



Comprehensive Plan Update

Housing Definitions

Washington State

Affordable Housing. Unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

- a. For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or
- b. For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Condominium. Real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to this chapter.

Emergency Housing. Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Emergency Shelter. A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

Extremely Low-Income Household. A single person, family, or unrelated persons living together whose adjusted income is at or below thirty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Household. A single person, family, or unrelated persons living together.

Low-Income Household. A single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Moderate-Income Household. A single person, family, or unrelated persons living together whose adjusted income is at or below 120% of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Permanent Supportive Housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the residents health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

Subsidized Housing. Refers to rental housing for very low-income or low-income households that is a dwelling unit operated directly by a public housing authority or its affiliate, or that is insured, financed, or assisted in whole or in part through one of the following sources:

Transitional Housing. Housing units owned, operated, or managed by a nonprofit organization or governmental entity in which supportive services are provided to individuals and families that were formerly homeless, with the intent to stabilize them and move them to permanent housing within a period of not more than twenty-four months, or longer if the program is limited to tenants within a specified age range or the program is intended for tenants in need of time to complete and transition from educational or training or service programs.

Very Low-Income Household. A single person, family, or unrelated persons living together whose adjusted income is at or below fifty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Housing Types – Poulsbo Municipal Code Definitions

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance

Boarding House. Any home or other institution, however named, which is advertised, announced, or maintained for the express or implied purpose of providing housing, basic services, and assuming general responsibility for the safety and well-being of the residents, and may also provide domiciliary care, consistent with Chapter 142, Laws of 2004, to seven or more residents after July 1, 2000. However, a boarding home that is licensed for three to six residents prior to or on July 1, 2000, may maintain its boarding home license as long as it is continually licensed as a boarding home. "Boarding home" shall not include facilities certified as group training homes pursuant to RCW 71A.22.040, nor any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. Nor shall it include any independent senior housing, independent living units in continuing care retirement communities, or other similar living situations including those subsidized by the Department of Housing and Urban Development.

Cottage Housing. Detached dwelling units clustered around a commonly owned courtyard/common area.

Duplex. One building containing two single-family dwelling units totally separated from each other.

Group Home. A place of residence for the handicapped, physically, or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with twenty-four-hour supervision to non-licensed facilities offering only shelter. They shall not include correctional facilities (except as authorized by Chapters 137-56 and 137-57 WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include but are not limited to the following:

- a. Home for the disabled means a home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in Chapter 18.20 RCW. However, boarding homes serving the aged infirm are not included in this definition.
- b. Group home for youth means any home maintained and operated for the care of children on a twenty-four-hour basis as defined and regulated in Chapter 388-73 WAC and Chapter 74.15 RCW.
- c. Group home for offenders means a home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters 237-56 and 137-57 WAC.

Group Residential Home. A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six children and/or adults who are not related by blood or marriage to the person or persons providing the services; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the city from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. Section 3604(f)(3)(b).

Guest House. A detached accessory building designed, constructed, and used for the purpose of providing temporary living accommodations for guests, or for members of the same household as that occupying the main structure, and containing no kitchen or kitchen facilities.

Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals, and meeting the standards of Chapter 246-360 WAC.

Impact Fee. The fee levied as a condition of issuance of a building permit or development approval to support necessary public improvements affected by the development such as the transportation system, park acquisition and development, and schools.



Live/Work Units. A building use that combines business activities within the same structure as a residential living space. Live/work units are distinctive from mixed use because the business owner or employee must live in the unit.

Manufactured Home. A single-family residence constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

Mobile Home. A residential structure transportable in one or more sections, which is built on a permanent chassis, used as a single-family home when connected to the required utilities. (Generally built before June 15, 1976.)

Multifamily Dwelling. A building designed to house two or more persons or families living independently of each other. Includes duplexes, triplexes, fourplexes, townhouses, apartments, and other multi-unit configurations.

Single-Family Dwelling. A building containing but one kitchen, designed for and occupied exclusively by one family, except where a valid accessory dwelling unit has been approved.

Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable building code and which has no doors, windows or other provisions for human passage or visibility through the wall. See also “dwelling, multifamily.”

Federal – US Department of Housing and Urban Development

Affordable Housing. Any housing that costs an owner or renter no more than 30% of gross household income, including utilities.

Area Median Income. Calculated by HUD annually for different communities. By definition, 50% of households within the specified geographic area earn less than Area Median Income (AMI), and 50% earn more. AMI is adjusted based on household size and used to determine the eligibility of applicants for federally and locally funded housing programs.

Low-Income. Describes households earning at or below 80% AMI.

Very Low-Income. Describes households earning at or below 50% AMI.

Extremely Low-Income. Describes households earning at or below 30% AMI.

Cost-Burdened. Describes households spending more than 30% of gross household income on monthly housing and utility expenses.

Market Rate Rental Housing. Privately owned housing with rents determined by the owner or landlord.

Median Income. This is a statistical number set at the level where half of all households have income above it and half below it. The U.S. Department of Housing and Urban Development Regional Economist calculates and publishes this median income data annually in the Federal Register.

Subsidized Housing. Housing in which a publicly financed incentive is provided in the form of a direct payment, fee waiver, or tax relief to the housing developer, property owner, or individual renter to create affordable units. Subsidized housing may be publicly or privately owned.

Workforce Housing. Housing that is affordable to households earning between 50% and 80% of AMI. These households do not qualify for rental assistance subsidies, but their incomes are too low for market-rate rents to be affordable.

Other

Missing Middle. Middle housing is a term for homes that are at a middle scale between detached single-family houses and large multifamily complexes. Examples include duplexes, triplexes, fourplexes, five-plexes, six-plexes, courtyard apartments, cottage clusters, and townhomes.

