

**Vashon-Maury Community Council (V-MCC) Affordable Housing (AH) Committee  
Minutes 04/12/2023, 6:30 pm – 8:00 pm, via Zoom Meeting**

Access recorded meeting via the following, using Passcode: 54%DC@W^

[https://us02web.zoom.us/rec/share/4xL0zU6YKSzyg5Y6DEDtC\\_UCUM-f-O2zfw8ZheIWX-TAmYcZlaDhAenfH998M4O\\_da-HEdpbUYS4qPWZ](https://us02web.zoom.us/rec/share/4xL0zU6YKSzyg5Y6DEDtC_UCUM-f-O2zfw8ZheIWX-TAmYcZlaDhAenfH998M4O_da-HEdpbUYS4qPWZ)

Minutes by Evy Horton, Morgan Brown

**Attendees (11)**

Morgan Brown, Committee Chair	Suzanne Moore
Diane Emerson, V-MCC Board, President	Jason Johnson, Executive Director, Vashon Household
Evy Horton	
Linda Fox	Art Chippendale (joined at ~ 7:05pm)
Armen Yousoufian	Terry Sullivan (joined at ~ 7:05pm)
Randal Collen	Marie Brown (joined at ~ 7:05pm)

**Welcome.** Morgan Brown welcomed attendees. The meeting recording was started at 6:30pm.

**Agenda.**

- The draft of the Minutes of the previous meeting (03/09/2023) was approved.

**Agenda Discussion Topics.**

- I. **Committee Charter.** Further discussion of the charter of the AH Committee occurred. To reflect its capacity as an advisory committee to the VMCC Board, the following draft verbiage was developed, to be considered at the next meeting.

*The purpose of the Affordable Housing (AH) Committee is to research and recommend actions that increase affordable housing on Vashon-Maury Island so that current gaps in affordable housing are prioritized. The scope of the Committee's work is to support existing efforts by affordable housing advocacy organizations, and explore options not being addressed by existing efforts. The Committee aims to increase community-wide understanding of affordable housing issues and to propose action to be taken by King County through the V-MCC."*

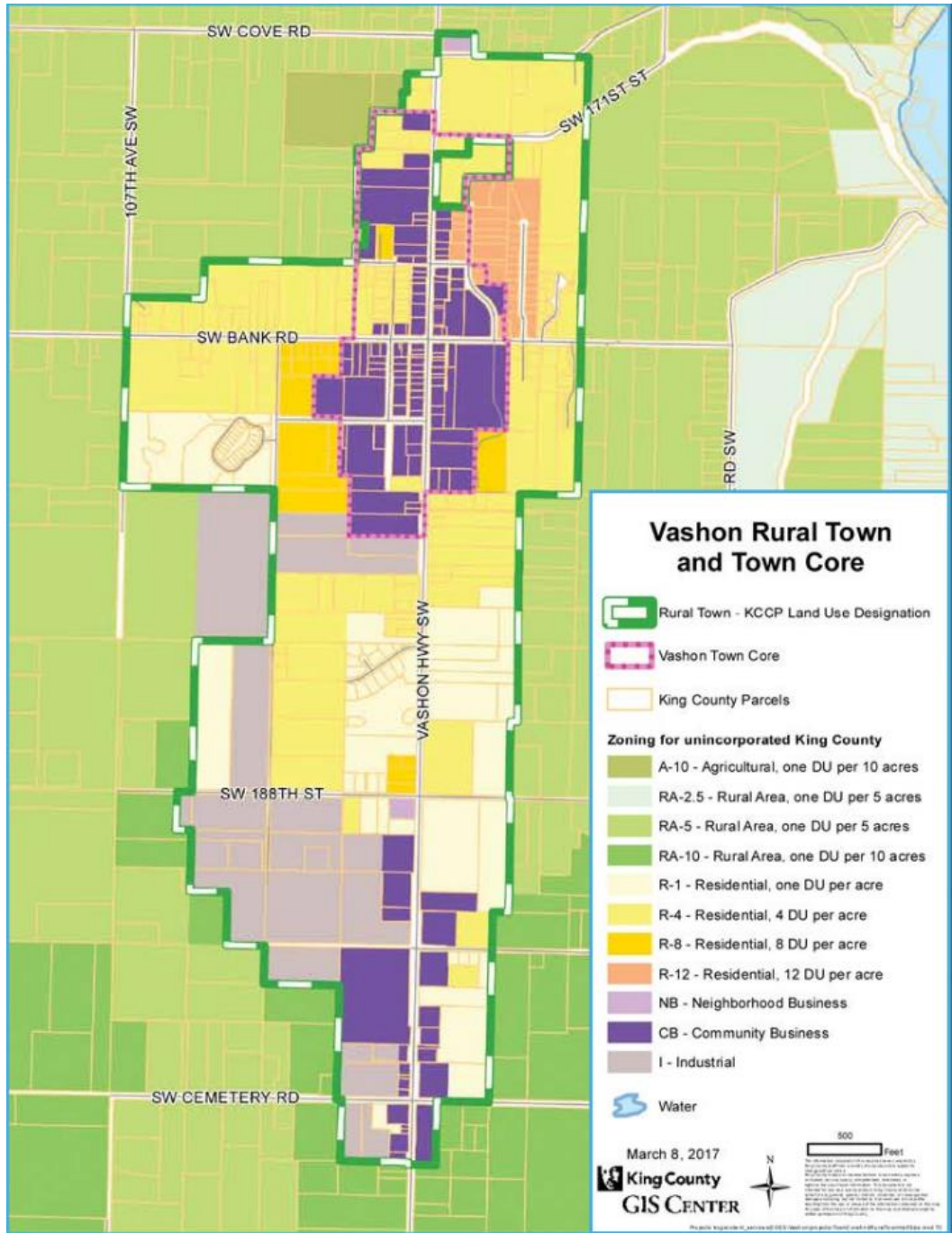
Decisions regarding the following topics remain pending:

- Research ADUs on the sewer district
- Encourage long term rentals by property owners
- Investigate a possible Island-wide community land trust
- Serve as a clearinghouse of info related to affordable housing on Vashon

- Serve as an educational resource for people
  - Introduce ideas related to affordable housing to the community, which might take hold
- II. **Qualifications to Vote in Committee.** Attendees decided that anyone who attends an AH Committee meeting may vote.
- III. **Vashon Household (VHH) Update.** Jason Johnson announced the following updates:
- VHH has purchased a 12-unit apartment property, The Islander Apartments.
  - The permitting process has concluded and construction is underway on the long-anticipated Island Center Homes (188<sup>th</sup> and Vashon Hwy.).
  - On Saturday, April 29, 2023, VHH will hold a Volunteer Day at J.G. Commons and Charter House; all are invited to join the day's activities (e.g., dump runs, garden refreshing, fence repair).
  - VHH's Home Share program launched in January 2023, with a goal of 15 matches this year. Thus far, three matches have been finalized.

Queried about VHH's position on ADUs, Johnson stated that VHH supports them.

- IV. **King County's Proposed Inclusionary Housing Ordinance.** Continued Discussion on two topics:
- a. In-lieu fees – If there is strong opposition to the County's proposal to allow these, let's discuss further and see if we want to vote and let King County know (link to [information on In-Lieu Fees](#)). Vashon Household should also weigh in on the topic.
  - b. Allowance of middle housing (duplexes, triplexes, quadplexes and small apartment buildings) on "low-density" (single family zoned) parcels in Town. For properties affected, see properties zoned "R-1" in Vashon Rural Town and Town Core map below (sourced from [Vashon Subarea Plan](#), p 24)



C.

**Resolution:** As a result of further discussion, the AH Committee passed a resolution citing its concerns about and opposition to the allowance of in-lieu of construction fees for developers using the proposed affordable housing density incentives on Vashon-Maury Island. Exact wording:

"The Vashon-Maury Community Council has grave concerns and opposes in-lieu fees for development on Vashon-Maury Island."

- V. **State Legislation/House Bills.** Brief, open, non-substantive discussion occurred on these topics, i.e., HB 1110 (Middle Housing) & HB 1337 (ADUs).
- VI. **ADUs (Accessory Dwelling Units) in Town.** Discussion centered on HB1337, which is likely to pass, bringing changes. Attendees brainstormed the following ideas:
- Suzanne Moore: Portland, OR holds an ADU design competition
  - Evy Horton: An ADU fair and/or ADU Tour
  - Diane Emerson mentioned David Vogel's idea: The concept of a special district overlay limiting short-terms rentals (e.g., AirBNBs).
  - Collecting data (stories) on why/for what reasons individuals leave Vashon-Maury Island
- VII. **Next Meeting.** Update: **May 10, 2023 was cancelled.** The next meeting will be Wed., June 14, 6:30-8:00pm, Hybrid, either in person or via Zoom.
- in person: at Vashon Land Trust bldg., 10014 SW Bank Rd
  - via Zoom:  
<https://us06web.zoom.us/j/81946354803?pwd=SmlPb1JPK1QxdlpBZkQrSHFINTVVdz09>  
Meeting ID: 819 4635 4803  
Passcode: 971032