

12/10/2020**KING COUNTY DLS
PERMITTING DIVISION**

To: Comments on Island Center Homes

From: Vashon HouseHold

This serves as Vashon HouseHold's response to questions/comments regarding the Island Center Homes Project located at 9914 SW 188 St. Vashon, Wa. 98070

One commenter provided over 100 individual questions and encapsulated other commenter questions. All questions can be responded to in the following categories as most questions are speculative or out of the scope of whether the project is able to be built on the site.

#1. Zoning

Specific zoning issues have been answered by architect Judy Tucker of Form + Function regarding specific code requirements and this has been submitted. The Demonstration Ordinance and Comprehensive Plan allow this project/use on this site.

#2. Process Issues

Vashon HouseHold was a participant in the update to Vashon Town plan and King County Comprehensive Plan. Recommendations came out of those meetings and were adopted by council. This project is in line with those updates. Comments with regard to this comprehensive plan are speculative as this project meets all those requirements.

#3. Water Issues

Vashon HouseHold hired water engineers per Water District 19 requests and met all other requirements for this development. We again do not speculate on whether commenters believe process was correct. Water shares were issued in accordance with Water District rules and water shares appropriately issued.

#4. Previous Tenants

Vashon HouseHold was not party to any interactions with any previous tenants of the property. The property was empty and was offered to Vashon HouseHold without any knowledge of these tenants. The property was sold primarily as land as the building itself is subpar if not borderline inhabitable.

#5. Number of bedrooms

The project is 5 single family homes with 8 bedrooms each and a shared kitchen each. The individual bedrooms do have their own bathroom but do not have cooking facilities and never did – a microwave and under counter fridge do not qualify as a legal kitchen.

#6. Type of Residents

The project will be occupied by legally competent adults. These adults may or may not have issues that the commenters object to or even show concern for, but under Fair Housing statutes, any and all of the potential residents who live there are legally entitled to live there. Speculation as to how people live is not relevant or can be predicted. We can confirm that the project is also funded to provide access to social worker type person on-site. This person will provide support and refer residents to other more permanent services as necessary.

Vashon HouseHold currently operates 4 other properties on Vashon Island with a variety of tenants. Some are working people, mental illness, elderly, and some formerly homeless. The commenters may not realize that the people targeted for occupying Island Center Homes are the same people we already serve and who are part of our community. There are few issues at these other buildings, though there are always challenges for people in life. Vashon HouseHold is equipped to make Island Center Homes a valuable asset to the most underserved people living on Vashon already.