



CITY OF
BAINBRIDGE ISLAND

AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, APRIL 11, 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 Sarah Blossom & Commissioner Bill 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 28, 2018 Meeting

6:10 PM Public Comment

6:20 PM Transfer of Development Rights: Presentation by BI Land Trust

6:35 PM Review Inclusionary Zoning Memo to Staff

7:25 PM Discuss Short-term Rentals Issue

7:40 PM Public Comment

7:50 PM Discuss Agenda for Next Meeting: April 25

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 28, 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
Ann Lovejoy
Bill Luria
Pegeen Mulhern
Charlie Wenzlau

LIAISONS PRESENT: Deputy Mayor Sarah Blossom

COBI STAFF PRESENT: Jennifer Sutton, Senior City Planner

MEMBERS OF THE PUBLIC PRESENT: Andy Rovelstad, Marci Burkel and Michael Loverich

CALL TO ORDER: Chair Althea Paulson called the meeting to order at 6:03 pm.

ADDITIONS & CORRECTIONS TO AGENDA: None

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

APPROVAL OF MINUTES: The March 14 meeting minutes were approved without changes.

PUBLIC COMMENT: Marci Burkel commented that cooperative housing should be explored as an affordable housing.

“CONTAINER” HOUSING IDEAS: Andy Rovelstad gave a presentation, mostly pictures, of many kinds of container housing. He answered several questions from committee members and indicated that the estimated cost of a completed project would vary based on complexity and finishes. The group noted that the cost of retro-fitting the container housing is comparable to other efficient, not fancy construction methods.

LIVE-ABOARD REGULATIONS & CITY OPEN WATER MARINA: Sharon Gilpin had drafted and circulated a letter to Council addressing concerns about the limitations of registering for live-aboard housing and related recommendation to increase available live-aboard moorage to 16. Specific Comprehensive Plan policy numbers were added to the letter, and then the AHTF

approved sending the revised letter to the City Council. Sharon and Althea agreed to send the revised letter via email.

DISCUSS CONVERSION OF SINGLE-FAMILY RESIDENCES TO DUPLEXES AND TRIPLEXES: Jennifer outlined what changes to the municipal code would be needed to allow or promote converting an existing single-family residence to a duplex or triplex. Changes would be needed to the Site Plan Review and Conditional Use Permit sections of BIMC Chapter 2.16 if this option is promoted, to consider exempting the conversion from those permits. Changes to the density and perhaps the parking requirements of Title 18 would also be needed to accomplish idea. The AHTF agreed to recommend this concept to the City Council as part of its final report to the City Council.

REVIEW DRAFT INCLUSIONARY ZONING MEMO TO STAFF: Charlie presented his draft memo to staff re: Inclusionary Zoning issues and related code change recommendations. The Task Force had a robust discussion about the issues described in the memo. Charlie will make some changes and reorganize memo somewhat and bring back to the following meeting for continued review.

DISCUSS AGENDA FOR NEXT MEETING 4/11: Charlie will revise the Memo to Staff re: Inclusionary Zoning as discussed during that agenda item and bring back to the next meeting. The group did not get to the “Work Group Reports” agenda item, so that will be discussed at the next meeting. Corey’s research on the issue of short-term rentals will also be on the next agenda.

PUBLIC COMMENT: None

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

Short Term Rental Regulations Summary

Updated September 2017

Primary goal

Balance the economic opportunity created by short-term rentals with the need to maintain supply of long-term rental housing stock available at a range of prices.

Secondary goals

- A) Ensure a level playing field for individuals and companies in the short-term rental market and
- B) Protect the rights and safety of owners, guests and neighbors of these units.

Definitions

- “Short Term Rental” is a booked stay of 29 consecutive nights or fewer
- “Long Term Rental” is a booked stay of 30 consecutive nights or more (these stays are excluded from an operator’s cumulative Short Term Rental nights total)
- “Operator” is the rental host
- “Platform” is the online company that facilitates the rental (Airbnb, VRBO, etc.)

Basic Regulatory Framework

Requires a new **Short Term Rental Operator’s license** in addition to a business license. Limited to 2 dwelling units. *

*Existing STR operators will be exempt from these limits, for the continued operation of existing short-term rental units in specific areas within the Downtown, South Lake Union, and Uptown Urban Centers and for certain building types in the First Hill/ Capitol Hill Urban Center;

Requirements of a Short Term Rental Operator License

- include the license number on any listing advertising or soliciting the property for use as a short-term rental
- a local contact number for guests,
- a signed declaration that the unit is up to code,
- basic safety information posted for guests in the unit, and
- annual license fee, per unit, of \$75.

Requirements of a Short Term Rental Platform License

- to provide information about Seattle’s regulations to operators using the platform,
- provide booking services only with operators who have been issued a short-term rental operator’s license, and
- share basic data with the City on a quarterly basis, including
 - the total number of short-term rentals listed on the platform, and
 - the total number of nights rented through the short-term rental platform
- quarterly license fee based on the total number of nights booked on the platform,
- requires a new Short Term Rental Platform’s license in addition to a business license.

3/26/2018

RE: Short Term Vacation Rentals on Bainbridge Island

Members of the Council,

The housing element of the Bainbridge Island Comprehensive Plan sets Goal HO-5 to “maintain the existing stock of affordable and rent-assisted housing” on Bainbridge Island. To support this goal, the Affordable Housing Task Force recommends the adoption of an ordinance to limit the use of short term rentals on Bainbridge Island.

Since 2011, the third-party analytics site AirDNA has measured a 41% annual growth in the number of Airbnb rentals on Bainbridge Island, with 130 active rentals currently recorded. Of these active rentals, 113 are for the entire home, a number that represents more than three months of inventory in the current real estate market. This stranded inventory worsens the affordable housing crisis by reducing the stock of long term rental and for sale housing on Bainbridge Island. However, we also realize that many citizens of Bainbridge Island rely on the supplemental income generated by these short-term rentals to afford the ever-increasing cost of living, so it is necessary to control the growth of the short-term rental market without eliminating it all together.

In December of 2017, the City of Seattle passed a law (summary is attached) limiting the number of short term rentals per operator to their primary residence plus one additional unit. Although opposed by several operators with a large number of rentals, this action was supported by Airbnb as a “model regulatory framework” that properly supported the small operator without excessive burden.

The Affordable Housing Task Force recommends that the Bainbridge Island City Council adopt an ordinance modeled on the one passed by the City of Seattle.

Sincerely,

Affordable Housing Task Force