



DRAFT*****

COMMITTEE OUTLINE MINUTES Housing Needs Action Plan Network (HAPN)

Date: 2-15-07 Time: 3:00 Location: Discovery Bay Golf Club Scribe: J. Surber

Members Present: K.Kolff, M. Maxwell, S. Arthur, M Schwendiman, A. Marie, D. McMillian, B. Miller, S. Hershelman, D. Finley, S. Emery, D. Finley, Commissioner Johnson, S. Paysee

Staff Present: B. Butler, J. Surber

Topic	Recommendation/Action	Follow-up (if needed)
Introductions		
Membership	Group suggested John Murock be contacted as a possible member representing Lenders	Staff to Contact Murock
Binders Distributed	Missing sections noted: Signed Version of Resolution 06-026, HAPN Roles & Responsibilities, Membership list, and Appendix I missing	Staff to provide missing sections.
Background	<p>Brent Butler, Steve Paysee, S. Emery, J. Surber, provided overview of the Housing Action Plan document and efforts of the Housing Advisory Group</p> <p>Highlights: Brent noted the increasing threat of losing affordable housing units, 100 units this year alone (Garden Court Apartments 40 units). Also, in our community older housing stock is often remodeled or demolished we don't see the beneficial effects of "filtering" (i.e. older housing stock becoming affordable housing). Demand for second homes is against us. "Subsidized housing" is necessary when folks earning less than 30% of the median income are paying 30% of their income to housing – it is not enough to pay for maintenance and taxes and thus units must be subsidized.</p> <p>Steve noted that it takes 2-3 years to get funding and a foundation poured. Assistance is provided through "Impact Capital" where loans are provided at the early stages and they don't require pay back if project falls through. Also, "Shelter Resources"</p>	
Guest Presentation -	Guest: Jack Westerman, County Tax Assessor - Highlights Handout "Fire District #8 "EMS" (a fictitious sample)	



Topic Recommendation/Action Follow-up (if needed)

<p>Housing Levies</p>	<p>City of Seattle is the only jurisdiction doing housing levies. 2 types approved by Seattle voters:</p> <ol style="list-style-type: none"> 1) LID-Lift – only requires 50% voter approval. LID lift is for a specified period of time (Max of ten years) and up to .50 per \$1,000 assessed value maximum. 2) 2) Housing levy (RCW 84.52.105) <p>Q: can you waive the levy fee for the lower income households? A: No per State Constitution tax relief is only for seniors/disabled. Otherwise must apply equally to all. Q: Boundaries of the District – who can levy for housing? QA. Could be Countywide, thus BoCC would have to put out Lid Lift for voter Approval. Or if Citywide, the Council. In Seattle, it was likely strategic to go with the City only rather than the County. Jack provided some calculations of levy impact and possible funds raised.</p> <p>Q: Do we have impacts fees? A: Only for Fire District 3 Port Ludlow. Note that impacts fees only apply to new construction. Q: Can you do an impact fee for affordable housing? A: No. Must be a nexus. S.H. noted that builders against impact fees. KK: Ian Keith was looking @ impact fee linked to a square footage (i.e., if you build a very large home). Brent noted that for stormwater fees there is a nexus but questions the legality for affordable housing. Q: Can surplus lands be used for affordable Housing? A: D. Finley noted an RCW that speaks to that. (RCW***). S.Emery questioned whether lands purchased with stormwater funds could be surplused for affordable housing.</p> <p>Jack noted that there are a substantial # of units in the City for low-income seniors. Seems to be concentrated on that user-sector.</p>	
<p>Other Funding</p>	<p>Bonds, Grants, Work-force/Employee Housing, Community Land Trust model</p>	



Topic

Recommendation/Action

Follow-up (if needed)

Options	Surplus lands	
Closing comments	<p>All agreed that public outreach is key before any attempt is made at a levy. Important that public sees levy \$ as seed money that will “grow”.</p> <p>Q: Inventory of subsidized housing and vacancy rates? A: Appendix D of Housing Supply. However, S. Paysee noted that the vacancy rate for Northwest Passage per the report is 67% but he expects it to be full by ***.</p> <p>Judy noted that the group may elect to prepare a Strategic Plan and form subcommittees (Preservation, New units, Funding, Public Outreach)</p>	
Next Steps	<p>Brent outlined ideas and dates for upcoming meetings. March 19 – 3PM – Quilcene Community Center – Surplus Lands April 16 – 3PM – Pope Marine building in PT -</p>	

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