

# SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

## 2025 STATE LEGISLATIVE AGENDA PRIORITIES

### ABOUT US

Established in 2021, the South Sound Housing Affordability Partners (SSHA<sup>3</sup>P) is an intergovernmental collaboration among 15 member governments in Pierce County, working together to create and preserve affordable, attainable, and accessible housing throughout our communities.

### 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



### AFFORDABLE HOUSING SUBSIDY

Fund Capital Budget Requests for Pierce County Affordable Housing Projects.  
Fund the Acquisition of Residential Properties for Affordable Housing.  
Expand Eligibility for the Connecting Housing to Infrastructure Program.



### FACILITATING HOUSING SUPPLY

Support Construction Trade industry Workforce Development Efforts.



### CREATING HOUSING STABILITY

Remove the Income Qualification for the Disabled Veteran Property Tax Exemption.



## AFFORDABLE HOUSING SUBSIDY

### **Fund Capital Budget Requests for Pierce County Affordable Housing Projects.**

SSHA<sup>3</sup>P seeks to ensure affordable housing projects throughout our communities are adequately funded and will actively support capital funding requests via the Housing Trust Fund, Local and Community Projects, and Connecting Housing to Infrastructure programs, to support affordable housing project acquisition and development.

### **Fund the Acquisition of Residential Properties for Affordable Housing.**

SSHA<sup>3</sup>P supports funding and financing tools to enable local governments and affordable housing partners to respond to real estate market opportunities to acquire properties to preserve and create affordable housing. These opportunities include the support of resident efforts to acquire manufactured home communities, the acquisition of multi-family units, and the acquisition of real estate for future affordable housing development.

### **Expand Eligibility for the Connecting Housing to Infrastructure Program (CHIP).**

CHIP grants support the development of affordable housing by funding water, sewer and stormwater utility improvements and/or waiving system development charges for new affordable housing units. SSHA<sup>3</sup>P asks the legislature to make two program changes.

1. Allowing affordable housing developers to directly apply for this grant funding in partnership with eligible cities, counties, or utility districts.
2. Allow the funds to be used to support water, sewer, and stormwater utility connections and improvements for resident owned manufactured home communities.



## FACILITATING HOUSING SUPPLY

### **Support Construction Trade Industry Workforce Development Efforts.**

The State of Washington needs thousands more construction industry professionals to build the hundreds of thousands of housing units we need. SSHA<sup>3</sup>P supports workforce development efforts that increase the number of people in the construction industry workforce and ensure access to training on new construction technologies.



## CREATING HOUSING STABILITY

### **Remove the Income Qualification for the Disabled Veteran Property Tax Exemption.**

SSHA<sup>3</sup>P asks the Legislature to expand the eligibility for the disabled veteran property tax exemption by removing the income requirement. This action would align Washington's exemption policy with the 41 other states that have made the determination that service and sacrifice of our disabled military veterans should be recognized with some level of property tax exemption void of any personal income qualifier.



# **SUPPORT | MONITOR | OPPOSE**

- **Support** funding the Affordable Workforce Housing Accelerator Program.
- **Support** funding to support municipal planning and permitting.
- **Support** investments in rental assistance and eviction prevention.
- **Support** updates to the Washington Uniform Common Interest Ownership Act.
- **Support** Fair Housing training for ownership associations.
  
- **Monitor** legislation regarding the Residential Landlord Tenant Act.
- **Monitor** the creation of state and/or local revenue sources for affordable housing.
- **Monitor** legislation to exempt affordable housing development from sales and use tax.
- **Monitor** legislation to exempt low-income, community land trust buyers from the real estate excise tax.
  
- **Oppose** preemption of local land use authority.
- **Oppose** legislation that would increase the cost to produce affordable housing.

