

## Vashon Maury Island Community Council, Affordable Housing Committee

Mon 1/10/22, 7:00 pm – 8:30 pm Zoom Meeting - minutes

Morgan Brown called the meeting to order.

Attendees were Art Chippendale-VHH, Kathy-Mica's Kitchen, Jessica Kennan-VHH liason, Hunter Davis, Claire Newman, Kate Riley-VLT, Terry Sullivan, Armen Yousoufian, Michaella Olavarri and Coco Carson-Rohe.

1. Minutes were approved for meetings on 12/13/21 & 10/18/21.
2. Meeting Times are **7pm, 2nd Monday of the month**, virtual meeting links to be posted at VMICC.net
3. Working on creating central repository accessible to all (e.g. Google Docs)
4. Affordable Housing Workgroups - VMICC Policies and Procedures: “[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.”
5. Objective is to break down various topics into workgroups with interested participants who pursue the abovementioned activities for that topic and then report back to the committee on a regular basis and create reports in Google docs.

### Starting list for Affordable Housing Committee Workgroups

- Vashon Housing Market (demographics/trends, homeowners & renters, social & economic impact)
  - Morgan Brown, Art Chippendale
- Housing Organizations & Community Land Trusts (Vashon Household, potentially Land Trust, Shelter America Group)
  - Terry Sullivan, Jessica Kennan, Kate Riley
- Zoning and other Regulations
  - Morgan Brown, Armen Yousoufian, Claire Newman, David Vogel
- Successful AH Models from Other Communities
  - Tanya Roberts, Hunter Davis
- Water for Vashon housing
  - Morgan Brown, Tanya Roberts
- Outreach
  - Michaella Olavarri, Coco Carson-Rohe
- Other? \_\_\_\_\_

Then Morgan shared these ideas and document links and discussion followed:

### 1. Vashon Housing Market

(demographics/trends, homeowners & renters, social & economic impact) •

Gather data from housing sources on:

- Supply: ownership & rental units, inventory available to buy/rent, past/future trends
- Demand: how to estimate? Lack of supply, VHH waitlist, employer data/anecdotes VHH waitlists, etc.
- King County – [Housing Authority](#), [Vashon Sub Area Plan](#) (lots of info on housing, demographics, zoning, etc., last updated 10/29/18)
- Island Realtors – inventory available (to buy, rent) and trends
- Puget Sound Regional Council, [PSRC Regional Housing Strategy](#) (Oct 2021)
- Media, Thinktanks (e.g. [Sightline](#), [NextCity](#), particularly for national/regional trends relevant to Vashon), [Seattle Times “FYI Guy”](#) articles on housing & demographics to Vashon

Discussion---Art: economy of island with higher wages; Tanya: great data on VHH poster; Morgan: internet fiber optics?, direct link for attracting Chamber of Commerce employers,

### 2. Housing Organizations & Community Land Trusts

(Vashon Household, King County Housing Authority, potentially Land Trust, Shelter America Group)

- Ensure exchange of information and collaboration with AH committee
- Identify organization resources, current and future projects
- Consider future structures/projects, e.g. Community Land Trusts

Discussion--In larger cities have individual scattered site approach and community involvement & larger projects as well. OPEL on Orcas Island; Homestead in Seattle; donated properties; Coco: community concern about affordable housing nearby as well as possible \$ to be given. Terry: CLT land preservation aspect too; Kate: tracts of land without housing, acquiring homes to VLT requires partners

### 3. Zoning and other Regulations

a. Identify zoning and other regulation issues related to housing on Island

- i. [King County Title 21A Zoning](#)
- ii. Vashon Town Plan – Town Core
  1. King County, [Vashon Town Plan – Town Core](#), (Vashon Town Plan - Ordinance 12395, August 12, 1996)
  2. [Restricted uses for Vashon Town CB zoning](#)
  3. [Map of Vashon Town Plan – Town Core](#)
  4. Old [Vashon Town Plan website](#) (still up) iii. [King County Zoning History](#)

b. Gather for education/advocacy of committee, council, Island public

c. Identify examples nationally of zoning reform to support affordable housing

- i. E.g. [Oregon](#), [California](#), [Washington](#), [WA again](#), [Minneapolis](#), [Sacramento](#), etc.

- ii. discussion/debates in [Seattle](#), [Tacoma](#), etc.
- iii. [Sightline article: Suddenly, Zoning Reforms are Popping up Everywhere](#), [Bloomberg article on the national debate](#)

Discussion—mixed use zoning is sustainable & creates walkable communities; Oregon banned single housing statewide & zoning is in flux; future visioning; Seattle has very separate neighborhoods; on Vashon Morgan mentioned our history of 32 mosquito fleet economies & Armen envisions 20 story buildings along our waterfront; tell our stories for the future at the Strawberry Festival with a zoom symposium?

#### 4. Successful AH Models from Other Communities

- a. See resources above (e.g. Sightline, Next City, PSRC, King Co., etc.)
- b. E.g. [Missing Middle Housing](#), Seattle Times opinion piece on Missing Middle Housing, etc.
- c. Research and identify other sources and communities with solutions relevant to Vashon’s housing situation

Discussion—YES magazine as a resource; What did other communities do to gain support for a hospital district possibly a model for us;

#### 5. Water for Vashon Housing

(quantity and quality of Island water to support housing)

- a. Coordinate with Vashon Maury Island Groundwater Protection Committee
- b. Research latest science on Island water quantity and quality, e.g.
  - [Vashon-Maury Island Water Resources](#), 2013, DNRP (Bilir)
  - [Vashon Maury Island Liquid Assets, Sustainability Indicators, Water Quantity](#), 2012, VMIGPC
  - [Vashon Maury Island Liquid Assets Report Card, Water Quantity Indicators](#), 2012, VMIGPC
  - [Vashon Maury Island Surface Water: Stream Flashiness](#), 2012, VMIGPC
  - [Vashon Maury Island Surface Water: Summer Low Flows](#), 2012, VMIGPC
  - [Vashon Maury Groundwater Water Levels](#), 2012, VMIGPC
  - [Vashon Maury Island Sustainability Definition, Indicators and Measures](#), 2010, VMIGPC
  - [Vashon-Maury Island Hydrologic Modeling](#), 2003-2009, DHI Water & Environment
  - [WRE 2009 Water Resources Data Report](#), 2010, DNRP (Ferguson)
  - [WRE 2008 Water Resources Data Report](#), 2009, DNRP (Ferguson)
  - [WRE 2007 Water Resources Data Report](#), 2008, DNRP (Ferguson)
  - [WRE 2006 Water Resources Data Report](#), 2007, DNRP (Ferguson)
  - [WRE 2005 Water Resources Data Report](#), 2006, DNRP (Ferguson)
  - [WRE 2005 Well Data Report](#), 2006 DNRP, (Ferguson)
  - [Vashon Maury Island Groundwater Maps King County](#), 1998-2006, DNRP
  - [Vashon-Maury Island Groundwater Model - Phase I](#), 2005, DNRP (Johnson)
  - [Vashon Maury Island Watershed Plan](#), 2005, VMIGPC
  - [Vashon Maury Island Rapid Rural Reconnaissance](#), 2004, DNRP, Consulting Team
  - [Vashon-Maury Island Water Resources Evaluation - Waterlevel Report](#), 2004, VMIGPC
  - [Vashon Maury Island Groundwater Plan](#), 1998, VMIGPC
  - [Vashon Ground-water Management Plan](#), 1993, Geraghty & Miller
  - [Vashon Coordinated Water System Plan](#), 1990, HDA
  - [Vashon/Maury Island Water Resources Study](#), 1983, J.R. Carr

Discussion—Coordinate with the VMI Groundwater Protection Committee; Vashon has more water than originally thought when zoning was set up; Claire does water rights in her legal practice – she will talk to Doug Wood and invite him to join our group.

## 6. Outreach

(public education and advocacy on Island affordable housing issues)

- a. Coordinate with workgroups/AH committee on housing research and proposals
- b. Share information gathered on affordable housing with island public
- c. Advocate for housing crisis awareness and solutions

Discussion--Coco to ask friend (Sophie Stendahl) to suggest other realtors for our group; Coco & Tanya had articles in the Beachcomber; Mica can post on social media; A story is a strong motivator & anecdotes affect people;

Morgan closed the meeting with the reminder that each committee is expected to report back at the **next meeting – the 2<sup>nd</sup> Monday of every month!**