



**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>

June 16, 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. May 19, 2026, SSHA³P Advisory Board Minutes

Purpose: Approval of minutes of May 19, 2026, SSHA³P Advisory Board meeting.

ATTACHMENTS: [Minutes of May 19, 2026, Advisory Board meeting](#)

IV. SSHA³P STAFF UPDATE

V. PRESENTATIONS AND DISCUSSION

A. Homestead Community Land Trust

Purpose: Kathleen Hosfeld, Homestead Community Land Trust CEO/Executive Director will provide an overview of their community land trust model and the homeownership opportunities available through upcoming project development in Pierce County.

Action: Presentation

ATTACHMENTS: [Agenda Memorandum: Homestead Community Land Trust](#)

[Presentation: Homestead Community Land Trust Presentation](#)

B. Craft Contracting and Consulting

Purpose: Jodi Lario and Joshua Schaff of Craft Contracting and Consulting will share a presentation of the offsite preconstruction work being done to help expedite housing construction.

Action: Presentation

ATTACHMENTS: [Agenda Memorandum: Craft Contracting and Consulting](#)

C. Legislative Agenda Discussion

Purpose: SSHA³P Manager, Jason Gauthier, will give an overview of the 2026 state legislative session and request initial input on priorities for the 2027 legislative agenda recommendation.

Action: Feedback

ATTACHMENTS: [Agenda Memorandum: 2027 SSHA³P Legislative Recommendations](#)

[Presentation: 2027 SSHA³P Legislative Recommendations](#)

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://piercecounitywa.zoom.us/j/93907476275> . Written comments may be submitted to alyssa.torrez@piercecounitywa.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

May 19, 2026

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

Members Excused: Faaluaina Pritchard, Laura Mullen

Members Absent: Sara Delano

Staff: Alyssa Torrez

Call to Order

Chair Fairley called the meeting to order at 5:31 PM.

Roll Call

Alyssa Torrez called roll; a quorum was present.

Land Acknowledgement

Chair Fairley read the land acknowledgement.

Housekeeping

Review Agenda/Agenda Modifications

There were no requests for agenda modifications.

Consent Agenda

Motion was made by Jay Worley to adopt consent agenda. Seconded by Doris Smith. Motion passed.

SSHA³P Staff Update

SSHA³P staff shared information on the upcoming in-person Executive Board meeting in Sumner and following site tour. Staff also shared an update on the legislative agenda survey that was recently completed, noting 28 surveys received and a forthcoming survey memo to review responses.

Presentations and Discussion

Tacoma Pierce County Habitat for Humanity Presentation

Tracey Sorenson, Director of Community Engagement and Aging in Place at Habitat for Humanity, shared program overview of the homeownership opportunities created through Habitat for Humanity programs. Discussion about the programs revealed a shortage of potential qualified buyers. Board discussion included ways to promote homeownership opportunities and support ongoing work of

Habitat for Humanity and questions about availability of homes for disabled populations and changing requirements for sweat equity from homebuyers.

Housing Pierce County Presentation

Sean McKenna, Director of Project Management for Housing Pierce County shared a presentation on housing vouchers provided through local housing authorities and how they can be used in housing development. The presentation covered how these can be utilized as a critical development resource and how they can help individuals and families have access to more opportunities. Discussion included questions on how to reduce the stigma attached to vouchers and how to reach landlords to utilize them more.

Public Comment

There were no public comments.

Updates/Comments of the Advisory Board

SSHA3P staff noted potential dates for upcoming tour of the shared Tacoma Rescue Mission Good Neighbor Village.

Adjourn

Jay Worley 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

June 16, 2026

AGENDA CATEGORY: External Presentation

SUBJECT: Homestead Community Land Trust

PRESENTED BY: Kathleen Hosfeld, Homestead Community Land Trust CEO/Executive Director

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 from Kathleen Hosfeld, Homestead Community Land Trust CEO/Executive Director, will provide an overview of the community land trust model and the homeownership opportunities available through upcoming project development in Pierce County, including a project in Tacoma.

ATTACHMENTS:

- Presentation: Homestead CLT Presentation

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

HOMESTEAD



Community Land Trust

Community Land Trust Homeownership



EPIC

Empowering People in Communities



HOMESTEAD



Community Land Trust

- Stability, equity and opportunity through homeownership
- Serving those who make less than 80% of area median income
- Permanent affordability
- Community ownership & equitable development partnerships with neighborhoods
- Prioritizing anti-displacement



298

Homes in Trust
(permanently affordable)



Total ownership
opportunities
created

339

BIPOC ownership rate compared
with 26% King County

62%

KING
COUNTY

BIPOC

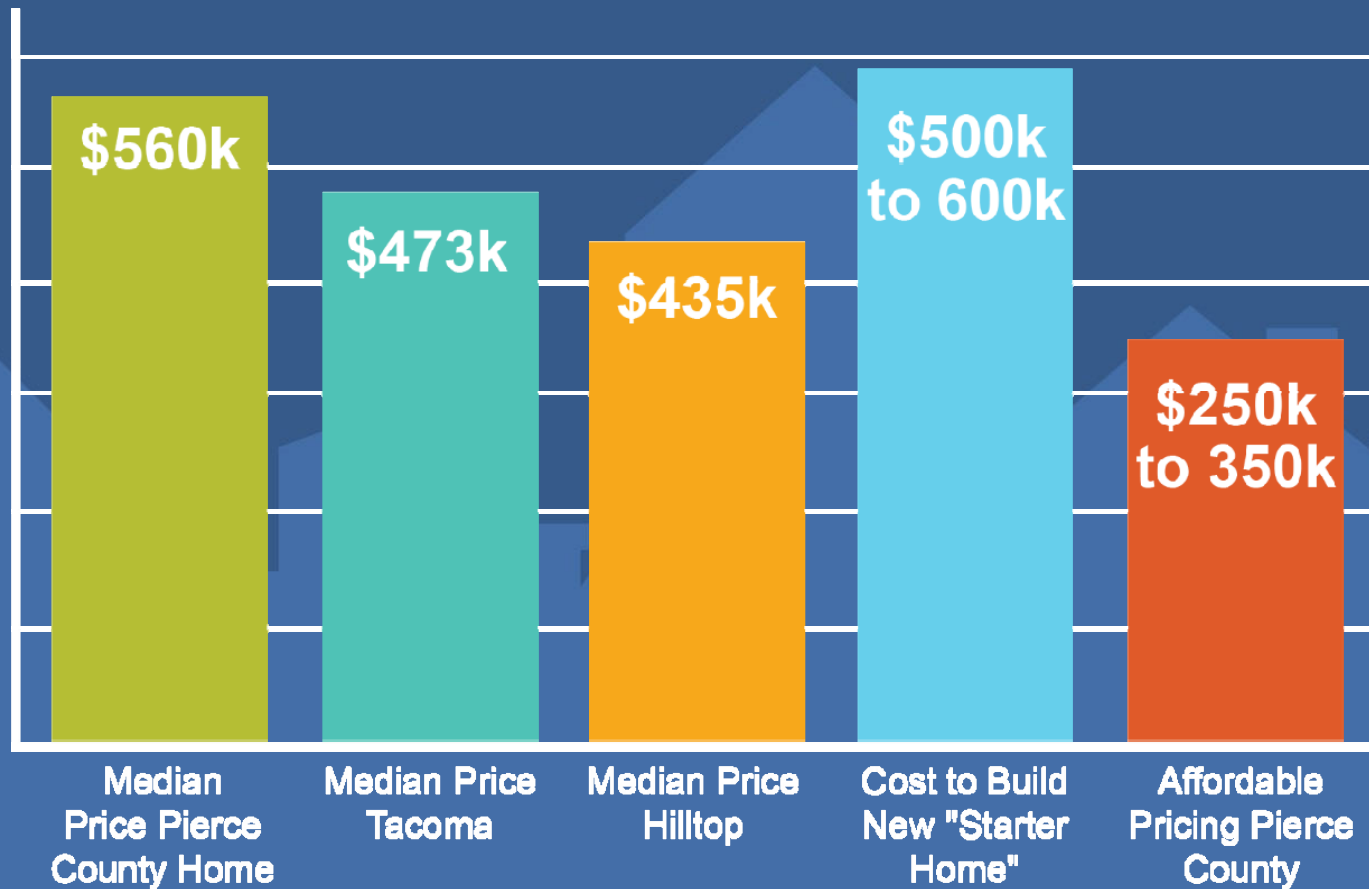
Low foreclosure rate



LESS THAN 1%
FORECLOSURE



Addressing the Challenges of Price and Supply



CIVIL RIGHTS ERA ROOTS

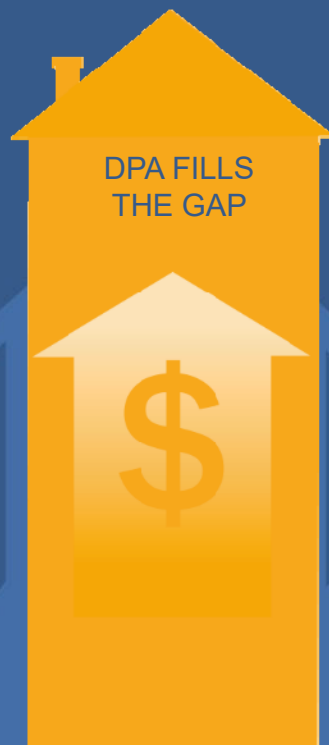


Community land trusts were created in the late 1960s by Civil Rights leaders when Black sharecroppers were evicted from their homes and farms for registering to vote. The original model combined:

Collective ownership of land with **Individual ownership of homes, farms and businesses** to prevent displacement and to allow people to build wealth.

Down Payment Assistance Makes the Home Affordable Once

Permanently Affordable Homes Serve Multiple Households Over Multiple Resales



DPA Increases buyer power through additional loans or grants at each sale. loans are repaid at resale or refinance.



Permanent affordability reduces the price to what is affordable to current and future buyers through one-time investment.

COMMUNITY LAND TRUST HOMEOWNERSHIP



**We Build
& Rehab
Homes**



**We Subsidize
the Price
to What is
Affordable**



**Land is
Owned
Collectively
through the
Trust**



**Home
Purchased
with Fixed-
Rate Bank
Mortgage**



**Owners
Lease the
Land for
a Small
Monthly
Fee**



**Owners
Resell at
a Formula
Price, Still
Affordable**

Who Qualifies?

Pierce County Statistical Area 80% AMI

<https://www.huduser.gov/portal/datasets/il.html>

Individuals in your household	Yearly Gross Household Income (before taxes) cannot be more than:	Monthly Gross Household Income (before taxes) cannot be more than:
1	\$67,700	\$5,642
2	\$77,360	\$6,447
3	\$87,000	\$7,250
4	\$96,640	\$8,053
5	\$104,400	\$8,700
6	\$112,160	\$9,347
7	\$119,840	\$9,987
8	\$127,600	\$10,633



Who Qualifies

Qualified applicants to our program are:

- First-time homebuyers – Have never owned a home or have not owned within the last three years
- Income lower than 80% AMI (Area Median Income)
- Make more than \$50,000 per year (with exceptions)
- Qualify for a conventional 30-year mortgage from a participating lender (ITIN or Halal financing)
- Contribute 1% of the home price as down payment
- Minimum income qualifications are determined for each home as well



Stewardship Preserves Affordability

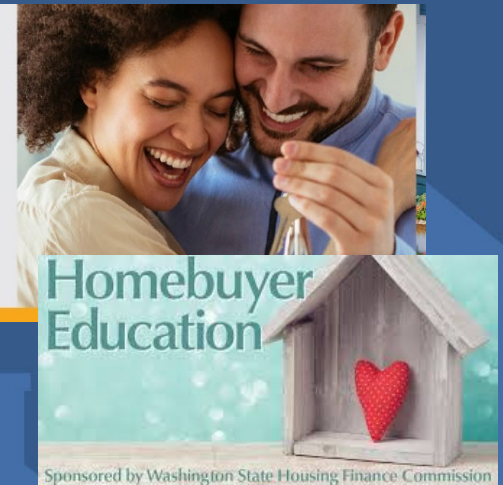
Informed homebuyers

Education & Purchase Support

- Is homeownership right for me?
- Purchase support
- Being part of an HOA

Supported homeowners and neighborhoods

- Household support (financial distress, maintenance resources)
- Re-selling to an income-qualified buyer
- HOA support



Low Foreclosure Rate

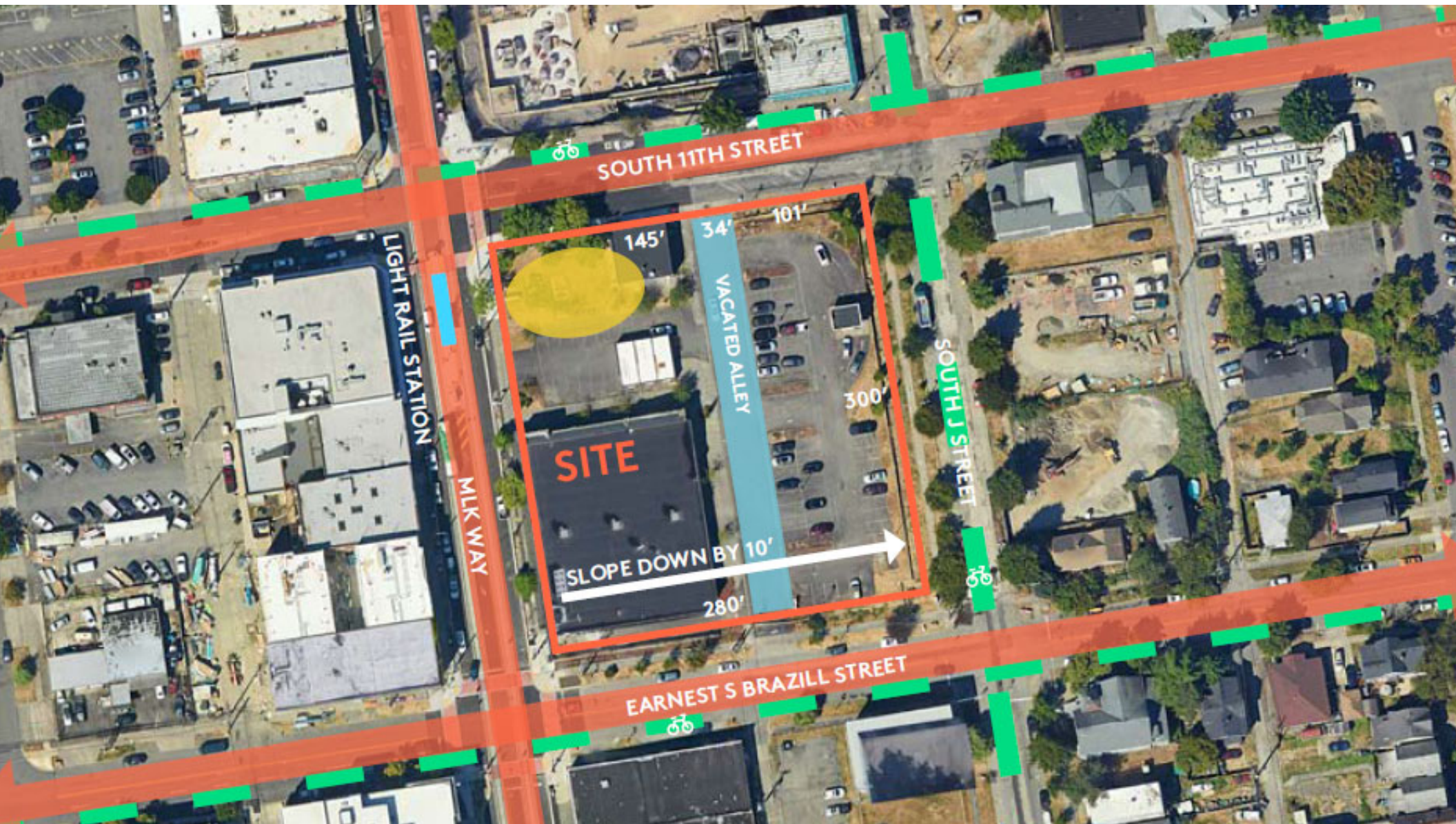
Democratic Governance Is Central to Homestead



Community Land Trusts are membership organizations in which the homeowners are members with a voice in governance.

Our Hilltop Project





SOUTH 11TH STREET

LIGHT RAIL STATION

MILK WAY

SITE

VACATED ALLEY

SOUTH J STREET

EARNEST S BRAZILL STREET

SLOPE DOWN BY 10'

145'

34'

101'

300'

280'

Redlining Post-WWII Restricted Capital, Devalued Properties & Created Disinvestment

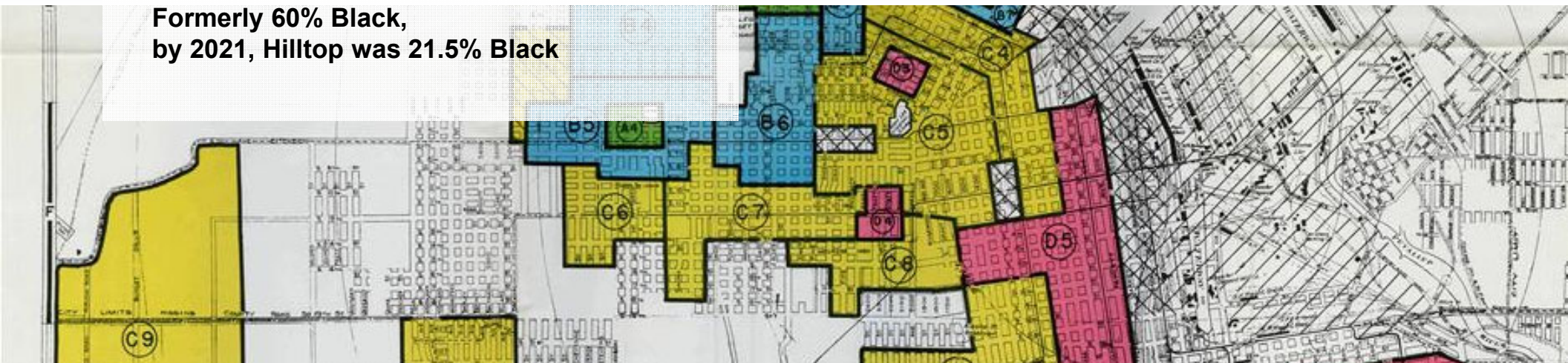
1970s

50% of Black households owned their home

Today

38% of Black households own their home

Formerly 60% Black,
by 2021, Hilltop was 21.5% Black

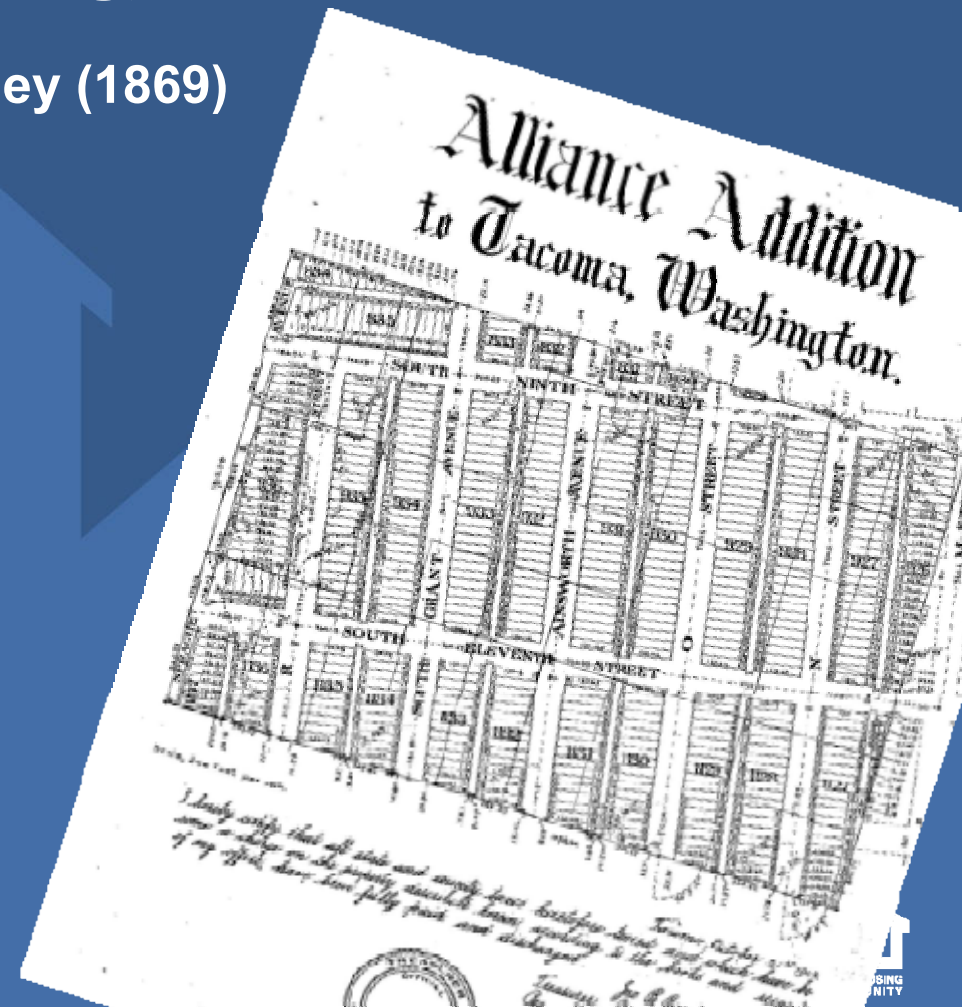


Land Contributed for Black Thriving, Social Justice

Conna Addition (1889) George Putnam Riley (1869)

Hilltop flourished up to mid-1950s

- Strong churches
- Intergenerational continuity
- Mr. Mac's, Sam & Terry's
- The Center of Black Tacoma



Hilltop Today

“Very Low” Equity Index

Displacement

Gentrification



Listening to Hilltop

Surveys and Interviews

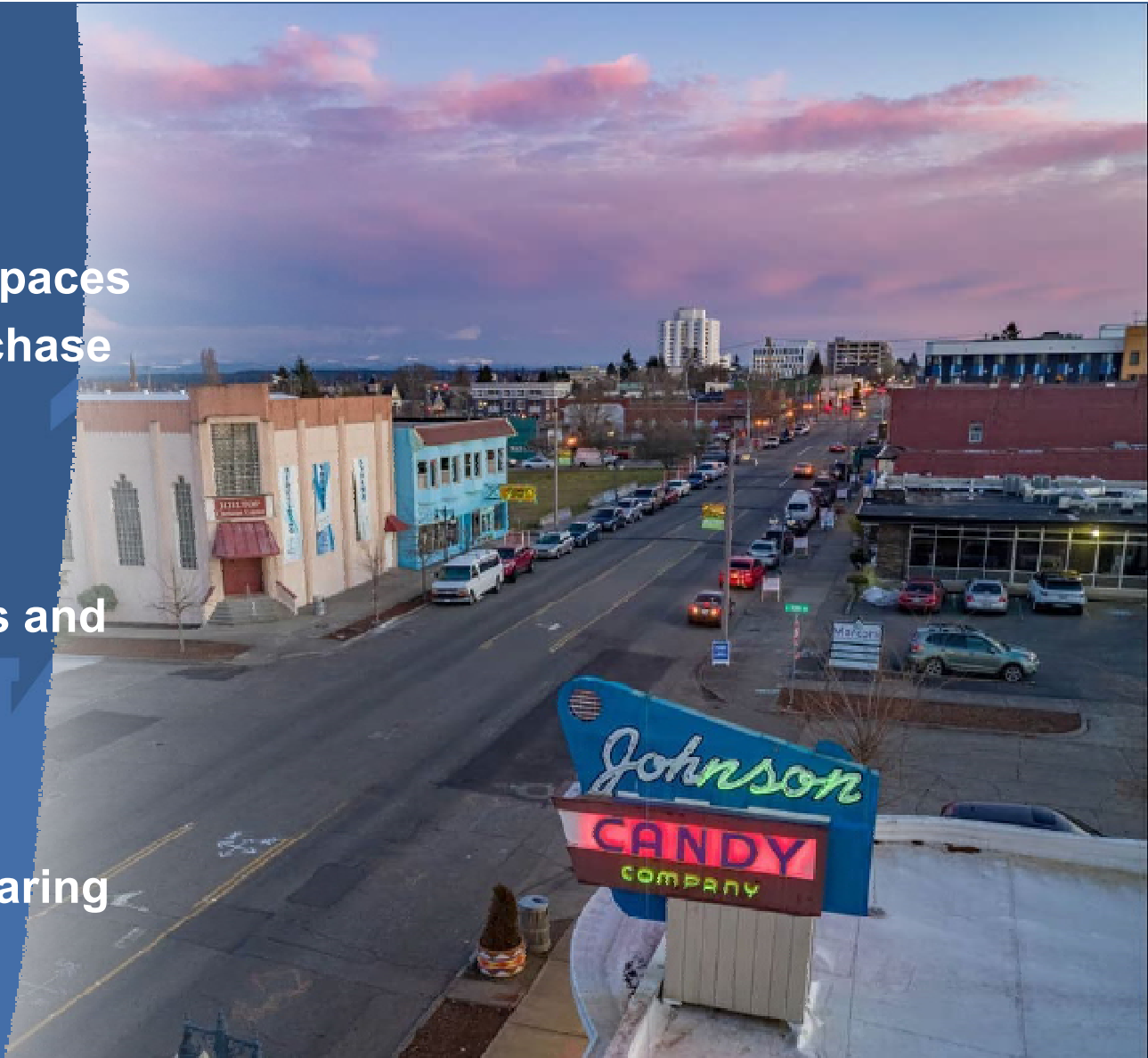
Themes

- Home, History and Belonging
- Overwhelming Demand for Homeownership
- Development as Repair
- Openness and Welcome + Safety
- Economic Justice

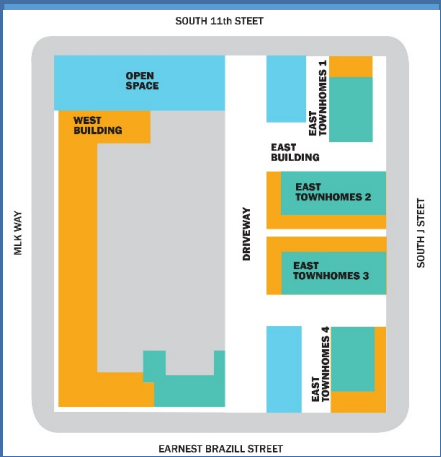
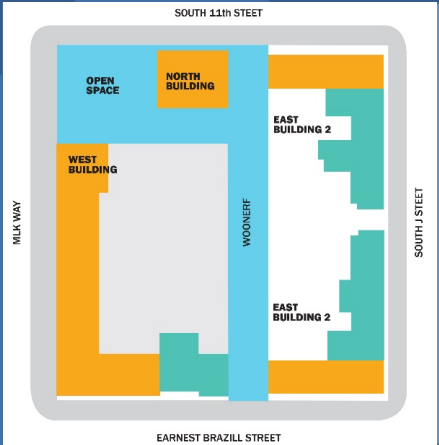
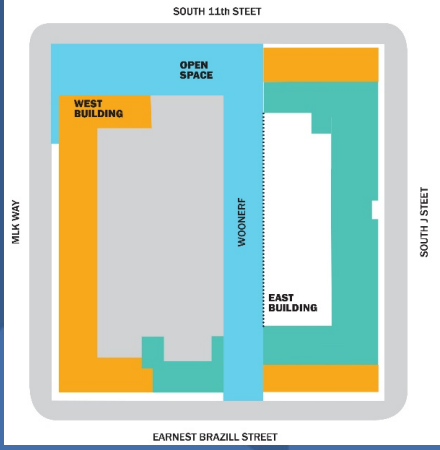
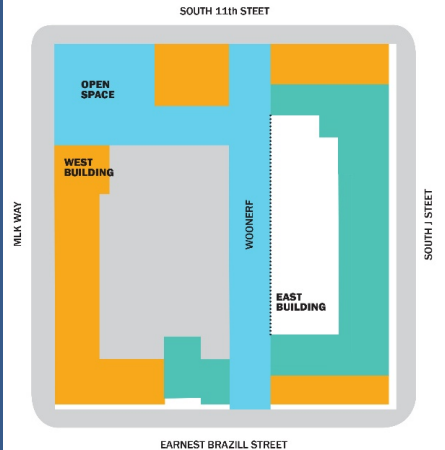
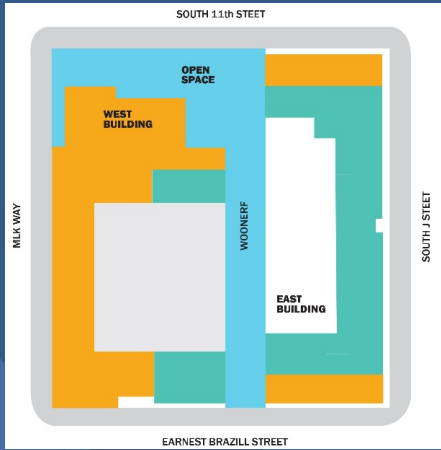


Our Approach

- Homes and commercial spaces will be affordable for purchase
- Homestead will retain ownership of the land
- Homestead homes will prioritize Hilltop residents and Hilltop diaspora
- Home prices \$250,000 to \$305,000
- Strategies for phasing/sharing development



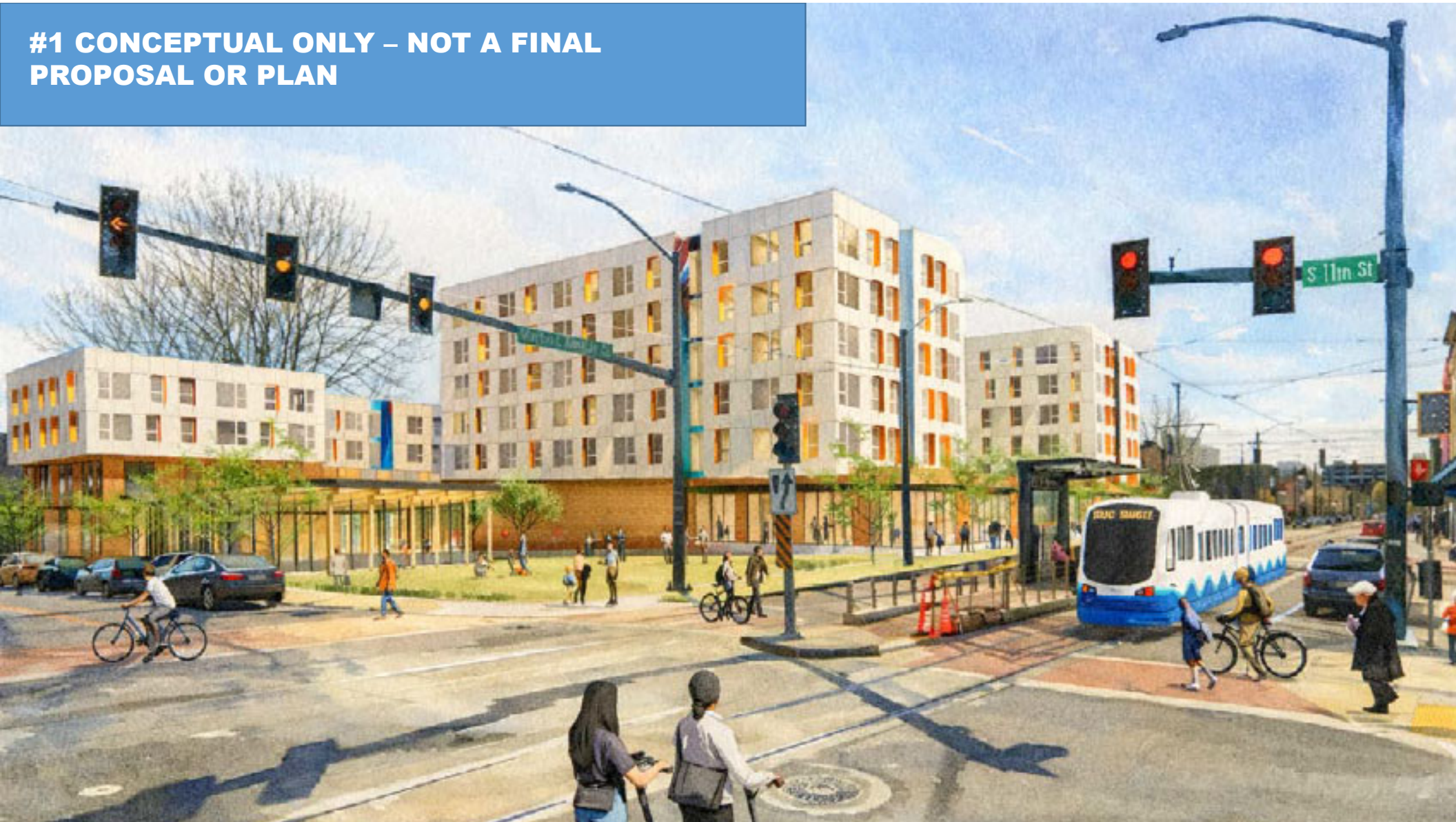
SCENARIOS



**#1 CONCEPTUAL ONLY – NOT A FINAL
PROPOSAL OR PLAN**



**#1 CONCEPTUAL ONLY – NOT A FINAL
PROPOSAL OR PLAN**



**#2 CONCEPTUAL ONLY – NOT A FINAL
PROPOSAL OR PLAN**

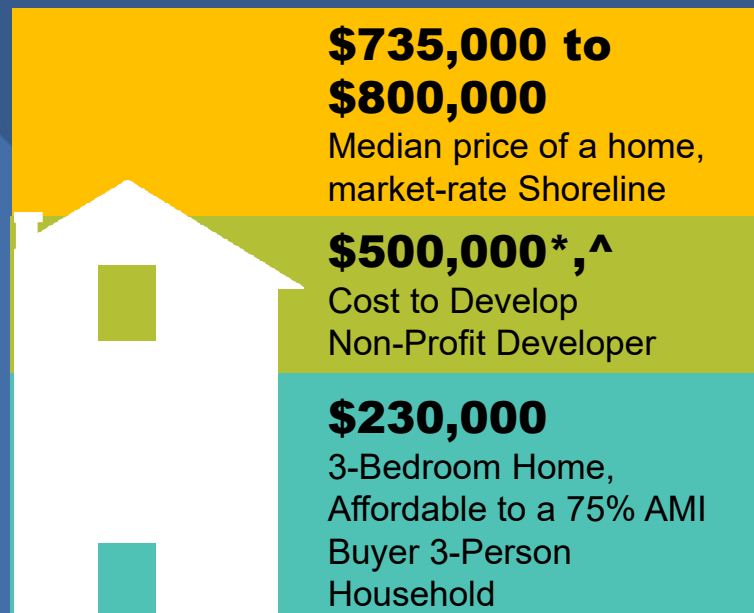


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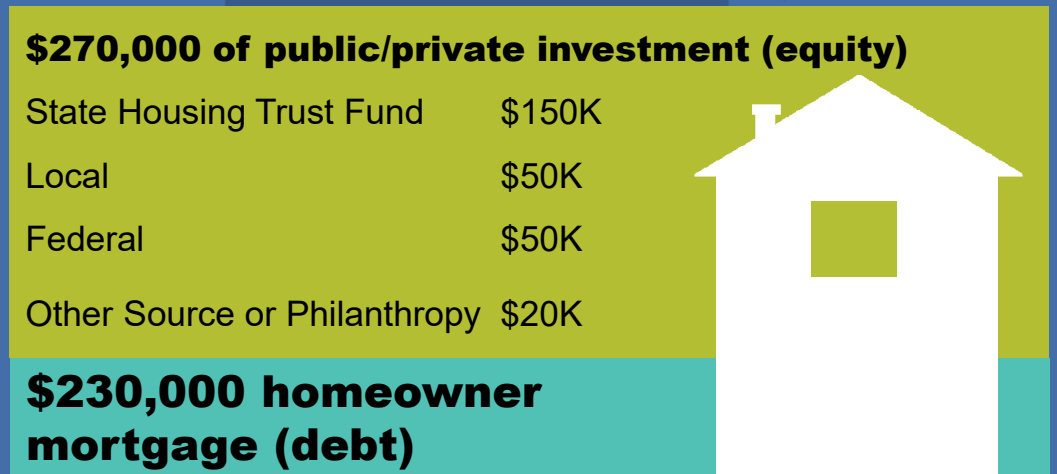
One-Time Public/Private Investment

Market Rate Compared with Affordable Price



Dollar amounts are generalized for instructional purposes. Exact amounts will vary by housing type, location, and agency, current HUD calculations of income.

Financing Sources/Amounts Per Home New Construction



* Cost to construct varies greatly depending on site conditions and funding requirements (Range of \$600K to \$750K)

One-Time Public Investment

- **Secures the Affordability of Each Home Without Future Re-Capitalization**
- **Gives Affordable Homeownership a Permanent Address – Affordability is Not Lost at Resale**
- **Creates First-Time Home Buying Opportunities**
Addresses the Supply Issue

\$4 Million Public Investment Homeownership Opportunities Created \$150,000/Home		
	Opportunities in Year 1	Total Opportunities by Year 50
Down Payment Assistance (DPA) – recycled at resale (3% deferred interest)	26	≈ 86
Permanently Affordable Homeownership	26	156

Roughly 30–40% of Pierce County households earn between 50% and 80% of AMI, while only about 4–6% of homes currently listed for sale are priced within reach of that income range

Thank you for your interest:

Kathleen Hosfeld, 206.909.9442, Kathleen@homesteadclt.org

Eric Pravitz, 206.660.7030, Eric@homesteadclt.org

Brendan Nelson, 253.314.2486, nvision.epic@gmail.com





SSHA³P Advisory Board

AGENDA BILL

June 16, 2026

AGENDA CATEGORY: External Presentation

SUBJECT: Craft Contracting and Consulting

PRESENTED BY: Jodi Lario and Joshua Schaff

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 methodologies for making construction easier.

This presentation from Craft Contracting and Consulting will provide an overview of the work being done with offsite manufacturing to expedite the construction of housing.

ATTACHMENTS:

N/A

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



SSHA³P Advisory Board

AGENDA BILL

June 16, 2026

AGENDA CATEGORY: Staff Presentation

SUBJECT: 2027 SSHA³P Legislative Recommendations

PRESENTED BY: Jason Gauthier, SSHA³P Manager

SUMMARY/BACKGROUND:

Annually, the SSHA³P Executive Board adopts a legislative agenda to direct SSHA³P's advocacy efforts at the state level.

In this presentation, Jason Gauthier will give an overview of the 2026 state legislative session and ask for initial input on priorities for the 2027 legislative agenda recommendation.

ATTACHMENTS:

- Presentation 2027 SSHA³P Legislative Recommendations

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A

2027 LEGISLATIVE RECOMMENDATIONS

SSHA³P ADVISORY BOARD REGULAR MEETING
JUNE 16, 2026

SSHA³P



2026 RECOMMENDATIONS

PRIORITY 1: Expand Funding and Policy Flexibility to Support Mixed-Income Housing

Problem: Current state and local affordable housing funding sources and policies are often restricted to serving only households below certain income thresholds, limiting their use in mixed-income developments that can foster economic integration and project viability.

PRIORITY 2: Create a Statewide Enforcement Mechanism for Source-of-Income Discrimination in Rental Housing

Problem: Although Washington law (RCW 59.18.255) prohibits landlords from discriminating against tenants based on lawful sources of income, such as housing vouchers, disability benefits, or child support, there is no dedicated state enforcement mechanism. As a result, violations often go unreported, uninvestigated, and unaddressed, leaving renters, especially low-income and disabled households, vulnerable to undue housing instability.

PRIORITY 3: Ensuring Operating Support for Permanent Supportive Housing (PSH)

Problem: PSH is a critical component of the housing continuum, serving our most vulnerable, lowest income community members and because of this service to our most vulnerable, PSH developments lack the ability to respond to unanticipated increases operating and maintenance costs. These developments need long-term funding commitments for operating and maintenance, and service funding to support vulnerable tenants. Without these commitments, the viability of the developments is at risk.

2026 PRIORITIES

- **Fund the Workforce Housing Accelerator Program**
- **Fund Pierce County Affordable Housing Projects**
 - A Path to Homeownership (Step by Step – City of Puyallup) | \$2.050 million
 - Clark Place (Signature Development – City of Tacoma) | \$319,000
 - Thrive Center (Thrive International – City of Tacoma) | \$2 million **increase**
- **Reduce Affordable Housing Costs**
 - HB 1717 and HB 2610
- **Support for Permanent Supportive Housing**
 - SB 6027

2027 SESSION

- Long Session (120 Days)
- Biennial Budgets
 - Operating and Transportation Budget Challenges

“There will be significant budget shortfalls next biennium in both operating and transportation budget.”

“This year’s revenue forecasts will likely not provide sufficient support for the maintenance of current programs, let alone any expansions.”

Agency directors were told they should plan to pause the phase-in of most new programs and not propose new ones.

EARLY 2027 ITEMS OF INTEREST

- Capital Budget
 - Funding for the Workforce Housing Accelerator Program (\$50 million)
 - Land banking / acquisition funds
 - Infrastructure funding and additional uses
 - Project appropriations
- HB 1717, sales and use tax remittance program
- Department of Housing
- Funding Flexibility

ADVISORY BOARD BRAINSTORM ITEMS

- Capital budget affordable housing funding eligibility (for-profit vs non-profit)
- Adjusted tax rates for investment homes - SB 5496 (2025-26)
- Public Bank
- Support access to and creation of homeownership opportunities
- Debt guarantees for affordable housing financing

NEXT STEPS

- Advisory Board
 - June 16 – 1st Board Discussion on 2027 Legislative Agenda Recommendations
 - July 21 – 2nd Board Discussion and Direction on 2027 Legislative Agenda Recommendations
 - August 18 – Anticipated Advisory Board action to make 2027 Legislative Agenda Recommendations
- Executive Board
 - September 4 – Presentation of draft 2027 Legislative Agenda
 - October 2 – Anticipated Executive Board action to adopt a 2027 Legislative Agenda

2027 LEGISLATIVE RECOMMENDATIONS

SSHA³P ADVISORY BOARD REGULAR MEETING
JUNE 16, 2026

SSHA³P

