



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

MINUTES

TASK FORCE MEMBERS PRESENT:

Sharon Gilpin, Acting Chair
Pat Callahan
Phedra Elliott
Stuart Grogan
Edward Kushner

Ann Lovejoy
Bill Luria
Pegeen Mulhern
David Shorett
Charlie Wenzlau

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

MEMBERS OF THE PUBLIC PRESENT: Marci Burkel, Corey Christopherson, Councilmember Ron Peltier.

CALL TO ORDER: Acting Chair Sharon Gilpin called the meeting to order at 6:00 pm.

CONFLICT OF INTEREST DISCLOSURE –Stuart Grogan, Phedra Elliott disclosed that their organizations (Housing Kitsap, Housing Resources Bainbridge, respectively) are involved in this project.

APPROVAL OF MINUTES: Minutes from November 15, 2017 Meeting were approved.

Acting Chair inadvertently skipped Public Comment until after Suzuki discussion

STATUS UPDATE ON SUZUKI PROPERTY AGREEMENT: Councilmember Blossom went over the new mark-up copy of the DRAFT Agreement between the City and Olympic Property Group (OPG) the developer. The Council is waiting on budget numbers before completing the agreement. The Affordable Housing Task Force (AHTF) had previously told the Council that they wanted 100% affordability on the site. At this meeting, given the Agreement's language on this subject – the group voted to once again remind the Council that the AHTF recommends 100% affordability for the Suzuki project. Acting Chair Gilpin dissented because while 100% affordability would be great her experience is that developers must be able to make a profit on some market rate housing and she supports at least 50% affordable and 50% or less market rate.

PUBLIC COMMENT: Chris talked about the critical areas policy and how the hydrological surveys and assessments were applicable to all property. His concern is that these regulations

are expensive and will harm the solo person or family trying to build a modest home of say 1,500 sq. ft. or less on their land. He suggests we discuss a policy recommendation that is less quick to trigger to allow some affordability to people on a one-off basis.

The group discussed Airbnb's and the lodging tax and regulations that could limit short term rentals so that those units are removed from the rental market and therefore not available to moderate and/or low-income people.

Councilmember Blossom informed the group that the City Council Retreat would be on January 24th and if the AHTF wished to have the Council discuss any of these ideas they should submit a list soon after their first January meeting.

WORK GROUP REPORTS: Charlie Wenzlau presented the High School Road/Ferry District ideas. He explained the idea is like a 'cake' – where developers are incentivized to create 10% ground floor low income affordable units, second floor 30% moderate affordability and market rate on the third floor perhaps without mandatory parking space requirements.

The Finance Group is writing their report and will present it at the January meeting.

The Designated Service Center group talked about the fact that their issues were 'ripe' during the time they were meeting and had forwarded suggestions to the larger group and then the CC: live-aboards, in marinas and inclusionary housing.

Community Housing/Conservation Villages: This group discussed ADU's, tiny homes, all forms of clustered housing in conservation villages.

All groups will have a written report for the January initial meeting that will go into a *Half Way Mark Report* to the City Council. And then we will form new groups for the 2018 work.

The AHTF decided to not meet on December 13 and made this meeting their last of 2017.

There were no comments for the Good of the Order.

Adjournment was at 8:10 p.m.

Notes Approved: January 10, 2018