

**V-MCC Affordable Housing
Meeting Minutes 11/14/2023
6:30PM–8:00PM, via Zoom
(Meeting ID: 817 8032 0672)**

Minutes taken by Art Chippendale, Co-Chair

Start Time: 6:35 PM

Attendees:

- Terry Sullivan, Chair
- Art Chippendale, Co-Chair
- David Vogel
- Sue Gardner, VHH
- Ruth True
- Linda Fox
- Deborah Reilly
- Marsha Schenk
- Chris Plutte (left prior to meeting start)

Welcome Message: (Chair)

1. Prior to the start, Terry Sullivan began by thanking Morgan Brown for his past work in developing and chairing the Committee for the past couple of years. Going forward we intend for this committee to be inclusive in terms of the agenda and input from Members.
2. Secondly, attendees can decide if they want to participate as “Members” of this Committee and share their email addresses to be CC’d on communications with the full Committee, OR to remain as non-participating anonymous attendees, ie “Subscribers.” Their email will be known only to Committee Admin., and will be listed as BCC’d, in all correspondence re: meeting agendas, minutes and progress updates.

Terry then asked attendees whether or not they wanted to be considered as Committee Members.

Ruth True = unsure

Linda Fox = yes

Deborah Reilly = yes

Sue Gardener = yes (Only if a product is the goal)

David Vogel (yes)

Marsha Schenk (no reply)

Art agreed to record Meeting Minutes.

(00:10:30)

Meeting begins:

1. Terry reviewed the Agenda (sent previously)
2. The “Informal Housing Survey” was eliminated from the agenda as the document was not available.
3. As the HUD “Affordable Housing Development Primer” is a large document mostly focused on what’s required for organizations to receive Federal Financing, Terry suggested that we each review it so that we are familiar with it.
4. Terry urged the AHC Members to focus on the task of producing a handbook for property owners interested in building an ADU on their property.

(00:14:50)

1. Linda Fox asked about two items Terry and Art had committed to doing and whether they were accomplished.
2. Terry was to ask Morgan about a King County employee who might have some information this Committee could use.
3. Terry did ask Morgan who told him that the person did not, in fact, work for the County.
4. Art was to have taken a poll to determine the best meeting schedule for as many participants as possible.
 - a. Art created a Doodle Poll (doodle.com) and emailed it to all 50 previous participants. The results were a tie between the second and fourth Tuesday evenings. We chose to call meetings for both evenings during November to get everyone organized, skip December, then continue on fourth Tuesdays every month thereafter.
5. During review of the minutes: Deborah Reilly brought up the idea of contacting homeowners who have successfully built ADUs to share their experience. Others agreed this is a good idea.
6. Marsha Schenk brought up the question of other counties that have sped up the permitting process with Pre Approved Plans. Seattle was also mentioned.
7. Terry noted we need to follow up on that.
8. David Vogel suggested establishing a liaison with Teresa Mosqueda. Everyone concurred. David volunteered.
9. Art suggested that we invite her to sit in on a future meeting and share her comments.
10. David stated that she will be invaluable in helping us create an Affordable Housing District.
11. Terry noted that having Teresa as an ally might make it much easier to persuade the Building Department to pre-approve certain ADU plans.

(00:24:25)

1. Minutes of the 10/03/23 Meeting were reviewed and approved without objection

(00:34:37)

1. Terry and Art presented a US Dept. HUD publication, "Increasing the Supply of Affordable Housing: A primer of strategies to Implement Today." It briefly covers various organizational structures that could qualify for funding as well as:
 - a. Affordable Housing strategies
 - b. Effective use of Public Fund
 - c. Effective Use of External Funds
 - d. Land Use and Entitlement Policies
 - e. Development of Public Property
 - f. Building Support for Affordable Housing
 - g. Connection between Affordable Housing and the Community.

2. The Chairs did not want to spend too much time on the HUD primer as Shelter America and Vashon Household are development organizations and are well grounded in this area.

(00:38:06)

1. Terry made clear that this Committee is only an Advisory Committee to VMCC and our job is to research and educate the community with the goal of creating a handbook about building ADUs, There is a lot to know about codes, permitting and county processes.
2. Pages 26 to 30 of the HUD Primer provide some suggestions regarding ADUs and community strategies, challenges and solutions.
3. Linda Fox initiated a discussion about developing a derelict property and others on the island.
4. Terry responded, adding that if someone wants to sell, we would provide the research around zoning etc. and decide if something is feasible, and then turn that over to VMCC to decide what they want to do with it.

(00:43:12)

1. Sue Gardner got us back on the ADU track, and volunteered to create a draft plan of how to approach the topic, the information we need and the tasks related to that information.
2. Art and Terry agreed. Sue agreed to send a draft before our next meeting.
3. There was more discussion re: examples of county hurdles that island builders have had to overcome.
4. Sue agreed to present her draft plan at the Nov. 28 meeting.

(00:50:33)

1. Linda said that she would be interested in looking up people who have been successful getting permits.
2. Art suggested researching builders interested in constructing ADU's.

3. Ruth True stated she has been looking into Cross Laminated wood construction and companies that can provide precut-assemble-on-site kit structures.
4. There was more discussion re: creating a separate living space within a home depending on the existing permitted water, and waste system in place, but with no external permits required.

(01:03:04)

1. Art pointed out one new benefit for homeowners living on the property is the State Law created by “SSB 5045” which requires counties to forego property taxes on the increased value of ADUs designated solely for “low-income” renters for a period of three years. This applies to attached, detached or interior living units.

(01:08:10)

1. The discussion turned to David Vogel’s proposition that Vashon create an Affordable Housing Bond District. The main issue is that Vashon’s other “taxing districts” have already maxed out the state allowed cap property taxes here on Vashon. David proposed; a) Waiting until the cap is raised. Or b) Convince people to vote for it.

Question raised: How many renters live here compared to property owners?

People would vote for something if they can see that their dollars are going to actually house people, efficiently.

2. Art: That's why this first step of creating a handbook on how to create ADU's will pave the way in the community as far as building goodwill.
3. Linda: The island needs to own it.
4. Terry: Another possibility is to create a Community Land Trust to which homeowners donate part of their land in perpetuity while remaining in their homes. The Trust would be required to keep future housing on the land affordable.
5. Linda: I'm in over my head here. I would be okay when you get to the planning process when you get to the marketing and promotion. That's what I'm good at.
6. Deborah: What is our time line for gathering the information?
 - a. Terry: I'd like to see it happen in a couple of months.

(01:27:08) Meeting ends.

[Complete Zoom recording and text are available here:](#)