

## Minutes - V-MCC Affordable Housing Comm. May 23, 2024

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

Impromptu conversation on hotel law recommendation by Diane. Armen disputed the enforcement in fact. Unresolved.

Agenda approved with addition of “list of Contractors” added to ADU action group report.

Minutes approved

Discussions with Mosqueda aide Erin House about comp plan pending zoning decisions mostly in the town area. Kim Goforth requested R4 zoning on a number properties that VHH is interested in. General agreement that R4 in the town area is preferred to R1 in that it leaves more options with few drawbacks. Also affirmed that we want to avoid further commercial development between town and Center. In response to Erin’s concern that day care is sparse and not within convenient distance to a lot of parents that need it. Terry suggested that we look into historical rural activity centers around the island where daycare, convenience commercial, and some densification of housing could occur. This option would require that we have an approved small scale sewage treatment system similar to Beulah Park that we could employ in those areas. General agreement that we should look into this. Armen mentioned that a previous committee looked into improving daycare availability. **Diane said she would look into the records to see what we can learn from their research.**

Port townsend Network Solutions Study

This organization provides information and consultation to developers of infill and small developments of housing in the Port Townsend area and as well as the rest of Jefferson County. The main difference between them and housing advocates on Vashon is that they operate with the full support of the city and county. Sue has shared the very comprehensive document they produced. The action committee will be going through this pulling out what is directly applicable to our situation and seeing if we can adapt the rest to our political and regulatory framework.

The organization is mostly funded locally and that supports a staff. Although they have minimal actual construction occurring, they have an active ongoing

conversation in the community. They also have a local investment opportunity network (LION) that will invest in local business startups as well as affordable housing. As here, market rate housing and profitable businesses are better investments than low cost housing, i.e., attached ADU's more likely to be built than unattached. Art suggested that even an affordable rent could be acceptable if it helped pay for the ADU and added equity to the owner's property.

Dept. of Commerce webinar on ADU's Deborah said that their emphasis was not on affordability, and they were primarily concerned with an urban environment. Unlike the Commerce emphasis, we on Vashon are rural, but not truly rural like Port Townsend because a large part of our income comes from residents working on the mainland, and many of our services, which more rural areas have to provide for themselves, we get from the mainland as well.

Items 3 and 4 are mostly what was talked about in item 1, work that **the action group is undertaking to edit the housing solutions network report. However, research into how to adapt parts to our local regulatory framework could be farmed out to other volunteers.**

Item 5, the Festival handout. Sounds like a handout that provides basic info about ADU's along with a link to more information. Deborah suggests that it would be a good opportunity to get feedback from the community about what their needs are and what they would like to see. **The Action Committee will produce a draft handout and send off to the rest of the committee for suggestions or approval. Feedback will be given to the action committee promptly so they can produce a more or less finished product at our meeting on June 27.** This led into a long discussion about addressing both those with needs and those with the wherewithal to address them equally, and to do what we can to arouse general enthusiasm for community supported solutions.

Item 6, list of contractors, Diane has compiled a list and **Art and Terry will check their licenses at the state.**

Adjourned at 8:25 pm

Next mtg: June 27