

2025 WORK PLAN

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS





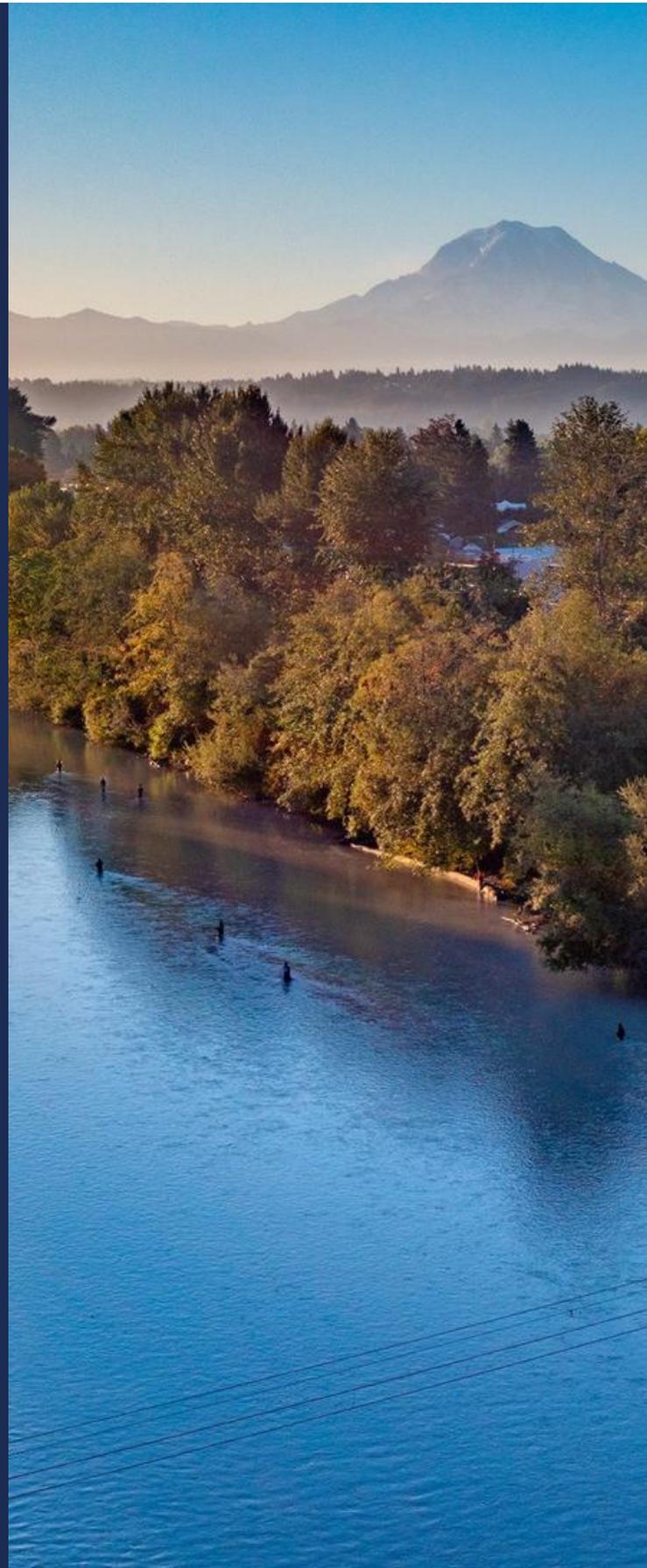
ABOUT

The SSHA³P Work Plan is adopted on an annual basis by the Executive Board with input from the Advisory Board, member governments and community stakeholders, to inform a plan to serve our members and their affordable, attainable, and accessible housing goals.



MEMBERS

- City of Auburn*
- City of DuPont*
- City of Edgewood*
- City of Fife*
- City of Fircrest*
- City of Gig Harbor*
- City of Lakewood*
- City of Milton*
- Pierce County*
- Puyallup Tribe of Indians*
- City of Puyallup*
- City of Sumner*
- Town of Steilacoom*
- City of Tacoma*
- City of University Place*



2025 WORK PLAN

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS



5 AREAS OF FOCUS

AFFORDABLE HOUSING DEVELOPMENT AND PRESERVATION

Coordinate public resources and private resources to create and/or preserve affordable housing in the SSHA³P service area

PROGRAM, POLICY, AND GRANT SUPPORT

Support member governments in their development of local appropriate policies and programs to meet their housing goals, including working with our state and federal legislative delegations to ensure appropriate funding is made available

INFORMATION AND ENGAGEMENT

Provide information and engagement to support the development of housing and access to housing support programs

ADVOCACY

Utilize a variety of communications to advocate at the state and federal level in support of affordable housing development in SSHA³P communities

ADMINISTRATION

Ensure operational commitments are met and the interlocal collaboration is well governed and administered

FOCUS AREA 1

AFFORDABLE HOUSING DEVELOPMENT AND PRESERVATION



WORK ITEMS



INDICATORS

DEVELOPMENT

SSHA³P Housing Capital Fund

- Total moneys pooled
- Total moneys awarded
- Number of affordable unites funded

Philanthropy Affordable Housing Roundtables

- Number of philanthropy affordable housing roundtables hosted

PRESERVATION

Affordable Housing Preservation

- Identification of housing developments with affordability periods expiring before December 1, 2035
- Review of status of affordable housing developments with original affordability periods that have expired since 2020
- Review of strategies to identify and preserve naturally occurring affordable housing (NOAH), including manufactured home communities
- Review of strategies and programs to support low-income renters and homeowners in maintaining their current housing
- Affordable Housing Preservation report to Executive Board by December 5, 2025

FOCUS AREA 2

PROGRAM, POLICY, AND GRANT SUPPORT



WORK ITEMS



INDICATORS

PROGRAM AND POLICY SUPPORT

Member Government Assistance

Activities Include:

- Researching or analyzing policy
- Drafting policy or ordinance
- Presenting to staff, Planning Commission, and/or Council
- Supporting public outreach efforts on topics related to housing affordability, attainability, and accessibility, including:
 - Comprehensive Plan implementation
 - Implementation of state housing laws
 - Planning and affordable housing policy

Accessory Dwelling Units (ADUs)

Coordinating Low-Income Housing Planning Grant (CLIHP)

Collaboration with 9 member governments to create a model ordinance and guidance regarding co-living housing

- Number of requests for technical assistance fulfilled
- Number of member governments assisted

- Explore opportunity with the City of Tacoma and interested member governments on consideration of ADU pre-approved designs
- Develop public communication tools for member governments to use for public education on ADU development

- Completion of grant deliverables by June 15
- Assist with implementation of HB 1998 code requirements

FOCUS AREA 2

PROGRAM, POLICY, AND GRANT SUPPORT



WORK ITEMS



INDICATORS

PROGRAM AND POLICY SUPPORT (CONT.)

Housing Toolkit

Facilitate the convening of land use planners to increase collaboration on housing policy and planning

Affordable Housing Monitoring Program
Service for member governments to monitor housing unit affordability requirements

- Number of policies and programs adopted for member government consideration
- Semi-annual tracking report of member government consideration of policy and program recommendations adopted by the Executive Board
- Number of Pierce County Planners Collaborative meetings
- Monitoring Program policies and programs developed
- Monitoring Program services offered to member governments

GRANT SUPPORT

Grant Identification and Writing Support

- Number of grant applications submitted with SSHA³P staff assistance



FOCUS AREA 3

INFORMATION AND ENGAGEMENT



WORK ITEMS



INDICATORS

INFORMATION

Affordable Housing Completed Project Mapping

- Map update completed by August 1, 2025

Developer Portal

- Each member government's page on the Developer Portal updated by July 1, 2025

ENGAGEMENT

Developer Series

Partner with member governments to present information to developers on updated Comprehensive Plans and opportunities for affordable housing development

- Number of member governments presenting
- Number of attendees

Affordable Housing Developer Forum

Networking opportunity for member government staff and affordable housing developers following Developer Series

- Number of attendees
- Number of member governments and developers in attendance

Property Tax Exemption Seminars

- Number of property tax seminars
- Number of attendees

Home Repair Services Marketing

- Distribution of public and non-profit home repair program marketing materials to member governments
- Creation of social media content for member government use to market home repair services

Support member government assistance requests for communication related activities regarding affordable housing

- Number of requests for communication assistance fulfilled
- Number of member governments assisted



WORK ITEMS



INDICATORS

STATE

State Legislative Agenda Activities Include:

- Providing weekly update hot sheets on legislative activity affecting land use and housing
- Responding to member requests for information and data in support of pertinent legislative priorities
- Attending committee hearings to provide oral and written testimony
- Providing briefings to member government Councils and staff on activity pertinent policy

- Amount of capital funding directly allocated by the State Legislature to support affordable housing development in SSHA^{3P} communities.
- Number of SSHA^{3P} 'priority support' bills that are signed into law
- Number of SSHA^{3P} 'priority oppose' bills that are not signed into law

FEDERAL

Federal Priorities Agenda

- Amount of capital funding allocated via Congressionally Directed Spending to support affordable housing development in SSHA^{3P} communities.





WORK ITEMS



INDICATORS

ADMINISTRATION

Facilitate recruitment and selection of new members and/or reappointment of members with expiring terms

Support the Advisory Board in completing tasks from their current Work Plan and in creating a 2026 Work Plan

Coordinate the development of the 2026 Work Plan and Budget

Provide quarterly Work Plan and Budget performance reporting

Seek operating funding for SSHA³P from philanthropic and aligned organizations

Ensure the continuation of informal presentations for the Executive Board on topics of interest

- Number of months during the year that Advisory Board membership meets SSHA³P's Interlocal Agreement requirements
- Executive Board adopts a 2026 Advisory Board Work Plan
- 2026 Work Plan and Budget approved on or before July 1, 2025
- Executive Board reported on the following timeline:
 - FY25, Q1 – May 2025
 - FY25, Q2 – August 2025
 - FY25, Q3 – November 2025
 - FY25, Q4 – February 2026
- Total amount of moneys contributed by philanthropic and aligned organizations
- Number of informational presentations at Executive Board meetings



Shaping the future of housing opportunities in our Pierce County

WHO WE ARE

The South Sound Housing Affordability Partners is an intergovernmental collaboration of 15 Pierce County governments working to create and preserve affordable, attainable, and accessible housing throughout our community.

www.SouthSoundAffordableHousing.org

CONTACT SSHA³P

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