



**South Sound Housing Affordability Partners
Executive Board**

Regular Meeting Agenda

25 W Main St, Auburn, WA 98001 | Auburn City Hall

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

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

October 2, 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), Katie Baker (Alternate), Councilmember Latasha Palmer (Alternate), Mayor Pro Tem Denise McCluskey (Alternate)

I. CALL TO ORDER

ROLL CALL

WELCOME TO AUBURN

II. REVIEW AGENDA/AGENDA MODIFICATIONS

III. CONSENT AGENDA

ATTACHMENTS: September 4, 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. 2026-06

Purpose: Final consideration of Resolution No. 2026-06, adopting a 2027 State Legislative Agenda

ATTACHMENTS: Agenda Memorandum: Resolution No. 2026-06
Presentation: Resolution No. 2026-06
Resolution No. 2026-06

B. Universal Design Recommendation Overview

Purpose: Presentation by Alyssa Torrez, Program Specialist II, to review the Universal Design tool recommended by the SSHA³P Advisory Board to incentivize the construction of housing designed with universal design principles.

ATTACHMENTS: Agenda Memorandum: Universal Design Recommendation Overview
Presentation: Universal Design Recommendation Overview
Advisory Board Universal Design Recommendation Letter
DRAFT Universal Design Tool

C. SKHHP Capital Fund Update

Purpose: Presentation by South King Housing and Homelessness Partners (SKHHP) Executive Manager Dorsol Plants, to provide an update on the impacts of the SKHHP Capital Fund.

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

VI. REPORT BY THE SSHA³P MANAGER

- A. Advisory Board Updates
- B. 2027 Work Plan Development

VII. UPDATES/COMMENTS OF THE EXECUTIVE BOARD

ATTACHMENTS: Department of Housing Task Force Joint Recommendation Letter

VIII. ADJOURN

SSHA³P Executive Board Meeting

September 4, 2026

Executive Board Members Present: Chair Denson (Pierce County-Council), Mayor Bowman (Sumner), CM Thakor (DuPont), CM Southard (Edgewood), Mayor Roscoe (Fife), CM George (Fircrest), Mayor Barber (Gig Harbor), CM Brandstetter (Lakewood), Executive Mello (Pierce County-Executive), Mayor Bowman (Sumner), Executive Mello (Pierce County-Executive), CM Henderson (Steilacoom), CM Sadalge (Tacoma)

Executive Board Members Excused: Mayor Backus (Auburn), Mayor Witting (Puyallup), CM Wood (University Place)

Executive Board Members Absent: Mayor White (Milton)

Executive Board Alternate Members Present: DM Winkler (DuPont), CM Lindholm (Lakewood), Merrick (Pierce County-Executive), MPT McCluskey (University Place)

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

There were no public comments.

Public Comment

There were no public comments.

Resolutions and Presentations

2027 Draft State Legislative Agenda Presentation

SSHA³P Manager, Jason Gauthier, provided a presentation on the draft 2027 State Legislative Agenda. At the close of the presentation Executive Board members provided direction to:

- prioritize a request that the legislature pause the creation and passage of new land use and/or housing regulations;
- prioritize work on property tax exemptions to ensure that the affordable homeownership exemption does not sunset and create a more reasonable construction period exemption for multifamily rental housing development
- support efforts to create off-site manufactured housing

SSHA³P

- move the funding package item to a support category due to it being the work of a broader coalition and not just our agency.

Universal Design Recommendation Overview

Due to time Chair Denson asked if there was any objection to postponing this item to the October 2nd regular meeting. There were no objections.

Resolution No. 2026-05

SSHA³P Manager Jason Gauthier provided a short briefing on Resolution No. 2026-05 to amend the Executive Board's Rules and Procedures. Mayor Barber made a motion to adopt Resolution No. 2026-05 and Mayor Roscoe seconded the motion. The motion passed via a voice vote.

Report by the SSHA³p Manager

- Update and review of the 2026, Q2 Budget Performance Report
- Review of a draft Department of Housing Task Force Recommendation Letter

Updates/Comments of the Executive Board

N/A

Adjourn

Executive Mello moved to adjourn the meeting. Mayor Barber seconded the motion. The motion passed via voice vote. The meeting adjourned at 9:55 a.m.



SSHA³P Executive Board

AGENDA MEMODRANUM

October 2, 2026

AGENDA CATEGORY: Resolution No. 2026-06

SUBJECT: Resolution No 2026-06, to adopt a 2027 State Legislative Agenda

PRESENTED BY: Jason Gauthier, SSHA³P Manager

SUMMARY/BACKGROUND:

The 2026 SSHA³P work plan calls for the development of a state legislative agenda for the 2027 legislative session. The annual legislative agenda is adopted by the SSHA³P Executive Board adopts and directs SSHA³P's advocacy efforts. The Executive Board received a presentation at the regular meeting of September 4, 2026 to provide feedback and direction on a draft 2027 state legislative agenda.

Resolution No. 2026-06 adopts a 2027 state legislative agenda.

ATTACHMENTS:

- Resolution No. 2026-06
- Presentation: Resolution No. 2026-06

STAFF RECOMMENDATION:

Adopt Resolution No. 2025-06

ALTERNATIVES:

- Amend items of the agenda,
- Motion to reconsider Resolution No. 2025-06 at the regular meeting of November 6, 2026, and provide staff with further direction

RECOMMENDED MOTION:

"I move to adopt Resolution No. 2026-06"

RESOLUTION NO. 2026-06

EXECUTIVE BOARD REGULAR MEETING

OCTOBER 2, 2026

Jason Gauthier, SSHA³P Manager

PRIORITY ISSUES

1. Strengthen the Connecting Housing to Infrastructure Program (CHIP)

Fund and expand eligibly for CHIP so infrastructure costs do not delay or prevent otherwise viable affordable housing developments.

Staff action(s): Advocate for \$150 million of CHIP funding; broaden eligible expenses to include the infrastructure improvements required to make a site development-ready; allow qualified housing developers to apply directly with documented local government support; and assign the Department of Commerce responsibility for project affordability monitoring and compliance.

2. Restore Stability to Washington's Land-Use Framework

Ensure state housing and land-use policy recognizes the implementation work already underway and allow recent land use and housing policy changes take effect.

Staff action(s): Advocate for a pause in major new state mandates, align effective dates and deliverables with comprehensive-plan update timelines, and provide funding and technical assistance commensurate with state expectations.

3. Extend and improve affordable housing property tax exemptions

Create and maintain property tax tools that lower holding and operating costs for affordable rental and homeownership housing.

Staff action(s): Support reintroduction and passage of the concepts previously contained in [SB 6256](#), including a longer exemption period and eligibility for co-located service providers, and extending the sunset for the property-tax exemption (RCW 84.36.049) available to land owned by qualified organizations for affordable homeownership development

SUPPORT ISSUES

1. Make major investments in housing production and preservation

Support a biennial budget package that addresses the housing continuum and provides local governments and developers with predictable state tools to move projects from concept to completion.

Funding requests:

1. Provide first time funding of \$50 million for the Workforce Housing Accelerator Program.
2. Support efforts to secure direct investments in Pierce County affordable housing projects.
3. Invest at least \$400 million in the Housing Trust Fund and ensure preservation is funded at a substantial level.
4. Create and fund a revolving-loan affordable homeownership program based on the concept previously proposed in [SB 6028](#).
5. Funding affordable housing feasibility and predevelopment work with a \$1.1 million investment in the Home & Hope program.
6. Create a land banking acquisition fund of \$10 million.

2. Provide local funding flexibility

Enable local affordable housing funding sources to support a broader array of expenses to support affordable and attainable housing production.

Staff action(s): Support jurisdiction led efforts to allow revenues generated via RCW 82.14.530 to be used to support owned-occupied housing for households earning less than 80% AMI; advocate for additional uses for revenues generated via RCW 82.14.540 to better support and expedite housing production.

3. Pre-Approved Plans for Off-Site Fabricated Housing

Support the creation of pre-approved plans for housing fabricated off-site that can be utilized statewide.

Staff actions(s): Advocate for state-developed, pre-approved plans and standardized review processes for off-site fabricated housing that can be used statewide; preserve local authority over site-specific requirements; and pursue funding and technical assistance to support local implementation

ISSUES TO WATCH

1. Department of Housing

Monitor legislative and budget proposals to establish a Department of Housing, transfer existing housing programs or responsibilities, and define the department's authority, staffing, funding, and relationship with other state agencies.

Staff action(s): Monitor transition plans and budget decisions closely to ensure that creating a new department does not disrupt existing programs, delay funding awards, duplicate responsibilities, or divert resources away from housing production, preservation, and operations.

2. Residential Landlord-Tenant Act advisory body and housing data proposals

Monitor proposals to create an advisory body, data system, or reporting structure related to the Residential Landlord-Tenant Act.

Staff action(s): Evaluate membership, authority, data standards, privacy, administrative burden, costs, and whether the proposal would produce reliable information that improves housing policy. Recommend a support, oppose, or amend position once sufficient detail is available.

3. Improve resources for owner-occupied housing preservation

Help lower-income homeowners remain safely housed by maximizing public resource investments.

Staff action(s): Support a reexamination of how prevailing wage requirements are determined, while maintaining appropriate worker wage protections and expanding contractor participation and allowing available funding to preserve more homes.

CHANGES

Priority Issues

- Restore Stability to Washington's Land-Use Framework (*Added clarity, moved from Support Issues*)
- Extend and improve affordable housing property tax exemptions (*moved from Support Issues*)

Support Issues

- Make major investments in housing production and preservation (*moved from Priority Issue*)
- Pre-Approved Plans for Off-Site Fabricated Housing (*New item*)

SSHA³P EXECUTIVE BOARD ENGAGEMENT

- **During Interim**

- Include SSHA³P issues in your government's legislative agenda.
- Include support for SSHA³P's agenda in your government's legislative agenda.
- Share the SSHA³P legislative agenda as a part of meetings with legislators.
- Join SSHA³P staff in meetings with members of the Legislature and Governor's office.
- Build support among other associations (PSRC, PCRC, etc.) to include SSHA³P priorities as an element of their legislative agenda(s).

- **During Session**

- Testify at committee hearings on policy and budget legislation
- Join SSHA³P staff in meetings with members of the Legislature
- Contact legislators on specific bill/budget request
- Support staff response to time-sensitive request for feedback/input on legislation and amendments

QUESTIONS?

EXECUTIVE BOARD REGULAR MEETING

OCTOBER 2, 2026

Jason Gauthier, SSHA³P Manager



RESOLUTION NO. 2026-06

A RESOLUTION OF THE EXECUTIVE BOARD OF THE
SOUTH SOUND HOUSING AFFORDABILITY PARTNERS
("SSHA³P") ADOPTING A STATE LEGISLATIVE AGENDA
FOR 2027.

WHEREAS, SSHA³P's legislative agenda for the 2027 Washington State
legislative session was developed through engagement with Executive Board members,
Advisory Board members, member government staff, policymakers, and other
interested parties; and

WHEREAS, adopting a state legislative agenda fosters efficient and effective
communication with state policymakers and provides transparency to the public about
SSHA³P's policy and budgetary priorities; and

WHEREAS, the actions of the Washington State Legislature impact SSHA³P's
ability to pursue its mission and each member government's ability to provide services
to its residents.

NOW, THEREFORE, THE SSHA³P EXECUTIVE BOARD RESOLVES as
follows:

Section 1. The Executive Board adopts a legislative agenda for the 2027
Washington State legislative session as shown in Exhibit A.

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:

Priority Issues

These are SSHA³P's principal 2027 state advocacy commitments and will receive sustained staff time throughout the session.

1. Strengthen the Connecting Housing to Infrastructure Program (CHIP)

Fund and expand eligibility for CHIP so infrastructure costs do not delay or prevent otherwise viable affordable housing developments.

Staff action(s): Advocate for \$150 million of CHIP funding; broaden eligible expenses to include the infrastructure improvements required to make a site development-ready; allow qualified housing developers to apply directly with documented local government support; and assign the Department of Commerce responsibility for project affordability monitoring and compliance.

2. Restore Stability to Washington's Land-Use Framework

Ensure state housing and land-use policy recognizes the implementation work already underway and allow recent land use and housing policy changes take effect.

Staff action(s): Advocate for a pause in major new state mandates, align effective dates and deliverables with comprehensive-plan update timelines, and provide funding and technical assistance commensurate with state expectations.

3. Extend and improve affordable housing property tax exemptions

Create and maintain property tax tools that lower holding and operating costs for affordable rental and homeownership housing.

Staff action(s): Support reintroduction and passage of the concepts previously contained in [SB 6256](#), including a longer exemption period and eligibility for co-located service providers, and extending the sunset for the property-tax exemption (RCW 84.36.049) available to land owned by qualified organizations for affordable homeownership development

Support Issues

These measures advance SSHA³P goals but are expected to be led primarily by legislative sponsors and stakeholders.

1. Make major investments in housing production and preservation

Support a biennial budget package that addresses the housing continuum and provides local governments and developers with predictable state tools to move projects from concept to completion.

Funding requests:

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Enable local affordable housing funding sources to support a broader array of expenses to support affordable and attainable housing production.

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Support the creation of pre-approved plans for housing fabricated off-site that can be utilized statewide.

Staff actions(s): Advocate for state-developed, pre-approved plans and standardized review processes for off-site fabricated housing that can be used statewide; preserve local authority over site-specific requirements; and pursue funding and technical assistance to support local implementation.

Issues to Watch

SSHA³P will monitor and analyze proposals for jurisdictional impacts. Staff will brief members, recommend amendments or a change in position when warranted, and seek Executive Board direction before undertaking substantial advocacy.

1. Department of Housing

Monitor legislative and budget proposals to establish a Department of Housing, transfer existing housing programs or responsibilities, and define the department's authority, staffing, funding, and relationship with other state agencies.

Staff action(s): Monitor transition plans and budget decisions closely to ensure that creating a new department does not disrupt existing programs, delay funding awards, duplicate responsibilities, or divert resources away from housing production, preservation, and operations.

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SSHA³P Executive Board

AGENDA BILL

October 2, 2026

AGENDA CATEGORY: Staff Presentation

SUBJECT: Universal Design Tool Overview

PRESENTED BY: Alyssa Torrez, SSHA³P Program Specialist II

SUMMARY/BACKGROUND:

The Advisory Board's 2024 and 2025 work plan include researching and potentially making a recommendation to the SSHA³P Executive Board regarding policies to incentivize construction of housing with Universal Design principles.

In 2024, the Advisory Board directed staff to conduct outreach to understand the need for accessible housing features in Pierce County and inform the Advisory Board's recommendations regarding universal design. Staff developed an outreach plan with Advisory Board input and conducted surveys, interviews, and small group discussions in late 2024.

In 2025, the Universal Design Taskforce was created to assist staff in designing a tool to use to incentivize the inclusion of Universal Design elements in housing units. In August 2026, the SSHA³P Advisory Board recommended the Universal Design tool to move to the Executive Board for adoption.

This presentation will provide an overview of the Advisory Board Universal Design Tool recommendation which includes incentives that were developed.

ATTACHMENTS:

- Universal Design Tool Overview Presentation
- SSHA³P Advisory Board Universal Design Recommendation Letter
- DRAFT Universal Design Tool

STAFF RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RECOMMENDED MOTION:

N/A



UNIVERSAL DESIGN RECOMMENDATION OVERVIEW

SSHA³P EXECUTIVE BOARD REGULAR MEETING
OCTOBER 2, 2026

ALYSSA TORREZ, PROGRAM SPECIALIST II

Agenda

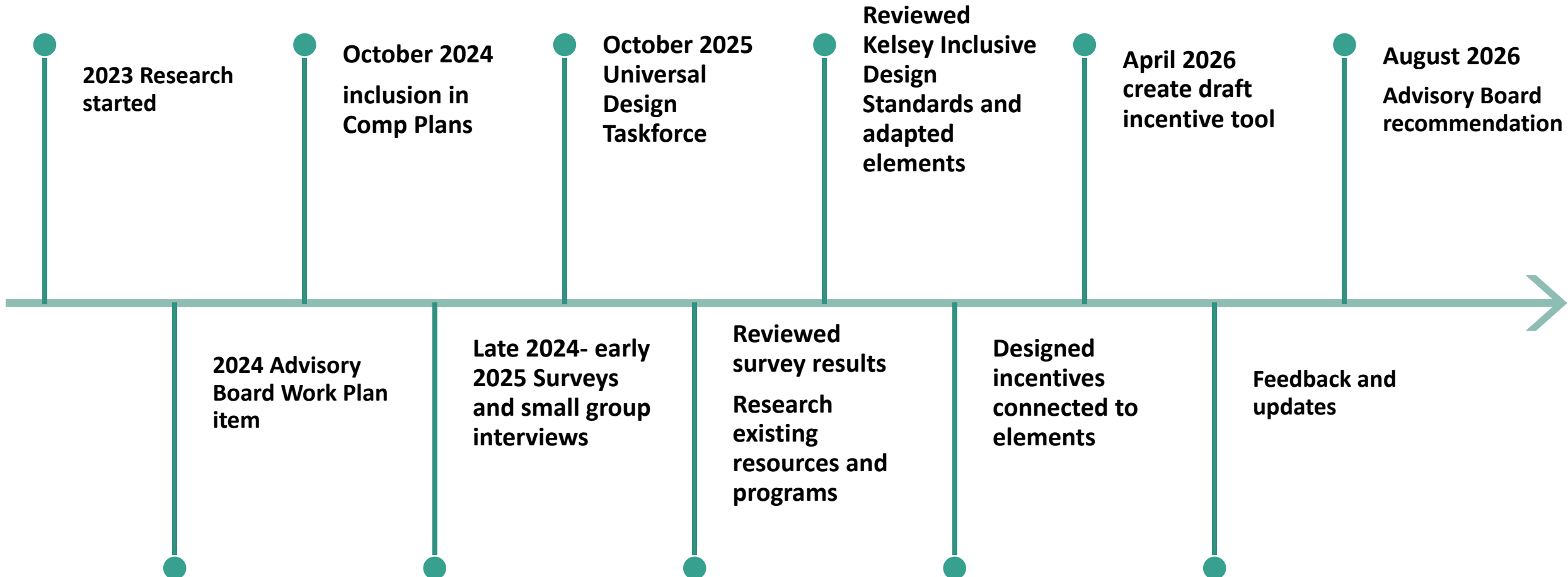
- What Is Universal Design?
- Background and Research
- The Kelsey Design Standards Overview
- Universal Design Tool Overview and Walkthrough
- Feedback Received
- Next Steps
- Discussion

What is Universal Design?

- “The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.”
- Universal Design policies can apply to all kinds of residential homes



BACKGROUND



RESEARCH

- What we found
- Policies in various jurisdictions
 - Various work being done at city, county and state levels
 - Awareness/certificate programs, builder/consumer incentive programs
 - Local work being done in Redmond
- Researched tools being used
 - Kelsey tool introduction

KELSEY TOOL

- **Also known as the Inclusive Design Standards- provide comprehensive guidelines for creating accessible and inclusive housing for individuals with disabilities.**
 - Set of multifamily housing design and operations strategies
 - 300 elements- reflect development strategies, building features & operational policies that support accessibility and inclusion
 - Support wide range of needs, making environments usable for everyone
 - Included in projects in San Francisco, Birmingham Alabama, Omaha Nebraska and more
- **Categories**
 - Design Process
 - Site
 - Building Components
 - Interior Spaces
 - Dwelling Units
 - Operations and Amenities
- Points system
- Self certification



PIERCE COUNTY UNIVERSAL DESIGN TOOL

Overview How it works

- Categories and elements
 - Kept the same categories
 - Reviewed elements and scaled down the number
 - Based on community need, scope of our work and usability
 - From over 300 elements to just under 200
- Calculations and tiers
 - Each element is allocated points based on ease of inclusion and importance
 - Points totaled and put into three tiers

Tiers determine the level of incentives available for the development

 - Total points possible 350
- Incentives
 - Focused on timeline review, density, parking, permitting fees, zoning modifications

L1= 1 Point Total Potential Points	78
L2= 2 Points Total Potential Points	82
L3= 3 points Total Potential Points	36

>60 Points	None
60-89 Points	Gold
90-124 Points	Silver
125+ Points	Platinum

DESIGN

Number of elements: 6

Total points available: 9

Required element: At least one member of design team trained in disability accessibility

Element Name (and level where applicable)	Details	Level	Possible Points	Proposed Points
Focus Group	similar populations in focus groups/sharing feedback before design begins. - People with disabilities are part of the project visioning and development - Document the comments and requests and incorporate into the project's list of Universal Design goals - Possible methods: Confidential survey, design workshop, focus group, open meeting	L1	1	
Universal Design Expertise	*REQUIRED* At least one member of the design team has been trained in disability accessibility and/or Universal Design.	L1	1	
Universal Design Workshop	Universal Design expert conducts at least one UD Workshop at the beginning of Schematic Design. - Orients the design team to UD possibilities for the project and at least one team review workshop before 50% Schematic Design Phase drawings are complete	L1	1	
People with Disabilities Represented on the Project Team	People with disabilities are part of advisory groups / focus groups shaping the project with documented ability to shape and define the project. - Advisory or focus groups are people with lived experience assembled by the project team	L1	1	
People with Disabilities Represented on the Project Team	People with disabilities are paid consultants on the project team.	L2	2	
Local Accessibility Advocacy	accessibility. - Advocacy for increased accessible amenities in the surrounding area - Inclusive housing advocacy - Other disability-forward development advocacy	L3	3	
	TOTAL		9	0

SITE

Number of elements: 45

Total points possible: 75

Element Name (and level where applicable)	Details	Level	Possible Points	Proposed Points
Protected Porch	include covered pedestrian arrival spaces. - Covered entry doors protect users, staff, and visitors from inclement weather - Benefits people with mobility aids who may take longer to enter a building - Prominent covered entrances are architectural cues for where people should enter a building, reducing stress on visitors and users - Provide cover at main building entries as well as dwelling unit entries that open directly to the outside - Shared porches at entrance lobbies act as a clear and understandable central pick-up/drop-off point - Provide a shelf, planter edge, or similar surface for residents to put down things they may be carrying while waiting for a ride or when talking to someone, to reduce fatigue - Assists in marking entries for familiarity and wayfinding clarity - Offers opportunities for project community interaction - Prevents water infiltration into the building	L1	1	
Protected Porch	Include covered vehicular arrival spaces. - Additional benefits for people with mobility aids who may take longer to enter and exit a car, van with a lift, or similar - Provide 118 inch clearance (ADA 98" + 20") to allow for paratransit van use	L2	2	
Weather Infiltration Protection	All primary entrances and exits have protection against the direction of prevailing wind. - Screen walls, vestibules, air curtains, etc. - Reduce infiltration of rain, blowing snow, etc., creating safer entry lobby floors. - Reduces energy loss, increases efficiency, and creates a more controllable and comfortable indoor environment	L3	3	
Automatic Entry Doors	- Vertical push bar activator or motion sensor - No in-ground operators at exterior doors (not reliable) - If only one leaf of a pair of doors is automated, select which door, and place the push bar activator, based on the anticipated direction of traffic flow	L1	1	
Automatic Entry Doors	Automatic doors at every exterior entrance used by residents or visitors. - Vertical push bar activator or motion sensor - No in-ground operators at exterior doors (not reliable)	L2	2	
TOTAL			75	0

BUILDING

Number of elements: 46

Total points possible: 80

Element Name (and level where applicable)	Details	Level	Possible Points	Proposed Points
Wayfinding - Flooring	- Texture changes should be cane-detectable by individual with vision-related access needs. - Select colors for visibility to people with different sorts of color blindness; minimum luminance contrast of 50 percent as well - Baseboard or floor material border color changes in corridors can help with navigating the building's orientation. - A varied and thoughtful flooring palette creates more clarity and a more interesting environment for everyone	L2	2	
Wayfinding - Lighting	- Use distinctive decorative lighting fixtures as landmarks. - Corridor ends and crossings to reduce disorientation - At unit entries to differentiate from other doors - A number of wall sconces indicating the floor you are on outside an elevator (for buildings with fewer floors) - Use downlighting, uplighting, and wall sconces strategically in different parts of a corridor	L2	2	
Multilingual Communication	- Multi Language Sign Communication. - Signage includes multiple languages based on highly used local languages	L1	1	
Multilingual Communication	- American Sign Language (ASL) Hand Signs. - Signage includes illustrations of key words and places in ASL	L2	2	
Mailbox Shelter	- Provide weather protection at outdoor mailbox areas. - Protects everyone getting their mail from a central location, especially if they are moving more slowly - Protects packages that might be left - Protects management notice areas that often occur at mailboxes	L2	2	
Mailbox Counter	- Provide a counter at mailboxes. - Easier use for people with less dexterity - More convenient for everyone - Provide clear knee space under counter	L3	3	
TOTAL			80	0

INTERIOR

Number of elements: 39

Total possible points: 76

Element Name (and level where applicable)	Details	Level	Possible Points	Proposed Points
Mirrors	Provide mirror options. - Bring mirrors behind sinks down as low as possible to allow seated or shorter people to see more of themselves than a code-implying mirror with the bottom at 40 inches AFF - Provide at least one full-length mirror per restroom - Allows everyone to check themselves fully - especially seated or shorter people who are served less well than standing people at sink mirrors - Allows people with low vision to approach the mirror closely (locate well outside of the door swing area)	L1	1	
Paper Towel Dispenser	Include touch-free dispenser (gravity or electric, no cranks, levers, etc.) with a fully- or semi-recessed waste bin next to the restroom main door. - Allows people to open the door with a paper towel and dispose of it in the same place - Without this, building maintenance will place a freestanding trash can at the door, blocking the required strike-side clearance - Even if air hand dryers are provided, people may still need paper towels	L1	1	
Air Hand Dryers	- Use dryers that do not require a shorter or seated person to reach into them - Specify quieter ones, since some people can be overwhelmed by the noise - Locate dryers close to sinks to avoid wet floors, and so that someone can reach them without repositioning their mobility aid with wet hands - Use dryers integrated into faucets if possible, which keeps floors dryer and safer (verify that manufacturer-supplied signage is clear and accessible, as operation is not always obvious) - Provide recessed paper towel dispenser/disposal near door for people to use for opening the door	L2	2	
TOTAL			76	0

DWELLING UNITS

Number of elements: 55

Total points: 100

Element Name (and level where applicable)	Details	Level	Possible Points	Proposed Points
Toilet Location	Position toilets in a corner. - Allows side and rear fixed grab bars can be installed rather than flip-down grab bars when toilets are between a vanity and a tub or shower	L2	2	
Grab Bars	In addition to L1, install toilet side grab bars in all dwelling unit bathrooms and all grab bars in 25% of all units. - Toilet side grab bar is needed by more people than rear grab bars - Additional grab bars elsewhere increase convenience and safety for all	L2	2	
Bathroom Storage	Include a full-height linen cabinet or closet in the bathroom.	L2	2	
Bathroom Vanities	Vanities should be broadly usable. - Countertops are max. 34 inches high - Sinks should be undermount with the drain outlet as far to the rear as possible to provide additional knee clearance - P-trap should be plumbed to be as short as possible, or be bottle traps - Mirrors should be positioned with the bottom directly on the countertop backsplash - the resulting lower position vs. the ADA 40 inches provides a seated or shorter user much more visibility	L1	1	
Bathroom Lighting	Provide safe and useful bathroom lighting. - Bathroom ambient lighting should cover all areas equally to avoid problematic shadows for people with visual impairments - A light (can be integrated in an exhaust fan) should be provided above the shower or tub to provide direct illumination and a safer environment - Lighting should provide non-glare, non-shadow illumination on people's faces when at the vanity mirror. Multi-source lights or light bars can work well	L1	1	
	TOTAL		100	0

OPERATIONS AND MAINTENANCE

Number of elements: 5

Total points: 11

Element Name (and level where applicable)	Details	Level	Possible Points	Proposed Points
Deep Affordability 2-bedroom	Provide deed-restricted 2-bedroom apartments affordable to a single individual reliant on SSI. - Supports individuals who are extremely low income to have an additional bedroom for support staff, family, or other members of their household - Consider affordability income limits to support cases when residents have other earners (family or roommates) living in the unit who are not a caretaker; support providers/caretakers do not impact maximum earning - Define rents and income qualifications that people are able to qualify to pay with SSI-level income	L3	3	
Acceptance of Vouchers	Properties allow residents to utilize housing vouchers. - For example, Federal Vouchers (Housing Choice and Mainstream Vouchers) or City/State Provided Vouchers	L2	2	
Deep Affirmative Marketing	Reach out to people at all AMI levels of all races, and people with and without disabilities who may not already be aware of the affordable housing lottery process. - Use plain language and visualizations to encourage new populations to sign up for the affordable housing lottery - Marketing is not limited to those involved in the project development process - Identify community-based organizations who run programming related to preparing people with and without disabilities to be ready for housing lottery and application processes and ensure that the marketing materials are provided to such CBOs	L1	1	
Deep Affirmative Marketing	Deeper affirmative marketing efforts. - All of L1 above and: - Affirmative marketing plan is created 6 months prior to lease up - Affirmative marketing efforts is documented and tracked against metrics defined in planning process	L2	2	
TOTAL			11	0

Incentive Calculator

Incentives Calculator		Project Name	
	Total Possible	Total Proposed	Percent Applied
Design Elements	9	0	0
L2		0	
L3		0	
Site Elements	75	0	0
L2		0	
L3		0	
Building Elements	80	0	0
L2		0	
L3		0	
Interior Elements	76	0	0
L2		0	
L3		0	
Dwelling Unit Elements	99	0	0
L2		0	
L3		0	
Operations and Maintenance Elements	11	0	0
L2		0	
L3		0	
Project Total:	350		0
Status			
Nothing			
Silver			
Gold			
Platinum			
			Required
Total L2 Elements		0	2
Total L3 Elements		0	1

Incentive	Silver	Incentive	Gold	Incentive	Platinum
Review Timeline		Review Timeline		Review Timeline	
Guaranteed Review	120 days*	Guaranteed Review	90 days	Guaranteed Review	60 days
*Calendar days					
Density Bonus		Density Bonus		Density Bonus	
Density Bonus Allotted	10%	Density Bonus Allotted	20% bonus	Density Bonus Allotted	30% bonus
Parking Allotment		Parking Allotment		Parking Allotment	
Reduction in No. of Parking Spaces Required	None	Reduction in No. of Parking Spaces Required	10%	Reduction in No. of Parking Spaces Required	20%
Increase in No. of Compact Spaces Allowed	None	Increase in No. of Compact Spaces Allowed	5%	Increase in No. of Compact Spaces Allowed	10%
Fees		Fees		Fees	
Planning*	Reduced by 10%	Planning*	Reduced by 20%	Planning*	Reduced by 30%
Permitting*	Reduced by 10%	Permitting*	Reduced by 20%	Permitting*	Reduced by 30%
Impact fees	TBD	Impact fees	TBD	Impact fees	TBD
Utility connections*	TBD	Utility connections*	TBD	Utility connections*	TBD
Building Fees	TBD	Building Fees	TBD	Building Fees	TBD
Traffic Impact Fees	TBD	Traffic Impact Fees	TBD	Traffic Impact Fees	TBD
School Impact fees	TBD	School Impact fees	TBD	School Impact fees	TBD
Park Impact Fees	TBD	Park Impact Fees	TBD	Park Impact Fees	TBD
Sanitary Sewer System/ Facilities Charge Waiver	No Reduction	Sanitary Sewer System/ Facilities Charge Waiver	No reduction	Sanitary Sewer System/ Facilities Charge Waiver	Reduced by 10%
Preliminary Plat/Formal Plat/Short Plat Application Fee Waiver	No Reduction	Preliminary Plat/Formal Plat/Short Plat Application Fee Waiver	No reduction	Preliminary Plat/Formal Plat/Short Plat Application Fee Waiver	Reduced by 10%

Zoning Modification (jurisdictions chose at LEAST 1 from this list)		Zoning Modification (jurisdictions chose at LEAST 1 from this list)		Zoning Modification (jurisdictions chose at LEAST 2 from this list)	
Lot Coverage	TBD	Lot Coverage	TBD	Lot Coverage	TBD
Building Height (maximum height may be increased up to X feet)	TBD	Building Height (maximum height may be increased up to X feet)	TBD	Building Height (maximum height may be increased up to X feet)	TBD
Lot Area	TBD	Lot Area	TBD	Lot Area	TBD
Open Space/Landscaping	TBD	Open Space/Landscaping	TBD	Open Space/Landscaping	TBD
Frontage	TBD	Frontage	TBD	Frontage	TBD
Setbacks	TBD	Setbacks	TBD	Setbacks	TBD

FEEDBACK

- Introduced to Advisory Board- April
- Presented to Staff Work Group- May/August
- ADR presentation- July
- Ongoing UD Taskforce meetings

NEXT STEPS

- Feedback and discussion with Advisory Board
- Advisory Board recommendation
- Review current Universal Design tool
- Initial presentation to Executive Board (Today)
- Adoption by Executive Board (end of year)

DISCUSSION

- Initial Feedback
- Questions
- Implementation

September 4, 2026

RE: 2027 State Legislative Agenda

Chair Denson and members of the Executive Board:

At the regular meeting of the SSHAP³ Advisory Board on August 18, 2026, the Advisory Board voted to recommend the following legislative priorities for inclusion in the 2027 SSHAP³ Legislative Agenda:

- Establish a Landlord-Tenant Advisory Board and Improve Policy Data
- Prioritize Housing for People with the Greatest Needs
- Fund the Workforce Housing Accelerator Program

On behalf of the SSHAP³ Advisory Board, we are grateful for the opportunity to share this input. The Advisory Board discussed these priorities over the course of several board meetings and based this recommendation on our expertise and experience in affordable housing as developers, advocates and consumers of affordable housing.

Thank you for considering these items as you adopt the final 2027 SSHAP³ Legislative Agenda. We look forward to the continued legislative efforts and are excited about the ongoing work to improve housing affordability, attainability, and accessibility in Pierce County.

Sincerely,

Tim Fairley
Chair, SSHAP³ Advisory Board

Cc: Jason Gauthier, SSHAP³ Manager
Alyssa Torrez, SSHAP³ Program Specialist II



SSHA³P Executive Board

AGENDA MEMODRANUM

October 2, 2026

AGENDA CATEGORY: External Presentation

SUBJECT: SKHHP Capital Fund Update

PRESENTED BY: Dorsol Plants, SKHHP Executive Manager

SUMMARY/BACKGROUND:

Presentation by Dorsol Plants, Executive Manager of the South King County Housing & Homeless Partners (SKHHP) on projects funded by the SKHHP Capital Fund.

SKHHP is a joint board formed by an interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, SeaTac, Tukwila, and King County. Through SKHHP, South King County jurisdictions can take a coordinated and comprehensive approach to increasing housing stability and producing and preserving quality affordable housing in South King County.

ATTACHMENTS:

- Presentation: SKHHP Housing Capital Fund

STAFF RECOMMENDATION:

ALTERNATIVES:

RECOMMENDED MOTION:

South King Housing and Homelessness Partners (SKHHP) Housing Capital Fund

Dorsol Plants, Executive Manager

October 2, 2026

SSHA3P October Executive Board Meeting



Who is SKHHP

Formed in 2019, SKHHP brings together **Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, SeaTac, Tukwila, and King County** to support the construction and preservation of affordable housing in South King County.

Since 2022, the SKHHP Housing Capital Fund has pooled **\$18 million** in SHB 1406, HB 1590, and General Funds **to support the construction, rehabilitation, and preservation of 614 units of affordable housing.**

Mercy Housing NW - Burien Family Housing



2022 Award: \$1,093,308

2024 Award: \$2,000,000

Number of Units: 91

Population Served: Families with children exiting homelessness, households with a physical disability, and households earning between 30-60% AMI

Location: Burien

Project Type: New Construction - Rental

Low Income Housing Institute (LIHI) – Skyway Affordable Housing



2023 Award: \$2,800,000

Number of Units: 54

Population Served: Families exiting homelessness and households earning between 30-50% AMI

Location: Unincorporated King County (Skyway)

Project Type: New Construction - Rental

St Stephen Housing Association – Steele House



2025 Award: \$1,820,850

Number of Units: 6

Population Served: Families with children exiting homelessness or at risk of homelessness earning up to 50% AMI

Location: Renton

Project Type: New Construction - Rental

African Community Housing & Development – African Diaspora Cultural Anchor Village



2025 Award: \$1,200,000

Number of Units: 138

Population Served: African Diaspora immigrant and refugee households earning between 30-60% AMI and households with a physical disability

Location: SeaTac

Project Type: New Construction - Rental

Mercy Housing NW – Kent Multicultural Village



2023 Award: \$1,000,000

Number of Units: 231

Population Served: Families with children, households with a physical disability, and households earning between 30-60% AMI

Location: Kent

Project Type: New Construction - Rental

Mental Health Housing Foundation – Steel Lake



2025 Award: \$922,000

Number of Units: 20

Population Served: Individuals with severe and persistent mental illness between 30-50% AMI

Location: Federal Way

Project Type: New Construction
- Rental

Habitat for Humanity Seattle-King & Kittitas Counties – Miller's Creek



2022 Award: \$300,000

2024 Award: \$555,000

Number of Units: 40

Population Served: 20 units serving households earning an average of 50% AMI and 20 units for households earning up to 80% AMI

Location: Burien

Project Type: New Construction - Homeownership

Multi-Service Center (MSC) – Victorian Place II



2023 Award: \$777,306

Number of Units: 20

Population Served: Households earning between 35-50% AMI

Location: Des Moines

Project Type: Rehabilitation - Rental

Multi-Service Center (MSC) – White River Apartments



2024 Award: \$775,000

Number of Units: 24

Population Served: Households earning between 30-60% AMI

Location: Auburn

Project Type: Rehabilitation - Rental

2026 Housing Capital Fund Applications

Developer	Project Name	Development Type	Jurisdiction	Units	Funding Request
CCSWW	Franciscan Apts	Rehabilitation – Rental	Burien	38	\$4,704,133
Blackfish Capital LLC	Apollo @ Federal Way	New Construction - Rental	Federal Way	190	\$3,000,000
African Community Housing & Development	African Diaspora Cultural Anchor Village	New Construction - Rental	SeaTac	138	\$2,994,067
Multi-Service Center	Federal Way TOD	New Construction – Rental	Federal Way	233	\$2,000,000
Stoneway Capital	Silverwood Park	Rehabilitation – Rental	Des Moines	64	\$1,750,000
Mercy Housing NW	Connection Burien	New Construction – Rental	Burien	83	\$1,600,000
				746	\$16,048,200

Questions & Discussion

MONTH DAY, 2026

Subject: Feedback for EO 25-12 Department of Housing Task Force

Dear Members of the Department of Housing Task Force:

On behalf of the interlocal regional housing agencies serving communities across King, Pierce, and Thurston counties, thank you for the opportunity to provide input on the proposed creation of a statewide Department of Housing.

Our agencies collectively represent 43 cities and towns and 3 counties, and we work daily with local elected officials, planning and housing staff, nonprofit and for-profit developers, housing authorities, service providers, and community partners to respond to Washington's housing affordability crisis. Our perspective is grounded in practical experience: analyzing policy, administering local and regional housing resources, supporting project development, and implementing state housing priorities in communities that vary widely by size, market conditions, infrastructure capacity, geography, and fiscal resources.

Core Mission Focus on Supporting Affordable Housing Development and Operations

The state has made significant investments in affordable and supportive housing development and operations. However, the effectiveness of those investments is limited when programs operate on different timelines, with different requirements, insufficient support, changing points of contact, and inconsistent decision-making processes. A new department should solve that fragmentation.

We recommend that the Department of Housing serve first and foremost as a central coordinating agency for the deployment of housing capital and related infrastructure resources, and operating funds. This role should complement the core functions of the Washington State Housing Finance Commission, while working to identify clearer lanes for areas where the Commission overlaps with the state (e.g., downpayment assistance programs). Better alignment across funding programs and more consistency in funding priorities helps public funders, local governments, and project sponsors move viable projects from concept to construction more efficiently, maximize leverage, and reduce avoidable delays.

In recent years, the state has moved away from more predictable and coordinated funding processes. Funding rounds, award timelines, program guidance, and administrative expectations have shifted across several programs, often because of legislative direction or program-specific changes. Those challenges have been compounded by staffing transitions and inconsistent administration across key funding streams, including Housing Trust Fund (HTF) multifamily and homeownership funds, the Connecting Housing to Infrastructure Program (CHIP), preservation resources, and Apple Health and Homes.

For local governments and project sponsors, these inconsistencies have real consequences. They make it harder to assemble capital stacks, align local and state resources, maintain project momentum, and provide clear direction to elected officials and community partners. They can also increase predevelopment costs, create uncertainty for development teams, and slow the production and preservation of affordable homes.

A Department of Housing should therefore be structured around the following priority objectives:

- Coordinate affordable housing investments (capital, operations and services) so that programs work together rather than in parallel.
- Provide predictable funding calendars, clear program guidance, consistent points of contact, and transparent decision-making processes.
- Measure outcomes, identify barriers, and improve program performance.

State Policy Evaluation

In addition to a core focus on funding affordable housing, we believe a department of housing could help the state focus on more strategic policy moves that will have the greatest impact over a longer term. In recent years, the state has taken on an increasingly large role in mandating land use and housing policies for local governments to implement. While several state actions have helped to accelerate necessary land use changes that unlock more housing opportunities, there are also inevitable unintended consequences from the patchwork of laws that have been enacted at a rapid pace, and few systems in place to evaluate the effectiveness or tradeoffs of these policies.

Before continuing to add more complexity to the policy and regulatory environment for local governments, the state could benefit from a department that is tasked with in-depth and ongoing evaluation of recently adopted laws so that legislators can understand their impact and consider future policy choices based on data and analysis. This should leverage existing institutional expertise within Growth Management Services as well as outside research partners like the University of Washington, with a focus on the state's role in supporting a robust and equitable housing market.

Integration of Homeless Response Services

The Task Force must recognize that integrating homeless response programs into a Department of Housing is critical to the success of capital investments in housing. For many of the most vulnerable in our communities and those working to find permanent housing, the services required to obtain and maintain housing is integrated into that housing. The Department of Housing should not limit itself to only serving a segment of the population based on income-level but must address the housing and shelter needs for all Washingtonians, regardless of income or current housing status.

Reducing barriers and increasing pathways to housing requires coordination and alignment between housing and homeless services and the capital programs that help create that housing. A Department of Housing can only be successful if it is able to achieve this alignment and fully embraces homeless response programs as part of its mission and not as a secondary or lesser purpose.

Partnership with Local Governments

We also urge the Task Force to recognize that local governments are essential implementation partners. Cities and counties are responsible for land use, permitting, infrastructure planning, local revenue tools, community engagement, and, in many cases, direct funding of affordable housing. A successful Department of Housing should help local governments implement state policy, not simply enforce mandates. It should be a partner that can troubleshoot, align resources, and help communities turn policy goals into built housing.

In that spirit, we support a department focused on problem-solving rather than punitive enforcement. Washington does not need another layer of disconnected oversight. It needs a housing agency with expertise and service orientation to align state resources, support local action, and accelerate the delivery of affordable homes.

The creation of a Department of Housing is an opportunity to bring greater coherence to a complex system. If designed well, the department can improve the state's ability to deploy resources strategically, support local partners, and deliver measurable housing outcomes for Washington residents.

Thank you for considering our perspective. We look forward to continuing to work with the Task Force, the Governor's Office, the Legislature, and state agency partners as this proposal is developed.

Sincerely,