



CITY OF  
BAINBRIDGE ISLAND

## City Council Study Session Agenda Bill

**MEETING DATE:** August 6, 2019

**ESTIMATED TIME:** 60 Minutes

**AGENDA ITEM:** (7:00 PM) Suzuki Affordable Housing Project Feasibility Study and Decision on Number of Housing Units - Executive

**STRATEGIC PRIORITY:** Healthy and Attractive Community

**PRIORITY BASED BUDGETING PROGRAM:**

**AGENDA CATEGORY:** Discussion

**PROPOSED BY:** Executive

**RECOMMENDED MOTION:**

To discuss the number of housing units to include in the project. If Council consensus is reached, a formal decision on the number of units for the project could be scheduled for a future business meeting.

**SUMMARY:**

To discuss the number of housing units for the Suzuki Affordable Housing project and project financing options, to receive a presentation from Housing Resources Bainbridge and Bridge Housing Corporation on their recent feasibility study, and to receive a presentation from the Suzuki Neighbors Working Group.

**FISCAL IMPACT:**

<b>Amount:</b>	
<b>Ongoing Cost:</b>	
<b>One-Time Cost:</b>	
<b>Included in Current Budget?</b>	

**BACKGROUND:**

The City owns a 14-acre property at the intersection of New Brooklyn and Sportsman Club Road. The City intends to develop a 100% affordable housing project at this site, and has engaged Olympic Property Group (OPG) to complete the initial phases of property development and site preparation. The City originally planned to have Housing Kitsap serve as the development partner for the project. However, in Fall 2018 Housing Kitsap indicated that they were no longer available to serve in that role.

In late 2018, an Ad Hoc Committee of Councilmembers was tasked with developing a recommendation on how the City should proceed with the project, given that Housing Kitsap would not serve as the development partner.

Ad Hoc members met with OPG representatives and Housing Resources Bainbridge (HRB) Executive Director Phedra Elliott.

At the Council study session on February 5, 2019, the full Council discussed options for next steps. At that meeting, the Council approved asking HRB to conduct a feasibility study to assess financing options for the project for a range of scenarios from 30 - 90 units. HRB engaged Bridge Housing Corporation (Bridge) to complete this work. The City provided \$49,500 to HRB to conduct this study. At that time, the City also requested that OPG pause their work on site development until the completion of the feasibility study.

The HRB/Bridge feasibility study and presentation materials are attached below.

The Council will also use this time to receive a presentation from the Suzuki Neighbors Working Group on their priorities for this project. This presentation is attached below.

Numerous additional documents and studies related to the project are available on the "Resources" tab of the OPG project website: <https://www.suzukiaffordable.com/resources>

The next steps for the project will be for the Council to formally approve the number of housing units and other information needed to inform the site plan. That will allow OPG to resume work on site development tasks.

**ATTACHMENTS:**

[Suzuki Neighborhood Perspective](#)

[BRIDGE PowerPoint-HRB Suzuki Site 8 2 2019 Presentation Copy.pdf](#)

[2019.08.02 HRB Suzuki Site Report Final Draft.pdf](#)

**FISCAL DETAILS:**

The \$49,500 cost for the feasibility study was paid from the City's Housing Trust Fund, with no assumption for cost recovery from future development. The City's current agreement with OPG for site development represents \$800,000 in total spending. Full cost recovery of this amount (\$800,000) from future development is assumed within 2019-2020 Biennial Budget.

**Fund Name(s):**

**Coding:**