



**South Sound Housing Affordability Partners
Executive Board Meeting Minutes**

August 5, 2022

8:30 – 10:01 a.m.

Executive Board: Mayor Nancy Backus, City of Auburn - excused
Councilmember Kevin Ballard, City of DuPont - present
Councilmember Christi Keith, City of Edgewood - present
Mayor Kim Roscoe, City of Fife - present
Vice Chair, Councilmember Hunter George, City of Fircrest - present
Mayor Tracie Markley, City of Gig Harbor - present
Councilmember Linda Farmer, City of Lakewood - present
Mayor Shanna Styron Sherrell, City of Milton - absent
Executive Bruce Dammeier, Pierce County - excused
Councilmember Ryan Mello, Pierce County - absent
Deputy Mayor Ned Witting, City of Puyallup - present
Councilmember Annette Bryan, Puyallup Tribe -absent
Mayor Dick Muri, Town of Steilacoom – present
Councilmember Charla Neuman, City of Sumner - present
Chair, Mayor Victoria Woodards, City of Tacoma - excused
Councilmember Denise McCluskey, City of University Place - present

Staff: Jason Gauthier, SSHA³P Manager
Becki Foutz, Administrative Assistant

Guests: Jim Andrews, Mike Curry, Amanda DeShazo, Cynthia Stewart, John Howell, Katie Baker, Ryan Windish, Trish Crocker, Liz Larter, Laura Benjamin, Dontae Payne, Paul Loveless, Kenneth George, Jani Hitchen, Taylor Jones

MINUTES

TOPIC/ WHO	DISCUSSION	ACTION
Call to Order	Chair Mayor Woodards is hosting a multi-day meeting of 60 or so Mayors from around the country as part of the Mayors Innovation Project, so Vice-Chair Councilmember George presided, calling the meeting to order at 8:34. SSHA ³ P Manager Gauthier called roll, per above; there was a quorum.	Wel- come!

TOPIC/WHO	DISCUSSION	ACTION
Icebreaker	<p><i>In acknowledgement of the Mariners' historic winning streak, what's your favorite ballpark snack?</i></p> <p>Councilmember Ballard - the hand-dipped hot dog on a stick at Dell Diamond in Round Rock, Texas – (to die for!)</p> <p>Mayor Markley – nachos</p> <p>Mayor Muri – the French fries at Fenway Park</p> <p>Councilmember Farmer – hot dog on a stick</p> <p>Deputy Mayor Witting – popcorn</p> <p>Councilmember Neuman – likes to wander the stadiums, changes every time!</p> <p>Councilmember McCluskey – typically likes to peruse for local food – gravitates toward garlic fries</p> <p>Councilmember George – cream cheese and grilled onions on red-hot hot dogs at Cheney Stadium</p> <p>Congresswoman Strickland – depends on where you are! – dim sum at T-Mobile Stadium– or old school popcorn and beer at Cheney Stadium</p> <p>Councilmember Keith – depends on where you are – in the South they have giant, enormous super sour pickles!</p>	Ice breaker
Consent Agenda	Any additions or changes to the agenda? Councilmember Farmer moved to approve the consent agenda. Councilmember Ballard seconded. The consent agenda was adopted.	Motion approved. No agenda changes.
Public Comment	None.	
JBLM Housing Planning Presentation - Congresswoman Marilyn Strickland	Congresswoman Strickland, representing the tenth congressional district, began by saying how much she appreciated this group's work. Housing affordability and housing supply in the South Puget Sound's only going to work if every government entity works together. One of the challenges is the size of JBLM, and that 70% of those who serve live off post. She gets many emails and phone calls from military families relocating to JBLM from other parts of the country – they worry about housing costs and childcare. There's a lot of land and opportunity to build more housing on post to ease pressure on these families. She's asked the Department of Defense to look into land use, and to explore building more housing on post that's suitable for families. She's also asked them to revisit how they calculate the basic stipend for housing, and she's asked them to cover 100% of the costs (currently they cover 95%), and to promote home ownership. 40% of those in the military are people of color, so this is a chance to work on equity building wealth.	Informational

TOPIC/WHO	DISCUSSION	ACTION
<p>JBLM Housing Planning Presentation - Congresswoman Marilyn Strickland</p>	<p>Congresswoman Strickland is also making sure that we're looking at off-base solutions, working with entities off-post to let military members know of housing options, easing the pressure of getting access to housing and building more affordable housing on post, looking at some urban planning models that increase density, like multi-story housing. Long-term, she wants to ensure that JBLM maintains its capacity and readiness, as it's integral to global security. We need to maintain our forces, our population, and remain one of the most desired bases, while addressing the housing supply issue. As a member of the House Armed Services Committee, housing's been on her mind for decades. The military's reply was that they plan to add an additional 245 units; that number is far too low. So she'll keep working with them to think about creative ways that the public sector and DOD can work together to build more housing quickly. If we're able to do this, JBLM can be a national model to use around bases across the country. This is a big opportunity!</p> <p>Councilmember McCluskey thanked Congresswoman Strickland for coming to SSHA³P. She's worked on base and is aware of the housing issue. What's the plan to address the inequity, and work with partners in the community so that personnel can have homes ready upon their arrival? Different families have different housing needs. It will take communication to help families know their housing options. Military housing tends to be one-story units spread out; there's an opportunity to build townhouses, which would triple the number of units. They could have central play areas with toys and picnic areas. A lot of construction's going on in the Yelm area. There's a section at Fort Lewis next to the Children's Museum with housing for families, four stories that was considered a pilot. Congresswoman Strickland would also like to see more options for public transit to be near base so that families don't have to dependent on cars.</p> <p>She's also trying to find a system to help spouses find employment – often their professional licenses don't transfer from state to state.</p> <p>Mayor Markley shared her experience and challenges as a military family with inadequate base housing. She's happy to see that this work is starting and hopes we can have success together; community support is so important. When you're worrying about your spouse, not having to worry about housing reduces stress. Congresswoman Strickland's national security advisor is very smart and diligent and is staying on top of this. They want to reduce stress and help military families form communities to make it easier and less stressful.</p>	<p>Informational</p> <p>Discussion</p>

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<p>JBLM Housing Planning Presentation - Congress- swoman Marilyn Strickland</p>	<p>Councilmember Ballard was stationed here in 2007 and the government housing that was promised his family was unavailable when they arrived. He landed in DuPont and never turned back! It's a very welcoming community. He asked Congresswoman Strickland if the inquiries she received were formal congressional inquiries, or less official? Congresswoman Strickland receives questions in a variety of ways, including phone calls, email, and Facebook messages.</p> <p>Councilmember Ballard said that DOD has taken Congresswoman Strickland's input very seriously. It was presented as if she wanted to pull people from the economy and put them on post. Congresswoman Strickland explained that we have a housing supply shortage and lack of space, and she wants to make the best and highest use of land. She doesn't want to pull families back on post, but some people prefer to live on post; it's convenient, cheaper, and has childcare and schools. She doesn't want to tell people where to live, but she wants people who come here to feel comfortable and have affordable choices. People living on post still contribute to the economy. She would like to have more housing available on post, as well as in Dupont and Lakewood. DOD can do more; we're all in this together.</p> <p>Councilmember Farmer said that Lakewood often receives input from developers wanting to reduce parking requirements. That works in an ideal world, but in reality, families often have multiple vehicles. Congresswoman Strickland wants to be sure that people with multiple vehicles are not being taken advantage of via predatory loans and have the freedom to move about the way they like with reliable transportation. Councilmember Farmer said that they're working to build and increase transit options.</p> <p>Bill Adamson will be able to fill in some of the back story on base housing. It's an acute problem for the base but they're doing their best dealing with it.</p> <p>Congresswoman Strickland closed by thanking the group for all the work they do – housing security is so important. We have an opportunity to show that when we work together, we can get things done and be successful, that's our history – let's keep it going!</p>	<p>As local solutions come to mind, please share them with Jason.</p> <p>Thank you, Congress- woman Strick- land!</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>South Sound Military & Communities Partnership (SSMCP) Presentation - Bill Adamson</p>	<p>Bill served active duty for 30 years, including two tours at Fort Lewis. He retired in 2013 and worked here for the past seven years at SSMCP. SSMCP was formed in 2011 and includes 50 member cities (seven in Pierce County), counties, the Nisqually Tribe, JBLM, state, regional, corporate and non-profits. In 2005 they came up with the joint basing concept. Between 2008 and 2010 they were given a grant for the Growth Coordination Plan. They've done land use studies, and their number one issue has shifted from traffic congestion to housing. The number one strategy of the 2022 Growth Coordination Plan was supporting off-base housing development opportunities. They've been heavily involved with I-5 corridor improvements.</p> <p>Military pay's not keeping up with real estate costs in this area. The DOD only provides 10 days for house hunting and that's not always feasible. They're concerned with childcare – 900 families are currently awaiting a childcare space! Basic allowance for housing rate = median local rent rate + national utility average – 5% out of pocket expense (this is the 5% that Congresswoman Strickland is trying to move to DOD's responsibility.)</p> <p>JBLM has a workforce of 52,000. 88% of them live off-base. 9000 rotate in and out, annually. Over 1000 are on the on-base housing waiting list. The on-base family housing inventory is 5159. The current housing market analysis restricts new on-base housing development.</p> <p>100% of SSMCP stakeholders support off-base housing development opportunities. The projected South Sound housing shortage is 113,000 by 2040! Last year real estate appreciated 21%. Cities can ease barriers, but have no control over rent prices.</p> <p>From 2020-2025, military family ownership decreases slightly (-66). From 2020 to 2025, military family renters will increase by 4480. Between 2020 and 2025, community housing need will increase by 4414. On-base family housing inventory remains constant at 5159. By 2025, JBLM assigned strength increases 2300. In 2020 they saw a need for 3021 additional housing units. In 2021 the need was seen at 245 – it's not understood how they arrived at this number.</p> <p>Approximately 113,000 new housing units are needed. The region surrounding JBLM is experiencing a shortage of housing stock that creates financial and emotional stress for everyone seeking housing in the area. The key challenge is finding available housing within a 30-minute drive. They anticipate new policies, regulations and legislation that will lead to additional housing development.</p>	<p>Informational</p>

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<p>South Sound Military & Communities Partnership (SSMCP) Presentation - Bill Adamson, continued</p>	<p>SSMCP is taking on housing as a major effort, supporting and working with SSHA³P, and advocating for state legislation for funding and/or programs to develop attainable housing.</p> <p>The army and Lincoln are negotiating for more units. It takes years, going through the permits, etc., before “turning dirt.” The Rental Partnership program’s experiencing some trouble and partners are pulling out.</p> <p>SSMCP will reconvene their Housing Working Group, regularly attend SSHA³P, provide ongoing support and report to SSMCP on SSHA³P actions.</p> <p>SSMCP’s Housing Taskforce has divided work into four sub-committees: Housing/Financial Education, Legislative Affairs, Housing Study Update and Zoning/Planning. They’ll help service members with financial literacy – giving them the opportunity to build wealth with real estate over the course of their careers. Counties are well-represented across the sub-committees. There are a number of advisors to the Task Force (including Jason!)</p> <p>They’re working on their legislative agenda, as well as a housing study update. In 2023, funds will be available through a 12-month DOD grant. Key grant objectives include assessing conflicting housing studies and updating their housing study.</p> <p>Mayor Markley’s heard that Gig Harbor’s sometimes left out of discussions due to their geographic location. How can Gig Harbor support the SSMCP? Bill explained that they’re a membership-funded organization. Members pay annual dues. In addition, Bill’s successful in obtaining grants that help with expenses. Their Community Connection program has a unit aligned with Gig Harbor. If Gig Harbor would like to join SSMCP that would help – their Steering Committee meets monthly. Mayor Markley will look into this.</p> <p>Councilmember George asked Bill if he had ideas to bring to the table re: SSHA³P’s legislative agenda. Bill’s refining the scope of work for their grants study. The Housing Taskforce is going to help him; they don’t have specific legislative items yet. Rep Barkis out of the 22nd district is an SSMCP member, and he has some ideas around property management. They work with Congresswoman Strickland and have a state lobbyist, and Shelly Helder from Gordon Thomas Honeywell who help push things through the state; they’ve been quite successful!</p>	<p>Thank you, Bill!</p> <p>https://cityoflakewood.us/south-sound-military-and-communities-partnership/</p> <p>Thank you, Bill!</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Applicants for the Washington Affordable Housing Advisory Board</p>	<p>Chris Dobler and Mike Curry are applicants for the WA Affordable Housing Advisory Board. As discussed at the last meeting, Pierce County representation is needed on this Board. Councilmember Ballard reported that the Board is legislated by RCW 43.185B.020. There are 23 members of the committee, and we need to ensure that the needs of the South Sound are represented. Sometimes it's King County-centric.</p> <p>Councilmember George asked the group if they'd be willing to back the applicants, for example, write letters of support? The group seemed to agree – Yes! To what degree does this Board want to be involved? Councilmember McCluskey recommended perhaps asking them questions, assuring that the applicants know what SSHA³P's about, and hoping that they can brief SSHA³P occasionally.</p> <p>Mayor Roscoe agreed with Councilmember McCluskey. She thinks that Jason's in an excellent position to vet the applicants and provide initial feedback, and hopes there will be some conversation and understanding.</p> <p>Mayor Markley suggested if members have specific questions they can funnel them through Jason, and if Jason would like to ask for a few volunteers, that's up to him, or if he's confident in presenting applications and bringing the group the finalists, that works great!</p> <p>Councilmember Ballard would like to see SSHA³P members assist with recruiting, by reaching out to members in their community. He sees the members as active recruiters and not vettors. Councilmember George agreed.</p> <p>Jason indicated that he got the feedback he was looking for. This was a high priority in the SSHA³P workplan. At the October meeting, the Board will be briefed on a matrix of statewide openings.</p> <p>Applicants Chris Dobler and Mike Curry were invited to speak about why they'd like to serve on the Board.</p>	<p>Discus- sion</p>
	<p>Chris is a second-generation housing provider, with over 35 years of experience in a family property management company with over 5500 multi-family rentals in Pierce County. She creates policies and procedures. She's a licensed real estate agent, graduate of CWU and speaks Spanish. She's on the board of the state's Rental Housing Association, serving on the legislative and government affairs committees; the WA Multifamily Housing Association's government affairs committee; and the Tacoma Business Council's working solutions committee. She would like to serve on the Board because she believes in partnership. She does not believe that State, County, and City governments are doing enough to create and preserve adequate affordable housing; more commitment and planning are needed. The private sector cannot house everyone.</p>	<p>Informa- tional</p>

TOPIC/WHO	DISCUSSION	ACTION
<p>Applicants for the Washington Affordable Housing Advisory Board, continued</p>	<p>Mike Curry is Vice President and Agency Director of Catholic Community Services of Western WA, responsible for 13 regions across WA, including Pierce County. CCS is one of the largest local nonprofit providers of services to the poor and vulnerable in Western WA. He’s been with CCS for 26 years, involved with the provision of housing and shelter for populations most on the margins of our communities, including developing and operating emergency shelters for single adult men and women, families, and youth, developing affordable permanent housing for low-income adults, seniors, and veterans, and permanent supportive housing for chronically homeless individuals with disabilities. He would like to be on the Board to bring the diversity of his experience to bear on influencing state-level policies that often impact people who need housing. Well-intentioned policies in some areas can inadvertently cause barriers to the development and preservation of affordable housing in other areas.</p> <p>Councilmember George thanked Chris and Mike and noted that they both have outstanding backgrounds!</p>	<p>Thank you, Chris and Mike!</p>
<p>SSHA^{3P} Manager’s Report- Jason Gauthier</p>	<p>Jason referenced the documents in the meeting packet – the <i>Budget Performance Report 2022 Quarter 2 Update</i> and the <i>2022 SSHA^{3P} Work Plan Quarter 2 Update</i>, both required by the IGA, as well as the <i>Member Support Activities Report 2022 Quarter 2 Update</i>, a rundown on work with individual cities and towns.</p> <p>Councilmember George invited questions for Jason: none.</p>	<p>Informational</p>
<p>Board Member Updates/Comments Group</p>	<p>Councilmember McCluskey noted that the Dobler Management Group is part of their 27th & Bridgeport project. There will be demolishing of some derelict buildings soon. There’s been some soil contamination from the laundromat. There will be a senior housing development there that’s much needed.</p> <p>Mayor Markley reported that Gig Harbor’s working hard to set the stage and warm the community to the idea of some affordable housing units – they’re in conversations with some builders and developers to include affordable housing in projects.</p> <p>Saturday is the “Brew 253” music and beer festival between 9th and 11th on Broadway in Tacoma. Additionally, the USGA Women's Amateur Golf Tournament is at Chambers Bay Golf next week! Big event for the South Sound!</p>	<p>Informational</p>

TOPIC/WHO	DISCUSSION	ACTION
Good of the Order/Adjournment	Meeting adjourned at 10:01.	Meeting adjourned!

The next SSHA³P Executive Board meeting is scheduled for Friday, September 2, at 8:30 p.m. via Zoom.

Respectfully submitted,

Becki Foutz
Administrative Assistant