



The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

<https://sumnerwa-gov.zoom.us/j/86432665763>

Or One tap mobile: +12532158782,,86432665763# or +12532050468,,86432665763#

Or Telephone: +1 253 215 8782 or +1 253 205 0468

Webinar ID: 864 3266 5763

CALL TO ORDER

Roll Call: Bitetto, Brown, Cole, Hochstatter, Neuman, Reed and Stuard

REGULAR BUSINESS

1. South Sound Housing Affordability Partners (SSHA3P)-1406 Funds
2. Downtown Construction Update
3. Formation of a Library Capital Facilities Area (LCFA)

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Calendar

EXECUTIVE SESSION

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

SUBJECT: South Sound Housing Affordability Partners (SSHA3P)-1406 Funds

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Sumner 1406 Presentation
-

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

In 2019 the state legislature passed HB1406 which allows for the City of Sumner to collect a credit on the Washington state sales tax to be used for affordable housing programs. The City collects about \$50,000 per year. The City Council adopted a Housing Action Plan in 2021 and one of the actions would be to use HB1406 funds in a regional housing program. Jason Gauthier, SSHA3P Manager, will be presenting a history on HB1406 programs, how cities who are SSHA3P members are using this money and how it could be used in the future to purchase or construct affordable housing in Pierce County.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

REGIONAL 1406 COLLABORATION

CITY OF SUMNER COUNCIL STUDY SESSION

FEBRUARY 27, 2023

AGENDA

- 1406 Background
- City of Sumner's 1406 History
- Local 1406 Funding and Uses
- Regional Collaboration
- Next Steps



RCW 82.14.540 ("1406")

- House Bill 1406 (2019) allowed participating cities and towns to receive a portion of existing sales and use tax as a credit against the state sales tax.
- Funds are eligible to be used for affordable and supportive housing projects to serve households earning at or below 60% of the median income of county or city that impose the tax. These eligible uses include:
 - Acquiring, rehabilitating, or constructing affordable housing, including new units within an existing structure or facilities providing supportive housing.
 - Operations and maintenance costs of new units of affordable or supportive housing
 - For cities with a population at or under 100,000, the funds can be used to provide rental assistance to tenants

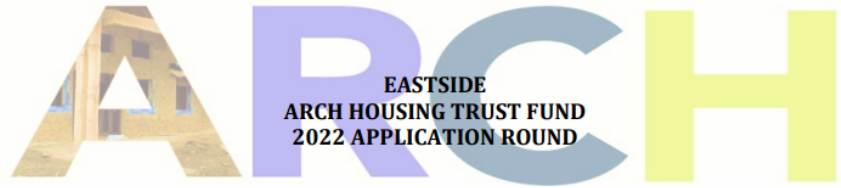
ANNUAL SALES TAX CREDIT BY SSHA³P MEMBERS

City/County	FY 2020	FY 2021	FY 2022
City of Auburn	\$59,243	\$129,338	\$149,338
City of Fife	-	\$61,819	\$71,422
City of Lakewood	\$106	\$97,697	\$97,697
Pierce County	\$712,787	\$1,601,254	\$1,601,254
City of Puyallup	\$10,429	\$194,101	\$194,101
City of Sumner	-	\$43,682	\$51,630
City of Tacoma	\$481,091	\$435,389	\$853,070
City of University Place	-	\$23,468	\$25,412

CITY OF SUMNER

- On August 16, 2021, the City Council passed Ordinance No. 2741
- State Fiscal Years 2021 and 2022 collection amount totaled \$95,312

REGIONAL AFFORDABLE HOUSING FUNDS



INTRODUCTION AND PURPOSE

The Cities of Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunt's Point, Issaquah, Kenmore, Kirkland, Medina, Mercer Island, Newcastle, Redmond, Sammamish, Woodinville, Yarrow Point, and King County have entered into an interlocal agreement to cooperatively plan for and provide affordable housing on the Eastside through an organization called ARCH (A Regional Coalition for Housing). To accomplish this, ARCH member cities provide funding to affordable housing projects through the ARCH Housing Trust Fund.

At least once a year, ARCH holds a competitive application round for Housing Trust Fund (HTF) resources, in coordination with the State Department of Commerce, King County and the Washington State Housing Finance Commission. The general purpose of the Housing Trust Fund is to create and preserve affordable housing that meets the needs of low-income households earning up to 50% of median income. In certain circumstances (for example, to promote affordable homeownership or to leverage another program's funding such as 4% Low Income Housing Tax Credits), moderate-income households earning up to 80% of median income may also be assisted.

AVAILABLE FUNDING

Approximately **\$4.5 million in total funding** is anticipated to be available for the 2022 application round. This total is comprised of \$4 million in local funds, including local general funds, fee-in-lieu funds, and sales tax funds authorized by HB 1406. In addition, approximately \$500,000 in Community Development Block Grant (CDBG) funds is available.

Please note that CDBG funds are generally restricted to acquisition, rehabilitation, and construction of infrastructure for affordable housing projects, and carry significant federal requirements (including timeliness of expenditure, environmental review, Davis-Bacon labor standards, relocation requirements, etc.). If you believe your project would qualify for CDBG, we strongly encourage you to meet with ARCH staff and review King County's [CDBG Reference Materials](#) to determine if the project is a good fit for this funding.

The SKHHP Housing Capital Fund is the first of its kind in South King County. The housing capital fund invests local funding from SKHHP member cities in the creation and preservation of affordable homes for low and moderate income households in South King County.

Pre-Funding Application Meeting

All interested applicants **MUST** contact SKHHP to schedule a pre-funding application meeting. Pre-application meetings will likely be scheduled between August 1 and September 1, 2022.

Interested applicants are also encouraged, but not required, to submit a notice of intent to apply by Monday, August 8, 2022.

2022 Housing Capital Fund Guidelines

The Fall 2022 Housing Capital Fund application round is now open! **Approximately \$1.5 million is available in 2022, with applications due on September 15, 2022.** Please reference the 2022 SKHHP Housing Capital Fund Guidelines for information on project eligibility requirements, this year's funding priorities, and application process.

[2022 SKHHP Funding Guidelines](#)

Application

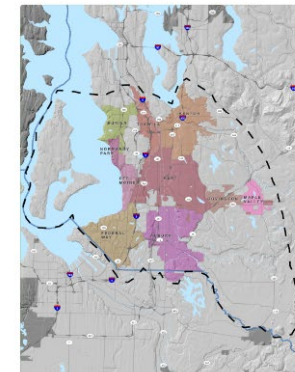
SKHHP uses the Combined Funders Application forms, developed jointly by the Department of Commerce and King County. Application forms are available for download below. Please consult the guidelines above for detailed instructions.

- [2022 SKHHP Notice of Intent to Apply](#)
- [2022 Combined Funders Application](#)
- [2022 SKHHP Application Addendum](#)

Please note that in 2022 applicants must also obtain and submit a letter of community support, a letter of consistency from the jurisdiction where proposed projects are located, and a SKHHP Application Addendum.



SKHHP Geographic Focus Area



REGIONAL COLLABORATION

RCW 82.14.540 allows cities and counties to enter interlocal agreements to pool and allocate 1406 funds

A Regional Coalition for Housing (ARCH)

- Bothell
- Clyde Hill
- Kenmore
- Newcastle
- Sammamish
- Woodinville

South King County Housing & Homelessness Partners (SKHHP)

- Auburn
- Burien
- Covington
- Des Moines
- Federal Way
- Kent
- Normandy Park
- Renton
- Tukwila

Regional Housing Council (RHC)

- Thurston County
- Olympia
- Lacey
- Tumwater
- Yelm

Housing Fund Board

- Jefferson County
- Port Townsend

REGIONALLY FUNDED PROJECTS

Examples of affordable housing projects funded by pooled 1406 sales tax credit

South King County Housing & Homelessness Partners (SKHHP)

Awardee: Habitat for Humanity

- Amount: \$300,000
- Location: Burien
- Type: Homeownership
- Number of Units: 20

Awardee: Mercy Housing NW

- Amount: \$1,093,308
- Location: Burien
- Type: Multi-family rental
- Number of Units: 89

Regional Housing Council (RHC)

Awardee: Low Income Housing Institute

- Amount: \$1,741,380
- Location: Olympia
- Type: Multi-family rental
- Number of Units: 64

LOCAL 1406 FUNDING

- 8 SSHA³P member governments collect the sales tax credit authorized by 1406
 - City of Auburn
 - City of Fife
 - City of Lakewood
 - Pierce County
 - City of Puyallup
 - City of Sumner
 - City of Tacoma
 - City of University Place
- The Pierce County and the Cities of Lakewood and Tacoma currently allocated these funds annually to support affordable housing projects and programs.
- The City of Auburn, with approximately 13% of it's population living in Pierce County, allocates its 1406 funds to the SKHHP capital fund.

LOCAL USES OF 1406 FUNDS

Examples of how Pierce County jurisdictions have allocated 1406 funds.

City of Fife

Fife has allocated \$115,000 of 1406 funds to support the tiny house village associated with the city’s Jobs Program.

City of Lakewood

Funds are used in conjunction with the City’s Major and Minor Home Repair Programs, Sewer Loan Program, and Housing Rehabilitation Loan Programs to serve eligible homeowners.

Pierce County

Pierce County awards funds through its annual affordable housing Notice of Funding Availability (NOFA) process.

The county has awarded \$3.5 million of these funds to support three projects totaling 222 housing units.

City of Tacoma

The City of Tacoma awards funds through its annual affordable housing NOFA process.

EXAMPLES FOR REGIONAL FUND USAGE

Examples of how participating jurisdictions could utilize 1406 funds.

Rental Assistance

Participating jurisdictions may choose to create a rental assistance fund to support a rental assistance program serving the communities of participating jurisdictions.

A rental assistance program could be utilized to provide eviction prevention funding, a short- or long-term rental subsidy program, and/or pay move in costs.

Home Repair

Participating jurisdictions may choose to create an owner-occupied home repair program to serve qualified households located in participating jurisdictions.

Capital

Participating jurisdictions could create a capital fund program for the acquisition, construction, and/or rehabilitation of affordable or supportive housing.

This program could serve only the communities of participating jurisdictions or could fund projects outside the boundaries of participating jurisdictions.

SSHA³P CAPITAL FUND

- SSHA³P's ILA allows the Administering Agency (Pierce County) to establish, if authorized by a resolution of the Executive Board, a SSHA³P Capital Fund.
- The ILA does not clarify a funding source for this fund beyond member contributions
- For the SSHA³P Capital Fund the Executive Board is provided authority to create policies and procedures for the release of those funds and develop standard forms of approvals and agreements to be used in the application.

NEXT STEPS

- SSHA³P's 2023 Work Plan calls for the exploration of collaborative regional funding for affordable housing development using dedicated local revenue sources
- SSHA³P is engaging with member governments who collect 1406 funds, specifically those who have not set an annual application and award process, to begin discussing options for the potential pooling and distribution of these funds SSHA³P

SUBJECT: Downtown Construction Update

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Alisa O'Haver-Ayala , Associate City Engineer, Michael Kosa, City Engineer, Mike Dahlem, Public Works Director

SUMMARY BACKGROUND:

An update on upcoming construction in the downtown area, including the Town Center Utility & Woonerf project and the Main & Wood Intersection Improvement project.

COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: 2/27/2023 COMMITTEE RECOMMENDATION:
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STAFF RECOMMENDATIONS/MOTION:

Information Only

SUBJECT: Formation of a Library Capital Facilities Area (LCFA)

CATEGORY: Resolution

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Resolution No. 1655 - Library Capital Facilities Area (LCFA) Formation
2. LCFA Boundary Options

STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

At the last study session the Council and the Pierce County Library Board of Trustees held a joint meeting to discuss the formation of a Library Capital Facilities Area (LCFA). The existing library location is at end of life and the cost of repairs exceeds the building value. The library district desires to build a new location, up to 20,000 square feet of space, with a potential Library Capital Facility Area (LCFA) and bond as well as donations from individuals and organizations. The Library System estimates the total cost of the project is approximately \$19 million in today's market. The Library is committed to contributing \$5 million through a variety of sources. The Library currently has a \$1 million ask of funding from the State of Washington being considered as part of Department of Commerce's Library Capital Improvement Program. The remaining \$15 million is being proposed to be put forward to the residents of Sumner for vote on a bond measure.

Both the Library System Board of Trustees and City of Sumner City Council would need to pass resolutions to pursue establishing an LCFA (the areas that would make up the taxing district) and a bond for a ballot measure. If voters approve an LCFA, it would be its own independent taxing district, administered by Pierce County.

Staff is requesting direction from Council on the boundaries of the proposed LCFA so that a resolution can be drafted for consideration on March 6th.

COUNCIL COMMITTEE/STUDY SESSION: Study Session MEETING/STUDY SESSION DATE: 2/13/2023 COMMITTEE RECOMMENDATION:
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STAFF RECOMMENDATIONS/MOTION:

Provide staff input on their desire to move forward with a resolution supporting the creation of a Library Capital Facilities Area (LCFA) and what the boundaries would be.

**RESOLUTION NO. 1655
CITY OF SUMNER, WASHINGTON**

**A RESOLUTION OF THE CITY OF SUMNER, WASHINGTON, APPROVING THE
CREATION OF THE SUMNER LIBRARY CAPITAL FACILITY AREA AND
PROVIDING FOR OTHER RELATED MATTERS**

WHEREAS, the City of Sumner, Washington, is a noncharter code city organized and operating under Washington State law; and

WHEREAS, the Sumner city limits are encompassed by and made part of the Pierce County Rural Library District, doing business as the Pierce County Library System (“PCLS”); and

WHEREAS, PCLS provides library services to City residents through a library facility (the “Sumner Library”) owned by the City and operated by PCLS; and

WHEREAS, PCLS has informed the City that the existing Sumner Library cannot presently accommodate the increased need for library services for the growing population in the City and the areas surrounding the City; and

WHEREAS, the cost of developing a new library to replace the existing Sumner Library can most fairly be paid by residents of the area to be served by the new library facilities; and

WHEREAS, RCW 27.15 permits, upon a library district’s request, submission to the voters within the proposed area the question of whether to create a library capital facility area and authorize it to issue bonds to finance library capital facilities; and

WHEREAS, the PCLS Board passed a resolution requesting that the Pierce County Council submit to the voters the question of whether to create a library capital facility area to be known as the “Sumner Library Capital Facility Area” and authorize it to issue bonds to finance a new library in Sumner; and

WHEREAS, the City would be located entirely within the boundaries of the proposed library capital facility area, and PCLS’s request to Pierce County Council must include a copy of a resolution of the City Council indicating its approval of the proposed library capital facility area and agreement as to ballot costs;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AS FOLLOWS:

Section 1. Approval of Creation of the Sumner Library Capital Facility Area. The City hereby approves the creation of the proposed Sumner Library Capital Facility Area within boundaries as set forth in Exhibit A, attached and incorporated by this reference.

Section 2. Election Costs. The City is not obligated to pay any of the costs of submitting

the ballot proposition to the voters.

Section 3. Authorization to Submit Resolution to the Pierce County Council. The City Clerk is authorized and directed to certify a copy of this Resolution for submission to the Pierce County Council.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this resolution, including but not limited to the correction of clerical errors; or references to other local, state, or federal laws, codes, rules, or regulations.

This resolution shall take effect and be in full force immediately upon passage by the City Council.

ADOPTED AND APPROVED this 6th day of March, 2023.

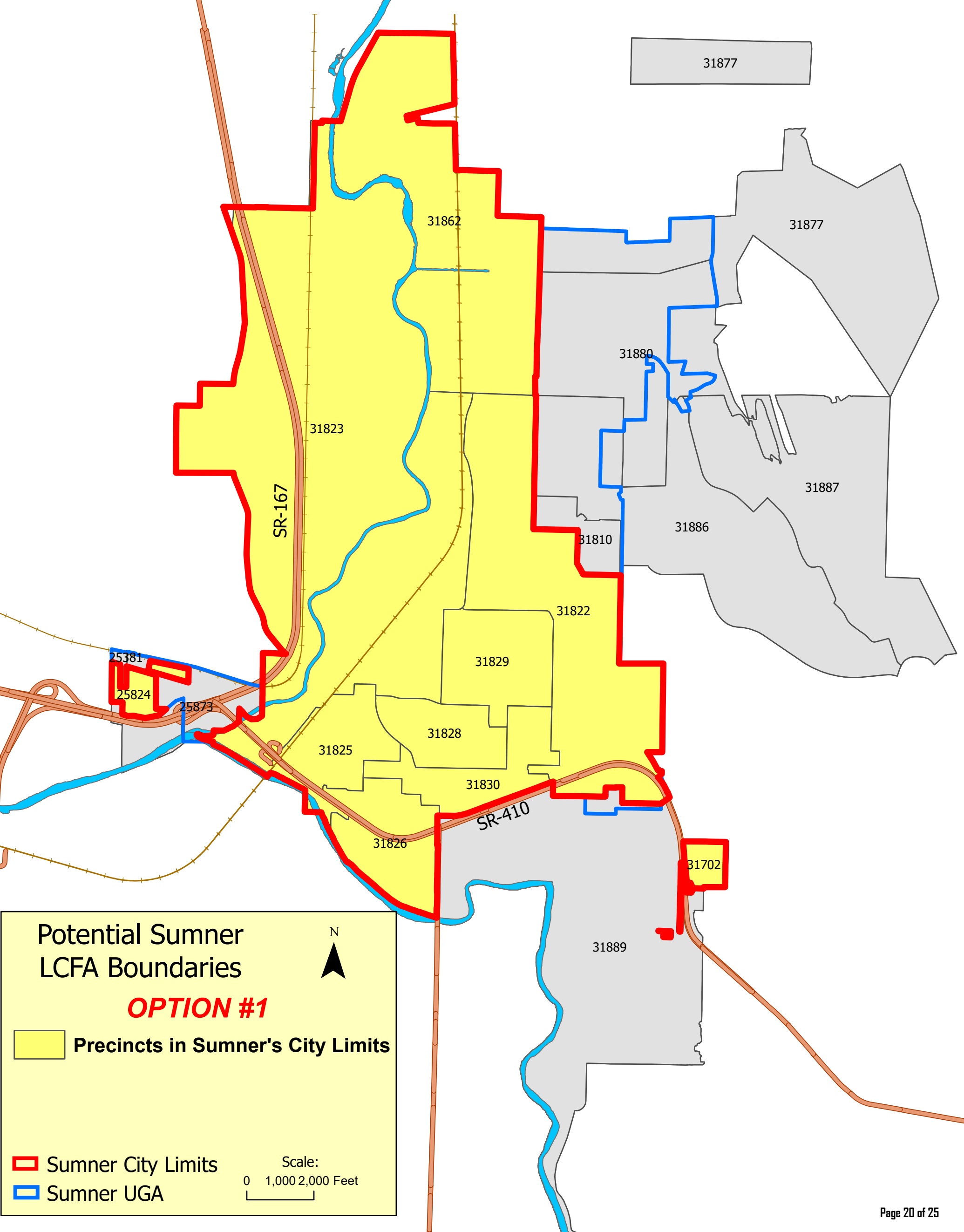
Kathy Hayden, Mayor

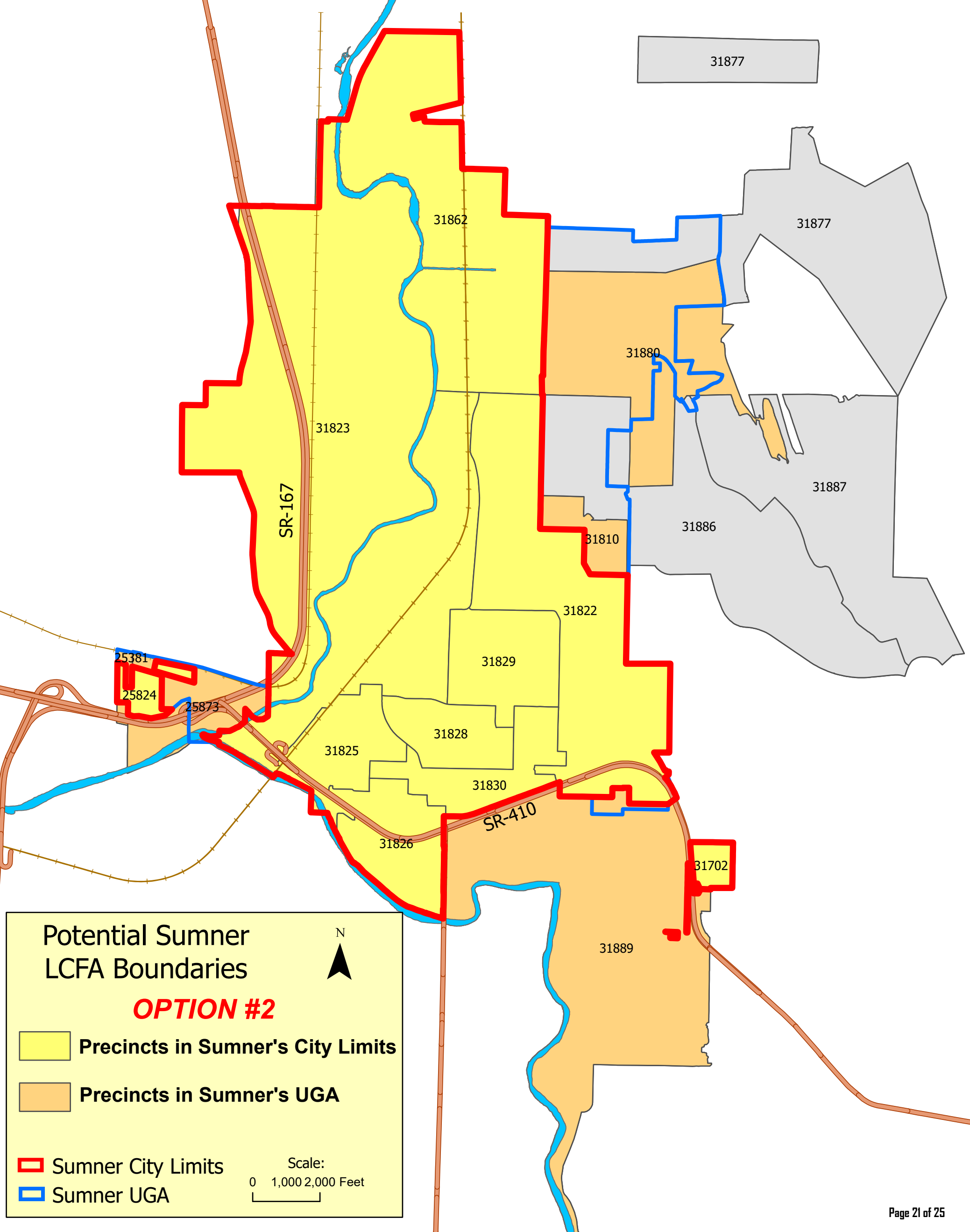
Attest:

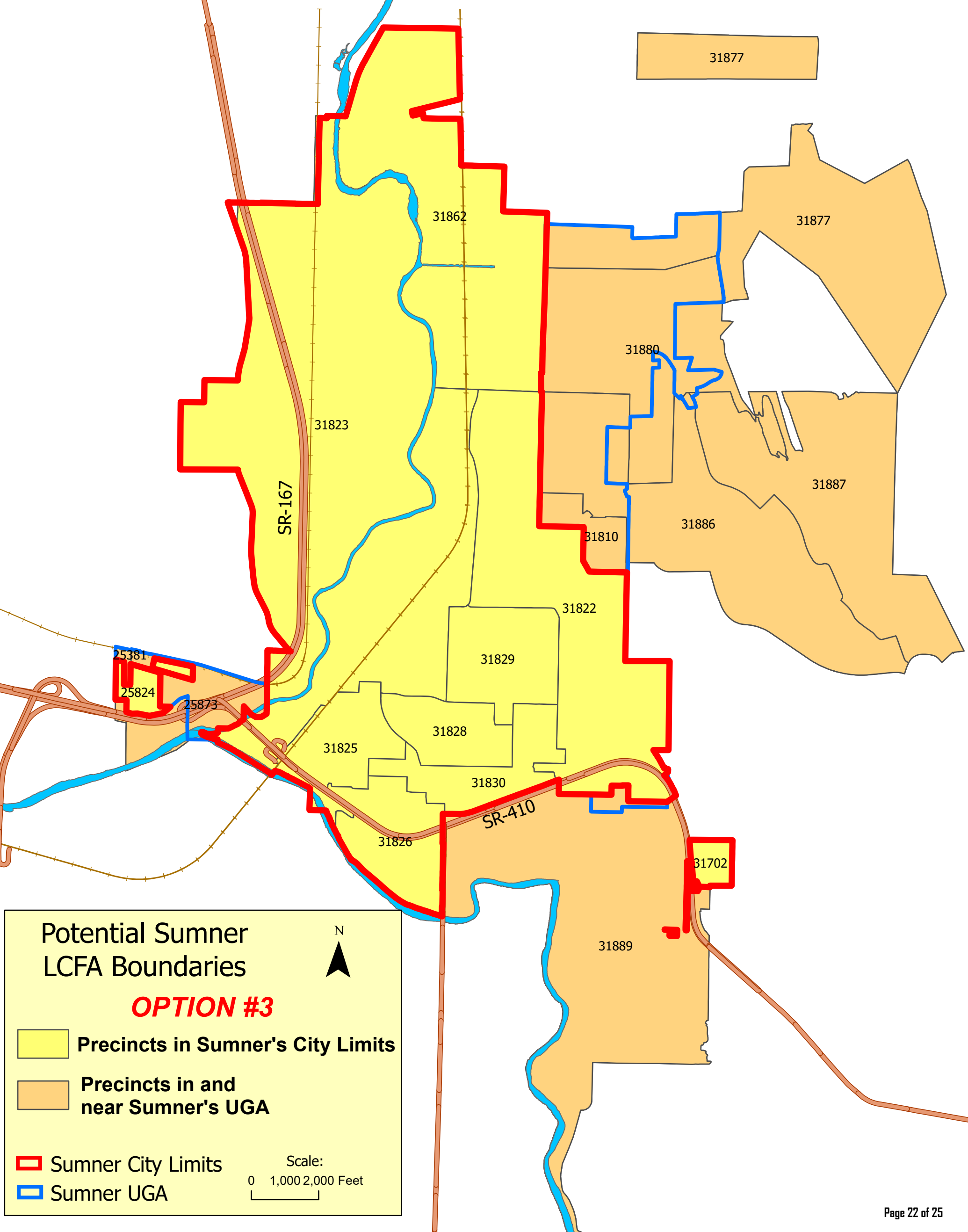
Approved as to form:

Michelle Converse, City Clerk

Andrea J. Marquez, City Attorney







CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING PR – PROCLAMATION

MARCH 6 RCM

- CA Contract Approval for Parks Plan Update
- CA Stewart Road Bridge PSE Agreement
- CA Resolution No. XXXX – ILA with South Correctional Entity (SCORE)
- NB Civil Service Commissioner Reappointment (Brian Anderson)
- NB Design Commissioner Reappointment (Cheryl Ebsworth)
- NB Ordinance No. XXXX - Surplus of Real Property South of 24th Street (*Andrea M.*)
- NB Ordinance No. XXXX – Updating SMC 8.04 Cemetery
- NB Resolution No. XXXX - Creating LCFA (*Jason Wilson*)

MARCH 13 SS

- Ordinance No. 2843 - Dig Once (*M Dahlem*)
- 2022 Financial Report
- Safe Parking

MARCH 20 RCM

- PH 24th St. E. Partial ROW Vacation
- CA Resolution No. XXXX – Tactical Response Team ILA (*Chief*)
- NB Arts Commission Appointment (Nolan Bailey)
- NB (first reading) Ordinance No. XXXX – Approving Franchise Agreement with Fatbeam (*Andrea M.*)
- NB Ordinance No. XXXX - Vacation Portion of 24th St. E. ROW
- NB Ordinance No. XXXX - Q1 2023-24 Budget Amendment

MARCH 27 SS

- Sound Transit Parking Garage Update
- Ordinance No. XXXX Small Subdivisions & Pipestem Lots Code
- 2024 Comprehensive Plan Update

APRIL 3 RCM

- PR Animal Control Appreciation Week (*Chief*)
- CA Resolution No. XXXX – ILA Sunnyside Jail Services
- NB Ordinance No. 2843 - Dig Once (*MD Virtual*)
- NB (second reading/vote) Ordinance No. XXXX – Approving Franchise Agreement with Fatbeam
- NB Ordinance No. XXXX – Amending Sumner Municipal Code, Chapter 6 Animal Control

APRIL 10 SS

- LCFA Process

APRIL 17 RCM

- PR Arbor Day (April 28th)
- NB Ordinance No. XXXX Small Subdivisions & Pipestem Lots Code.

APRIL 24 SS

- East Pierce Fire & Rescue Annual Update
- YMCA Annual Update

CITY COUNCIL AGENDA CALENDAR**Updated February 21, 2023**

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING PR - PROCLAMATION

MAY 1 RCM

P New Officer Swearing-In

PR Peace Officer Memorial and Police Week

MAY 8 SS**MAY 15 RCM****MAY 22 SS**

- Puyallup Sumner Chamber of Commerce Update

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
	Ordinance – Refuse Collection (Code Enforcement)	BNSF Agreement
CA State Homeland Security Program Grant Acceptance for Small Unmanned Aerial System	Bond Issuance for Operations Facility	
Ordinance Insurance Requirements	Temporary Use Permit – Food Trucks	
Sign Code Update (off premise)	Services Agreement – Stafford Suites	
CTR Ordinance Update	Ordinance No. 2839: Pretreatment Code Update	
Development Agreement Code updates		

MARCH 2023

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4
		5:30PM Finance Committee (Hybrid)	6:00PM Planning Commission (Hybrid)		
6	7	8	9	10	11
6:00PM Regular Council Meeting (Hybrid)	4:00 PM Public Works Committee (Hybrid)	6:30PM Design Commission (Hybrid)	4:30PM Forestry/Parks Commission (Hybrid)		
13	14	15	16	17	18
6:00PM Study Session (Hybrid)		5:30PM Public Safety Committee (Hybrid)			
20	21	22	23	24	25
6:00PM Regular Council Meeting (Hybrid)		5:00PM CD Committee (Hybrid)	5:30PM Cultural Arts Commission (Hybrid)		
27	28	29	30	31	
6:00PM Study Session (Hybrid)					

Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner | 1104 Maple Street | Sumner, Washington 98390

Ph: (253) 299-5500

Website: www.sumnerwa.gov