



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
THURSDAY, APRIL 25, 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
Corey Christopherson
Jonathan Davis
Stephen Deines
Phedra Elliott
Sharon Gilpin

Ed Kushner
Ann Lovejoy
Bill Luria
Pegeen Mulhern
David Shorett
Charlie Wenzlau

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

COBI STAFF PRESENT: Jennifer Sutton, Senior City Planner

MEMBERS OF THE PUBLIC PRESENT: Marci Burkel and Kirsten Jewell, Kitsap Co. Housing & Homelessness Program

CALL TO ORDER: Chair Althea Paulson called the meeting to order at 6:00 pm.

ADDITIONS & CORRECTIONS TO AGENDA: The Chair requested that some agenda items be re-ordered to accommodate a member who had to leave early, and to accommodate the meeting guest, Kirsten Jewell from the Kitsap County Housing and Homelessness Program. The task force agreed to those changes in the agenda.

CONFLICTS OF INTEREST: Ed Kushner owns several properties in Winslow, some of which are developed, some undeveloped. There were no changes to any previously disclosed conflicts by any task force members.

APPROVAL OF MINUTES: The minutes of the April 11, 2018 meeting were unanimously approved.

PUBLIC COMMENT: No public comment.

HOMELESSNESS- PRESENTATION, Q&A: Kirsten Jewell, Coordinator of the Kitsap County Housing and Homelessness Program presented handouts and information about housing insecurity in Kitsap County and on Bainbridge Island. She said she was excited that Bainbridge Island was turning its Comprehensive Plan into reality. She urged people to visit the county

website for a great deal of helpful information. <https://www.kitsapgov.com/hs/Pages/HH-Program-Overview.aspx> The county is developing a data base with the Washington State Housing Finance Commission to provide updated numbers on housing and homelessness, which should be online by early 2019. She will advise the Mayor when it is available. She also encouraged members to contact her for any data the task force might need. She mentioned that housing for the lowest income population is particularly scarce in the county. There are 12 units of housing available for every 100 people who need housing in the lowest income group.

She gave some data about Bainbridge Island, derived from information from Housing Solutions which has an office on the island. In 2017, 116 households sought help because they were at risk of homelessness. Of those, 22% (25 people) were literally homeless. Their most common characteristics were mental illness (39%) and domestic violence (37%). Sixty four percent were female heads of household. Of those who are literally homeless, 52% reported domestic violence, and 16% were households with children. She stressed that these numbers are only from those who sought help and were likely low.

She described various programs and strategies for addressing housing problems. But, she said, to address homelessness, we need to build housing.

REVIEW DRAFT INCLUSIONARY ZONING MEMO TO STAFF: The task force was advised that the City has hired a consultant to assist with research and analysis necessary for an inclusionary zoning ordinance and a transfer of development program (TDR), as well as other code amendments and changes to encourage affordable housing. The consultant team is ECONorthwest and Forterra. A task force member asked whether there could be a public open house after they had completed their work, and Ms. Sutton agreed to suggest it to them.

The task force discussed the Inclusionary memo, which was reviewed in detail at the last meeting. Among the items discussed was whether the MFTE affordable set-aside requirements could be extended past 12 years. Language was added to the memo to allow that period to be extended to the maximum allowed under the law.

The recommendations in the Inclusionary memo (copy attached) were unanimously approved.

DISCUSS SHORT-TERM RENTALS ISSUE: Task force member Corey Christopherson presented a draft letter he had written for possible approval as a task force recommendation. He based it on a program that has been adopted in Seattle because AirBnB had agreed to support it and not challenge it legally. The task force discussed whether to make a recommendation and if so, how restrictive to make it. With a few minor changes, the task force unanimously approved the recommendation presented (copy attached).

WORK GROUPS REPORTS: The group working on community partnerships made their report. The group had reached out to the School District, the Parks Department, the Fire Department, the Land Trust, Friends of the Farms, and some churches. They inquired about the housing needs for their employees and whether they had land they would consider for affordable housing projects.

The School District said their employees need housing. They do not have land they could use for housing. They said they are supportive of the Suzuki project.

The Parks Department also said their employees need housing, but they do not have land they could use for that purpose. They are also supportive of Suzuki.

The Fire Department has employees who can live elsewhere because of the nature of the work so it does not have the same kind of housing problems.

The Land Trust might be interested in working on something, maybe TDRs with the City as the bank.

It was agreed that more study is needed to develop ideas for partnering or surplus land that HRB or the City could use.

Friends of the Farms advised the group that they are working on tiny housing for farming interns. The task force unanimously agree to express support for tiny houses and farming housing in our final report.

Bethany Lutheran is still working on their own housing plans, and it was suggested that the task force recommend to staff to make needed changes in the process so this project can “spring loose.”

The task force strongly supported a recommendation in the final report that the work on housing affordability be continued after the task force has been dissolved, by means of an affordable housing standing committee and a dedicated City staff person whose responsibilities would include affordable housing.

PUBLIC COMMENT: None

ADJOURN: Motion to adjourn at 8:00 p.m. approved by a unanimous vote.

NOTES APPROVED: May 9, 2018