



CITY OF
BAINBRIDGE ISLAND

AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, MAY 23, 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

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 May 9, 2018 Meeting

6:10 PM

Public Comment

6:20 PM

Discuss City Live-aboard Slip Management

6:35 PM

Additional Housing Topics for Discussion

- Community outreach efforts by AHTF
- HDDP ([BIMC 2.16.020.Q](#))
- Parking
- Conversion of single family to duplexes/triplexes
- Housing Co-ops
- ADU's (NOTE: in the 1/24/18 minutes are extensive bullet points re ADU's).

7:30 PM

Final Report Process

7:45 PM

Public Comment

7:55 PM

Discuss Agenda for Next Meeting: June 13

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
WEDNESDAY, MAY 9, 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

Stuart Grogan
Ed Kushner
Bill Luria
Pegeen Mulhern
David Shorett

LIAISONS PRESENT: Deputy Mayor Sarah Blossom, Councilmember Leslie Schneider

COBI STAFF PRESENT: Jennifer Sutton, Senior City Planner

MEMBERS OF THE PUBLIC PRESENT: Marci Burkel and Ross Lambert

CALL TO ORDER: Chair Althea Paulson called the meeting to order at 6:01 pm.

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

CONFLICTS OF INTEREST: Pat Callahan, Phedra Elliot and Stuart Grogan restated their prior disclosed Conflicts of Interest. Ed Kushner disclosed that he and his family owned property in the Winslow area and that while he did not see anything specifically that he wanted to disclose, he noted that their sites may be impacted by any changes that are proposed or supported by the committee.

APPROVAL OF MINUTES: The minutes of the April 11 and 25, 2018 meetings were unanimously approved as amended.

PUBLIC COMMENT: Marci Burkel noted that there had been a bidding war recently for a two bedroom townhouse that was part of a duplex that included eleven bidders where the final sale price was \$440,000. She noted that we really need affordable housing in the community.

FINALIZE SHORT-TERM RENTALS ISSUE LETTER TO CITY COUNCIL: The Task Force discussed the draft letter to City Council. David S. suggested that the recommendation should not include the exemptions proposed in the Seattle ordinance. The committee acknowledged that there are no large providers and that some current operators of one or two units, even though they may already have a license, will have to change their operations. The committee would like to encourage long-term, not short-term rentals. Further, if there are any legal and nonconforming

status that the City Council wants to acknowledge, they can do that with advice of their attorney. The letter will be amended and forwarded to the City Council.

HOMELESSNESS ON BAINBRIDGE ISLAND: Althea raised the issue reminding the committee of the good data provided by Kirstin Jewell from Kitsap County. Bill Luria noted there was a substantial increase in the use of the Senior Center for warming, food, and to use facilities by homeless people and people living in their cars. The committee noted the recent appearance of some homeless folks living along the state right of way near High School Road and that there were various camps in the ravine near downtown. The committee does not want Bainbridge to become attractive due to the services provided but did feel the impacts, and that are growing, are both not new and should be addressed.

Current resources are very limited, since the closure of the Salvation Army shelter, in the county and mostly limited to severe weather days; there is no overnight shelter on Bainbridge even for severe weather days. The Housing Solutions Center, a branch of Kitsap Community Resources, is a good resource to link people looking for housing and the homeless. There is an effort to develop a regional Homeshare network that may also be helpful.

A paragraph or two should be added to the final report speaking to the issue as well as homelessness prevention. Bill, Stuart and Phedra agreed to help Althea with language for the final report.

REVIEW DATA RE CITY & BIMPRD-OWNED LAND: There was a presentation of the data provided with the meeting materials. Parks may be willing to consider a development or a sale. David willing to follow up with the Board. Surplus describes a process. Bethany is looking at options for their site and should have better info later this summer. HRB is also looking at an island wide scattered site land trust opportunity. Committee acknowledged that the City needed its own person like Kirstin Jewell to track data and possible opportunities.

On a related issue, Bethany Lutheran is looking at options for their site and should have better info later this summer. HRB is also looking at an island-wide scattered site land trust opportunity. Committee acknowledged that the City needed its own person like Kirstin Jewell to track data and possible opportunities.

FINAL REPORT PROCESS: There are six weeks are left in the process and need to start planning the final report. There was a general discussion about what the final report would contain, how the recommendations would be recorded and structured, how it would look, and how suggestions for the future would be included. Althea agreed to prepare an outline of her vision for the final report for general discussion.

PUBLIC COMMENT: None

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