



Arlington ▲Edmonds ▲Everett ▲Granite Falls ▲Housing Authority of Snohomish County ▲
▲Lake Stevens ▲Lynnwood ▲Marysville ▲Mill Creek ▲Mountlake Terrace ▲
▲Mukilteo ▲Snohomish ▲Snohomish County ▲Stanwood ▲Woodway ▲

Alliance for Housing Affordability Joint Board

Wednesday, January 27, 2021

Via Teams

4:31 – 5:51

Meeting Minutes

Participating:

Patricia Love	City of Stanwood
Mark Smith	HCESC
Mike Hopson	City of Arlington
Glen Pickus	City of Snohomish
Becky McCrary	City of Everett
Kelly Richards	City of Marysville
Jennifer Gregerson	City of Mukilteo
Kyoko Matsumoto-Wright	City of Mountlake Terrace
Duane Leonard	HASCO
Luke Distilhorst	City of Edmonds
Scott Bader	City of Everett
Amber Piona	SnoCo PDS
Linda Redmon	City of Snohomish
Kristen Holdsworth	City of Lynnwood
Megan Dunn	Snohomish County
Anji Jorstad	City of Lake Stevens
Sabrina Gassaway	City of Lake Stevens
Jackie Anderson	SnoCo HSD
Robei Broadous	SnoCo HSD
Kate Tourtellot	City of Marysville

1. Call to Order and Introductions

Meeting called to order at 4:31PM by Jennifer Gregerson.

2. Approval of Minutes

Kelly Richards motioned, Kyoko Matsumoto-Wright seconded, approval of the 10-28-20 meeting minutes. Motion passed unanimously.

3. Budget Report

The AHA Program Manager reported that AHA's financials remain strong. Program Manager noted FY22 dues (yet to be approved) are reduced, and line items like consulting and legal fees have been reduced as well, so reserves will accrue more slowly.

4. Detached & Attached Accessory Dwelling Unit Memo

The Program Manager introduced the D/ADU memo and its general structure, and opened discussion.



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Kelly Richards noted opposition to removal of owner occupancy requirements, stating concern over D/ADUs subsequent appeal as an investment opportunity that would unbalance neighborhoods.

Ian Cotton proposed, as the process moves forward, including municipal planning commissions in the work.

Kristen Holdsworth noted the challenges of enforcement of owner occupancy requirements, providing further context, with Tom Rogers speaking to that point as well. Luke Distilhorst suggested including in future work the codes of other notable cities and areas for comparison.

Tom Rogers noted the challenges posed by utility hookups, with conversation discussing those challenges as an area for future work by the planner group and Program Manager.

Jennifer Gregerson proposed utilities to be one of the topics of discussion of the planner group, as well as a suggested list of next steps for addressing utility and other code challenges. Sabrina Gassoway suggested a “How to” guide, written broadly to be applicable to all cities, to be used in addressing code areas.

Discussion concluded with Ian Cotton noting that homeowners are seeking living space and other accommodations and permitted or not will find ways to do it. He proposed comparing what is allowable (and how difficult it is) in a single-family home expansion, vs. creation of an official D/ADU.

5. Community Outreach Discussion

The Program Manager introduced the next item, noting past, present, and expected future challenges in housing being an issue that can be productively discussed.

Duane Leonard reminded the group about the HART process’ first recommendation on early action items was interlocal agreements with HASCO, and that he planned to start conversation on that process with cities. Kyoko spoke favorably about this action, noting the distracting impact COVID-19 had on the process.

Kristen shared her experiences in Lynnwood, where great work was put into dispelling otherization and disconnection between current and future community. She also noted the Department of Commerce has a small library of resources, best practices and examples for review.

Megan Dunn noted the regular presence of small neighborhood meetings that are an underutilized option in the municipal toolkit. She also suggested potential, issue-adjacent allies, like environmental groups and social equity groups.



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Ian Cotton observed communities oppose what they think will negative impact them. The obvious approach, then, is to show early and often how the community will not be negatively impacted in the process in question.

Jennifer Gregerson suggested AHA host a best practices, successful resources, well-done slide libraries and so on, reference source for all AHA members to use. The Program Manager agreed to investigate the issue independently.

6. Program Manager data presentation

The Program Manager went over five different data products that had all independently been created, but never comprehensively debuted, to the Board. Discussion was light, given time constraints, but positive. The Program Manager noted a likely pending addition to these data products, from consulting firm Urban3, showing net tax revenue/expenditure on a parcel-by-parcel basis for the County.

7. Next Meeting

The next meeting will be held via Zoom or Teams and teleconference on March 24, 2021, at 4:30PM.

8. Adjourn

The meeting was adjourned by Jennifer Gregerson at 5:51PM.