

Regular Meeting Minutes
November 10th, 2022

1. CALL TO ORDER AND

Meeting was called to order at 09:00 am.

2. ROLL CALL:

Board Members:

- Kevin Shutty, BOCC
- Terri Arcleri, MC Planning Advisory Committee
- Beau Bakken, Citizen (Absent)
- Peggy VanBuskirk, MC Board of Health
- Randy Olson, Citizen
- Eric Onisko, Mayor City of Shelton
- Mark Freedman, BH Administrative Service Organization (ASO)

Staff Members:

- Todd Parker, MC Public Health
- Melissa Casey, MC Public Health
- Haley Foelsch, MC Public Health
- Christina Muller-Shinn MC Public Health

Guests/Public:

- Amanda Gonzales, HBH Member
- Greg Oldham, representing North Mason Chamber
- Todd Chase, FCS Group
- Colleen Carmichael, Executive Director of Quixote Communities
- Dave Windom, Director of Mason County Public Health
- Jae Hill, Community & Development Director of the City of Shelton
- Kell Rowen, Mason County Development Director
- Susan Kirchoff, Director of Shelton Youth Connection
- Tonya Frazier, Executive Director of Crossroads Housing
- Tim Wood, SCS group
- Athena Ayres, Community Lifeline
- Joe Avalos

3. PUBLIC COMMENTS: None

4. Meeting Topics:

- Mason County Housing Needs Analysis Overview
 1. Establishing housing policies and funding strategies if needed, understand the magnitude of housing need in county with projected growth rates
 2. Develop housing action plan, seek opportunities for state grants to fund a set of policies and actions the county can consider addressing housing needs
 3. Comprehensive plan update with changes if needed:
Housing needs assessment work plan approach -
Data synthesis month 1-3
Housing needs analysis month 3-6
Economic and infrastructure assessment month 7
Housing policy review month 8
HNA report month 9-10

- Emerging Trends

Using population growth projection vs existing housing policies to get to next step of housing action plan

 1. Mason County growing faster than in the past, likely to continue out of migration patterns favoring the PNW due to water issues, climate issues, housing issues in other parts of the country
 2. Population growth projection forecast equates to an additional approximate 20,000 people over the next 20 years, boosting population from 67,000 to nearly 87,000 if trends prove true. This would require over 11,000 new housing units over the next 20 years, excluding housing replacements
 3. 2000 new housing units built over the past 5 years in Mason County, with housing demand exceeding production by 60-100 units per year
 4. Detached homes and mobile homes primarily making up new housing units
 5. 1 out of 3 mason county dwellings are for seasonal use only, with influence of 2nd home demand driving up housing and rent prices across the board
 6. Home values increasing by 16% annually since pandemic, getting more challenging as interest rates and costs increase as well, interest rates have increased to 7%. Wage rates are not keeping up with cost of living. It is important for locals to understand the magnitude of the issue at hand.
 7. Rent burdens - rental housers are paying more than half of their income, most acute percentage in Shelton where 29% of renter households are paying over half their income, higher than state average. This leaves 3 out of every 10 households paying over 50% wages in rent. This problem is greatest for lowest income levels.

- Stakeholder Input
 1. Opportunities: city/county revenue from affordable housing levy
 2. Immediate market demand for rentals and manufactured home parks
 3. Recent Shelton code changes making it easier to build/more available
 4. Belfair EIS accepted earlier this year, this will allow Belfair to accommodate additional housing
 5. Veteran's village construction

Significant market demand for all types of housing

UGA's (Urban Growth Areas) should be able to plan for over 800 dwelling units in mason county

Shelton can accommodate about 1371 housing units, current need to figure out how to incorporate that into code changes in Shelton

Time to start beginning to look at policy considerations that promote housing production as part of housing action plan and compare plan update within next year or two

Todd Chase: Infrastructure is solved by utility providers - there are techniques we have used in urbanizing rural locations in WA state. New programs available in certain cases using tax increment financing and related tax revenue that would accrue to various taxing entities in levy district would be reallocated for paying bonds for providing the infrastructure in that location. This is newer to WA state but has been used for years in other states. There might be a significant amount of federal dollars that come through some recent congressional programs in next few years. We need to initiate state level talks about how to prioritize this for places in need whether it be broadband net or water, sewer, garbage.

The main challenge and need is to coordinate partnerships and to identify in the next 3-5 years what areas in the county are most likely to accommodate a significant amount of housing. The next step of the action plan would be to take real close look at UGA's (Urban Growth Areas) and get utility providers to the table.

- Housing Needs
 - New housing need projections for 14,054 dwellings over next 20 years
 - Immediate demand for 326+ government assisted units
 - Immediate market demand for 367 rental units
 - Significant market demand for all types of housing
 - UGA's (Urban Growth Areas) should be able to plan for over 800 dwelling units in Mason County

5. CLOSURE- Meeting adjourned at 10:30 am.

6. NEXT MEETING— Wednesday, January 25th 2022 9:00 am

DRAFT