

Housing Resources Bainbridge

ADVOCACY ALERT

Update

Planning Commission will meet Thursday, January 23, 2025 to discuss possible changes to Winslow development standards as part of the Winslow Subarea Plan and Comprehensive Plan update process. Its role is to solicit public comment and offer recommendations to City Council.

A primary objective of the updates is to determine how best to meet growth targets set by the state: 4,524 people; 1,977 new housing units, the majority of which must be affordable; and 1,927 new jobs.

The update process is informed by the Draft Environmental Impact Statement (DEIS), which was commissioned by the city to analyze three methods for accommodating growth: 1. no change (this is not a viable option, but only a point of comparison); 2. increased density in Winslow and other neighborhood centers, to a lesser extent; and 3. distributing density to expanded neighborhood and industrial centers.

Public comment is also a critical element in the city's decision-making process. The city conducted several DEIS open houses in the fall and sought public comment from community members. City Council reviewed this comment, offered its own, and now awaits recommendations from Planning Commission. The update process is expected to finish this summer.

Action

Speak up! This is not your last opportunity, but from the perspective of affordable housing, it is an especially important one. HRB will continue to send alerts at moments like this.

The city has to plan for growth, and this growth has to go somewhere. The DEIS makes it clear: Winslow has the greatest capacity to meet our housing targets and increase our affordable housing supply. However, to accommodate growth, we must make changes to our development standards that enable greater density. **Without increasing density in the Winslow Subarea, we will not create the conditions in which our housing targets can be met, and we will prevent the city from adopting innovative programs that include private developers in solutions to our affordable housing crisis.**

Affordable housing requires density. Land is expensive. Construction is expensive. It is only through higher-density development, such as duplexes, triplexes, and multifamily residences, that we can achieve affordability. With current zoning, however, we do not have the capacity in Winslow to build the required number of affordable homes in these less expensive typologies.

Submit your comment via email (pcd@bainbridgewa.gov) or deliver it at the meeting, either in person or via Zoom (see meeting details and instructions below).

Key points to include in your comment

- I support changes to our development standards that will help bring affordable housing, and I understand these changes include an increase in density. (This is the most important statement you can make and on its own is an effective public comment. If you have the time and inclination, you can elaborate with the key points that follow.)
- I support changes that enable the city to create housing programs that invite the participation of private developers and nonprofits, such as HRB, to create affordable housing.
- I support measures that require permanent affordability. Permanent affordability is the most sustainable use of land and money.

Meeting details

Planning Commission

Thursday, January 23, 2025

6:00 - 8:00 pm

You can find the meeting link [here](#).

To give public comment in person, add your name to the sign-in sheet by the door to Council chambers. The Planning Commission chair will call on you to present at the podium for up to three minutes. To present via Zoom, email the city clerk (cityclerk@bainbridgewa.gov) by noon on the day of the meeting. You must display your true name and keep your camera on.



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