



San Juan County Community Development & Planning

135 Rhone Street P.O. Box 947 Friday Harbor, WA 98250
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922
www.sanjuanco.com

DATE: MAY 28, 2009

TO: SAN JUAN COUNTY COUNCIL

THRU: PETE ROSE, COUNTY ADMINISTRATOR

FROM: COLIN MAYCOCK, AICP, SENIOR PLANNER, ANGIE LAUSCH, AFFORDABLE HOUSING COORDINATOR

SUBJECT: SAN JUAN COUNTY HOUSING NEEDS ASSESSMENT, DRAFT COMPREHENSIVE PLAN ELEMENT 5, HOUSING AND AMENDING APPENDIX 1, POPULATION, TO ALLOCATE 50% OF SAN JUAN ISLAND'S POPULATION GROWTH TO THE TOWN AND FRIDAY HARBOR UGA.

MEETING DATE: JUNE 9, 2009

ITEM: COMMENTS ON COUNCIL CONCERNS REGARDING IN THE HOUSING NEEDS ASSESSMENT AND HOUSING ELEMENT OF THE COMPREHENSIVE PLAN.

1. Since the April 7, 2009 work session regarding the Housing Needs Assessment and Housing Element, and the May 11, 2009 work session to discuss and consider the advantages and disadvantages of a Joint Housing Authority, both the Housing Needs Assessment and Housing Element have been significantly rewritten and reconfigured.
2. The majority of documents cited in the Needs Assessment are now available on the County's website and the text contains footnotes with web addresses for each of them. Documents and reports from the Pacific Northwest Regional Economic Analysis Project of the U.S. Bureau of Economic Analysis were not transferrable to the County's website. Hard copies of those documents are available upon request.
3. Staff has made an effort to address the many and varied comments provided by the Council and public.
4. Policy 3, Page 14 of the Housing Element calls for continued study of the potential benefits and costs of a joint Friday Harbor and San Juan County

Housing Authority. At the pleasure of the Council, the language can be deleted or it could be changed to suggest the imminent establishment of a joint housing authority.

5. The Affordable Housing coordinator would be able to administrate a joint housing authority provided that it focused on providing housing for very low to moderate income households.
6. The advantages of a housing authority are outlined below:
 - A. A housing authority would be a focal point for county-wide housing issues.
 - i. This would be demonstrable proof that the issue of housing affordability is high priority for local government.
 - B. The Town and County would be working together to forge housing affordability solutions.
 - C. A housing authority has the power to issue bonds for its own projects or for those of other non-profits.
 - D. A housing authority would be allowed to accept donations that are tax deductible for the donor.
 - E. A housing authority could compete for Section 8 Housing Choice Vouchers from the Department of Housing and Urban Development.
 - F. Can apply for Tenant Based Rental Assistance (TBRA) from CTED for September 2009 funding.
 - i. The TBRA Program provides homeless and low-income households (50% of median household income or less) with security and utility deposits and up to 12 months of rent assistance.
 - ii. A maximum of \$250,000 is available per county, 7.5% can be allocated to administration.
 - G. The housing authority would be able to offer 'Ready to Rent' classes for individuals with poor credit and rental history that may be unable to find a suitable rental space.
 - i. These classes teach participants to face challenges in the areas of rental history, income, credit and finance, legal problems and other identified issues.
 - ii. The curriculum for this course is available for purchase for \$500 from the Pacific Northwest Council of NAHRO.

- H. The housing authority would be a locus for resources and the exchange of information among peers available from members of the Association of Washington Housing Authorities.
- 7. Resources and peer exchange available from members of the Association of Washington Housing Authorities.

MOTION:

**I MOVE TO ADOPT AN ORDINANCE TITLED
AN ORDINANCE AMENDING THE SAN JUAN COUNTY
COMPREHENSIVE PLAN HOUSING ELEMENT (SECTION B
ELEMENT 5), HOUSING NEEDS ASSESSMENT (APPENDIX 5),
AND POPULATION PROJECTIONS, BUILDOUT ANALYSIS,
AND LAND USE INVENTORY (APPENDIX 1)**