

# Affordable Housing

February 19, 2022

Facilitating: Stan Mack

Note-Taking: Chris Gilbreath

Attending: Ronda Andrews; Sheila Marie; Rebecca Pirtle; Carol Haskins; Phillip Merritt; Kirsten Jewell; Kathleen Caldwell; Ruth Westergaard

1. What do you believe is the problem we are trying to solve?  
Describe the issue, problem, or challenge facing our community.

Young people are unable to afford housing. Our children and grandchildren need affordable housing. Wages for essential workers fall well below the cost of available housing for teachers, fire, police, grocery store workers. The minimum wage is woefully inadequate to support housing in today's market.

Existing low income support programs (Section 8 vouchers, for example) are ineffective, due to lack of participating landlords.

Habitat for Humanity is effective in some areas, but for some reason, is not active in North Kitsap.

There are many reasons for being unsheltered or inadequately sheltered. We need a broad spectrum of possible options.

Not in my backyard factor often stymies efforts to house low income and unsheltered persons.

There is a need to look at a variety of housing options. Different people have different needs, from immediate shelter concerns, entry level homes, aging in place housing and housing with transportation access.

Supply and demand determine the cost of rent and home ownership. Our demand exceeds our supply, and the supply is skewed toward the high value end of the spectrum. The reasons for this are a complex mix of the effects of the Growth Management Act, cost of labor and materials, cost and availability of buildable land, zoning restrictions, and local politics.

Vacation Housing is absorbing some otherwise useful resources for low income housing (ADUs for example)

Property inside Kingston UGA is scarce and expensive. A .23 acre lot is for sale at \$400K. Lack of transportation access is also a significant problem in Kingston.

We do not have good data on the number and location of unsheltered persons in our community.

2. What are some of the possible short term solutions (1-3 years) to the problem(s)?

Support minimum wage increases based on local cost of living.

Support local programs/projects which fill housing gaps (Kitsap Homes of Compassion, Pendleton Place, Mile Hill Shelter, Severe Weather Shelter, S'Klallam Tribal Housing project, Tiny Home Villages...)

Educate ourselves and our community: Homelessness is not a crime, and homeless persons are not criminals, and everyone deserves the opportunity to be adequately sheltered (if they wish).

Advocate for State and Local Government legislation, regulations, and policy to address the housing supply shortage and imbalance (inclusionary zoning, for example). Note: Last Legislative session HB1220 designates that the area Comprehensive Plan should address housing needs to include AH. Could require all areas to plan for different housing needs. This could help necessitate inclusionary zoning.

We need to advocate for how the new County Affordable Housing tax funds are utilized. We need to speak up for North Kitsap. We need a representative on this Citizens Advisory Committee.

Listen to the voices of the people who are adversely affected by the current situation. The people in our group were all adequately housed. How do we know what people want or need? (One unsheltered young man said, "I would be happy just living in a Yurt." What would it take to make that happen? Or bring tiny homes to Kingston?)

Look into a vacant property across the street from Central Market.

Volunteer to assist in the Point in Time Count February 24.

3. What are some of the possible long term solutions (4-10 years) to the problem(s)?

Reliable workers needed in every community need housing. One solution is more public housing based on ability to pay (Village Green Apartments example)

4. How will the people and organizations represented here be involved in working on these solutions in 2022?
  - Join Kingston Affordable Housing Working Group
  - Educate ourselves
  - Talk with unsheltered persons in our community
  - Advocate for policies and regulations which support affordable housing
  - Volunteer at Severe Weather Shelter and Point in Time Count