

Survey Bainbridge #2 – Affordable Housing Unabridged Comments

i just want to afford to live in the town i grew up in! So many communities are excluded from bainbridge because of housing and that is UNJUST!

keep as many trees possible for our breath, birds, bees, life in general

Affordable housing plans need to be clear, detailed and well managed if I'm going to support. Poorly managed initiatives affect all of us and the character and economics of the island.

family beachfront home Was built by parents

City hall is a closed door cult.

We have lived here ten years, and have seen housing go from mainly unaffordable four income bracket (retired public servants) to totally unaffordable. And this is a middle/class bracket with no children impacted.

We need to treat the island as something we need to preserve not something we need to improve. Every decision needs to be based on this question: "Does this action improve the quality of those who live here?" Progress is not synonymous with growth. We do not need to grow.

City Councilmembers do not appear to be well informed about how to facilitate and/or incentivize affordable housing. Recent zoning code changes have reduced the likelihood that private developers or land owners will build any affordable housing. Thus, the city will have to fund and build it. Too bad.

I do not see the available water problem as numbers increase & the attention to the ever increasing congestion traffic being addressed. Also please define. "Affordable housing".

Make the island an affordable place to live. Focus more on addressing resident needs rather than catering to tourists.

We need more affordable childcare for lower income families - especially essential workers!

Q9 was odd. Was it agenda driven?

The City Council has been very dishonest with the public.

Affordable housing so people who work on the island - at our stores, restaurants, in schools and as public service officers - can live on the island is essential. Thanks for all you are doing on this.

People live on BI for quality of life. Please keep this and the sense of place, here, in mind, during decision-making.

It's not that I'm against affordable housing I am pro every kind of housing I believe that if you build then housing becomes more affordable so I'm in favor of removing barriers to building on Bainbridge throughout.

This survey seems to have an anti-development, anti-change, anti-government bias. I don't appreciate that.

Affordable housing sounds like an umbrella term to justify more density on the island. I do not agree with the vision to increase density, that

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is not necessary for a unique place like BI. Its unique character and way of life should be preserved.

Housing, affordable or otherwise, is not something I believe the City should ever own.

City Council seems to be on a better track now with passage of the HAP. We are behind where we should be with affordable housing and it is changing the charm of the island which in the past has included a population of diverse economic means, occupation and age.

Too much of our DEI work results in statements of belief versus actionable plans. Not enough attention is given to what adolescents need from a community in order to stay on track during high school. They are bored and businesses going into Winslow are alcohol-focused.

I support affordable housing for people who work in our community. Teacher, fire fighters, return workers etc.

It is difficult to wrap one's head around this issue, including those of unintended consequences. Proactive management and forwards planning mitigation of traffic in all of its forms (motorized, pedestrian, nonmotorized, marine, etc) is big issue for me.

We have too many poor landlords and no control maybe focus on that vs building affordable houses we have a bridge if you can't afford move off island

We need housing to support work force. No idea how to prevent commuters from Seattle

Please preserve the rural character of Bainbridge Island. We are not a suburb of Seattle. The environment is a major reason many of us are here.

I am concerned about the number of apparently unsold units on Madison St. between Wyatt & High School Road. These units don't appear to be expensive but they must be over priced because so many have "for sale" signs.

I won't know how honest Government is being until I find out how much information is not being revealed.

let the residents of the island know what you intend to do when we run out of water because you are overloading the island with people. quit building more and more houses and stacking people on top of each other with no parking as there is. I hate going downtown because you have created a traffic nightmare and no where for locals to shop

Affordable housing is the most important issue currently facing Bainbridge Island. I want to raise my children in a community where their teachers and school staff can live, where policeman, fireman, grocery store clerks, etc. can afford to live. I do not want the Agate Pass Bridge to be a "service entrance" where those who work on the island drive long commutes each day to work for those who live on the island.

Allow the free market to fill the need. It never works with "other-peoples-money"

We need rent control for people who work on the island -- teachers, paramedics, artists, hourly workers, etc. We need tax limits for older,

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retired folks on a fixed income, so they can stay in their homes. We do not want to become a bedroom community for wealthy techies who work in Seattle just because they can afford to pay more for rent. It is not the City Council that is endangering the character of the island, it is greed on the part of landlords and developers, who want to make a fortune selling new houses and condos..

I work in an area with "affordable housing" as a first responder. The facts are that first responders are the first ones overlooked when affordable housing is added to the community. No one funds the added impact to Police, Fire, social services and transportation. Those services and how to fund them need to be addressed and typically are not. So if you choose to move forward with any projects, evaluate those impacts and require whoever is profiting from that development to adequately fund those services, be it the residents, private developer or city.

We should vote on proposals of this magnitude rather than let City Council make far reaching decisions.

As with any change in zoning, development parameters, funding, etc, it takes a great deal of strategic planning, cost/benefit analysis both involving the indirect and direct aspects and a very defined set of goals and objectives. I am not aware of the specifics in terms of hh #'s, the target populations, the rent considered "affordable" and what that involves from an income earnings standpoint, the impact on adjacent property values and thus, tax basis. More information and thought seems to be needed vs a general mass question on "affordable housing."

I appreciate the drive to collect scientifically driven community samples of island sentiments on this important issue

I'm a strong supporter of HB 1110 and it's intent to force local governments to offer more flexibility in zoning and development. I believe in allowing the private sector to develop more housing, rather than relying on expensive government schemes to build public housing. In particular, I'd like to see action (not more endless talk) on the recommendations in the Housing Action Plan that the city recently approved. Within the HAP, I would prioritize allowing infill development in all zones - duplexes, ADUs, tiny homes etc. These smaller homes would integrate well in any neighborhood and provide options (especially for seniors and families without children) that aren't currently very available. Small houses will be affordable simply because they're small, with no government subsidies required. Government simply getting out of the way is the easiest, fastest, and most affordable way to provide the diverse range of housing that the council says they favor.

With all the issues facing Island residents that impact livability, affordable housing should not be the priority the City is making it. COBI doesn't seem to have interests other than affordable housing or spending money on ridiculous politically correct agendas. Good luck getting something done if it doesn't fall in either of these categories. The government does not function well here.

Stop paying consultants (who you then ignore) for advice you don't take! Ask the people who live here!!

Density is what we moved away from. Why turn this island into that?

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Place less emphasis on being politically correct and more on doing the hard work of improving the quality of life of the Island residents.

Additional housing, of any type, near the ferry terminal would only exacerbate the problem of crowding and heavy traffic. What effect would additional housing in the Winslow area have on the wastewater treatment plant? Aren't there existing issues with the plant's capacity to fully treat the water?

Keep Winslow as the city center, build there. Now would be a great time to resend a clear message clarifying what the city defines as affordable housing.

If the review process and codes were not so difficult and if the staff and council wasn't so opposed to change. This issue might be partially resolved by dividing HUGE homes into multiple units. City should NOT be developer. Should consider acquiring older units and modestly upgrading. The way the council handled the Hager request for amendment to comp plan was unfair and perhaps even illegal. Why redo the Winslow plan when you never implemented last one? The opportunity for a TOD at ferry terminal has been lost as a result of council failing to act on plan or EIS.

Communication could be better

Put a plan on the ballot to develop Suzuki. Let us decide.

The COBI needs to limit the number of vacation rentals of housing on Bainbridge Island. Without these limits the COBI violates its own stated goals of encouraging the building of more affordable housing by encouraging and allowing ADUs

The city should not be in the business of building and managing property. So far, affordable housing seems to mean increasing density like the 73 units being build next to Virginia Mason.

Bainbridge needs affordable house for teachers in particular. That is something that would go a long way toward recruiting for Island schools.

Affordable housing is a critical need if we want to encourage diversity
2-3 mobile home parks would do. Non discriminatory, uniform qualifications with fixed costs. The city will maintain

I'm really concerned about water supplies and sewage treatment. Seems there are already too many accidental spills of sewage at the Kitsap County facility, with resulting lawsuits by the native tribes.

The #1 priority of the City should be maintaining the public roads, including building sidewalks and safe shoulders or separated trails for walking and biking. As much as people might object, affordable housing is and will always be off-island.

I would my tax dollars to be used on projects that improve the quality of life for the greatest number of residents.

With our population over 24,000 it's time to place speed cameras on thoroughfares where limits are ignored, accidents are occuring with people, and wildlife being hurt and killed!

I know you will work hard on this problem

Don't you dare expand the downtown core.

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It is critical that we build more affordable housing so that service workers, teachers, farmers, etc. can live on the island where they already work.

This is a crisis. There is no more time. Listen to your greater constituents not the vocal minority. Allow change so those fighting for it don't feel defeated.

The city has had this discussion for 20 years. I don't expect anything

I live here because I like the rural nature of the island. I don't want density. If I did, I'd live in Ballard.

I need to study the issue more. I will appreciate getting more information.

Prefer COBI not get into the housing business, prefer private ownership

Please raise the speed limits for the love of god! I can walk faster than people drive on BI. Also, affordable Housing is a regional problem. Create affordable housing OFF-ISLAND where it is affordable. We should support AH in silverdale and port orchard and other places where it is more strongly needed.

You want affordable housing to be the first thing tourists see when they enter Bainbridge Island? Really? Police station would be better served as an upscale hotel with a rooftop venue for formal affairs. Make Bainbridge Island glamorous!!! ***The Suzuki Property is between the middle and high school. This property must be SAFE. This is NOT the location for high density affordable housing. It IS good for more housing like North Town Woods or some commercial purpose like Coppertop. Whatever you do, DON'T cause more congestion at this intersection! This is a GREAT location for a traffic circle. ***The Senior Center is on PRIME property. Bainbridge would strongly benefit from making this area more commercial, like Poulsbo - which is so very cute! DON'T put housing here. HUGE mistake!!! You're increasing the population on the island- you also need to increase and improve the amenities the island offers.

Construction Manager for 3 Habitat for Humanity houses on Bainbridge Island. They were designed to fit into the neighborhoods, built by people living on the island, and for people on the island. The City gave us money to offset the high cost of land, our only obstacle to building on Bainbridge. It has been done before - it can be done again!

I disagree with your statement that most people support low income housing. I think people say that because they think they are "supposed to". Then those same people don't want it in their neighborhood. I'm someone who graduated high school in Kitsap County. My family and many friends live in Kitsap but not Bainbridge Island. And guess what? They don't want to. I think it's pretentious to assume that everyone that works here wants to live here. I also know that I chose to pay a premium home price to live here and don't see anything wrong with that. Some people drive new Mercedes and I'm happy with my 16 year old vehicle. There's nothing wrong with saying that you don't live on Bainbridge if you cannot afford it. I don't want to pay for subsidies so others can live here cheaply. The reason you do not see more forward motion on this topic is because most people are happy to watch the City spin its wheels doing both because

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Repeal recent ordinances that eliminate affordable for bonus density. They eliminate any for profit affordable development (2020-10, 2020-20, 2020-24, 2021-9, 2021-10, 2022-16, 2021-11). 2021-11 requires 99 years of affordable and makes it impossible to obtain financing.

Please consider passing a housing bond levy, which is the only way that this city will ever come even close to achieving the goals stated in the Housing Element of its own Comprehensive Plan.

Affordable units should be owned-managed by a non-profit with experience. City should not own!!

Affordable Housing has always been a thorny subject because the citizens who's tax dollars will support it, do not know what Pandora's Box it will open. If ANY land is sacrificed toward this end, it is vital the residents be thoroughly vetted. Nurses, Firefighters, Teachers, Shop Keepers people who are gainfully employed and with a clean record. It would be ill-advised to open Bainbridge Island up to drug addicted, homeless or chronically unemployed. Bainbridge Island has been kept relatively safe and drug-free thanks to the diligence of law enforcement, parents, and business owners. I remember a few years ago, a rowdy group of 'low-lives' got off the ferry and headed for the shops in town. About half way through, they were stopped by BI Police and ushered back to the ferry. A few bleeding hearts in town called it 'discrimination' - the rest of us applauded. DO NOT build free housing in our midst that will install an element we have tried so hard to keep at bay.

It's a particularly bad idea to concentrate affordable housing in one area. The Ericson, Knectel, Wallace Way area in particular is one where affordable housing dominates.

Affordable housing can happen when the City expedites permitting and waives connection fees, but private developers should build and/or own it.

Bainbridge island has turned into nothing more than a Merced Island 'wannabe'. Greed rules all decisions and destructive growth, the clear cut of Bainbridge, is contributing to worsening climate problems. None of this was part of the comprehensive plan but the "city council" just skirts around it and doesn't care. This was a beautiful place to live. Now it is a shining symbol of greed. Shame to them

Existing police station site project needs to be a mixture of AH'g and market rate

I support affordable housing even in my backyard

Poulsbo, Kingston, Indianola and Silverdale and others nearby offer "affordable" housing! If Bainbridge is too expensive than move somewhere else. Not all expensive places need affordable housing (e.g. Montecito Ca). Maybe for local school teachers or firefighters and emergency personnel who should live nearby.

I understand the idea is to keep development especially affordable housing in Winslow BUT many of the developments in recent years make Winslow look like a hodgepodge of poorly designed clusters.

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I am concerned about water for any more housing on Bainbridge Island. I do not think we can go on building more homes or affordable housing for many people with the limited water we have from wells on the island!

These questions seem biased towards denigrating any results the Council received

I was on the Housing Resources Board for 3 years and thought that organization did a pretty good job of creating and managing affordable housing.

It's not the job of government to provide affordable housing. Just like similar communities like Martha's Vineyard, most service providers don't live there, nor want to live there.

I think the City should encourage and offer incentives to housing developers to build and maintain affordable housing for all ages and abilities.

Bainbridge Island Council has a long history of poor and biased decisions. (I've owned property here for 50 years and lived on it for almost 40 yrs.) Do your homework Council. Find out what Bainbridge residents really want.

The City Council has lacked community confidence and distributing information

Thank you for all the dedicated hard work.

Affordable housing has been needed for over a decade. I suppose we could just continue giving survey after survey so as to never actually commit to and begin building affordable housing. You will never ever please everyone.

Don't strip us of our water. No more growth.

You have not adhered to the current Bainbridge Island Comprehensive Plan, but instead following a new update to the plan that is not in place not accepted by Islanders. Certain council members believe they know what the majority of islanders want. The council's goal of preserving the character of the island is lost. At least remove it from the description and be honest. The agenda is to bow to the GMA and to development...neither which is necessary and certainly not the wishes of most of the community. Council members must widen their scope

Absolutely can not say enough about the fantastic management of our parks and trails! Like seeing the bike lanes being addressed as well. All this said very concerned about affordable housing. My kids will never be able to live where in the community they grew up in . 305 is jammed with service providers who can't live where they work. Our essential workers like teachers and fireman, medical personnel are being priced out. There is a huge need for small 4 person homes for supported living for our most vulnerable citizens with IDD, so they can stay in the community as they grow older.

government expenditure proposals should be converted into what are the added property taxes needed to afford some of these proposals.

The population is reaching the point that is sustainable. Getting on and off the Island is much more difficult than just 5 years ago. Services

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such as grocery stores seem stretched. Preserving our water supply in light of uncertain climate change and our open spaces and trees is crucial. .

Affordable housing doesn't make sense on Bainbridge as there aren't the jobs available in our small community. They'd just have to take the ferry to Seattle, causing further congestion, not to mention the ferry is unaffordable for many already. If it's about federal funding, I believe the city of Bainbridge has more than enough funds considering the property taxes and private donations that are received from various residents. And lastly, crime will indeed go up, let's be honest. I grew up here and it's nothing like it was and that's saying something considering I'm only 41 years old. Just let it go and focus on maintains what we already have. Growth should be the last priority around here. I'd rather have my property taxes doubled.

Two main issues with recent projects come to mind. Single family "neighborhood" proxy's have typically seen large homes bolt on small lots, greatly out of character with the island at large. North Town Woods is a much more appropriately scaled example. Second, both these and recent multi-family condo developments suffer from poor design...aesthetic, and often functional. Pleasant Beach has done a MUCH better job of building structures of reasonable scale and aesthetic. Recent ones along Madison near Winslow are awful; there are any number of much more successful, older projects in the same area.

The Suzuki property at the corner of New Brooklyn and Sportsman Club Roads is an Island treasure. it needs to be turned over to the BI Parks Dept. to manage. Elected representatives preach constantly about climate change, but seem unphased about cutting down groves of trees that provide shade, shelter for wildlife and beauty to this community.

Re: Q9. We need better protection for existing trees and forests to preserve island character. The design quality of many developments is poor, due to inadequate zoning code yard setback and modulation regulations. Examples are the recent developments on Madison north of Wyatt, where the street facades have almost no modulation of the front setback. The Design Review Board needs more suthority to reject designs that are out of character, and the Council should not be able to overrule DRB recommendations. With the potential for several large housing developments in the near future, creating appropriate updated⁶ regulations and procedures are even more urgently needed.

City Council has not paid enough attention to water resources on BI. Programs and incentives for using gray water, rain water and other garden water supplies should be given at least as much attention as affordable housing. Otherwise we will have a great deal of housing for which there is no water supply. I do not trust COBI to manage affordable housing well. City council has demonstrated a great willingness to spend tax dollar money with precious little attention paid to measurable outcomes and controls. It is not enough to say that we " need" affordable housing and then go running off to hand out contracts to commercial developers. The public deserves complete transparency regarding ROI and measurable goals and outcomes. Finally, under no circumstances should the City approve building on fragile wetlands or watersheds.

We need housing! FOR ALL

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Affordable housing is best managed by non profits that focus specifically on not just housing but helping those experiencing homelessness.

First, I don't agree with the suggestion that 243 respondents can't represent BI. It's unfortunate that 70% who were sent the survey didn't care to respond, but that was the result. Further, I would disagree with characterizing 60% who strongly or somewhat supported Affordable Housing as providing "overwhelming support." It's slightly more than half. And, unfortunately the presentation on the City website doesn't breakout the "strong" from the "somewhat." Those suggest two very different degrees of support.

Need affordable housing for people that work here on BI.

I want to live in a community that is not homogeneous, that allows for people of different income levels to share our island.

We must fix the existing problems first we have on this island. Re: sewer plant failures , electric power blackouts , water shortage

I wish the Council well as they grapple with this important aspect of the housing crisis nationwide. We can be a model for other cities if we design thoughtful, sustainable homes for homeless through low income and on to new families and seniors being priced out of their homes. Every human deserves to be housed appropriate to their needs.

I would like to know of cities who have buile affordable housing; how it works, etc.

Ready, shoot, aim... never ends well.

Senior friends had to move off island.

Own a waterfront home since 2019 which we rent. We retire and move to BI in Fall 2024.

Keep it simple. Don't be an asshole. Be kind.

Need clarification not only of what AH is, but clear expiation of its goals in measurablle terms

Thanks for the "need more information" option.

Build affordable housing by Lynwood Center not downtown. Affordable housing should be for teacher, police, fire fighters who work on the island, not people who commute to Seattle.

The best way to add affordable housing to make housing easier to develop and build with less restrictive and expensive fees. By giving builders incentives to build it will increase inventory therefore increasing supply which helps to keep prices down. It's important to listen to the people who are responsible for building the housing to understand how the various restrictions and exorbitant fees add to the cost of construction. Another way to make housing more affordable is to work on extending sewer to more areas. Allowing ADUS to be built on existing property without making it so difficult. Every house that has the space should be able to add an ADU.

I have lived here for 30 years and have serious concerns about being priced off the island at 71 and finally retired.

Keep any development in Winslow, and leave the rest of BI out of it.

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We need affordable housing but close to downtown and no more sprawling developments too many people here already. For our infrastructure

Please don't build in forested areas or cut down trees

The solution to the problem of local affordability should also incorporate adjacent communities (for example Suquamish) that have plenty of affordable land and housing options. It is a waste of community resources to build "affordable" housing on land that can often cost more than \$1M per acre just to provide walking distance commutes for a lucky few when a very short drive or bus ride automatically gets you to a much more affordable housing option (that is still within a 15 minute commute, which is way better than almost any Seattle area resident enjoys)!

How will the current essential workers on the island access this proposed housing.

Winslow housing is too dense, poor design, thick traffic, and most importantly....utterly insufficient sidewalks!!!! Desperately need appropriate walkways to safely walk. Grow Ave is a disgrace particular for school children

The number of new million dollar apartments/condos being built here is absolutely astounding.

I ran the King County affordable housing program for 14 years and chaired the BI committee that was supposed to help build affordable housing on the island. It is my opinion that there is little or no support for affordable housing on Bainbridge and that it is unlikely any will ever be built here. Sad, but true.

I don't know you, I don't trust you.

Please protect our natural resources such as open space, trees and wetlands. Please do not develop Suzuki where the only center of the island wetland is.

favor building up, not out, in terms of density. 4-5 stories are a good way to fulfill the GMA mandates.

Control taxes and spend conservatively.

Please protect the rural character of our beautiful island. No destruction of forested land for housing projects.

I own an adult family home on the island and none of my caregivers can afford to live here. Recently I have recruited from Tacoma and Shoreline and somehow have found some housing for them, only due to families who have opened their homes or adus, and aren't out for money. It feels like any affordable housing options the city and others have come up with, are still not affordable.

Shouldn't there be a minimum percentage of community response before making major decisions utilizing tax dollars? I often hear about issues/topics after the fact. We need improved community engagement and communication. I'd like to see investment in existing buildings vs building new.

Artists and teachers, among many others, need affordable housing.

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The mix of design quality for "affordable housing" diminishes the quality of life on the island. The city (CoBI) has become unusually unaware of what citizens actually desire.has

I strongly support building affordable housing and investing in it, we could do more detailed descriptions I suppose. People won't know if they like it or not until they see it.

There doesn't seem to be an ideal way to create affordable housing. Something needs to be done. It may not be perfect but if we wait and wait as we have for so many years we lose opportunities. Don't let what you can't do prevent you from doing what you can'

I strongly support mobile home parks or clusters of tiny homes.

Bainbridge does not have the infrastructure to support large development. Our water supply as well as roads, schools and recreational facilities are being stretched thin. I do not believe Bainbridge should only be available to the super rich but that seems like the direction it has gone. I moved here as a child in the 80's and as an adult working for a non profit that gives back to this community, cannot afford to own a home here. I desperately wish our community had more diversity in many respects. Economic, ideological ,racial and political are just a few areas that feel very homogenized on this island. Offering low income alternatives supported by the city is important to me, but creating some dense block of cheap apartments seems like a consolation prize. "We'll let you have a sliver of the pie, as long as you agree to stay in your respective corner" is the vibe I usually get with the proposals. Creating super dense core areas on the island like Winslow, lynwood, rolling bay and island center seem like a good idea until you try parking in any of those areas to access business etc. I'm not someone who thinks the island isn't going to change and that it should be closed off to people ("as long as it's after I got here") however the half million dollar condos and town homes that are presented as "affordable" is offensive. I would love to see opportunities for people with more acreage have incentives offered to them to create smaller ADU type situations that could promote more community among neighbors, access to spread out underutilized land and foster growth across some of those areas where diversity is lacking.

As a home builder on the island I struggle to see, under the current building environment, how there is much hope of building affordable housing on the Island. It likely will take government subsidies to accomplish but that makes me extremely nervous when do gooders use the public purse to finance projects that we all have to pay for usually without a voice in the matter.

The folks who work on the island but can't afford to live on the island, especially teachers and service workers, should weigh in on this question.

The City needs to do a far better job at defining what am Affordable Housing" is, how it works, who benefits and desired outcomes in things that can be measured.

There is no great mystery here, affordable housing is a product of privately developed privately funded track housing neighborhoods or large scale apartment complexes. That is the pure and simple math. Island residents talk outside both sides of their mouths. They want "affordable

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housing" but also support "maintaining the islands character" by which they mean no large private housing developments or large private apartments, and to the extent they should exist that they go through multiple rounds of litigation and regulation in order to be approved (and thus are no longer affordable). Let's give up on this nonsense and acknowledge that what people really want, is to be able to say that they support "affordable housing" while meanwhile living in a very expensive island with custom homes. It's quite clear, based on people's actions that that's what they actually want, regardless of what they say. I'm fine with that acknowledgement, homeowners have a right to desire to preserve their property values and desire to live in a community of largely wealthy neighbors. Poorer folks can live in Poulsbo. What I find irksome is the constant discussion of 'affordable housing' as though there's some key to unlocking the ability to 'maintain our island's character' while also having affordable housing.

City officials are chronic wasters of money. They waste millions of dollars and simply increase taxes.

With a highway, bridge, and mass transit connecting BI to Kitsap peninsula, not sure why this is an issue. Some selective upzoning in the Winslow core may help, but subsidized housing for a small population to live on the island at below market rates seems like a really weird priority.

Beginning with Winslow Tomorrow the Guv has prostituted the Island for tourism... it will continue, as will sweetheart deals on consulting and facility purchases.

Do not believe that affordable housing is possible on Bainbridge. That ship has sailed.

Change is inevitable. Growth is inevitable. I think BI seems to get stuck in the way things used to be or always have been. Growth in the Winslow area makes sense. This island can't continue to be a high income enclave.

I would especially like the subject of "affordable" to be openly discussed. We hear about homeless and those who work on the island but those are both very broad and very different categories.

Families have no interest in living in townhomes. They want single family housing units. They will continue to leave the island if the only "affordable" option for purchase is townhomes.

I am opposed to affordable housing for those that commute via ferry to work off Island.

The council needs to have a much better idea of the costs of building affordable housing on the island. It will involve subsidies since the sale or rental of affordable housing dwellings never cover the costs of building them. An exception is when the city forces private developers to set aside units as affordable which merely costs shifts this subsidy onto the renters or purchasers of the market rate units.

Affordable housing should be concentrated at the core of the community where jobs may be available and the need for cars not necessary for access to transportation and city stores. etc.

Respect peoples property rights. Quit lower speed limits.

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I would like to have a home in Pebble Beach California, but I can't afford it. Should they be required to build housing that I can afford there? No. And the same is true of many communities in America. This is just the simple reality of life. Some of the business community and development interests have lobbied for growth, growth, growth. Where is the limit?

Be honest, over communicate, and slow down all down development of the island. It is beginning to look like a concrete jungle.

I believe many people in this community, myself included. Interpret the need for affordable housing to reflect a real need for housing for the people who work on this island as teachers or police officers, etc. therefore any policy and mandates around affordable housing, should integrate this spirit into the strategy.

Much of the new development in the City core detracts from the overall quality of Bainbridge Island. Also, any new affordable housing should be in CORE only.

Keep it in Winslow and keep the rest rural.

The police station property should be sold and funds used to build a large affordable housing project not right at the entrance to the island.

The survey mentioned that was previously taken of 800 household, of which a small portion responded is in no way a representative of the population. In the fact that this is the first time that I am learning of it causes great distrust in our representation on the city Council.

Work on baking-in infrastructure improvements into development standards or increasing impact fees for multi family housing so any growth (even affordable housing) can be "sustained" with water, transportation and sewage needs. Current models have led to rapidly deteriorating transportation networks. I'm not against the city owning/managing affordable housing units, but first plan for infrastructure improvements.

No info about projected demand. Is it going to be a magnet that will attract folks who would want to take advantage of affordable housing who presently don't live on the island? Is there a preference for those who live on the island ? Work on the island presently? Is this going to require staffing- how many and at what cost?

I do not recognize the need for local government to provide housing to some chosen people.

Stop the analysis paralasis. DON't let perfect get in the way of good enough. Get something done.

We need more ADUs with less restrictions on the locations.

Affordable housing has been ongoing challenge on Bainbridge Island. There's no easy solution. While there are some homes managed by the Housing Resources Board and others, plus the proposed Bethany Lutheran project, already in place, that's not solving the larger need for potential homes for, say, teachers, policeman, firemen, and folks in the retail trade. Because, we as a community, have chosen to set aside lots of land for parks and open space, there appears to be not enough available land for so-called affordable housing. Whether that is true or not, I'm only guessing. However, most developments underway or in place on the

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island are mostly geared towards the higher end demographic. Look what happens when a house goes on the market. Most are being marketed in the high six figure to seven figure range, depending on location, size, features, etc. Plus, we have a supply and demand problem. There is only so much land available for residential projects and most developers want to maximize their investment, given the price of land, construction costs, and so on. While the city does require some affordable housing elements to some of these projects, at the end of the day it's a challenging feat to pull off. Maybe the larger question is what is the cost of an affordable house on Bainbridge, what are the requirements to qualify for said home, and how many homes do we need to build? Also, and this is check a perspective, how many, say teachers or young families, want to live in a so-called affordable housing community, when maybe their money will go farther in Poulsbo, Silverdale or Bremerton. Anyways, as stated early, this is a tough issue with no easy solutions.

I would like to see the results of this survey!

Need to determine root causes of unaffordable housing and who we are trying to benefit (specific demographic? diversity?) rather than just building more homes (where many off Island developers reap the benefits) and before we change the nature of our Island through relaxed zoning laws. Perhaps other creative measures based on specific knowledge of the cause specific to BI (ie. incentives) would be more effective and less divisive.

I don't think the City is well prepared to own and manage affordable housing. Creating clear plans and comprehensive guidelines for affordable housing while seeking private investment and ownership may be a better approach.

I like the city supervisor email letter. I don't trust the city to be able to manage efficiently a housing project.

Need 305 improvements so workers can live off island in affordable housing - manufactured housing is the solution.

We say that we need affordable housing for the people that work on the island. But how do we monitor whether those people actually use the housing? Do we end up with people off island moving here and then driving off island into Kitsap to work? How does that solve the island worker housing issue?

Need to support targeted housing for teachers, fire, police, Bainbridge retail and banking employees....people who work in our community but can't afford to live in it. Not just random people...people who are part of and are an asset to our community

Our house is too much work to maintain, we need to downsize but wish to remain on island

Affordable housing does need to be created on Bainbridge Island, especially for Teachers, Police, Firemen/women, and people who work on the island in service jobs. That said, putting housing at the corner of Winslow and 305 is ridiculous as 1. we need Ferry Parking, and 2. could the corner be any more congested? Also, every commercial builder on this island needs to be required to create more infrastructure, like bike lanes and sidewalks, as part of any agreement for the building, and not

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just in front of their site, but 1-2 miles of bike lanes for every 10 units, or something. We need affordable housing, but we also need better clarity on where the best places are actually to fit more people.

This "survey" is extremely biased. Bainbridge should continue to strive to be a community that welcomes people of all income levels, cultures, backgrounds, identities, etc.

I lived in Brooklyn Park, MN in the early 1980's. It was a nice middle income community at the time. Affordable housing was introduced a couple of years later. The crime rate went sharply up and home values went down. It is not a community I would want to live in now.

Five or six stories building should be a possibility in BI.

Tourists brings money but does not make a community .

The new stacked housing with multiple stairs isn't something an aging senior would consider. how about quality single level somewhat affordable for those of us who have lived here and are interested in downsizing. It could still be a community and walkable to town and ferry ect. All the newer

The council is so sanctimonious - very anti-development unless it is "woke" affordable housing.

Spread affordable housing units throughout the community rather than clustering 'projecta' style.

Two issues of concern for me are: 1) making sure BI has enough water to support a larger population. 2) keeping the small town community of our island.

Climate should be #1 - and any growth for people MUST take into account the environment for all!

I think most of us on the island are concerned about the affordability issue of living here and owning a home. That said, it is not NIMBYism to be hesitant about city planning for this when actual site and development plans have not been laid out in exact detail. No one would make an investment without fully understanding the details and this is a major investment in the future of our community.

I believe the long term ramifications of HB 1110 have not been thoroughly looked at and could have unexpected and detrimental effects on Bainbridge Island. The need for affordable housing is great and we must address that need but not at the cost of increasing density the Island cannot sustain and severely impacting the quality of life

I strongly support both City investment in working class housing. And I strongly support cooperation with developers to incentivize 1 affordable housing for the rank and file workforce.

Until COBI is able to provide the assurance on "in perpetuity" affordable housing, comparable to what HRB provides (thanks to Lois Curtis' gift of land) it is disingenuous of COBI to claim that it should provide/manage/negotiate, etc. for "affordable housing" on Bainbridge. The ONLY option is for the city to buy the land (as does HRB) and/or donate or sell (at a good price) land to an organization like HRB that would that the property remains "affordable" in perpetuity. Each

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property must than endure the same rigorous zoning challenges of any other property and the same tax scrutiny as any other COBI budgeted item. It is wrong for COBI to claim credit for "affordable" housing that reverts, within a very brief time to "market value" (This happens ALL the time). That makes COBI part of the problem, rather than part of the solution.

Any affordable housing project needs to go hand in hand with jobs. If folks cannot earn a living on the island than housing is not the answer - "give them the means to stand on their own feet" we are small island with limited businesses.

focus on the basics

Affordable housing should be generated only through donations of land or funds from individuals, not through taxes.

We are currently preparing to move to Gig Harbor because we can't find affordable housing. We make a good living and are currently paying \$4,200/mo to lease our home. It is now being sold and we cannot find another house to rent that's within our budget. Sad to leave our community of 9 years, as a Rotarian, and volunteer at Helpline House, we have been a part of this island's fabric. The affordable housing issues affect more than just one socio-economic level of residents.

Restating that I am strongly opposed to the current police station location being used for affordable housing. I absolutely support affordable housing, but that location is a WONDERFUL opportunity for something OTHER than housing that will serve the community. It would make me very sad to see that not utilized to its potential. I have spoken to friends, family and neighbors about this and find agreement within my community.

The city needs to support and be more inclusive of lower income households.

Affordable housing for families is needed. Not one bedrooms. Ocean Shores actually has some good examples of low cost homes that are multi units and still are appealing and serve families. I want our teachers, police officers, fire fighters and all workers to be here on the island.

am in favor of Council setting up a commission to address affordable housing, as long as Council agrees to follow Commission recommendations.

Bainbridge Island has a very vocal minority that show up to council meetings and speak against density and affordable housing. Their voices do not accurately capture the wishes of the community that very badly needs more affordable housing options. Please please consider the community as a whole and not just those with the privilege of an excess of free time to attend meetings.

Less government, get back to basics

We dealt with almost two months without washers/dryers in Island Terrace affordable housing until Councilman Mariwaki intervened. We have a hostile complex management and ownership company and an even more hostile new manager who just drove my disabled neighbor with MS and cancer survivor into a nervous breakdown. We have mildew that we must fix on our own, repeatedly, as leaks beneath the building don't get fixed and leave

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the disability row of accessible apts without a lit walkway as the leaks ruined the path lights - months ago. All I've seen in almost 15 yrs here is utter hostility to building new low income rentals but BI "nature" is protected by McMansions with helicopter pads? Really? An apartment uses one-fourth the energy of a regular house, never mind the McMansions, so show me how your housing policy "protects" our limited water resources, thank you.

We live in Winslow and my casual observation is that we already have an abundance of affordable housing (as indicated by signage) for a district of our size. I do not feel we need more and would be interested to see if we don't already EXCEED the average percentage of affordable housing for a city of our size. Some objective data (statistics) rather than subjective (feelings/impressions of residents) would be appreciated.

The Council needs to ask the voters before spending large sums of revenue. Examples: Council used Councilmanic Bonds to fund the remodel of Harrison Clinic for police station. The Council vote was rushed in 2019 to purchase the Harrison Clinic even though Islanders voted to buy the Suzuki property in 2000 for a police station. Council voted to extend the sewer & water to the Coultas property before buying the property, Then were not able to buy the property. Council rejected the current police station site because it would require a two-story building, then All the following proposals recommended a two-story building. Council is talking about raising the building height from 35' to 85' on the current police station site to allow up to 100 units of housing to be built. This would require the fire department to buy two or more taller ladder trucks that cost \$1-2 million each. The community listened to COBI consultant talk about building an "all ages all ability" non-motorized network around the Island. Islanders asked for separated bi-directional pedestrian and bike facilities. Council did not even have it on the list of options for the first public meeting. The bi-directional was put on the final list and the Council picked none physically separated shoulders against the recommendation of Islanders (tax payers), staff and consultants because it would be cheaper initially and faster. While Islanders are being more vocal about doing it right the FIRST time even if it takes longer. COBI makes decisions based on what grant has been received instead of saying to Hell with the grant, what do the Islanders want. The SR-305 Scenic Byway was 100% clear cut between Vineyard Land and High School Road for the Sound to Olympic Trail. Hundreds of trees were cut in the California style of scraping the earth clean from lot line to lot line before building. COBI wants to continue cutting down the SR-305 Scenic Byway all the way to the Agate Pass Bridge (about 5+ miles). COBI wants to fund this with General Fund revenue instead of going for a vote of the Islanders. On top of that COBI wants Islanders to pass a levy to speed up \$73,000,000 in Island wide Capital non-motorized projects. The message to Islanders is regional first then local only if Islanders pay more taxes. Council needs to cancel some non-essential projects, stop borrowing, stop applying for grants that do not match Islander goals and timelines.

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Every time Council is TOLD you must vote tonight to get the GRANT the Council has given up the decision-making authority tasked them with. Every time Council is told we cannot take the time to do it right or COBI could lose the GRANT, this is the point Council has turned the decisions over to the GRANT. Council needs to cancel GRANTS that take the decision-making authority away from Council and in effect take that authority away from Islanders. The roundabouts at Adas Will Land and Port Madison Road are in the wrong place and the wrong design. Our Council representatives should have either required a "dog bone" roundabout between Port Madison Road and Agatewood Road or installed Adaptive Control Traffic signals. The driving factor on SR-305 is the hourly ferry traffic. The current design will see the afternoon queue from the Suquamish Way traffic signal back up through the Adas Will Lane roundabout causing it to stop functioning. The Port Madison roundabout will reduce the SR-305 speed from 50 mph to 15 mph. This will create a long queue during the afternoon peak period. The original goal was to allow Port Madison Road vehicles safe access to SR-305 in the afternoon. The result is Port Madison Road vehicles will have to yield to the ferry traffic until all the ferry traffic has passed which could be twenty minutes or longer. Council needs to take responsibility for the design selection and not just say this is a WSDOT project. Bainbridge Island Council members selected the final design not WSDOT. 50% of all roundabout fatalities in Washington are single vehicle crashes into the roundabout infrastructure. Most of these are motorcycles during periods of darkness. Washington State Ferries unloads the motorcycles first. I expect the Port Madison Road roundabout to have single vehicle fatalities. Remember Council sold this design in the name of SAFETY. In my opinion the Council decision making process is broken and the only way to fix it is to put all important Decisions on the ballot for Islanders to decide.

Do NOT build affordable housing at the senior center! This area is our only community waterfront in town and it should be developed with cafes and restaurants and community spaces, not cheap high density housing.

You're doing a great job. Please move forward in your efforts to create affordable housing on Bainbridge!

The City can defend their outreach to the community because they do reach out to tell the citizens what's happening. However, they don't tell it to us straight. They hide agendas. They hide plans. They sugar coat the story they put out there.

What are we trying to accomplish by building "affordable housing"? Who are we trying to serve? The Council and some others on the Island like to talk about affordable housing because it seems like something they should do. However, when I've never heard anyone articulate specific goals or realistic plans that a majority could agree to. Suzuki is a great example. Years of talk followed by nothing. I'm not sure truly "affordable" housing on Bainbridge is even possible.

This feels a bit like there is an agenda behind it.

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Do not rezone to provide more high density housing! Keep high density housing where it is currently located. Suzuki is not high density housing and will not accommodate the sewer needs, traffic, and environmental impacts are high. The increase of traffic poses a danger to the students walking between home, copper top, barn and 5 schools!!!

I know affordable housing is and has been an issue on the island. Areas that are already developed in Winslow would be the best place to consider building affordable housing because this would make cars less needed as most services would be in a walkable distance. Building such housing in Lynwood or Rolling Bay would add more cars and traffic as these areas are not walkable to most services. I do not know enough about city vs privately owned property to make comment on whether one is better than the other and need more information. Same for building locations at police station and Suzuki. It's not really clear to me why Suzuki is under consideration. When this came available as a park it was heralded as downtown park space and now council seems to look at it as anything but park space.

The goal should NOT be to become Bellevue. Many of us like being a quiet sleepy community. Focus on fixing what we have before trying to expand. Schools, parking, utilities should have enough capacity in place BEFORE any building is approved - not after.

HRB is not big enough to solve this need without government support

<https://www.lisc.org/puget-sound/our-team/> I urge anyone participating in the creation of affordable housing to contact someone at LISC. I worked in their NYC headquarters and dealt with the many satellite offices around the country. When BI began considering affordable housing, I attempted to get involved. I was told the committee was complete. In the interim, I've heard considerable talk about it, but it seems everyone is trying to reinvent the wheel, when it already has a patent.

City Council has acted poorly in the past year. Bad decisions range from (1) Bethany Church, (2) Paper Cup Surcharge, (3) Speed Limit changes, Council is only listening to the "Squeaky Wheels", and not the majority of residents

Council only listens to "Squeaky Wheels"

using the police station will alter the character of the entire island

COBI government is a cesspool of liars and corruption.

1) affordable housing with no affordable food 2) VMMC wintergreen traffic nightmare, study did not include housing, already very dangerous. Poor planning.

My experience is that affordable housing is often a bit of an eyesore and should be the first central site that greets visitors arriving on the island in the heart of Downtown Bainbridge, such as the police station

Affordable housing is one of the most pressing issues facing Bainbridge. It affects everyone in myriad ways that are not immediately obvious. We are all interconnected on this island.

In my opinion mixed housing development is preferable rather than designating certain areas for affordable housing. Also quality

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construction is very important for livability, maintenance and durability.

"Affordable House" should be correctly called "Tax Subsidized". The construction of these housing units is not free, nor is it less expensive to build. The proposed housing schemes are a back-door method to densify this community; why does Bainbridge Island need to be packed tight like Magnolia or West Seattle? We live here for the rural nature of this region. I do not want to live in a Seattle clone.

There is a common perception of BI city gov being ineffective wasteful and frivolous in some areas. A comprehensive audit of all city department funding and comparisons to similar communities of our size and demographics would be helpful for the public to know where we stand and what if any areas could effectively be cut and what areas may need additional funding. benefit from prehensive

Bainbridge is a giant mall and the fact that it is a stolen island gated by whiteness and class is never addressed.

some of these questions do not give sufficient response options. "Quality of new development on BI?" well depends on what you are evaluating. Building and land costs are so high on BI. How can anything be built as affordable without significant state or federal grants. Also the Suzuki property discussion seems stagnant? Where are we on that? I answered need more information to make a decision. Seems like momentum was there and players established and city is now changing tacks? So why is the question being asked again? Probably no one wants to take it on - more costly to develop than they expected?

I prefer that COBI pursue affordable alternatives to the outrageously expensive high-density development currently occurring on the island.

Sorry, I do not trust the city to make good decisions in a number of areas. They have shown us by their past performance, they lack proper decision making ability.

I think that the city or HRB should create long term affordable housing, there just isn't enough. What affordable is means teachers and city staff and police can afford to live on island. As well as dental hygienists!

The city has been talking about this for years and today we are still just talking about this. I have witnessed first hand that most of the time these issues are just "talked about" and never follow through. look at the sub are planning, affordable housing etc. The city seems to only care about what fits their personal interests, not the island residents.

how will housing stay "affordable"? Who qualifies? Most plans have failed miserably in this regard and you end up with cheap high density housing

This issue affects everyone on the island, from decreased school enrollments to higher prices for services and goods.

I am most concerned about the definition of "affordable"

The ramifications , social issues and and costs of building affordable housings are complex. From what I have learned about affordable housing is not positive. Let us not loose the character of Bainbridge Is..

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The biggest risk in my opinion is that an affordable housing program would attract those who cannot afford housing and give them access to all island services including schools and possibly healthcare, when they may not be able to find or hold down jobs here on the island or nearby. In other words, the well intended project may end up creating a welfare state here on the island for the lucky few who qualify and are selected. How would BI distinguish those who need only a small boost with home purchase from those who need help in all or many aspects of their lives?

I strongly support the need for more affordable housing however would need more information to determine if it should be city owned or owned by a non-profit or other entity. I also think we need to consolidate development in denser areas to preserve the undeveloped areas that make Bainbridge so beautiful and unique and support ecosystem services.

Get inflation and spending under control Then more working people can choose what they spend their incomes on . Ken Hammer

The critical thing, of course, is who will pay for it. Property owners only? or it. Only property owners?

We can barely afford our home because of the high taxes and cannot afford additional taxes to pay for others housing.

Organize a Housing Commission for the COBI to develop policy for above issues. form plan to address above housing issues and develop policy

I would prefer the city council focus on energy and environmental issues such as water for current residents.

When a large portion of workers at businesses on Winslow line off-island because they can't afford to live near where they work, something isn't working.

Bainbridge council should pass a resolution prohibiting the employment of any and all former council members, city leadership, and employees of the City of Seattle.

We should build affordable housing in new mixed use projects. Priority for individuals who are lower or of moderate income getting first dibs. Let's take care of the workers who live here now. Our City government does not need to expand to have a 'housing department'.

Seniors on this Island have wealth. This Island is old and wealthy. Young people need affordable housing. People who work on this Island deserve to OWN their homes and live where they work. Affordable doesn't mean 400k. Get your act together. Council members (looking at you, Moriwaki) are more concerned with Facebook comments as novels than helping the community. I have five unresponded to emails. You all are worse than Seattle.

Manufactured homes are not listed as a choice in the house or residence option. So i had to select mobil home. They are not the same thing, but are treated very differently from the insurance industry as a whole.

What is affordable housing? How is the need determined? What is the current affordable housing stock? What is the current demographic of those occupying affordable housing? Is there any requirement to be a good citizen, no drugs, criminal activity etc?

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Any affordable housing plan must be consistent with the existing comprehensive plan and Winslow master plan. Changed need to be fully vetted through community involvement. The Bethany Lutheran affordable housing special interest project is a prime example of how to not develop public consensus.

Please preserve Bainbridge Island as it is.

I can't support city financed affordable housing without knowing the information from the first part of this survey. Who is the housing for, how many potential houses are we talking about, what are the limits of how much we build, etc. And I'm especially opposed to any council-manic bonds to finance affordable housing. That approach feels pretty dishonest. We should give the question to the voters and let them decide if this is what taxpayer money should be directed toward. I still GREATLY resent the whole police facility decision of the council.

Strongly oppose city owned affordable housing due to the small population and tax base of the island. If we had a population north of 100K, then city owned affordable housing would be a good option.

I appreciate their recent hard work and determination to make more affordable housing on the Island. We will be hollowed out as a community if we don't do our best to build housing for people who work on the Island

I support all efforts to create a diversity of affordable housing options.

I am in support of any affordable housing solutions which have the backing of Housing Resources Bainbridge and/or Helpline House.

I do not support or endorse any government/private partnership to build tenement housing on the Island. Those projects only raise taxes on all of us, they are poorly managed and become warrens of crime against the very people you are trying to help. The only project I would support is one that builds equity and ownership for those who qualify.

I am concerned with how additional development will negatively impact ground water resources on Bainbridge Island.

Bainbridge needs to curb the purchase of homes being purchased simply for Air BnB usage. The number of homes being purchased for these purposes is killing our community and making it impossible for those who want or need to live here. It's disgusting.

COBI does not consider the infrastructure required to add so many households to the island. Traffic, sewer/septic, water.

Get focused on the City and not on the agendas of the developers - the perception is that the City Council and City administration are in the pockets of those who would make a quick buck.

ANY future added housing should definitely take into account the ability of the water supply on Bainbridge can serve such housing. Affordable housing should be given priority so that people working on the island in the fire department, police department and other service positions and other low income island jobs can live on the island. This will notably reduce their contribution to the climate crisis by reducing their commuting vehicle exhaust.

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This island caters way too much to a few voices. These impacts to us tax paying citizens b needs to be at the voting booth. Not behind closed doors!!

I strongly support any and all efforts the city council makes to promote affordable housing on Bainbridge. I applaud the city for making the Bethany Lutheran project possible. I am a strong support of HRB and its programs.

Property owners need to be better informed before we can make decisions and a small select group of individuals do not reflect the community as a whole. If you plan to raise our property taxes, then those who pay the taxes should have the say if they want something or not.

All of the City surveys I have seen since moving here in 2007 have been entirely non-scientific; no defensible sampling techniques, most importantly.

To meet climate goals, we need to preserve trees, including Suzuki. Build over existing parking lots like Ferry parking, Safeway, City Hall, and other lots. Build parking under buildings. No more impervious surface and urban runoff on BI.

I strongly support the general goal of affordable housing development on the island. I do not know if it needs to be funded by the City, or if there might be other means to facilitate the goals, such as regulatory actions, permitting or tax incentives.

I live in DUOWM an affordable housing area of the island, in the harbor. There are 16 buoys. There's a public dock. There's public showers in the park. There is no parking for us, received a \$50 ticket just the other day for parking almost a 1/2 mile up the hill. Unfortunately, I need my car for work purposes, as we all do out here in the harbor on the buoy living without an electrical grid or running water. We are a unique group, and we look after each other, because we are a community. I am not the only resident out here who cannot afford to pay \$200 a month for a parking spot. It would be greatly appreciated if the parking issue would be addressed, the city has multiple lots they could allow for monthly parking permits at a small fee. And, the members of the BI Rowing club have special Parking Permits from the city to park in the lot at the Senior Center, but not us - the residents who live here every day.