

## **V-MCC Affordable Housing Committee**

Meeting Minutes of Jan 25, 2024

Attendees: Deborah Reilly, David Vogel, Linda Fox, Armen Yousoufian, Art Chippendale, Terry Sullivan

Agenda: Approved without objections

Minutes: (11/28/23) approved w/o objections

Theresa Mosqueda is not attending this meeting but promises to attend in the near future with her staff.

The mission statement as amended was discussed. Armen felt that it should not be limited to middle and lower income housing. Art and Terry replied that the upper lever income housing was available and not a problem although there is a shortage of housing in all sectors. That, along with limited parcels is driving up all costs.

Further discussion of affordability:

Art shared a chart showing relative affordability over the last 15 years in Puget Sound counties and the State as a whole. It indicates that affordability dropped off dramatically after 2022, was worst throughout the State followed by King County. The other nearby Counties were not as bad. Why?

Deborah mentioned construction-only costs on the island of \$350-450/sq. ft. In the 1990's, she built her house on Vashon at \$150-175/sq. ft.

Materials have skyrocketed and labor is competitive at \$40/hr. Deborah stated that a person building an ADU on their property is likely to need to invest \$400,000. Such an ADU could not be rented at an affordable price. Homes can be cheaper if smaller and/or manufactured but the cost appears to be high enough to make the idea of building an ADU not so attractive, especially when you add in all the other costs that will accrue.

Armen objected to encouraging only lower income housing, but is willing to accept the mission statement as is, as it will be vetted by the entire community in the council. Mission statement approved.

Deborah mentioned a Port Townsend study that might be useful to us.

Two Beachcomber articles planned. Art will write an article about possible housing solutions. Terry will write an article introducing ADU's and why someone might want to build one. Both articles will be vetted by this committee before being submitted.

## ADU Handbook Discussion

Deborah suggests that the handbook be online rather than printed so that the links will be readily accessible.

### Handbook Research Assignments:

1. Lot size, land use requirements, types, etc: can come directly from links to the county website. (Art)
2. Sewer, septic requirements: This will require some research. (Art)
3. Design and Construction considerations: (Deborah and Sue)
4. Permitting: As this is an aspect of all these categories, it was felt that each participant should address permits required in their section. Since requirements vary widely with site and design, these descriptions will be very general and will have appropriate links to find more information.
5. Water District Policies: (Terry)
6. Bioremediation alternatives for sewage treatment for smaller groups of houses not located on a sewer system as an affordable alternative to septic treatment. (Terry)
7. Locate and interview people that have built legal ADU's about their experience and recommendations. As many Vashon ADU's were unpermitted it could make cooperation with us a bit problematic. (Terry)

### Questions for Theresa Mosqueda:

What are the rules for design and mobility requirements of tiny-houses?

How often do they need to be moved? Can they return to a previous spot?

Are you still on the King County Affordable Housing Committee?

Adjourned at 8:10 pm

Next meeting, Feb. 22, 2024, 6:30 pm

(revised by Art C. 3/23/24)