



AFFORDABLE HOUSING
TASK FORCE MEETING
WEDNESDAY, SEPTEMBER 20, 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 SEPTEMBER 20, 2017 MINUTES – 5 MIN.
2. PUBLIC COMMENT – 10 MIN.
3. OPEN GOVERNMENT TRAINING: CITY ATTORNEY JOE LEVAN – 45 MIN.
(JOINT TRAINING WITH CLIMATE CHANGE ADVISORY COMMITTEE)
4. WORK GROUP REPORTS- 10 MIN.
5. OVERVIEW OF THE HOUSING DESIGN DEMONSTRATION PROJECT (HDDP) PROGRAM:
SENIOR PLANNER JENNIFER SUTTON- 20 MIN.
6. OVERVIEW OF INCLUSIONARY ZONING– 15 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
REGULAR MEETING
WEDNESDAY, SEPTEMBER 6, 2017
6:00 PM – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

MINUTES

CALL TO ORDER: Chair Althea Paulson called the meeting to order at 6:00pm.

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair	David Shorett
Ann Lovejoy	William Booth
Stuart Grogan	Jeffrey Brown
Emma Aubrey	Ed Kushner
Phedra Elliott	Stephen Deines
Sharon Gilpin	Bill Luria
Pegeen Mulhern	Charlie Wenzlau

LIAISONS PRESENT: Deputy Mayor Blossom, Councilmember Scott, Commissioner Chester

PUBLIC COMMENT: Kat Gjovik expressed gratitude for the task force. Althea discussed the racial disparity issues in housing and how they affect our community. For example, Althea brought up the demographics of our work force and the disparity of who lives on the Island. Ed asked if there was any work force data for Bainbridge Island. Jennifer mentioned how she surveyed major employers on the Island, but we have no real data on this issue.

PRESENTATION: CURRENT HOUSING NEEDS NOT BE MET

(Phedra Elliot, Executive Director, Housing Resources Bainbridge): Phedra explained that the housing element says it all. Phedra provided the summary of assistance for Housing Resources Bainbridge for the years of 2016 and 2017. She noted that the most compelling data is that the numbers are the same from last year. Phedra also provided a document showing what people can afford on Bainbridge when buying housing based on their income. The figures show that buying a home is currently not affordable for any community member.

HISTORY OF AFFORDABLE HOUSING EFFORTS ON B.I.

(Charlie Wenzlau, Wenzlau Architects): Charlie explained that he has worked on BI for 20 years. He gave a run down of what efforts have been made so far to bring affordable housing to BI. Charlie discussed that the original inclusionary ordinance did not result in permanent affordable housing and discussed that changed to the code must be legal. He discussed the 1997 affordable housing ordinance that applied exclusively to Winslow. However, this ordinance was repealed in 2005 because it was not mandatory and most builders opted to pay a fee in lieu of the requirement. Charlie discussed the optional affordable housing bonus which gave developers an incentive to develop affordable housing in 50% of all new buildings. Very few affordable options came from this zoning code because it was less expensive for builders to pay the city the bonus. Charlie discussed

that the only successful tool thus far has been the housing design determination program. This program was developed in 2009 to facilitate Ferncliff Village. This option provided a density bonus for building green or affordable housing. While this did provide more affordable housing, more green housing was built. The program was modified to require a minimum of 10% affordable housing to receive the bonus. Charlie sees a lot of opportunity to supplement the code to provide more affordable housing on the island.

REVIEW OF HOUSING ELEMENT: It was mentioned that the council wiped out boat living on the island, which can be a form of affordable housing. A City Council member discussed that the Department of Natural Resources sets limits on the number of boat houses allowable. A TF member mentioned the difficulty in translating goals into actions. Althea discussed how actions will be address in our working groups.

DISCUSSION ON SMALL WORKING GROUPS: A TF member discussed identifying the needs to be served and creating groups around need. For example, the lack of affordable rental housing on the island or the lack of affordable housing to for families. A TF member mentioned that one group could be on multifamily housing and the opportunity to change the code to allow for more dense housing in Winslow. A TF member suggested that we look at the housing element and the pick out the most important point in the housing element to address first. This TF member believes addressing one issue at a time would be most efficient. A task force member suggested we look at subgroups on a macro level to include home ownership, rentals, private, and public. Another TF member suggested we split into subgroups by income level of affordability. The TF voted to move forward on looking at the most important issues in the housing element. The TF picked the lack of a diverse supply of housing to focus on first. The TF then formed small groups based on the housing element HO Action 2. These groups include small to mid-size housing, review process of development, designated centers and conservation village. The TF discussed the need to hire someone to look at the nexus requirement and financial feasibility. The TF agreed each subgroup would take into consideration other items in the housing element as they addressed their specific topics. The city staff agreed to help the TF in collecting information and TF members are to email Jennifer with questions. It was discussed that the City Council would like items brought before them as things come up in real time and not to wait until the end of the TF's reporting period.

Subgroups are:

HO Action #2

- 3.6 Small to mid-size: Emma Aubrey, Stuart Grogan, Edward Kushner, David Shorett
- 4.2 Review process development standards: Charlie Wenzlau, Phedra Elliott, Jeffrey Brown, William Booth
- 6.3 Designated Centers: Sharon Gilpin, Pegeen Mulhern, Althea Paulson, Bill Luria
- 6.4 Conservation village: William Booth, Stephen Deines, Ann Lovejoy, Sarah Blossom

The subgroups got together to exchange contact information and set an initial meeting time prior to the next large group meeting.

The meeting was adjourned at 7:59p.m.