



Housing, Health and Human Services Committee MEETING MINUTES

Subject	Meeting Minutes	Date	August 5, 2020
Recorder	Kim Hendrickson	Start Time	4:00 PM
Committee Chair	Councilmember Musgrove	End Time	5:13 PM
Committee Members	Mayor Erickson, Councilmembers Britt Livdahl, Connie Lord, David Musgrove		
Staff Present	Kim Hendrickson, Director, Housing, Health and Human Services		
Agenda			
No.	Topic	Action/Recommendation/Discussion	
1.	Administrative		
A	Questions and Concerns of Committee	<p>Councilmember Lord asked if there was more PPE for businesses (sanitizer and masks) after hearing business requests earlier in the week. Mayor Erickson explained that sanitizer and masks were provided at the beginning of the outbreak when they were difficult to obtain; supplies are much easier for businesses to find now.</p> <p>Councilmember Lord asked for an update on the Klingle Property (discussed later in the meeting).</p> <p>Councilmember Musgrove asked if there were any steps being made to start work on a Gateway shelter (discussed later in the meeting).</p> <p>Councilmember Lord asked if the Gateway day room for Hostmark residences is continuing.</p>	
B	Agenda and Extended Agenda Review	No need for an extended agenda/future agenda items at this time, but may be in the future. (Several items were suggested during the meeting.)	
C	Future Meetings and Future Meeting Conflicts	Motion by Councilmember Musgrove to cancel August 19 meeting since Kim will be out of town. Seconded and approved by Committee.	
D	Mayor, Department Head Reports	<p>Kim gave an update on the Fishline rent ("pathway to hope") and utility programs that will be funded by City CARES dollars: the agreement is with City attorney; should be signed by the end of the month.</p> <p>Kim gave an update on the City Treatment Tax application for two Fire based CARES Units in Poulsbo and South Kitsap: application submitted, and funding decisions will be made in September/October.</p> <p>Kim gave a quick description of the Council certificate presentation that will honor Gateway staff and Poulsbo CARES volunteers this evening. Councilmember Lord expressed interest in a follow up in person ceremony.</p>	
E	Committee Minutes July 15, 2020	Councilmember Lord approved, Councilmember Livdahl second, minutes approved.	
2.	Agenda Items		
A	Follow Up Items from Previous Meetings	none	



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B Affordable Housing Task Force recommendations-next steps

In February of 2020, the Council accepted the recommendations of the Affordable Housing Task Force and established this Committee to carry ideas forward. Kim reminded Committee of the three high level AHTF recommendations: creating emergency housing (short term shelter for individuals and families, rental assistance), creating temporary housing (1-6 months), and creating permanent housing (preserving existing housing and creating supportive housing). The recommendations were designed to assist people making 60% or less of area median income both because of need and consistency with 1406 legislation. The AHTF does not recommend that the City of Poulsbo manages housing projects, but rather promotes new approaches and private/public partnerships.

Mayor Erickson suggested five next steps:

1. Dedicating two pieces of City property for affordable housing (Klinge and “triangle”)
2. Rezoning some commercial property for use as residential or mixed use.
3. Creating tax incentives to encourage affordable housing development—and tax penalties through inclusionary zoning.
4. Creating new rules for ADUs in Poulsbo allowing multiple ADUs on a single lot. This would not work in all neighborhoods, but would in many of them—and is already happening without legal authority.
5. Consideration of a local one tenth of one percent tax to fund affordable housing initiatives.

Committee discussion: Options discussed for the **Klinge property:** self help housing, high density housing, grant of land to Housing Kitsap. Councilmember Livdahl concerned about the long term affordability of self help housing. Councilmember Musgrove and Lord talked about the importance of City maintaining ownership and encouraging public/private partnerships.

Option discussed for the **Triangle:** Nordic cottage houses that provide privacy and temporary housing (recommended by the AHTF). Multiple cottages could be sited at the site, but Gateway has a preference for two.

Mayor Erickson referenced a 2016 report from the Urban Land Institute that considers the economics of inclusionary development—and the importance of mixing incentives with taxes.



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		<p>In re ADU changes: Councilmember Lord asked how ADU rents can be controlled so they don't skyrocket; concern that even small units may be priced too high. Mayor Erickson stressed the importance of creating more supply—and especially the supply of small living spaces. Councilmember Livdahl strongly supports ADU policy changes and sees many benefits for individuals and neighborhoods. Councilmember Lord supports ADU expansion with regulations in place/design review. Councilmember Musgrove pointed out the problems with increased parking demand; these and other impacts need to be considered before changes are made. Mayor Erickson pointed out, to the Committee, that the state may pass legislation encouraging ADA growth: better done locally than at the State level.</p> <p>Immediate Action: Committee members all approve using Kingle/Triangle City property for affordable housing as long as the kind of housing options remain open. Mayor Erickson will bring this to full Council for consideration.</p> <p>Longer term action: under State law, Council can not pass a local one tenth of one percent tax until after September 30, 2020. Discussion will continue on the H3 committee and be moved to full Council in September.</p> <p>Mayor Erickson and Kim will research options for ADU regulation changes and bring back to this Committee.</p> <p>Discussion of new zoning rules, including inclusionary zoning, will be held until after the Housing Action Plan is completed.</p>
C	Other Discussion	<p>Councilmember Lord would like to take up the idea of ROCs at a future meeting; important to consider future of rentals such as those at Lincoln Avenue @ Caldart. Councilmember Musgrove also expressed strong support for ROCs. Councilmember Lord also reminded the Committee about her interest in learning more about the Hostmark contract and any opt-out provision.</p> <p>Councilmember Musgrove would like to explore the possibility of using or acquiring County land for affordable housing. Interested in possible land swaps or annexation; this might mitigate the requirements for affordable housing in Poulsbo.</p>



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Future Agenda Items		
Item(s)	Responsibility	Meeting Date
One tenth of one percent affordable housing tax (reoccurring agenda item)	Kim	9/2
County land/partnership for affordable housing purposes	Kim	9/16-tentative
Revised ADU regulations: examples from other jurisdictions	Kim	9/16

The Housing, Health and Human Services Committee meets the 1st Wednesday of each month at 4:00pm and on the 3rd Wednesday of each month at 3pm. The Committee shall consider matters related to the health and well-being of Poulsgo residents, with an emphasis on affordable housing, public health, and behavioral health care issues (mental health, substance use disorders).

The committee may add and discuss other items not listed on the agenda. To request an alternative format of the printed agenda, contact the City Clerk's office at 360.394.9880.

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