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Treas }

STATE OF WASHINGTON  
Jefferson County

In the Matter of: Adopting }  
the Housing Action Plan }

RESOLUTION NO. 69-06

**WHEREAS**, the Board of County Commissioners for Jefferson County, hereinafter referred to as the "Board," found: 1) that unsanitary or unsafe inhabited dwelling accommodations exist in the Jefferson County; 2) that there is a shortage of safe or sanitary dwelling accommodations in Jefferson County available to persons of low income and senior citizens with rents or mortgages they can afford; and, 3) that there is a shortage of safe or sanitary dwellings, apartments, mobile home parks, or other living accommodations available for low-income persons and to senior citizens in Jefferson County, and

**WHEREAS**, the Board has determined that a scarcity of full-time and well-paying jobs within the County has limited the economic opportunities for its residents and has exacerbated the foregoing housing problem, and

**WHEREAS**, it is determined by the Board that an assessment of need to guide a plan of action that addresses these two related needs must be developed and carried out, and

**WHEREAS**, the City of Port Townsend and Jefferson County, after a competitive process, which included a request for proposals/qualifications, retained Beckwith Consulting of La Conner, Washington to assess the needs of and to develop a plan of action for Jefferson County and the City of Port Townsend under the stewardship of a steering committee, and

**WHEREAS**, the Board, with the assistance of the City of Port Townsend, co-established a steering committee consisting of elected and appointed members of government and the private sector, including the representatives and/or employees of School Boards, Economic Development Organizations, Non-Profit Organizations with expertise in housing, Western Washington University, Jefferson County's homebuilders, realtors and lenders, as well as any and all members of the general public who wished to participate, and

**WHEREAS**, the Final Housing Action Plan completed in October 2006 was adopted by the City of Port Townsend at a regularly scheduled and properly noticed meeting on October 2, 2006, and

**WHEREAS**, the Housing Action Plan was unanimously adopted by the Planning Commission of Jefferson County on Wednesday, October 4, 2006 at a properly noticed and regularly schedule Planning Commission meeting, and

**WHEREAS**, the Chairperson and Vice-Chairperson of the Planning Commission expressly endorsed the plan's findings by letter attached hereto, and

**WHEREAS**, the Housing Action Plan was endorsed by the Chairperson of the Housing Authority of Jefferson County (HAJC), which was established in 1970 to meet the need for safe, sanitary, and affordable housing in Jefferson County, and

**WHEREAS**, the Board of County Commissioners of Jefferson County, after a public hearing on October 9, 2006, unanimously adopted the plan.

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Jefferson, Washington, that:

1. The Housing Action Plan is formally adopted as a guidance document for all related housing planning.
2. The Department of Community Development's Long-Range Planning staff shall support the efforts of the steering committee, hereinafter called the Housing Action Plan Network (HAPN), in its implementation of the Housing Action Plan.
3. HAPN shall formally end within three years from the date of adoption unless otherwise extended by ordinance or resolution or by written permission from the Director of the Department of Community Development.

This resolution shall be in full force and effect from and after its adoption.

APPROVED AND ADOPTED this 6 day of November, 2006



JEFFERSON COUNTY  
BOARD OF COUNTY COMMISSIONERS

*[Signature]*  
Phil Johnson, Chair

*[Signature]*  
David Sullivan, Member

*[Signature]*  
Patrick Rodgers, Member

*[Signature]*  
Julie Matthes, CMC  
Deputy Clerk Of The Board



**HEARING re: Comprehensive Housing Needs Assessment and Action Plan:** Chairman Johnson opened the public hearing. Brent Butler, Associate Planner, reported that the City of Port Townsend received a CDBG grant to assess housing needs in the City and County and Jefferson County agreed to help with the assessment. Outreach events were held throughout the County to give all residents an opportunity to provide input about their concerns regarding affordable housing. A study was prepared that is a community resource. The study includes:

- Locations in the County where residents are paying 35% or more of their income for housing ownership and rentals
- The number of people earning less than the County's median income
- The strategies currently in place to deal with affordable housing
- What other communities are doing to prevent a shortage of affordable housing.
- Goals for affordable housing.
- A recommendation that the Housing Action Planning Group (HAPN) continue with the implementation of the study.

The Consultant who developed the plan gave a presentation at a County Planning Commission meeting and they unanimously adopted the findings of the housing needs assessment and drafted a letter to the County Commissioners. In the letter, the Planning Commission noted that this is the first step of combating some of the serious problems regarding affordable housing.

The study showed that Port Townsend and Quilcene are two communities where there is a shortage of housing for lower income families. In Quilcene, there is a need for safe, sanitary housing. The majority of affordable housing is in Port Townsend, with 10% in the Tri Area and only 1% in Quilcene. The Housing Action Planning Group has asked to continue work on the action plan items that need to be adopted and implemented in a timely manner. The City of Port Townsend adopted the Housing Needs Assessment Study last week and plans to commit staff hours to carry out some of the recommendations. There are also options in the Housing Action Plan for the County to fulfill.

Chairman Johnson opened the public testimony portion of the hearing.

Norm McLeod, Port Townsend, noted that in jurisdictions that have GMA and comprehensive planning as a framework, the additional burden and expense created by the regulations is a significant factor in making housing unaffordable. In an effort to make housing affordable, the County may want to review regulations on landuse and see if things can be consolidated and simplified. This would make it less expensive and burdensome on landowners building a home or rental accommodations because building costs get passed along to renters.



Steve Casey, Olympic Community Action Program, stated that he was involved with HAPN from the beginning and they spent hours taking a thorough look at options available to create and work for affordable housing in the County. The list needs to be prioritized, with easy, low cost items first that will be easily accepted by the public. The action plan is important. This study needs to be implemented because it is a problem that won't leave the community and it has to be addressed or things will get much worse.

Brenda McMillan, Port Townsend, stated that 25% of the population lives alone. She suggested building small studio spaces for single people and smaller houses.

Mike Belenski, stated that he agrees with Norm McLeod and Brenda McMillan. The biggest cost is people who live by themselves because they don't need as much space. It is developing the land that is expensive because of all the regulations.

Hearing no further comments for or against the Housing Action Plan, the Chair closed the public hearing.

Commissioner Sullivan moved to adopt the Comprehensive Needs Assessment and Action Plan. Commissioner Rodgers seconded the motion which carried by a unanimous vote.

***Richard Stedman, Olympic Region Clean Air Authority (ORCAA) Update:*** Richard Stedman reported that ORCAA is a public health agency that implements and enforces regulations developed by their agency and federal and state regulations that are based on the Clean Air Act. Their vision statement is "All individuals in ORCAA's jurisdiction, especially children and the elderly can live, work, and play in a healthful and clean environment free from harmful and destructive effects of air pollution." Their job is to make sure that businesses are emitting pollutants that don't cause a detrimental impact to public health and the environment. They oversee 700 registered air pollution generating businesses in six counties. They have a \$2 million budget. Approximately \$400,000 a year is from State revenue that was originally used to retrofit diesel school buses. Now they are retrofitting public bus systems including Jefferson Transit. They have begun working with the City of Olympia to retrofit their diesel garbage trucks and some of their maintenance fleet. Most of their revenue comes from fees.

When ORCAA get complaints about the Port Townsend Paper Company emissions, they forward them to the State Department of Ecology who regulates that facility. A risk assessment on the pollutants from PT Paper shows a low cancer risk and non-cancer risk.

ORCAA just permitted a plant in Grays Harbor County that will produce millions of gallons of biodiesel a year and will emit a hazardous air pollutant. They were able to do computer modeling and overestimate the impacts from the plant and they think that the pollutants will be under any type of source impact level. They also do air sampling and monitoring. Their website shows air quality and the results from monitoring sites. They operate an asbestos abatement program and contractors who do retrofitting need to get a permit from