



# Kitsap Regional Coordinating Council

## Kitsap Regional Coordinating Council (KRCC) Draft Affordable Housing Task Force Meeting Summary

January 8, 2019 | 10:15 AM – 12:15 PM

Norm Dicks Government Center, Bremerton, WA

v. 1-24-19

Actions	Who?	Status
Draft Ad-Hoc Affordable Housing Task Force (AHTF) meeting summary	KRCC staff	Ongoing
Schedule the next KRCC AHTF meeting for March 2019	KRCC Staff	Ongoing

### 1. WELCOME AND INTRODUCTIONS

KRCC Chair Becky Erickson started the meeting by recognizing and acknowledging Commissioner Charlotte Garrido for her efforts and leadership as KRCC Chair in 2018. Chair Erickson presented a gift of flowers to Commissioner Charlotte Garrido.

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

### 2. CHAIR'S COMMENTS

Chair Erickson reminded the group that this is not a regular KRCC Board meeting, and the time slot was allotted for the kick off of the **Ad-Hoc Affordable Housing Task Force (AHTF)**. The idea to form the AHTF originated at the spring 2018 KRCC Board retreat. The purpose of the AHTF is to determine what strategic action steps KRCC could pursue in regard to the lack of affordable housing in the Kitsap peninsula. Following these remarks, Chair Erickson opened the conversation to all participants in the room to share their comments regarding ideas, concerns, and needs on affordable housing in Kitsap County.

- Kitsap Transit Director John Clauson expressed that affordable housing is a need in Kitsap County that goes beyond boundaries and needs to be distributed evenly throughout the County.
- Chris Placentia, Port Gamble S'Klallam Tribe expressed that there is a need for housing for the homeless in addition to affordable housing. Chris also stated that the balance between economic development and economic feasibility has become a barrier to building affordable housing.
- Bainbridge Island Mayor Kol Medina stated that affordable housing is a large issue facing the City of Bainbridge Island. As housing prices have changed across the Puget Sound area, the flow of commuters has also changed and compounded to form a transportation and affordable housing problem.
- Kitsap Commissioner Charlotte Garrido stated the importance of defining what is affordable, looking at income levels in comparison to the cost of housing, and determining what the gaps are between types of housing available and housing needs.
- Bremerton Mayor Greg Wheeler supported the work of the task force and described a need to focus on the “missing middle” which includes those workers who have a median income



## Kitsap Regional Coordinating Council

less than 40-60% of Kitsap County's median income. Mayor Wheeler also stated that median household incomes can no longer afford the median rent in some areas.

- Kitsap Commissioner Gelder agreed with the need to define affordable housing moving forward, and emphasized the need to ensure that any affordable housing constructed is complimentary with transit, access to services, and amenities.
- KRCC Chair and Poulsbo Mayor Becky Erickson expressed hope in accomplishing a clear strategic action plan that can be taken on a Regional level to alleviate housing problems in Kitsap County.
- Commissioner Wolfe agreed with the need to define affordable housing moving forward and the need to examine existing land use regulations.
- Lynn Wall, Naval Base Kitsap thanked the KRCC Board for convening the group. Lynn described the interests of Naval Base Kitsap to include livable communities and a focus on a quality of life in those communities. The two challenges identified by Naval Base Kitsap at this time are the cost of housing outpacing living wages, and the lack of availability of housing for those who can afford it.
- Port Orchard Councilmember Jay Rosapepe expressed that affordable housing is reaching a crisis and solutions are needed to alleviate housing burdens.
- Mayor Rob Putaansuu stated that there is an affordability issue and that there is potential to adopt code that supports and incentivizes different housing types as needed for respective jurisdictions.
- Bremerton Councilmember Leslie Daug, stated the importance of the AHTF defining affordable housing as well as low-income housing. Councilmember Daug also mentioned that the area median income (AMI) is different for local jurisdictions than the AMI for Kitsap County as a whole.

Members of the public were also invited to speak. Their comments were as follows:

- Russ Shippet, Kitsap Building Association (KBA), spoke about the increasing costs of permits and the impact of environmental ordinances as codes that back up or delay the building of new development. Russ also mentioned that the KBA is creating a Work Force Development program for younger builders.
- Kurt Wiest with the Bremerton Housing Authority (BHA) discussed the disparity between the cost of housing and income levels. Kurt also stated that there are many good ideas that can be explored to make housing costs less of a burden.
- Dean Nail, Housing Kitsap, stated that the biggest challenge to building affordable housing is the finances behind making the projects work. Dean suggested looking into permitting fees that impact affordable housing, as well as considering delays to impact fees to push those costs back.

### 3. PARTICIPATION CONFIRMATION

Chair Erickson addressed KRCC Board involvement on the Ad-Hoc Affordable Housing Task Force (AHTF) and non-Board member participation. Chair Erickson clarified that all members of the KRCC Board are welcome to attend AHTF meetings. Chair Erickson continued by extending an invitation to two individuals from each KRCC jurisdiction, with selected involvement from Kitsap Building Association (KBA), Bremerton Housing Authority (BHA), and Housing Kitsap. Additional participants



# Kitsap Regional Coordinating Council

may include Washington State Department of Commerce and others such as Puget Sound Regional Council (PSRC). AHTF meetings will be open for the public to attend.

## 4. MEETING SCHEDULE

Chair Erickson reviewed the tentative AHTF meeting schedule for 2019. There are four additional meetings to be held in 2019 in the months of March, May, July, and August. The March meeting will be tentatively be held at Kitsap Transit.

KRCC Staff reviewed the proposed topic areas of the remaining meetings in 2019. The topics in order are: housing alternatives; funding mechanisms; Interlocal Agreements (ILAs), and a final meeting focused on creating an action plan to move forward in 2020.

## 5. REVIEW OF BACKGROUND MATERIALS

KRCC Staff presented a summary of several affordable housing reports and toolkits. The documents covered in the summary included:

- Housing Innovations Program (HIP) Complete Housing Toolkit - Puget Sound Regional Council (PSRC);
- Heading Home: Kitsap Homeless Crisis Response and Housing Plan – 2018 Update;
- Affordable Housing Task Force Final Report – City of Bainbridge Island;
- Vision 2050. Housing Background Paper – Puget Sound Regional Council (PSRC);
- Homelessness and Housing Toolkit for Cities – Association of Washington Cities (AWC) and Municipal Research and Services Center (MRSC); and
- Housing Affordability Response Team (HART) Recommendations 2017, Affordable Housing Advisory Board – Department of Commerce.

KRCC Staff noted that a [combined reading packet](#) of the documents is available on the [KRCC Website](#). KRCC Staff discussed key statistics and recommendations from each report or toolkit related to affordable housing. KRCC Staff explained how each resource could be used and what takeaways to focus on while reviewing the full reports or toolkits.

## 6. INFORMATION SHARING AND DISCUSSION

KRCC Board members discussed the use of case studies to support the AHTF. The case studies will be referenced for lessons learned from successful and unsuccessful affordable housing projects.

## 7. WRAP UP, NEXT STEPS

KRCC Staff will coordinate the next four AHTF meetings and send out meeting invites, as well as post information on the [KRCC Website](#).

## 8. PUBLIC COMMENTS

Roger Gay stated that the meeting packet and meeting materials for the KRCC Ad-Hoc AHTF meeting were not available on the KRCC Website. Roger also expressed that public input and public involvement are necessary to future AHTF meetings.



# Kitsap Regional Coordinating Council

## 9. ADJOURN

*The meeting adjourned at 11:31 a.m.*



# Kitsap Regional Coordinating Council

## ATTACHMENT A – BOARD MEMBERS IN ATTENDANCE

Board Member	Jurisdiction	In Attendance?
Ashby, Bek	City of Port Orchard	---
Clauson, John	Kitsap Transit	✓
Daug, Leslie	City of Bremerton	✓
Erickson, Becky	City of Poulsbo	✓
Forsman, Leonard	Suquamish Tribe	---
Garrido, Charlotte	Kitsap County	✓
Gelder, Robert	Kitsap County	✓
Medina, Kol	Bainbridge Island	✓
Mills, Luther “Jay”	Suquamish Tribe	✓
Nystul, Gary	City of Poulsbo	---
Placentia, Chris	Port Gamble S’Klallam Tribe	✓
Purser, Rob	Suquamish Tribe	---
Putansuu, Rob	City of Port Orchard	✓
Rosapepe, Jay	City of Port Orchard	✓
Schrader, Alan	Naval Base Kitsap	---
Stern, Ed	City of Poulsbo	---
Stokes, Larry	Port of Bremerton	---
Strakeljahn, Axel	Port of Bremerton	---
Sullivan, Jeromy	Port Gamble S’Klallam Tribe	---
Tirman, Matthew	City of Bainbridge Island	---
Wall, Lynn	Naval Base Kitsap	✓
Wheeler, Greg	City of Bremerton	✓
Wolfe, Ed	Kitsap County	✓



# Kitsap Regional Coordinating Council

## ATTACHMENT B – MEMBERS OF THE PUBLIC

Name	Affiliation
<b>Non-Members</b>	
Roger Gay	South Kitsap Taxpayer
Kurt Wiest	Bremerton Housing Authority
Andrea Harris-Long	PSRC
Paul Inghram	PSRC
Russ Shiplet	Kitsap Building Association
Dean Nail	Housing Kitsap
<b>KRCC Facilitation Team</b>	
Betsy Daniels	KRCC Executive Director
Kizz Prusia	KRCC Land Use Coordinator