

ATTENDEES

Greg Brotherton, Commissioner; Lori Fleming, CHIP/BHC.

MEETING OVERVIEW

Explore WAG Framework in context of evolutions on Housing effort. Are there Framework changes he sees that need to be considered before Lori goes to Board of Health for approval for approval of the CHIP WAG Framework?

DISCUSSION HIGHLIGHTS

- Affordable Housing Taskforce (AHT) prep that the City needed to finish is still underway, so the final word on how AHT will look is not yet complete. AHT is headed to becoming a body of people that will be drawn on for roles on the RFP committee, Shelter Committee, etc. Greg will be bringing in County and City Planners to the AHT. Then, he's working to have Peninsula Housing Authority take Amanda Funaro's spot on the Housing Fund Board.
- Several projects underway are at very different stages:
 - **Seventh Haven** – Project construction underway
 - **Evans Vista Property** – City is buying it. Goal is to find developer to do mixed use and workforce housing. This project is tied to expanding infrastructure – going to need a new lift station, want to provide sewer service to Discovery Road, etc. **Also of note:** The City is working with Housing Network Solutions (HSN) on the Evans Vista effort – a good organization to partner with. The County Planning Commission also has a housing subcommittee, who are generating ideas as well, from a public regulatory body-perspective – and we want them in the discussion.
 - **Caswell-Brown Village** on Mill Street – homeless housing. Master Planning needs to be done for what that site's ultimate disposition is...shelter? Workforce housing? This is also keyed into the city-level infrastructure question that is very speculative at this point. (Some talk about annexing Glen Cove, bringing urban level infrastructure for that area. This would allow more impervious surfaces and denser industry development. Some outlets have expressed interest – some of the smaller landowners have expressed concern about costs.)
 - **The Sewer** in Port Hadlock – a big component to workforce housing. PHA would want to potentially double the units at Garden Court Apartments; Habitat has a commitment to the area behind the ?self seven? near Peter's Place. All this will require a community conversation around: What do we do to allow more multi-family residential in that Seward Ph 1 area. It's almost all commercial space. The property owner, QFC, could consider building a new QFC, which would require taking down a couple single family residences to make room for QFC to be opened concurrently while the new QFC is being built. There is

lots of opportunities – the B&R mobile home park. The Owner has been approached because the park will be in the PH 1 sewer area. There is a state law that prohibits acquiring a mobile home park to hook up to a sewer. Depending on costs of hookups, O&M costs etc, there might be enough incentive to get them to engage earlier in getting hook-ups (though they have functional septic, so maybe not.) **Also of note:** Directly adjacent to the park is a large parcel that the mobile Park owner was looking at buying to be on the sewer – and it's multi-family zoned already.

- Conversations needed about how do we get more infill multifamily residential into this Ph 1 area. Most of it will involve a public process. However the Comp Plan Amendment could change the whole area over from commercial – to adding a multi-use ability – so we could have residential and commercial. There aren't a lot of marginal homes within the phase 1 sewer, but it is a delicate balance to set it up for cusses and creating more of the affordable workforce housing.
- Talking to Habitat re: a community land trust of parcels County owns by Chimacum Park: Deeding those parcels to them
- Community Land Trust has a lot going on now
- Homeward Bound/Olympic Home Trust has a project around some donated land where they want to do 5 small houses and a garden.
- Regulatory Reform also looms large
- Lori is looking to identify how CHIP's WAG group can support and provide connectivity between all these possibilities, the work those possibilities need, how community can be kept informed, and to ensure the WAG group members who have an area of expertise and interest find the CHIP table to be where they can contribute meaningfully to the WAG objectives of increasing transitional supportive housing, Workforce rental housing for working age adults, and addressing poverty as a factor impacting working age residents.
- Greg leaned into gathering/clearing house of information – to help address the siloed nature. The Housing Taskforce is perhaps a place CHIP could anchor that work.
- Lori suggested she create an overview. Greg noted using the Housing Continuum ladder would be an excellent graphic approach. (Greg suggested Lori find the 1590 presentation that all of the housing providers worked on with Philip Morley and use that as a basis when thinking about how to illustrate the efforts described above and where they fit across that Continuum.
- Greg noted CHIP will be a part of the quarterly Housing Task Force meetings – where an open meeting can be had to conduct a discussion, inform, ask for feedback. Perhaps Lori can help with presenting the conversation foundational information in a clear manner.

- Greg underscored having the need for a clearing for people that need housing, where units are open
- Also noted legislation and licensing is needed around short term rentals. We're losing units to those short-term rentals. We need to facilitate the development of strategies to incentivize the conversion of short-term rentals into long term rentals, instead of the other way around.