

## Vashon-Maury Community Council (VMCC) Affordable Housing (AH) Committee

Minutes 01/12/2023, 7:00 pm – 8:30 pm, Zoom

[Meeting Video Recording Link](#), Passcode: Hu%Mt4&a

Minutes Drafted by Evy Horton

### Attendees (10)

Morgan Brown, Committee Chair

Diane Emerson, V-MCC Board, President

Evy Horton

David Vogel

Trane DePriest

Mike Dawson

Art Chippendale

Amy Drayer

Terry Sullivan

Linda Fox (after 7:24pm)

**Welcome.** Morgan Brown welcomed attendees and invited comments via email sent to him via [morgan@wholewater.com](mailto:morgan@wholewater.com)

### Agenda.

- Approval of Draft Minutes of previous meeting
- This evening's Agenda was amended to include current, relevant news, i.e., Water District 19 ending the moratorium

### Discussion Topics.

- I. Agenda Item 6: Diane Emerson requested adding the topic "Committee Advocacy Issues." Discussion included the purpose of Bylaws and Standing Rules for Advisory Committees; and a reminder about the "new" nonprofit law (as of 01/01/2022) in WA state re: Committees. (Briefly, the new law is less stringent in this regard.)
- II. Voting. Referencing the Equity Committee's rule, Terry Sullivan suggested that attendance at two of the last three meetings be required to vote. Trane DePriest concurred.
- III. Vashon Subarea Workplans Zoning (King County)
  - a. David Vogel proposed a "Town Committee" of 15-20 individuals
  - b. Art Chippendale reminded attendees about State legislative sessions/public hearings and the schedule for these events; and suggested the Vashon-Maury Community Council represent the AH Committee at those events.
  - c. Morgan Brown noted that WA state is attempting to emulate CA and OR.
- IV. Agenda Item 7: Attendees were referred to The Beachcomber's article (01/05/23 issue) on the end of Water District 19's moratorium on water shares. Art Chippendale noted that WD19 covers ¼ of the island.
- V. Resources. Following on from Agenda Item 9, Diane Emerson stated that the Vashon-Maury Community Council website could host AH Committee Resources. Trane DePriest volunteered to do this work.
- VI. Agenda Item 10: King County is exploring changing rules for Vashon Town—and is seeking input

Reminder of the two key issues that affect housing on the island:

[Affordable Housing Special District Overlay](#) – density bonus to 18 du/ac for 100% affordable housing projects. Since no developers have proposed using the SDO, King County is considering removing the SDO or modifying to allow a % of market rate housing.

[Vashon Town Core Plan](#) – specifically whether to remove the 2-story height limit

VII. Closing comments:

- a. Diane Emerson queried: “Does King County know that there is a Vashon-Maury Community Council?”
- b. As a prompt for subsequent discussions, Morgan Brown queried: “What are the implications for Town changing the two-story height limit?”

VIII. **Chat: Selection of Posted Comments** (all Chat comments can be read at link to video recording listed at top).

- a. Evy Horton
  - i. [Recent NYT article on Housing in SF](#) post pandemic (by journalist Conor Dougherty, author of award winning book: [Golden Gates, The Housing Crisis and a Reckoning for the American Dream](#))
  - ii. Link to [give King County feedback on Vashon Subarea Plan](#)
  - iii. NYT article, [Reducing Poverty: More Friendships Between Rich & Poor](#)
  - iv. West Seattle’s “award winning” [High Point AH Development](#)
  - v. [New Holly, Mixed-income Beacon Hill AH Development](#) (1-4 story townhomes)
- b. Amy Drayer
  - i. Not a building in Town I don’t love... there’s a diversity of opinion.
  - ii. [Beachcomber article on Subarea updates to zoning](#), says KC will start gathering input in 2023.
  - iii. Similar to a Community Land Trust, a Housing Bank could be vital here ([example from Martha’s Vinyard](#))

**Next Meeting. (Update: February meeting was cancelled due to conflict with King County Town Hall on their proposed zoning changes for Vashon Town)**

The AH Committee is scheduled to meet on 7:00 pm, Thu, Feb 9, 2023, via Zoom:

<https://us02web.zoom.us/j/83049581959?pwd=RStqc1Y5SWWhIN3VnUnpxdkhPTldkdz09>

Call in (253) 215-8782

Meeting ID: 830 4958 1959

Passcode: 792398