

SOUTH SOUND HOUSING
AFFORDABILITY PARTNERS

2025
Year in Review

SHAPING THE FUTURE OF
HOUSING OPPORTUNITIES
IN PIERCE COUNTY.



SSHĀ³P

AFFORDABLE HOUSING DEVELOPMENT AND PRESERVATION

SSHA³P Capital Fund

In May, the Executive Board adopted the Capital Fund funding recommendation of the SSHA³P Capital Fund Committee. Resolution No. 2025-02 allocated \$966,000 of the SSHA³P Housing Capital fund as a project pre-commitment to produce a minimum of 20 affordable homeownership units at the Frederickson South project site. A developer for this project will be selected via a public process in early 2026.

The Frederickson South property, previously owned by the Department of Natural Resources, was identified by SSHA³P in early 2023 as a publicly owned site with development potential, and in 2024 the Pierce County Community Development Corporation completed a property purchase.

This funding allocation was made possible via the passage of SB 6173, SSHA³P's priority legislation in the 2024 session, which enabled Affordable and Supportive Housing Sales Tax funds to be used to support affordable homeownership development for households earning up to 80% of the area median income.



City of Fife and SSHAP³

In August, the SSHAP³ Executive Board authorized SSHAP³ to enter into a Memorandum of Agreement (MOA) with the City of Fife to support a site feasibility evaluation on a nearly 25-acre parcel of City-owned land. The MOA allows SSHAP³ to invest up to \$100,000 to evaluate the feasibility of residential development on the site. The City will utilize the feasibility work to determine future property usage, while prioritizing the site for future affordable and mixed-income housing development.



Levee Road Property



SSHAP



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PROGRAM, POLICY AND GRANT SUPPORT

Accessory Dwelling Units

Communication Materials

SSHA³P staff have worked with the Advisory Board and member jurisdictions to create an informational one-pager for Accessory Dwelling Units (ADU) to help developers and community members navigate various regulations and development standards for building these housing types throughout Pierce County. Feedback from Advisory Board and member jurisdictions have been integrated into the final draft that will be completed by a design consultant to create the design of the materials and will be disseminated in early 2026.

In October, SSHA³P supported Pierce County's regional convening with cities and towns to review options for creating multi-jurisdictional pre-approved accessory dwelling unit (ADU) plans. This convening followed a series of presentations at SSHA³P's Pierce County Planners Collaborative meetings on pre-approved ADU plans and work with Pierce County to advocate for the inclusion of cities and towns in work to create pre-approved ADU plans. This work will continue into 2026.

Co-Living

SSHA³P completed work to support member governments adoption of required co-living regulations. This work was funded by a Washington Department of Commerce Coordinating Low-Income Housing Program (CLIHP) grant that SSHA³P received in 2024.

The grant was undertaken in partnership with the Cities and Towns of DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Puyallup, Steilacoom, and University Place, and supported the creation of materials, including communication materials regarding co-living housing types, a model ordinance and model user guide for each jurisdiction, and co-living massing models.

All of the completed grant materials can be found on SSHA³P's website under our [Co-Living Resources](#).



INFORMATION AND ENGAGEMENT

Property Tax Exemption Seminars

The Property Tax Exemption Seminars are offered to help low-income seniors and people with disabilities save money on property taxes and stay in their homes. At these events, staff answer questions and provide valuable information on property tax exemptions including income categories, timelines and effects of retirement. Events are free and open to the public.

The 2025 Property Tax Exemption Seminar events were successful, with seven events throughout Pierce County and 310 total attendees. Below is a list of the events that were held in 2025 with the number of attendees at each event.

Date	Location	Total Attendance
Feb. 24, 2025	Puyallup Public Library	48
March 11, 2025	Sumner Senior Center	110
June 11, 2025	Key Peninsula Community Services	39
July 17, 2025	Parkland/Spanaway Library	50
Aug. 27, 2025	DuPont City Hall	15
Sept. 16, 2025	Steilacoom Community Center	32
Oct. 1, 2025	Eatonville Family Agency	16

The Assessor Treasurer's Office reported that 13% of the 2025 attendees are now receiving an exemption and 19% of the 2024 attendees were approved for an exemption.



ADVOCACY

2025 State Legislative Session

The 2025 legislative session saw the continuation of recent legislative action to invest heavily in Pierce County affordable housing projects. The biennial capital budget delivered more than \$14M in direct appropriations to support the development of nearly 500 affordable housing units in Pierce County.

SSHA³P Memorandum on 2025 - 2027 biennium capital budget



In alignment with a SSHA³P legislative priority, the legislature also passed [HB 1106](#) to lower disability rating requirements for veterans to receive a property tax exemption.



ADMINISTRATION

Advisory Board

The SSHAP Advisory Board, created in 2023, supports the Executive Board's work with subject matter expertise and lived experience. The 18 Advisory Board Members worked throughout the year to learn more about housing related challenges and programs and to move forward with policy and legislative recommendations.

The advisory board made recommendations to the Executive Board to include in the 2026 SSHAP Legislative Agenda. These recommendations were adopted into the Legislative Agenda for staff to work on during the 2026 session:

- Create an Enforcement Mechanism for Source-of Income Discrimination in Rental Housing
- Expand Funding & Policy Flexibility to Support Mixed-Income Housing
- Ensure Operating Support for Permanent Supportive Housing

Additional work completed by the SSHAP Advisory Board includes:

- Continued work on Universal Design incentives to include in the SSHAP Housing Toolkit
- Reviewed and provided feedback on SSHAP 2026 Work Plan
- Created the 2026 SSHAP Advisory Board Work Plan
- Provided feedback on the City of Tacoma Landlord Fairness Code Initiative
- Reviewed Accessory Dwelling Unit (ADU) Communications materials





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