

Greater Kingston Community Conversation ~ October 21, 2023

Discussion Report Outline

Report on **specific actionable items** to implement. **Bullet points are great!**

1. Topic Area: Affordable Housing. **Session 1 or 2?** 1

Facilitator_Rae Holt

Scribe_Kate Joncas

2. List of Participants:

Kathy Caldwell

Rae Holt

Carol

Doug

Dick Carver

Discussion Questions

3. Descriptions of the issues, problems, or challenges facing our community. (Briefly describe the issues shared by each individual.)

1. Families cannot afford to live in a home that provides a good living for the entire family
2. Cost of housing out of the range for many people
3. Housing scarcity makes housing increase in value, making it unaffordable
4. Housing values mean people can't sell and afford to move so options for people looking to buy are limited
5. Too much high end housing is being built and not much built for the missing middle, lack of county incentives for middle housing
6. Lack of lower income housing, just not enough housing
7. County is very slow in approving/permitting affordable housing – need expedited permitting, also County is understaffed
8. Not a lot of incentives for developers to do affordable housing, county needs to develop more incentives to cover the limited profitability to build affordable housing
9. A lot of the County focus on affordable housing is in central Kitsap, the more rural areas need attention too
10. Need developments with housing at mixed price points
11. Not the term affordable housing, need to talk about housing affordability for everyone
12. Currently the only housing being built is for high income people
13. Could the County partner with the tribes to develop affordable housing?

4. What is the group's identified main issue or a prioritized list of the group's three top issues.

1. How do we move towards housing is affordable in every income level as required the growth management act
2. What are things we can put in place that incentivized developers to build affordable housing
3. Incentives vs requirements, the county wants to focus on incentives, should the county have both?

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

1. Could the County partner with the tribes to build affordable housing
2. The county should have regulatory requirements as well as incentives for affordable housing, I.E. add a requirement to include a percentage of development project units as affordable units, and the types of housing need to be distributed throughout the county
3. Have more flexibility for ADUs to encourage more to be built
4. Reduce the property tax rates for properties with ADUs
5. Regulate the use of ADU units as Airbnbs, or add incentives for keeping ADUs out of the Airbnb market

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

1. Lobby the federal government to add more incentives and funding for affordable housing
2. Incorporate the greater Kingston area to create a sufficient tax base that could develop incentives and regulations to encourage affordable housing
3. Identify County land (or land owned by other public sector entities, or land they could take by eminent domain) that could be used for affordable housing

7. How will the people and organizations represented here be involved in working on these solutions in 2023-2024?

1. Kathy C: Kingston Cares will work with the Affordable housing working group to support fiscally or write grants and support the severe weather shelter
2. Carol: KEC will participate in regional planning and PSRC's county wide policy planning, and working on comp plan and critical areas ordinance and incorporate affordable housing as a lens
3. Dick Carver: willing to attend meetings of the KAHWG and communicate with elected officials on affordable housing

4. Doug: KEC- communicating with the County electeds and County Planning Commission on including affordable housing in their discussion

Thank you for your participation!