

## Lowell, Rebecca

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**From:** Sam McCandlish <smccandl@comcast.net>  
**Sent:** Saturday, June 11, 2016 1:49 PM  
**To:** Lowell, Rebecca  
**Subject:** FW: DRAFT minutes from the 6-8-16 Combined meeting with HAATF and CAC  
**Attachments:** Combined HAATF and CAC meeting 6-8-16.doc

Rebecca, Did you receive this? I didn't attend as I was in Seattle on the 8<sup>th</sup>.  
Sam

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**From:** Joan Penney [<mailto:jmpenney59@comcast.net>]  
**Sent:** Friday, June 10, 2016 9:17 PM  
**To:** [jeff.mcinnis@usbank.com](mailto:jeff.mcinnis@usbank.com); [dlk.tgfj@gmail.com](mailto:dlk.tgfj@gmail.com); [JManzanera@skagitmediation.com](mailto:JManzanera@skagitmediation.com); [smccandl@comcast.net](mailto:smccandl@comcast.net); [vanessa@himalayahomes.com](mailto:vanessa@himalayahomes.com)  
**Cc:** 'Balisa Koetje'  
**Subject:** DRAFT minutes from the 6-8-16 Combined meeting with HAATF and CAC

Greetings to all-

Thanks to all for coming out to the Wednesday meeting this week and for your honest feedback.

Attached are the DRAFT notes from our meeting this week. PLEASE let me know if I have missed something or misstated any items.

- 1) I do not have all the addresses for CAC members so please feel free to forward these notes to them. ( Thanks Balisa)
- 2) For those of you who could not attend the meeting, please know that we worked to include every voice and perspective in attendance. It was a respectful and professional setting and I commend everyone for not only sharing but listening to each other. **Thank you.**
- 3) In order to make the best use of everyone's time with the pressing hearing and council/committee schedule that was issued this week, we need to add a number of meetings in the immediate weeks ahead. Balisa, Dan and myself have agreed to take on the task of making track changes to documents so that you have these in advance of our meetings. We really need you to read these changes in advance of meetings or the process will be too slow and we will not be able to make the council/committee meeting deadlines with drafts.

I have put a schedule together of our meetings along with the new meeting schedule that was posted this week by the city. **This schedule goes through June and your participation is critical.** There are other dates on the posted on the city schedule through July and August which I have a link to on the attached document.

Please let me know if I have missed anything. AGAIN, thanks for your participation and for your goodwill in tackling some tough discussions.

June 14	9 AM to 11 AM	Joint meeting with HAATF and CAC	Eagle Room at the Hampton Inn Burlington
June 15	6 PM	City Council Pre-hearing on Comp Plan update on 5 different elements including housing, land use, and buildable lands, transportation	Location not confirmed on schedule

June 16	9 AM to 11 AM	Joint meeting with HAATF and CAC	Evergreen Room at the Hampton Inn, Burlington
June 21	6 PM	Planning Commission Hearing and Meeting- (Land use, housing, buildable lands, transportation elements)	Location not confirmed on schedule
June 23	9 AM to 11 AM	Joint meeting of CAC with HAATF	Cascade Professional Center, Burlington
June 27	9 AM to 11AM	Joint Meeting with HAATF and CAC	Eagle Room at the Hampton Inn, Burlington
June 27	Not sure of time	Citizens Advisory Committee meeting with city staff	Not sure of location
June 29	7 PM	MV City Council Hearing (land use, buildable lands, housing, transportation elements)	Location not confirmed on schedule

9 am to 10:30 am, June 8, 2016 meeting between

**HAATF and the Mount Vernon Citizen Advisory Task Force to the Comprehensive Plan**

Attending: John Mitzel, Kayla Schott-Bresler, Balisa Koetje, Tom Theisen, Jim Koetje, Dick Nord, Ellen Gamson, Jorge Manzanera, Sr. Susan Wells, Bob Hyde, Dan Mitzel, Paul Woodmansee, Carl Young, Joan Penney, Liz McNett Crowl, Melanie Corey, Gene Van Selus

- 1) Introductions were made
- 2) Purpose of the meeting was reviewed: focus on the DRAFT **Housing Element** from May 26, Comp Plan. (We did not get time to move onto the goals and objectives)  
<http://www.mountvernonwa.gov/DocumentCenter/View/4963>
- 3) A first round response and reactions to the first draft (**Housing Element**) in three categories: **Omissions** (gap analysis), **Strengths**, and **other general items that need attention**.

<b>Omissions in the draft element</b>	<b>Strengths in the draft element</b>	<b>Items that need attention</b>
Professional discretion to move projects along in the building process ( <i>Consider adding this process issue into the other elements related to building?</i> )	Breadth of data	The input process for citizen participation has been ineffective. Presentations, sometimes aimless, are made with no time left for input, questions and no tie in to a plan.
Clear identification of the current housing crisis and demand	C-1 zone is covered	Disconnect between policy and what it takes to get a project done in the city.
Market rate housing needs for living wage earners	Great community with strong nonprofits and private sector who care	No understanding of the cause and effect of the regulations.
Density and zoning needs	Affordability issues are well defined	A disconnect exists between staff and experts on what is needed to solve problems.
Contract rezone options and developer agreements		An overall change in political will is needed in city and county government to respond to the issues and work with both for profits and nonprofits.
Low-income housing near services in the C-2 zone		There appears to be a staff shortage in the planning department.
Conditional use permits to use as solutions		A culture shift is needed in order to understand the depth and dynamics of the issues.
Farm worker housing needs have been eliminated		Do we have the right people at the table? Can we have some participation by city council members at the committee

		level?
Homelessness numbers and needs have been eliminated		Other cities have taken on these same issues- why can't we use their expertise and experience?
Acknowledgment that the nonprofits and for profits, in partnerships, can help solve issues		There has been a lack of objectivity in the process. It feels like staff presentations have agendas attached to them. Could hiring outside expertise to lead this process help?
Accountability to get things done ( time tables)		Put in place guidelines towards successful outcomes instead of barriers.
Annual updates with measured performance outcomes		
Promote solutions		
Current data needs to be used		
Vacancy data being used does not reflect the real situation		
A connection needs to be made to the overall role that housing plays in the health and well being of our community and the local economy.		

**NEXT STEPS:**

- 1) Balisa, Dan, and Joan will meet to get track changes in place for the various drafts.
- 2) Land use element is happening soon and we need to focus there.
- 3) A new meeting and hearing schedule for the Comp Plan City was distributed by Bob Hyde.

<http://www.mountvernonwa.gov/DocumentCenter/View/5015>

- 4) Joan will be back to everyone with the first round checklist. Please check to make sure your comments are represented. We will use these lists again at the end of the process to make sure all these concerns were integrated into the draft.

**BASED ON THE NEW HEARING AND CITY/COUNCIL COMMITTEE MEETING SCHEDULE, WE HAVE ADDED MORE MEETINGS IN ORDER TO GET A QUALITY DRAFT IN FRONT OF THE COUNCIL**

- June 14 (9am-11am) - Eagle Room, Hampton Inn
- June 16 (9am - 11am) - Evergreen Room, Hampton Inn
- June 23 (9am-11am) - Cascade Professional Center, Burlington
- June 27 (9am - 11am) - Eagle Room, Hampton Inn