



CONNECTING HOUSING TO INFRASTRUCTURE PROGRAM (CHIP)

Applicant: Jefferson County
Briefing #2
Approaches to Submit and
Determine Partner(s)



Brent A. Butler, AICP, Chief Strategy Officer
Community Development Department
October 9, 2023



Mission Statement

"To preserve and enhance the quality of life in Jefferson County by promoting a vibrant economy, sound communities, and a healthy environment."

Agenda

- 1) Brief Overview of CHIP and Outreach**
- 2) Review of Selection Criteria**
- 3) Projects vis-à-vis Selection Criteria**
 - a) Project 1 – Mason Street**
 - b) Project 2 – Alcohol Plant**
 - c) Project 3 – South Seven**
 - d) Project 4 – CBV**
 - e) Project 5 – Peter's Place**
 - f) Project 6 – Chimacum Road Sewer Connections**
- 4) Next Steps**



Agenda ITEM 1

CHIP Description – Brief Overview

- Project Delivers new affordable housing
- 25% of the units are affordable at 80% or less of the AMI
- Funding connects water, sewer, stormwater or right of ways
- Waiver of system development charges for affordable housing
- \$2 million maximum award
- No match required
- Construction starts by December 2025
- Applicant is city, county or public utility
- Applications Due October 31, 2023



Agenda ITEM 1

Outreach Approaches - Eight Projects

Approach 1 –
Notice of
Funding
~~(NOFA)~~

Approach 2 –
Direct
Contact with
Local
Developers

Approach 3 –
Hybrid
~~(NOFA)~~ &
Direct
Contact



CHIP scoring criteria

	Lower Score	Higher Score
1 Percentage of affordable housing units	25% of units within project affordable to low-income households	Increased points for higher percentages of affordable housing
2 Level of affordability	80% AMI	Increased points for lower affordability
3 Length of time of affordability	25 years	More than 25 years
4 Cost of utility improvements or system development charges (SDC) per housing unit	High cost compared to other applications	Low cost compared to other applications
5 Readiness to proceed	Uncertain funding	With CHIP funding, the project is ready to proceed.
6 Access to public transit	No or minimal public transportation	Proximate access to public transit with high frequency
7 Plans to charge latecomer fees (if applicable) for connections to project's utility improvements	No latecomer fees collected	Latecomer fees collected
8 Existing SDC waivers (applicable only to SDC waiver requests)	No program in place	Program in place



PROJECTS Agenda ITEM #3

Selection Criteria
Based Rankings Exercise

Project 1– Mason Street (removed by applicant)

NEWS DONATE

[Support](#) [Housing Help](#) [Store](#) [Volunteer](#) [About](#) [Events](#)



Bringing Permanently Affordable Housing to Mason Street in Port Hadlock

Jefferson Community Foundation (JCF) and Habitat for Humanity of East Jefferson County have been working together to explore an exciting new opportunity in our ongoing commitment to affordable housing needs in Jefferson County.

Together, we evaluated the purchase of a 17-acre parcel of land in Port Hadlock dedicated to permanently affordable, mixed-income, workforce housing. On May 10, 2022, Habitat EJC's Board of Directors approved the purchase of the land and on May 23, 2022 the purchase was completed.

[CLICK HERE TO READ MORE](#)

Project 2– Old Alcohol Plant

Criteria Considerations:

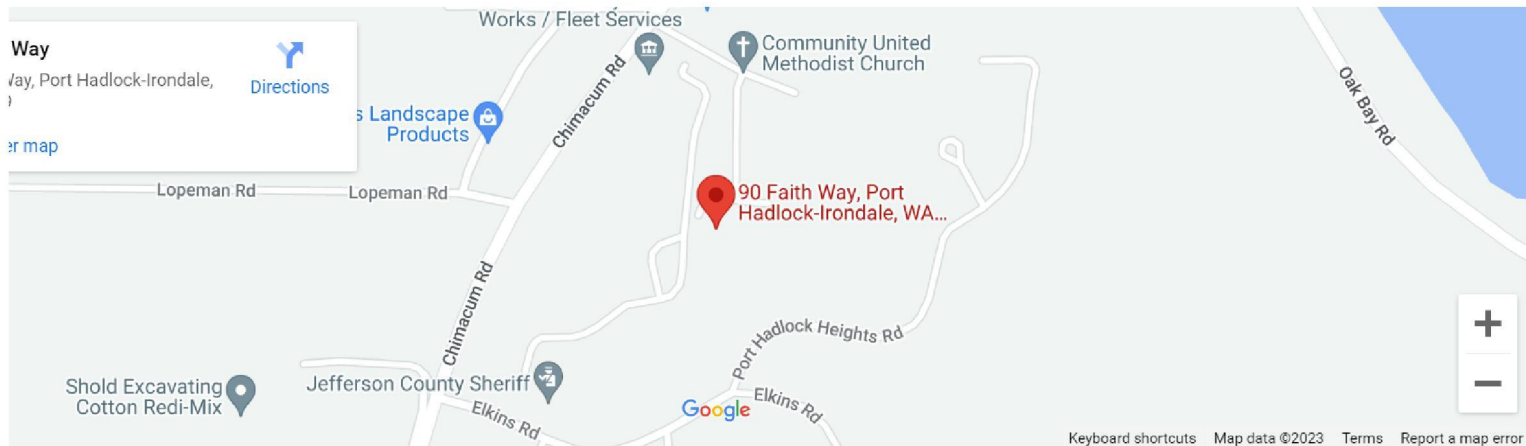
(4 – Cost; 5 – Readiness; 6 – Public Transportation)



Project 3– South Seven Phase 2 (Section 202)

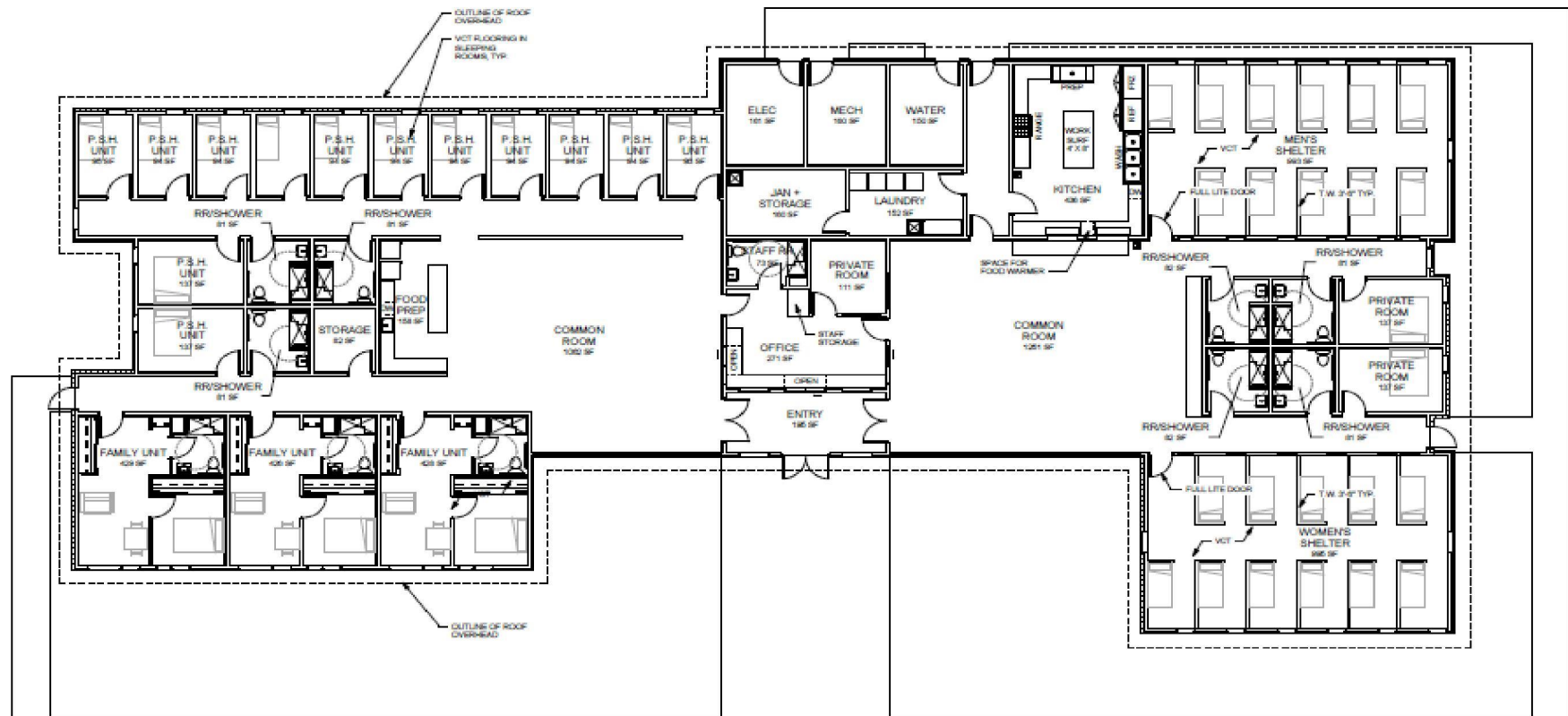
Criteria Considerations:

(5 – Readiness)



Project 4– Emergency Shelter

Criteria Considerations: 4 – Cost



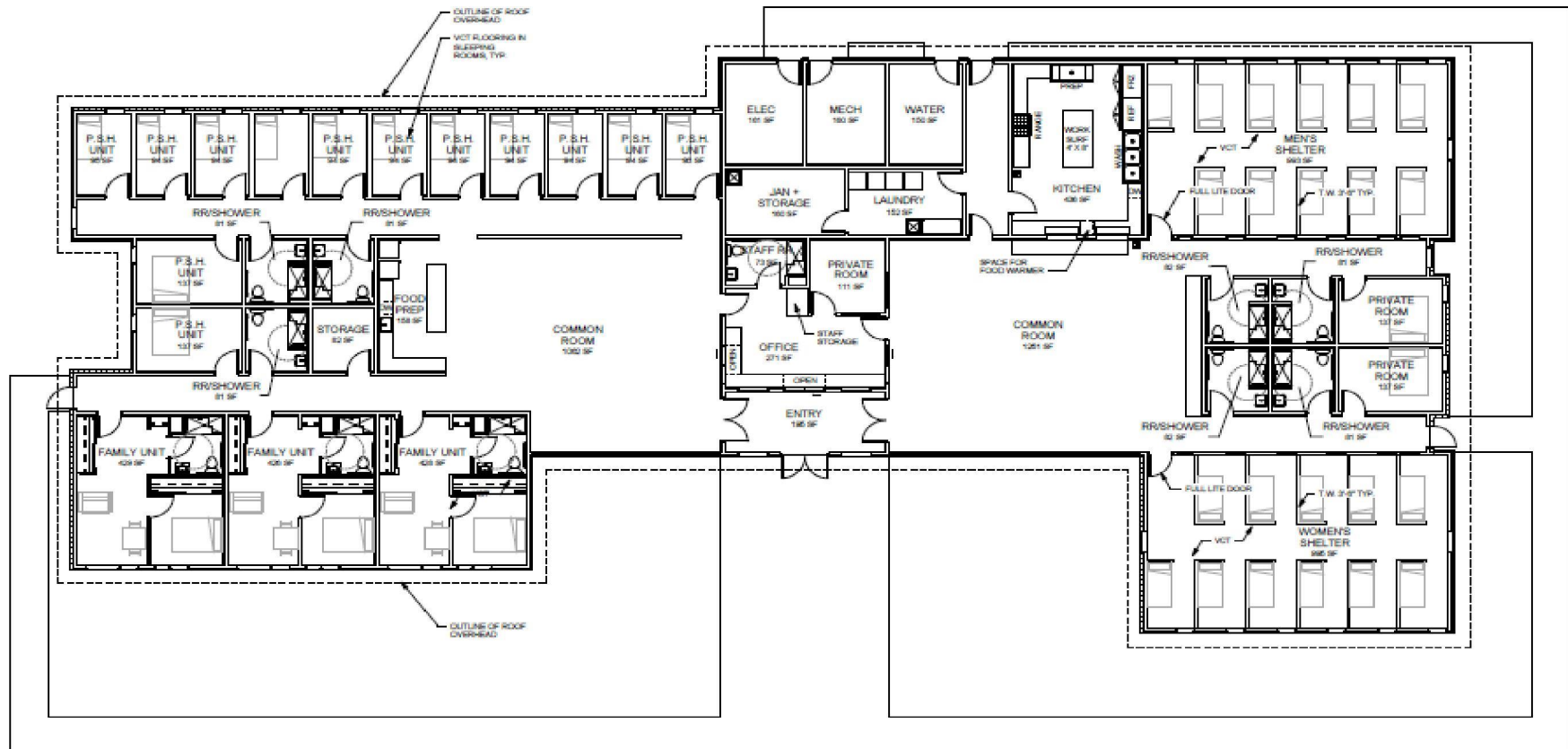
Cost of utility improvements or system development charges (SDC) per housing unit

High cost compared to other applications

Low cost compared to other applications

Project 4– Emergency Shelter & *Evans Vista*

Criteria Considerations: (Viable?)



Project 5– Peter’s Place

Criteria Considerations:

(4 – Cost; 5 – Readiness; 6 – Public Transportation)



[Home](#) [Our Projects](#) [Get Involved!](#) [About Us](#) [News](#) [Contact](#) [Volunteer](#)

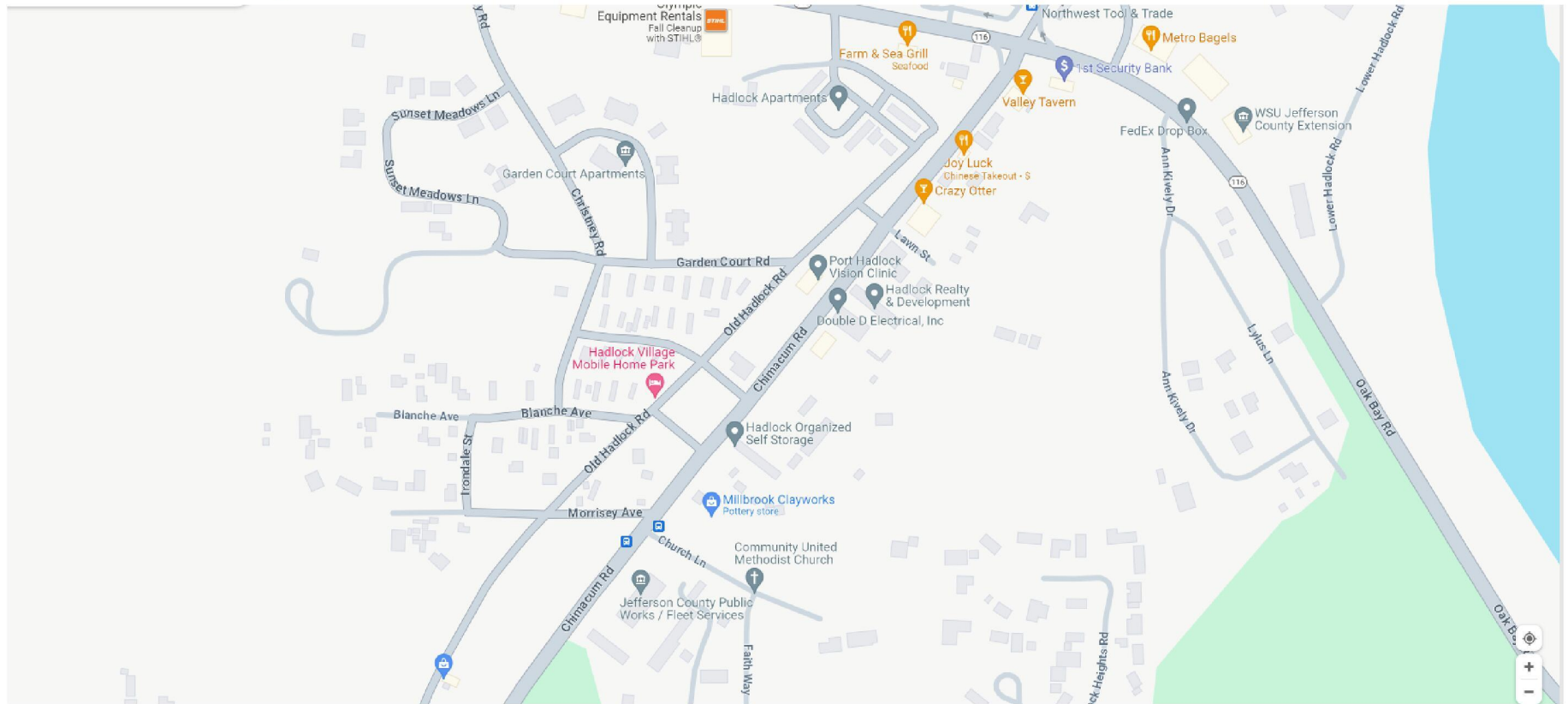
[Donate](#)



Project 6– Chimacum Road Projects (selected one – Port Hadlock Motel)

Criteria Considerations:

(5 – Readiness)





Mission Statement

*"To preserve and
enhance the
quality of life in
Jefferson County
by promoting a
vibrant economy,
sound
communities, and
a healthy
environment."*

SUMMARY

- a) Project 1 – Mason Street (removed 10/2/2023)
- b) Project 2 – Alcohol Plant (4,5,6)
- c) Project 3 – South Seven (5)
- d) Project 4 – CBV
- e) Project 5 – Peter's Place (4,5,6)
- f) Project 6 – Chimacum Road Sewer Connections (5)



QUESTIONS?