



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
THURSDAY, FEBRUARY 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	Edward Kushner
Corey Christopherson	Bill Luria
Jonathan Davis	Pegeen Mulhern
Stephen Deines	David Shorett
Phedra Elliott	Charlie Wenzlau
Sharon Gilpin	

LIAISONS PRESENT: Deputy Mayor Sarah Blossom & Councilmember Michael Scott

MEMBERS OF THE PUBLIC PRESENT: John Bierly, David Schutz, Charlotte Rovelstad, Wayne Roth, and Councilmember Ron Peltier

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

APPROVAL OF MINUTES: The February 15 meeting minutes were approved as amended.

PUBLIC COMMENT: David Schutz commented that the Task Force's position on the development moratorium is inappropriate. He is concerned about the City's aquifers and public water supply.

Charlotte Rovelstad identified herself as a friend of Eagle Harbor and the live-aboard community. The Growth Management Act encourages housing affordability and variety. The new Housing Element encourages live-aboard as a type of affordable housing choice and includes other policies that promote small-scale housing over large single-family residences. Linear moorage in Eagle Harbor is intended to be removed, and there has not been a commitment to replace it. Need to have safe buoy spacing.

John Bierly identified himself as an architect and housing developer. The development moratorium will have a negative effect on the housing market and affordability. He is working on a Tier 2 HDDP project in the Ericksen District that includes 10% affordable units and accessory dwelling units. Tiers 2 and 4 HDDP projects should be exempted from the development moratorium in addition to Tier 3 projects, because Tiers 2 and 4 require 10% affordable housing.

FRIENDS OF THE FARMS E.D. HEATHER BURGER: The farming community needs affordable housing for farm workers and interns. Not having this housing is a threat to farming on the Island. FOF has refurbished a few buildings to provide farmworker housing at Suyematsu and Morales farms, with room for 5 and 4 interns, respectively. FOF charges \$175-\$200 per month. If a farmworker wants to stay

through the winter, and not just during the growing season. FOF is looking at Johnson and Suyematsu farms for additional units.

The AHTF wants to hear about barriers that the FOF has identified for housing, so that these can be addressed and tackled. FOF is open to community partnerships for increasing farmworker housing on other public properties like churches, parks or schools.

FUTURE INCLUSIONARY ZONING ORDINANCE: The AHTF is being asked to weigh in on the following issues related to a future inclusionary zoning program: geographic area where program will apply, income ranges, rentals vs. for sale, and whether to have a fee in lieu option. The 2006 Community Housing Coalition did produce a draft inclusionary ordinance. The City is issuing a Request for Qualifications for a consultant to assist with economic analysis to support the future program. The program should be mandatory. The IZ program should apply in the designated centers of Winslow and the Neighborhood Center, where the Comprehensive Plan says that growth should be focused. The required affordable housing percentage should be at least 10%, and the program may need to give higher density in return.

Yet to be determined is what is scale of the incentive to meet the requirement, and what scale of project will require inclusionary zoning. The AHTF then discussed a possible “fee in lieu” option. Charlie, Jonathan, Pegeen and Pat Callahan agreed to discuss these inclusionary zoning issues and come back to the group with recommendations or suggestions. Sarah commented that the Council will likely exempt the Central Core Overlay District from the moratorium, and that it makes it critical that the City get an inclusionary zoning program on the books as soon as possible.

NEW WORK GROUPS: The new work groups are:

- **Community Partnerships:** Dave, Sharon, Ed, Steve, Phedra and Bill L.
- **Financing & Incentives:** Pat, Stuart, Pegeen, Corey and Althea
- **Education & Outreach:** Bill C., Ann, Phedra
- **Incremental Development:** Corey

REVIEW INTERIM REPORT TO CITY COUNCIL: The Interim Report will be presented to the City Council on March 6, and any Task Force members that can attend are encouraged to do so. The report was reviewed, and a few minor edits made. The AHTF decided to include the Council instructions to the group and applications to help the City Council get a fuller picture of the Task Force.

PUBLIC COMMENT: Charlotte Rovelstad described how her daughter’s month-to-month lease at the Quay Apartments was terminated without much notice. They worried about whether her daughter would be able to find another place to live on the Island. She managed to find an ADU.

The AHTF then talked about rentals, and whether the City should consider limiting short-term rentals such as Airbnb. The availability of housing for seniors was also brought up as a topic for discussion at a later date.

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

NOTES APPROVED: March 14, 2018