



Jefferson County/City of Port Townsend Housing Action Plan

Housing Action Plan Network Advisory Group



Minutes

October 20, 2008

Housing Action Plan Network

San Juan Baptist Church, 1704 Discovery Rd., Port Townsend

Members Present: David Rymph, Pastor Dan McMillan, Kees Kolff, deForest Walker, Pete von Christierson, Susan Miller,

Staff: Ryan Hunter and Judy Surber

Guests: Jamie Maciejewski, Cheryl Bozarth

Scribe: Ryan Hunter

Topic	Recommendation/Action	Follow-up (if needed)
Agenda	Due to a lack of quorum, no formal HAPN meeting could occur.	
Workforce Housing Conference	<p>Chair David Rymph gave a presentation on his proposal for a workforce housing conference next year (see attached presentation). Goal: is to acquaint employers with housing programs??</p> <p>David referred to “Workforce housing” as housing for those gainfully employed who earn too much to get assistance but not enough to buy a home. (Roughly a household income between \$28k and \$80k)</p> <p>Discussion: Add Food Co-op, OlyCAP, state parks, and marine trades to list of employers. Will ask First Federal to be prime sponsor. Need to have a major employer, builder, and architect as members of HAPN. Pastor McMillan proposed the San Juan Baptist church as the location of the conference instead of Fort Worden. Conference could include faith based component. Keep rental costs down and use extra money to bring speakers and cater the event. Hold the conference on a weekday to get more attendance from employers.</p>	Susan volunteered to assist David with the conference.
Housing Washington	Judy and Ryan attended the Housing Washington Conference in Tacoma and reported on their	

<p>Conference Report</p>	<p>experience.</p> <p>Judy: Messages That Work – workshop focused on messages that do and don’t work with the public. Mentioning “low-income” does not work. What does work includes avoiding numbing facts, being passionate, providing examples, not dwelling on what is wrong, focusing on why it matters and what the solutions are.</p> <p>Inclusionary Zoning – workshop mentioned that inclusionary zoning must be mandatory to work effectively. High housing prices are still a problem in growth areas even with plenty of supply, so just adding housing supply is not the solution. Need to figure out set aside requirements so that it pencils out for the developer. Inclusionary zoning is being applied to developments as small as 4 or 5 units. Can pay in lieu, dedicate land, or build on dedicated land elsewhere. Bainbridge Island was presented as a case study. Bainbridge had mandatory inclusionary zoning which resulted in only 40 units from 1997-2004. Most developers choose payment in lieu. They encountered problems including once re-sold the units sold at market rate and the program was labor intensive to manage so they ended it. Now Bainbridge is considering revising the ordinance and reinstating it as mandatory. Inclusionary zoning has held up constitutionally, but speaker recommended not using nexus argument.</p> <p>Employer Assisted Housing - A lot of programs are too complicated and people underestimated the expertise needed. Seattle is considering a tax incentive for workforce housing and there is similar state legislation that has been proposed.</p> <p>Ryan: Employer Assisted Housing – Make it easy for employers and respect their time. Don’t expect employers to become experts on housing, do the leg work for them and make clear what is asked of them. Pitch housing to be viewed the same as pensions, health and other employee benefits.</p> <p>Mobile Home Parks – Zone to preserve them. Establish policies such as first right of refusal to buy</p>	
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	<p>the property when up for sale and relocation assistance.</p> <p>State Legislation – Due to budget problems, not a lot of money for housing, but focus will be on transit oriented housing and housing for foster kids and mentally ill.</p> <p>Discussion – difference between mobile and manufactured homes.</p>	
Capacity Building Test Case	<p>Judy mentioned that because workforce housing is the most difficult to get funding for, we may want to indentify some other target populations most in need of housing.</p> <p>Ryan presented a draft spreadsheet on populations served by existing housing. Members provided corrections and revision ideas, including adding Section 8, TBRA, Habitat for Humanity, Hamilton Heights, and mobile home parks to the list.</p> <p>Judy mentioned that Mountain View is not yet ready to be a test site. Ryan mentioned that he is working on getting a conceptual architectural rendering to demonstrate the potential of the Castle Hill Mall site. He intends to present the concept to the BoCC for authorization to pursue a project that includes affordable housing units.</p> <p>Discussion: Need to have identified target population and time commitment before taking proposal to the BoCC. Proposal should come from HAPN.</p> <p>Judy/David – CDBG capacity building grant applications are due by November 20th, while project specific grant applications are due between November 1st and the end of the year. Judy has identified three potential funders for capacity building/planning grants and asked for volunteers to contact them and learn more.</p>	<p>Ryan to revise populations served by existing housing spreadsheet.</p> <p>Cheryl to provide an example of an initial housing proposal presented to the BoCC.</p> <p>David agreed to help follow up with potential funders for capacity building grants.</p>
Next Meeting	<p>Next meeting: November 17, 2008 3:30-5:30pm</p>	

	Jamie to give presentation on new Habitat for Humanity project. Tour of South Seven postponed until there is a vacancy or until OlyCAP determines the residents may be ready for visitors.	
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