

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
COMMISSIONER'S AUDITORIUM
SPECIAL MEETING**

FRIDAY

3:00 P.M.

NOVEMBER 03, 2016

Board members present: Chairman Obie O'Brien; Vice-Chairman Paul Jewell and Commissioner Laura Osiadacz.

Others: Brett Wachsmith, County Treasurer; Jerry Pettit, County Auditor; Neil Caulkins, Deputy Prosecutor; Susan Grindle, Craig Kelly, and John Raymond with HopeSource; Nancy Goodloe & Robin Read with the Homelessness and Affordable Housing Committee; Roxi and Harvey Nanto with CC Consulting; Tony Buhr with the Daily Record, Ann Shaw with Accolade Property Management; Elizabeth Tutsch with Northwest Justice; Jose Chavez, Centerpoint Language Services; and approximately 9 members of the public.

SPECIAL MEETING HOMELESSNESS & AFFORDABLE HOUSING COMMITTEE COMMISSIONERS

At 3:05 p.m. Chairman O'Brien opened a Special Meeting to consider the Homelessness and Affordable Housing Committee's recommendation.

CC CONSULTING

Roxi Nanto with CC Consulting gave an update on the information they have collected regarding potential expansion of mobile home parks, units available, affordable housing projects, housing and relocation resources, housing market reviews, poverty levels and median income for Kittitas County, preliminary tenant information, housing costs, and the needs to keep up with the projected population growth for the next 25 years.

Chairman O'Brien asked if they took into consideration that ½ of the Ellensburg population is transitional. Vice-Chairman Jewell asked if the housing information is based on OFM information.

Harvey Nanto with CC Consulting commented that with the mobile home situation you see the difference between working with the County and a private industry. He said with a private company, residents would have one year to vacate after the property is sold, and that the County is working to make this as painless as possible for residents of Shady Brook.

Vice-Chairman Jewell said they are meeting today to hear the recommendation from the HAHC but thought it was important to hear the report from CC Consulting. He said the information was good,

the research was helpful, and he said they have done a good job for the County.

Chairman O'Brien said he has a conflict of interest regarding the proposal from HopeSource as some of his family members work for HopeSource, so he will not be participating in the discussion and turned the meeting over to Vice-Chairman Jewell.

HAHC RECOMMENDATION

Commissioner Osiadacz, HAHC Chair, said the Committee had met on October 31, 2016 to discuss the proposal from HopeSource on the 50 unit project; with one, two, and three bedroom units. She said after hearing the proposal from HopeSource, the HAHC voted unanimously to recommend the BOCC supporting the funding of \$500,000 over a two year span, in 2017 and 2018. She also said the committee liked the green space in the project plans and thought the residents would like the environment.

Vice-Chairman Jewell asked if any other HAHC members wished to comment on the proposal. Nancy Goodloe, HAHC member said the housing project would have 10% designated for disabled people, 10% for homeless people, and homes for 20%, 30% or 40% of the median income. She said the committee liked the design with the green space in the middle of the units with the parking behind the residences and would really like to be able to provide 50 units of housing.

HOPESOURCE & SRI

Susan Grindle, HopeSource CO gave a brief overview of HopeSource's mission and programs. She said Shelter Resources (SRI) does a nice job helping the clients with moving. They move them out then move them back in when the project is finished. Ms. Grindle said they are aware of the need for low income housing, homeless housing and affordable housing in the County. The Spurling Place Apartments proposal would provide a mix of one, two and three bedroom units. Craig Kelly with HopeSource said they are applying for tax credits, but the tax credit market is competitive. Shelter Resources has been in business for 40 years, and HopeSource has worked with them for 14 years. In HopeSource's experiences with SRI they have been knowledgeable, honest, and personally worked with individuals to make sure their needs were met, and they used high quality materials in the projects. With the County's participation the project would be more competitive and get more points. They are looking for state and federal funds and hopefully private investors as well.

Commissioner Osiadacz asked what the timeline would be if the County votes to support the project?

Janelle Salinas with Shelter Resources (SRI) said once they have County support then they can leverage to get support from other resources. Matt Chancely with SRI said you have to bring in soft money or equity and with the soft funds take that and garnish funding and earn points towards tax credit. He said the first step is to obtain local support. Vice-Chairman Jewell asked about other funders and private money. There was discussion on tax credits, new construction, 538 & 515 funds, USDA programs, private investors, financing, utilities, engineers, boundaries, permitting, legal fees, mitigation and partnerships.

Vice-Chairmen Jewell asked where the proposed project would be located. They advised the proposed location is on Pfenning Road, and the property is currently bare land.

Commissioner Osiadacz asked how long from receiving the funding to the finished project.

There was discussion on the construction window of thirteen months with a possible three year window to completion.

Vice-Chairman Jewell said the County is looking to help Shady Brook residents find housing when the mobile home park eventually closes. He said the residents expressed an interest in living together and desired to be close to the schools, grocery stores, doctors etc. and be affordable. He said as he looks at the proposal before them, it looks like every one of those needs can be met with this project, and asked if there are any guarantees for those residents. Susan Grindle with HopeSource said Dial a Ride and Central Transit route can be extended to the proposed location. The larger question of bringing the whole group to the location and guaranteeing their housing; she said the fair housing guidelines will not allow them to do that, but they could give a pre-notice of housing availability to the residents.

Nancy Goodloe, HAHC member said the residents of Shady Brook often struggle with language and advocacy, but hopes that HopeSource can help address those needs. Susan Grindle said HopeSource's materials are translated into Spanish and they have four or five employees fluent in Spanish, and they work to make sure communication is clear.

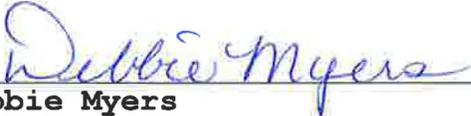
PUBLIC COMMENT

Elizabeth Tutsch with Northwest Justice said she didn't know if this project will serve all the people from Shady Brook, and that the restrictions will most likely restrict the people from Shady Brook.

Vice-Chairman Jewell said they received the recommendation from the HAHC and there are some concerns. He suggested working on the proposal and bringing it back to the BOCC for consideration at another scheduled meeting.

Meeting adjourned at 4:32 p.m.

HAHC CLERK


Debbie Myers

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Obie O'Brien, Chairman