64,000



Application Overview

Learn how to accurately complete and return your application. Find out what defines your 'residence' and other occupancy requirements.



Taxable Income and Veterans

Learn the differences between taxable and non-taxable income. SS5256 will be explained for veterans. If you're receiving certain military benefits, find out if they will be deducted from your disposable income.



Allowable Deductions

Learn what you, your spouse, co-tenant, or domestic partner can and cannot deduct.



RSVP by scanning the QR code, or visiting our website:
PierceCountyWA.gov/PTES

Questions? Contact Lindsay.Hotchkiss@piercecountywa.gov