



**City of Leavenworth
Special Planning Commission Meeting
March 16, 2016 (Wednesday)
7:00 PM
City Hall – Council Chambers**

MINUTES

The meeting was called to order at 7:00 PM

Commission Members Present: Andy Lane, Anne Hessburg & Scott Bradshaw

Staff Present: Nathan Pate, Development Services

Study continuation from March 2nd PC meeting

Changes in texts – Commissioner Lane questioned J in the handout. Manager Pate explained that a large city has an organization that included a housing division and they receive regular grant funding for that division from the State and Federal Government. It comes from a large grant pool that they allocate out for applicants that meet the criteria for affordable housing and it reduces or removes the system development charges. K is a limitation from another jurisdiction in how many accepted proposals are processed per year. Commissioner Lane asked the purpose of that. Manager Pate responded so it doesn't gobble up the grant program. Commissioner Lane stated that the way it is structured on page 4 puts the City Administrator being the one to pull the trigger on it and it's not a mandatory approval. It would be based on specific criteria and that seems to be where the City's finances would come in to play. L involves multi family structures with one hook up so there is a change that you may have both affordable and non-affordable and if it is mixed we have to ask what percentage can be applied in a fair manner. Commissioners discussed percentages. Commissioner Hessburg suggested if 75% of the building is affordable, the whole building should qualify as 100% i.e. no fees. Manager Pate thinks that fair market renters should pay their way. Commissioners decided to delete J & K to incorporate L.

Staff provided definitions of low income housing and what is affordable housing. Federal, State & Cities have different definitions and PC should evaluate for our City.

Commissioner Lane asked Manager Pate to follow up with the term "low to moderate income". Manager Pate agreed.

Commissioner Lane stated the Federal poverty level is around \$15,000.

Commissioner Hayes motioned to adjourn. Commissioner Hessburg seconded. All in favor, none opposed Meeting adjourned at 7:37PM.