



CITY OF
BAINBRIDGE ISLAND

AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, MARCH 28, 2018
6:00-8:00 PM
COUNCIL CHAMBER
CITY HALL, 280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

Members:

Althea Paulson, Chair

Emma Aubrey

Stephen Deines

Ann Lovejoy

Jeffrey Brown

Phedra Elliott

Bill Luria

Pat Callahan

Sharon Gilpin

Pegeen Mulhern

Corey Christopherson

Stuart Grogan

David Shorett

Jonathan Davis

Edward Kushner

Charlie Wenzlau

Liaisons: Deputy Mayor Blossom Councilmember Scott Commissioner Chester

- 6:00 PM** Call to Order, Review and Approve Meeting Agenda, Conflict of Interest Disclosure
- 6:05 PM** Review and Approve Notes from March 14, 2018 Meeting
- 6:10 PM** Public Comment
- 6:20 PM** “Container” Housing Ideas
- 6:35 PM** Review DRAFT Letter to City Council re: Live-aboard Issues
- 6:50 PM** Discuss Conversion of Single-family residences to Duplexes or Triplexes
- 7:00 PM** Review Inclusionary Zoning Memo to Staff
- 7:20 PM** Work Groups Reports
- 7:40 PM** Public Comment
- 7:50 PM** Discuss Agenda for Next Meeting: April 11
- 8:00 PM** Adjourn

***TIMES ARE ESTIMATES**

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
THURSDAY, MARCH 14, 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
Stephen Deines
Phedra Elliott
Sharon Gilpin

Stuart Grogan
Ann Lovejoy
Pegeen Mulhern
David Shorett
Charlie Wenzlau

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

MEMBERS OF THE PUBLIC PRESENT: John Bierly, Charlotte & Andy Rovelstad, Marci Burkel and Paul Svornich

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

ADDITIONS & CORRECTIONS TO AGENDA: None

CONFLICTS OF INTEREST: Pat Callahan: Identified he owns property in Island Village

APPROVAL OF MINUTES: The February 28 meeting minutes were approved without changes.

PUBLIC COMMENT: None

LIVE-ABOARD REGULATIONS & CITY OPEN WATER MARINA: Task Force listened to citizen input on limitations affecting full utilization of live aboard moorage in Eagle Harbor. Agreement with DNR allows for 16 buoys but only 9 are currently available for use. Additionally, registration period is limited to only one month each year. Sharon will draft letter to Council to identify above concerns and related recommendation to increase available moorage to 16.

DEBRIEF FROM 3/7 INTERIM REPORT TO CITY COUNCIL: Althea reported on response from Council after she gave overview of recommendations. Mayor Medina requested task Force bring to them recommendations as final draft ordinance for their review and approval. The group agreed it was not in our instructions to prepare that level of detail and that we will instead give our recommendations directly to staff to prepare specifics for Council approval.

Other comments included:

- We need to identify which items have not been considered by task force and either add them to work plan or note them as future study items after the June report is issued.
- Inclusionary Zoning seems like a priority item to get to staff as soon as possible
- We can continue to send other recommendations to staff as they are completed (Highschool Road/Ferry Terminal, Cottage Housing, etc.)

DISCUSS TIER 2 HDDP PROJECTS IN WINSLOW: John Bierly presented his tier 2 HDDP project on Ericksen which will include affordable units. He requested the Task Force consider making a recommendation to Council that the moratorium should exclude Tier 2 HDDP (it currently excludes Tier 3 HDDP). Although the AHTF agreed in principal, given the volatility of the moratorium and complications of continuing to make exceptions to it, it was not willing to make the request to Council.

FUTURE INCLUSIONARY ZONING ORDINANCE: Pat Callahan gave excellent overview of factors which affect affordability and specific cost impacts related to subsidies at various income levels. Discussion also included some basic regulations that need to be defined to create inclusionary program. Those include: where required, percentage requirement, offset, fee in lieu, etc.

PUBLIC COMMENT: None

ADJOURN: Motion to adjourn at 8:05 p.m. approved by a unanimous vote.

Re: Dave Ullin Open Water Marina

Mayor and Councilmembers:

We write to urge the Council to adopt policies that will both fulfill our Department of Natural Resources agreement [16 buoys] and provide buoys in Eagle Harbor for people who wish to live aboard their vessels. This is in keeping with the Housing Element Policy HO5.3 of the Comprehensive Plan.

We dedicated this safe harbor last year in memory of Dave Ullin and urge the City to refer to it by its name in all future reports and correspondence.

As the linear moorage has outlived its usefulness and is being removed, we urge the Council to install all buoys allowed so that we broaden the space available for our Dave Ullin Open Water Marina going into the future.

We have done the difficult work of negotiating an Agreement with the DNR that 'fits' our Island and creates marine space for those who choose to live on their boats. This is truly affordable housing – Island style.

The Affordable Housing Task Force previously urged a higher percentage allowable for liveaboards in City Center marinas as part of the solution to the crisis of affordable housing on Bainbridge Island.

We also urge the Council to direct the Staff to take reservations all year round – not just in the Fall. We are sensitive to staffing and management issues and understand the need to ensure prospective tenants commit to a year on a yearly basis. But we urge the Council to take lease applications year round and not create barriers to entry.

Thank you.

Affordable Housing Task Force