



Jefferson County/City of Port Townsend Housing Action Plan

# Housing Action Plan Network Advisory Group



## Minutes

June 16, 2008

Housing Action Plan Network

Pope Marine Building, 100 Madison Street, Port Townsend

**Members Present:** Brent Butler, Steve Paysee, Joe Breskin, Barbara Nightingale, Sandy Hershelman, deForest Walker, Pete von Christierson

**Staff:** Ryan Hunter and Judy Surber

**Guests:** Paul Richmond, Melinda Szatlocky, Julie Jaman

**Scribe:** Judy Surber

Topic	Recommendation/Action	Follow-up (if needed)
Agenda	<b>Due to a lack of quorum, no formal HAPN meeting could occur. Ryan introduced guest speakers.</b>	
Guest Speaker: Bob Peterson and Sharon Meeks of the Washington State Housing Finance Commission	<p>Bob Peterson, Manager of the Tax Credit Division, provided an overview of the WHFC services and the tax credit program. WHFC was created in 1983 to promote homeownership and affordable housing. WHFC is a conduit for a state supported tax exempt bond program to assist nonprofits with building units/improving units/ and buying equipment. They are separate from but partner with Washington Housing Trust Fund (WHTF).</p> <p>Sharon Meeks discussed affordable housing, continuum care, and tax exempt bonds for 5013(c) s. Recently, WHFC has met with several Jefferson County non-profits including Habitat for Humanity. Sharon provided a handout re: Capital Facilities program serving primarily 60% of AMI (i.e. workforce housing).</p> <p>WHFC is in process of refinancing Claridge Court and Hancock Street Apartments. Preservation of existing housing stock scores high for WHFC financing.</p>	<p>Staff to keep WSHFC apprised of subsidized housing expiration dates.</p> <p>Arrange training for banks on WSHFC and CRI?</p>

	<p>Bob noted Homeownership division serves up to 80% AMI and in some cases 100% AMI. For Jefferson County, \$70K is the upper income limit for eligibility.</p> <p>Recently, WHFC has not been issuing bonds due to the erratic market. It is a complicated process (Section 42 of Tax Code) that WHFC helps you through. Bob suggested that we get local banks familiar with the WHTF bond program and the Commercial Reinvestment Points (CRI) that benefit the bank.</p> <p>Sharon suggests that to build capacity, we'll want the first project to be a "home run" – demonstrate local capacity to operate, manage, repay and grow our portfolio. To get started, she suggests an RFP to get the "Development Manager", who will assist in locating a site and taking project through to completion. Target the segment of population to be served. Housing could be coupled with historic preservation, social programs, empowerment zones, public development authorities. Build on the PT Main Street Program. Sharon offered to put HAPN in touch with potential partners and to speak with Council/BoCC.</p> <p>Other WHFC programs:  Land Acquisition Program  Rapid Response Program (grant or loan up to 30% of financing).</p> <p>RE: Emergency Declaration – Bob noted that "urgency" is a criterion. Political will cannot be underestimated. Sharon stated it is only one piece, the capacity building is needed. WHFC would not need an ED.</p>	
Public Comment	Julie Jaman commented on Town Meetings and wondered why HAPN and the Emergency Declaration had not been discussed there.	
Next Meeting	Next meeting: July 21, 2008 3:30-5:30	