From the Puget Sound Business Journal:
https://www.bizjournals.com/seattle/news/2024/08/28/lihi-affordable-housing-bainbridge-island.html

SUBSCRIBER CONTENT:

Commercial Real Estate

LIHI tapped to develop affordable housing on Bainbridge Island

The project will be located on a 1-acre site where the city's police station had been located.

RUNBERG ARCHITECTURE GROUP

By Shawna De La Rosa – Reporter, Puget Sound Business Journal
Aug 28, 2024

Listen to this article 3 min

The Low Income Housing Institute has been tapped to develop a mixed-use affordable housing project on city-owned property in Bainbridge Island, the nonprofit housing developer announced Tuesday.

Seattle-based LIHI was selected by the city earlier this month through a request for proposal process that began in April.

The project will be located on a 1-acre site at 625 Winslow Way E. where the city's police station had been located. It will have between 65 and 100 units depending on how many multiple-bedroom units are included in the project.

LIHI is working with Michele Wang of Runberg Architecture Group on the design. A general contractor has yet to be selected.

Related content

- Affordable housing project opens on church property in Seattle's Central District
- Affordable housing project set for high-profile property in Seattle's U District

The anticipated construction cost and delivery date are not yet available, but the city will contribute $3 million toward construction and provide a long-term ground lease. Some of the costs will be covered by tax-exempt bond financing and a 4% federal tax credit for low-income housing. Additional funds are expected to come from Kitsap County, the Washington State Housing Trust Fund and other sources.

LIHI Executive Director Sharon Lee told the Business Journal she expects to have financing secured by the end of this year or sometime in 2026. The nonprofit housing provider plans to break ground in late 2026 or early 2027.

The units will be reserved for those making no more than 60% of the area median income, which in Bainbridge Island works out to $43,050 for a single person. The units will be affordable for at least 50 years.

The development will provide much-needed affordable housing stock on Bainbridge, Lee said.

“Most people don't realize that housing costs on Bainbridge Island are even higher than Seattle,” said John Torrence, LIHI's housing development director. “Approximately 40% of renters are cost burdened. A large portion of lower-wage workers such as restaurant, retail and service workers, including some city and school district employees, cannot afford to live on Bainbridge Island and must commute from off-island locations.”

This pattern results in high car ownership costs, increased congestion and increased greenhouse gas emissions, he said.

Bainbridge Island’s 2016 comprehensive plan calls for an increase in rental housing and a 50% decrease in the number of cost-burdened families living in rental housing. The plan also calls for the city to partner with the developers to turn surplus publicly-owned parcels into multifamily housing.

For more stories like this one, sign up for the Business Journal’s free morning and afternoon daily newsletters or download our free app.