

Affordable Housing Committee, Mon, 12/13/2021, 7:00 pm
Draft Minutes

Morgan Brown called the meeting to order at 7:05pm. There were 7 attendees:

Hunter Davis
Terry Sullivan
Jacob Middling
David Vogel
Armen Yousoufian
Tanya Roberts
Morgan Brown

1. Committee logistics:

Tanya graciously agreed to take notes. Draft minutes will be circulated and reviewed at the following committee meeting.

After discussion, Morgan concluded that there is no distinction between “members” vs. “participants” at this time. In other words, any Islander is invited to attend and participate in any AH committee meetings.

There was agreement that the committee will meet at 7pm on the 2nd Monday of each month, the virtual link will be posted at VMICC.net, and the link will be emailed to committee members.

There will be working documents that will be stored somewhere, details to follow.

2. Vashon Household Community Talk on Affordable Housing, 12/3 at Senior Center.

Tanya Roberts attended and reported that the new [VHH 15-minute video addressing affordable housing on Vashon](#) was well received (a 4-minute version can be viewed at the [VHH home page](#)). VHH Board Chair, Christy Clement announced that VHH is hiring a new full-time Executive Director who will be more engaged with the Vashon Community. VHH is negotiating to purchase VCC. The 20 people in the audience stayed for 45 minutes of discussion led by Christy over a wide range of topics, including:

- Where **workers would live** on Vashon is the central issue (more housing). To increase engagement with the community, probably show the VHH video at Vashon Theater, followed by a panel discussion.
- Different types of **funding** options for building new housing – pros and cons of each. For example, Habitat for Humanity homes can be sold at market prices 5 years later. Corporate tax write offs are another source. Community Land Trusts were mentioned.
- **Zoning** and placement of new housing – support by state and King County as well as Federal government for affordable housing and how to turn this new support into change in zoning as well as funding opportunities.
- **Other types of housing**: Scattered site houses that are donated and turned into multiplex units. Or rehab houses that are rundown and maybe abandoned. Or retrofitting.
- **Shared housing** with others - who are vetted by VHH or another group, and compatibility is assessed. Housing rent could also be traded in kind by working around the house, gardening, home care, etc.

VHH plans on future collaborations with this VMICC Affordable Housing Committee in discussing all these topics and moving forward.

This topic generated lots of comments in this AH Committee meeting on affordable housing and any progress. Some of the comments were about problems Vashon faces in making any change. Other comments were about new technologies and new thinking, such as mini-sewer systems around Quartermaster harbor, use of Community Land Trust in Burlington.

3. Establishing Workgroups on Topics

VMICC Policies and Procedures on committee work for reference:

“[committee] activities generally will include the following: studying issues, developing possible solutions, fact finding, making recommendations to the VMICC, educating Island residents about relevant issues.”

The committee discussed the significant amount of work required to do the above on the broad topic of affordable housing. Morgan proposed creating workgroups for each of the following subject areas. People interested in addressing the topics could work independently and report back to the committee regularly on their progress. Any islanders interested in the topics are encouraged to contact people working in these workgroups (or Morgan) for opportunities to contribute.

Starting list for Workgroups with participants who have expressed interest:

- Vashon Housing Market (Homeowners & Renters, Economic Impact)
 - Morgan Brown
- Housing Organizations & Community Land Trusts
 - Terry Sullivan, Jessica Kennan, Kate Riley
- Zoning and other Regulations
 - Morgan Brown, Armen Yousoufian, Claire Newman
- Successful AH Models from Other Communities
 - Tanya
- Outreach
 - Coco, Mica
- Other? _____

Tanya announced that on Thursday 12/16/21 there will be a Bill Barberg’s Housing Solutions all day meeting – sign up for one talk is free at [housingsolutionsummit.com](https://www.housingsolutionsummit.com).

Morgan ended the meeting at 8:32pm. Next meeting is on January 10, 2022, 7:00 pm to 8:30 pm, via Zoom.