

HOUSING CHOICE

GOAL HS-1

~~Plan for~~ Promote sufficient housing ~~a variety of~~ and housing types ~~choices to meet the~~ housing needs of the existing and projected population ~~at of all income levels and demographic groups in the city. while also meeting the~~ changing demographic population needs and preferences. ~~Provide enough housing to meet the needs of the existing and projected population.~~ {combined with Goal HS-2 and to address PSRC Vision 2050 and Commerce consistency checklists}

Policy HS-1.1

Provide sufficient land for the city's projected population ~~and housing growth targets 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

~~Plan for a range of housing choices near~~ job centers that are attainable for workers at all income levels. ~~that are accessible to and to workers at anticipated wages.~~ {to address PSRC Vision 2050 and Commerce consistency checklists}

Policy HS-1.4

~~Encourage the use of planned residential developments to promote flexibility in development standards and affordability in new housing construction.~~ {Repetitive with new HS-1.12}

Policy HS-1. ~~4~~3

~~Encourage and expand opportunities for a variety of~~ Promote infill housing options within 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-1.5

Encourage development of accessory dwelling units (ADUs) through streamlined permitting, education and resources, and regular monitoring of the ADU regulations. {to address PSRC Vision 2050 and Commerce consistency checklists}

Policy HS-~~1.6~~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-~~1.7~~3.6

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 ~~independently independent of or through flexible space provisions.~~

Policy HS-1.8

~~Consider~~ Establish allowances for innovative techniques, development standards, and incentives to accommodate higher-density housing along the SR305 Corridor, where transit, employment and other services are present. {to address PSRC Vision 2050 and Commerce consistency checklists}

Policy HS-1.9

Review and streamline development standards and regulations to ~~advance~~ improve their public benefit, provide flexibility, and minimize additional costs to housing. {to address PSRC Vision 2050 and Commerce consistency checklists}

Policy HS-1.10

Continue to implement the recommendations of the Housing Action Plan, as resources allow.

Policy HS-1.11

Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the city. {to address PSRC Vision 2050 and Commerce consistency checklists}

Policy HS-1.123.1

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, ~~continue promote~~ the use of the planned residential development's to promote a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site while being designed in consideration of surrounding properties and the natural environment ~~provision for attached housing units clustered with the traditional single family detached units.~~

~~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. {Repetitive with new HS-1.11}~~

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. {to address the growing senior population in Poulsbo}

~~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. {addressed with new HS 1.5}~~

Policy HS-1.144.7

The City shall sSupport 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-1.15

Encourage and support the development of emergency, transitional and permanent supportive housing with appropriate on-site services for persons with special needs. {required per HB1220}

EXISTING NEIGHBORHOODS

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 pProgram 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 the preservation and enhancement of ~~the unique scale and character of Poulsbo's~~ existing neighborhoods throughout the city ~~which provide housing for all income levels, while allowing for improvement with minimal displacement.~~

Policy HS-~~2.5-3.4~~

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.
~~Encourage preservation of land currently accommodating manufactured home parks and continue to permit manufactured homes in all residential zones.~~ {to address policy direction provided at joint PC and CC growth strategy workshop}

GOAL HS-3

Promote a variety of housing types that meet changing population needs and preferences. {combined with Goal HS-1}

AFFORDABLE AND SUBSIDIZED HOUSING

GOAL HS-34

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

Policy HS-~~34.1~~

Identify and implement strategies to meet affordable housing targets identified in the Kitsap County Countywide Planning Policies. {to address PSRC Vision 2050 consistency checklist}

Policy HS-~~34.2~~

Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible. {to address PSRC Vision 2050 and Commerce consistency checklist}

Policy HS-~~34.31~~

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-~~34.42~~

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. The City shall support and encourage Housing Kitsap'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-4.4~~

~~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.~~ {added to new HS-3.5}

~~Policy HS-4.3~~

~~Support and encourage Habitat for Humanity and private developers who seek to provide below market housing units. {added to new HS-3.5}~~

~~Policy HS-34.5~~

Promote ~~and encourage partnerships between public and~~ private developers and nonprofit organizations that seek to create increased housing and home ownership opportunities for low- and moderate- income households, such as Housing Kitsap's Self-Help Housing program, Habitat for Humanity, shared or limited-equity housing, lease-purchase options, cohousing, and land trusts and cooperatives.

~~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. {added to new HS-3.5}~~

~~Policy HS-34.63~~

Provide density bonus opportunities and other incentives 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-34.78~~

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-34.89~~

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.

~~Policy HS-4.9~~

~~Consider, in partnership with local agencies producing affordable housing, issuing a General Obligation Bond or Limited Tax General Obligation Bond to support the development of housing for households at or below 80% of median income for Kitsap County.~~

~~Policy HS-34.9~~

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.