



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, OCTOBER 4, 2017
6:00 PM – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

MINUTES

CALL TO ORDER: Chair Althea Paulson call the meeting to order at 6:02 pm.

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair

Pat Callahan

William Booth

Stephen Deines

Phedra Elliott

David Shorett

Ed Kushner

Ann Lovejoy

Pegeen Mulhern

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

STAFF PRESENT: Senior Planner Jennifer Sutton & Management Intern Kellie List

There were no modifications to the agenda and no conflicts of interest to disclose. The minutes of the September 17, 2017 meeting were approved unanimously.

Liaison Mike Scott gave a summary of the proposal regarding the Suzuki Property, presented to the City Council on Tuesday, October 3, by Jon Rose of Olympic Development Group (OPG). Mr. Scott said the proposal was for 60% affordable units and 40% “missing middle.” Task force members wanted more affordable units and had questions about what would happen if funding to build the project could not be obtained by Housing Resources Bainbridge and/or Housing Kitsap.

There was a consensus that the task force should write a letter to City Council, urging them, among other things, to require permanent affordability on the site. A letter will be drafted by Phedra Elliott, Ann Lovejoy and Stuart Grogan, and presented to the full task force for review and approval.

The task force also thought it would be good to write a letter to Council giving comments on the updated Critical Areas Ordinance. Charlie Wenzlau, who was not at the meeting, was chosen to write it.

Mike Scott then left the meeting, to attend another city meeting.

Work Group Reports: The High School Road/Ferry District work group presented a recommendation they have been working on (handout attached). It involves a tiered scheme of mixed use and affordable housing.

The Designated Centers group said Sharon Gilpin was preparing a letter to be reviewed and approved by the task force to be sent to the Planning Commission and the City Council, requesting that the number of liveaboards in Eagle Harbor marinas be increased from 10% to 25%. That will be presented at the next meeting.

There was also a brief discussion about the Neighborhood Service Centers, and whether tools to encourage more residential than commercial development should be considered.

The Microhousing work group reported they had been reviewing ADU's. One problem they have identified is off-street parking requirements. They also feel it is important to address the impact of using ADU's for AirB&B rather than long-term rentals. The group also studied other aspects of microhousing, noting that in the case of small, low cost rentals or condos, microhousing is usually done in densely populated urban areas near transportation and options for many nearby things to do. Query whether it would work here. Fire Department regulations would also come into play. Task force members thought microunits might fill an unfilled niche.

Density bonuses in exchange for clustering housing and leaving most of the land untouched was discussed.

Kelly gave a presentation on ADU's. The City did a survey and found that 45% of ADU's are used as long-term rentals, 25% for personal use, and 19% for office or "other." Since 1992, the City has issued permits for 197 ADU's.

Kelly gave a summary presentation on Inclusionary Zoning.

Public comment: Members of the public talked about the importance of housing co-ops, and to consider older people, small and clustered footprint, cottages, single floor, common duplexes, innovative technology, solar septic.

The meeting was adjourned at 8:05 pm.

Notes Approved: October 18, 2017