

# Presentation for Tacoma City Council

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**SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

MARCH 30<sup>TH</sup>, 2021

VICTORIA WOODARDS - TACOMA MAYOR

JOHN HOWELL & MARTY KODISTRA - CEDAR RIVER GROUP



# **SOUTH SOUND HOUSING AFFORDABILITY PARTNERS**

**Shaping Pierce County's Future by Creating Access to Affordable and Attainable Housing**

## What We Will Cover Today:

How Did We Get Here?

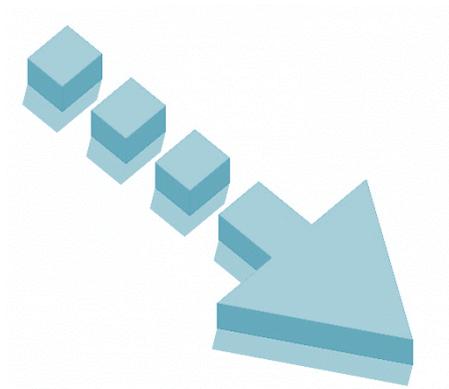
What Would SSHA<sup>2P</sup> Do and What is its Value?

What Is The Current Status?

What Happens Next?

What Will We Need To Decide?

Discussion and Questions



# How Did We Get Here?

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# The Pierce County Housing Reality

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*June 15, 2017*

We're growing faster than King County — and our rents prove it

*Oct 1, 2018*

Tacoma's median rent for a two-bedroom apartment matches D.C.'s

# The Pierce County Housing Reality (cont.)

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*Dec 8, 2020*

Organizers of a recent forum for the Pacific NorthWest Economic Region (PNWER) said the rise of virtual platforms like Zoom has prompted knowledge workers to flock to “Zoom towns.”

*Dec 28, 2020*

“Spanaway tops list of toughest places in the US to buy a home.”

Seattle Times

# Rent Changes in 2020

As the pandemic drew renters away from central city neighborhoods, rents fell across the Seattle area in 2020. But in some outlying areas, like Puyallup, Federal Way and Auburn, rents rose instead. The prices below are average asking rents for all sizes of apartments.

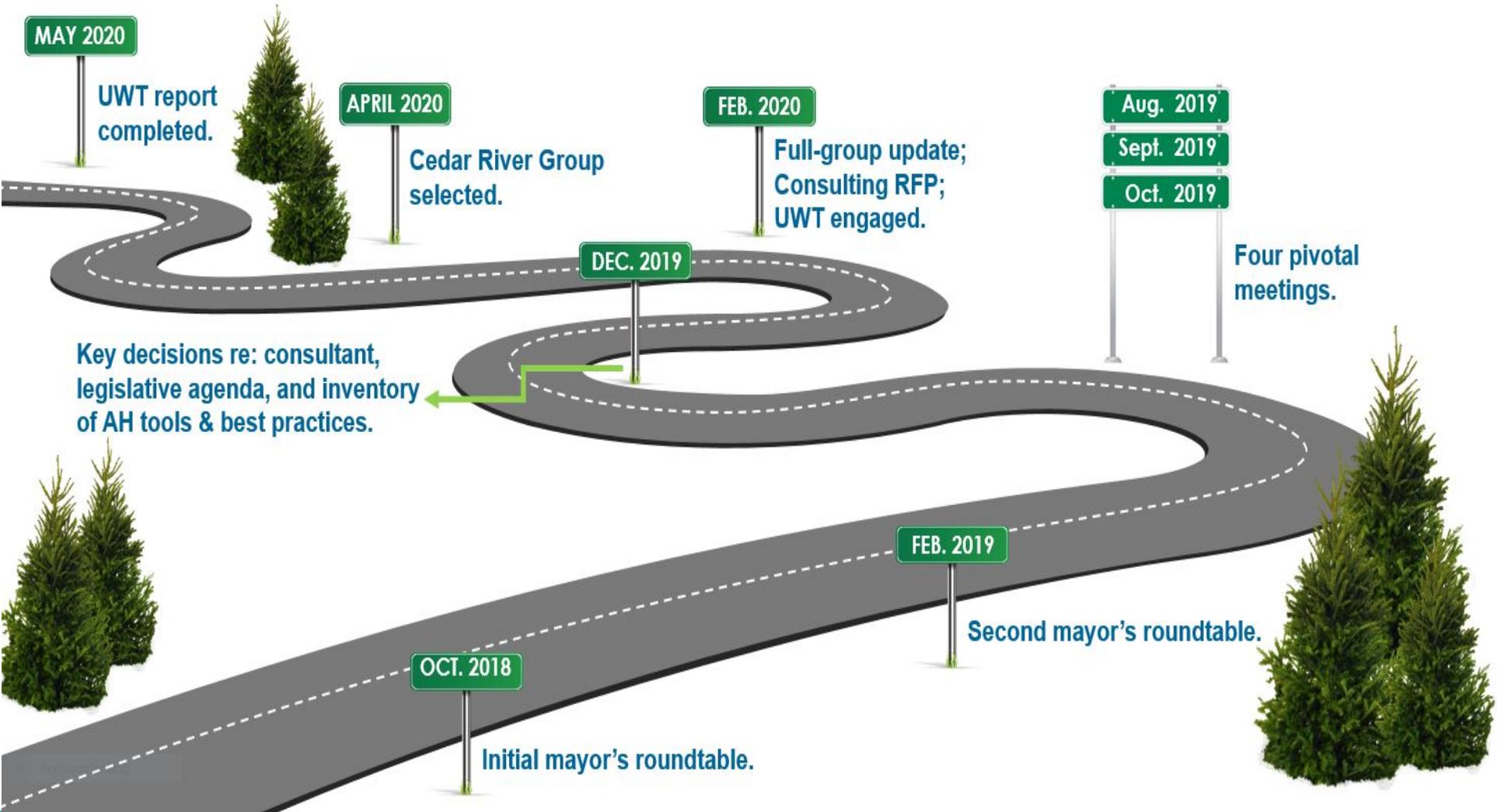
AREA	ASKING RENT PER UNIT	YEAR CHANGE
Lake Union	\$2,076	-14.2%
Downtown Seattle	\$2,175	-12.7%
Central Seattle	\$1,670	-6.8%
Ballard	\$1,709	-6.3%
West Seattle	\$1,555	-6.2%
Redmond	\$1,954	-6%
Bellevue	\$2,160	-5.5%
Queen Anne	\$1,728	-5%
Kirkland	\$1,921	-3.2%
South Seattle	\$1,510	-2.7%
Northeast Seattle	\$1,625	2.3%
North Seattle	\$1,449	-2.3%
Issaquah	\$2,100	0.2%
Bothell/Kenmore	\$1,833	0.3%
Lynnwood	\$1,550	0.3%

AREA	ASKING RENT PER UNIT	YEAR CHANGE
Renton/Tukwila	\$1,623	0.7%
Burien/Des Moines/SeaTac	\$1,395	1.0%
Shoreline	\$1,574	1.1%
Kent	\$1,543	1.3%
Everett	\$1,451	1.4%
Snohomish County	\$1,614	3.2%
Eastern King County	\$1,920	3.3%
Federal Way	\$1,447	3.5%
McChord	\$1,285	3.6%
Auburn	\$1,419	3.8%
Gig Harbor	\$1,655	3.9%
Tacoma	\$1,275	4.3%
Outlying Pierce County	\$1,611	4.9%
Puyallup	\$1,439	5.7%

Source: CoStar

MARK NOWLIN / THE SEATTLE TIMES

# The SSHA<sup>3P</sup> Journey



# Tacoma's Involvement with SSHAP

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- Mayor Woodards was an original convenor of the group and has been a part of the SSHAP Roundtable and Steering Committee for two years.
- City has financially supported work on SSHAP in 2020/21.
- Melanie Harding and Felicia Medlen participate in the SSHAP Staff Work Group.



What Would SSHA<sup>3P</sup> Do and  
What is its Value?

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# The Value of SSHA<sup>3P</sup> – The Basic Idea

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- Creating accessible, affordable and attainable housing is a regional challenge. We have to address this issue across our boundaries.
- We will have more impact on these issues by working closely together.
- By pooling resources we can accomplish much more than any single jurisdiction can accomplish on its own. Proven elsewhere.
- We will have a stronger voice on housing – in Olympia and elsewhere – if we collaborate.

# The Value of SSHA<sup>3P</sup> – Based on a Proven Model

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- ARCH – East King County (27 yrs)
  - ❖ Created nearly 8,000 units using capital fund and policy work; \$80 million raised
- AHA – Snohomish County (8 yrs)
  - ❖ Secured capital grant; assist with code changes; research and data support; liaison w/ developers
- SKHHP – South King County (1yr)
  - ❖ Decision to pool 1406 \$; Creating 501c3 to help secure philanthropic support for housing

# Options for What SSHA<sup>3P</sup> Might Do – A Menu!

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Work with individual SSHA<sup>3P</sup> members to:

- Prepare for, and respond to, increases in households with **housing insecurity because of pandemic**.
- Develop and implement locally supported policies and programs that **accelerate access to affordable/attainable housing**.
- Design and establish SSHA<sup>3P</sup> **“Housing Capital Fund”** to enable development and preservation of affordable/attainable housing.
- **Represent governments in Pierce County** and their unique housing needs at all applicable “decision tables” and coordinate activities to define a WA State legislative housing agenda.

# What SSHAP Might Do – Some Specific Examples

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Help member governments:

- **Create housing units**. Provide resources to build or renovate housing – ongoing program or pilot.
- Research and implement (as approved by local Councils) strategies in their **Housing Action Plans** (i.e. small lot development, fee waivers, ADU's, zoning, etc.)
- Evaluate regulatory framework to create a more **streamlined permitting** process that would make housing development more predictable.
- **Secure grants** for development or rehabilitation of affordable/attainable housing.

# What SSHA<sup>3P</sup> Might Do (cont.)

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- SSHA<sup>3P</sup> members (through the Executive Board) will decide what the annual work plan will be. The possibilities will exceed capacity so a targeted workplan will be created each year.
- The workplan will include a combination of actions that address housing needs for individual members and other tasks that will be applicable for multiple members.
- SSHA<sup>3P</sup> staff will create service and support plans with each participating government designed around their unique needs.

# What SSHA<sup>3</sup>P Will *Not* Do

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- Usurp any government's land use authority
- Duplicate the work already being done by other government or quasi-governmental entities such as PCRC or PSRC
- Become another layer of bureaucracy adding new regulations on affordable/ attainable housing development

Each Government  
Is Welcome To  
Join

Participation in SSHA<sup>3</sup>P is  
totally **voluntary** (A Coalition  
of the Willing)



Process and expectations to  
be part of SSHA<sup>3</sup>P will  
reviewed in subsequent  
slides



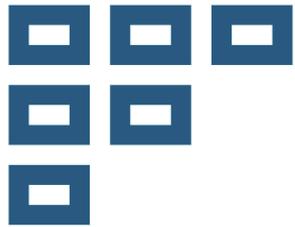
# What Is The Current Status?

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# Governments Considering IGA

*Logos indicate governments supportive of proceeding to review IGA. Those **without logos** are undecided.*

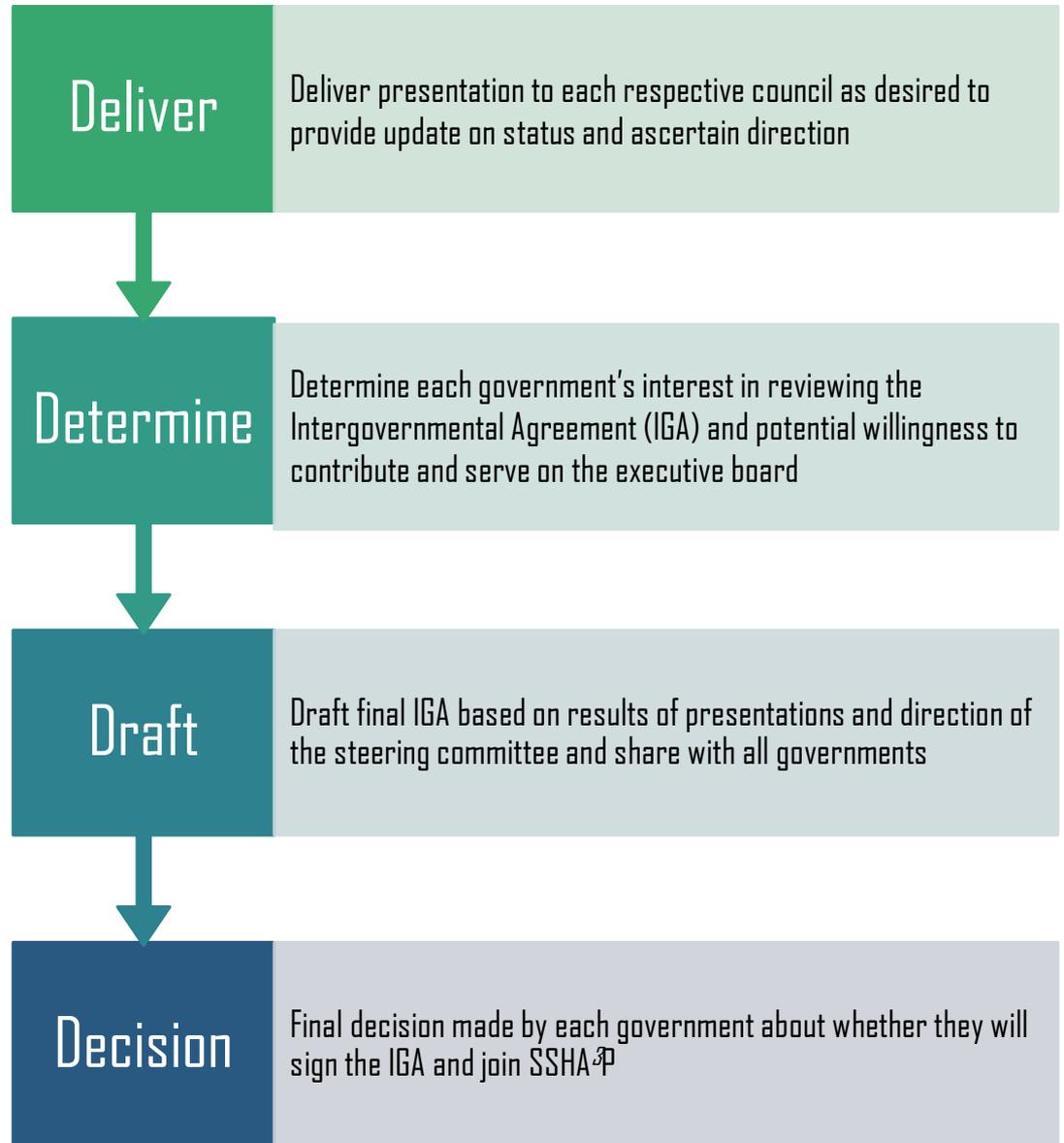
	Bonney Lake	Buckley	Carbonado	Dupont
Eatonville			Fircrest	
	Milton		Pacific	 Pierce County
	 PUYALLUP TRIBE OF INDIANS	Roy	Ruston	South Prairie
Steilacoom			University Place	Wilkeson

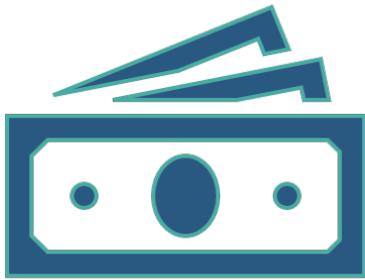


# What Happens Next?

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# Priority Next Steps





# What Will We Need To Decide?

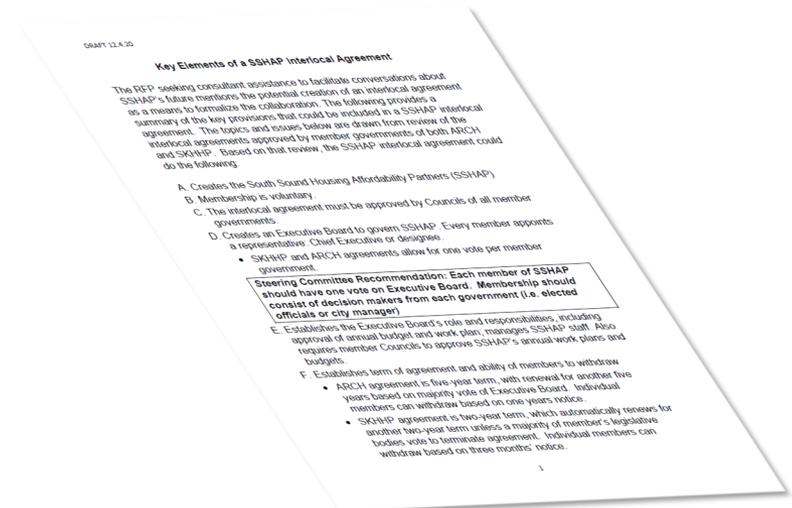
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# 1) Specifics of Intergovernmental Agreement

Details such as:

- Governance
- Voting Rights
- Term of agreement
- Creation of operating fund
- Administrative Agency Role
- Creation of Community Advisory Board
- Potential for a capital fund

*\* Each government will decide whether to sign the final version.*



# 2) Financial Commitment

**DRAFT STRAW PROPOSAL OPTION I (11-09-20)**  
**YEAR 1**  
**1 FTE w/ Govts Providing 2020 Funding**  
**6 months of Operations 1 FTE**

Shares for participating cities:	Population (OPM 2020 est)	% of Population	Option A: Strict Population	Option B: Grouped by size**
Auburn	9,980	1%	1,087	1,750
Elle	10,200	1%	1,181	1,750
Gig Harbor	11,240	1%	1,241	1,750
Lakeswood	60,030	6%	6,361	6,880
Puyallup	42,700	4%	4,525	4,880
Puyallup Tribe	6,000	0%	628	1,000
Steilacoom	10,360	1%	1,094	1,750
Sumner	213,300	21%	22,602	20,000
Tacoma	426,200	42%	45,141	42,500
(Unincorporated Pierce Co	796,515	79%	84,800	85,500
<b>TOTAL</b>				

**YEAR 2**  
**Govts Providing 2020 Funding, Full Year of Operations 1 FTE**

Shares for participating cities:	Population (OPM 2020 est)	% of Population	Option A: Strict Population	Option B: Grouped by size**
Auburn	9,980	1%	1,087	3,500
Elle	10,200	1%	1,181	3,500
Gig Harbor	11,240	1%	1,241	3,500
Lakeswood	60,030	6%	6,361	18,800
Puyallup	42,700	4%	4,525	10,000
Puyallup Tribe	6,000	0%	628	2,000
Steilacoom	10,360	1%	1,107	2,000
Sumner	213,300	21%	22,712	15,500
Tacoma	426,200	42%	45,141	40,000
(Unincorporated Pierce Co	796,515	79%	83,494	90,000
<b>TOTAL</b>				

Based on preliminary budget scenarios the annual contributions from member governments would range from approximately:

\$2,000 to \$130,000

depending on how many governments participate.

Would support SSHA<sup>3</sup>P staff of 1.5 FTE

# We Want More of This...

**MLK Senior Housing:**  
**Hilltop neighborhood, Tacoma**  
(Mercy Housing NW)



**The Woods at Golden Given:**  
**Midland, unincorporated Pierce Co.**  
(Tacoma/Pierce Co. Habitat for Humanity)



**Gateway by Vintage:**  
**Spanaway**  
(Vintage Housing)



**Windom Oaks:**  
**Lakewood**  
(Sager Family Homes)





# Discussion and Questions

Thank you!