



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, JANUARY 10, 2018
6:00 PM – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVE. N
BAINBRIDGE ISLAND, WA 98110

MINUTES

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair
Pat Callahan
Stephen Deines
Phedra Elliott
Sharon Gilpin
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, Kat Gjovik, Jon Rose, Councilmember Ron Peltier.

CALL TO ORDER: Chair Althea Paulson 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 the Suzuki project. Pat Callahan: Identified he owns property in Island Village

APPROVAL OF MINUTES: Minutes from December 6, 2017 Meeting were approved.

PUBLIC COMMENT: Corey Christopherson spoke about restrictions imposed by COA on one-time limitations to expansion of building footprint. Sarah Blossom pointed out this is limited to projects within critical area buffers, not critical recharge zone. She anticipates this will be address during revision process.

Councilman Peltier spoke about some concepts for addressing affordability. Ideas involved increasing impact fees; and reducing density for market rate developments to incentivize affordable housing.

STATUS UPDATE ON SUZUKI PROPERTY AGREEMENT: Most of meeting was spent discussing how to respond to council questions and concerns related to developer agreement. The Task Force will be preparing a memo to present to council before next meeting on Suzuki. Two questions were addressed by Task Force:

- 1) What income levels should be served?
- 2) How should the property be held as related to permanent affordability?

Jon Rose of Olympic Property Group (OPG) gave a summary overview of his upcoming presentation to council. Stuart Grogan of Housing Kitsap (HK) gave a summary of his presentation as well. His summary included a series of 4 recommendations related to income levels served, mix of rental and ownership units, 50% return on land value to COBI.

MOTION: Recommend the adoption of the Affordable Housing Goals as presented by Housing Kitsap to the AHTF on 1/10/2018. *Motion passed unanimously.*

Phedra Elliot of Housing Resources Bainbridge (HRB) gave an overview of preferred land ownership model for Suzuki. Housing types and related ownership model are as follows;

- 1) Multifamily Units (rental): Ownership under tax credit model with year deed restriction
- 2) Self Help Homes (ownership): Land held as Community Land Trust (CLT)
- 3) Home Ownership (ownership): Land held as Community Land Trust (CLT)
- 4) Open Space: Held by entity such as Bainbridge Land trust or BI Parks District

MOTION: Recommend ownership of the project after permit approvals have been obtained, as follows:

- a. Green space to be held in a land trust and administered by a nonprofit or governmental entity.
- b. Homes for sale to be held in a community land trust to be administered by Housing Resources Bainbridge or similar nonprofit. In addition, if necessary to assure permanent affordability, there should be deed restrictions/covenants providing for permanent affordability of the homes.
- c. Homes for rental to be held by a partnership of Housing Kitsap and tax credit investors. In addition, there should be deed restrictions/covenants providing for permanent affordability of the homes.

Motion passed unanimously.

There was additional discussion about council concerns and questions related to site density. The group felt this project presented a unique opportunity to create affordable homes and therefore the density should be maximized to achieve greatest possible community benefit. Density would be limited to buildable portion of site (outside of designated open spaces).

MOTION: Recommend that the number of housing units should be maximized, consistent with the Olympic Property Group proposal and current zoning.

Motion passed with one abstention.

The task force will summarize the above motions into a summary of recommendations for the next council meeting.

OTHER BUSINESS: Sarah Blossom informed group the AHTF presentation to council will need to be rescheduled. The planning department has allocated budget/staff time for forthcoming

recommendations from AHTF, so there is adequate time to finalize priority recommendations. Pat Callahan recommended the City consider updating Affordable Housing Needs Assessment due to changes in housing market since 2014.

Adjournment was at 8:05 p.m.

Notes Approved: January 24, 2018