

Creative Community Solutions, Inc.

Planning • Facilitation • Community Development

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GRAYS HARBOR COUNTY HOUSING & HOMELESSNESS PLANS November 17, 2009 Housing Workshop #2

In attendance:

Lee Napier
Sarah Glorian
Mike Curry
Alisa Shaffner-Bishop
Laurel Wiitala
Gary Rowell
Paula Rowell
Mike McGuire
Jodie Jones
Lisa Scott
Dave Murnen
Alissa Thurman
Mark Shaffer
Vicki Pettit

Meeting facilitated by John Kliem and Debbie Holden.

1. AGENDA

John and Debbie began the workshop with a summarization of the first meeting. They reviewed the steps that led up to today's calendaring activity:

1. Journey Wall – Explore where we've been
2. Reality-Check Wall – Discuss where we are now
3. Action Planning:
 - ☆ Future Success
 - ☆ Current Reality
 - ☆ Commitment
 - ☆ Key Actions

2. FIVE-YEAR COMMITMENT CALENDAR

The group was instructed to prepare 5-year commitment calendars for each of the 7 projects they committed to:

COMMITMENT

1. AFFORDABLE HOUSING
2. FACILITATE HOUSING IN OUR COMMUNITY
3. MORE AGGRESSIVE CODE ENFORCEMENT
4. HOUSING FIRST PROGRAM
5. LEGISLATION FOR INCENTIVES FOR PROPERTY OWNERS
6. INCREASE RESPONSIBLY OWNED LOW- & MOD-INCOME HOUSING
7. COMMUTER TRAIN

The group was given instructions for the calendar activity:

1. Self-select into groups – two rounds: Commitments 1-3 followed by Commitments 4-7.
2. Use the “tool box” of key actions identified at the prior meeting
3. Incorporate “tool box” key actions into your calendar – add new actions if needed
4. Write actions sequentially by year
5. Pick a Reporter

This activity was followed by the group preparing implementation calendars for the activities identified for **Year-1 of the 5-Year Commitment Calendars**.

3. IMPLEMENTATION CALENDAR

The Implementation Calendar is used to schedule specific activities for the first year of planning. The group was instructed to:

1. Work in small groups
2. Take “Year 1” and prepare implementation plans for each task using the template
3. Focus on order of implementation steps
4. Try to think “detail” to ensure action done successfully
5. Pick a Reporter

4. GROUP REPORTS: 5-YEAR CALENDAR AND 1ST YEAR IMPLEMENTATION

The group came up with 6 commitment calendars, folding Commitment #4, Housing First Program into Commitment #1, Affordable Housing.

5-YEAR CALENDARS & 1ST YEAR IMPLEMENTATION CALENDARS

ACTION 1: AFFORDABLE HOUSING – LOCAL BANKS, CDBG, 2160, 2163 FUNDING ACTION 4: HOUSING FIRST	
Yr 1	Funding Assessments <ul style="list-style-type: none"> • Community Needs Assessment including a Housing Needs Assessment <ul style="list-style-type: none"> ○ Survey housing stock ○ Best way to implement to reach target sampling input ○ Task Force (Part 1) & Housing Resource Meeting ○ What is affordable housing?
Yr 2	As result, who needs LMI, where is LMI needed, what is needed?
Yr 3	Task Force (Part 2) Funding Resources, projects, etc. Best way to implement and what's achievable <ul style="list-style-type: none"> • Housing First • Facilitate Housing in Community
Yr 4	Develop Housing Responsible Housing Ownership, Rentals
Y 5	
COORDINATOR: NWGHC, Mike Curry, Dave Murnen, Sarah Glorian	

COMMITMENT TITLE: AFFORDABLE HOUSING KEY ACTION: COMMUNITY NEEDS ASSESSMENT		
ACTIONS	WHO	WHEN
Put together materials, disseminate to Housing Resource Group, schedule meeting in January. Put together past assessment materials for meeting.	Sarah Team	1/2010
Meeting in January (2 hours) Identify other participants not at table, Task Force Members, Work Groups <ul style="list-style-type: none"> • Funders • Landlords / property management 	Team	1/2010
Task Force & Workgroups set regular meetings / location <ul style="list-style-type: none"> • Identify Funding – workgroup (see implementation) • Define what information is sought (flesh out) <ul style="list-style-type: none"> ○ Community needs ○ Housing needs ○ Populations 0-30 / 30-50 / 50-90% ○ True Countywide (rural / towns / homeless) 	Task Force Workgroup	Monthly meetings 2/2010 -- Task Force sets internal deadline

How to implement? (see funding) Grassroots vs. Formal Assessment <ul style="list-style-type: none"> • Other resources? (GHC, Vista/ Americorp, Non-Profits) • Reach Target sampling • Focus Groups 	Task Force Workgroup	Monthly meetings
Initial Brainstorm: <ul style="list-style-type: none"> • Who needs LMI? • Where is LMI? • Where is LMI needed? • What other needs not identified? • When will we further facilitation? 	Task Force Workgroup	
COORDINATOR: NWGHC, Mike Curry, Dave Murnen, Sarah Glorian		

ACTION 2: FACILITATE HOUSING IN OUR COMMUNITY	
Yr 1	1. Lobby legislators to modify HB _____ allowing all cities and counties the ability to offer tax credits to developers who create affordable housing in downtown (not just to Growth Management areas).
Yr 2	1. Task Force: Develop group to use survey to develop Housing Assessment 2. Identify funding resources
Yr 3	1. Determine best way to implement assessments by Task Force. (Partners & projects should come out of this).
Yr 4	1. Educate Public 2. Implement!
Yr 5	1. Re-assess performance: what works, what does not 2. Re-implement if necessary!
COORDINATOR: Lisa	

COMMITMENT TITLE: FACILITATE HOUSING IN OUR COMMUNITY		
KEY ACTION: ALL JURISDICTIONS SURVEY HOUSING STOCK		
ACTIONS	WHO	WHEN
Identify housing stock using LMI guidelines <ul style="list-style-type: none"> • Realtors, NeighborWorks, etc. 	Mike M	1/10
Between Year-1 and Year-2, develop Task Force to take housing stock report and create housing assessments to determine needs	TDB	2010 - 2011
COORDINATOR: Mike M. TEAM:		

COMMITMENT TITLE:	FACILITATE HOUSING IN OUR COMMUNITY		
KEY ACTION:	LOBBY LEGISLATORS TO MODIFY HB_____ ALLOWING ALL CITY & COUNTY THE ABILITY TO OFFER TAX CREDITS		
ACTIONS	WHO	WHEN	
Contact Coastal Caucus regarding modification of HB_____	Lisa	1/2010	
Get House Bill information out to group	Lisa	11/2009	
Letters of support of modify House Bill	All	12/2009	
COORDINATOR: Lisa	TEAM:		

ACTION 3: MORE AGGRESSIVE CODE ENFORCEMENT	
Yr 1	<ol style="list-style-type: none"> All local governments at the table Countywide code enforcement – get on same page in all cities Implement all existing plans that encourage code compliance
Yr 2	<ol style="list-style-type: none"> Establish Code Enforcement Month in County (possibly in tandem with Spring Cleanup) Voluntary compliance – courtesy notices Send message that derelict property is not okay Put Communication Plan in place with social service agencies
Yr 3	<ol style="list-style-type: none"> Ensure that govts continue to re-evaluate success and work together Encourage cities and counties to put more staff resources towards code enforcement Ensure media coverage of code enforcement process
Yr 4	<ol style="list-style-type: none"> Develop “10 Most Wanted Slum Lords” website Constantly evaluate successes / failures & implement strategies in Years 1-3
Yr 5	<ol style="list-style-type: none"> County Code enforcement officer Continue to evaluate program and implementation strategies in Years 1-3
COORDINATOR: Alissa Thurman	

COMMITMENT TITLE:	LOCAL GOV'T CODE ENFORCEMENT NETWORK		
KEY ACTION:	ALL LOCAL GOV'TS AT TABLE		
ACTIONS	WHO	WHEN	
Determine who will coordinate and lead this process	Alissa	01/2010	
Contact all key staff at each jurisdiction to invite them to meeting	Coordinator	02/2010	
Identify existing plans that prioritize code enforcement – use to bring issues to high level of importance	Group	03/2010	
Identify 3 countywide code enforcement priorities & goals	Group	07/2010	
Educate group about this plan and the priorities / actions that have been identified	Coordinator	02/2010	
COORDINATOR: Alissa Thurman	TEAM: Code Enforcement Officials		

ACTION 5: LEGISLATION FOR INCENTIVES FOR PROPERTY OWNERS

Yr 1	<ol style="list-style-type: none"> 1. See Year 1 under Facilitate Housing In Our Community (first one) 2. 2010 Begin Countywide Historic Preservation discussion 3. Educate on what is available (educate ourselves as well)
Yr 2	<ol style="list-style-type: none"> 1. Implement Countywide Historic Preservation Program
Yr 3	
Yr 4	
Yr 5	

COORDINATOR: Alissa Thurman

COMMITMENT TITLE: COUNTYWIDE HISTORIC PRESERVATION PROGRAM		
KEY ACTION: BEGIN COUNTYWIDE HISTORIC PRESERVATION DISCUSSION		
ACTIONS	WHO	WHEN
Organize countywide meeting with Dept of Archeology & Historic Preservation to discuss benefits of historic preservation (mayors, council members, key staff, museum directors, county commissioner)	Alissa T.	3/2010
Follow up with workgroup to discuss roadmap to implementing program with timelines for achieving success	Alissa T.	3/2010
COORDINATOR: Alissa Thurman TEAM: Vision 2020, County, Cities		

COMMITMENT TITLE: EDUCATION		
KEY ACTION: EDUCATE OURSELVES / OTHERS ABOUT WHAT IS AVAILABLE		
ACTIONS	WHO	WHEN
Contact other cities/ counties to determine how they are handling building safety	Lon Howell	01/2010
Contact WA Assoc. of code Enf. For ideas	Lon Howell	01/2010
Put together countywide "Housing" forum to discuss these issues	Sarah G.	02/2010
Find out how the Canadian government takes care of code enforcement	Dave M.	01/2010
COORDINATOR: Lon Howell (Hoquiam) TEAM: Countywide B.O.'s & C.E.'s		

ACTION 6: INCREASE RESPONSIBLY-OWNED LMI HOUSING & RENTAL	
Yr 1	1. Preventative Education: Landlords, Tenants, Homeowners, Home Depot & "Community Based" organizations Years 1-5
Yr 2	Expand Landlord/ Homeowner Rehabilitation Years 2-5
Yr 3	
Yr 4	Develop LMI Housing in response to opportunities & gaps identified under other categories. "Bricks & Mortar"
Yr 5	
COORDINATOR: Vicki, Jodie, Mike, Dave	

COMMITMENT TITLE: PREVENTATIVE EDUCATION		
KEY ACTION:		
ACTIONS	WHO	WHEN
Create Post Home Ownership class	NWGHC	02/2010
Create Education for Renters, Landlords & Owners regarding rights & responsibilities		02/2010
Create incentive program for Renters Certified 8-hr program		02/2010
COORDINATOR: Dave TEAM: Vicki, Jodie, Mike, Dave, Sarah		

ACTION 7: COMMUTER TRAIN / MASS TRANSPORTATION	
Yr 1	1. Feasibility Study <ul style="list-style-type: none"> Develop Task Force: Port, G.H. Transit, Airport, Thurston County 20/20 Business Community
Yr 2	Continue with work started in Year-1
Yr 3	Look at funding sources
Yr 4	Continue to look at funding sources
Yr 5	
COORDINATOR: Laurel	

COMMITMENT TITLE: COMMUTER TRAIN / MASS TRANSPORTATION		
KEY ACTION: Feasibility Study – Train / Express Bus, ?		
ACTIONS	WHO	WHEN
Contact Port Commissioner/ Grays Harbor Transit, COG officials to see if they are working on this or would be willing to look into this	Laurel	11/2009
COORDINATOR: Laurel TEAM: Mike & Jodie		

WEBSITE

IMPLEMENTATION CALENDAR

- Create website to be a “one-stop-shopping” resource
- Link to other sites that connect landlords, realtors, etc.
- Resources
- Disaster Relief Responders

3. WHAT’S NEXT

We will be developing a “Draft Housing Plan” which is expected to be available in mid-December.