



# Chapter Summary – Housing

City Council Review | April 17, 2024

## WORKSHOP EXPECTATIONS

The City Council shall come prepared to provide direction to staff for any desired modifications to the narrative, goals, and policies, offer comments, and ask questions.

## STAFF NOTES:

- Required Chapter per RCW 36.70A (Growth Management Act).
- Included in this packet is a “clean copy” of the chapter allowing for ease of reading. You can find a ~~strikethrough~~ and underline (with notes) version online [here](#).
- Community “Key Goals” integrated into the goals and policies.
- The majority of amendments proposed to meet state, regional, and county requirements.
- Streamlined narrative and eliminated or combined redundant policies.
- Added new policy to support the work of the Housing, Health, and Human Services Department
- The 2021 Housing Action Plan can be found [here](#).

## NOTABLE AMENDMENTS:

### Housing Target Allocation (page 3):

Background: In 2021, the Washington Legislature changed the way communities are required to plan for housing. House Bill 1220 amended the Growth Management Act to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.” These requirements include an inventory and analysis of existing and projected housing needs, including “units for moderate, low, very low and extremely low-income households” as well as “emergency housing, emergency shelters and permanent supportive housing (PSH).

The Washington State Department of Commerce provided countywide projections of housing needs for all counties in Washington State. In Kitsap County, the county and its cities collaboratively decide how to allocate its 20-year housing allocation. For Poulsbo, the 2044 housing allocation that it must plan for and accommodate is 1,997 new housing units. The [Housing Needs Assessment](#) outlines the housing units needed for each income level, as defined by the percentage of Area Median Income. Table HS-1 below provides a summary. The purpose of these housing allocations is for jurisdictions to provide capacity for housing and to remove barriers to developing housing. Additionally, the city is required to accommodate 83 beds of emergency housing by 2044.

Table HS-1 Permanent Housing Needs by Income Level				
	Total	0-80% AMI	>80-120% AMI	>120% AMI
Projected Housing Needs <sup>1</sup>	1,977	1,139	278	560
Existing Capacity <sup>2</sup>	2,578	476 (-663)	590 (+312)	1,512 (+952)
Projected Capacity <sup>3</sup>	3,491	1,525 (+386)	541 (+263)	1,425 (+865)

<sup>1</sup>Kitsap County Countywide Planning Policies, <sup>2</sup> Revised 2023 Land Use Capacity (Section 3), <sup>3</sup> Projected Land Use Capacity (Section 3)

### Mixed-Use Developments and Housing (page 4):

#### Policy HS-1.7

*Encourage additional housing units through the provisions of mixed-use development in commercially zoned areas and consider allowing, in certain circumstances, residential uses to develop independent of or through flexible space provisions.*

**Question for Council:** Do you support this updated policy to consider stand-alone residential structures and flex space in commercial zones?

**Senior Housing** (page 5):

***Policy HS-1.13***

*Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.*

Question for Council: Do you support regulations that encourage this type of housing?

**Existing Neighborhoods** (page 6):

Added new “section” to capture existing and new policies related to existing neighborhoods.

*The policy intent is to preserve and enhance the value and character of neighborhoods by improving and extending the life of existing housing stock. Preserving existing housing allows residents to stay in their homes, fostering a sense of community continuity. This social cohesion can be vital for the well-being of residents and neighborhood stability. Older homes can be more affordable than new construction. Preserving existing housing stock can help maintain a mix of housing options, including affordable ones.*

Question for Council: Are there additional policies you want to add to preserve existing housing stock?

**Mobile and Manufactured Housing** (page 6):

***Policy HS-2.6***

*Recognize the role of mobile and manufactured housing as an important component of Poulsbo’s housing stock by creating a more stable planning and zoning environment for their continuation and by providing flexible and effective development regulations that will allow the upgrading and modernizing of older manufactured/mobile home parks.*

Question for Council: Does this policy capture the intent of previous City Council direction to staff?

**Housing, Health, and Human Services Department** (page 8):

***Policy HS-3.9***

*Continue to support the Department of Housing, Health and Human Services and its efforts to acquire grants and facilitate projects that provide affordable and transitional housing and financial support to our most vulnerable populations.*