

From: [Linda Lincoln](#)
To: [PCD](#)
Cc: [Linda Lincoln](#)
Subject: Wintergreen Townhome Project and Affordable Housing
Date: Tuesday, September 7, 2021 4:19:22 PM

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

It is my understanding that the agenda for the Planning Commission meeting being held this Thursday will discuss the Wintergreen Project. I would like to weigh in on the discussion and consideration of this project.

For the purpose of this communication I am speaking for myself and myself only. However, with full disclosure I am currently a sitting member of the board of directors for Housing Resources Bainbridge and past chair of the board. I also serve on the board of directors for the Bainbridge Island Chamber of Commerce. For background, it is important for you to also understand that I represent an employer that has had significant difficulty in finding and hiring qualified workers. We most often are hiring for entry level positions (we pay a good wage and provide full benefits) most of the time our employee's commute to Bainbridge Island, as they cannot find or afford the high rental costs or the high cost to purchase. We have also tried at every opportunity to hire from within the Bainbridge community, unfortunately with little success. Currently, 60% of the employees working at our Bainbridge Island branch commute to Bainbridge (let's not get started on the impact to the carbon footprint). As a manager I am not alone with the challenge of hiring a workforce. In general this challenge effects every business on Bainbridge Island, up to and including schools, medical community, restaurants, shop owners and manufacturers. The topic of housing affordability and availability comes up in many meetings within the business community. The Island faces an ongoing challenge to secure a long term workforce and this project can go a long way in addressing a very urgent need for affordable housing.

The current Wintergreen Townhome project has significant impact on the Bainbridge Island community in a very positive way. With the collaboration of Housing Resources Bainbridge, Housing Kitsap and Central Highlands; 31 units will be made affordable to the community. This is NOT a one-time affordability, this is "in perpetuity affordability". The Housing Resources Bainbridge land trust model has had proven success with the Ferncliff Village community. Several re-sales have occurred since the inception of the project, allowing new homebuyers that meet the affordability criteria to purchase their home, while sellers receive an agreed upon percentage of equity at the time of sale. WIN-WIN for both the buyer and seller as well as the entire community.

I am not oblivious to the challenges you face in consideration of this project, however I believe that all challenges can be worked through with conversation and compromise. Holding a hard fast line of decline is NOT in the best interest of this community (reference:

<https://www.bainbridgereview.com/news/attorney-tired-of-lip-service-for-affordable-housing/>). I

sincerely request that you view the Wintergreen project with new eyes and open mind. That you look for ways to proceed forward with a project that will be of long term benefit to this community and provide much needed housing affordability. My sincerest hope is that this project will move forward for the greater good of the Bainbridge Island community.

Best regards,

Linda M. Lincoln
Vice President & Branch Manager
NMLS 539573

Direct: 206.319.1130
Branch: 206.842.6929



Bainbridge Island Office
921 Hildebrand Lane NE Suite 100
Bainbridge Island, WA 98110