



# 2024 Comprehensive Plan Update

## Topic - Housing

### BACKGROUND:

The Growth Management Act (GMA), adopted in 1990, provides the statewide framework for Washington state to manage its growth, including planning for future housing needs. In 2021, House Bill 1220 (HB 1220) changed the requirements for those jurisdictions required to fully plan under the GMA.<sup>6,7</sup> Under this framework, counties and cities in Washington state must review and revise their comprehensive plans and development regulations every ten years (see RCW 36.70A.130)

The Growth Management Act (GMA) requires that each county and its cities plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types and encourage preservation of existing housing stock. In Kitsap County, the county and its cities collaboratively decide how to allocate its 20-year housing allocation. For Poulsbo, the 2044 housing allocation that it must plan for and accommodate is 1,997 new housing units.

See the "Planning for Housing" document [here](#).

### HOUSING GOALS AND POLICIES PROPOSED FOR THE 2024 COMPREHENSIVE PLAN UPDATE:

#### Affordable/Low Income/Subsidized/Senior/Displacement

##### Chapter 2: Land Use

###### **Policy LU-2.9**

*Evaluate planning within the SR 305 Corridor Center for potential displacement of marginalized residents and businesses. Use a range of strategies to address any identified or potential displacement impacts.*

##### Chapter 7: Housing

###### **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.*

###### **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.*

###### **Policy HS-1.14**

*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-1.15**

*Encourage and support the development of emergency, transitional and permanent supportive housing with appropriate on-site services for persons with special needs.*

###### **GOAL HS-3**

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

###### **Policy HS-3.1**

*Identify and implement strategies to meet affordable housing targets identified in the Kitsap County Countywide Planning Policies.*

###### **Policy HS-3.2**

*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.*

###### **Policy HS-3.3**

*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-3.4**

*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-3.5**

Promote and encourage 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-3.6**

Provide density bonus opportunities and other incentives 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-3.7**

Research 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-3.8**

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-3.9**

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.

**Missing Middle/Variety/Infill**

**Chapter 2: Land Use**

**Policy LU-1.3**

Develop as a high-quality, compact city that imparts a sense of place, provides for mixed uses and choices in housing types, and encourages walking, rolling, bicycling, and transit use.

**GOAL LU-2**

Consistent with PRSC's Centers Framework, Regional Growth Strategy and Kitsap Countywide Planning Policies, a Center of Growth shall be designated which provides for compact, mixed-use development through increased density providing for additional housing capacity.

**Policy LU-3.7**

Support the development and/or redevelopment of underutilized lands that supports infill within all zoning districts.

**GOAL LU-4**

Provide residential land use designations that encourage a variety of housing types and densities for all stages of life and economic segments throughout the city.

**Policy LU-4.3**

Encourage a variety of housing sizes, densities, and types, facilitate a more economically diverse housing stock, and provide for innovation, creativity, and diversity in site design, by identifying flexible development standards. Examples include planned residential development, infill incentives, cluster-cottage developments, zero lot line developments, floor area ratio, and lot averaging, to be identified as appropriate in the City's development regulations.

**Policy LU-4.4**

Consider infill and redevelopment of underutilized properties within residential areas, where new development would maintain the height and bulk that characterizes the area, while allowing a wider range of housing types, such as, but not limited to, cottage developments, townhomes, duplexes and triplexes. Development shall be reviewed for compatibility with existing and established neighborhoods.

**Chapter 3: Community Character**

**GOAL CC-3**

Require high-quality, attractive human-scaled design and development that respects the surrounding built environment, promotes variety of building types and architectural interest, and builds on the character of the existing architectural fabric of the community, while allowing for the addition for complementary new urban design elements in the City's commercial, business employment, and residential multi-family zones, in addition to planned residential developments and infill projects.

**Policy CC-6.3**

*Provide a variety of attractive, well-designed housing choices that reinforce the character of established neighborhoods and meet the needs to existing and future residents.*

**Policy CC-6.4**

*Support contextually appropriate residential infill development and redevelopment that is sensitive to surrounding residential areas, and that supports community character goals.*

**Policy CC-6.5**

*Encourage a variety of uses and mixed-use development within buildings, or sites. Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.*

**Chapter 7: Housing****GOAL HS-1**

*Plan for sufficient housing and housing types to meet the needs of the existing and projected population at all income levels. While also meeting the changing demographic needs and preferences.*

**Policy HS-1.4**

*Encourage and expand opportunities for a variety of infill housing options within existing residential neighborhoods so vacant or underutilized land can be converted to residential uses.*

**Policy HS-1.6**

*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**

*Encourage additional housing units through the provision of mixed-use development in commercially zoned areas and consider allowing, in certain circumstances, residential uses to develop independent of or through flexible space provisions.*

**Policy HS-1.12**

*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 the use of the planned residential developments to promote a variety of housing types, sizes, 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.*

**Chapter 9: Economic Development****Policy ED-6.3**

*Provide a range of housing options to accommodate Poulso's diverse workforce, while striving to reach a jobs/housing balance.*

**Chapter 11: Health and Human Services****Policy HS-2.2**

*Encourage the creation of a mix of housing alternatives for people at different levels of independence.*

**Transit Oriented/Centers****Chapter 2: Land Use****Policy LU-2.2**

*Focus employment and housing growth in the SR 305 Corridor Center at densities that maximize potential transit ridership.*

**Policy LU-2.4**

*Identify within development regulations, incentives, and performance-related standards to allow stand-alone residential uses and mixed-use developments within the SR-305 Center, providing opportunities where residents can walk, roll, or bike to transit services, and employment.*

**Policy LU-4.8**

*Support transit-oriented development by promoting residential land uses and development which are within walking distances of transit facilities. Encourage safe pedestrian, rolling, and bicycle access and facilities from residential developments to transit facilities.*

## **Chapter 4: Transportation**

### ***Policy TR-6.1***

*Improve connectivity of the City's neighborhoods and commercial areas by planning an integrated grid of public paths, bikeways and complete streets that supports a compact, urban and accessible transportation facilities to centers, parks, shopping, services, healthcare, residential and commercial development.*

### ***Policy TR-10.6***

*Support transit-oriented development by promoting residential land uses and development which are within walking distances of transit service and facilities. Provide high quality pedestrian and bike facilities that link residential and commercial areas with transit service and facilities.*

## **Chapter 7: Housing**

### ***Policy HS-1.8***

*Consider innovative techniques, development standards, and incentives to accommodate higher-density housing where transit, employment and other services are present.*