

Kitsap Homelessness Coordinating Committee

Funding Sub-Committee

Tuesday, January 31, 2017
2:30 - 4:00 p.m.
Norm Dicks, 4th Floor WSU Conference Room

Meeting Notes

Welcome and Introductions

Major Erickson opened the meeting at (2:32 p.m.) and introductions were conducted around the table.

2. Sub-Committee Charter Reminder

Items from the previous meeting's discussion.

3. Follow up assignments from the last meeting

Kirsten follow up questions on Local Sales Option Tax 2263

- Q1. Has any other county placed this on their ballot? No, maybe in November.
- Q2. Out of the different options, what will move forward? Deadline is next week determining what will move forward, zero likelihood that this option will.
- Q3. What is the allowable use of local option funding? Michelle Thomas gave a broad outline of allowable uses, basically the jurisdiction that has it approved can work within to tailor the use.

Discussion and Information Sharing:

Identifying funding sources for homelessness and affordable housing

Looking at **sales tax vs. property tax**, track records show that citizens are more likely to be favorable to property tax. Downsides of sales tax is that it hits vulnerable populations the hardest. Property tax on the other hand targets people with more wealth. The time limit is 7 years and assessment of economic growth projection in the next 10 years vs. 2010 and the surplus of empty homes. Important factor to consider is the revenue difference each will generate.

Follow up on State of Emergency 521405, question posed that is the **Housing Levy vs. State of Emergency** requiring the vote of the people?

Kirsten: To follow up on the intricacies and who has or is currently doing it.

Affordable Housing:

- What is the definition / standards that will be used to define affordable housing / shortage of housing for all income levels
- What target group will be the focus
- Opening up to private investors/ market tax exempt
- Calculations of the money needed to solve the problem
- Individuals currently housed / rent burdened / unsustainable/ circles back to homelessness
- What are the attainable goals

- What is the operational piece, tax bonds, housing trust fund, CDBG, vouchers, private donations, tax credit
- 2016 15.6 million spread throughout U.S. zero funds came here/ why / what are the barriers
- Looking at various sources and layering them
- Are we staging for these projects / having a series of projects in the pipeline that are shovel ready
- Can private developers apply for tax credits on behalf of an agency
- Who are the entities to get these projects in the pipeline
- Acquisition of land carries a risk/ zoning / focus on current county owned land
- What would it take to attract willing partners to Kitsap / who's doing this / barriers vs. regulations
- Concerns with private companies and little room to negotiate
- What is Bremerton currently focused on / building / planning
- What are some direct financial benefits and other incentives that can be offered vs. tax incentives
- Social Investors benefits / how to attract them
- County inventory of land is unknown / in processes with the newly created real estate committee
- County assessor can run lists of everything not taxed

Discussion of House Bill H-1055.3

- Document recording fees scheduled to sunset next summer.
- Fees will be increased
- Additional funds will be allocated to private landlords with more flexibility
- Strategic plan every 5 years to show how the funds are being spent on homelessness
- Lobby housing trust fund and document recording fee
- Link education efforts with housing trust fund and document recording fee for lobbying efforts

Assignments / Next Steps

Doug- RCW / Levy more information, invite Kurt Weist and Max Benson, Social Impact investing-Cole, send 3 bills for document recording fee

Sara- Tax Credits

Erickson- Follow up on Housing Finance Corporation

Angie- What can we do to attract developers, calculations of what the revenue will be on the tax vs. levy

Kirsten- Seattle's levy package, Housing Levy vs. State of Emergency follow up on the intricacies and who has or is currently doing it.

Meeting Adjourned: 4:03 p.m.

In attendance:

Major Erickson, Doug Washburn, Dr. Susan Turner, Sara Van Cleve, Larry Eyer, Rochelle Doan, Angie Silva, Kirsten Jewel, Hannah Shockley