

Minutes – V-MCC Affordable Housing Comm. Meeting, Apr. 25, 2024

Attending: Diane Emerson, Deborah Reilly, Sue Gardner, Armen Yousoufian, Art Chippendale

Agenda approved

Minutes approved

ADU subcommittee discussion. Sue mentioned the Port Townsend Solutions Network study which covers much of what we intend to cover and we have the option of editing their work to suit Vashon. The Director of the Port Townsend Network has offered to meet with us. VHH has offered to help us compile our study. Osha Christianson at VHH has digitized the Port Townsend study and has offered to go through and highlight the parts that are Jefferson County specific so that we can substitute appropriate information for King County. In light of this, the question for us to discuss next month is whether we can incorporate edits from Port Townsend into Sue and Deborah's outline or whether we should just follow the Port Townsend study. Implied here is that we should all peruse the Port Townsend Network document before the next meeting so that we can make that determination. The second thing she mentioned was an email Diane sent out that mentions other options we can explore for immediate solutions. Terry mentioned that this subject is to be addressed later in the agenda. The third item Sue mentioned is the hesitance some people will have about building an ADU and becoming a landlord. She said that the Port Townsend group has explored this and that VHH is already counselling people about this in their home sharing program, which involves many of the same considerations. Diane and Art agreed that we could probably adapt the Port Townsend study to our needs. **The Port Townsend Housing Solutions Network website: <https://housingsolutionsnetwork.org/>.** Terry suggested that we all read the document and work on it via email over the next month. Sue suggested that it would be better done by a smaller group although we should all read and familiarize ourselves with it before we meet next month to discuss it. Sue reminded that the director is willing to zoom with us and that we will probably need to zoom a number of times to cover all the aspects, i.e. contents, outreach, and local history/experience. Terry called for volunteers for the initial effort this month. **Sue and Deborah, along with Osha from VHH should be able to carry this initial effort.** Diane suggested that in the future we can define tasks and ask other interested parties already on our email list to volunteers for discreet aspects of the work ahead of us. Diane mentioned that she has the software as well to convert pdf files to doc. Files.

Is was discussed whether we should have the director from Port Townsend zoom with us next month. The discussion seemed to verge toward a wait and see. **Sue will be in contact with them and will make a proposal before the meeting.** It appears that we could have enough for us to work on now before bringing in the director.

Terry suggested that we have two products that we are now considering. The main one being the Vashon study and the other being a general piece that we could print on a sheet of paper and hand out at the Strawberty Festival. Sue suggested that that could be a natural product of extracting the general ideas from the Port Townsend study. We decided that a printed sheet would be the cheapest and easiest way to do this and Diane offered to do the printing. **The sub-committee will try to prepare something for the next meeting.** Diane suggested also that we should solicit questions from people at the festival booth to help guide the design of our study.

We had previously considered concentrating on only interior or attached ADU's because the extra cost would not pencil out for affordable rent, but Sue mentioned that Jason Johnson observed that any housing production was better than none and a market rental might open up a previously occupied house somewhere else on the island, so any level of affordability increasing the supply could lower costs generally. Terry also mentioned that some may want to build an ADU to house family or perhaps someone that could help an aged or handicapped person in the main house.

The possibility was discussed of having VHH serve as an intermediary between landlord and tenant prospects to insure a good match, just as they are now doing for house sharing. Experience and precedent in the house sharing program should produce a lot more prospects.

To do:

1) Sue's subcommittee will pull generic material from the Port Townsend study to compose our info sheet at the Festival.

2) Then the county specific material will be noted so that we can put together a work schedule next month to fill in those specifics for Vashon and King County. 3) Terry will send Sue the email list to peruse for volunteers.

4) Terry suggested that as we discover roadblocks in King County codes, we might engage the political process via Theresa Mosqueda and the V-MCC to lobby for changes. It was agreed that it would be good to have Theresa at our May meeting, so Terry will see that she is invited to that meeting.

Vashon Statistics

Terry mentioned that he would like to secure a good data base on Vashon housing, income spread, who owns rentals, etc. mentioned email recently sent from VHH with valuable statistics.

5) Terry will send that out and see what else he can find in the meantime.

Other possibilities

Diane shared her list of alternative prospects. The list is attached above.

Next meeting, May 23

Meeting adjourned at 7:40