

From: [Sharon Gilpin](#)
To: [PCD](#)
Subject: Wintergreen Development
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Chair and Members of the Planning Commission:

I sat on our Affordable Housing Task Force and am dismayed at the long, long lag in actually approving and actually building some affordable housing on our Island. I do understand all the environmental constraints that we face, however, there are very creative ways to build affordable housing here. An ADU here and there with tax benefits for 10 years; allowing churches to build some Senior Housing.

The Wintergreen Development's plan to build 31 units is a very sweet deal for us. And we should approve it and get it done. I am watching working people - carpenters, cooks, restaurant workers leaving their rentals in droves this year to find affordable housing. off Island. We are becoming a stagnant community without any diversity in class.

Before I moved to BI 23 years ago, I lived in Santa Monica, CA where I worked with a Developer Team on a Development Agreement that provided a percentage of the City's expected revenue from a proposed shopping center project that would be dedicated to affordable housing. We raised over \$17 million bucks in 20 years. All money was spent on affordable housing. It takes time to accumulate but much of it was used to boost grants, etc along the way.

We need to get a bit more creative on this stuff, land costs are not going down, willing developers are not begging to build affordable housing, we need to create partnerships.

I hope you will approve Wintergreen - the area is already just commercial enough, near transit and has had most trees removed. It is 'urban core' so to speak and would 'fit'.

Thanks for listening,

Sharon Gilpin
1568 Parkview Dr NE
Bainbridge Island WA 98110
206 780 9115