

March 10 HHTF town halls

10 AM Q&A

Q: Does the density of the Holly House proposals match the density of the surrounding neighborhood? Have the neighbors been informed of the various development options?

A: We have not specifically contacted the neighbors. All of the bidders have a process for informing the neighborhoods surrounding their development.

Q: How will tenants actually get to the Holly House property? Do they need easements?

A: Each bidder needs to work out site access. There are more details in the voter's pamphlet. LifeWire is asking for shared usage of a portion of East Shore's parking lot, in order to meet Bellevue's parking density requirements. They do not think they will actually need to use the spaces. Attain is okay on parking, but would like to take title to the playground in order to meet open space requirements. They would then grant an easement for East Shore to use the playground. NOTE: Both LifeWire and Attain Housing addressed parking issues during presentations in early March. You can listen to recordings of the sessions at <https://esuc.org/official-notification-east-shore-congregational-meeting-regarding-holly-house-on-sunday-march-24-at-1230-p-m/>

Q: Can we see the original proposals?

A: The original proposals are considered confidential, for financial reasons.

12:30 PM Q&A

Q: What is the exact definition of "green" as specified in the summary chart?

A: It varies between bidders. The exact details are in the voter's pamphlet.

S: Do we understand the neighborhood? Density, etc. It would be helpful to have this information prior to the vote.

Q: How will we decide what happens to the designated fund?

A: The bylaws cover how decisions are made with respect to expenditures. We as a congregation will develop a process for managing the fund. The main intent is to make a financial commitment to social justice.

Q: Have we considered how we will manage discussions at the congregational meeting?

A: We have given it some thought, but have not formalized a process yet.

Q: Have we considered suspending the rules earlier in the vote?

A: The Board decided on 3 rounds of voting to avoid the appearance of bias. The congregation may vote to suspend the rules at any time during the vote.

Q: Are taxes included in the calculations?

A: We are using 5% of the purchase price as an estimate for taxes.

Q: UU values and principles are clearly reflected in options 1 & 2. What UU values or principles are represented by options 3 or 4?

A: The congregation will decide what to do with the proceeds from the sale. They will have the opportunity to express their values and principles at that time.

Q: Do options 3 or 4 do anything to dismantle white supremacy?

A: There is the opportunity to use the proceeds to dismantle white supremacy among other things.

Q: Why are we using a written ballot instead of a show of hands?

A: The Board felt a written ballot would work best when there are four options to consider. It also helps to determine eligibility.

Q: How does the pricing of Woodbridge townhouses compare to the surrounding units?

A: There is currently a two-bedroom condo for sale in one of the buildings next door—selling price is \$460,000, down from \$470,000 earlier this year. It is roughly 2/3 the size of the 3-bedroom units proposed for the HH property that are estimated to sell for \$775,000.

Q: Are there data about the need for transitional housing in our area?

A: The need for transitional housing has grown each year, and numbers in the thousands. We can try to get exact numbers, but the need is very large. NOTE: LifeWire turned away 1000 families in 2018. Attain Housing provided a lot of data relevant to this question in their presentation. You can listen to it here: <https://esuc.org/official-notification-east-shore-congregational-meeting-regarding-holly-house-on-sunday-march-24-at-1230-p-m/>

Q: I've heard that finding land is the difficult part, and local officials are looking for churches to partner with to provide land.

A: We agree, and organizations have had to get very creative about repurposing land.

Q: Have we considered the impact of construction on the church and our neighbors?

A: That is something the developers will need to consider. If it is important, we can include that in the negotiations.

Q: Did we consider ranked voting?

A: We did, but the Board thought there was too much conflict with our existing bylaws. The process agreed to is a compromise.

Q: The designated funds are not restricted, and can be reallocated by the Board.

A: The Board wanted flexibility in the future. Hopefully, the congregation will trust the Board to honor the intent of the fund.

Q: What is the difference in social justice impact between option 2 and option 3?

A: There are probably many answers to that question among the congregation. NOTE: both LifeWire and Attain Housing speak to this question in their presentations. You can listen to them here:

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Q: Will we have to pay taxes if we see to an affordable housing provider? Will we owe capital gains on the difference between fair market value and the affordable housing bid?

A: Jason is looking into this. There are many legal opinions regarding this, and no definitive answer as of today.