

Update: Nordic Cottages

Housing, Health and Human
Services

Housing Kitsap

July 2, 2025





Tonight's Presentation

- Building Update
- Budget Update
- Tenant Selection Update
- Dates for Council Consideration
- Upcoming Council Action

Project Overview

2 cottages

8 one-bedroom apartments

609 NE Lincoln

“The Triangle”





Nordic Cottages is the Result of a Partnership Between:

- City of Poulsbo
- Housing Kitsap
- Gateway Fellowship
- Coates Design

Internal partnership within
the City of Poulsbo-Planning
and ED, Engineering, H3

Work groups, Council and
Council Committee
Discussions 2020-2023.

It also reflects
City Council's
interest in
setting aside
public land for
permanently
affordable
housing

...and the passing a 1/10th of 1% (.001) sales tax in 2021 to support affordable housing and other services for vulnerable individuals.

RESOLUTION NO. 2020-20

A RESOLUTION OF THE CITY OF POULSBO, WASHINGTON, ALLOCATING CITY PROPERTY AT 609 NE LINCOLN ("THE TRIANGLE") AND IN THE KLINGLE NATURAL AREA FOR AFFORDABLE HOUSING PURPOSES.

WHEREAS, the City Council of Poulsbo recognizes the need for affordable and deeply affordable housing in our Community, and;

WHEREAS, the City of Poulsbo's Affordable Housing Task Force recommended the encouragement and creation of affordable housing and deeply affordable housing (shelter, transitional, and permanent) and these recommendations were unanimously approved in Council Resolution 2020-03, and;

WHEREAS, the cost of land in the City of Poulsbo makes the development of affordable and deeply affordable housing difficult; and

WHEREAS, the City of Poulsbo owns parcels of land at 609 NE Lincoln ("The Triangle") and in the Klingle Natural Area that are appropriate for housing purposes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

City property at "The Triangle" and in the Klingle Natural Area will be used solely for affordable and deeply affordable housing purposes. Land will be retained by the City and leased to public and/or private partners who will build and manage housing units for individuals and households making between 0% and 80% of average area median income. This restriction of use at both properties will exist until it is undone or strengthened by an affirmative act of City Council.



Building Update

Groundbreaking October 2024

BJC Construction

Project is on track to complete construction

- 1 month ahead of schedule
- 1st week in September

Interior finish, trim, cabinets, bathrooms currently under way

Exterior site work still to be completed

All utilities completed, curb, gutter, sidewalk installed

Gazebo, fencing, and site landscaping to be completed along with a “Hope Garden” built in partnership with the Bluebills.

Overall Budget \$3.96 million

(all construction costs associated with the project including contractor contract, architect contract, Housing Kitsap costs, contingency, city construction management, connection charges and building permits, etc)

Outside funds from:

- State Legislative Proviso 2025 \$412k
- County HOME/CDBG Grant \$400k
- State Commerce Grant app \$300k
- = \$1.1 million





Role of Housing Kitsap During Construction

- Project management
- Capacity/expertise

Post Construction

- Property Management-
including tenant
selection process
- Project Based Vouchers



Tenant Selection

Nordic Cottage homes reserved for:

- People over 62
- People with very low incomes (30% or less average median income or AMI)
 - 30% AMI for a single person household about \$26k in Kitap County

One or two people occupancy

Preference given to people who live or work in Poulsbo area and who are rent burdened in their current home.



Tenant Selection Process

Housing Kitsap will publish notification of the date the waiting list will open (mid-July). The announcement will be published in the Kitsap Sun and will be on the Housing Kitsap Website.

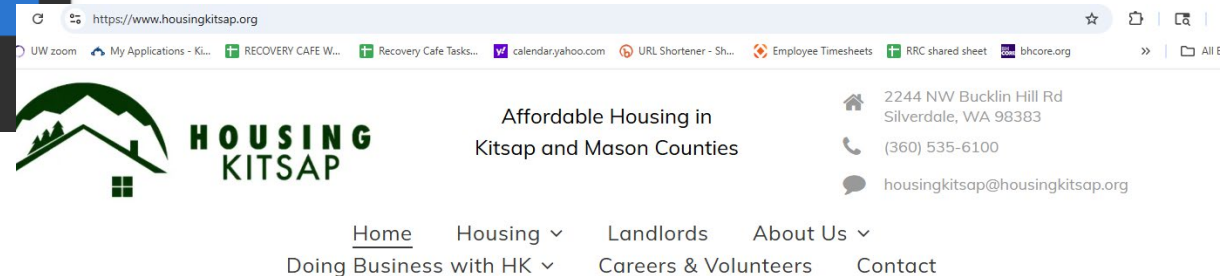
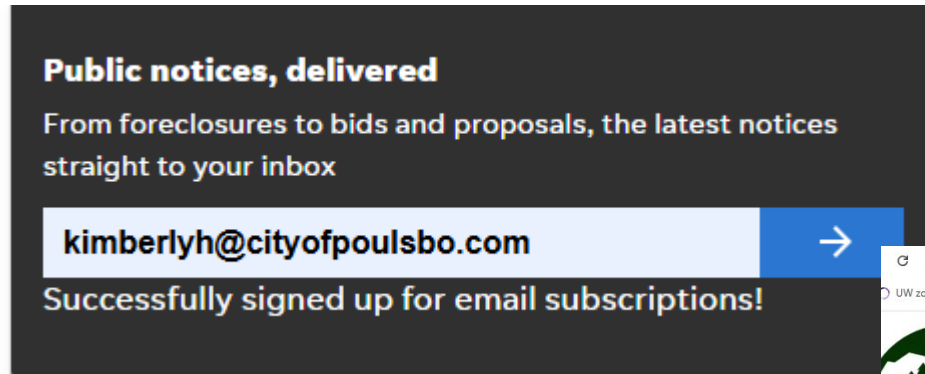
The waitlist will open for 2 business days.

Housing Kitsap will accept applications in their lobby with staff and laptops to assist applicants.

- The lobby will be open from 8am-4:30pm on those 2 days
- 2244 NW Bucklin Hill Rd, Silverdale

<https://www.kitsapsun.com/public-notices>

<https://www.housingkitsap.org>



Dates for Council Consideration

- September 12 open house
- September 15 move in

Upcoming Council Action

Review of Housing Kitsap Tenant Selection Plan (information only)

Review of Housing Kitsap Property Management Agreement and Operating Budget (requires approval).

