

## Reading:

- GMA requirements for mandated housing element
- City's comp plan housing element
- County's comp plan housing element
- Recently passed bill re housing in comp plans
- Attachment I sent to city on workforce housing → what is "affordable?"

## Things to think about before next meeting:

### What is "affordable"?

- Area median income is \$xxx: half below, half above
- "Affordable" → not what you can scrimp pull together → food bank, little heat, no disposable
- INCLUDING UTILITIES, 30% income

### What paths to affordable housing for all economic ranges – homeless to wealthy?

- Housing style:
  - SRO, rooming houses, ADU's, RV / mobile home parks, senior retirement communities
- Subsidies: [question of discrimination / shaming in qualifying a person for subsidy]
  - Rent → goes to person → private landlord
  - Non-profit-owned units → payments to non-profit for operating & expansion
  - City/County owned housing units
  - Utility subsidies → takes tax dollars to pay utility provider and inserts a level of bureaucracy
  - Utility forgiveness for qualifying individuals → no payment
  - Donation of city/county-owned land
- Code and development regulations
  - Parking requirements, setbacks, multi-family limits, raise fees like water shutoff, expanding LAMIRDs ("limited area of more intensive rural development")
- Other areas of the comp plan (housing doesn't stand alone)

Economic Development → look at our population & who will hire: unhealthy, uneducated, Jobs paying min wage, employer housing or housing subsidies; planning for housing is necessarily *regional*: where will jobs be?

Critical Areas / open space: Balance housing with environment

Transportation → housing location for low-income dependent on public transit (esp. if parking is limited)

Capital facilities → include public housing, permanent supportive housing, "county home," infrastructure

Land use – consider redefining UGA; is north/west most likely to develop housing or south/east toward Olympia?

Planning is necessarily *regional*: where will jobs be?

- County structure:
  - Shelton with its UGA, Belfair UGA (County income from Belfair → lost if becomes city, shift of power to north?)
  - Should Shelton be a "bedroom" community for those who can afford to commute; still have housing issues
  - Where do low-income / very-low-income folks fit into our community? Is there room for them?
  - How many of those able to afford shopping elsewhere go to Seattle, Bremerton, Belfair, Olympia increased
- How do we define rural character? Who defines rural character? Does it follow or guide development? What does Mason County's "rural character" mean to you? Rural where I've lived has meant farms, small communities of mostly modest houses, limited shopping, limited employment, little public transportation besides Greyhound, and lower income than "city." It was the place young people left to find a better life/job. But it was also a cow, a few chickens, a garden, fishing and hunting for food. It was land that was *used* by the people who lived on it, not scenic vistas to be looked at (though there were those too).
- How will the shift to working at home, on-line purchasing, and streaming entertainment change the meaning of (or possibility of) rural character?