



Kitsap Regional Coordinating Council

Kitsap Regional Coordinating Council (KRCC) Affordable Housing Taskforce (AHTF) Meeting Summary

May 16, 2019, | 10:15 AM – 12:15 PM Kitsap Transit, 60 Washington Ave. Bremerton, WA,
3rd Floor Conference Room
v.7-9-19

Actions	Who?	Status
Update the March 21 AHTF meeting summary and post the summary on the KRCC website	KRCC staff	Complete
Update the KRCC AHFT meeting plan	KRCC staff	Ongoing
Distribute information about Washington State HB 1406 prior to the July 18 meeting	KRCC staff	Ongoing
Revisit the affordable housing policy tools matrix and differentiate between tools that could be used for “new” affordable housing and tools that could be used to “preserve” existing affordable housing	KRCC staff	Ongoing
Distribute a digital version of the 2019 Legislative Session Guide prepared by Kirsten Jewell	KRCC staff	Complete

1. WELCOME AND BUSINESS

Chair Erickson welcomed participants to the meeting (see Attachment A: Affordable Housing Taskforce Members in Attendance, and Attachment B: Members of the Public in Attendance). AHTF members and members of the public introduced themselves.

Chair Erickson reminded meeting participants that there is a running list of future agenda items that have come up in previous meetings. The list of items includes research about the use of surplus public land for affordable housing and research about current public expenditures to fund affordable housing in Kitsap County. Chair Erickson commented that affordable housing terminology will be a standing agenda item for every meeting as reference material.

The AHTF members reviewed and approved the March 21 AHTF meeting summary with edits regarding the list of attendees from the March 21 meeting.

2. REVIEW OF AFFORDABLE HOUSING HOMEWORK FROM THE MARCH 21 MEETING

Chair Erickson led the review of the affordable housing policy tools. At the end of the March 21 meeting, each of the jurisdictions and Kitsap County were asked to complete the affordable housing policy tools matrix. KRCC staff handed out printed versions of the completed matrices.



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Each jurisdiction shared what was learned while working to complete the affordable housing policy tools matrix. AHTF members discussed what could be implemented on a countywide basis and noted which of the policy tools are currently not working. AHTF members summarized actions that could be taken on a countywide basis into three categories: Policy Actions, Lobbying, and Resources. These actions are captured in the table below.

Policy Actions	Lobbying	Resources (new funding and land)
<ul style="list-style-type: none"> • Inclusionary zoning • Tax exemptions such as the Multi-family Tax Exemption (MFTE) • Rental assistance • Countywide staff capacity in organizations to do the work needed for affordable housing • Consolidate annual contribution contract (Section 8 Housing Vouchers) 	<ul style="list-style-type: none"> • Lobby the Washington State Housing Finance Commission • Private Activity Bond Cap 	<ul style="list-style-type: none"> • Predevelopment funds • Local housing fund • Ask that a specific percentage of general fund dollars be committed to affordable housing, and at a specific income band • Community land trusts • Sales tax revenue via HB 1406 • Rent subsidies • Nonprofit partnerships • Bonding • Housing Trust Fund dollars for workforce housing at the 30-50% Area Median Income (AMI) income band

AHTF members recommended that each jurisdiction implement affordable housing policy tools in a way that is specific to the jurisdiction, rather than on a Countywide basis. Additionally, AHTF members discussed the importance of targeting policy tools to specific income bands and recommended focusing on workforce housing which accounts for incomes in the 30-50% Area Median Income (AMI) income band.

Chair Erickson noted that the Puget Sound Regional Council (PSRC) will be also collecting data regarding affordable housing policies. PSRC will refer to the affordable housing policy tools matrices completed by AHTF members.

3. EDUCATION AND DIALOGUE: AFFORDABLE HOUSING PANEL

To help guide the discussion about affordable housing, the Chair Erickson invited six housing experts to be panelists. Members of the panel included (alphabetical by last name):

- Robert Contreras, Kitsap County Association of Realtors
- Phedra Elliot, Housing Resources Bainbridge
- Stuart Grogan, Housing Kitsap
- Bonnie Tufts, Kitsap County Department of Human Services
- Heather Wegan, Community Frameworks



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- Kurt Wiest, Bremerton Housing Authority

Chair Erickson asked the panelists to explain what one action they would take to improve affordable housing in Kitsap County. In response to the questions, panelists offered suggestions and solutions regarding the following topics in **bold**.

- **Funding:** Several panelists mentioned the importance of securing a local and renewable source of funding for affordable housing.
- **Availability of Land:** Each of the panelists suggested that the availability of land is a driving factor in building and maintaining affordable housing.
- **Policy:** Several panelists mentioned the importance of having multiple policy tools, rather than one solution. Panelists also mentioned the importance of MFTE, incentivizing affordable units, and removing barriers for accessory dwelling units (ADUs).
- **Non-profits:** Several panelists mentioned the limited capacity of local non-profits as a barrier to developing new affordable housing.
- **Language:** One panelist suggested that the use of the term “affordable housing” can be a deterrent for development because of the implications associated with the term.
- **Income Band:** One panelist suggested focusing on building more workforce housing, which is housing that targets the 30-50% AMI income band.

AHTF members discussed solutions with members of the panel that could improve affordable housing on a Countywide basis. AHTF members and the panelists emphasized that the two primary factors driving affordable housing were land capacity and funding for affordable housing. Following the discussion, AHTF members recommended actions to take on a Countywide basis including learning more about potential funding from HB 1406 and focusing affordable housing efforts on workforce housing at the 30-50% Area Median Income (AMI) income band.

4. PUBLIC COMMENTS

Roger Gay stated he was disappointed there was no representation from Kitsap County at the meeting. Roger also suggested there needed to be more accountability to the public for how affordable housing money is raised and spent.

Tom Pinkham stated that forgiving development fees could be helpful in the development of new projects.

5. TASK FORCE QUESTIONS, CONCERNS, AND ANNOUNCEMENTS

There were no additional comments at the end of the meeting.

6. ADJOURN

The meeting adjourned at 12:15 p.m.



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ATTACHMENT A – AHTF MEMBERS IN ATTENDANCE (NOTE – MEMBERS IN ATTENDANCE ARE ARRANGED IN ALPHABETICAL ORDER BY JURISDICTION)

Board Member	Jurisdiction	In Attendance?
Medina, Kol	City of Bainbridge Island	✓
Tirman, Matthew	City of Bainbridge Island	✓
Daug, Leslie	City of Bremerton	✓
Wheeler, Greg	City of Bremerton	✓
Ashby, Bek	City of Port Orchard	✓
Put aansuu, Rob	City of Port Orchard	---
Rosapepe, Jay	City of Port Orchard	---
Erickson, Becky	City of Poulsbo	✓
Musgrove, David	City of Poulsbo	✓
Stern, Ed	City of Poulsbo	---
Garrido, Charlotte	Kitsap County	---
Wolfe, Ed	Kitsap County	---
Clauson, John	Kitsap Transit	✓
Gustafson, Ellen	Kitsap Transit	✓
Schrader, Alan	Naval Base Kitsap	---
Wall, Lynn	Naval Base Kitsap	---
Placentia, Chris	Port Gamble S'Klallam Tribe	---
Sullivan, Jeromy	Port Gamble S'Klallam Tribe	---
Bozeman, Cary	Port of Bremerton	---
Strakeljahn, Axel	Port of Bremerton	✓
Mills, Luther "Jay"	Suquamish Tribe	✓



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ATTACHMENT B – MEMBERS OF THE PUBLIC (NOTE – MEMBERS OF THE PUBLIC ARE ARRANGED IN ALPHABETICAL ORDER BY AFFILIATION).

Name	Affiliation
Non-Members	
Kurt Wiest	Bremerton Housing Authority
Ed Stern	City of Poulsbo
Heather Wegan	Community Frameworks
Tom Pinkham	Developer/Builder
Stuart Grogran	Housing Kitsap
Phedra Elliot	Housing Resources Bainbridge
Kirsten Jewell	Kitsap County
Bonnie Tufts	Kitsap County
Doug Washburn	Kitsap County
Shannon Bauman	Kitsap County
Robert Contreras	Kitsap County Association of Realtors
Roger Gay	South Kitsap Taxpayer
KRCC Facilitation Team	
Sophie Glass	KRCC Land Use and Transportation Program Manager
Kizz Prusia	KRCC Land Use Coordination Lead