



Jefferson County/City of Port Townsend Housing Action Plan

Housing Action Plan Network Advisory Group



Final - Minutes

September 26, 2007

Housing Action Plan Network
San Juan Baptist Church, Port Townsend

Members: Al Cairns, Steve Paysee, Kees Kolff, Sandy Hershelman, Susan Miller, Steven Emery, Marcia Schwendiman, Dan McMillan, , Phil Johnson,

Guest: Pete von Christierson, Joe Breskin, Dave Finley, Brent Butler

Staff: Judy Surber

Topic	Recommendation/Action	Follow-up (if needed)
Minutes of 8-15-07	Approved with one edit: correct spelling of Kevin Koller Coker	Staff to finalize minutes of 8-15-07
Amend Agenda	Motion passed to add two items: Al Cairns “Letter of Support” and “Emergency Declaration” (Brent Butler to present)	
Subcommittee Appointments	Motion passed to create two subcommittees: Public Outreach – Steve Paysee, Steve Emery, Joe Breskin, Marcia S_Schwendiman, Dan McMillan tasked with overall framework of outreach methods and content, target audience Stock plans (Action Item #17) – Al Cairns, Joe Breskin, Kees Kolff	
Emergency Declaration	Sandy Hershelman moved to recommend to CC and BoCC that ED be declared. Motion was amended - “to draft an ED for consideration at October HAPN meeting.” Motion passed unanimously.	>Brent Butler to provide draft Emergency Declaration and draft HAPN letter >Phil Johnson to contact San Juan County Commissioners

Highlights of Discussion:

- I. Minutes of August 15, 2007 approved with minor edits.

- II. Update of CDBG Grant applications – Kees to testify at hearing on behalf of HAPN to recommend city support of both applications (Habitat and DV/SAP Dove House)
- III. Letter of Support – Al Cairns Project in City
Al gave overview of his proposed North Beach PUD proposal however, he suggested that the time be spent discussion the parameters for HAPN support of public /private vs. his specific project.

Group inquired as to assurance that the units would be affordable/affordable over time? Would it be affordable to those earning no more than 80% median income? Al replied that due to Fair Housing Act, he could not restrict ownership. Group expressed concern that there was no assurance of long-term affordability or that the units will provide for the targeted population. Seemed premature to take a stand given that HAPN does not have guidelines for reviewing private projects. *Al suggested HAPN develop a “template” for future applicants requesting HAPN support.*

Sandy Hershelman inquired, “Does anyone feel HAPN should not review private projects?”

Brent cautioned that the mission of HAPN is to focus on policy and legislative review vs. private projects.

- IV. Prioritizing Exercise
 - a. Judy noted that City is currently processing a Comprehensive Plan Amendment to implement item #8 – Require Minimum Densities in Multi-family zoning districts. This item will be discussed further at a future meeting.
 - b. *Brent noted that the City of Bainbridge was adopting a State House Bill to protect exiting affordable housing and agreed to forward information. In Bainbridge, over a third of homes sell for over one million requiring 190k of household income. Sees nexus of new homes increasing the need for services/employees who cannot afford to live in the community.*
 - c. *Judy ran through highest scoring action items and linked it to the “great ideas” list that provided specific implementation steps (the bricks and mortar).*
 - d. RE: Levies. Brent reminded the group of the steps needed to ensure successful ballot measure: Emergency Declaration and Financing Plan. – Group expressed desire to keep an eye on possible levy for future – in conjunction with Emergency Declaration.
 - e. Sandy Hershelman noted that several items on the prioritization list (5,6,10) are already being implemented.

- V. Subcommittee Appointments
 - a. Public Outreach – Steve Paysee, Steve Emery, Joe Breskin, Marcia S Schwendiman, Dan McMillian tasked with overall framework of outreach methods and content, target audience
 - b. Stock plans (Action Item #17) – Al Cairns, Joe Breskin, Kees Kolff – group was cautioned that County had said “no more stockplans”

- VI. Emergency Declaration (Brent Butler)
 - a. Housing Trust Fund - \$87million to dispense this year, it’s the largest pot, competitive process.
 - b. Declaring an Emergency helps with meeting criteria for grants – “Urgency”
 - c. Brent asked HAPN to recommend to CC and BoCC that ED be declared. Look to San Juan County to join us in the declaration. Suggests that Counties go first followed by ED by City’s of PT and Friday Harbor to keep discussion in the media.

Motion: Sandy Hershelman moved to recommend to CC and BoCC that ED be declared. Motion was amended - “to draft an ED for consideration at October HAPN meeting.” Motion passed unanimously.

d. Judy reminded HAPN of motion of 5-15-07:
“General consensus that we have an emergency, but not ready to declare. Need to outline when and how we declare it and what we propose to do about it.” Perhaps the group is now ready if the ED is linked to the public outreach strategy? Leads to request for seed money from the community.

e. Joe, Phil and Brent agreed to work further on the Emergency Declaration and coordination with San Juan County.

- VII. Next Steps –
 - a. Schedule Gardiner Community Center for October Meeting.
 - b. Judy asked for input on “Monitoring Our Success” group noted need to separate Process vs. Product outcomes.

- VIII. Announcements
 - a. Dan McMillan asked if HAPN wanted anything conveyed at Pastors meetings? Group mentioned help with public outreach and support of ED.
 - b. Dave Finley noted dedication of last 8 houses at Hamilton Heights on Saturday – Joe Breskin volunteered to videotape.
 - c. Brent recently attended Housing Conference in E. Washington – message personal stories are more effective than charts and statistics in gaining support for affordable housing. “Hardworking families need housing too”. Steve Paysee shared personal story of couple getting sober and employed with help of OlyCap housing and services.

ADJOURN: 5:20