



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

FREQUENTLY ASKED QUESTIONS (FAQ): ORDINANCE 2022-02

In addition to the FAQ below, please see additional information about the Background of Ordinance 2022-02 and the Planning Commission review of the Ordinance to date on the City's website: <https://www.bainbridgewa.gov/1189/Affordable-Housing>. Please submit any comments on the ordinance to pcd@bainbridgewa.gov.

What is Bethany Lutheran Church Proposing? Bethany Lutheran Church owns 2 properties totaling 8.43 acres. The church is proposing to build affordable housing on the undeveloped portion of its properties.

Who would qualify for the housing? The Bethany Lutherans proposal utilizes and is supported by Revised Code of Washington (RCW) [RCW 36.70A.545](#), which requires that the affordable housing development is for households at or below [low-income \(low-income is 80% Area Median Income \[AMI\]\)](#). See [Ordinance 2022-02](#)- proposed new code section 18.21.050.G).

How does the City define “affordable housing”? “Affordable housing” or “affordable dwelling unit” means a dwelling unit for use as a primary residence, which may be rented or purchased (including utilities other than telephone and cable TV) without spending more than 30 percent of monthly household income. Income level eligibility threshold levels shall be set using HUD levels for the [Bremerton-Silverdale metropolitan statistical area](#). (See definition [BIMC 18.36.030](#))

How many homes is the property zoned for? How many are proposed? The 2 properties are zoned R-0.4, added together, yields a base density of 4 dwelling units. The property is served by on-site septic. The church may be able to serve 20 or more homes using future septic systems. The current version of [Ordinance 2022-02](#)- being considered by the Planning Commission would allow up to 21 dwelling units.

Will the homes remain affordable? [RCW 36.70A.545](#) requires that the housing remain affordable for 50 years. The current version of [Ordinance 2022-02](#)- being considered by the Planning Commission would require the dwelling units to be affordable for 99 years-see [Ordinance 2022-02](#), proposed new code section 18.21.050.G).

Will the homes be for sale or rent? To be determined. [Ordinance 2022-02](#) would allow future dwelling units to be rentals and/or for sale.

What kind of housing is proposed? To be determined if future units will be detached homes, duplexes, townhomes, etc. Land use and building permits have not been submitted.

Is this part of the “Tiny Home” Movement? No

Are the homes going to be for people who already work on the Island? Unknown if any future units would be reserved for on-Island workers.

Are the units permitted? No land use or building permits have been submitted or issued. [Ordinance 2022-02](#), currently under consideration by the Planning Commission, would create regulations that a future development permit would be reviewed under. These proposed regulations are in addition to underlying land use permitting requirements in [BIMC Chapter 2.16](#) and any applicable land use and environmental regulations in [BIMC Titles 15, 16, 17, and 18](#).

Are there funds available for this project from the City, State or federal governments? To be determined. Unknown if a future project may be eligible for State Housing Trust Fund dollars. The City Council on Sept. 28 decided that it will use some of its American Rescue Plan Act (ARPA) assistance to fund affordable housing projects. For more information about City ARPA funds see here: <https://cityofbainbridgeisland.civilspace.io/en/projects/american-rescue-plan-act-arpa-projects>