



RESOLUTION NO. 40816

1 BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS
2 McCARTHY AND WALKER

3 A RESOLUTION relating to affordable housing; authorizing the execution of an
4 Intergovernmental Agreement pursuant to Chapter 39.34 RCW establishing
5 and confirming the City's participation in South Sound Housing Affordability
6 Partners, and authorizing the use of up to \$22,000 from the City Council
7 Contingency Fund, for the purpose of supporting operations startup in 2021.

8 WHEREAS the Mayor and City Council have long acknowledged the
9 challenges posed to affordable housing due to accelerating housing market
10 conditions, a limited rental supply, significant housing cost burdens on households
11 across the region, and a need for community members experiencing barriers to
12 access or the ability to remain in safe and stable housing, and

13 WHEREAS due to these barriers, the City has prioritized the issue of
14 affordable housing and supported the completion of the Affordable Housing Action
15 Strategy ("AHAS") per Resolution No. 40112 on September 25, 2018, and

16 WHEREAS despite ongoing work to enact strategic approaches from the
17 AHAS, both rental rates and home prices have continued to increase, with real
18 estate brokerage company Redfin again declaring Tacoma the fastest-selling
19 housing market in the nation in early 2021, and

20 WHEREAS Redfin's Chief Economist attributed this uptick in part to the
21 increase in virtual work during the COVID-19 pandemic, with the Tacoma housing
22 market providing Seattle workers more for their dollar with a reduced need to
23 commute, and
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WHEREAS the COVID-19 pandemic has significantly impacted the stability of jobs and wages for many across the nation, and the eviction moratorium in Washington State is scheduled to end on September 30, 2021, and

WHEREAS, when combined, these factors further threaten the housing stability in the City and throughout the region, and while the City continues work to enact the strategies in AHAS, the challenges of housing affordability are regional, and the factors that impact market conditions do not stop at city limits, and

WHEREAS the actions taken by neighboring jurisdictions and governments impact one another, and at the same time, jurisdictions of various sizes have unique needs and varying levels of resources to address the complex issue of housing, and

WHEREAS in 2018, the Mayor began questioning whether there were opportunities for surrounding governments to create synergy by working collaboratively on the issue of affordable housing, and

WHEREAS the Mayor was joined by Pierce County Executive Bruce Dammeier and Pierce County Council Member John Ladenburg in the fall of 2018 in convening a roundtable discussion with other governments to determine whether there were regional solutions on keeping housing attainable, affordable, and accessible that could be leveraged in Pierce County, and

WHEREAS the discussions drew participation from numerous governments, initially focusing on what could be done collectively across Pierce County to address housing affordability, attainability, and accessibility for residents of all



1 income levels, while acknowledging each jurisdiction’s unique housing market and
2 challenges, and

3 WHEREAS the “Mayors’ Roundtable on Affordability” (“Mayors’
4 Roundtable”), as it was originally called, conducted a series of meetings on:
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- 6 • local housing affordability data and needs;
- 7 • individual jurisdiction needs and housing types;
- 8 • needs of housing developers and what kinds incentives are valued for
9 spurring the creation of additional units, including affordable units;
- 10 • how other local governments have partnered to achieve results, what tools
11 have been effective, and what lessons have been learned; and
- 12 • how to continue collaborating to move the issue of housing attainability,
13 affordability, and accessibility forward, and
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15 WHEREAS the engaged governments recognized that housing affordability
16 is a regional challenge that crosses jurisdictional boundaries and agreed that
17 working together, by sharing information and pooling resources, would have a
18 greater impact on addressing housing affordability than working separately, and
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20 WHEREAS in 2019 the Mayors’ Roundtable group began calling itself the
21 South Sound Housing Affordability Partners (“SSHAP”), and over time, collectively
22 decided to move forward with both short- and long-term action items, including
23 jointly funding and engaging a consultant to explore formalizing a regional coalition
24 to ensure a collaborative and sustained focus on affordability; Cedar River Group
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1 ("Consultant") was selected as the consultant to explore the development of a
2 formal regional coalition, and

3 WHEREAS in 2020-2021 the Consultant worked with staff at several local
4 governments and the Puyallup Tribe of Indians, as well as a steering committee
5 comprised of elected officials, on the proposed structure, budget, and work plan of
6 the coalition, and
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8 WHEREAS, as a presentation during the City Council Study Session on
9 March 30, 2021, the full SSHAP group agreed to move forward with drafting an
10 Intergovernmental Agreement ("Agreement") that will establish the SSHAP, a
11 regional coalition of governments in Pierce County created to address housing
12 affordability, attainability, and accessibility regionally, and
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14 WHEREAS, the SSHAP Steering Committee of elected officials from across
15 the region worked on this Agreement for several months, and the process of
16 developing the attached final Agreement included review and the incorporation of
17 feedback provided by many elected officials, staff, and attorneys of governments
18 who have been discussing SSHAP, and
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20 WHEREAS, at their meeting on July 7, 2021, the SSHAP Steering
21 Committee approved the attached Agreement with a recommendation that it be
22 adopted by all governments wanting to join SSHAP, and
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WHEREAS, the Agreement includes these five elements:

- The SSHAP coalition will be governed by an Executive Board comprised of elected officials (or other designated officials) of the members' governments, and each member will have one vote on the Executive Board;
 - The SSHAP coalition will have an Advisory Board comprised of key housing stakeholders;
 - There will be an identified administrative entity and fiscal agent (the full group has unanimously agreed that Pierce County will serve in this role);
 - SSHAP will include 1.5 staff to provide services to all member governments;
- and
- SSHAP will be structured to include the possibility of creating a capital fund,
- and

WHEREAS member governments will pay a proportionate share based on population and initial estimates for the SSHAP budget through 2023, and the total cost will vary on the number of governments that join, and

WHEREAS because the Agreement includes approval of the draft budget, this request will also allocate Council Contingency funds for operations start up in 2021, and the Mayor will seek a mid-biennial budget modification for operations in 2022; Now, Therefore,



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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the proper officers of the City are hereby authorized to establish an Intergovernmental Agreement pursuant to Chapter 39.34 RCW with, and confirm the City's participation in, the South Sound Housing Affordability Partners, for the purpose of improving housing attainability, affordability, and accessibility in the City and Pierce County.

Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Section 3. That funding in the amount of up to \$22,000, budgeted from the City Council Contingency Fund, is hereby approved for the purpose of supporting operations start up in 2021.

Section 4. That the Mayor will seek a mid-biennial budget modification for operations in 2022.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney