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**Subject:** September 9 Planning Commission Deliberation & Recommendation on Wintergreen Townhomes Project  
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Dear COBI Planning Commission –

At your September 9 meeting, please recommend approval of the Wintergreen Townhomes project. It has the potential to give a significant boost to the dismal state of affordable housing on Bainbridge Island. From what I can tell from press and social media reports, the development team appears to be bending over backwards to fit the Wintergreen project to the city's code requirements and the community's needs.

Here are some additional things to consider about this particular affordable housing project:

- The development team (which is comprised of Kitsap County residents) is contributing/subsidizing upwards of \$2 million to facilitate the project by way of (i) over \$400k in cash payments to Housing Resources Bainbridge (HRB) and Housing Kitsap upon the sale of units and (ii) price reductions for the affordable units (about \$50k apiece for 28 of the 31 units) so that all of them can be sold to low income households.
- According to HRB, there are currently more than 30 households that are qualified and waiting, or are in the process of qualifying, to purchase an HRB home, but HRB currently has no homes for sale.
- The Wintergreen plan is to sell all 31 affordable units to low income households and to place them in Housing Resources Bainbridge's Community Land Trust so they will remain affordable in perpetuity.

The City's Comprehensive Plan recognizes the problems caused by the lack of affordable housing on Bainbridge and calls for urgent action to address them. This is our chance.

Thank you.

Kathleen Thorne  
Bainbridge Island, WA