

**Vashon-Maury Community Council (V-MCC) Affordable Housing (AH) Committee
Draft Minutes 07/12/2023, 6:30 pm – 8:00 pm, via Zoom Meeting**

Access recorded meeting via the following link and passcode:

<https://us06web.zoom.us/rec/share/HaWMYSt9FRjZHA-aYchTOu1U411Qt9IHZqmozgttxcxcv7iWDroAroEVUwRsWc.m4rKGwH9DameKuMB>

Passcode: u.0h3\$NH

Minutes Drafted by Art Chippendale

Attendees:

Morgan Brown, Committee Chair
Diane Emerson, V-MCC Board, President*
Terry Sullivan
David Vogel
Art Chippendale
Chuck's iPad
Gena

Guests:

Jason Johnson, Vashon Household
Chis Bric, Shelter America Group
Heather Jenkins, SMR Architects
Anna Galloway, SMR Architects
Greta Dubois, SMR Architects

Welcome.

6:30 PM - Diane and Morgan opened by calling for someone to take minutes as Evy Horton is no longer able to take minutes for the committee.

Morgan noted that Randal Cohen, whom he had invited to discuss regulations and the new laws related to ADUs could not make it due to health reasons.

Art Chippendale agreed to keep minutes.

Agenda.

Morgan provided a brief review of the Agenda and announced that he would be stepping down as Chair to focus on his other work. He agreed to Chair the next meeting to allow time to select a new Chair.

David Vogel thanked and praised Morgan for doing a great job.

Approval of Meeting Minutes from June 14.

Minutes were approved with no objections.

I. Agenda Discussion Topics:

AH Non-profit Activity (Vashon Household, Shelter America Group)

A. Presentation/Update by Vashon Household

Morgan introduced Jason Johnson, Executive Director, Vashon Household. Jason described the construction of Island Center Homes, scheduled to open in the fourth Quarter, 2024. It will house 40 residents with single room occupancy. Eight single units in each of five homes, and all will connect to a large space with communal Kitchen and Living area.

Target Populations are:

- Those in extreme poverty (below 30% of median income).
- Half the units are designed to serve Veterans.
- Those who are homeless.
- Those engaged with the Mental Health System.
- People with Developmental Disabilities.
- Seniors.

Vashon HouseHold's [Home Share Program](#) has placed three individuals with Homeowners, but there is a need for more homeowners to come forward. We have a few dozen folks looking for housing. But it takes time for homeowners to realize the personal benefits of having someone else living with them.

B. Presentation by Chis Bric of Shelter America Group's "Creekside Village" project:

SMR Architects shared schematics and representations of 40 affordable 1, 2 and 3 bedroom units to be built on two acres of the 7.26 acre site located East of Vashon Highway on Gorsuch Rd. The three 2-story buildings are expected to be completed by mid-summer of 2025.

Has acquired 22 water shares from Dist. 19, more than enough for the development.

Public grant funds have been set aside for the development.

- Target populations are:
- Workforce Housing and
- Seniors on fixed incomes.
- Half of units are for those below 50% AMI
- Half for those below 60% AMI.

C. ADUs (Accessory Dwelling Units) in Town, ref. WA State HB1337 Missing Middle Housing Bill

Morgan:

spoke about current status of ADUs in code. KC Zoning Code 21A permits use of ADUs as regulated. However, King County Health requires installation of a separate septic system or connection to sewer system, making it less cost effective or cost prohibitive. So, we've been looking into the use of ADUs in town with connections to the sewer system.

Additionally, two new laws passed by the State Legislature:

1. Middle Housing Bill which says ADUs are to be permitted in "applicable

communities” and that effectively bans single-family zoning in municipalities (and adjacent communities) of a certain size. This affects Vashon Town because it has special urban zoning and KC has said they intend to apply it there. KC will be increasing the allowable density in all current R-1 and R-4 lots in Town.

2. A new State law that makes it easier to put in ADUs. It should make permitting easier and cheaper. Cities that have implemented similar laws have seen a dramatic increase in ADUs with the availability of ADU kits that are more cost-effective and easier to permit.

Discussion:

Art:

commented that the new law is House Bill 1337 (Not HB 1335 as shown in Minutes of last month). It only applies to Urban Growth Areas. But does not prohibit KC from developing its own ADU policies. So far nothing at KC has changed. We need to prod KC to do something here.

They could provide incentives to homeowners by forgiving additional property taxes or permit fees if the homeowner puts the ADU in “Land Trust” as affordable housing. Currently an ADU can be built on any parcel of at least 3.5 acres. Which means such housing could be spread around the Island.

Diane:

Questioned the application of the Middle Housing Bill to Vashon as it specifies “Urban Growth Area.”

Morgan:

replied that KC has indicated in their proposed zoning changes documents that they will apply the Middle Housing Bill elements to the rural Towns of Vashon and Snoqualmie. Refer to KC [Vashon Subarea Plan](#), Map 1, Vashon Rural Town and Town Core for affected properties.

Diane:

We can ask John Taylor at our August Meeting.

Terry Sullivan:

proposed folding all affordable housing into the Community Land Trust (CLT) with covenants that keep it affordable in perpetuity. He will talk to Homestead Community Land Trust in Seattle to find out more. Orcas Island has a CLT as do San Juan and Lopez.

Jason Johnson agreed:

Land Trusts have a lot of potential. Vashon HouseHold (VHH) has three Land Trust developments. Jason is also part of the NorthWest Community Land Trust Coalition. He could access others to query about using CLT for affordable rentals. With government funds we could acquire land, put it in Trust and develop it with a partner like Habitat for Humanity.

However, VHH would have to own that land in order to guarantee that it remains affordable. So if a property owner wants to donate it to CLT, they would enter into a relationship with VHH to protect it in perpetuity.

This works well for creating home ownership at 80% AMI. Jason was unclear as to how a CLT would develop rental property.

What the County's proposal means is that developers would keep the property affordable for a period of 50 years. After which it would revert to the control of the property owner.

Terry:
mentioned the "Rent to Own" concept.

Jason:
On San Juan Island the Land Trust also acts as a Lender and is able to provide rentals as a path to ownership. He suggested talking with them.

Terry:
Community Land Trusts are a "quasi" form of government in terms that provides local communities more control over property development. Jason agreed.

Jason then had to leave the meeting.

C. King County Proposed Zoning Changes for Town

Morgan:
KC Deadline for public Comment is this coming Saturday, July 25, and asked if there were any question or comments from the group.

Art:
inquired about the results of the V-MCC Town Planning Committees work and would they put out a statement.

Morgan deferred to Planning Committee Chair, David Vogel.

David:
The Planning Committee is only an Advisory Committee to V-MCC. V-MCC would not meet until July 20 but that public comments were due by July 15. So they could not make an official statement. But unofficially, the Committee had decided that, since the County had not made any big changes, the Committee had no big complaints. So, they are not taking a position on KC's proposal.

Morgan:
There were two concerns; first, about the in-lieu fees and second, about the ambiguous Town Core height restrictions of "two stories or a maximum of 35 feet". KC is proposing currently that the "two stories" condition be removed, but to keep the 35 feet limit – specifically with the intent to allow three story buildings.

Diane:
Brought up the issue of building with Steel vs Wood and how that would affect building height. A long discussion ensued with an airing of ideas but with no resolution.

D. Committee Email List

Morgan expressed an email etiquette of not showing email addresses once a list has reached a certain number both to protect all from “Reply All” inbox glut and as a courtesy to protect email addresses from phishing – it is easy for marketers, spammers and hackers to harvest valuable email addresses from large lists available to all.

Diane:

acknowledged the need for openness while at the same time protecting individuals from being flooded with emails. She identified two groups of email addresses on our list: Those who are Committee Members or participants, and those who don’t participate but are interested in our meetings, i.e., they receive email notifications, the Minutes and the Agenda.

The issue comes down to the use of “Reply All” vs. “Reply” only to the sender. Reply All is generating too many emails that require attention.

Diane proposed having two lists: One for members and one for other interested persons.

After discussion Diane proposed that all emails from people who haven’t specifically opted in be removed from the list. Morgan agreed to remove any names he was aware of who hadn’t opted in. Terry proposed asking all whether they wanted to be included.

E. Committee Chair Opening

Morgan is stepping away from Chairing the Committee to focus on his other work. He had noted this in the meeting agenda. He agreed to chair the next meeting to allow for time to select a new Chair. Diane suggested that anyone interested email her (dianeemerson@yahoo.com).

Morgan: suggested that the Committee take a break in August and reconvene in September as we have no urgent matters to address.

Diane agreed and asked if there were any objections.

Hearing none, it was agreed that the Committee’s next meeting will be in September.

8:12 PM Meeting adjourned

Next Meeting:

Wednesday, September 13, 6:30pm on Zoom:

<https://us02web.zoom.us/j/88085069623?pwd=bUVpOGhaVjlrSTc3RWY0TjNweGhSZz09>

Meeting ID: 880 8506 9623, Passcode: 247394

Email Diane Emerson, DianeEmerson@yahoo.com to be added to the Affordable Housing Committee mailing list.