



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

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## 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-ABOARDS:** 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-aboards 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.**

**Notes Approved: November 15, 2017**