



AFFORDABLE HOUSING
TASK FORCE MEETING
WEDNESDAY, SEPTEMBER 6, 2017
6:00 – 8:00 PM
CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA 98110

AGENDA

Members:	Althea Paulson, Chair Emma Aubrey William Booth Jeffrey Brown Pat Callahan Stephen Deines	Phedra Elliott Sharon Gilpin Stuart Grogan Edward Kushner Ann Lovejoy	Bill Luria Pegeen Mulhern David Shorett Charlie Wenzlau
Liaisons:	Deputy Mayor Blossom	Councilmember Scott	Commissioner Chester

1. CALL TO ORDER/ AGENDA MODIFICATIONS/CONFLICT OF INTEREST DISCLOSURE/APPROVAL OF JULY 8, 2017 MINUTES – 10 MIN.
2. PUBLIC COMMENT – 10 MIN.
3. PRESENTATION BY CHARLIE WENZLAU REGARDING HISTORY OF AFFORDABLE HOUSING EFFORTS ON BAINBRIDGE ISLAND. WHAT HAS WORKED, WHAT HAS NOT WORKED – 15 MIN.
4. PRESENTATION BY PHEDRA ELLIOT REGARDING CURRENT HOUSING NEEDS THAT AREN'T BEING MET – 15 MIN.
5. REVIEW AND DISCUSS OF HOUSING ELEMENT OF COMPREHENSIVE PLAN – 10 MIN.
6. DISCUSSION ON SMALL WORKING GROUPS: TOPICS FOR STUDY AND INDICATION OF MEMBER INTEREST IN EACH SUBGROUP – 45 MIN.
7. PUBLIC COMMENT – 10 MIN.
8. TOPICS FOR NEXT MEETING/FOR THE GOOD OF THE ORDER – 5 MIN.
9. ADJOURN



AFFORDABLE HOUSING TASK FORCE
MEETING SATURDAY, JULY 8, 2017
10:00 AM – 11:30 AM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

MINUTES

Mayor Tollefson introduced Althea Paulson as Chair of the Affordable Housing Task Force. He introduced Deputy Mayor Sarah Blossom, who is a Council liaison to the Task Force and noted that Council member Michael Scott, the other Council liaison to the Task Force, was out of town and unable to attend the meeting. He also introduced Commissioner William Chester, Planning Commission liaison, and Jennifer Sutton, Senior Planner for the City.

CALL TO ORDER: Chair Althea Paulson called the meeting to order at 10:05.

Task Force members present:

Pat Callahan
Stuart Grogan
Emma Aubrey
Ann Huff
Sharon Gilpin
Pegeen Mulhern

Ann Lovejoy
Jeffrey Brown
Ed Kushner
Phedra Elliott
Bill Luria
Charlie Wenzlau

INTRODUCTIONS. Members of the Task Force and the liaisons introduced themselves and gave brief comments about their experience and interest in affordable housing. The Chair reviewed the Council's instructions with the group.

HOUSEKEEPING. The Task Force decided to meet twice monthly, commencing after Labor Day. Meetings will be held from 6-8 pm on Wednesdays. Members agreed that call-in participation will be acceptable, and if scheduling becomes a problem, the Task Force will revisit the day and time for meetings.

Public comment will be taken for two 10-minute periods, once at the beginning of a meeting, and again at the end. The Task Force may re-evaluate this practice when it has a better idea of the level of public involvement. Public comment is welcome via email.

The Chair reviewed Task Force obligations under the state's Open Public Meetings Act, and the Public Records Act. The Task Force will voluntarily conduct itself under the rules for Open Public Meetings. Each member will have a City email and may not conduct any Task Force discussion or business to or from any other email address. The format for each email address is firstname.lastname@cobicommittee.email.

Questions should be directed to althea.paulson@cobicommittee.email.

Jennifer presented the City's Affordable Housing Task Force web page where links to resources and study material are posted. The link is here: <http://www.ci.bainbridge-isl.wa.us/921/Affordable-Housing-Task-Force>.

DISCUSSION RE WORK GROUPS. The Task Force will form smaller subgroups that will study identified topics and work on formulating recommendations. The initial work of the Task Force will be to determine those subgroups and who will be in them.

An initial question was raised: what is the Task Force's role? During discussion, several members talked about how recommendations to the Council by previous advisory groups were not acted upon. Some wondered whether members should become advocates for this group's recommendations after the completion of the Task Force's work. No decision was reached.

Another question to be considered in future meetings: who are the targeted populations for affordable housing strategies? Also, each subgroup needs to consider the costs implications of their suggestions (is it realistic?)

The group had a preliminary discussion and identified possible subgroups and/or topics to research, as follows:

- Public outreach (keeping public informed)
- Transitional housing (homeless to support to independent)
- Defining needs among various economic groups
- Ideas from other communities
- Regulations (incentive/mandatory)
- Is it legal?
- Sustainability
- Inclusionary zoning
- Infrastructure (sewer & septic....alternatives?)
- Financing barriers (can city partner?)
- Tiny houses
- Role of public sector vs. private
- Preservation of existing housing
- Financial impacts of new regulations on public/private
- Federal context
- Multi-family Tax Exemption (MFTE)

It was agreed that at the next meeting, the subgroups will be finalized so that work can begin as soon as possible.

The meeting was adjourned at 11:30 am.