



CITY OF
BAINBRIDGE ISLAND

AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, NOVEMBER 15, 2017
6:00 – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

Members: Althea Paulson, Chair
Emma Aubrey
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 November 1, 2017 minutes – 5 min.**
2. **Public comment – 10 min.**
3. **Work Groups Reports & Discussion of Final Products– 40 Minutes**
4. **Brainstorm New Topics for Future Small Group Work- 40 Minutes**
5. **Committee Meeting Attendance- 10 Min.**
6. **Public comment – 10 min.**
7. **Topics for next meeting/for the good of the order – 5 min.**
8. **ADJOURN**

MINUTES

CALL TO ORDER: Chair Althea Paulson call the meeting to order at 6:04 pm.

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair
William Booth
Phedra Elliott

Bill Luria
David Shorett
Charlie Wenzlau

LIAISONS PRESENT: Deputy Mayor Sarah Blossom & Planning Commissioner Bill Chester

AFFORDABLE HOUSING DISCUSSION: Jon Rose of Olympic Property Group [OPG] gave a brief description of the development process, focusing on the hurdles that need to be addressed in developing a housing project here on Bainbridge Island, particularly an affordable housing project. Providing examples with the development of Bainbridge Landing and the proposed development of the Suzuki property, Rose highlighted the opportunities and constraints OPG has experienced in moving these developments forward. These included financial feasibility, land acquisition costs, construction costs, parking requirements and neighborhood concerns.

INCLUSIONARY HOUSING ZONING: The Task Force members present voted unanimously to recommend to the City Council that the City should begin the formal process of evaluating and developing an Inclusionary Housing Ordinance. This should include a vigorous community outreach effort and the on-going involvement of the Task Force. Althea Paulson, Chair, will present this recommendation at the next City Council meeting. Discussion, and possible future action on a multi-family property tax-exemption program, should be tabled until the City begins development of the Inclusionary Housing Ordinance.

SUZUKI PROPERTY: Discussion continued on the draft letter to the City Council on the Task Force's recommendation concerning development of the City-owned Suzuki property. With several revisions, the Task Force members present voted unanimously to direct the Chair to submit the letter to the City Council. The main themes of the recommendation will be:

- 100% of the housing developed should be for income-qualified individuals and families;
- 100% of the housing developed should be permanently affordable through various deed restrictions;

- A portion of the housing development must include rental units to income-qualified individuals and families;
- Rejecting the provision that would allow OPG to market the project to private developers;
- Urging the City Council to direct the City Manager to move forward with a final development agreement with OPG incorporating the recommendations of the Task Force;
- If no development agreement can be reached with OPG, the City should, instead, begin the process of seeking alternatives for developing the Suzuki property for permanently affordable housing.

LIVE-BOARDS: Task Force members present voted unanimously to submit a letter to the City Council recommending that the Council increase the current rule that allows 10% live-boards in the marina to up to 25%.

PUBLIC COMMENTS: Public comments focused on alternative possibilities for development of the Suzuki property and alternative strategies, particularly for other Community Land Trusts, on developing permanently affordable housing.

NEXT MEETING: Discussion at the next meeting on November 15 should include timelines and topics for future Task Force meetings.

Meeting adjourned at 8pm.