



Community & Economic Development Department
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Housing Action and Implementation Plan: Housing Stakeholder Workshop #1 Meeting Summary

Subject	City of Pasco – Housing Stakeholder Workshop #1
Date Time	December 13, 2022 3:00pm – 5:00pm
Location	Community Room, Pasco Police Department
Details	Visit project website for presentation materials

Workshop Purpose

The City of Pasco invited stakeholders to a workshop to launch the Housing Action and Implementation Plan. The City assembled a list of organizations, service providers, advocacy groups, developers, realtors, and other stakeholders to discuss key housing issues occurring and emerging in the city. Feedback from this meeting will be used to identify a series of opportunities and challenges to be addressed within the Housing Action and Implementation Plan.

Attendance

Representatives were invited to the first Housing Stakeholder Workshop to introduce the Housing Action and Implementation Plan, and to solicit input in support of identifying housing strategies to address challenges and opportunities. The following list demonstrates agencies, organizations, companies, and other stakeholders present at the workshop.

- Tri-Cities Hispanic Chamber of Commerce
- Tri-Cities Residential Services
- Tri-County Partners for Habitat for Humanity
- B4 Development and Consulting, LLC
- Ben Franklin Transit
- Domestic Violence Services of Benton and Franklin County
- United Way of Benton and Franklin Counties
- Benton County Department of Human Services
- Benton-Franklin Council of Governments
- Catholic Charities of Central Washington
- Housing Authority of Franklin County and City of Pasco
- Aqtera Engineering
- Benton-Franklin Health District
- Tri-City Association of REALTORS
- Century 21 Tri-Cities
- Paragon Group Washington
- Tres Rios Community Land Trust
- Windemere / The Connors Group

Feedback Summary

The workshop was facilitated by Ferdouse Oneza, of Oneza & Associates, with the support of ECONorthwest. City staff were in attendance to assist throughout the presentation. A presentation was shared with attendees, summarizing the intent of the Housing Action and Implementation Plan effort, along with requirements associated with the funding from the

Washington State Department of Commerce. An open forum discussion was then held. The meeting agenda can be found in Appendix A. Stakeholders were asked to share their understanding of current housing conditions, and major issues to address during the planning process. A summary of the discussion is provided below.

Current Conditions

- Chronic homelessness is an issue
- Housing for persons with disabilities are in jeopardy
- Hotels are serving as permanent housing for many, but there is no way to quantify
- No starter homes are available in Pasco, forcing residents to leave
- Housing insecurity is a real concern for many (e.g., K-12 system students).
- Increasing concern for student renters.
- Rent burden has increased for tenants.
- A need to increase multi-family home supply, and a severe lack of rental units
- High-occupancy or overcrowded housing can be a nuisance if not managed carefully
- Not many affordable housing community organizations or agencies locally
- Housing is a challenge for those on fixed incomes, seniors, and aging residents
- Too many growth regulations (GMA, Impact Fees, Time for approval)
- Supply and demand, and the market is changing rapidly
- Single Family only zoning is problematic, and restrictive
- The need and challenge for housing resonates with local businesses
- There is an affordable housing crisis in Pasco; minimum wage cannot support housing costs
- Developers are building and providing what the market demands
- The city has done a good job of reworking codes for residential zoning to allow more multi-family and ADUs
- Lack of adequate access to childcare
- Coordination exists among landlords and tenants in terms of voucher acceptance
- Pasco has down payment assistance program

Needs and Issues

- Need to increase access to stable housing
- The need for housing at all levels (shelters, affordable housing, subsidized housing)
- The need to ensure public transportation is accessible for community members
- Biggest challenge is understanding what the workforce needs for housing
- What can new workers afford
- Will increasing to housing supply address local incomes/AMIs
- What is workforce housing? How is it defined? Who is the workforce?
- Where will new industrial jobs and entry level employees live?
- Need for tenant protection laws
- Need for more housing options and choices
- Incentives needed to landlords to rent to individuals with records, substandard finances
- Need to address housing and transportation accessibility together
- Need for more community land trusts

- Need for maximizing the land utilization to offer housing
- Multi-family homes should have an increase in supply
- Human element of housing challenges, non-profits often have to deal with the emotion/human-side of the issues
- Interest in mixed-income housing, it is more attractive to private developers because of flexibility
- The need for more employers to be part of the discussion.
- Impact of proposed legislation and actions by the State/Legislature
- Incentives are important
- The need for housing that isn't luxury
- Pasco's School Impact Fee collection is a barrier
- Consideration of Real Estate Excise Tax (REET) reduction with the legislature
- Supportive housing must be addressed in the plan
- Impact fees are needed due to status quo of growth/sprawl
- Consideration of pre-approved plans for homes, including ADUs
- Infill development should be explored, with consideration of implementing a Form Based Code
- New regulations are costly, need expedited permit review
- Costs of infrastructure impacts housing prices
- There is a need for regional collaboration to develop a regional housing strategy
- There should be involvement from public schools, particularly K-12 to understand the impacts of housing on students
- The housing plan needs further clarification of the outcome of the planning process
- Need to target households falling into income categories under 120% of the AMI
- Deed restrictions and/or reversionary clauses to prevent quick profit taking for any under market value priced homes
- Rolling permit/impact fees associated with new construction into forgivable deeds of trust recorded at the time of sale tied to ownership requirements
- Placing limits on 'appreciation in value' covenants on these newly created affordable housing units to prevent profit taking at the detriment of the plan's goals.
- Make sure the plan incorporates a consistent set of ideals with surrounding communities.
- Current housing prices can only be afforded by a minority of the city's residents and most HHs couldn't afford the home they currently live in if they had to purchase it again at today's market rate.
- Work with the Port of Pasco and State of Washington to identify parcels with development potential in addition to the current inventory held by the City of Pasco

Conclusion and Next Steps

The consultant team and City staff thanked attendees for their time and participation. Feedback from the workshop will be used to inform future engagement efforts. All inputs will help inform the development of the preliminary draft of the Housing Action and Implementation Plan.

A second stakeholder workshop will be scheduled in the late Winter, followed by a community-wide survey.