

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners
Phillp Morley, County Administrator

FROM: Al Scalf, Director, DCD
Stacie Hoskins, Planning Manger, DCD *JS*

DATE: March 28, 2011

SUBJECT: Extend Housing Action Plan Network (HAPN) and appoint members

STATEMENT OF ISSUE:

The Housing Action Plan Network Committee will sunset in April 2011 unless otherwise extended by a joint resolution of the City Council and Board of County Commissioners per the formative resolution (County resolution 28-08, City Resolution 08-008). The issues for consideration before the board include extension of HAPN for three years and appointment of members to further affordable housing options in Jefferson County.

ANALYSIS/STRATEGIC GOALS :

At the February 7, 2011 meeting HAPN members unanimously agreed to recommend extension of HAPN recognizing the value of HAPN primarily as a venue for cross-fertilization of ideas. The draft resolution proposes to extend HAPN for three years.

Also included for consideration are appointments to the committee to replace expired terms and recently retired members. Per Resolution No. 28-08, The Chair of the Board of County Commissioners and the Mayor, in consultation with the County Administrator and City Manager, shall review letters of interest and recommend individuals to serve on the HAPN, for appointment by the Council and Board of County Commissioners.

The following people have submitted letters of interest and are recommended for appointment to HAPN:

Kathy Morgan for the housing provider OlyCAP (was deForest Walker),
Pam Tietz for the Housing Authority (was David Rymph)
Kees Kolff, Citizen at Large has served on HAPN since January 16, 2007
Susan Miller, representing Realtors has served on HAPN since January 16, 2007

City Council reviewed the draft joint resolution at their regular council meeting on March 21, 2010 and approved the first reading. They intend to appoint members at the second reading once the County Board of Commissioners has acted.

Attachments :

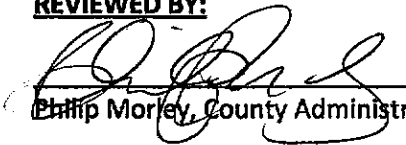
1. Draft resolution, "JOINT RESOLUTION OF THE JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS AND THE PORT TOWNSEND CITY COUNCIL PROVIDING FOR A THREE YEAR EXTENSION OF THE HOUSING ACTION PLAN NETWORK COMMITTEE"
2. Letter of Recommendation from HAPN
3. HAPN membership list with recommended appointments

FISCAL IMPACT: There is no anticipated fiscal impact associated approval of this project. This project is among the county long range planning projects included in the DCD budget.

RECOMMENDATION: Staff recommends the Board of County Commissioners:

1. Approve the extension of HAPN and sign the attached resolution; and
2. Approve the following appointments to HAPN:
 - Kathy Morgan to represent OlyCAP
 - Pam Tietz to represent Jefferson County Housing Authority
 - Susan Miller to represent Realtors; and
 - Kees Kolff as a Citizen at Large

REVIEWED BY:


Philip Morley, County Administrator

3/23/11
Date

CITY OF PORT TOWNSEND RESOLUTION NO. 11-006
JEFFERSON COUNTY RESOLUTION NO. _____

JOINT RESOLUTION OF THE JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS AND THE PORT TOWNSEND CITY COUNCIL PROVIDING FOR A THREE YEAR EXTENSION OF THE HOUSING ACTION PLAN NETWORK COMMITTEE

The Board of County Commissioners of Jefferson County Washington and the City Council of the City of Port Townsend Washington do hereby jointly resolve as follows:

WHEREAS, in the fall of 2006 both Jefferson County and the City of Port Townsend adopted the Housing Action Plan (HAP) to identify the need for housing in East Jefferson County and develop a strategy for addressing needs (Resolutions 69-06 and 06-026 respectively). Forty two housing strategies have been identified in Chapter 5 of the plan; and

WHEREAS, Action Item 1 is to establish a Housing Action Plan Network (HAPN) to monitor performance and facilitate implementation of the action plan. The HAPN will bring together representatives of all sectors of our community affected by the lack of affordable housing; and

WHEREAS, the City of Port Townsend City Council approved formation of the Housing Action Plan Network Committee on October 2, 2006 (Resolution 06-026) and the Board of County Commissioners approved formation on November 6, 2006 (Resolution 69- 06); and

WHEREAS, in April 2008, the Board of County Commissioners and City Council adopted a joint resolution providing composition terms of office and procedural rules for the HAPN committee (County Resolution 28-08, City Resolution 08-008); and

WHEREAS, the formative resolution (County Resolution 28-08, City Resolution 08-008) included a provision under which HAPN would sunset in April 2011 unless otherwise extended by a joint resolution of the City Council and Board of County Commissioners; and

WHEREAS, affordable housing continues to be a major need in our County. Jefferson County's Housing Affordability Index (Second Quarter: 2010) is the second worst in the state; and

WHEREAS, at the February 7, 2011 meeting, HAPN members unanimously agreed to recommend extension of HAPN recognizing the value of HAPN primarily as a venue for cross-fertilization of ideas.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Jefferson County and by the City Council of Port Townsend as follows,

The Housing Action Plan Network Committee is extended for an additional three years from the date of this resolution unless sooner terminated by a resolution or ordinance adopted by either the Board of County Commissioners or City Council or otherwise extended by joint ordinance or resolution. HAPN shall continue to carry out the duties and responsibilities as specified in City Resolution 08-008 and County Resolution 28-08.

This resolution shall become effective upon adoption by the Board of County Commissioners and the City of Port Townsend.

APPROVED AND SIGNED THIS _____ day of _____ 2011

SEAL

JEFFERSON COUNTY BOARD OF COMMISSIONERS

John Austin, Chairman

Phil Johnson, Member

David Sullivan, Member

Attest:

Clerk of the Board
Jefferson County

APPROVED AND SIGNED THIS _____ day of _____ 2011.

Michelle Sandoval, Mayor
City of Port Townsend

Attest:

Approved as to form:

Pamela Kolacy, MMC, City Clerk

John P. Watts, City Attorney



Jefferson County/City of Port Townsend Housing Action Plan

Housing Action Plan Network

Advisory Group



Memorandum

To: Jefferson County Board of Commissioners
Port Townsend City Council

From: Philip Johnson and George Randels

Date: March 14, 2011

Subj: Affordable Housing Issues

As the BOCC and City Council representatives on the Housing Action Plan Network (HAPN) Committee, we are writing to recommend that our respective legislative bodies take action in the relatively near future to extend the life of that Committee for another three years. As you may recall, the formative resolution (City Resolution 08-008, County Resolution 28-08) included a provision under which HAPN would sunset in April 2011 unless otherwise extended by a joint resolution of the City Council and Board of County Commissioners.

Members and guests of HAPN met at the DOVE House on February 7, 2011. As is typical of HAPN meetings, we shared data on affordable housing trends (both on a regional and local scale); we discussed challenges and opportunities; we celebrated milestones and brainstormed potential partnerships. At this meeting, we also discussed recent accomplishments and the future of the committee. There was consensus that much remains to be done in this area, but agreement that much has been accomplished and that further efforts are not only warranted, but necessary.

HAPN was created to facilitate implementation of the Housing Action Plan, to act as the "voice" for affordable housing, coordinate efforts and monitor progress. HAPN members recognize the magnitude of the affordable housing crisis – a crisis with which we struggle as a nation, and one which continues to metastasize. Given the situation in the other Washington, we are likely to lose units before we can get new affordable units on the ground (i.e., at least some USDA and HUD subsidized complexes are likely to go market rate). It will take the cooperative efforts of many partners to make headway on the affordable housing front. Success will require partnerships, the pooling of financial resources and grant solicitations. Ultimately, success equates to an increase in affordable housing stock.

Though our successes have yet to result in a large number of new units on the ground, the collective efforts of HAPN members has laid a solid foundation. Some recent successes include:

- The merger of the Clallam County and Jefferson County Housing Authorities has been completed
- City & County Resolutions have Established an inventory of property suitable for affordable housing for the purpose of expanding affordable housing stock (Resulting in 7 City properties: roughly 32 acres and 2 County Properties: roughly 5.77 acres)
- Efforts to preserve affordable units – (e.g., Admiralty Apartments, meetings with owner, Mayor, Beacon Development and Clallam Housing Authority. Subsequently Beacon met with property owner)
- City institutes new waiver of land use fees, and continues waiver of utility connection fees, for low-income housing projects
- City amends Chapter 3.44 Disposition of Surplus Property to specifically address affordable housing goals, transfers to affordable housing providers/ Public Development Authority (PDA)
- Building relationships – City meetings with Paul Purcell of Beacon Development
- Garden Court Apartments acquisition by Jefferson Housing Authority – Preserving 40 affordable housing units

In addition, Habitat for Humanity has been selected as one of only 55 affiliates nationwide, and the only rural project in Washington State, to develop a Neighborhood Revitalization Initiative (NRI). This will give them the ability to expand services in the Quilcene area; including minor and critical repair, weatherization, and rehabilitation. Habitat intends to proceed in close cooperation with other agencies and providers and after careful consultation with the Quilcene community.

Members, past and present, discussed the value of HAPN primarily as a venue for cross-fertilization of ideas. All agreed that keeping affordable housing as a visible issue is key. Outreach and education efforts need to be a higher priority. (Members appreciate and will whole-heartedly support Quimper Unitarian Fellowship's upcoming affordable housing forum). Most members recommend meeting once every two months or quarterly.

In conclusion, Jefferson County's Housing Affordability Index (Second Quarter: 2010) is the second worst in the state. Clearly, affordable housing continues to be a major need in our County. We recommend that the City Council and Board of County Commissioners extend the Housing Action Plan Network Committee to carry out the duties and responsibilities as specified in City Resolution 08-008 and County Resolution 28-08.

HAPN MEMBERSHIP – January 14, 2011

Italics indicates interested parties

Name	Representing	Council Appointment	BoCC Appointment	Term Expires
<i>Kathy Morgan</i> <i>deForest Walker</i>	Housing (OlyCAP)			
Vacant (2 year) <i>Joe Breskin</i>	Citizen at Large			
Peter Von Christierson	Homeward Bound	2-4-08	4-7-08	
<i>Pam Tietz</i> <i>David Rymph</i>	Housing (Jefferson County Housing Authority)			
<i>Pamela Roberts??</i> <i>K. Baril (2 year)</i>	Higher Education/Economic Development			
	Green Building			
Vacant (2 year) <i>Sandy Hershelman</i>	Builders			
	Faith Based Organizations			
<i>Susan Miller (2 year)</i>	Realtors	1-16-07	4-7-08 Vice Chair (April 09)	4-7-10
<i>Kees Kolff (2 year)</i>	Citizen at Large	1-16-07	4-7-08	4-7-10
Vacant	Health			
Vacant	Major Employment Sector			
Vacant	Lender			
<i>Berlan Kingstover</i>	DV/SAP			
Jamie Maciejewski	Habitat for Humanity	1-12-09	1-12-09	
Craig Wier (2 year)	Citizen at Large	7-20-09	7-20-09	7-20-11

Alternates

Shelby Smith	Alt. Higher Education/Economic Development	BoCC 7-20-09, Council 4-20-2009
Melinda Szatlocky	Alt to Pete von Christierson	BoCC 7-20-09, Council 4-20-2009

Elected Officials/Planning Commission Appointments (Official – unexpired terms)

BoCC	Phil Johnson	2007
Council	George Randels	2/09
County Planning Commission	Patricia Farmer	
City Planning Commission	Steve Emery	

(Per Resolution 08-008 (county 28-08), The committee membership may fluctuate but should seek to retain an odd number of members to avoid the potential for split votes)

Former Members

deforest Walker	Housing (OlyCAP)	2008-2010, left OlyCAP
Dave Finley	Kitsap Housing Authority	No longer with Kitsap
Julie Graves	Kitsap County Housing Authority	2-4-08 (Resigned 7-22-08, added to interested parties. Due to time constraints).
Marcia Schwendiman -	Health	
Steve Paysee	Formerly of OlyCAP	Resigned August 25, 2008, left Jefferson County
Pastor Dan McMilan	Faith Based Organization	Resigned 6/2009, left Jefferson County
Al Cairns (2 year)	Green Building	Resigned 9/23/2009
Ashley Bullitt	Planning Commission	Resigned 10/2009, focus on PC
Cheryl Bozarth	Dove House	Left Dove House 2010
Joe Breskin (2 year)	Citizen at Large	2008-2010, term expired
L. Katherine Baril	Higher Education/Economic Development	2007-2010, retired
Sandy Hershelman (2 year)	Builders	2007-2010, term expired