



Suzuki Community Workshop
Council Chambers
November 3, 2014
5:30 PM – Open House
6:00-8:00 PM - Community Workshop

Brief conceptual description of submittal:

Conceptual site plan highlighting HRB recommendations, site development concepts and community benefits of the plan.

Handout that highlights the need for affordable housing, the City's role and why Suzuki for affordable housing + more detailed description of HRB development recommendations.

Contributor(s) - Please list all individuals or groups providing input to your submittal.

Housing Resources Board: staff & Board
members

Friends of the Farm

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HOUSING RESOURCES BOARD

A Community Land Trust Organization

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AFFORDABLE HOUSING & SUZUKI PROPERTY

THE NEED

- Recent housing data shows almost zero vacancies for rental properties for low-moderate income families, with a growing waiting list for these types of units;
- Extremely limited home ownership opportunities exist for moderate income families;
- The 2013 Citizens Survey found that the lack of affordable housing is one of the top three concerns of Island residents;
- Except for the recent HRB Ferncliff Village 24-home homeownership development, not one new income-qualified affordable housing project, rental or home ownership, has been built on the Island in the last 10 years.

THE CITY'S ROLE

- The Preamble to the Comprehensive Plan states that increasing diversity on the Island is one of the top 5 over-riding principles that should guide City public policy decision-making;
- The Comp Plan itself spells out specific City goals and policies to increase the supply of affordable housing;
- Specifically, Policy H7.5 of the Comp Plan states: *“The City may purchase and make City-owned land available through long-term leases or other mechanisms for the purpose of creating income-qualified housing....”*
- The City has, in the past, implemented affordable housing policies of the Comp Plan by leasing City-owned land, providing fee exemptions and other financial support, expediting reviews and approving new ordinances that have supported the development of income-qualified affordable housing.

WHY SUZUKI

- The 14-acre undeveloped residentially zoned property is a large enough tract to support a variety of community-based needs, including affordable housing;
- Large enough parcel to enable site development and still provide recreational opportunities, protected open space and environmental buffers;
- Located on public water and sewer enabling cost-effective development, close to schools, on the public transportation system, close to downtown;
- Located within the HDDP geographic boundary, providing opportunities and incentives for innovative/low impact site development and green building design;
- Provides a unique opportunity to develop a new mixed-income neighborhood on Bainbridge Island;
- Several Council-sponsored Task Forces have recommended that affordable housing be included in any development plans for the Suzuki property.

Building Community Through Housing for over Twenty Years



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HRB SUZUKI RECOMMENDATION

RFP Process

The City Council has directed staff to begin the process to surplus the property. Information from the workshop will guide the development of the surplus ordinance. Staff will develop a formal Request for Proposals to solicit proposals from parties interested in acquiring and developing the property. The RFP should include specific terms and conditions for development as well as criteria to be used in evaluating the proposals and selecting the successful developer team.

Purchase Price

The surplus ordinance should state that the property may be sold at a price less than full market value IF community benefits including affordable housing will be provided, as permitted under the City's surplus property guidelines.

HDDP/Tier 3

HRB recommends using HDDP Tier 3 as minimum standard for housing diversity and low impact site development.

PROPERTY DEVELOPMENT CONCEPTS

Mixed Income Development

We propose a mix of housing types with 50% market rate homes and 50% affordable units serving income-qualified families between 50% AMI and 120% AMI. Potential mix of single family and multi-family units. Actual number of units, mix of incomes to be served and housing types to be determined based on community/neighborhood discussions, master planning process, site opportunities and constraints, and market feasibility.

Community/Neighborhood Involvement

The HRB development team will facilitate a series of community and neighborhood meetings throughout the site master planning and design phases. Early on, a design charrette will be held to solicit site and building ideas. HRB has received a \$20,000 grant from Enterprise Community Partners to facilitate a community workshop and development of a master plan.

Property Development Proposed Features:

- Clustered housing to protect open spaces, significant trees and provide environmental buffers;
- Integrated mix of affordable and market rate homes;
- Goal of net zero energy development;
- Opportunity for tiny homes;
- Public trail system;
- Neighborhood green/gathering area/playground;
- Potential Friends of the Farms small scale commercial farm and farmer housing;
- Potential design support from International Living Future Institute – Living Community Challenge.

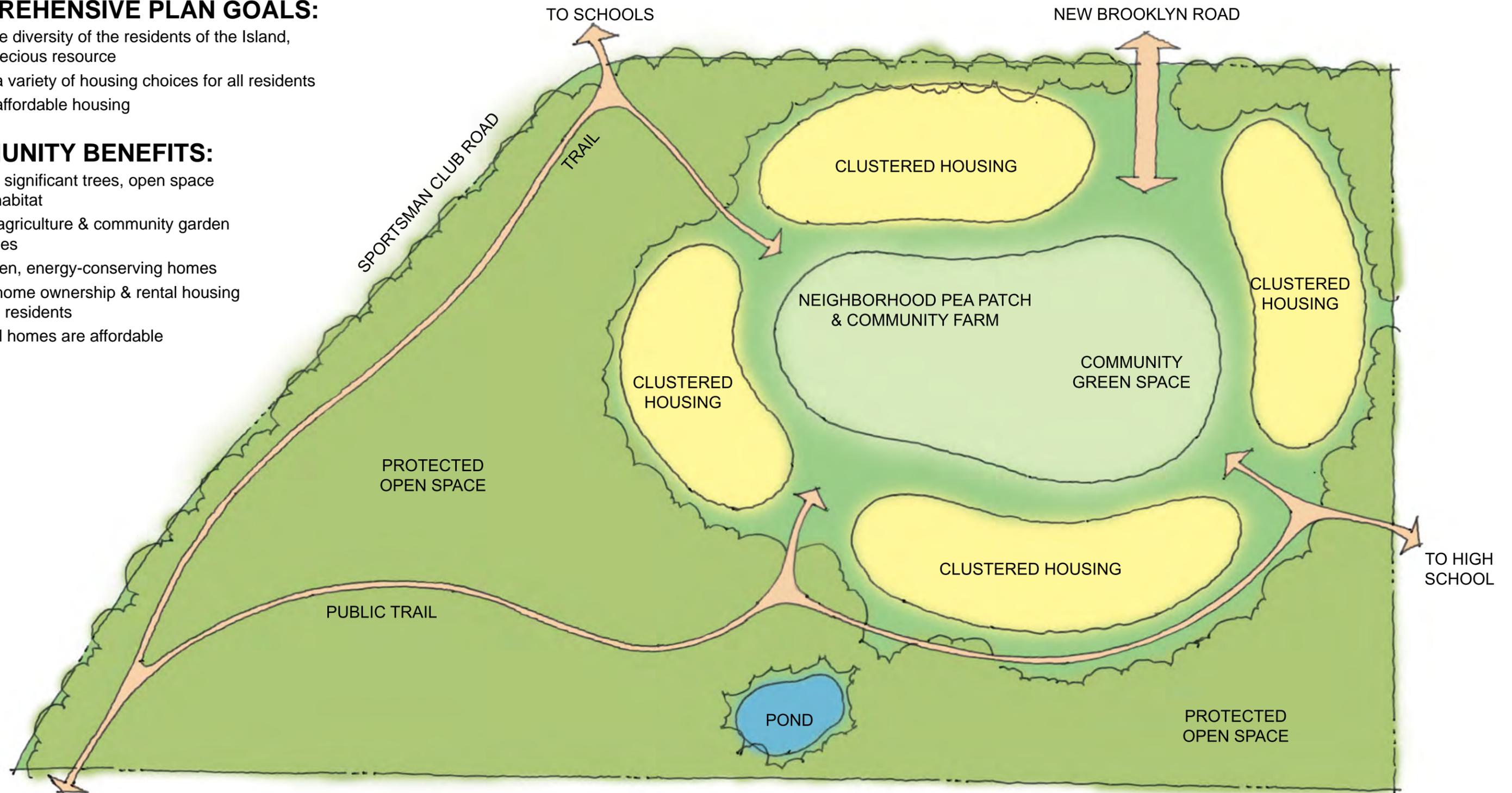
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COMPREHENSIVE PLAN GOALS:

- Foster the diversity of the residents of the Island, its most precious resource
- Provide a variety of housing choices for all residents
- Provide affordable housing

COMMUNITY BENEFITS:

- Preserve significant trees, open space & wildlife habitat
- Support agriculture & community garden opportunities
- Build green, energy-conserving homes
- Provide home ownership & rental housing for diverse residents
- Half of all homes are affordable



SUZUKI CONCEPT PLAN

PROPOSAL WILL MEET HOUSING DESIGN DEMONSTRATION PROGRAM (HDDP) TIER 3

10/27/2014