

Magnolia Community Council  
Board of Trustee Meeting  
Open meeting on Zoom and recorded

September 21, 2021 | minutes final

Present: Trustees-David Kaplan, Carol Burton, Lynn Hogan, Mary Hoverson, Alison Grevstad, Janis Traven, David Moehring,-Cheryl Jacobs, Pat Craft, Lisa Barnes, Jayson Morris, Stephanie Ballard and-Matthew Koenig, Valerie Cooper, Leslie Helm.

Guests: Parker Dawson, Andrew Lewis, Jessica Keller/QA News, Ted and Jeanne Coulson, Danny Bird, Fred Rappaport.

Meeting called to order at 7:05pm by David Kaplan, Vice President

Trustee Meeting:

Meeting agenda approved. June meeting minutes approved.

Andrew Lewis, Parker Dawson: Council voted on mid-year supplemental budget. Mayor Durkan's budget comes in this Friday which will initiate Council's budget for 2022. The ADU report came out yesterday with assessment on metrics that City Council requested in 2019. Cheryl Jacobs says report didn't have much on income/rental rates for affordability. Janis asks about transportation/infrastructure (bridges) issues being addressed in the budget. Indications from Cantwell's office that raising funds locally will help create more support for infrastructure packages coming out of Federal. The Council are figuring out ways to get more money for bridges and ameliorate other parties interests for transportation. Janis: will City Council be working with the State Legislature? Andrew says he hasn't heard anything definitive, there might be a special session before the 2022 session to pass a transportation package. There may not be a transportation package in 2022 because it's an election year. Suggests we get together with our delegation to push for a transportation package. Pat Craft: question regarding homelessness. He's bothered by the lack of precise language that speaks to the outrage of what is going on in our streets. Pat wonders why the language is not stronger about how the behavior of this/these individual(s) is not acceptable. Andrew states that it seems Seattle has sanctioned encampments based system for un-housed. **Seattle has lost 300 housing units for unsheltered in 2021.** He sees this as a problem of execution. San Francisco has set up sanctioned encampments. There's plenty of money in the city's budget to set up designated encampment areas or tiny homes. Join Lewis in expressing this frustration to the Mayor. Pat: Everyone he meets, everywhere he goes everyone is outraged at the condition of the streets. Unfortunately, all Lewis can do is give funds to the Mayor, it's up to the Mayor to execute it. City is seeing a crisis in services delivery. Trees trimmed, power lines delivered. It's a huge, huge problem in the city right now. Work force attraction and retention has been a problem in the workplace and city offices. Bruce suggests Andrew copying us on letters that Andrew has been writing to get his message to the public. Denny Bird – question about motorhomes on Gas Works Park, sees cars being stripped in that area. Andrew meets with Captain Allen of the West Police Precinct every week. Malik in Pederson's office has been tracking the 72 hour violations and oversees this area of the city. Seattle ranks 10<sup>th</sup> in the nation of auto related crimes. Carol has a question on the progress of FLARC. Lawsuits are over. Andrew: recent presentation at Finance Housing Committee, that the city will get a renewal of the lease that expires in 2021. An additional 5 year lease is going to be put in place with to be able to continue the work.

<http://seattle.legistar.com/View.ashx?M=F&ID=9814476&GUID=3B1E970B-3262-4EDF-A457-3DA2EF3C487C>

Cheryl Jacobs invites Nick Welsh, senior planner in office of planning/city development – guest speaker:  
Cheryl: Presence of ADUs and DADUs in our neighborhood and around us. They don't seem to be

attacking affordability. This council cares about housing for people of different income levels. This program doesn't seem to be addressing affordability.

Nick: Much of our city is off limits financial for Seattle's residents. 1 in 5 single homes are used as rentals. Upwards of \$3,000 for rent. Home ownership prices are escalating through 2021. Median price was 800,000 -- and now 1.2 million. You'd need an income twice the average Seattle resident's income. Effects of redlining continues, we still have a long way to go to create an equitable living situation.

ADUs – attached ADUs located in the main house or attached. DADUs in 2010 were allowed. 2014 they began exploring the barriers to create DADUs. Cost, financing etc. 2019 the city adopted new DADU rules that eliminated many of the obstacles that kept DADUs from being built.

ADUS lets more people live in Seattle, creates smaller housing options, supports a wider range of housing, helps families accommodate changing household needs, provides an income source for homeowners.

2021 ADU Annual report released this September contains data on the number of permits and where they've been issued. It does not have information about demographics, why people are creating them and using them, cost and rent. In 2020 513 ADUs were permitted, an 80% increase from 2019. Could be due to regulatory reform, pandemic and favorable financing. Slight decrease in single-family home production even as ADUs go up. There's a higher distribution of ADUs in areas of higher median income and low displacement risk. They need survey research to understand the demographics further and will launch this early next year by July of 2022. 420 are licensed as short-term rentals (Vrbo/AirBnb) out of 4,000 ADUs citywide. Not all short-term rentals are licensed. There will be a manual permit review to glean details like tree removals, etc.

What are we proud of? This has created more residential choices in our neighborhoods.

What do we need to work on? Develop tools and strategies that will help all residents including low-income and residents of color to have an opportunity to develop or rent an ADU. Affordable ADU financing program to target this audience. Unfortunately due to pandemic budgeting this was reallocated. Bruce: Regulate proportion of ADUs as subsidized housing? Nick: Right now it's not possible for the city to make those kind of investments in areas of single-family housing like Magnolia because of questions of scale.

Condos are regulated by state law and administered by King County. The city is tracking the formation of ADU condominiums. ADU Condominiums are generally offered at lower costs to other housing options in single-family neighborhoods. The current real estate market is overheated.

Cheryl: Will the city discourage this type of development and the use of ADUs and DADUs as condos that might be seen as higher-than-being-available for affordable housing? Nick: They're hoping to create more affordable rental and ownership options in all neighborhoods.

Cheryl: Incentive to build and rent a developed DADU to a lower-income renter could help incentivize homeowners to create affordable housing.

New provisions to require tree planting in 2019 legislation. Removal of an exceptional tree or above 2 feet in diameter is not allowed when planning development of a ADU/DADU. Additional staffing is allowing more analysis of tree permits and construction permits that will happen by end of this year.

[Maps.seattle.gov/ADU](https://maps.seattle.gov/ADU)

Pat Craft: realtor – he helps builders find land. They are buying any house that has a backyard, creating a false condominium association of 3 members and selling them. 23 active permits taking place right now on Magnolia. Cheryl – this legislation is conflating the issue. Matthew K. - How is this not a violation of

Seattle Land Use, requiring that all of the ADU be owned by one person? If the units are being sold how is it a non-event that these units are being sold to different people. Isn't this clearly a violation? Nick: No, the city's land use code does not address ownership. You could conceivably create a condo ownership within a single house - even a bedroom. **David M.: Takeaway for Nick suggests xxxxxxxx Covenants – xxxxx in terms of affordable housing.** Cheryl to Nick: we'd love to hear comments on revisions – please come back and visit us.

Land Use – David M.: Land Use of City Council are voting Friday at 9:30 am on the renaming of “single family zones” to “neighborhood residential zoning” adding additional uses, additional density to what is currently identified as single-family. Ultimately phase out low-density single family housing in Seattle. Slow boiling of the frog analogy.

Ursula Judkins – Ted Coulson: Just closed two and a half days of appeal on the mansions being developed below the Ursula Judkins Viewpoint. Oct 5 and Oct 12<sup>th</sup> final review and the hearing examiner will come to a decision 15 days after.

David Kaplan – There is a citywide multiple councils virtual meeting to address Homelessness meeting on September 30<sup>th</sup> at 7pm. He would encourage trustees and especially Lisa Barnes to attend the meeting.

Tiny House Village Interbay - Lynn Hogan – adding 30 additional houses that will bring the total capacity 75 to 90 people – additional hygiene facilities and kitchen. It's time for us to trigger our donation. Our 3,500 was approved and it now costs 4,200 to build a tiny house. Tax-deductible donations to LIHI to cover the gap. If people are interested in writing a personal check to LIHI and add in the memo: “Magnolia CC” and mail it to 3213 W. Wheeler, Mailbox 500. Janis – thoughts on supporting fundraising efforts outreach to our Magnolia community to donate to LIHI to support the nearby tiny house village and possibly help support building costs of the additional tiny houses. David K. – will invite Josh from LIHI to speak at our Oct. meeting.

Magnolia Chamber Update – Pat Craft: Holiday tree lighting fundraising starting a few days or week earlier. Working on the NE light industrial area bringing on murals – 27<sup>th</sup> and Commodore Way next to Dirty Couch Brewery. Many mural ideas that will evolve. Oct 8-10 weekend event to celebrate the new mural. No official Halloween moment in the Village this year. Collecting candy money from businesses and put it toward supporting families in difficult times. Final run of tables and chairs up to El Rancho. Next up toward Starbucks and Albertson's. Please join the Chamber.

Motion from Mary H. to donate 400.00 for Tree lighting ceremony is approved. David M. asks to acknowledge Ursula Judkins as part of this donation. Alison asks to consider a similar donation to the QA Helpline, and David suggests we take this up at next month's meeting.

Lynn has invited representatives from the Port to speak at our next meeting on October 19<sup>th</sup>.

Meeting adjourned at 8:54pm.

Respectfully submitted,  
Alison Grevstad, Recording Secretary