

1 **END HOMELESSNESS AND CREATE AFFORDABLE HOUSING IN JEFFERSON**
2 **COUNTY, WASHINGTON THROUGH THE ADOPTION OF INCLUSIONARY**
3 **COMMUNITY-OWNED HOUSING**

4
5 WHEREAS safe, permanent, and decent shelter is one of the most basic of all human
6 needs;

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8 WHEREAS the lack of adequate and affordable housing is being felt by individuals of all
9 ages and income levels in Jefferson County;

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11 WHEREAS housing affordability and homelessness have reached a crisis level in our
12 community and communities throughout Washington State;

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14 WHEREAS studies conducted in January 2017¹ show that 188 homeless people were
15 counted in Jefferson County and 21,845 Statewide;

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17 WHEREAS Jefferson County has a less than 1 percent vacancy rate² for both rental
18 housing and owner-occupied homes;

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20 WHEREAS in July 2017 the Jefferson Board of County Commissioners declared an
21 emergency shortfall in affordable housing in the County;

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23 WHEREAS inadequate housing and homelessness make it more difficult for children to
24 learn, adults to be productive, and people of all ages to be mentally and physically
25 healthy;

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27 WHEREAS lack of affordable housing and increase in homelessness represent an
28 economic burden on the community, especially the public safety and public health
29 systems;

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31 WHEREAS many government agencies, non-profit groups and individuals in Jefferson
32 County are valiantly working to address lack of affordable housing issues;

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34 WHEREAS the local resources to deal with the problem fall far short of the need, with
35 housing programs of all types reporting long waiting lists;

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37 WHEREAS there is a new focus on the problems of affordable housing and
38 homelessness at both the state and federal levels, as well as recognition that new
39 approaches, including the "Housing First"³ model and the development of "community-
40 owned housing trusts"⁴ show great promise in ending homelessness; and

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42 WHEREAS housing shortages are best addressed from within our community by
43 incorporating "inclusionary housing zones"⁵ in all parts of the County.

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45 THEREFORE BE IT RESOLVED that we, the Jefferson County Democrats, call on the
46 Jefferson County Board of County Commissioners, the Port Townsend City Manager
47 and City Council for a significant increase in investment in affordable housing by asking
48 the City and County to adopt ordinances to require, as a condition of development of
49 residential rental units, the developments include a certain percentage of residential
50 rental units affordable to, and occupied by, moderate-income, lower income, very low
51 income, and extremely low income households; with some transitional to home-
52 ownership;

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54 THEREFORE BE IT FURTHER RESOLVED that we, the Jefferson County Democrats,
55 call for long-term support by government and social service agencies in Jefferson
56 County, Washington to protect and increase the community's affordable housing stock
57 by supporting innovative and inclusionary non-profit community land trusts, housing
58 trusts and other programs that will protect affordable housing in our County into
59 perpetuity; and

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61 THEREFORE BE IT FINALLY RESOLVED that we, the Jefferson County Democrats,
62 call on our County and City elected officials to fully support the building of new
63 affordable housing and protect current housing stocks by following the Principles of
64 Housing First³, the Inclusionary Affordable Housing model⁵, the Not-for-Profit Housing
65 Trust concept⁴, and Sustainable Energy-Efficient Building⁶ for the long-term investment
66 of housing that is affordable throughout perpetuity.

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68 Submitted to the Jefferson County Democrats on August 13, 2017 on behalf of the
69 Jefferson County Democrats Housing and Homelessness Issues/Action Group by:

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80 **SUPPORTING DOCUMENTATION: Definitions and Rationale:**

81 1) 2017 HUD Washington State Point-in-Time Count Results:

82 [http://www.commerce.wa.gov/wp-content/uploads/2016/10/hau-pit-counties-online-](http://www.commerce.wa.gov/wp-content/uploads/2016/10/hau-pit-counties-online-2017.pdf)
83 [2017.pdf](http://www.commerce.wa.gov/wp-content/uploads/2016/10/hau-pit-counties-online-2017.pdf)

84 2) State of Washington, Department of Commerce 2015 Housing Needs Assessment:

85 [http://www.commerce.wa.gov/wp-content/uploads/2016/10/AHAB-Housing-Needs-](http://www.commerce.wa.gov/wp-content/uploads/2016/10/AHAB-Housing-Needs-Assessment.pdf)
86 [Assessment.pdf](http://www.commerce.wa.gov/wp-content/uploads/2016/10/AHAB-Housing-Needs-Assessment.pdf)

87 3) Principles of Housing First by HUD's Downtown Emergency Service Center (DESC):

88 <http://www.desc.org/index.html> Retrieved on the Internet on August 12, 2017

89 a) Housing is a basic human right, not a reward for clinical success.

90 b) Once the chaos of homelessness is eliminated from a person's life, clinical and
91 social stabilization occur faster and are more enduring.

92 c) Seven Standards of DESC's Housing First Approach: (1) Move people into
93 housing directly from streets and shelters without preconditions of treatment
94 acceptance or compliance. (2) The provider is obligated to bring robust support
95 services to the housing. These services are predicated on assertive engagement,
96 not coercion. (3) Continued tenancy is not dependent on participation in services.
97 (4) Units are targeted to most disabled and vulnerable homeless members of the
98 community. (5) Embraces harm reduction approach to addictions rather than
99 mandating abstinence. At the same time, the provider(s) must be prepared to
100 support resident commitments to recovery. (6) Residents must have leases and
101 tenant protections under the law. (7) Can be implemented as either a project-
102 based or scattered site model.

103 4) Community Housing and Land Trust Model

104 a) Lopez Community Land Trust - Not-for-Profit Housing Trust concept: "In the
105 past few decades, the character of Lopez has shifted. San Juan County has the
106 largest affordability gap in Washington State, with the highest housing costs and
107 the lowest wages. Lopez Community Land Trust was formed in 1989 in response
108 to the need for affordable housing." <https://www.lopezclt.org/affordable-housing/>

109 b) Northern California Land Trust – Community Land Trust Model

110 http://nclt.org/index.php?option=com_content&view=article&id=1&Itemid=152 –
111 Viewed on the internet August 12, 2017

- 112 c) National Low Income Housing Coalition: Not-for-Profit Housing Trust concept:
113 [http://nlihc.org/sites/default/files/AG-2017/2017AG_Ch05-S13_State-and-Local-
Housing-Trust-Funds.pdf](http://nlihc.org/sites/default/files/AG-2017/2017AG_Ch05-S13_State-and-Local-
114 Housing-Trust-Funds.pdf)
- 115 5) Inclusionary Affordable Housing Model-
- 116 a) Inclusionary Affordable Housing model: Lincoln Housing Trust, Introduction to
117 Inclusionary Housing. -
118 [https://www.lincolninst.edu/sites/default/files/pubfiles/inclusionary-housing-
full_0.pdf](https://www.lincolninst.edu/sites/default/files/pubfiles/inclusionary-housing-
119 full_0.pdf)
- 120 b) https://en.wikipedia.org/wiki/Inclusionary_zoning - viewed on the internet on
121 August 12, 2017
- 122 6) Sustainable, Affordable, Energy-Efficient Housing:
- 123 a) “In the future, resource constraints and a growing population will force human
124 society to adopt an even more sustainable model: a closed-loop, ‘steady state’
125 economy premised on nearly 100 percent recycling of materials and 100 percent
126 renewable energy.” p 92. Sustainable, Energy-Efficient Building: The Green-
127 Collar Economy, Van Jones, Harper-Collins Publishers, 2008
- 128 b) Environmental and Energy Study Institute (EESI) –Sustainable, Affordable
129 Housing. Saving Energy, Saving Lives -
130 <http://www.eesi.org/briefings/view/03216housing> - viewed on the internet August
131 12, 2017