

Chapter 7. Housing



7.1 Community Key Goals – Housing

- Achieve a mix of housing types to meet the needs of owners and renters at various income levels and ages.
- Achieve a mix of housing types and densities while maintaining healthy neighborhoods, and guide new housing development into appropriate areas.

7.2 Plan Context

Poulsbo has experienced a steady growth in population over the past 25 years largely because of its geographic proximity to the state’s largest population and employment center. This increase in population has created a corresponding demand for housing in Poulsbo.

Poulsbo’s housing stock remains predominately single-family detached. While the 2000 Census bureau data shows most of Poulsbo residents are homeowners, the past increases in real estate prices is imposing a strain on affordable housing and home ownership opportunities.

The Housing element addresses the major housing issues facing the City over the next 20 years. These issues include protecting and maintaining the quality of existing neighborhoods, encouraging the availability of affordable housing for all economic segments, and encouraging creative solutions to housing issues through quality design.

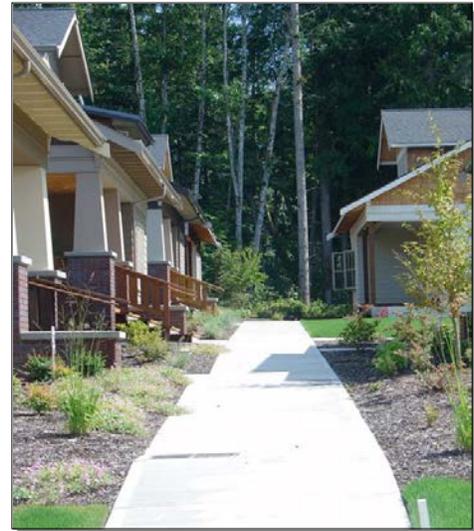
The Housing Goal contains three separate, but equal subparts: 1) encouraging the availability of affordable housing to all segments of the population of this state, 2) promoting a variety of residential densities and housing types, and 3) encouraging the preservation of existing neighborhoods. [CPSGMHB *LIHI II, 1323, FDO, at 8.*]

Poulsbo faces a number of challenges in continuing to achieve the community’s desired land use vision, while accommodating the growth that is expected over the next twenty years. These include:

- The median income of city residents has not been keeping up with the rising costs of housing.
- The increase in small-lot single-family subdivisions as a way to provide more affordable housing, balancing the community’s desire for attractive, well-designed developments with generous amenities.
- New and creative methods for providing affordable housing, and who will be responsible for developing such housing.
- Encouraging and allowing mixed use development in the city, while ensuring compatibility and appropriate scale.

Future Housing Projections

The Growth Management Act requires that each county and its cities plan to accommodate the growth that is projected over a 20-year horizon. In Kitsap County, the county and its cities collaboratively decide how to allocate its 20-year population projection. For Poulsbo, the 2025 total population (city limits + urban growth area) that it must plan for is 14,808. When current year (2008) population (from city limits and unincorporated urban growth area) is subtracted from the 14,808, a net growth of 5,515 persons is identified. This number will be decreased each year by the amount the City’s population grows in a year.



Snowberry Bungalows neighborhood

The new persons growth of 5,515 can be translated into housing units by dividing the new growth by an average household size. Table HS-1 illustrates that the City of Poulsbo and its urban growth area must be able to have capacity to accommodate 2,251 additional housing units.

Table HS-1 Housing Units Needed

Population Distribution	2025 New Growth	New housing units needed by 2025
Poulsbo City	1,697	693
Poulsbo UGA	3,818	1,558
TOTAL	5,515	2,251

2025 Net Growth/2.45 hhs = New housing units*

**Average household size used is 2.45, as set forth in the 2005 Kitsap County Buildable Lands Report (BLR), Appendix A. See Comprehensive Plan Section 3 for further discussion on BLR.*

The Comprehensive Plan's Section 3 provides a detailed summary of the Poulsbo city and urban growth area residential land capacity analysis, and its ability to accommodate new housing units and projected population growth.

7.3 Goals and Policies

ACCOMMODATING NEED

Poulsbo provides a full range of housing opportunities to meet the needs of the people who would call Poulsbo "home." Strong neighborhoods in which residents care about and invest in their community and participate in community affairs are an important component of Poulsbo's livability. Stable and healthy neighborhoods are built on friendships, a sense of community, and freedom from encroachment by incompatible land uses.

Housing in Poulsbo is primarily single-family residential on separate lots, but has experienced a growth in the last decade a variety of housing options, including cottage or bungalow housing, condominium ownership, and townhouses.



*Single family residence
in Havn Heights neighborhood*

To accomplish the GMA mandates and meet Poulsbo's housing needs, Poulsbo must protect the existing housing stock while pursuing opportunities to increase the supply and diversity of housing. Poulsbo is committed to protecting and enhancing all of its neighborhoods. However, Poulsbo's metamorphosis from a small town to a small city with urban centers, requires that it seek innovative and creative ways to develop additional housing that is compatible with existing neighborhoods.

Innovative housing types include planned residential developments that allow for a mix of housing unit types; mixed use; infill incentives on existing lots bypassed by development; and accessory dwelling units.

Planned Residential Developments: The Planned Residential Development (PRD) process allows for variations in site design and density from the strict requirements of the zoning code. Clustering is encouraged to protect critical areas. Specific design and development guidelines, as well as early public review, can assure compatibility with the setting. Compatibility may be achieved with attention to intensity of use, design quality and character, building bulk and scale, and provision of open space and neighborhood amenities.

Mixed Use: Mixed use housing is the marriage of housing and commercial uses on the same site. Providing housing opportunities in commercial areas will be helpful in accommodating the City's housing demand.

Infill housing: Incentives, such as decreased minimum lot size, can be utilized to encourage subdivision of existing parcels that have been bypassed by residential development, to increase the number of units the parcel can support.

Accessory dwelling units: New housing opportunities may also be found in well-established neighborhoods. A single-family lot may be designed to accommodate an independent residence within the existing home or in a separate structure known as a “mother-in-law apartment” or “accessory dwelling unit.” Accessory dwelling units are subject to strict guidelines to protect the character of the neighborhood. These units often provide affordable housing opportunities to help those with limited incomes to keep their homes.

GOAL HS-1

Provide enough housing to meet the needs of the existing and projected population.

Policy HS-1.1

Provide land for the city’s projected population through a variety of housing types, such as single family and multi-family attached and detached housing (both owner and renter occupied), mixed use, manufactured housing, group homes, government-assisted housing, and housing for low-income households.



Duplex at Austurbruin neighborhood

Policy HS-1.2

Ensure that the local housing market provides housing opportunities for citizens regardless of race, color, religion, gender, national origin, handicap disability, economic status, familial status, or age.

Policy HS-1.3

Promote infill development in existing residential neighborhoods so vacant or underutilized land can be converted to residential uses. This includes developing land that may have been passed over for any number of reasons – low demand for land, low density site, leap-frog development or site constraints.

Under RCW 36.70A.070(2)(c), Bothell must demonstrate that it has identified sufficient land for residential development, and it has done so in the record. Bothell has the discretion to determine the zoning required – whether small lot, duplex, multi-family, or mixed use – so long as the plan includes sufficient land for housing all economic segments of its community...

[CPSGMHB *Futurewise V*, 07314, FDO, at 10.]

Policy HS-1.4

Encourage the use of planned residential developments to promote flexibility in development standards and affordability in new housing construction.

GOAL HS-2

Strengthen and preserve the City’s existing neighborhoods and housing stock.

Policy HS-2.1

Promote private efforts to preserve the existing quality housing stock by maintaining sound units, rehabilitating substandard units, and replacing severely deteriorated units.

Policy HS-2.2

The City Public Works shall program regular infrastructure maintenance in existing residential neighborhoods to ensure its ability to adequately and appropriately support existing housing.

Policy HS-2.3

The City shall consider initiating a program that provides financial assistance through grants or low-interest loans to repair and rehabilitate aging or substandard housing.

GOAL HS-3

Promote a variety of housing types that meet changing population needs and preferences.

Policy HS-3.1

Promote socioeconomic integration by allowing for a variety of housing types and sizes together in new residential and redevelopment projects. In the RL zoning district, promote the use of the planned residential development’s provision for attached housing units clustered with the traditional single-family detached units.

Policy HS-3.2

Continue to permit accessory dwelling units in the RL zone, and provide development standards in the City’s Zoning Ordinance that also promote ease of permitting. Accessory dwelling units shall be achieved by adding a second unit by:

- *A second separate dwelling unit built on the same lot;*
- *A second dwelling unit added to the original residence on the lot;*
- *A second dwelling unit by converting an existing accessory structure on the lot; or*
- *A second dwelling unit created by converting existing space, such as an attached garage, in the original residence.*
- *Accessory units do not include recreation vehicles of any kind.*

Policy HS-3.3

Promote home ownership by encouraging alternatives to conventional detached single-family housing, such as condominiums, attached single family units, and townhouses.

Policy HS-3.4

Encourage preservation of land currently accommodating manufactured home parks, and continue to permit manufactured homes in all residential zones.

Policy HS-3.5

Encourage new multi-family housing in a variety of types and sizes in areas designated for such use in the Land Use Chapter and Map.

Policy HS-3.6

Encourage additional housing units through the provisions of mixed use development in commercially zoned areas.

AFFORDABLE HOUSING

An increasing challenge for Poulsbo is to provide affordable housing opportunities for all economic segments of the population. The state Growth Management Act’s housing goal affirms the city’s responsibility to meet this challenge.

The relationship between household income and housing cost is the main factor in the ability of Poulsbo residents to afford adequate housing. Housing costs especially in Washington State have increased over the last twenty-five years, at a faster rate than employment wages. Because housing costs have been inflating faster than wages, households must spend a greater percent of their income on housing. This “wage-housing mismatch” is most difficult for low and moderate-income households.

Higher density single family and multifamily housing (apartments, cottage housing, condominiums and townhouses, etc.) adds variety to housing alternatives within urban areas to help make housing affordable for all segments of the population. [Goal 4 and RCW 36.70A.070(4)]. [CPSGMHB Kaleas, 05307c, FDO, at 14.]

In a housing market, income determines the type and size of housing that a household can obtain. When household income increases, housing consumption increases. Usually, upper income households spend a smaller percentage of their income on housing costs, although the amount they spend may be greater. Low-income households are likely to be spending the most on housing relative to their incomes.

The U.S. Department of Housing and Urban Development (HUD) provides the definitions of very low, low, and moderate-income households. These income levels are based on fixed percentages of the area’s median income for a household of four. These categories are used to evaluate and prioritize the relative housing needs of income groups that require housing assistance.

Utilizing these definitions, the Kitsap Countywide Planning Policy identified these definitions in its Affordable Housing policies: Low-income families are those whose income are 80 percent or

less of Kitsap County’s median income; Moderate-income families are at 80 percent to 95 percent of median income; and Middle-income families are 96%-120% of countywide median. In 2000, the Kitsap County median household income was \$46,840.

The generally accepted cost burden threshold is when gross housing costs, including utilities, exceeds 30% of gross household income. This is the threshold at which the cost of shelter typically becomes a financial hardship, reducing the amount of income available for other necessary expenses such as food, medical care, and clothing.

According from data collected by Census 2000, the median household income for Poulsbo residents was \$38,808 – which was further defined by owner occupied household median income of \$51,356; and renter occupied household median income of \$24,395.



Winton Woods apartments

The amount of household income spent on monthly housing costs was also surveyed by Census 2000, which indicated that 28% of owner-occupied households spent more than 30% of their income on monthly housing expenses. For renter-occupied households, this amount increased to 41% of renter-occupied households.

A wide variety of market and institutional forces influence housing costs. Local government can affect some of these, but most others are the result of larger socio-economic issues that are beyond the reach of regional and local policies. The primary influences on housing affordability tend to be:

- Price of raw land or platted lots;
- Finance costs, including interest rates and fees;
- Materials and construction costs, including labor;
- Population changes, including demographic shifts and in-migration;
- Land use controls which limit the areas where housing may be built and the density of development;
- Building code requirements; and
- Site development costs, including infrastructure, environmental mitigation, and off site improvements.

The rising costs of development – land, residential construction, financing, permit processing, roads and utilities – have contributed to increased rents and house prices at all levels. Existing housing units in Poulsbo will most likely provide a majority of the affordable housing needed for housing growth. In the past as households upgrade from “starter” homes to newer homes, those homes become available to the affordable housing market. However, with the continued challenge of lower-cost housing availability, it is essential that new construction also provide affordable housing, especially for low and moderate-income households.

Efforts to encourage sufficient infrastructure and reduced development costs can help make new affordable housing achievable. Zoning incentives and infrastructure strategies that cut development costs all can contribute to increased newer, moderately priced housing.

Poulsbo is planning for a housing supply that will meet the needs of all economic segments of the community. The City carries out affordable housing goals and policies through development regulations and the support of the Kitsap County Consolidated Housing Authority.



Mont Clair senior and assisted living complex

Development Regulations: To provide new housing in Poulsbo that implements the comprehensive plan and enhances the character of the city, a variety of housing types in a variety of settings should be identified. Innovative strategies, such as planned residential developments, mixed use developments, density bonuses for below market housing units, accessory dwelling units, incentives for attached units, and the state authorized exceptions in development codes allowed to housing authorities, are all identified in Poulsbo’s development regulations to facilitate construction of affordable housing.

Kitsap County Consolidated Housing Authority:

Recognizing the need to work aggressively and collaboratively to increase the supply of affordable housing, cities and Kitsap County formed KCCHA. Its purpose is to preserve and increase the supply of housing for low and moderate-income households in Kitsap County.

All jurisdictions in Kitsap County have a responsibility to accommodate some of the projected population growth. Equitable distribution of below market housing units countywide is an important regional policy. Kitsap Regional Coordinating Council shall continue to monitor and coordinate the distribution strategies.

GOAL HS-4

Promote and facilitate the provision of affordable housing in all areas and zoning districts of the city.

Policy HS-4.1

Disperse housing for low- and moderate-income households through Poulsbo and its Urban Growth Area, and discourage the disproportionate concentration of such housing in any one geographical area of the city.

Policy HS-4.2

Continue to support the regionally coordinated provision of low-income housing through the City’s participation with



Construction at self-help housing project Vetter Homestead

the Kitsap Regional Coordinating Council and the Kitsap Consolidated Housing Authority. The City shall support and encourage the Housing Authority's pursuit of funding for low- and moderate- income housing through the Community Development Block Grant program, state and federal programs, and other available funding opportunities.

Policy HS-4.3

Support and encourage Habitat for Humanity and private developers who seek to provide below-market housing units.

Policy HS-4.3

Provide density bonus opportunities in the City's Zoning Ordinance for development proposals that provide low- to moderate-income housing units. Provide criteria and process for ensuring that those units remain affordable over time.

Policy HS-4.4

Continue to support and encourage the Kitsap County Consolidated Housing Authority's Self-Help Housing program, in which people gain home equity in exchange for work performed in renovation or construction.

Policy HS-4.5

Promote partnerships between public and private nonprofit organizations to create increased housing and home ownership opportunities for low- and moderate- income households.

Policy HS-4.6

Support other ownership approaches that may apply to low-income housing, such as shared or limited-equity housing, lease-purchase options, cohousing, and land trusts and cooperatives.

Policy HS-4.7

The City shall support agency and nonprofit organizations in the creation of housing opportunities to accommodate the homeless, elderly, physically or mentally challenged, and other segments of the population who have special needs.