About BRIDGE Housing

- **Mission**
  - Quantity, quality & affordability
  - Diverse, equitable & inclusive
  - Cultivate community partnerships

- **Track Record**
  - Business & community leadership
  - 35 years of success
  - 17,500 units developed
  - No-profit no-loss
  - Reinforce community values
  - Sustainable design
  - Best practice leaders and innovators

Residents at BRIDGE Housing apartments
Source: BRIDGE Housing
BRIDGE Best Practices in Affordable Housing

• Triple bottom line
• Provide meaningful public value
• Ensure environmental sustainability through best practices
• Resilient financial performance over the economic life cycle of the property

Foothill Farms Sacramento, California
Source: BRIDGE Housing
Site Context
Project History

2015
• City issues Request for Proposals
• Receives 4 and moves forward with OPG

2016
• City hires Environmental Science Associates (ESA) to conduct an ecological assessment on the Suzuki property

2017
• ESA report
  • “Mature second growth forest”
  • Buffering the human-created pond
  • Creation of a 300’ wildlife corridor

• Council requested OPG alter its plan based on ESA’s recommendations, reducing the potential development area from 13.8 acres to +/-4 acres

• Council voted to make 100% of the housing affordable
Project History

2018

• OPG presented a revised site plan which was approved in concept by the City

• OPG:
  ▪ Assembles project team
  ▪ Commissions pre-design studies
  ▪ Launches a website: www.suzukiaffordable.com
  ▪ Conducts first public outreach meeting

• Council chooses to conduct a financial feasibility study and contracts with HRB who subcontracts with Bridge Housing

• OPG’s contract work is put on hold
ARPA + Development Area

SITE AREA:
- Total: 13.78 Acres (600,256 SF)
- Area 65%: 8.96 Acres (390,166 SF)
- Dev. Area 35%: 4.82 Acres (210,089 SF)
Option 4: OPG Study Option

Source: Davis Studio Architecture & Design
Housing Resources Bainbridge Scope of Work

- Include a diversity of housing choices
- Preserve mapped woodlands & wetlands
- 100% affordable and/or below market rate housing
- Leverage public benefits from the City’s ownership of the land
- Provide actionable information to City
Decisions for Consideration by City

- Key Decision #1: Land donation for public benefit
- Key Decision #2: Seek capital budget support from the State legislature
- Key Decision #3: Approve sufficient density on the site for a financially sustainable community
- Key Decision #4: Build for-sale units to cross-subsidize rentals creating a complete community
Key Decision #3 Detail: Sufficient Density for a Financially Sustainable Community

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<tr>
<th></th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
<th>Option 4</th>
<th>Alternative</th>
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City of Bainbridge Island Critical Path

Stage Gate 1

Key Decisions

- City Council Deliberation on Land Disposition
- Land Donation
- Capital Budget Request
- Sufficient Minimum Density
- For-Sale Units to Cross-Subsidize Rentals

July-August

Stage Gate 2

- City Conveys Site to HRB with Conditions by Lease or Fee Title
- City Adopts Preferred Plan for SEPA & Plat & Authorizes OPG to Proceed

September

Stage Gate 3

- OPG Finalizes SEPA & Subdivision
- HRB Tenders Capital Budget Request
- HRB RFP for Qualified Developers
- HRB Selects Preferred Developer

December
Revised Option 4: 91 Dwellings

Source: Davis Studio Architecture & Design
Housing Resources Bainbridge Tasks

- Broaden the Income Spectrum of Households assisted by HRB from 120% to 150% of AMI
- Select a Master Developer Through a Request for Proposals
- Multitask Suzuki Site Oversight and Partnership with Madison Avenue Development
- Coordinate with and Between OPG and City
- Organize and Mobilize Support for State Capital Budget Appropriation
- Ensure Financial Transparency & Accountability
BRIDGE Recommendation: 100 Dwellings
Building a Complete Community

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<th>Area Median Income</th>
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<th>2 Person</th>
<th>3 Person</th>
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<td>50%</td>
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<td>$38,500</td>
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<td>80%</td>
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<td>150%</td>
<td>$89,850</td>
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- Rentals for workforce (50-80% AMI): $750-$1,700/month
- For-sale for middle income (120-150% AMI): $410,000-$620,000
Comparison of 91 and 100 Unit Options

- 100 units reduces the State Capital Budget request from $2.4 million to $1.2 million
- 100 units optimizes the use of the site while preserving habitat & aquifer recharge areas
- 100 units broadens the moderate income portion of the income spectrum to 40% of the total community
- Both options are within City regulations for density, height, parking, setbacks & lot coverage
- City preferred option will become the basis for OPG environmental analysis to comply with SEPA
Cost of No Action

- SEPA compels OPG to study a “no action” alternative
- No action prolongs an impasse during a housing emergency
- No action misses a singular opportunity to address the demand for affordable housing—no other public sites exist
- No action now will make the cost of housing more expensive in the future, due to inflation

Janet West Rental Community by HRB
Source: David Cohen
"Housing is a means to an end….the end is to provide opportunities for people to stabilize their lives and achieve their dreams, whatever those are.”

The late Lillian Murphy
RSM & CEO of Mercy Housing

Anthem Park at Uptown Village Townhomes
Source: Kurt Creager
Issues Raised During RFP - Conservation

- Keep property as-is. Transfer ownership to the Bainbridge Island Parks and Recreation District to own and manage in a natural state
- Older tree stands should be protected
- Protection of a human-made pond and the habitat value it provides
- Assessment of impacts to groundwater and aquifer recharge areas
- Protection of the property’s potential to serve as a wildlife corridor
- Protect critical habitats
- Evaluation of the property’s aquifer recharge potential
Issues Raised During RFP - Development

- Provide a place to expand the Boys and Girls Club
- Provide affordable housing
- The City’s fiduciary responsibility to judge any proposed use against the fair market value of the property
- Overall land conservation (higher density urban development versus more rural densities)
- Create a neighborhood with a high quality of life
- Traffic impacts
- Sewer line and plant capacity
- Low water pressure has been observed in surrounding neighborhoods
- General development impacts to the surrounding neighborhood
- Provide visual screen or buffer on New Brooklyn
critical areas
soils
topo and drainage
trees
ARPA + development area