Kitsap Regional Coordinating Council

Kitsap Regional Coordinating Council (KRCC)
Affordable Housing Taskforce (AHTF) Meeting Summary
September 19, 2019, | 10:15 AM – 12:15 PM Kitsap Transit, 60 Washington Ave.
Bremerton, WA, 3rd Floor Conference Room
v.10-16-19

Key Decisions
• Recommend to the KRCC Board that the AHTF discontinue after 2019 as planned and not meet in 2020.
• Recommend to the KRCC Board that topics related to affordable housing be integrated into PlanPOL meetings starting in 2020.
• Approve the July 18 Affordable Housing Taskforce meeting summary.

Actions	Person Responsible	Status
Upload the approved July 18 Affordable Housing Taskforce meeting summary to the KRCC website.	KRCC Staff	Complete
Distribute the powerpoint slides from the Coordinated Grant Process and Community Land Trust presentations shared at the meeting.	KRCC Staff	Complete
Distribute Community Land Trust resources provided by Housing Resources Bainbridge (HRB).	KRCC Staff	Complete
Distribute the surplus public land data presented at the meeting.	KRCC Staff	Ongoing

1. CHAIR'S WELCOME

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). Taskforce members and members of the public introduced themselves.

Chair Erickson briefly reviewed the meeting agenda and introduced the meeting purpose: **to discuss solutions on a countywide basis to increase the amount of land required to build or preserve additional affordable housing.** Chair Erickson also noted the two presentations at the meeting, one on the Coordinated Grant Program (CGP) and one on Community Land Trusts.

2. COMMITTEE UPDATES AND ACTION ITEMS

KRCC Affordable Housing Resolutions: The Taskforce briefly reviewed the affordable housing KRCC Board resolutions that were included as reference material with the meeting packet.

The KRCC Board passed both Resolution 2019-1 regarding affordable housing activities and Resolution 2019-2 regarding HB 1406. KRCC staff clarified that both resolutions have been posted on the [KRCC website](#).

KRCC Meeting Summary: The Taskforce reviewed and approved the July 18 AHTF meeting summary without suggested revisions.

KRCC Staff Report Out: KRCC staff provided a brief report out on topics from the July 18 AHTF meeting. At the July 18 meeting, Taskforce members requested data with area median income (AMI) expressed in terms of dollar amounts to account for rent and household income. KRCC staff shared and explained AMI data provided by Housing Resources Bainbridge (HRB).

KRCC AHTF Purpose: Chair Erickson reviewed the draft revised language for the AHTF Charter. At the July 18 meeting, Taskforce members requested the AHTF Charter be revised to provide some parameters while leaving room for flexibility. Taskforce members shared no additional comments on the charter and revised the purpose statement.

HB 1406 Follow-Up: Chair Erickson reviewed the anticipated HB 1406 funding amounts for each jurisdiction and asked Taskforce members to share their plans for the HB 1406 funding. Each Taskforce member representing a jurisdiction and Kitsap County provided an update on plans for the HB 1406 funding.

The Taskforce members recommitted to pursuing funding from HB 1406 individually, rather than on a countywide basis.

3. NEW BUSINESS

Education and Dialogue: Coordinated Grant Process: Chair Erickson introduced Kirsten Jewell and Bonnie Tufts, Kitsap County, to provide a presentation on the Kitsap County Coordinated Grant Process. Kirsten and Bonnie presented on the various funding streams associated with the Coordinated Grant Process, the difference between federal, state, and local funding, and what the funds are used for. Kirsten and Bonnie also explained the Coordinated Grant Application process and how projects are selected. Finally, Kirsten and Bonnie shared several project examples that have received funding from the Coordinated Grant Process.

Kirsten and Bonnie also answered questions regarding their presentation. They clarified several aspects of the Coordinated Grant Process after receiving questions from the Taskforce, including:

- Before 2015, the Kitsap Regional Coordinating Council (KRCC) was the coordinating body that oversaw affordable housing grant applications and funding.
- The Community Development Block Grant (CDBG) program provides reporting on funding and how the funding is used. CDBG services are designated for a project that must benefit low-income individuals and families.

Education and Dialogue: Community Land Trusts: Chair Erickson introduced Phedra Elliot, Housing Resources Bainbridge (HRB), to provide a presentation on Community Land Trusts (CLTs). Phedra presented an overview of CLTs and noted CLTs are nonprofit organizations typically governed by a 3-part board consisting of CLT residents, community members, and public representatives. Phedra continued to explain how the land is leased under a CLT, the requirements homeowners must meet to rent and steward the homes, and the role of the CLT. Phedra clarified that the CLT model is not covered by any local laws.

Following the presentation, the Taskforce discussed how CLTs could be used in Kitsap County. Taskforce members will reach out to Phedra if they would like to better understand how a CLT could operate in their respective jurisdictions.

Education and Dialogue: Surplus Public Lands: KRCC staff presented a report out on Surplus Public Land resources. KRCC staff presented the Home and Hope Mapping Tool created by Enterprise Community Partners. The Home and Hope Mapping Tool intends to transform underutilized public and tax-exempt sites into affordable homes and early learning centers.

KRCC staff also shared recent articles and resources related to the Washington State Legislature, Kitsap County, and the City of Seattle about public land and the use of surplus public land for affordable housing.

Chair Erickson presented data about surplus public land in Kitsap County. The Taskforce briefly discussed how surplus public land could be used in Kitsap County for affordable housing.

4. ADMINISTRATIVE AGENDA

Determining the Future of the AHTF: The Taskforce discussed the potential to continue with the AHTF in 2020. The Taskforce recommended integrating affordable housing as a topic within future Planning Policy (PlanPOL) Committee meetings and not continuing with a Taskforce in 2020.

5. WRAP UP

KRCC staff reviewed and confirmed the key decisions, action items, and topics for future research. The key decisions and action items from the September 19 meeting are listed in the table above.

6. PUBLIC COMMENTS

Mike G, Kitsap Resident, briefly presented his thoughts about housing affordability, rent burdens, and the price of housing in Kitsap County. Mike, stated that housing affordability is different than affordable housing and that government

Roger Gay, South Kitsap Taxpayer, stated the information provided throughout the series of the meetings has been helpful. However, Roger also stated, there is missing data and therefore missing potential solutions to affordable housing.

7. ADJOURN

The meeting adjourned at 12:10 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	- - -
Daugs, Leslie	City of Bremerton	✓
Wheeler, Greg	City of Bremerton	✓
Ashby, Bek	City of Port Orchard	✓
Putaansuu, Rob	City of Port Orchard	✓
Erickson, Becky	City of Poulsbo	✓
Stern, Ed	City of Poulsbo	✓
Garrido, Charlotte	Kitsap County	- - -
Gelder, Rob	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
Jennifer Sutton	City of Bainbridge Island
Phedra Elliot	Housing Resources Bainbridge
Mike G.	Kitsap Resident
Kirsten Jewell	Kitsap County
Bonnie Tufts	Kitsap County
Doug Washburn	Kitsap County
Austen Macalus	Kitsap Sun
Roger Gay	South Kitsap Taxpayer
KRCC Facilitation Team	
Sophie Glass	KRCC Land Use and Transportation Program Manager
Kizz Prusia	KRCC Land Use Coordination Lead