



Jefferson County/City of Port Townsend Housing Action Plan

# Housing Action Plan Network Advisory Group



## Minutes

August 18, 2008

Housing Action Plan Network

San Juan Baptist Church, 1704 Discovery Road, Port Townsend

**Members Present:** Joe Breskin, Barbara Nightingale, Sandy Hershelman, Kees Kolff, Peter von Christierson, Al Cairns, Pastor Dan McMillan, David Rymph, Phil Johnson, Katherine Baril

**Staff:** Ryan Hunter and Judy Surber

**Guests:** Melinda Szatlocky

**Public:** Alicia Merriman, Kendra Wagoner

**Scribe:** Judy Surber

<b>Topic</b>	<b>Recommendation/Action</b>	<b>Follow-up (if needed)</b>
Call to Order, Approval of Agenda	Chair Rymph called the meeting to order and turned the meeting over to staff to facilitate the remainder of the meeting.  <b>Agenda was approved.</b>	
Minutes	<b>July 21 minutes approved with minor edits to correct spelling.</b>	Staff to final and post
Guest Speaker:	Melinda Szatlocky, Homeward Bound - Melinda was formerly with Clallam Housing Authority. She now works for Homeward Bound. Melinda provided a handout and explained the land trust model.  As part of her work with Homeward bound she is coordinating with OlyCAP, Housing Authority's in both Clallam and Jefferson, debt consolidation counselors, and First Federal. These partners will provide a full curriculum of Homebuyer Education, Home Maintenance classes and one on one pre and post purchase counseling which includes credit review and help clearing up negative issues. In addition the Housing Counseling will work with the	

	<p>clients to determine what if any down payment assistance is available to them.</p> <p>She explained that Homeward bound typically serves those in the 30-80% AMI while Habitat serves roughly 25-50% AMI; and self help serves 80% AMI or lower. There are loans that help those in the 80-120% AMI bracket (e.g., USDA).</p> <p>Homeward Bound can help an individual earning 80% AMI or less purchase property by “closing the gap” between what they can afford and the sale price. Homeward Bound offers ground leases of 99 years to ensure affordability</p> <p>Melinda introduced Kendra Wagoner of First Federal. Kendra spoke of Individual Development Accounts as a means to build personal assets to enable one to purchase a home/car/business. Kendra is connected with the Jefferson County Community Foundation.</p>	
<p>Staff Report</p>	<p>Judy Surber revisited the Implementation Status of HAPN and the Work Plan. She provided several handouts. Referring to the Action Plan Matrix from the Housing Action Plan, Judy reminded the group that there is no silver bullet to solving the problem. There are over 40 strategies to be implemented by no less than 15 partners. She gave an overview of progress to date including infrastructure improvements by the city, training by OlyCAP/Homeward Bound, JHA preservation of Garden Court Apartments.</p> <p>Referring to the HAPN Workplan she asked are these still the strategies that HAPN wants staff to pursue or should we shift to capacity building and potentially a project? If so, what segment of the population do you want to target?</p> <p><b>General consensus of the group was to work towards capacity building and to select a project providing workforce housing as a test case to see where our strengths and weaknesses lie. Then HAPN can identify areas where assistance is needed.</b></p>	

	Judy provided several handouts on partners and funding, calendars, etc. and asked for input.	All HAPN members to review handouts and provide feedback to Judy.
Discussion	<p>Chair Rymph spoke of a Workforce Housing Summit he hopes to hold sometime next year in coordination with JHA and WSU. David sees cost of land and infrastructure as major obstacles. Katherine sees low wages as the major obstacle. Katherine suggests staff work on improving eligibility for grants.</p> <p>Pastor McMillan suggested that HAPN provide the churches with a tour of South Seven to show them what can be done.</p>	David will bring examples of similar summits to next meeting
Updates and Announcements	<p>David Rymph reported on Senator Cantwell's housing summit to celebrate the passing of the Housing and Economic Development Act of 2008 – this will expand tax credit program starting in 2010 and make it easier to get tax credits for multi-family housing. David met a representative from Beacon Development who expressed interest in getting involved in Jefferson County.</p> <p>David noted complexity of financing and the expertise required. He reported that JHA has partnered with Shelter Resources to preserve Garden Court Apartments. JHA retained an attorney to assure that their interests are protected.</p>	
Next Meeting /Announcements	<p>Due to a conflict with the State Housing Affordability Conference, staff proposed September 22 as the next meeting date. <b>HAPN members approved by consensus.</b></p> <p>Next meeting: September 22, 2008 3:30-5:30 @ San Juan Baptist Church</p> <p>Future Topics? Ryan stated that it was difficult for Fred Slota to attend HAPN. He was invited to speak on stock plans. Ryan explained stock plans are problematic as they do not take into account site conditions. Joe responded that criteria would need to be met. Katherine suggested that a catalogue of plans be developed but not a high priority in her mind. Judy expressed her preference to stay</p>	Staff to schedule Mr.

	<p>focused on capacity building and a possible project rather than pursuing stock plans; however staff agreed to schedule Mr. Slota if another “more on point” guest speaker could not be retained.</p> <p>AI would like to see a performance based rather than prescriptive code.</p>	<p>Slota unless another “more on point” guest speaker can be retained.</p>
Adjourn	Meeting was adjourned at 5:30	