

## Affordable Housing Committee, Mon, 10/18/2021, 7:00 pm Draft Minutes

### Attendees

Kyle Britz  
Michaela (Mica) Olivarri  
Terry Sullivan  
Kate Riley  
Armen Yousoufian  
Tanya Roberts  
Jessica Kennan  
Claire Newman  
Morgan Brown

Morgan Brown called the meeting to order then asked people to introduce themselves.

**Morgan-** worked on affordable housing in Sun Valley – studied Aspen, CO a lot about hyper gentrification. Green consultant, engineer and now developer. Working on Living Building Challenge development in Town of Vashon.

**Terry-** got the idea of getting back to the land, and aspiration, built house, active from alternative school programs to Vashon household. Joined the first housing committee 30 yrs ago.

**Kate Riley-** new director of the Vashon Land Trust, and plans to attend these, meetings learn how to participate.

**Kyle-** born and raised on island. A Renter. Interested in the intersectionality of people who live and work on the island to be able to live on the island with local wages. Local economy. Renter Intersectionality of island domestic violence survivors needing housing resources available.

**Mica** – business owner, renter, interested in doing legwork for long haul projects, looking for things that are already here, rather than trying to work towards things that aren't.

**Armen** –

**Tanya**—economist who worked on food safety. Now interested in racial justice. How important housing is in creating wealth and how important affordable housing is on Vashon.

**Jessica K** – board of VHH, and 188 more like hotel rooms with kitchens, and project with community care site for similar small sites ..see more affordable home ownership, keep people that are working class, loves the land trust way to reduce the cost of housing. Support people that want to become home owners. To be a liaison with VHH and VCC projects.

**Claire N** – young family, and care about the future of the island and making sure it is accessible to everyone, a lot of learn regarding affordable housing, a lot of work to be done, and skills to lend.

**Coco-** low income home owner, affordable housing, social worker with UW, accessibility, how to look at it and think about it, SAHMSA understanding how systems create outcomes in communities -making logic models for community interventions, community advocate.

**Next sharing screen going over Definitions of Affordable housing.**

Have properties not connected to funding, for VHH projects, for home ownerships ..for VHH and VMICC to have more control of the limits ..and to move into the 125% of median income.

Q: AMIs some may be specific to Home ownership ..if any are specific to home Ownership vs Rentership, it would be helpful to know for definitions sake.

Most subsidized Housing is Rent subsidies.

VHH is unique to have some community land trusts

And Co-Housing has 6 affordable housing units.

There are different needs.

We do want to do more to have home ownerships.

As for qualifying for them there are very different situations. IE if you got funding for veterans, then

If you are between 30-80% AMI then you could for some homes, but Ernessi is up to 50% of AMI.

Benefits to be clear about definitions, for the edification process for the responsibility to be clear about it.

Sometimes people say Workforce housing and mean subsidized, and for others saying housing that is affordable to the local working community –it depends on the income that they make.

We didn't used to have any Zoning. People used to be able to have flop houses and have many many people leaving in one area.

There are positives and negatives to do zoning. But Vashon is rural because of exclusionary zoning, which also is part of what creates some of the shortages.

So we have to look at the zoning we have to address the issue.

Deed restrictions is like RoseBallen, for preserving long term affordability.

Q: with deed restricted housing, is that for a period of time that can change and the developer can recoup the money at some time?

A: who ever put the restriction in place, within whatever approval process can set it how they want. Seattle typically has 20-30 years. And some could be in perpetuity. Most public projects have a standard sunset of 10 years after which moving to market rates –for rentals.

A: for deed restrictions, is often tax incentives and then all are market rate after 10-20 years.

A: land trust to have it in perpetuity.

A: Deed restriction is often a carrot for developers. And the desire to make it permanent.

**Localhousingsolutions.org** 3 minute intro video to affordable housing, what it is, and why everyone needs it.

Get relative statistics, active data, how many people are stressed, proportion of housing rentals to home ownership and get a general idea of the problem we are facing.

Attend to list that Claire put together and work on that list.

Gather information that is out there and that exists and figure out what kind of holes are out there.

Does VHH have current statistics for Vashon? They have waiting lists, and that is how they gauge the need.

Jessica --Lets figure out how to get some land, even if it is scatterside housing, model of homestead in Seattle or Opal in Orcas island, get someone to donate a house that needs some work, put the land in a trust and sell the house.

CoCo—speak for the person on the street ..if you went into the ER (analogy and then say we need to consider the bigger problem –there is a problem) ... many people are in this situation. RedFlags “you are going to be surprised gentrification is coming ---meanwhile that other listening is there, and it is hard to keep showing up” Community activism as a first step.

Do we need to rezone and give up our rurality to gain more up zoned housing opportunities.

Grassroots. A lot of people feel they have less power and feel like they can't speak up.

We need the facts and the information. Identify the information and put it out there.

There is going to be a challenge to get the people that are most affected by this, to be part of the decision making and advocacy about this.

Perspective to underestimate the power of the people, and we may underestimate the opposition to make radical change. As soon as people start asking hard questions of why are you going down this path and not this other path ..and we are going down this path because we know x amount of people will be helped in so many years and so forth, in step on ....

Even if we had a step one solution to act, then when it came time to act, like drafting a grant or lobbying for a decision, then you still need the fact gathering.

Fact gathering can really help inform the solutions, so that the solutions can really tailor to fit the problem.

Baseline information and then let's act. And while working towards solutions.

There are people who don't want see radical change, and in order to do that you need some cut and dry information.

Don't underestimate the power of the people affected by this , and don't underestimate the opposition.

If you are talking about equity, how could you not look at the zoning out there.

There is an equity issue out there for the 5 acre parcel standard ..and if we led by that many people would not be open to dialogue about that.

We need to get everyone into rooms to brainstorm the situation on the island and understand and the certainties of the market, and that land and property is becoming more and more expensive and will exclude more of the community.

People need to understand that there are very valuable people on this island in this community, that are living very differently than we think .

Understanding the concept of what we have, being unincorporated. And that all we can do is influence County policy makers. And that having this committee is very important. And that in some ways it would be easier if we had a Mayor, and if we were incorporated (though some have tried going that route and it has been an uphill struggle)

You got to involve everyone that is affected by this.

And share that information to KC to have people listen. We need to encourage some visionary imagination. The town plans seem to be an extrapolation of what is already in the know and plan for what we already know about. Visionary thinking. Get people used to the idea of thinking outside the box. That we can do it if we want to rather than it is not possible.

Would like to see this group expand and more participation, and to recruit more people.

Fantasy to do a symposium potluck, maybe at the school, to be able to include young parents, to make an event, a social gathering, with food, outreach -like the npr booth recordings, or the VHH video – usually when you listen to something people get involved.

#### TO DO LIST:

1. Reference to Claire Newmans list *that was the initial draft/tasklist of the VMICC Housing Committee* . Ask Claire if we can make that a google-doc and if we can each work on those questions posed and input the date therein for easy reference and for all of us to have access to it.
2. Generate more data added to what Morgan presented for Glossary of terms, specifically to Affordable Housing, and what that looks like to the different VHH projects for their varied AMI's.
3. More information about Vashon Land Trust and other Landtrust opportunities, how they work, and how they can support keeping costs down with collective purchasing power of the Land, and support for the buildings being built.
4. More consciousness to the AirBnB's, and peoples passions for addressing people that are buying up places and taking away the local "affordable" renting options. Addressing some municipalities that have addressed AirBnBs. Recognizing that people may not like that.
5. Missing Parties : people who work with Zoning, Contractors, people who do Repairs, people who work with Septic and Sewage.
6. Support Renters that are afraid to address the issues of their dwelling for fear of losing their housing, if there is mold, or not up to code, and to address it means they are asked to leave and may not have alternatives.

7. Get an idea of scale of people who work on the island, people are employed at island businesses and what their average income is, and what is the rental rates in ratio to that. What is the housing buying rates in ratio to that?
8. Are there local groups that can help fix up homes? VSSN subcommittee is working on helping people get houses repaired so they can be rented, in conjunction with Habitat for Humanity and some other workgroups and sweat equity.
9. Kyle offered to look into having the Zoom Meeting Id listed on the VMICC website for better accessibility to this committee meeting and other committee meetings, especially if it can be the same Meeting ID for each of the meetings. Kyle will check in with Morgan about that and possible about other basic tech support for a place that we can share the working documents for this committee.

**Next meeting of VMICC housing committee would be Dec 13<sup>th</sup>. And be on the 2<sup>nd</sup> Monday of every month.**