



Jefferson County/City of Port Townsend Housing Action Plan

# Housing Action Plan Network Advisory Group



## COMMITTEE OUTLINE MINUTES

Date: March 15, 2007 Time: 3:00 Location: Quilcene Community Center  
Scribe: Judy Surber

Guest Speakers: David Timmons, City Manager and Allen Sartin, Director of Central Services/Deputy County Administrator

Members Present: Al Cairns, Susan Miller, Kees Kolff, , Marcia Schwendiman, Steve Emery, Steve Paysee, Katherine Baril, Michelle Sandoval, Adina Marie, Sandy Hershelman

Guests: Kathy McKenna, Joe Breskin,

Staff Present: B. Butler, J. Surber, J. Peterson

Topic	Recommendation/Action	Follow-up (if needed)
City Surplus lands map	Group requested a copy of the map along with an excel spreadsheet showing ownership and use. Would also like to see transit routes and day care facilities on the map.	Staff to provide map
Emergency Declaration	Compile the data HAPN will use to support Emergency Declaration	Staff to compile for HAPN review
Guest Speakers	Invite guest speakers: CTED Housing Division Kitsap for organizational capacity building	Staff to organize

### I. Call to Order and Introductions –

Brent Butler called the meeting to order. He noted that minutes and legacy documents are available on the Jefferson County website.  
Mr. Butler lauded the Jefferson Housing Authority for taking on a leadership role in preserving the Garden Court Apartments (affordable and subsidized units)

### II. Amendments to/Approval of Agenda – agenda was approved as written

### III. Minutes of February 15, 2007 - tabled

#### IV. Surplus Lands /County owned real-property

Mr. Butler introduced guest speakers: City Manger David Timmons and Director of Central Services/Deputy County Administrator Allen Sartin. Both are here today to discuss land supply, specifically city and county owned lands.

##### **David Timmons:**

Mr. Timmons shared a map of tax-exempt properties in the city limits.

Green= platted rights-of-way. In the western edge of town they are within primarily undeveloped areas with limited infrastructure where development is a challenge.

Rust= City properties. Several years ago, the city evaluated the use of its properties. Because the city operates utilities, those lands are assets belonging to those utilities (i.e., the land is held as an assets for bonds that were issued for sewer and water debts). The wastewater debt will retire in 2011. A bond may be needed to provide secondary water filtration in 2012-2013, a big potential cost for the City. Some of the land could be used to offset bond costs (i.e., sell land assets to offset utility improvement costs. He pointed to Cherry Street lots and Morgan Hill lots as an example.)

The Jefferson Land Trust Wildlife Corridor protects wetlands and provides for stormwater functions. The stormwater utility fund helps purchase land in the corridor.

Mr. Timmons mentioned various parcels to monitor as possible affordable housing sites:

- City owned parcel and 49<sup>th</sup> and Hendricks - It may be feasible to surplus a portion
- Walker Street by the Church above the golf course. (Michelle S. stated that an alternative to surplus would be a long-term lease for affordable housing.)
- School District parcels may be surplusd. They are considering moving to DNR land at edge of town that would free up the Mountain View site. The city is looking at it for the pool and perhaps a new police station.
- City also owns about 20 acres in Port Hadlock, it was originally for a sand filtration plant. The city's water filtration system is now planned for Howard Street by the standpipe.
- Rainier and Howard, and along Umatilla are currently opening up for development.
- Kah Tai Care Center may be relocating to Howard and 6<sup>th</sup> Street. HAPN should look at the possibilities of the old facility on Kearney Street. (Mr. Butler noted he'd seen historic photos of flooding at Kah Tai Care center)
- F and San Juan mixed-use on the north and to the south, the Nomura site
- Admiralty Apartments – at risk of loosing

Mr. Timmons suggested the following strategies:

- Burlington example – concentric rings of affordability. Set goal of 1,000 units by X year. Partner with Housing Development Corporation to get CTED funds. Construct. Create a revolving fund.
- The key is a non-profit housing provider actually buying, arranging financing and management.
- Equity recapture agreements
- State housing authority assistance to buy and turn them into condos.
- Sweat equity
- Tax credits

Mr. Timmons - Churches have become developers to provide Senior Housing for their members.

Group requested a copy of the map along with an excel spreadsheet showing ownership and use. Would also like to see transit routes and day care facilities on the map.

Mr. Emery noted that the City Planning Commission is currently discussing affordable housing incentives for future development on Howard Street between Discovery Road and Sims Way. Bonus densities may be offered for affordable units and/or day care. The city has retained an economist from the U of W to run some numbers and determine the feasibility .

### **Allen Sartin**

Mr. Sartin provided a handout. Challenges include:

- many properties come with strings attached.
- County properties may lack infrastructure and be too remote for HAPN purposes

In regards to delinquent tax sales – Mr. Sartin explained that the County Treasurer, Judy Morris handles these. Often the parcels are physically constrained. He referred to a hand out that explained the process for Disposal of Real Property. The process gives preference to another government entity and he believes HAPN would qualify.

Ms. Schwinderman stated that King County had a separate policy giving preference to “affordable housing”. Mr. Sartin responded stating that larger counties may deviate from the state standard. There is ability to do so.

Group asked if Fairgrounds would be relocated – Mr. Sartin responded that the Fairgrounds are funded by REET. General funds are extremely tight.

Forestry Surplus - Ms. Baril added that County gets first option for Forestry surplus lands – would be great for temporary/transitional housing as we see a lot of high school kids that get thrown out and need a place to stay in rural Quilcene.

Mr. Sartin added to David Timmons' strategy list: Vail, CO model where the local government provides employee housing for purchase and then they resale it back to the county.

Ms. Marie mentioned the need for wellness checks on elderly that live in remote areas some in large homes. Ms. Baril linked this to the idea of having seniors share their homes in exchange for care.

Ms. McKenna - Surplus land is one way but it is important to have local funds available to be a catalyst - to show that we have community support - to provide seed money to USDA funds, etc. She gave as an example the need for \$3.5 million for Garden Court Apartments.

Mr. Paysee - OlyCAP is offering to pay rent and guarantee maintenance. Still they have eligible people and the money but can't find the housing. In his experience, by the time a rental unit is advertised it is too late, it has already been rented.

Mr. Timmons explained that

- property taxes are largely absorbed by interlocal agreements for various services (fire, jail, etc.)
- Because Jefferson County has pockets of high income (Pt. Ludlow for example) we have not been eligible for funding. It is hoped that the Beckwith Housing Needs Survey (within the Housing Action Plan) will resolve that.

Ms. McKenna noted that "organizational capacity" is needed to ensure properties are managed properly.

Mr. Timmons suggested partnership with Kitsap to increase capacity.

Ms. Baril cited the City of Oceanside model, where the city purchases and manages properties as a revenue source. We need to keep our assets.

Mr. Cairns suggested the University of Washington as another partnership opportunity.

The group brainstormed on ways to build "seed" money - surplus land sales/tax sale parcels/San Juan County bond/Bellevue's teachers housing

Concerns were raised re: How will we continue to support services we have now with decreasing City/County income? Mr. Timmons noted City might need to raise taxes. Mr. Sartin stated County couldn't raise taxes - lacks constituency.

Next Steps & Agenda Planning

For the next meeting: "Are we in a Housing Crisis?" Staff has various housing providers lined up as guest speakers - This will be a televised event.

Ms. Baril - if we declare a housing crisis we really need the hard numbers, relying on the “35% of income” stats has its shortfalls. Group needs to outline the data that they will use to support the declaration of a crisis.

Ms. Surber responded, perhaps low-income and poverty levels are a better indicator.

Ms. McKenna added that there is a 3-year waiting list for housing vouchers in Jefferson County.

Group expressed need to couple declaration of emergency with a “plan of action” and public education. One potential outcome is an affordable housing levy (to provide for the service sector) and a second levy lift (explicitly for low income housing). Seattle recently passed a housing levy.

Mr. Timmons cautioned the group not to compare Jefferson County with Seattle – our demographics are very different. Constituents are very “anti” new taxes. Really have to show “why do I care” (e.g., if a plumber can’t live in town, you’d need to pay him to travel from Bremerton, that impacts your wallet).

Mr. Kolff cautioned that HAPN not rush to the ballot. If it fails the first time, even more unlikely to pass the second time. Need to know what other bonds may be in the hopper and which ones are about to expire? What do the experts say is the best lead-time for a successful levy?

Mr. Timmons - it is possible to set aside land assets for affordable housing.

**TO DO:**

- Compile the data HAPN will use to support Emergency Declaration
- Invite guest speaker from CTED Housing Division/Kitsap? For organizational capacity building.

**ADJOURNED**