



**South Sound Housing Affordability Partners
Executive Board**

Regular Meeting Agenda

1104 Maple Street, Sumner, WA 98418 | City Council Chambers

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

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

June 5, 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, Councilmember Edward Wood

Deputy Mayor Mike Winkler (Alternate), Councilmember Jason Rasmus (Alternate), Councilmember Summer Andriyuk (Alternate), Mayor Pro Tem Brett Wittner (Alternate), Councilmember Julie Martin (Alternate), Councilmember Philip Lindholm (Alternate), Councilmember Dave Morell (Alternate), LeighBeth Merrick (Alternate), Ryan Windish (Alternate), Councilmember Latasha Palmer (Alternate), Mayor Pro Tem Denise McCluskey (Alternate)

I. CALL TO ORDER

ROLL CALL

INTRODUCTORY REMARKS BY VICE CHAIR BOWMAN

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: [May 1, 2026, 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 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. Resolution No. 2026-04, recommending an FY 2027 SSHA³P Operating Budget

Purpose: Final consideration of Resolution No. 2026-04, recommending an FY 2027 SSHA³P Operating Budget.

ATTACHMENTS: [Agenda Memorandum: Resolution No. 2026-04](#)
[Resolution No. 2026-04](#)
[Amendment 1: Resolution No. 2026-04](#)

B. City of Sumner: Housing, Growth, and Development

Purpose: An update presentation on growth and development in the City of Sumner by Ryan Windish, City of Sumner's Community Development Director.

ATTACHMENTS: [Agenda Memorandum: City of Sumner: Housing, Growth, and Development](#)

[Presentation: City of Sumner: Housing, Growth, and Development in the City of Sumner](#)

C. Association of Washington Cities Legislative Update

Purpose: Legislative update presentation by Carl Schroeder, Deputy Director of Government Affairs at the Association of Washington Cities.

ATTACHMENTS: [Agenda Memorandum: Association of Washington Cities Legislative Update](#)

VI. REPORT BY THE SSHA³P MANAGER

- A. Sumner Tour
- B. Executive Board Meeting Schedule
- C. Advisory Board Update
- D. 2027 Legislative Agenda Development

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

VIII. ADJOURN

SSHA³P Executive Board Meeting

May 1, 2026

Executive Board Members Present: Mayor Backus (Auburn), CM Southard (Edgewood), CM Thakor (DuPont), CM George (Fircrest), Mayor Barber (Gig Harbor), CM Brandstetter (Lakewood), CM Denson (Pierce County-Council), Mayor Witting (Puyallup), CM Henderson (Steilacoom), Mayor Bowman (Sumner)

Executive Board Members Excused: Mayor Bowman (Sumner), CM Wood (University Place) Mayor Roscoe (Fife), Executive Mello (Pierce County-Executive), CM Sadalge (Tacoma)

Executive Board Members Absent: Mayor White (Milton)

Executive Board Alternate Members Present: LeighBeth Merrick (Pierce County-Executive), CM Palmer (Tacoma)

Call to Order

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

Roll Call

SSHA³P 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 Backus to adopt content agenda. Seconded by Mayor Barber. Motion passed by voice vote.

Public Comment

There were no public comments.

Resolutions and Presentations

Proposed Resolution No. 2026-04

SSHA³P Manager Jason Gauthier provided a briefing on Proposed Resolution No. 2024-04.

Report by the SSHA³p Manager

SSHA³P Manager updated the Executive Board on the following items:

- PSRC's Housing Mini-Academy;
- The Executive Board's June 5th in-person meeting at Sumner City Hall;
- Work of the Advisory Board;
- SSHA³P 2027 legislative agenda development; and
- Update on the Levee Road feasibility work.



Updates/Comments of the Executive Board

Mayor Backus updated the Board on the City of Auburn's recruitment of a new Executive Manager for SKHHP.

Adjourn

Mayor Backus moved to adjourn the meeting. CM Henderson seconded the motion. The motion passed via voice vote. The meeting adjourned at 9:20 a.m.



SSHA³P Executive Board

AGENDA MEMODRANDUM

June 5, 2026

AGENDA CATEGORY Resolution No. 2026-04

SUBJECT: Resolution No. 2026-04

PRESENTED BY: Jason Gauthier

FISCAL IMPACT: N/A

ESTIMATED COST: \$401,227.13

SUMMARY/BACKGROUND:

The SSHA³P Intergovernmental Agreement (IGA) requires the Executive Board to adopt a recommended operating budget for the following fiscal year on or before July 1st of each year. Following adoption of the recommended operating budget, the resolution and budget are required to be transmitted to member governments for their budget consideration.

The Executive Board is expected to consider final action on Resolution No. 2026-04, to recommend a 2027 SSHA³P Operating Budget.

ATTACHMENTS:

- Proposed Resolution No. 2026-04
- Amendment 1

STAFF RECOMMENDATION:

Amend and adopt Resolution No. 2026-04

ALTERNATIVES:

“I move to amend Resolution No. 2026-04 by...”

“I move to postpone consideration of this item to a future special meeting to be called by the chair.”

RECOMMENDED MOTION:

“I move to adopt Resolution No. 2026-04”



RESOLUTION NO. 2026-04

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH SOUND HOUSING AFFORDABILITY PARTNERS (“SSHA³P”) RECOMMENDING THE 2027 SSHA³P OPERATING BUDGET

WHEREAS, the SSHA³P Intergovernmental Agreement (“IGA”) requires the SSHA³P Executive Board to prepare, review, recommend, and transmit an annual operating budget to each Party of the IGA on or before July 1; and

WHEREAS, pursuant to the IGA, the annual budget must include an itemization of all categories of budgeted expenses and an itemization of each Party’s contribution; and

WHEREAS, upon recommendation by the Executive Board, the annual budget will be transmitted to each Party of the IGA for approval by their legislative body; and

WHEREAS, the 2027 operating budget will not become effective until approved by the legislative body of each jurisdiction and adopted by the SSHA³P Executive Board; and

WHEREAS, if a Party does not approve the budget in a timely manner, the Executive Board may adopt the budget and work plan with a two-thirds majority vote; and

WHEREAS, the purpose of the annual operating budget is to support SSHA³P’s mission to create and preserve affordable, attainable, and accessible housing through regional coordination and collaboration between Parties of the IGA and aligned organizations.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board recommends the 2027 SSHA³P Operating Budget in Exhibit A.

SSHAP³

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

Adopted this _____ day of _____, 2026.

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

ROBYN DENSON, CHAIR

ATTEST:



Exhibit A

South Sound Housing Affordability Partners	
Fiscal Year 2027 Recommended Operating Budget	
SSHA3P Fund	
OPERATING REVENUES	
City of Auburn	\$ 6,274.17
City of DuPont	\$ 6,274.17
City of Edgewood	\$ 6,274.17
City of Fife	\$ 6,274.17
City of Fircrest	\$ 3,764.50
City of Gig Harbor	\$ 6,274.17
City of Lakewood	\$ 25,096.68
City of Milton	\$ 3,764.50
Pierce County	\$ 157,612.00
Puyallup Tribe of Indians	\$ 3,764.50
City of Puyallup	\$ 15,058.01
Town of Steilacoom	\$ 3,764.50
City of Sumner	\$ 6,274.17
City of Tacoma	\$ 78,806.00
City of University Place	\$ 15,058.01
SSHA3P Operating Fund Balance	\$ 58,000.00
TOTAL Revenue	\$ 402,333.73
EXPENDITURES	
Salaries and Benefits - Manager	\$ 205,175.70
Salaries and Benefits - Program Specialist II	\$ 149,141.43
Travel and Training	\$ 2,500.00
Phone	\$ 1,320.00
Communication (Printing, Translation, Advertising, etc.)	\$ 2,000.00
Supplies, Space Rental and Miscellaneous	\$ 500.00
Advisory Board Stipends	\$ 4,950.00
Cost Pool Allocation	\$ 10,640.00
Special Projects	\$ 25,000.00
TOTAL Expenditures	\$ 401,227.13

June 5, 2026

To: SSHAP³ Executive Board

From: Chair Robyn Denson, Councilmember – Pierce County
Vice Chair Carla Bowman, Mayor – City of Sumner

Subject: Amendment to Resolution No. 2026-04 – Recommended 2027 Operating Budget

1. On Exhibit 1, strike “Puyallup Tribe of Indians” and the associated revenue of “\$3,764.50”
2. On Exhibit 1, increase the Operating Revenue contribution of the SSHAP³ Operating Fund Balance by \$4,500.00

SSHAP ³ Operating Fund Balance	\$58,000.00	Increase to	\$62,500.00
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3. On Exhibit 1, increase the TOTAL Revenue amount by \$735.50

TOTAL Revenue	\$402,069.73	Increase to	\$403,069.23
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4. On Exhibit 1, increase the Travel and Training expenditure amount by \$2,500.00

Travel and Training	\$2,500.00	Increase to	\$5,000.00
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5. On Exhibit 1, decrease the Communication (Printing, Translation, Advertising, etc.) expenditure by \$1,500.00

Communication (Printing, Translation, Advertising, etc.)	\$2,000.00	Decrease to	\$500.00
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6. On Exhibit 1, increase the Supplies, Space Rental, and Miscellaneous expenditure by \$700.00

Supplies, Space Rental, and Miscellaneous	\$500.00	Increase to	\$1,200.00
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7. On Exhibit 1, increase the TOTAL Expenditure amount by \$1,700.00

TOTAL Expenditure	\$401,227.13	Increase to	\$402,927.13
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South Sound Housing Affordability Partners	
FY 2027 Recommended Budget	
SSHA3P Fund	FY 2027
OPERATING REVENUES	
City of Auburn	\$ 6,274.17
City of DuPont	\$ 6,274.17
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City of Fife	\$ 6,274.17
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SSHA3P Operating Fund Balance	\$ 62,500.00
TOTAL Revenue	\$ 402,333.73
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Special Projects	\$ 25,000.00
TOTAL Expenditures	\$ 401,227.13
TOTAL Expenditures	\$ 402,927.13



SSHA³P Executive Board

AGENDA MEMODRANUM

June 6, 2026

AGENDA CATEGORY: External Presentation

SUBJECT: City of Sumner: Housing, Growth, and Development

PRESENTED BY: Ryan Windish, Community Development Director, City of Sumner

SUMMARY/BACKGROUND:

A presentation by Ryan Windish, the City of Sumner’s Community Development Director, on recent devleopment in the City of Sumner and an overview of the city’s deployment of the multi-family property tax exemption (MFTE) program.

ATTACHMENTS:

- Presentation: City of Sumner: Housing, Growth, and Development

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



City of Sumner: Housing, Growth and Development

South Sound Housing Affordability Partners

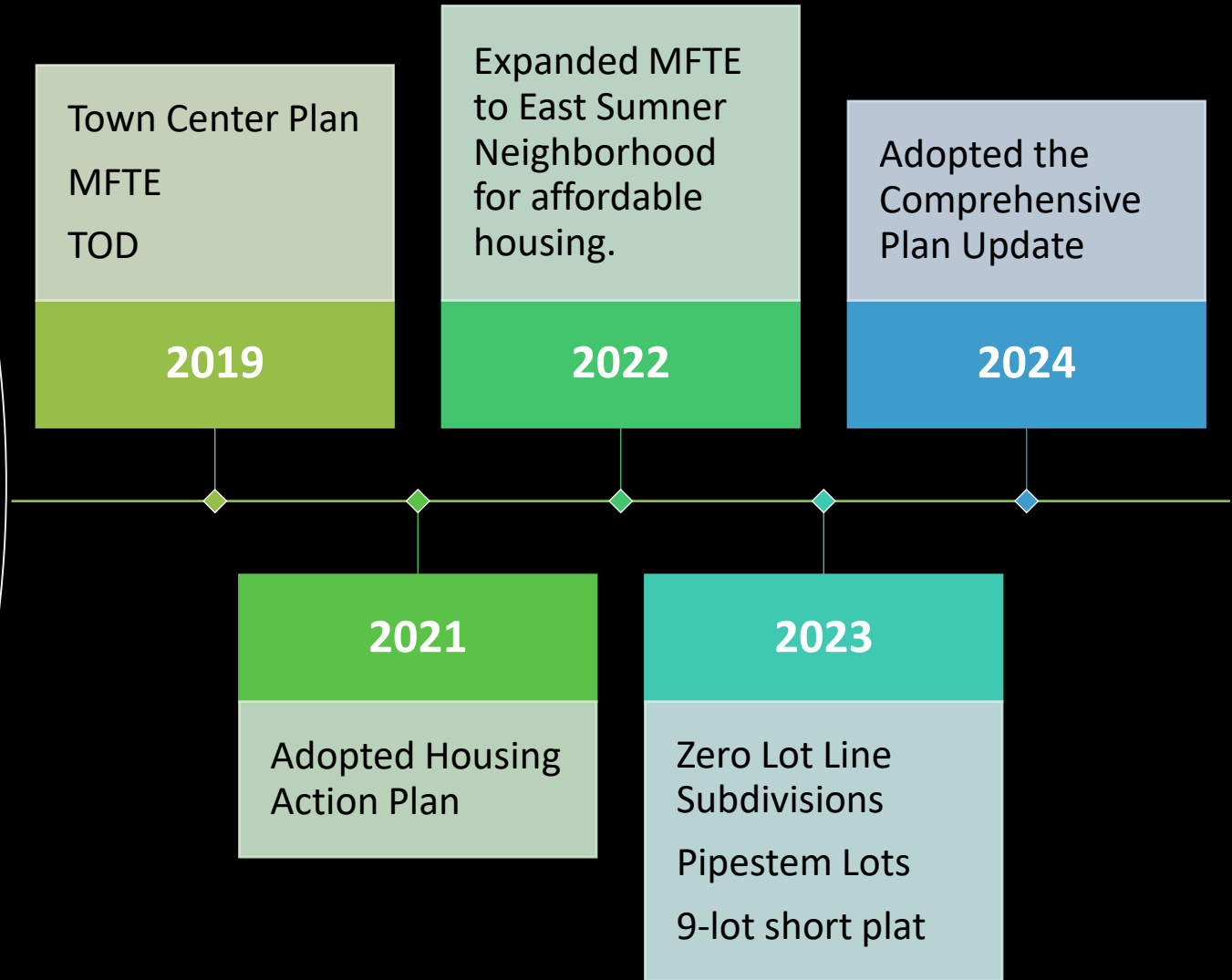
Executive Board

June 5, 2026

Ryan Windish

Community & Economic Development Director

Housing Focus: Sumner



Sumner Developments Using Multifamily Tax Exemption (MFTE)

- Sumner Mill: 162 units with 33 units affordable
- Fryar Flats: 128 units – market rate
- Kincaid Apartments/Mixed Use: 180 units – market rate
- Nemeth Apartments: 108 units with 22 affordable (application in process)
- Merit Apartments: 208 units with 42 affordable

Total of 97 units affordable to 80-115% AMI



Sumner Mill Apartments

New Multi-family

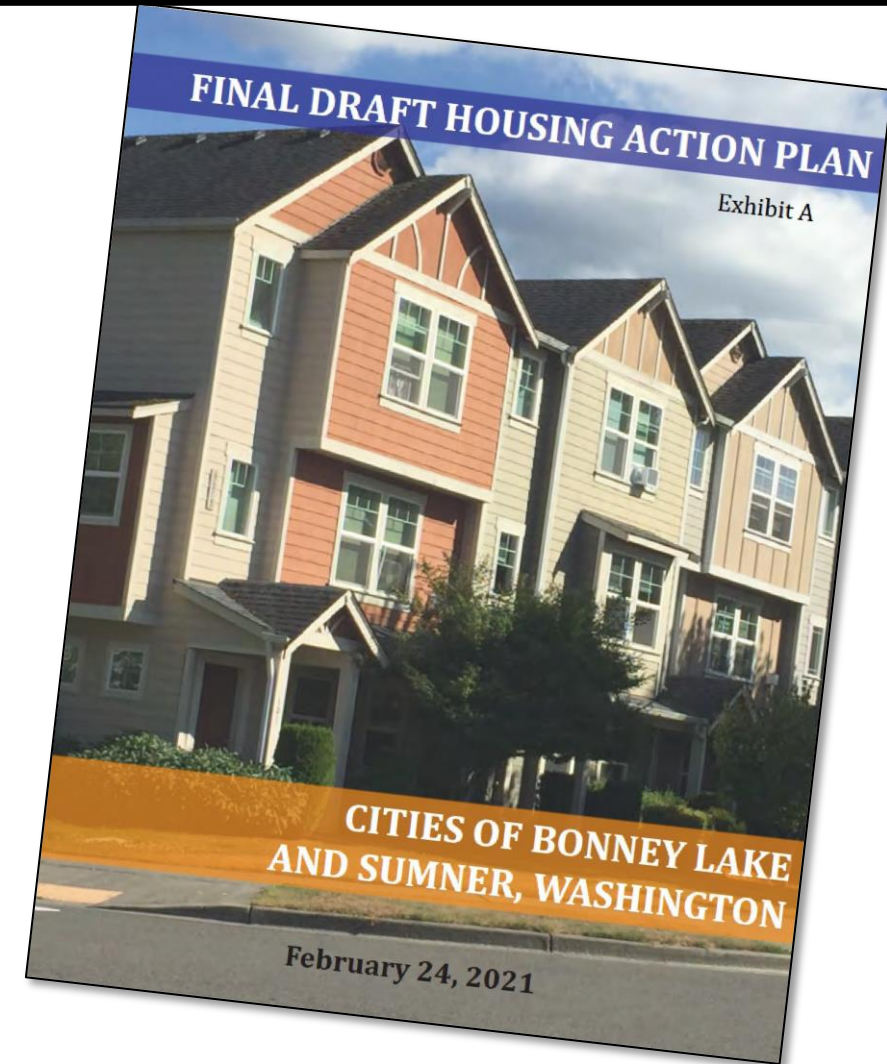


Project	Units	Process
Fryar Flats	128	Completed
Sumner Mill	162	Completed
Creekside Townhomes	36	Completed
Merit Apartments	208	Under Construction
Kincaid Ave Mixed Use (Red Apple)	180	Permit Issued
Nemeth Mixed Use	108	In permit process
Sumner Village	9	TBD
Total	831	

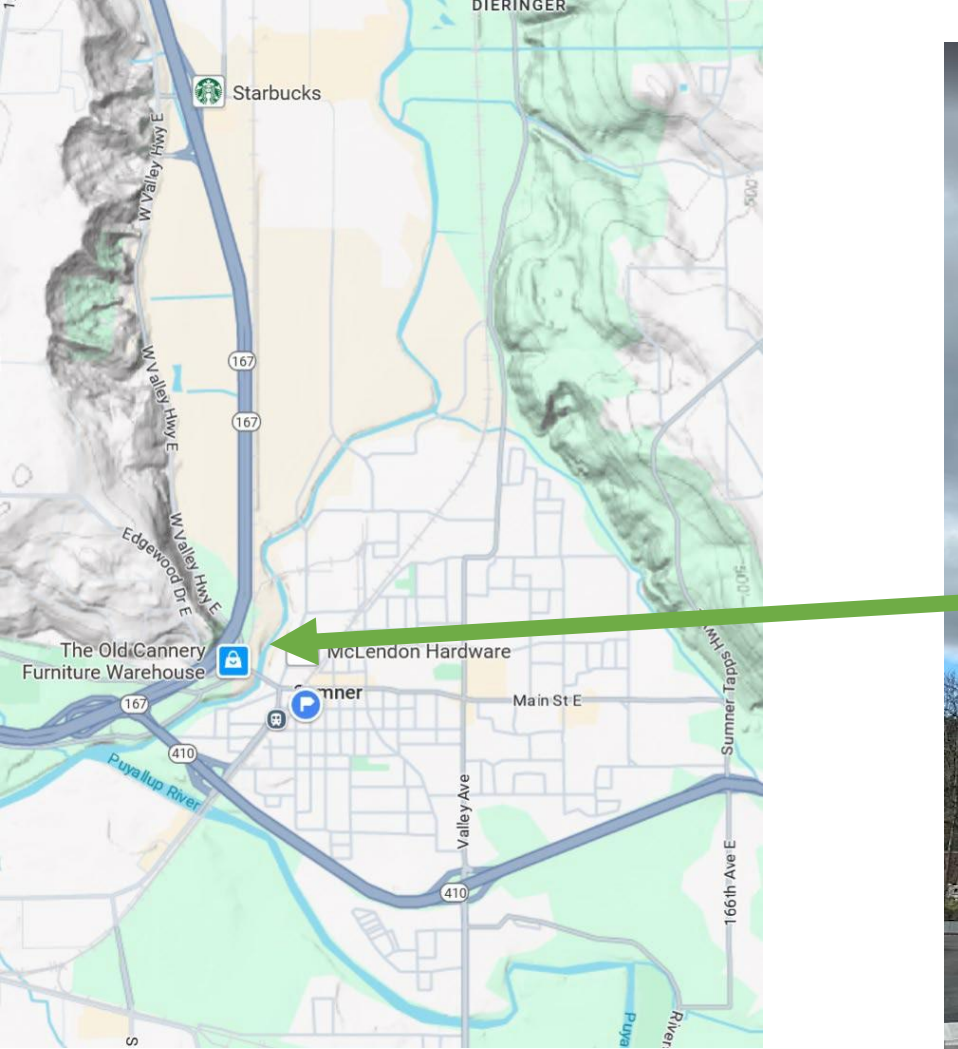


Why so many?

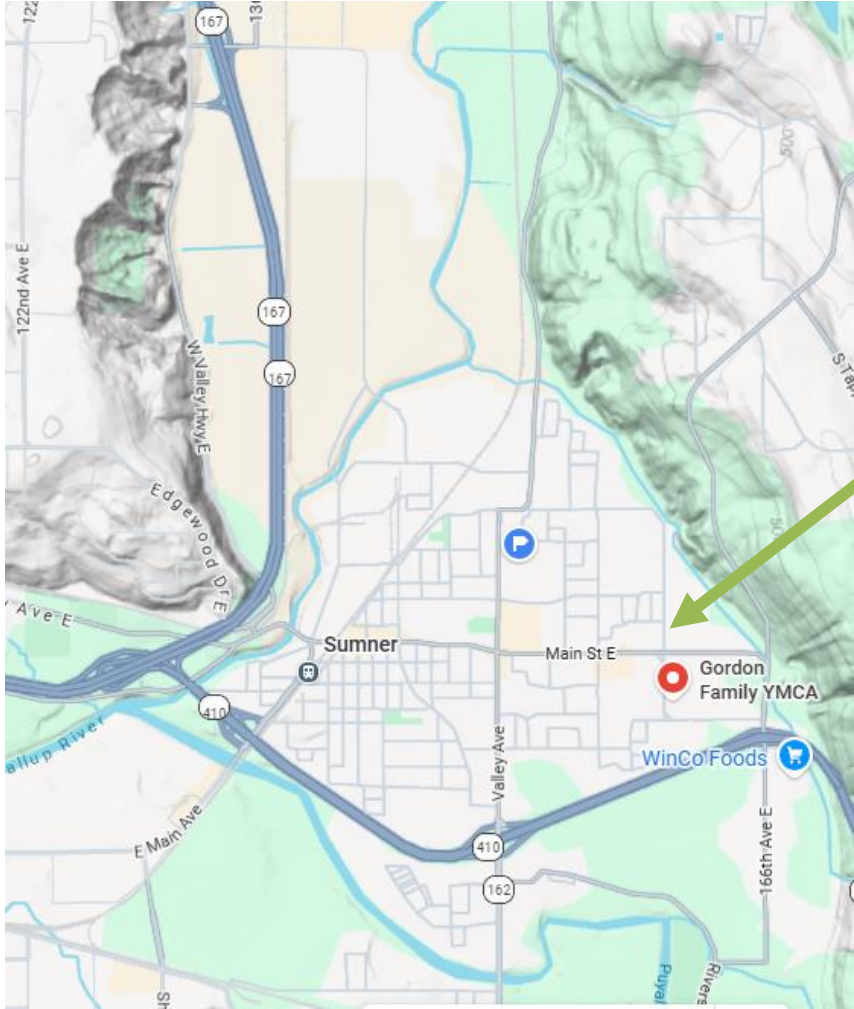
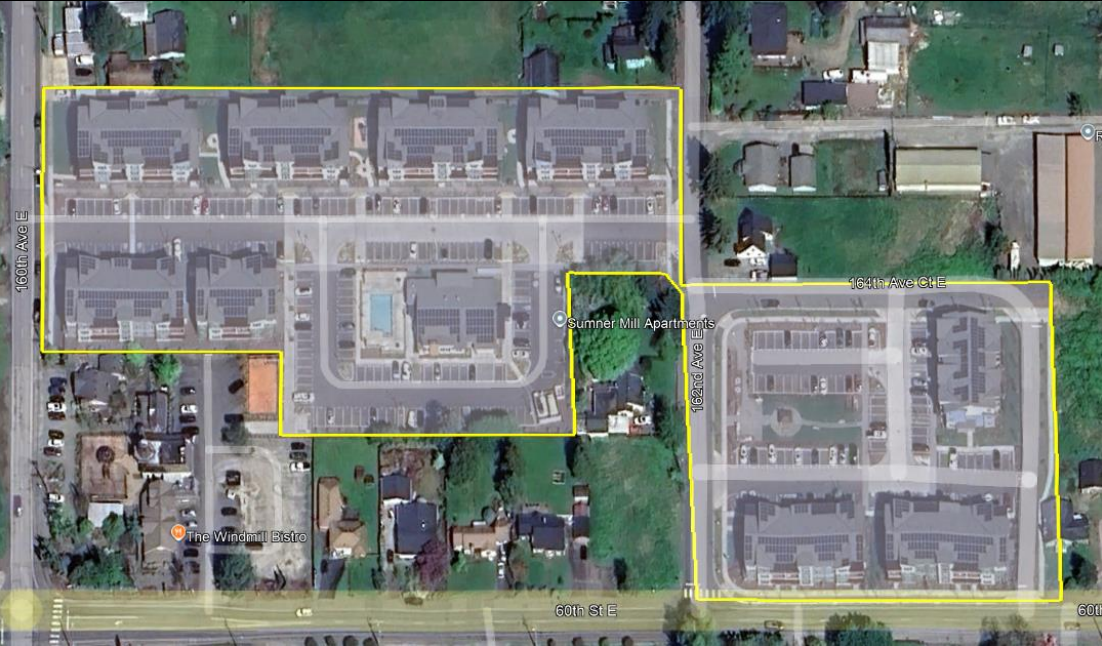
- Demand
- Missing multi-family options identified in Housing Action Plan
- Density identified in Town Center Plan
- State requirements—and even more State requirements!



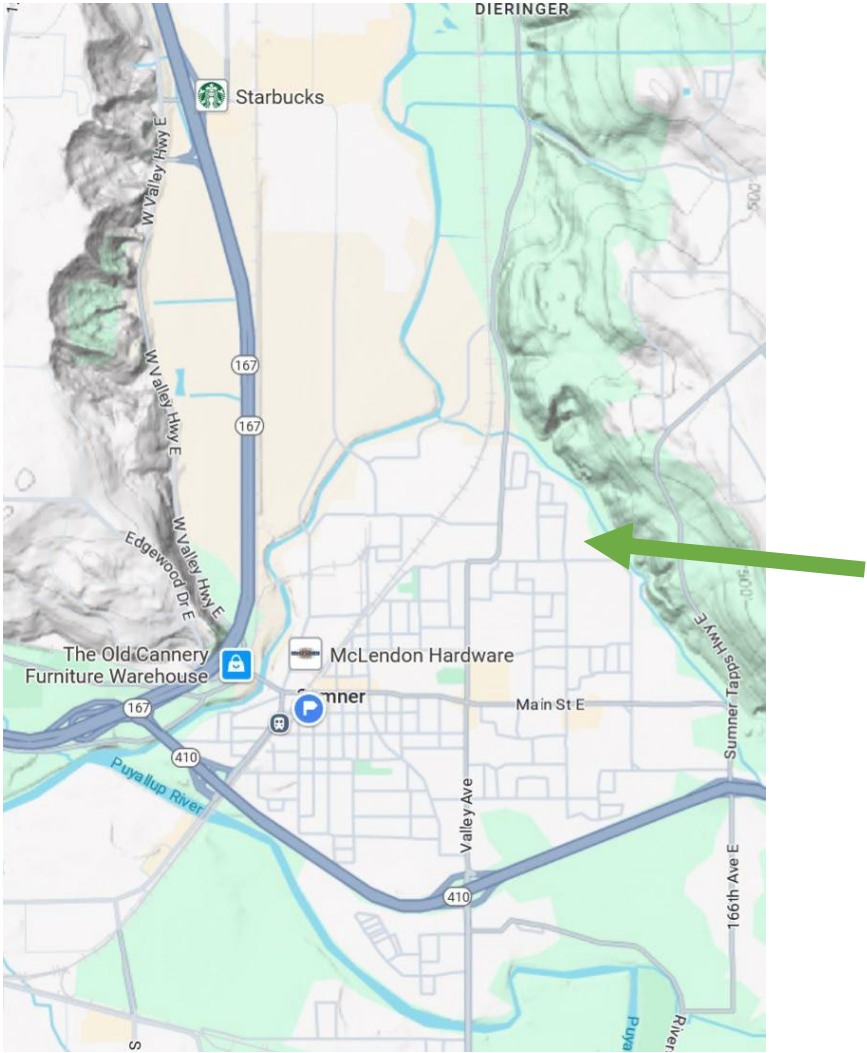
Fryar Flats Apartments



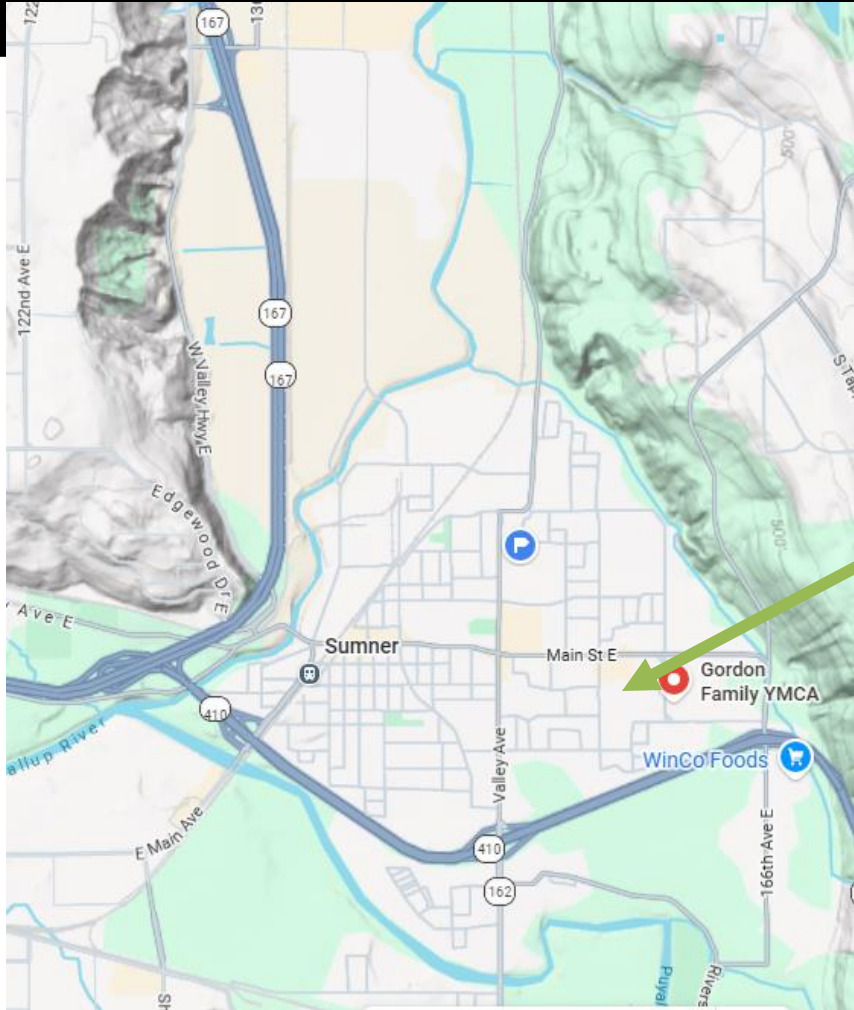
Sumner Mill Apartments



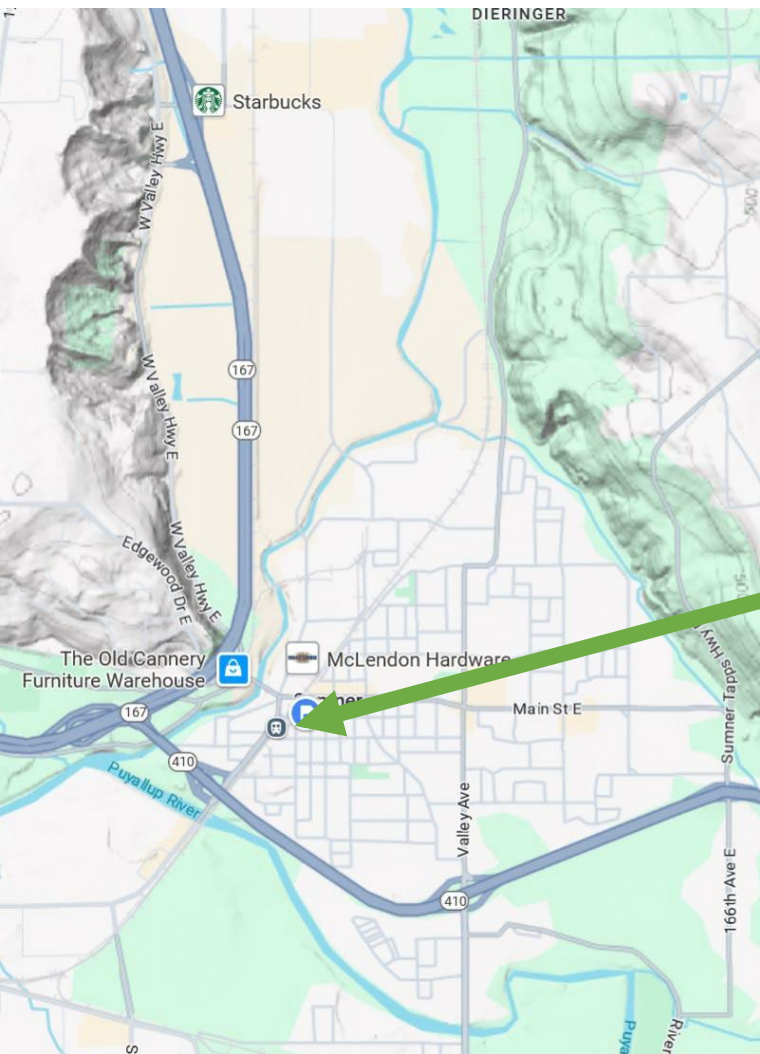
Creekside Townhomes



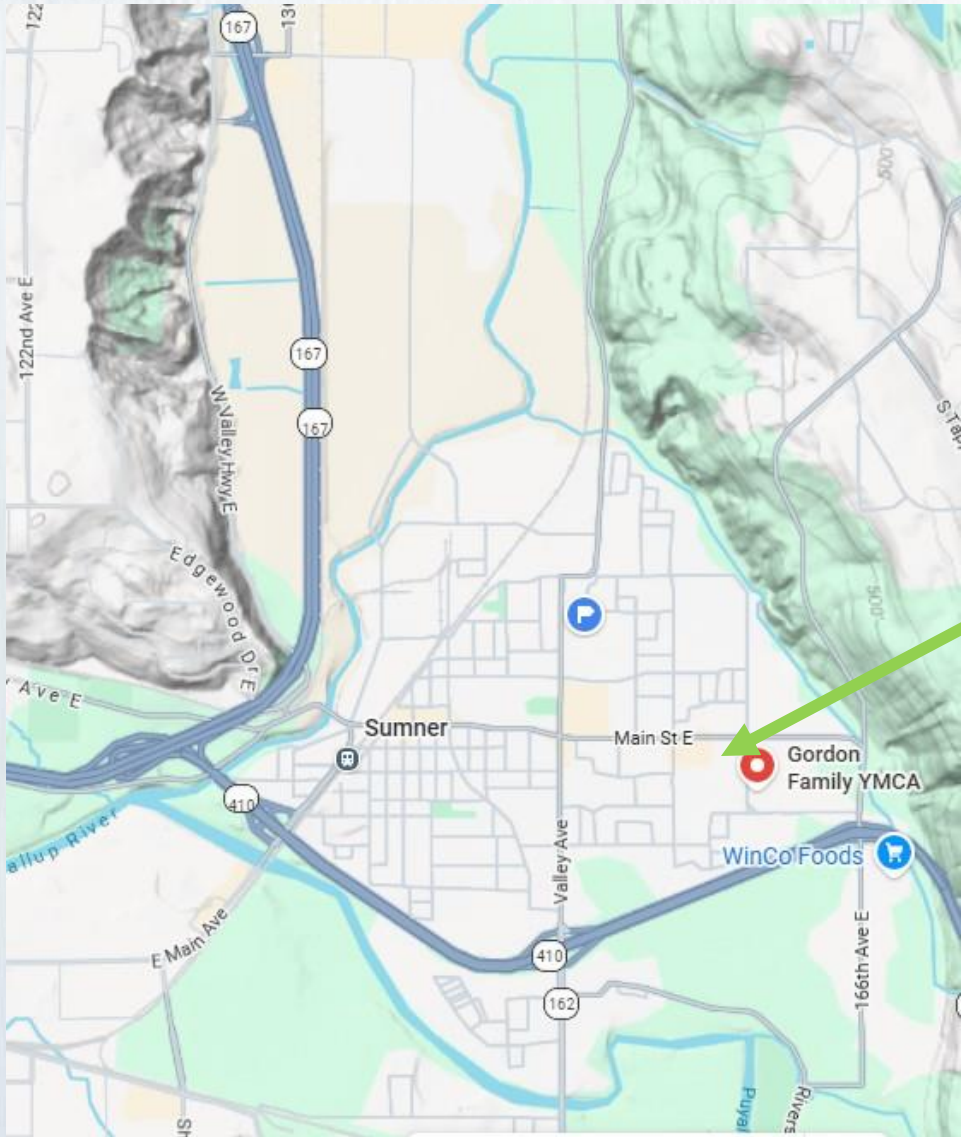
Merit Apartments



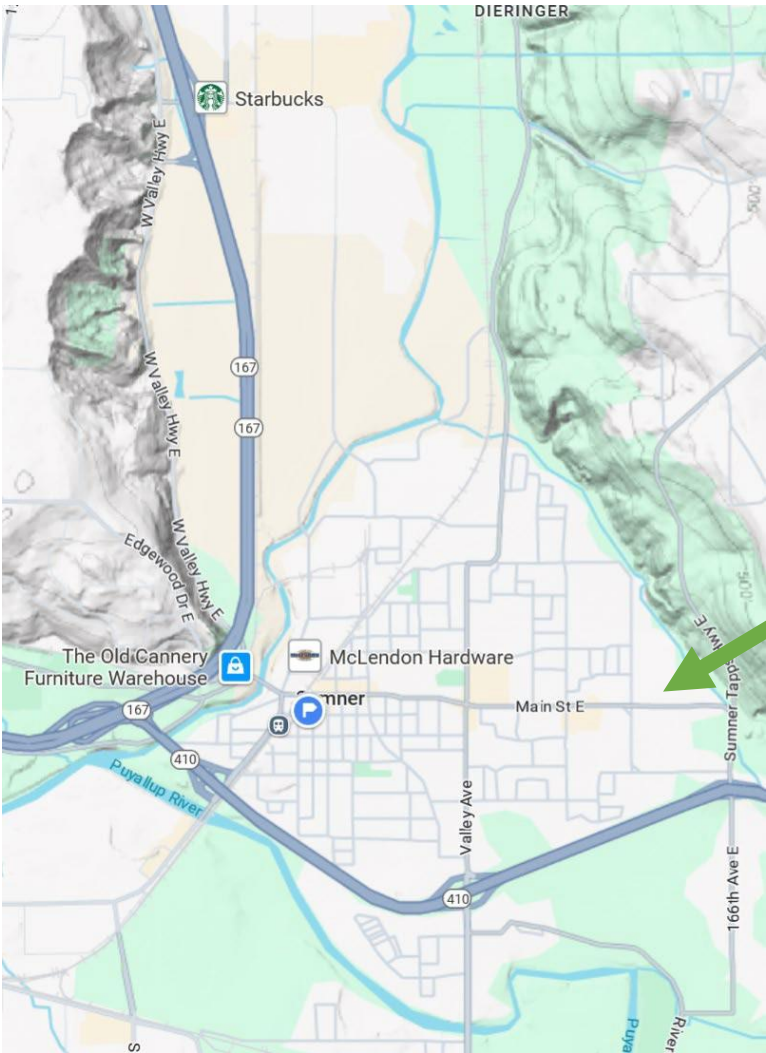
Kincaid Mixed Use - Red Apple Market Site



Nemeth Mixed Use



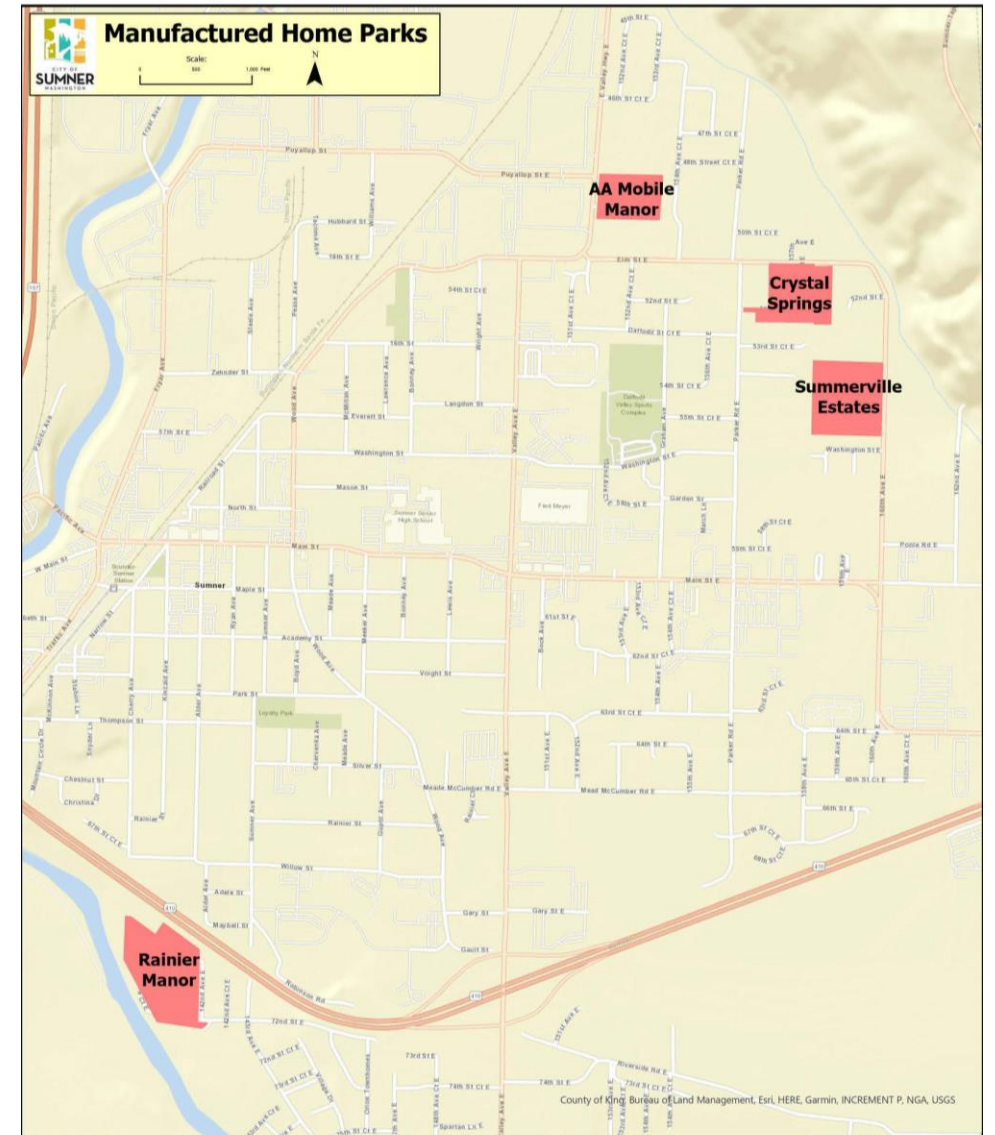
Sumner Village



Manufactured Home Park Overlay Zone

The State requires cities to include policies to address displacement:

- **Manufactured Home Park overlay zone** adopted in 2025
- Protects 260 manufactured homes
- Allows for Resident Owned Communities (ROC)



QUESTIONS

City Hall
1104



CITY OF
SUMNER
WASHINGTON



SSHA³P Executive Board

AGENDA MEMODRANUM

June 5, 2026

AGENDA CATEGORY External Presentation

SUBJECT: Association of Washington Cities Legislative Update

PRESENTED BY: Carl Schroeder, Deputy Director of Government Affairs
Association of Washington Cities

SUMMARY/BACKGROUND:

This presentation will provide an update, by the Association of Washington Cities, on the 2026 legislative session and plans for the 2027 legislative session. The presentation will be delivered by Carl Schroeder of the Association of Washington Cities.

ATTACHMENTS:

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STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A
