

# SPECIAL TOPIC WORKSHOP #4 CHAT AND POLL SUMMARY

## HOUSING



The purpose of this workshop was to solicit input from the community on topics related to the comprehensive plan as it relates to Housing. Below is a summary of the chat conversations and poll responses received during this meeting, held on Thursday, March 17<sup>th</sup>, 2021 at 1:30pm.



### Chat Conversation Transcript (names redacted):

1. 1:06 PM Good Afternoon and Happy St. Patrick's Day! Thank you for joining us for the PlanQAC Housing Special Topic Workshop! We'll get started close to 1:30pm - please take a moment to familiarize yourself with the WebEx functions shown on the screen.
2. 1:07 PM If you are representing a board, commission, or organization, please share your affiliation with us by sharing in the chat panel.
3. 1:35 PM Kathy Deoudes planning commission
4. 1:35 PM Wick Dudley for Bay Area Association of Realtors (BAAR)
5. 1:35 PM Linda Friday, President of the QAC Chamber of Commerce
6. 1:35 PM Krista Pettit with Haven Ministries
7. 1:35 PM Gigi Windley, Kent Narrows Development Foundation
8. 1:36 PM Jay Falstad, Queen Anne's Conservation Association - QACA
9. 1:36 PM Linda Friday, President of the QAC Chamber of Commerce
10. 1:47 PM Affordable housing
11. 1:48 PM also important is housing for young professionals - on an entry-level salary, i have no clue where i could afford rent or a down payment in the county without my parents' help
12. 1:50 PM agreed [Verbal Commenter]!!
13. 1:51 PM Are the numerous apartments that are being built around Grasonville considered work force housing?
14. 1:52 PM I'm the one who submitted the answer about middle housing in the poll -- i think missingmiddlehousing.com is a really cool site with resources to implement and encourage diverse, affordable housing
15. 1:53 PM Well planned Waterfront Communities are an asset, but they also drive up the cost. Note: Some people live on boats on condo slips in marinas. Not enough affordable housing for workforce.
16. 1:58 PM Housing needs include more areas with sewer and water allocation.
17. 2:00 PM That's good to know [Verbal Commenter]. Thank you!
18. 2:06 PM Do any of the real estate folks here know how many apartment units there are in the County?
19. 2:09 PM That is something that staff can research and provide at a later date.
20. 2:11 PM 👍
21. 2:12 PM Agree [Verbal Commenter]. QAC could take the lead, public private partnerships involving business community, the building/construction community, local, state and federal leaders.
22. 2:12 PM That was how my husband were able to buy our house, we got an FHA construction loan to renovate the home

- 
23. 2:14 PM i would like walkability to be explicitly mentioned in the vision!
  24. 2:14 PM also what is meant by "sustainable" in this context? environmental? population growth?
  25. 2:15 PM That's a very complete statement, though all housing development MUST be environmentally responsible.
  26. 2:15 PM agree with [Verbal Commenter]!
  27. 2:15 PM ...especially given our fragile natural resources.
  28. 2:16 PM Agree with [Commenter No. 23] on walkability and environmental responsibilities.
  29. 2:16 PM as someone who used to live in red apple plaza it is surprising hard to walk to Safeway lol
  30. 2:16 PM I would like to see expansion of the trail past Grasonville, a lot of people here bike to KI to get their groceries
  31. 2:16 PM Governmental costs - sewer allocations, water, impact fees, excessive standards all make diverse choice difficult to accomplish. Luxury homes can pay enough for builders to be profitable, government subsidies at the lower end do the same - leaving out the middle
  32. 2:17 PM misses that fact that many of our neighborhoods have water access.
  33. 2:17 PM Much of the housing here is in incorporated Towns which do not seem to be governed by the QAC Comprehensive Plan. For example, does the County Adequate Public Facilities Ordinance apply to those Towns. How can we assure that those towns comply with the QAC Plan Visions and commitments?
  34. 2:17 PM We have a lot of issues in Grasonville in the summer, the main st in our town is often clogged with tourists, our emergency services are often delayed
  35. 2:18 PM With transportation issues this would be able to support those living in these areas.
  36. 2:19 PM [Commenter No. 33] brings up a great point...the APFO should apply to the Towns.
  37. 2:20 PM the problem with the APFO is that is not about adequacy - it was drafted and remains an anti-growth ordinance with the goal to stop growth...and thus drive up prices
  38. 2:20 PM consider future rental uses of existing housing e.g. airb&b etc.
  39. 2:21 PM What is the definition of affordable housing, in terms of numbers?
  40. 2:24 PM the almost even spread of opinions on tiny houses is really interesting
  41. 2:25 PM also tiny houses could be in a designated park/community as opposed to in someone's backyard, but both options are interesting
  42. 2:26 PM APFO is not to stop growth but to make sure its true impact on infrastructure is reflected in the development vs passed on to other taxpayers.
  43. 2:27 PM It is not just about can one buy a house now... for the vast majority of people, purchasing and eventually paying off their mortgage is the ONLY realistic means to retirement....so this is a quality of life issue on many fronts
  44. 2:28 PM In principle that may be the stated purpose of an APFO. It is highly debatable that it actually does so in practice as opposed to being used as a tool to restrict growth within the county.
  45. 2:28 PM Restrict well in excess of the principle of balancing the costs of growth that is.
  46. 2:29 PM action: partner with an organization/consultant experienced in encouraging a variety of housing densities
  47. 2:30 PM APFO takes into account school capacity, roads etc... it's in place to make sure taxpayers aren't shafted later on.

- 
48. 2:31 PM We should consider requiring smart growth densities inside Growth Areas. As it is, we never achieve sustainable densities
  49. 2:31 PM All future housing growth should be directed towards the towns...
  50. 2:31 PM Simplify our land use policy, both the Comp Plan and the zoning ordinance. Both should be documents that are easy to read and understand for everyone and neither are currently.
  51. 2:31 PM ...thereby protecting the rural areas.
  52. 2:32 PM yes [Verbal Commenter]!!!!!!
  53. 2:32 PM Smart growth is great, but in our County, it often runs up against the sensitive land that most of our Towns reside within.
  54. 2:33 PM If we are going to build in the towns we need to consider infrastructure. The roads are already overburdened
  55. 2:33 PM [Verbal Commenter], thank you for all that you do for our community..
  56. 2:34 PM i just want to say that growth is going to happen no matter what and we need to acknowledge that and guide it to make it more manageable
  57. 2:35 PM incentives for rehabbing existing homes keeping ALL neighborhoods looking healthy
  58. 2:38 PM [Commenter No. 56] is right, unless our population starts shrinking instead of growing, increasing housing stock is a requirement - balancing that with infrastructure, environment, etc is the ticket
  59. 2:38 PM A great discussion.. Once we educate our children would love to find a way for them to live and work here.
  60. 2:40 PM It's vital that in crafting the Comp Plan we do so in a way that does its "planning" with as light a hand as possible - many of the issues we face now are ones that were not even conceived of 10 years ago. As a regulatory document the more that is in the Plan, the more the county ends up with its hands tied in addressing both new challenges and opportunities that may arise in the future.
  61. 2:42 PM consider the shift to the gig economy and how that affects housing and settlement patterns
  62. 2:44 PM Thank you!
  63. 2:44 PM Comments Here - <https://www.qacplan2021.com/contact-feedback>
  64. 2:45 PM Thank You!

## Poll Results:

### What kind of housing is needed in QAC? Where?

- Middle housing! things other than apartments and single family homes
- Things like fourplexes, courtyard buildings, cottage homes, etc.
- Workforce housing. Grasonville, Chester, north county.
- Rental Properties for all income levels located in all parts of the County
- Reuse existing housing as much as possible
- Housing for workers in our QAC service industry, such as restaurant and hotel workers
- Assisted Living