



AFFORDABLE HOUSING TASK FORCE  
SPECIAL MEETING  
THURSDAY, FEBRUARY 15, 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  
Pat Callahan  
Stephen Deines  
Phedra Elliott  
Sharon Gilpin

Stuart Grogan  
Edward Kushner  
Bill Luria  
Charlie Wenzlau

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

**MEMBERS OF THE PUBLIC PRESENT:** Daniel Suchmen, Corey Christopherson, Jonathan Davis, Wayne Roth, Councilmembers Matthew Tirman and Ron Peltier (joined about 7:40 PM)

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

**CONFLICT OF INTEREST DISCLOSURE** –Stuart Grogan disclosed that his organization (Housing Kitsap) are involved in the Suzuki project.

**APPROVAL OF MINUTES:** Ed Kushner explained his proposed amendments to the January 24 meeting minutes. The amended minutes were approved unanimously.

### **Introduction of new members**

- Motions were proposed and passed unanimously to add Corey Christopherson and Johnathan Davis to the task force
- Corey Christopherson was appointed to keep the minutes

**PUBLIC COMMENT:** No public comment.

**DISCUSSION OF WORK GROUP REPORTS:** A summary document prepared by Charlie Wenzlau was used as a guide for the discussion

### **HO 3.6 Small to midsize single-family housing units**

1. Tiny houses were discussed. It was agreed that these are more appropriate for transitional and homeless housing
2. Existing temporary homeless camp regulations (18.09.030 j & h) were reviewed
3. Micro are viewed by the group as a less ideal option
4. Cottage housing sentence was approved as is and highlighted as important for future study
5. ADU sentence was approved and is highlighted as important for further study

Sharon Gilpin requested to add a container house presentation to a future agenda

#### **HO 4.2 Highschool Road and Ferry Terminal development standards**

- This was identified as the most important area of emphasis for inclusionary zoning and should be a top task force priority
- Floor to area (FAR) ratio was discussed. Common consensus was that the FAR should remain the same but composition of commercial and residential should be more flexible

#### **HO 6.3 Maintain and innovative housing program in designated centers**

- Concern was raised with the lack of city council discussion about HDDP and MFTE. More work is needed on the interaction between the three programs
- Neighborhood Service Centers were discussed. More attention will be paid to NSCs moving forward

#### **HO 6.4 Conservation Villages**

- Interaction between conservation villages and the new CAO were discussed

#### **NEXT STEPS**

- Housing levy line was removed
- Preservation of existing affordable housing stock was discussed. Incremental zoning was added
- More COBI support was added

#### **RECENT COUNCIL ACTIONS: MORATORIUM**

Mayor Medina asked for input from the AHTF after receiving a public comment from Charlie Wenzlau. The moratorium was then discussed.

- The main question was if the lack of affordable housing should be used as justification for the moratorium
- The consensus was that affordable housing should be removed from the whereas clauses because
  - There is not sufficient affordable housing in the pipeline for the remaining 4 months of the moratorium to have much impact
  - The task force will be complete with our work in June and we do not want to prolong the moratorium and risk hurting island affordability
- Charlie Wenzlau proposed a motion to submit to the council a recommendation that affordable housing be removed from the moratorium whereas clauses for the above reasons. Language was added that the AHTF will speed up our work on inclusionary zoning to early delivery to council. Motion passed unanimously

**CRITICAL AREAS ORDINANCE:** Councilman Tirman requested feedback from the AHTF on affordability impacts from the new CAO

- Corey Christopherson voiced concerns that the process of defining the NVPA would quickly develop into a complex process requiring outside engineering services. Deputy Mayor Blossom disagreed and stated that her experience in defining the NVPA for her own development was simple. Corey then asked about the SAR process and how it was originally supposed to be simple as well and is now complex and burdensome

- Deputy Mayor Blossom noted that the trigger of 800sqft improvement area for the new CAO would likely discourage the creation of new ADUs (900sqft). Increasing the trigger to match ADU size was discussed.
- Councilman Tirman was present and stated that he understood our concerns

**SMALL GROUP REPORTS:**

- Corey Christopherson was the only one who had met with his small group. Likely because it is a group of one
- Small group reports were skipped
- A discussion of small group scope was added to the agenda for the next meeting

**OTHER ITEMS:**

- A joint meeting with Friends of the Farm was discussed. No action was taken
- Stewart Grogan read out on new income discrimination rules
  - Existing rules on the books will stand as long as they are at least as restrictive as the state minimum

**PUBLIC COMMENT:** No public comment.

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

**MINUTES APPROVED: February 28, 2018**



CITY OF BAINBRIDGE ISLAND  
AFFORDABLE HOUSING TASK FORCE REGULAR MEETING  
February 15, 2018

PLEASE PRINT

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Daniel Sochman	PO Box 11378	206.618.7457 / dsochweb222@gmail.com	Already joined
Wayne Roth			