

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 2

Facilitator_Rae Holt

Scribe_Kate Joncas

2. List of Participants:

Charmaine D

Rae Holt

Ron Carter

Greg Nance

Discussion Questions

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

1. We should focus on housing affordability for everyone instead of affordable housing which is more limiting.
2. Needs are varied -- people who have to live far away from work, people who lost their job, had a workplace accident and are on disability, young mothers who can't afford childcare and therefore can't work, people who work but don't make enough money to afford downpayment and rent
3. Cost of rental properties in Kitsap county-- rental rates increased 40% during the pandemic and have not gone down and use of algorithms to calculate rent increases
4. 200 children in Bremerton who are homeless, but is throughout the county
5. Vulnerable teens who can't stay in their home have nowhere to go
6. We don't have an affordable housing nonprofit in Kitsap, particularly in North Kitsap, that is big enough and with financial resources to do developments in Kitsap
7. Development regulation, long timelines and policies s at the County make it difficult to do affordable housing

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

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

1. Kitsap homes of compassion are a brilliant idea, can we do more? There is a need and interest for a home for women
2. Nonprofits have said if we got the property and entitled it they would be interested in developing here
3. Expedited permitting for affordable housing, dedicated desk in the Planning Department for affordable housing
4. Incentives for developers of affordable housing
5. Support the County implementing creative solutions to meet state requirement to develop 34,000 units of affordable housing in the next 20 years
6. Support effective County implementation of state middle income housing legislation
7. Lobby for more financial tools at the County, like a bond
8. Need to raise the importance of affordable housing to the County elected officials
9. Pressure elected officials to make Housing Kitsap effective

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

1. Make affordable housing an emergency with a coordinated creative response to drive down the unit cost of new housing, like happened after WWII
2. Loosen GMA to make it easier to develop affordable housing
3. Reduce the ability to use laws to stop affordable housing (SEPA)
4. Raise height limits
5. Look at creative options for reducing costs, reducing time, reducing upfront cash commitments for developers
6. Look at a creative marriage of regulations and incentives that is attractive to developers and results in units developed

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

1. Greg: As a state legislator I will lift up your voices, please sent in ideas, will help
2. Charmaine and Rae: continue the great efforts involved in now—support springhill project, affordable housing working group, and houses of compassion, looking for land, look for a housie of compassion for a house for women

Thank you for your participation!