

Jennifer Sutton

From: COM GMS Housing Accountability Act <gmshaa@commerce.wa.gov>
Sent: Tuesday, March 17, 2026 3:16 PM
To: Jennifer Sutton; COM GMS Housing Accountability Act
Cc: Vanegas, Ted (COM); Hodgson, Laura (COM); Johnston, Hannah (COM)
Subject: RE: HAA Materials

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Good afternoon Jennifer,

I just wanted to send you a follow-up email. I know we spoke on the phone after you had submitted the requested documents. However, I realized that I did not send a confirmation email. This email is to confirm that we have received draft comprehensive plan elements, housing element checklist and HAA development regulations checklist as requested by Laura Hodgson. I have also started to review the material and am aware of your upcoming meeting on April 23rd. Therefore, I will try to prioritize the review.

Thank you,
Amy

Amy Hilland | PRINCIPAL HOUSING PLANNER
Pronouns: she/her/hers | [Why I share my pronouns](#)
Growth Management Services | Washington State Department of Commerce
601 E Riverside Ave, Suite #470
Spokane, WA 99202-5903
Phone: 509-606-3525
Email: amy.hilland@commerce.wa.gov

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From: Jennifer Sutton <jsutton@bainbridgewa.gov>
Sent: Wednesday, March 11, 2026 8:44 AM
To: COM GMS Housing Accountability Act <gmshaa@commerce.wa.gov>
Cc: Vanegas, Ted (COM) <ted.vanegas@commerce.wa.gov>; Hodgson, Laura (COM) <laura.hodgson@commerce.wa.gov>; Johnston, Hannah (COM) <hannah.johnston@commerce.wa.gov>
Subject: RE: HAA Materials

External Email

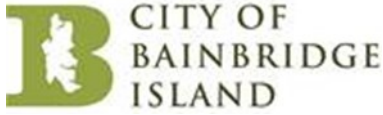
Hi there Amy, thanks for reaching out. See attached Dev. Regulations checklist and link to the City Code below. Do you have time for a phone call sometime today?

<https://www.codepublishing.com/WA/BainbridgeIsland>

JENNIFER SUTTON, AICP

she | her

Senior Planner



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206.780.3772 (desk)

206.798.4657 (cell)

From: COM GMS Housing Accountability Act <gmsxaa@commerce.wa.gov>

Sent: Wednesday, March 11, 2026 8:22 AM

To: Jennifer Sutton <jsutton@bainbridgewa.gov>

Cc: Vanegas, Ted (COM) <ted.vanegas@commerce.wa.gov>; Hodgson, Laura (COM)

<laura.hodgson@commerce.wa.gov>; Johnston, Hannah (COM) <hannah.johnston@commerce.wa.gov>

Subject: RE: HAA Materials

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Good morning Jennifer,

Thank you for submitting the material.

One thing I didn't see in the attachments was the [HAA development regulations checklist](#). Would you be able to send that to me and a link to your development code?

Also, just to introduce myself. My name is Amy Hilland. I'm the new Principal Housing Planner who will be working with Laura in helping to implement the Housing Accountability Act.

If you have any questions, please let me know.

Amy

Amy Hilland | PRINCIPAL HOUSING PLANNER

Pronouns: she/her/hers | [Why I share my pronouns](#)

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From: Jennifer Sutton <jsutton@bainbridgewa.gov>
Sent: Friday, March 6, 2026 6:24 PM
To: COM GMS Housing Accountability Act <gmsxaa@commerce.wa.gov>
Cc: pcharnas <pcharnas@bainbridgewa.gov>; Vanegas, Ted (COM) <ted.vanegas@commerce.wa.gov>; Fritzel, Anne (COM) <anne.fritzel@commerce.wa.gov>; Darron Buchanan <dbuchanan@bainbridgewa.gov>; Ellen Schroer <eschroer@bainbridgewa.gov>
Subject: RE: HAA Materials

External Email

Now including the jurisdiction and DRAFT label on front page.

JENNIFER SUTTON, AICP

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From: Jennifer Sutton
Sent: Friday, March 6, 2026 6:21 PM
To: gmsxaa@commerce.wa.gov
Cc: Patricia Charnas <pcharnas@bainbridgewa.gov>; Vanegas, Ted (COM) <ted.vanegas@commerce.wa.gov>; Fritzel, Anne (COM) <anne.fritzel@commerce.wa.gov>; Darron Buchanan <dbuchanan@bainbridgewa.gov>; Ellen Schroer <eschroer@bainbridgewa.gov>
Subject: RE: HAA Materials

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From: Jennifer Sutton

Sent: Friday, March 6, 2026 6:20 PM

To: 'gmshaa@commerce.wa.gov' <gmshaa@commerce.wa.gov>

Cc: Patricia Charnas <pcharnas@bainbridgewa.gov>; Vanegas, Ted (COM) <ted.vanegas@commerce.wa.gov>; Fritzel, Anne (COM) <anne.fritzel@commerce.wa.gov>; Darron Buchanan <dbuchanan@bainbridgewa.gov>; Ellen Schroer <eschroer@bainbridgewa.gov>

Subject: RE: HAA Materials

Submitting requested HAA Materials.

Due to file size, this is the first of a few emails, and I will note the last submittal email.

Thanks for your assistance these last few weeks.

JENNIFER SUTTON, AICP

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Senior Planner



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From: Hodgson, Laura (COM) <laura.hodgson@commerce.wa.gov>

Sent: Friday, February 27, 2026 5:10 PM

To: Jennifer Sutton <jsutton@bainbridgewa.gov>

Cc: COM GMS Housing Accountability Act <gmshaa@commerce.wa.gov>; Patricia Charnas <pcharnas@bainbridgewa.gov>; Vanegas, Ted (COM) <ted.vanegas@commerce.wa.gov>; Fritzel, Anne (COM) <anne.fritzel@commerce.wa.gov>

Subject: RE: HAA Materials

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Hi Jennifer,

Good afternoon! Thank you for speaking just now. I hope I was able to answer your questions. Should you have any questions after today, please contact Anne Fritzel at Anne.Fritzel@Commerce.wa.gov. She will be able to assist you.

When you have your draft comprehensive plan elements, [housing element checklist](#) and [HAA development regulations checklist](#) completed next week, please submit those to the HAA inbox (gmshaa@commerce.wa.gov). The checklists will help us to understand where the city has addressed the requirements to date. We will prioritize review of the city's materials and work to get you a letter with feedback as quickly as possible for your April 23rd comprehensive plan meeting.

Also, over the next few weeks through 3/20, I will be out of town on vacation. Should you have any questions during that time, please email the HAA inbox (gmsxaa@commerce.wa.gov) and copy Anne Fritzel (anne.fritzel@commerce.wa.gov). Someone from our team will get back to you as soon as possible to assist you and answer your questions.

Thank you!

Laura Hodgson | HOUSING PLANNING AND DATA MANAGER
Cell: 360.764.3143 | Email: Laura.Hodgson@commerce.wa.gov

From: Hodgson, Laura (COM)
Sent: Thursday, February 26, 2026 10:10 AM
To: 'Jennifer Sutton' <jsutton@bainbridgewa.gov>
Cc: COM GMS Housing Accountability Act <gmsxaa@commerce.wa.gov>; Patricia Charnas <pcharnas@bainbridgewa.gov>; Vanegas, Ted (COM) <ted.vanegas@commerce.wa.gov>; Fritzel, Anne (COM) <anne.fritzel@commerce.wa.gov>
Subject: HAA Materials

Good morning, Jennifer,

Thank you for reaching out! Please submit the Housing Accountability Act materials (drafts comprehensive plan elements and checklists) by the end of next week to gmsxaa@commerce.wa.gov if you are not able to submit them this week. We realize you have a lot of materials to gather and potentially update based on your city meetings this week.

Patty,

I was able to touch base with Jennifer on your schedule questions as well today. We will strive to get you a draft letter on the HAA submission materials to have in time for your April 23rd Planning Commission meeting.

Laura Hodgson | HOUSING PLANNING AND DATA MANAGER
Cell: 360.764.3143 | Email: Laura.Hodgson@commerce.wa.gov

From: Jennifer Sutton <jsutton@bainbridgewa.gov>
Sent: Wednesday, February 25, 2026 2:21 PM
To: Hodgson, Laura (COM) <laura.hodgson@commerce.wa.gov>
Subject:

External Email

Hi Laura, just checking in- is it ok to submit any materials that we have by the close of business this Friday 2/27? Or were you expecting them earlier? Or would Monday be OK?

JENNIFER SUTTON, AICP
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Senior Planner



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