

City of Lake Forest Park - Planning Commission
Approved Regular Meeting Minutes: March 14, 2023
In-person and Zoom Hybrid Meeting

Planning Commissioners present: Chair Maddy Larson, Cherie Finazzo, Meredith LaBonte (virtual); Melissa Cranmer (virtual), Walter Hicks (virtual); David Kleweno (arrived 7:48).

Staff and others present: Steve Bennett, Planning Director; Nick Holland, Senior Planner; Councilmember Lorri Bodi

Members of the Public: Michael Troyer (Homestead Community Land Trust); Katheleen Hosfeld (Homestead Community Land Trust); Sally Yamasaki; Donna Hawkey; Gary Hawkey; Sam Castic

Planning Commissioners absent: Vice Chair Ashton McCartney; Lois Lee

Call to order: Chair Larson called the meeting to order at 7:03 pm. She welcomed the newly confirmed Planning Commissioner, Cherie Finazzo. Cmr. Finazzo introduced herself and provide some information about her background.

Chair Larson also introduced Sam Castic, who will be soon confirmed as a new Planning Commissioner.

Land Acknowledgement: Cmr. Finazzo read the land acknowledgement.

Approval of Agenda

Cmr. Hicks made a motion to approve the agenda, Cmr. Finazzo seconded, and the motion to approve the agenda carried unanimously.

Presentations

Homestead Community Land Trust Presentation

Chair Larson introduced Michael Troyer who spoke about the need for housing options in LFP. He introduced Katheleen Hosfeld from the Homestead Community Land Trust.

Katheleen Hosfeld from the Homestead Community Land Trust provided a presentation on a variety of affordable housing concepts. The presentation is available for review and can be accessed via the Planning Commission meeting packet for this date ([Agendas/Minutes | Lake Forest Park Washington Meetings \(municodemeetings.com\)](https://www.lakeforestpark.org/Agendas/Minutes/LakeForestParkWashingtonMeetings/municodemeetings.com))

Ms. Hosfeld explained that the board for the organization is made up of potential participants in the program and that the project sites are governed by participants. Ms. Hosfeld explained that the origin of the land trust comes from the experience of Black Americans in the South who were evicted from leased land when they registered to vote. Ms. Hosfeld explained that the reason for the organization was to provide options when housing prices become higher than incomes and provide options for when income increases are not commensurate with market home price increases. Ms. Hosfeld said that the Homestead organization builds homes and prices them much lower than market value. She added that some of the tools that are used to establish affordable homeownership are down payment assistance and the control of the home price. She emphasized that this type of ownership model leads to permanent affordability. Ms. Hosfeld explained that the structure and rules for the project are recorded on the property's title and that the price of the home controlled by the trust organization. She stated that a 1.5% maximum profit per year is allowed as defined by the trust rules. She also stated that most of the trust's projects aim to exceed environmental standards when

1 constructing projects and that a core belief of the trust is climate sustainability. Ms. Hosfeld went on to
2 explain some potential policy changes local governments can enact to support a trust project.
3

4 Councilmember Bodi said that she appreciated the presentation because it explained how affordability can be
5 achieved. She asked how complex management of the program can be and asked Ms. Hosfeld how they
6 handle the growth. Ms. Hosfeld responded that having sufficient staff is key to managing the program. Chair
7 Larson asked how a city program could be developed under an ideal type of housing project. Ms. Hosfeld
8 responded and said that it is mostly opportunity, community input along with what is available on the market
9 that drives the type of projects that are constructed. Chair Larson said that cottage style housing would be an
10 ideal layout for LFP. General discussion continued on affordable homeownership topics and potential
11 projects in LFP.
12

13 Chair Larson thanked Ms. Hosfeld for her presentation and said that this is a topic that needs to be
14 publicized. Sally Yamasaki asked if the city can provide land for a housing project of this type. Director
15 Bennett responded and indicated that the City Council would need to provide the endorsement for such a
16 project. Councilmember Bodi suggested that the Planning Commission could recommend changes in the
17 housing chapter of the comprehensive plan to support this type of affordable housing. Chair Larson said that
18 planning a specific housing project on a specific site would be a better mechanism and use of the Planning
19 Commission's time rather than recommending changes to the city's regulations. Cmr. Kleweno asked Ms.
20 Hosfeld why they want to construct a project in LFP. Ms. Hosfeld responded and said that affordability
21 should be a component of every community and city.
22

23 Councilmember Bodi asked Director Bennett his opinion of the presentation. Director Bennett responded
24 that he would recommend that the Homestead Trust take a look at the housing chapter of the comprehensive
25 plan to determine what housing policies could be amended or added to better support their program.
26

27 **Approval of Meeting Minutes**

28 Cmr. Cranmer made a motion to approve the February 7, 2023 meeting minutes as presented; Cmr. Kleweno
29 seconded. All voted to approve the February 7, 2023 minutes and the motion carried unanimously.
30

31 **Meeting Dates:**

32 The next regular meeting is scheduled for April 11, 2023.
33

34 **Citizen Comment**

35 None.
36

37 **Report from City Council Liaison**

38 Councilmember Bodi said the Council is discussing the RUE code recommendations. She said the Council is
39 interested in what was recommend and that they could make some changes. She said that some of the
40 Council's questions were the same as what was discussed at the Commission level. She indicated that a
41 smaller unit size could be put into code for RUE cases. Councilmember Bodi talked about the City's state and
42 federal lobbyist who will advocate for city interests in the current state legislature session, specifically with the
43 housing bills that are being considered. She talked about the bills that would support transit oriented
44 development. Discussion continued on state housing legislation and LFPs position on the current state bills.
45 Councilmember Bodi mentioned that Sound Transit is holding an open house on March 15th regarding the
46 ST3 project.
47

48 **Old Business**

49 **Comprehensive Plan Update**

- 50 i. **Reports from Commissioners on outreach to other City Advisory Boards**
51

1 Each Commissioner reminded the Chair of the committees they were going to connect with. Cmr. Finazzo
2 was assigned to attend the tree board meeting. Cmr. Finazzo asked about the city's accessory dwelling unit
3 (ADU) regulations and if the city had considered amending them. Councilmember Bodi responded that
4 revisions to the ADU code were adopted in early 2022.
5

6 **ii. Consultant selection process**

7 Director Bennett said that the consultant selection process is on schedule for a late March or early April start.
8

9 **New Business**

10 None.
11

12 **Reports and Announcements**

13 Tabled because of time.
14

15 **Additional Citizen Comments:**

16 None.
17

18 **Agenda for Next Meeting:**

19 Comprehensive Plan updates.
20

21 **Adjournment:**

22 Cmr. Finazzo made a motion to adjourn the meeting, Cmr. Kleweno seconded, and the motion carried
23 unanimously. The meeting was adjourned at 9:04 pm.
24

25 APPROVED:
26

Madlyn Larson

28 _____
29 Maddy Larson, Planning Commission Chair