

VMCC Affordable Housing Committee

Minutes 12/12/2022, 7:00 pm – 8:30 pm, Zoom

[Video Recording and Chat log available here](#), Passcode: !q1P\$.0a

Minutes by Evy Horton, Morgan Brown

Attendees (19):

Morgan Brown, Committee Chair	Linda Fox
Diane Emerson, V-MCC Board, President	Nan Wilson
Nick Simmons, V-MCC Board	Jim Garrison
Jason Johnson, Vashon HouseHold, Exec Dir	Beverly Skeffington
Kim Goforth, Vashon Household Board	Jacob Middling
Evvy Horton	Armen Yousoufian
David Vogel	Mark McKallor
Tanya Roberts	Stephanie Gogarten
Coco Carson-Rohe	M. Kent
	R. Collen

Welcome. Morgan Brown welcomed attendees and invited comments via email sent to him.

Agenda.

- Approval of Draft Minutes and Agenda
- Vashon Subarea Workplans Review
 - Affordable Housing Special District Overlay – remove or tweak
 - Town Core Plan 2-story height limit – remove or tweak
- Arguments for and Against – review pros/cons developed in prior AH Cmte meetings
- Opinions/Comments from Attendees for/against proposed zoning changes

Meeting Minutes. The draft of the minutes from the previous Affordable Housing (AH) committee meeting on November 14, 2022 were shared, and approved. Main topic of the November meeting was an update and discussion of the Creekside Village affordable housing project by Chris Bric, president of the non-profit developer [Shelter America Group](#).

Nov. 14, 2022, Agenda: Creekside Village AH Project Update

[Video Recording Link](#), Passcode: G4+^?2#1

Subarea Plan for Vashon. Morgan reviewed a shared-screen view of the Subarea Plan for Vashon and, drawing on the October 10, 2022 meeting of this committee, shared a brief synopsis of the Arguments For & Against zoning changes being considered by the County. As part of 2024 revision of King County Comprehensive Plan, [Lane Zorich, King County Sub-Area Planner for Vashon is seeking input](#) on two key issues that affect housing on the island:

1. [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.
2. [Vashon Town Core Plan](#) – specifically whether to remove the 2-story height limit (1._C.)

Discussion Topics

- I. Attendees broached the subject of inviting policymakers, e.g., Joe Fitzgibbon (WA State House of Representatives, 34th district) and Joe Nguyen (WA State Senate, 34th district) to attend a future AH committee meeting.
- II. Diane Emerson reminded the group about options that do not involve building new structures, i.e., ADUs, home sharing, and no/fewer Air BNB or similar short-term rentals.
- III. Jason Johnson stated that Vashon HouseHold (VHH) receives funding from several sources including federal, state, local; and VHH serves individuals at the “80% marker” for Area Median Income.
- IV. During the entirety of the meeting, attendees engaged in a wide-ranging discussion of: incomes caps, workforce housing, mixed housing, density, timelines for designation as “affordable housing,” height limits, gentrification, the boundaries of the “Vashon Town core,” etc.
- V. Arguments were given in support for keeping the 2-story height limit in the Town Core on grounds of
 - a. Appropriate for width of street
 - b. Shading
 - c. Consistent with context of rural Town and history
 - d. Don’t want Town to change. Housing bubble will pass like in 2008 and things will go back to more normal
 - e. Large apartment buildings can be built outside Town Core on bus line
- VI. Arguments were given in support for going back to general Commercial Business zoning (i.e. no 2-story limit) as it was prior to adoption of Town Core Plan in 2017 Subarea Plan
 - a. Vashon-Maury has a housing crisis and very little property zoned for multi-family – virtually all of it in Town. Why downzone that?
 - b. Housing is most efficient (transportation, energy, water, socialization) near walkable Town amenities
 - c. Examples exist of attractive pedestrian-oriented main streets with mix of 1 to 5-story buildings.
- VII. Affordable Housing SDO was discussed less, but some of issues brought up were
 - a. Argument that it should only be 100% public-financed affordable housing since that’s what’s needed and market rate private developers won’t help
 - b. Argument that public financing for affordable housing is woefully inadequate and that only the private developers have the resources to make a meaningful impact on the housing crisis

Next Meeting. The AH committee is scheduled to continue the Town zoning discussion at the next meeting on Thursday, January 12, 2023, 7pm, Zoom.