



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, NOVEMBER 1, 2017
6:00 – 8:00 PM
SENIOR CENTER
370 BRIEN AVENUE SE
BAINBRIDGE ISLAND, WA 98110

AGENDA

NOTE: Location Change to Senior Center

Members: Althea Paulson, Chair
Emma Aubrey
William Booth
Jeffrey Brown
Pat Callahan
Stephen Deines

Phedra Elliott
Sharon Gilpin
Stuart Grogan
Edward Kushner
Ann Lovejoy

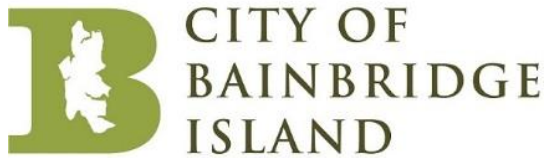
Bill Luria
Pegeen Mulhern
David Shorett
Charlie Wenzlau

Liaisons: Deputy Mayor Blossom

Councilmember Scott

Commissioner Chester

1. CALL TO ORDER/ AGENDA MODIFICATIONS/CONFLICT OF INTEREST DISCLOSURE/APPROVAL OF OCTOBER 18, 2017 MINUTES – 5 MIN.
2. PUBLIC COMMENT – 10 MIN.
3. DISCUSS AFFORDABLE HOUSING AND MULTIFAMILY PROPERTY TAX EXEMPTION (MFTE) WITH JON ROSE, OLYMPIC PROPERTY GROUP – 30 MINUTES
4. DISCUSS POTENTIAL RECOMMENDATIONS TO CITY COUNCIL ON INCLUSIONARY ZONING OR MULTIFAMILY PROPERTY TAX EXEMPTION– 40 MIN.
5. DISCUSS TASK FORCE LETTER TO CITY COUNCIL RE: SUZUKI PROPERTY- 5 MIN.
6. DISCUSS TASK FORCE LETTER TO CITY COUNCIL RE: LIVE-ABOARD REGULATIONS- 5 MIN.
7. WORK GROUP REPORTS- 10 MIN.
8. PUBLIC COMMENT – 10 MIN.
9. TOPICS FOR NEXT MEETING/FOR THE GOOD OF THE ORDER – 5 MIN.
10. ADJOURN



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, OCTOBER 18, 2017
6:00 PM – 8:00 PM
SENIOR COMMUNITY CENTER
370 BRIEN AVE. SE
BAINBRIDGE ISLAND, WA 98110

MINUTES

CALL TO ORDER: Chair Althea Paulson call the meeting to order at 6:05 pm.

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair

William Booth

Pat Callahan

Phedra Elliott

Sharon Gilpin

Stuart Grogan

Ed Kushner

Pegeen Mulhern

Charlie Wenzlau

LIAISONS PRESENT: Deputy Mayor Blossom & Councilmember Scott

STAFF PRESENT: City Finance Director Ellen Schroer, Senior Planner Jennifer Sutton & Management Intern Kellie List

Agenda was modified to move the Liveaboard topic up to agenda item #3.

Minutes from the October 4 meeting were approved – Sharon Gilpin motioned for approval, Charlie Wenzlau second.

Public Comment – no public comment

Live-aboard Regulations– The group discussed liveaboards as a creative way to provide affordable housing. The current rules allow 10% of liveaboards in marina, but state law will allow up to 25%. Group discussed a draft letter to council that requests that council change to 25%. Charlie made a motion to send this letter with some edits and Ed seconded. Motion approved. Sharon will make edits and come back to the group for final approval.

Multifamily Property Tax Exemption – City Finance Director Ellen Schroer gave an overview and information on the Multi Family Tax Exemption.

Suzuki Property – The group discussed Suzuki and decided that a letter of support should go to council that states: #1 – The AHTF supports the Councils comments and directions toward making at least 50% of property affordable and #2 – AHTF hopes that consideration will be given to maximizing permanent affordability on the site.

Phedra and Stuart will edit the letter and bring back to group for discussion/approval at next meeting.

Committee Reports:

Group looking at Ferry Terminal and High School Road districts – Charlie stated that the group hasn't met since last time. He suggested that the AHTF update the planning commission with all our work groups projects and statuses and ideas that we are working on so that they are aware. This could be done at a December Planning Commission meeting.

Group looking at Inclusionary Zoning – There is a sense of urgency about having the City manager direct staff to explore this option as there are not many properties remaining where it could apply. This item will be on our next agenda to have a motion that the AHTF supports the staff investigating this as an option. No quorum was available to make a motion at this meeting.

Group looking at Conservation Villages – Group is looking at 2 properties that COBI owns to see how this idea would work there.

Group looking at ADU – per the city's survey, not many have been developed. Discussed what policy changes could take place to make this more attractive to homeowners. Kitsap Health District is looking at regulations around septic requirements. COBI should work to take away barriers in the areas they control like having a preapproved building plan, having relationships with financial institutions that would help owners finance the costs, and providing incentives to owners to build an ADU as an affordable long-term rental. This group also discussed making strategic investment in water/sewer advancement.

Public comment – Citizens made public comments.

Chair asked that all committees identify constraints that exist currently in their area of study and prepare to report on this to the planning commission.

Pat Callahan pointed out that growth of new construction on the Island has been 5% from 2009-2017 which is far lower than other places in this area and nation.

Meeting adjourned at 8pm.