



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, NOVEMBER 15, 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 6:00 pm.

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair
Pat Callahan
Phedra Elliott
Sharon Gilpin
Stuart Grogan

Ann Lovejoy
Pegeen Mulhern
David Shorett
Charlie Wenzlau

LIAISONS PRESENT: Deputy Mayor Sarah Blossom & Planning Commissioner Bill Chester
Council member Ron Peltier attended as a member of the public.

The minutes of the November 1, 2017 meeting were unanimously approved.

PUBLIC COMMENT: Corey Christopherson asked the AHTF to look at the impact of the proposed Critical Areas Ordinance (CAO) revisions and stormwater regulations on affordable housing. He also indicated a willingness to serve on the AHTF if any openings are made available.

SMALL WORK GROUP REPORTS: The group working on HO Action #2, 6.4 gave a report on conservation villages. There was discussion about whether the CAO would impact cottage housing or other kinds of affordable housing. There was also discussion about sewer utility expansion in order to remove a barrier to affordable housing. Sarah Blossom told the group that she had learned at a county board of health meeting that the septic requirements that currently limit flexibility on ADU's and tiny houses are state (not county) requirements.

HO Action #2, 3.6 small-midsize housing group: There was a discussion about ADU's. The City found in a survey that there hasn't been much conversion of ADU's to AirBnB-style short-term rentals so far on Bainbridge Island. The supply of ADU's hasn't grown over the years.

There was a discussion about new small groups, which were preliminarily designated as follows:

1. Conservation villages and ADU's: Sarah Blossom, Ann Lovejoy, Charlie Wenzlau.
2. Community assets (potential for partnering with other taxing districts and nonprofits; private investors): Sharon Gilpin, Anne Lovejoy, Phedra Elliott, Kat Gjovik (member of the public)
3. Financing techniques and possibilities: Pat Callahan, Stuart Grogan, Pegeen Mulhern.
4. Public education and outreach: Ann Lovejoy, Althea Paulson, Pegeen Mulhern, Bill Chester.

It was decided that each of the initial groups would prepare a written summary, with ideas and concrete suggestions, so the AHTF can prioritize a list of regulation changes to suggest to the City Council.

PUBLIC COMMENT: Members of the public spoke about the CAO and possible housing strategies.

The meeting was adjourned at 8 pm.

Notes Approved: December 6, 2017

