



CITY OF  
BAINBRIDGE ISLAND

AFFORDABLE HOUSING TASK FORCE  
REGULAR MEETING  
WEDNESDAY, DECEMBER 6, 2017  
6:00-8:00 PM  
**COUNCIL CONFERENCE ROOM**  
CITY HALL, 280 MADISON AVE N  
BAINBRIDGE ISLAND, WA 98110

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## AGENDA

**\*\*Note Different Meeting Room**

Members: Althea Paulson, Chair  
Emma Aubrey Sharon Gilpin Bill Luria  
Jeffrey Brown Stuart Grogan Pegeen Mulhern  
Pat Callahan Edward Kushner David Shorett  
Stephen Deines Ann Lovejoy Charlie Wenzlau  
Phedra Elliott

Liaisons: Deputy Mayor Blossom Councilmember Scott Commissioner Chester

**6:00 PM Call to Order, Review and Approve Meeting Agenda, Conflict of Interest Disclosure**

**6:05 PM Review and Approve Notes from November 1, 2017 Meeting**

**6:10 PM Public Comment**

**6:15 PM Status Update on Suzuki Property Agreement Between City & OPG**

**6:30 PM Work Group Reports**

**7:40 PM Public Comment**

**7:50 PM Discuss Agenda for Next Meeting: Special Meeting December 13<sup>th</sup>**

**7:55 PM For the Good of the Order**

**8:00 PM Adjourn**

*\*\*TIMES ARE ESTIMATES\**

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at [jrasely@bainbridgewa.gov](mailto:jrasely@bainbridgewa.gov)

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## 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.**

DRAFT