



AFFORDABLE HOUSING TASK FORCE  
REGULAR MEETING  
WEDNESDAY, MAY 23, 2018  
6:00 PM – 8:00 PM  
COUNCIL CHAMBER  
280 MADISON AVE. N  
BAINBRIDGE ISLAND, WA 98110

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## MINUTES

### **TASK FORCE MEMBERS PRESENT:**

Althea Paulson, Chair	Stuart Grogan
Corey Christopherson	Ed Kushner
Jonathan Davis	David Shorett
Phedra Elliott	Charlie Wenzlau
Sharon Gilpin	

**LIAISONS PRESENT:** Councilmember Leslie Schneider

**COBI STAFF PRESENT:** Jennifer Sutton, Senior City Planner

**MEMBERS OF THE PUBLIC PRESENT:** Marci Burkel, Kat Gjovik, Charlotte & Andy Rovelstad, Mo Gibson, Ariel Shultz, Rich Seubert, Elise Wright

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

**ADDITIONS & CORRECTIONS TO AGENDA:** Motion to approve the agenda passed unanimously.

**CONFLICTS OF INTEREST:** There were no changes to previously disclosed conflicts.

**APPROVAL OF MINUTES:** The minutes of the May 9 meeting were unanimously Approved without any changes.

**PUBLIC COMMENT:** None.

**PRESENTATION BY COREY CHRISTOPHERSON:** Task Force listened Cory's presentation on incremental development opportunities. Discussion covered potential for incentives to construct small homes. Incentives could include exemption from impact fees if homes were affordable and prioritizing permit approval process to expedite affordable homes. These comments will be added to the final report.

### **DISCUSS CITY LIVE-ABOARD SLIP MANAGEMENT: Presentation by Elise Wright**

Elise Wright is a member of the Marine Access Committee gave an overview to highlight challenges related to increasing current buoy capacity and application process. The final report will identify the importance of liveaboards as part of the spectrum of affordable housing options on the island.

Public comments about the City's live -aboard slip management included:

- We need more open sign up and rent up process. Current sign up process occurs one time a year as does rent up time.
- Tenant selection criteria are lacking.
- Impossible to install new buoys in response to added demand based upon application deadline. Need all 16 buoys installed now.

**ADDITIONAL HOUSING TOPICS FOR DISCUSSION:** Discussion focused on which topics need to be addressed in final report and what information needs to be collected.

- Community Outreach: Need to create ongoing committee once task force is disbanded. City would like prioritized list of statements and objectives. Agreed there should be public presentation "Connecting to Affordable Housing".
- HDDP: Given this program has created significant amount of units and is one of most effective tools, and risk of program expiring, task force agreed it should be re-examined to extend its role as housing tool. HDDP may need to be focused on affordable housing as it primary purpose.
- Other Topics needing to be addressed included: Co-Ops, ADU's and preservation of existing units.

**FINAL REPORT PROCESS:** Althea presented an outline of final report. Final Report will identify top priorities which hold greatest promise and items which require additional study after Task Force work is completed. The group identified the following as priority recommendations (listed in order of importance).

1. Inclusionary Zoning Ordinance, Affordable Housing Incentives, MFTE (these were presented as memo to council to begin implementing)
2. Suzuki property and similar projects on publicly owned land
3. Programs to encourage accessory dwelling units
4. Revitalize Housing Design Demonstration Program
5. Create affordable housing committee and appropriate staff support to execute these policies and recommendations.

Additional policies to be explored include:

6. Community Partnerships
7. Vacation Rental Ordinance
8. Expanded liveaboard rules
9. Implementation of Draft Cottage Housing Ordinance
10. Addressing limitations due to sewer and septic

11. Tiny Houses and micro units
12. Bethany Church affordable housing opportunity

**PUBLIC COMMENT:** Presentation by Don Reiner regarding housing opportunities in downtown Winslow

**OTHER BUSINESS:** Affordable Housing Consultant kick off meeting will be held on June 19<sup>th</sup> at City Hall.

**ADJOURN:** Motion to adjourn at 8:10 p.m. approved by a unanimous vote.

**NOTES APPROVED:** June 19, 2018



CITY OF BAINBRIDGE ISLAND  
 AFFORDABLE HOUSING TASK FORCE REGULAR MEETING  
 May 23, 2018

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