

13 December 2005

## **Task 1 Committee retreat**

Conducted meeting with the Housing Committee to initiate the project and finalize process and deliverables for the Port Townsend/Jefferson County Housing Needs Assessment. Opening questions for committee members included:

- Who are you
- What expertise/knowledge/etc do you bring to the committee?
- What should this project do?
- What should this project not do?
- What is your view of the public's awareness and participation of housing needs?

### **What does this assessment need to do:**

- Level out growth in housing market – Equalize
- Perpetual affordable housing stock – continued availability
- Be practical and usable with measurable steps
- Monitor and report measurable steps and success
- Identify hindrances to develop housing stock – market indicators
- Be usable for political decisions – public indicators
- Retain (not lose) existing stock or new opportunities
- Research resources, tools, funds/grants that are available (Lisa Vasket at State Housing Trust Fund). Create report that can be used to access these funds/resources.
- Increase public awareness – keep information fresh/continuous
- Create incentive for landowners/builders to participate
- Review ownership/rental occupancy
- Identify measurable action items with rank order and list new tools and approaches to evaluating success
- Consider mobile/manufactured housing, shed boys, etc in inventory
- Identify large pre-planned and pre-approved projects (i.e., family units, bus, playgrounds, lease to own programs, etc) that perpetuate affordable housing opportunities
- Review zoning, infrastructure – urban and fringe areas
- Equitable distribution of incorporated and unincorporated areas
- Define “affordable” (not just income factors, include satisfaction as well)
- Funding – include long range plan with incentive for developers (private sector)
- Create places for low income housing – manage NIMBY and integrate throughout city
- Incorporate into city/county Comp Plans – effective plans
- Consider/develop quota systems/requirements (beyond incentives)
- Include a media program through process (factually based, easy to interpret)
- Have active participation (beyond knowing)
- To minimize the affordability issue: review cost & benefits of having affordable housing available

### **What this assessment does not need to do:**

- Be another iteration of the same message
- Contain redundant, irrelevant data
- Cause more meetings with no progress/action

- End up on a shelf
- Be completed by STP (the same twelve/two people)
- Contain old data
- Spin it's wheels
- Talk about the job factor - blame game and cry for more jobs
- Contain inappropriate strategies, impractical and misapplied results
- Be a 'feel good' report

### ***Current public awareness - public is aware but:***

- Less aware of the practicality of the matter
- Anecdotal only
- Through personal relationships - not through diverse, public discourse
- Distorted information
- Uneven care/interest in housing in the community as a whole

### ***Current public participation - public is willing to act because:***

- This issue has finally reached a critical mass and is affecting more people
- Noticing a 'greed factor' in real estate
- Infrastructure is very expensive
- Considering multi-housing units - need zoning review
- Implemented Accessory Dwelling Units (ADU) opportunities (800 SF in city; 1250 SF in county)
- Cottage industry ordinance opportunity

### ***Other notes***

- Stratify Port Townsend from the rest of the county in statistical analysis
- Create website (who will host?) with possible Blog
- Add a Media Program between Task 9 and 12 (before Town Hall meetings)
- Water has become major, contentious issue in last four months
- Would like to have action steps listed with cost estimates and time frames, ranked
- For submission for funding opportunities with State Housing Trust Fund, create a summary product (interim report) at Task 8
- Encourage use of 'average' income vs. 'median' income
- Homeless Census due out on January 28, 2006. Will be modified to include/expand info on veterans
- Caution: the recent Retail Survey caused great dispute and concluded with a skeptical response
- Contact information:
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