



# Poulsbo Housing Action Plan

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City Council Workshop  
November 10, 2021



# HAP Timeline

- Late 2019: \$40,000 WA Dept of Commerce grant awarded
- Project delayed due to covid-19 pandemic
- Late 2020-early 2021: Consultant work
- June 2021: Delivery of draft to Dept of Commerce
- Summer/Fall 2021: Staff review and rework of HAP
- Nov 10: City Council workshop
- Nov 10-24: SEPA public comment period
- Dec 8: City Council Approval by resolution

# The City's Role in Housing

There are 4 ways in which Poulsbo can influence the housing market.

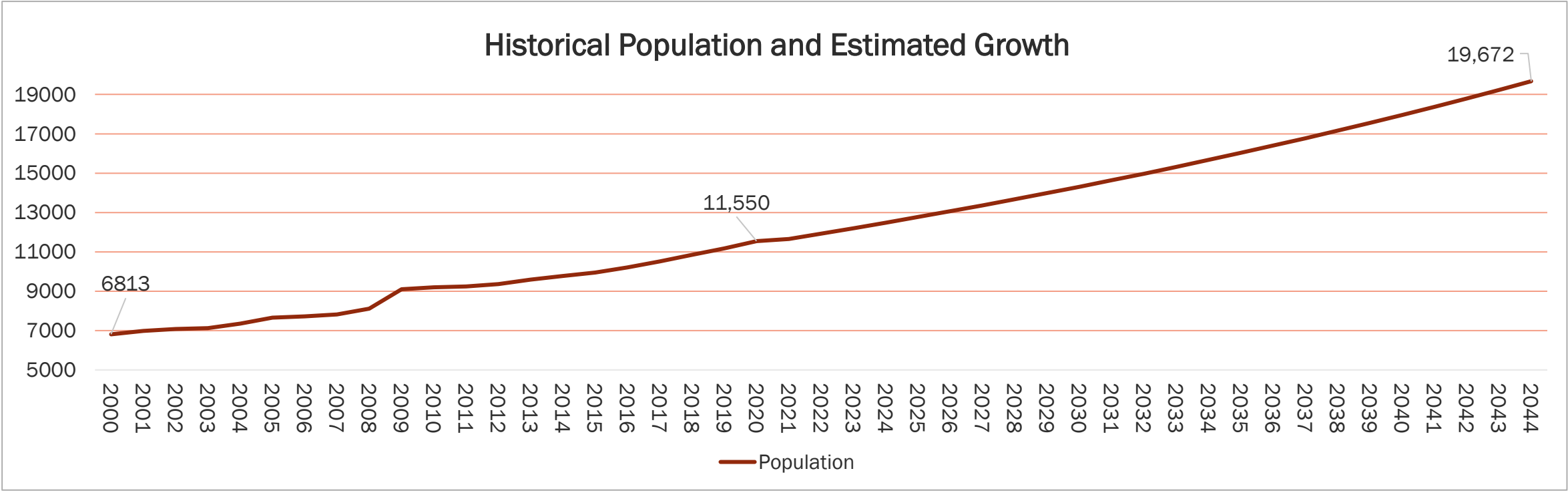
- The city can adopt and update **development regulations** such as zoning and design standards to either limit or facilitate the types of new housing that can be built by private and nonprofit housing developers in different parts of the city.
- The city can utilize and update **development incentives** to encourage the construction of housing types that are in greatest need. Incentives may include tax exemptions, density bonuses, alternative design standards, fee reductions, or streamlined permitting.
- The city can provide **financial assistance** to affordable housing providers through direct funding, fee waivers, or land donations to help subsidize new or existing income-qualified affordable housing projects.
- The city can **partner** with providers, non-profit organizations and faith-based to find housing solutions.





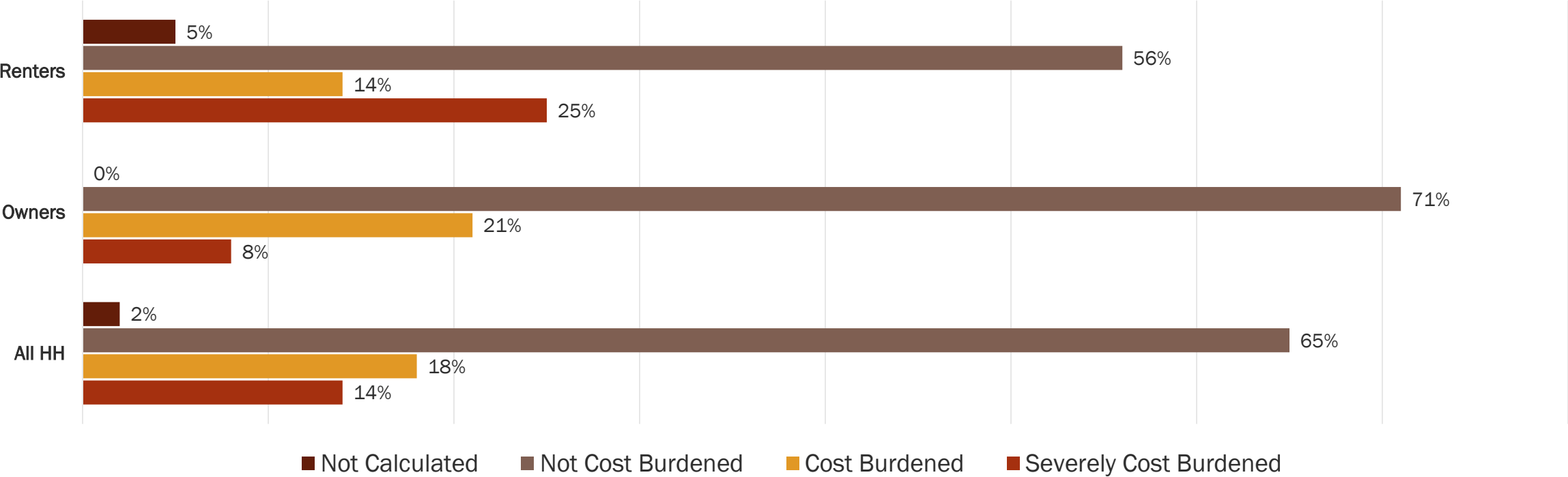
# Housing Needs Assessment Summary of Findings

Since 2010, the City of Poulsbo has grown at an average annual rate of 2.30%, which is well above the countywide average annual growth rate of 0.81%.



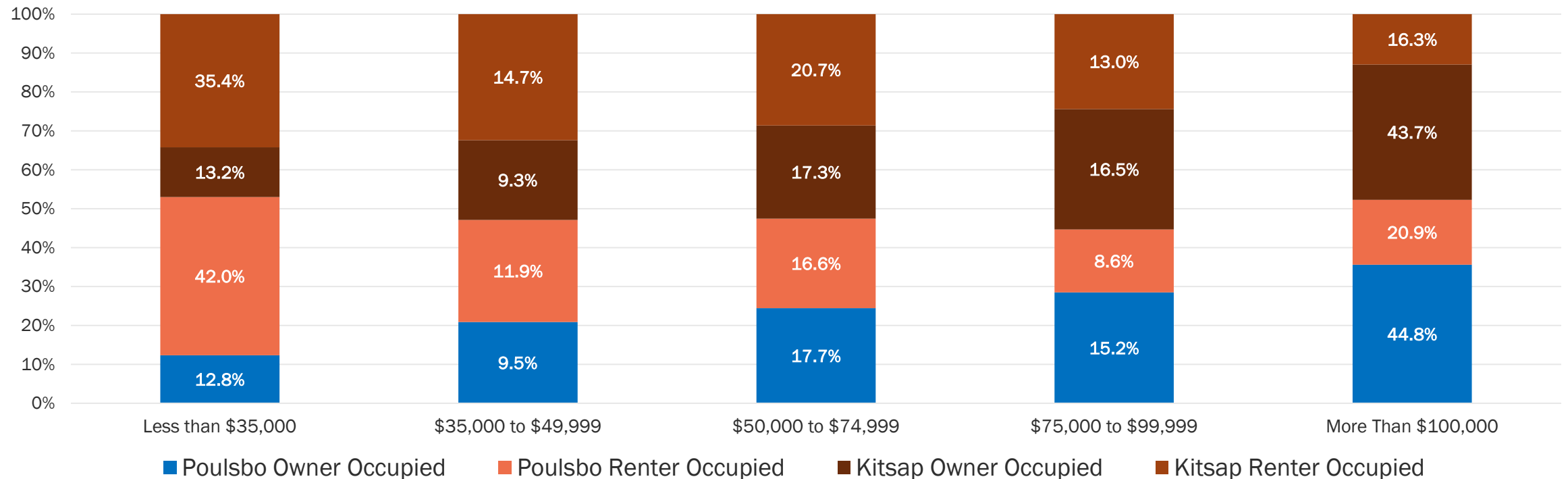
About 32% of Poulsbo households are either cost burdened or severely cost-burdened. Cost-burdened households are those that spend more than 30% of their monthly income toward housing costs while severely cost-burdened households spend more than 50% or half of their incomes on housing costs.

Percentage of Households by Income Level and Tenure



In 2019, the median household income (MHI) was \$89,333 for homeowners, \$47,321 for renters, and \$73,388 across all households. Poulsbo is below the median household income for Kitsap County (\$79,624) and Washington State (\$78,687).

Household Income Levels for Poulsbo and Kitsap County



Poulsbo's current housing stock lacks housing type variety. Single family detached homes comprise 68% of Poulsbo's housing stock.

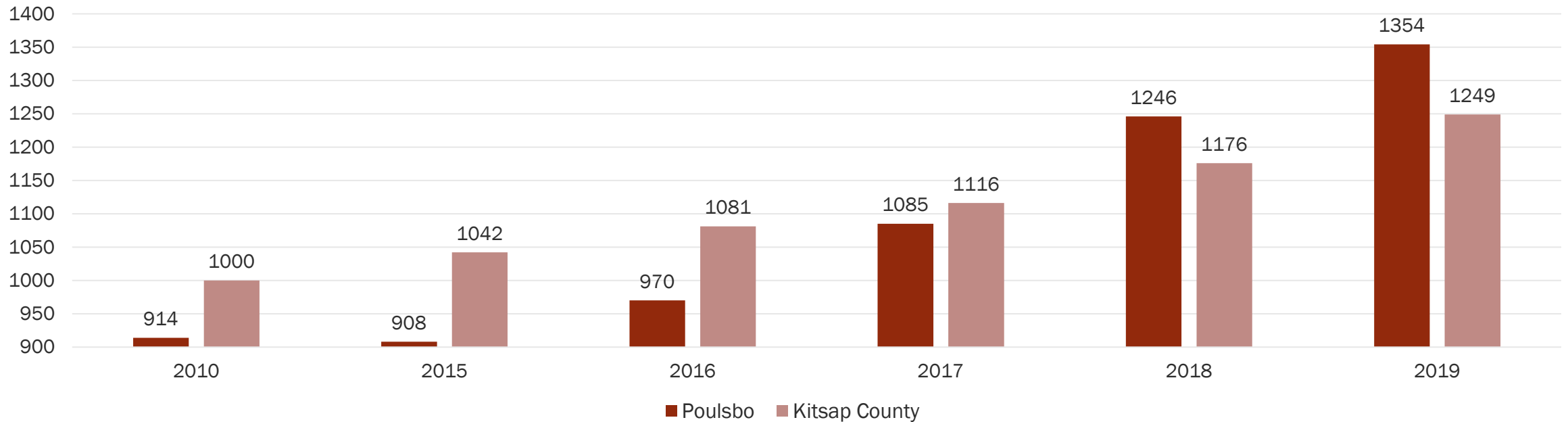
### Housing Inventory by Units in Structure (2019)

	Poulsbo		Kitsap County	
	<i>No. Of Units</i>	<i>%</i>	<i>No. Of Units</i>	<i>%</i>
Single-Family	3,219	68%	84,158	75%
Duplex	70	1%	2,192	2%
Multi-family (3 or 4 units)	204	4%	3,355	3%
Multi-family (5+ units)	1,062	23%	14,893	13%
Mobile Homes	131	3%	7,740	7%



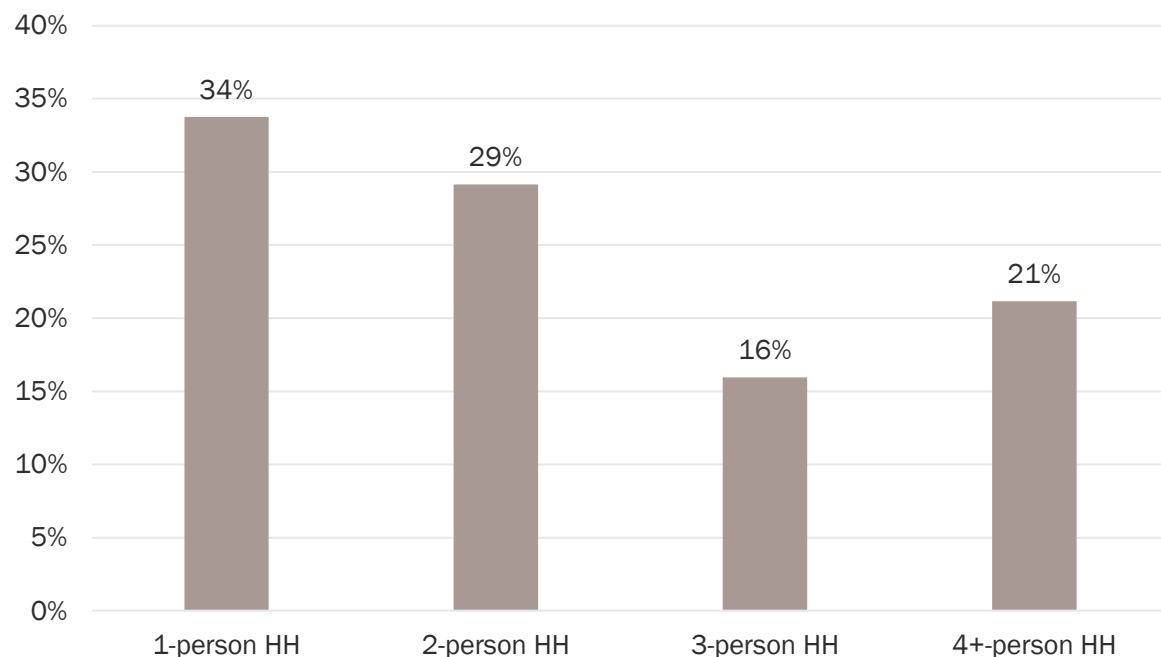
Rental costs are rising faster than income. From 2015-2019, the median rent increased by nearly 33%, while the Median Household Income increased by 23%.

Median Gross Rent

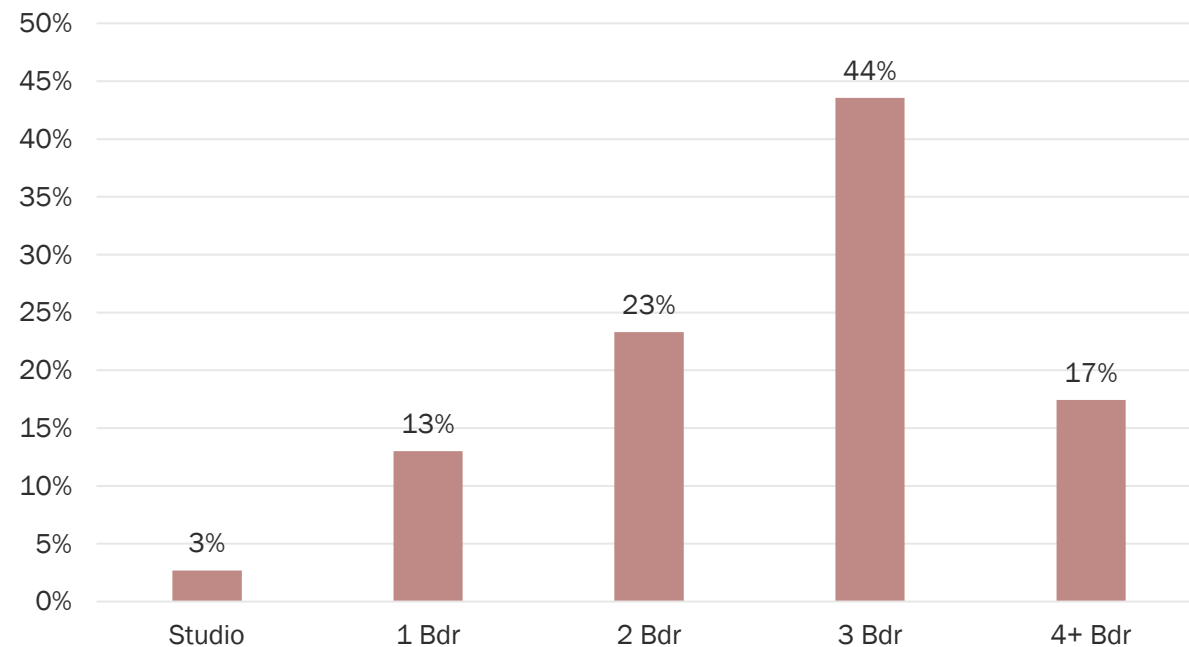


Poulsbo's current housing stock is not aligned well with its population in terms of unit size. The majority of households in Poulsbo (63%) have one or two members, but the majority of housing units in Poulsbo are built for larger.

Household Size

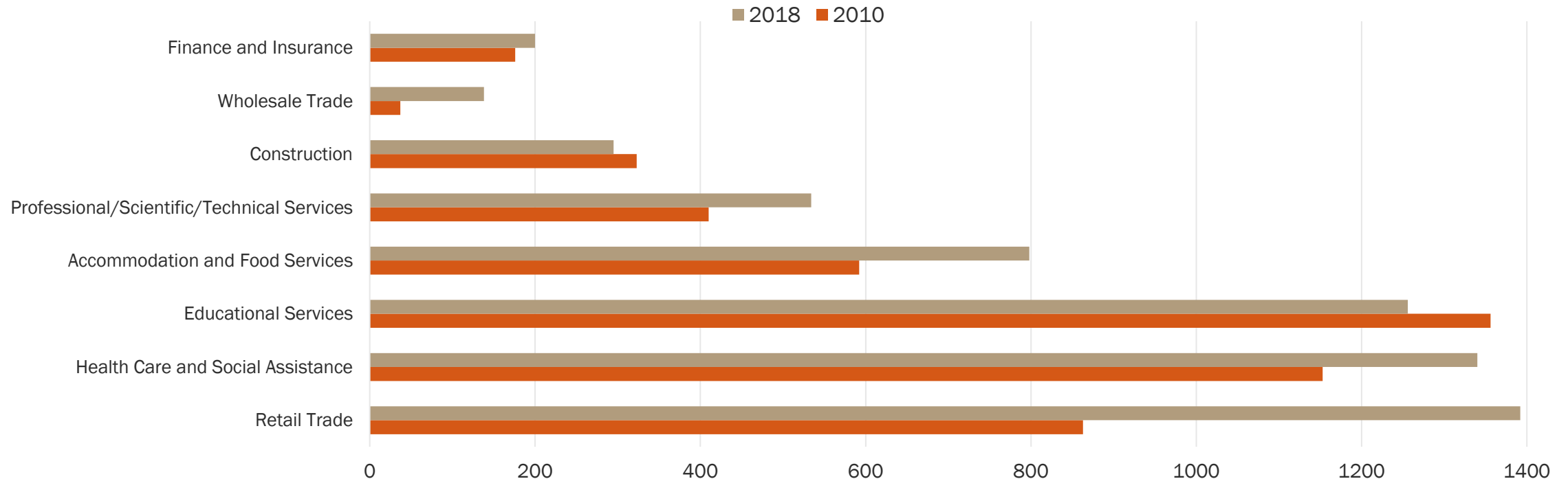


Housing Unit Size

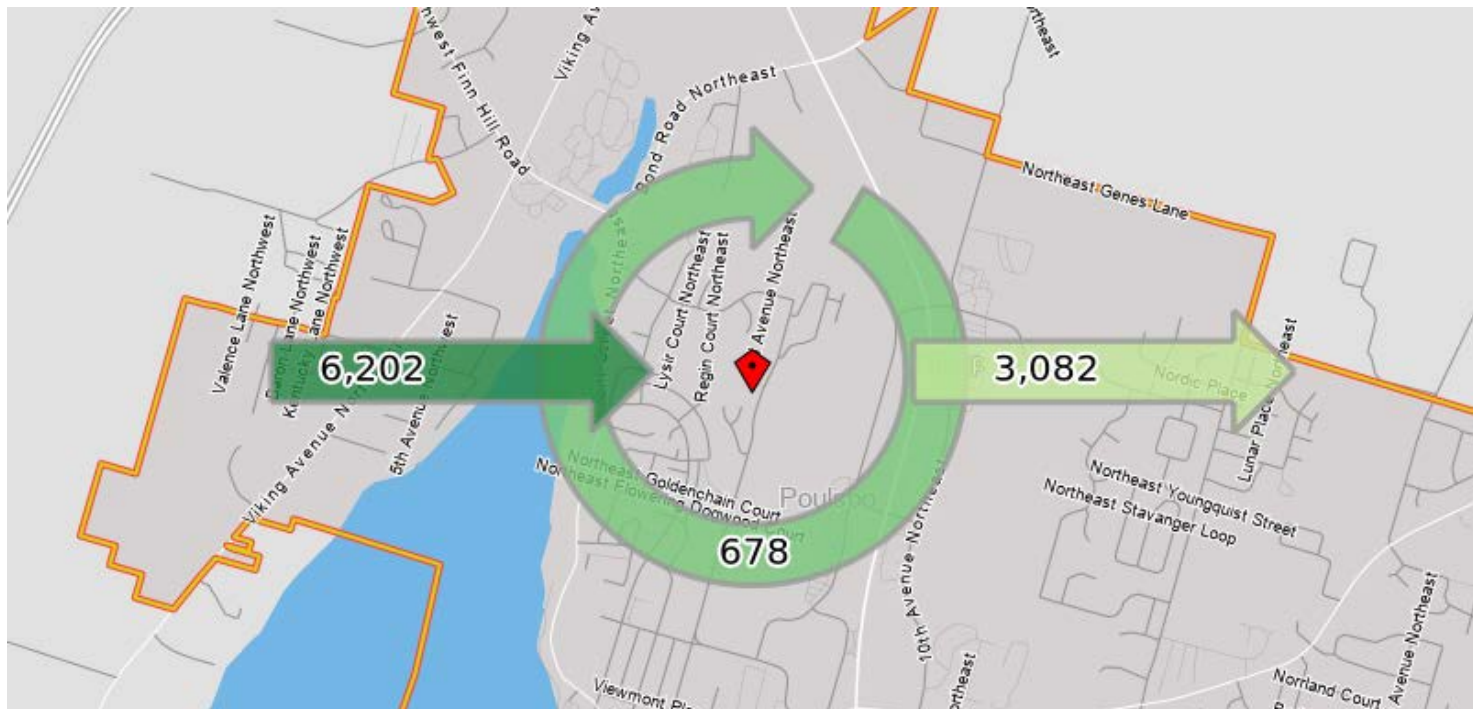


Poulsbo's mix of occupations saw significant increased to service occupations, such as retail trade (38%), accommodation and food services (25%), and wholesale trade (73%). In addition, health care and social assistance increased by 16% during the same time, while construction declined by nearly 10% and education services by nearly 8%.

Occupation Change 2010 to 2018



Of the 6,880 jobs located in Poulsbo, only 678 workers live in Poulsbo, or just 9.9%. Instead, nearly 90.1% of people working in Poulsbo commute in from home locations outside the city. And 82% of working residents of Poulsbo commute to jobs outside of the city.



Inflow/Outflow Job Counts in 2018





# Housing Action Plan Objectives and Strategies







**Objective 1:** Promote new market-rate and affordable housing that expands housing choices.

**Objective 2:** Encourage homeownership opportunities and support equitable housing outcomes.

**Objective 3:** Plan for forecasted growth and ensure the built environment promotes community and sustains the quality of life for Poulsbo's existing and future residents.

**Objective 4:** Preserve existing affordable housing stock to reduce displacement pressures.

**Objective 5:** Partner with housing educators, providers, non-profit organizations and faith-based to find equitable housing solutions.

NO. STRATEGY/ACTION	
1.	Advocate removing barriers at the state level in order to increase housing stock.
1.1	Advocate for state legislation to amend condominium laws.
1.2	Advocate for state legislation to streamline and simplify annexation processes.
2.	Identify City code and process barriers for permit efficiencies.
2.1	Identify strategic amendments to development standards.
2.2	Evaluate permit processes and identify opportunities to streamline and provide permit efficiencies.
3.	Identify opportunities to provide financial incentives and/or fee waivers to support affordable housing.
3.1	Evaluate fee waivers for affordable housing projects.
3.2	Increase funding for affordable housing through local option taxes, fees, and levies.
3.3	Provide density bonuses for projects that set aside income-restricted units.



NO. STRATEGY/ACTION	
4. Partner with faith-based/non-profit/government housing programs that produce affordable housing stock.	
4.1 <i>Continue to partner and collaborate with non-profit and faith-based organizations, Housing Kitsap, and social services community to support and create affordable housing.</i>	
4.2 <i>Continue implementing the Poulsbo Affordable Housing Task Force's recommendations as identified in Resolution 2020-03.</i>	
5. Increase diversity in housing choice through expanding “missing middle” development opportunities.	
5.1 <i>Develop a Missing Middle Housing Design Toolkit</i>	
5.2 <i>Develop Unit Lot Subdivision standards.</i>	
5.3 <i>Revise ADU standards to allow increased flexibility</i>	
5.4 <i>Review street standards to identify barriers</i>	
5.5 <i>Allow more housing diversity in some single-family areas.</i>	



NO. STRATEGY/ACTION	
6.	<b>Evaluate the Multifamily Tax Exemption (MFTE) Program.</b>
6.1	<i>Evaluate the MFTE program to incentivize the construction of affordable housing units.</i>
7.	<b>Support current tenants and pathways to homeownership.</b>
7.1	<i>Partner to distribute fair housing information.</i>
7.2	<i>Consider the creation of property maintenance incentive program.</i>
7.3	<i>Partner to provide first time homebuyer education programs.</i>
7.4	<i>Partner to provide tenant financial assistance.</i>
7.5	<i>Support third-party purchases of existing affordable housing to keep units affordable.</i>
8.	<b>Support the needs of an aging population.</b>
8.1	<i>Pursue partnerships to support aging in place.</i>
8.2	<i>Examine property tax relief and utility rate/tax relief programs.</i>
8.3	<i>Examine development regulations if there are barriers to senior housing</i>
8.4	<i>Promote design that ensures accessibility for ages and abilities (e.g., universal design).</i>





NO.	STRATEGY/ACTION
9.	Encourage the development of multifamily housing.
9.1	<i>Support transit-oriented development along current transit corridors.</i>
9.2	<i>Allow greater flexibility in multifamily zones.</i>
9.3	<i>Consider flexible use on first floors in C zones</i>
9.4	<i>Explore “micro-housing” style developments.</i>
10.	Participate in strategies to reduce homelessness.
10.1	<i>Explore partnerships with the County and nonprofit service providers.</i>
10.2	<i>Support and reduce barriers to the development of permanent supportive housing.</i>
10.3	<i>Continue to support winter shelter programs.</i>
10.4	<i>Evaluate if there are barriers to single room occupancy housing</i>





# Next Steps

- 12/1/21: City Council 2<sup>nd</sup> Workshop *(if needed)*
- 12/8/21: City Council Resolution
- HAPI Grant: 2022-2023

<https://cityofpoulsbo.com/housingactionplan/>



Velkommen til Poulsbo

