



Appendix C: Poulsbo Comprehensive Plan Housing Element Goals and Policies

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.
- Policy HS-1.2: Safeguard 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
- 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.
- Policy HS-2.4: Encourage the maintenance, restoration, and rehabilitation of locally significant residences in which these residences are retained instead of redeveloped.
- Policy HS-2.5: Encourage preservation of the unique scale and character of Poulsbo’s existing neighborhoods which provide housing for all income levels, while allowing for improvement with minimal displacement.

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.

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 the Kitsap Regional Coordinating Council and Housing Kitsap.
- Policy HS-4.3: Support and encourage Habitat for Humanity and private developers who seek to provide below-market housing units.
- Policy HS-4.4: 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-4.5: Continue to support and encourage the Housing Kitsap's Self-Help Housing program, in which people gain home equity in exchange for work performed in renovation or construction.
- Policy HS-4.6: Promote partnerships between public and private nonprofit organizations to create increased housing and home ownership opportunities for low- and moderate- income households.
- Policy HS-4.7: 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-4.8: 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.
- Policy HS-4.9: Research other emerging housing options or development incentives that are appropriate to be included in the City's zoning ordinance that will provide an increase of affordable housing units into the City's housing stock.

Policy HS-4.10: Encourage as affordable housing options, rooms for rent and boarding houses – which benefit those on a fixed income with those of low income – and thereby strengthening their social safety net and increased sense of community.