

HOUSING ELEMENT

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HOUSING ELEMENT - Introduction

1
2 Decent and safe housing is a basic human need increasingly unavailable to many
3 Americans, including many Bainbridge Island residents and workers. The Washington
4 State Growth Management Act (GMA) provides direction for cities to address these
5 needs in the Housing Element of the Comprehensive Plan. Many of the Plan's Guiding
6 Principles and Policies carry this direction forward to be addressed in various Elements,
7 including Housing.

8 The City's Housing Needs Assessment (HNA) issued in December of 2015, documents
9 current housing conditions on the Island, and identifies trends and specific needs. The
10 HNA is adopted as a part of this Element as though fully set forth herein.

11
12 The Element follows with goals and policies to address the identified housing needs and
13 concludes with a series of implementation strategies to prioritize action by the City and
14 others.

15 16 **BAINBRIDGE ISLAND SNAPSHOT: PEOPLE AND HOUSING**

17
18 Bainbridge Island's 2015 population of 23,390 is predominantly white (91%), well-
19 educated, and relatively affluent. The median household income (\$92,558) is 1.5 times the
20 Kitsap County average. Almost 60% of residents have occupations with relatively high
21 incomes. For example, the median wage for financial analysts, lawyers, and marketing
22 managers ranges between \$100,457 and \$122,618. Another third of Island residents
23 employed in the service sector, such as retail clerks, waiters, bank tellers, have median
24 wages between \$27,703 and \$30,972.

25
26 Over the past decade, the population has experienced shifts in the age cohorts. Between
27 2000 and 2010 the Island's senior population (60+ years old) increased from 17% to 26%.
28 The "young adult" cohort (between 18 and 34 years old) has declined from 15% of the
29 Island's population in 1990 to less than 10% in 2016.

30
31 Bainbridge Island's housing stock is predominantly detached single-family homes (80% of
32 all units) in a very low-density land use pattern that occupies about 90% of the Island's
33 land area. The average single-family home price is just under \$700,000.

34
35 Multi-family units that constitute 16% of the housing stock are now concentrated in
36 Winslow and Lynwood Center. While the *designated centers* total about 10% of the
37 Island's land area, a significant portion of that area is occupied by commercial uses with no
38 residential component. Rental apartments make up less than 7% of total housing units on
39 the Island. Very few rental units have been built on the Island in the last decade, which
40 partly accounts for a vacancy rate of 1.5%, well below the 5% rate typical of well-
41 functioning rental markets

1 **GMA GOAL AND REQUIREMENTS FOR HOUSING**
2

3 The *Growth Management Act (GMA)* recognizes the importance of planning for
4 adequate housing by requiring it as an element in Comprehensive Plans. Adequate
5 housing is addressed specifically in one of the 14 major goals:
6

7 “Housing. Encourage the availability of *affordable housing* to all economic
8 segments of the population of this state, promote a variety of densities and
9 *housing types*, and encourage preservation of existing housing stock.”
10 RCW 36.70A.020(4)
11

12 The requirements for a housing element mandated by the GMA include:
13

14 “A housing element recognizing the vitality and character of established
15 *neighborhoods* that: a) includes an inventory and analysis of existing and
16 projected housing needs; b) includes a statement of goals, policies, and
17 objectives for the preservation, improvement, and development of housing;
18 c) identifies sufficient land for housing, and group homes and foster care
19 facilities; and d) makes adequate provisions for existing and projected
20 needs of all economic segments of the community.” RCW 36.70A.070(2)
21

22 **HOUSING NEEDS**
23

24 In 2015 the City of Bainbridge Island issued an updated Housing Needs Assessment
25 (**HNA**) for Bainbridge Island, including an inventory of the amount, location and condition
26 of the Island’s housing stock and demographic and economic information about its
27 population. It also includes an in-depth analysis of *affordable housing* needs of
28 Bainbridge Island’s Housing needs documented in the HNA.
29

30 Almost 34% of individuals and families at all income levels who live in owner-occupied
31 housing units are **cost burdened**, meaning that they spend over 30% of their income on
32 housing. Almost 40% of individuals and families at all income levels who live in renter-
33 occupied housing units are cost burdened. The majority (around 28%) of these residents
34 have an annual income between zero and \$34,999. This means that as of 2012, 569
35 renters on the Island that have an income of \$34,999 or less are housing cost burdened.
36 This is concerning as lower income cost burdened households are more likely to have to
37 choose between housing costs and other necessities.
38

39 The HNA analysis of Workforce Housing Affordability indicates that there is a gap in
40 housing affordable for the Island’s workforce in service professions (e.g., restaurant
41 workers, bank tellers, retail clerks, school bus drivers). Many of those workers are obliged
42 therefore to commute from less-expensive off-island housing, which increases their
43 transportation costs, congestion on SR 305 and greenhouse gas emissions.
44

45 Bainbridge Island’s jobs/housing balance is 0.59 jobs for every housing unit, making it a
46 “bedroom community.” The Puget Sound Regional Council suggests that housing-rich

1 neighborhoods add employment in order to increase economic opportunities for current
2 residents.

3
4 Market forces alone will not address the urgent housing needs facing Bainbridge Island. In
5 the face of daunting circumstances, the City aspires to an ambitious Vision of its future and
6 commits to an innovative, aggressive and multi-faceted housing strategy. The City's
7 success in achieving the housing Vision will also depend upon achieving the policy
8 objectives identified in the Land Use, Transportation, Economic and Environmental
9 Elements of this Plan.

10

HOUSING VISION

11

12

13 Bainbridge Island in the year 2036 provides a broad diversity of housing alternatives to
14 accommodate all economic segments of the population. The Island has balanced the equally
15 important goals of environmental stewardship and the population's needs for housing, health and
16 safety, and access to employment, goods and services.

17

18 The broadest variety of *housing types*, including rental homes, exists within the compact,
19 walkable, transit-served, mixed-use *designated centers*. These include small detached
20 homes on small lots, attached and detached *accessory dwelling units*, *cottage housing*,
21 common-wall duplexes, triplexes and rowhouses, and stacked units on the upper floors
22 of mixed-use, mid-rise buildings.

23

24 The residential land use pattern outside of *designated centers* remains at much lower
25 densities and constitutes almost 90% of the Island's area. Houses built in the previous
26 twenty years, in the vicinity of designated centers and elsewhere in the Open Space
27 Residential zones, are compact, energy-efficient, and well-integrated in their landscape.
28 Typical *housing types* in these areas include detached houses on lots of various sizes,
29 attached and detached *accessory dwelling units* and *conservation villages*.

30

31

GOALS AND POLICIES

32

33

34 In accordance with the definition provided in the *Growth Management Act (WAC 365.195-070(6))*,
35 the term "*affordable housing*" as used in the Housing Element refers to "the adequacy of the
36 housing stocks to fulfill the housing needs of all economic segments of the population." Some
37 combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative
38 planning techniques will be necessary to make adequate provisions for the needs of all segments
39 of the population, but particularly middle and lower income persons.

40

1 **GOAL HO-1**

2 **Make steady progress toward the following aspirational targets for increasing the**
3 **diversity of *housing types* and the supply of *affordable housing*.**

4 **Policy HO 1.1**

5 Decrease to 20% or less the number of cost burdened families living in rental housing
6 (down from 40%).

7
8 **Policy HO 1.2**

9 Decrease to 18% or less the number of cost burdened families owning homes (down from
10 34%).

11
12 **Policy HO 1.3**

13 Increase the number of rental housing units to at least 11% of total housing units (up from
14 7%).

15
16 **Policy HO 1.4**

17 Increase the Island's percentage of *multifamily* homes to 18% or more of all homes (up
18 from 16%).

19
20 **Policy HO 1.5**

21 Increase the number of *senior housing units* to 600 or more (up from 344.)

22
23 **Policy HO 1.6**

24 Change today's 89/11% housing split between the Mixed Use Town Center and
25 Neighborhood Centers to 80/20% by 2036.

26
27 **Policy HO 1.7**

28 Achieve a jobs-housing balance of .8 (up from 0.59).

29
30 **GOAL HO-2**

31 **Beginning in 2019, prepare biennial reports on the status of housing on**
32 **Bainbridge Island. The report shall describe progress toward achieving the**
33 **targets set forth in Policies HO 1.1 HO 1.7.**

34 **Policy HO 2.1**

35 The Housing report shall address the following aspects of housing:

- 36 A. Housing trends in general both regionally and on Bainbridge Island.
- 37 B. The number and location of *housing types* constructed or active applications in the
38 permit process in the preceding two years.
- 39 C. An evaluation of the effectiveness of the City's measures and identification of
40 additional or revised measures or targets.
- 41 D. The vacancy rate for rental apartments.
- 42 E. The number of cost burdened and extremely cost burdened households.
- 43 F. The status of efforts to address housing needs at the regional level.
- 44 G. The condition of the local housing market and the number of new housing units,
45 publicly and privately funded.

- H. The use of density bonuses and the number of for-purchase housing units provided in new developments.
- I. A description of the various initiatives supporting *affordable housing*, including activities of community non-profit organizations and local and regional public or private entities.
- J. Programs of housing repair and renovation that improve accessibility.
- K. If insufficient progress is made toward meeting the targets in Policies HO 1.1 through HO 1.7, determine what actions are not working and make appropriate adjustments.

Policy HO 2.2

Make the Biennial Housing Reports available to the public in various ways, such as notice in the local newspaper, on the City’s web page, and on local media outlets. This Biennial Housing Report will be part of a comprehensive update of the Housing Needs Assessment in order to inform the next state-mandated update of the Comprehensive Plan in 2024.

GOAL HO-3

Promote and maintain a variety of *housing types* to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island, and encourages more socio-economic diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.

Policy HO 3.1

Encourage innovative zoning regulations that increase the variety of *housing types* and choices suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. Examples of innovative approaches are *cottage housing* development, *conservation villages*, stacked or common-wall housing, *tiny houses*, and *accessory dwelling units*. See Figure 1 illustrating several different *housing types*.

Figure 1

Detached Housing



Single-family home



Cottage housing



Accessory dwelling unit

1 **Common Wall Housing**

2



3
4 Duplex



5
6 Row houses



7
8 Zero lot line

9 **Stacked Units Housing**

10



11
12 Garden apartment



13
14 Mixed use, mid-rise



15
16 Micro units

17 **Policy HO 3.2**

18 Recognize—that the City shares a housing and employment market, as well as a
19 transportation network, with the larger region. Therefore, the City should work with the
20 *Kitsap Regional Coordinating Council* to develop an equitable and effective county-wide
21 planning policies and other strategies to locate, finance and build *affordable housing*.

22 **Policy HO 3.3**

23 Designate the appropriate staff effort or organizational entity to assist and advise the
24 community, landowners, and private and public entities about options for *affordable*
25 *housing*, financing strategies, and funding sources.

26 **Policy HO 3.4**

27 Partner with non-profit housing organizations, churches, the development community, local
28 lending institutions, elected officials, and the community at large to assist in meeting
29 *affordable housing goals* and implementing strategies.

30 **Policy HO 3.5**

31 Support the efforts of community non-profit housing organizations and local and
32 regional public and private entities in developing and managing *affordable housing* on
33 Bainbridge Island.

34 **Policy HO 3.6**

Develop standards to encourage development of small to mid-size single-family housing
units. These provisions may include a framework to permit small-unit housing
development such as *tiny houses*, *micro units*, and *cottage housing*.

1 **Policy HO 3.7**

2 Expand opportunities for infill in the residential neighborhoods of the Winslow Master
3 Plan study area and the Neighborhood Centers. Allow the creation of small lots (e.g., in
4 the 3,000 square foot range) as well as smaller footprint homes (e.g., under 1,200
5 square feet).

6
7 **GOAL HO-4**

8 **Increase the supply of permanently affordable *multifamily* housing each year**
9 **through the year 2036 with goals based on data provided by the Housing**
10 **Needs Assessment and the City’s housing reports.**

11
12 **Policy HO 4.1**

13 Encourage new *multifamily* housing in a variety of sizes and forms in *designated centers*.

14
15 **Policy HO 4.2**

16 Increase the efficiency of the review process and revise *building envelope* and other
17 development standards for the High School Road and Ferry Terminal districts and other
18 portions of the Winslow Area Master Plan to encourage the transformation of these areas
19 from auto-oriented, low-rise, homogeneous commercial land use districts into walkable,
20 transit-served, mid-rise, mixed-use neighborhoods with *affordable housing*.

21
22 **Policy HO 4.3**

23 Partner with non-profit or for-profit housing sectors to create new *multifamily* housing in
24 *designated centers*, including a significant percentage of *affordable housing*, through the
25 joint or exclusive use of surplus publicly owned property or air space.

26
27 **Policy HO 4.4**

28 Partner with the for-profit sector to create *affordable housing* through the targeted use of
29 the *multifamily* property tax exemptions in *designated centers*.

30
31 **Policy HO 4.5**

32 Remove barriers to the creation of new *multifamily* housing, particularly *affordable*
33 *housing* through a variety of actions, such as the adoption of regulations that “right-
34 size” parking requirements, reduce certain *impact fees*, and encourage the use of
35 parking management programs to enable the more efficient use of parking.

36 **Policy HO 4.6**

37 Allow *accessory dwelling units* in all residential zones, except at Point Monroe, the
38 Sandspit (R-6). Review and revise as appropriate to create reasonable flexibility
39 regarding development standards including lot coverage, setbacks, parking
40 requirements, and Health District requirements for water and sewage.

41
42 **Policy HO 4.7**

43 Encourage agencies whose mission is to develop *affordable housing* to create new
44 subsidized *multifamily* rental housing by aggressively pursuing Kitsap County
45 *Community Development Block Grant Funds*, state funds, donations from private

1 individuals and organizations, public revenue sources and other available funding.

2

3 **Policy HO 4.8**

4 Evaluate the efficacy of existing regulations in facilitating the provision of assisted and
5 independent living *senior housing*, and take action to amend regulations as needed.

6

7

GOAL HO-5

8 **Maintain the existing stock of affordable and rent-assisted housing, in**
9 **partnership with community non-profit organizations and local and regional**
10 **public and private entities.**

11

12 **Policy HO 5.1**

13 Develop a continuing strategy to maintain the Rural Development Agency and HUD
14 subsidies on existing rent-assisted housing. The primary strategy shall be to support
15 Housing Kitsap and non-profit ganizations such as Housing Resources Bainbridge to
16 purchase the units through the provisions of the 1990 Housing Act.

17

18 **Policy HO 5.2**

19 In the event of the potential loss of privately-owned subsidized housing, work with the
20 appropriate public agencies and local non-profits to pursue the preservation of the
21 subsidized units, or relocation assistance for the residents.

22

23 **Policy HO 5.3**

24 Water-based (live-aboards) housing provide a viable component of the present and
25 future housing stock of Bainbridge Island, and shall be subject to applicable
26 environmental protection, seaworthiness, sanitation and safety standards, and
27 authorized moorage.

28

29

GOAL HO-6

30 **Facilitate the provision of a diverse *affordable housing* stock in all geographic**
31 **areas of the community.**

32

33 **Policy HO 6.1**

34 Encourage housing created by agencies such as a community land trust.

35 **Policy HO 6.2**

36 In order to provide for permanently *affordable housing* pursue effective strategies to
37 reduce the land cost component of for-purchase housing, which may include alternative
38 land use zoning, *density bonuses* and other incentives.

39

40 **Policy HO 6.3**

41 Maintain an innovative housing program and clarify or adopt new flexible permit processes
42 in all *designated centers* to promote an increase in the supply, diversity, and access to
43 housing, including *affordable housing*.

44

1 **Policy HO 6.4**
2 Create new *conservation villages* permit process to apply outside of *designated*
3 *centers* to increase housing choices, including *affordable housing* and requiring *green*
4 *building* practices, while better conserving *open space*.
5

6 **Policy HO 6.5**
7 Provide incentives to construct *affordable housing* for farm workers on or near farmlands.
8

9 **Policy HO 6.6**
10 Consider the merits of programs and regulations pioneered by other communities to
11 discourage the land, energy and natural resource consumptive pattern of large single-
12 family homes. Adopt amendments to City programs and regulations as appropriate.

13 **GOAL HO-7**

14 **Promote and facilitate the provision of rental and for-purchase housing that is**
15 **affordable to *income-qualified* households with a variety of income levels.**
16

17 **Policy HO 7.1**
18 Exempt from City *impact fees* and other administrative development fees housing
19 developments where all units are limited to residents in specified income groups.
20

21 **Policy HO 7.2**
22 All income-qualified rental housing units created as a result of the policies of this Housing
23 Element shall remain affordable to *income-qualified households* for a period of not less
24 than 50 years from the time of first occupancy and shall be secured by recorded
25 agreement and deed running with the title of the land, binding all the assigns, heirs and
26 successors of the applicant. This policy does not preclude the use of the Multi-Family
27 Property Tax Exemption.
28

29
30 **GOAL HO-8**

31 **Facilitate the siting and development of housing opportunities for *special needs***
32 ***populations*.**

33 **Policy HO 8.1**
34 Support the services of community non-profit organizations and local and regional
35 public or private entities in providing shelter for temporarily homeless singles and
36 families with children, adolescents and victims of domestic violence on Bainbridge
37 Island.
38

39 **Policy HO 8.2**
40 Support the development of programs to meet the housing needs of the
41 developmentally, physically and emotionally disabled within the community.
42

43 **Policy HO 8.3**
44 Support programs that provide assistance to low-income, elderly and disabled

1 persons to repair, rehabilitate or retrofit their homes to be more accessible and
2 safe.

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GOAL HO-9

Explore the use of the City’s bonding capacity and other resources to support the creation of *affordable housing*.

Policy HO 9.1

The City recognizes the need to provide financing assistance for *affordable housing*. Accordingly, the City will actively pursue public and private funds that may include, but are not limited to, real estate excise tax, grants, and other available resources.

Policy HO 9.2

The City, in partnership with local agencies producing *affordable housing*, may issue a General Obligation Bond to increase the production of housing affordable to *households* at or below 80% of median income for Kitsap County.

Policy HO 9.3

Consider the issuance of Limited Tax General Obligation Bonds (also called councilmanic bonds, or non-voted debt) to support the development of housing affordable to *households* at or below 80% of median income for Kitsap County.

Policy HO 9.4

Increase City support of the Housing Trust Fund and explore new sources of funding for the development and preservation of *affordable housing*.

Policy HO 9.5

Consider the options for making City-owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing, and support other public entities that wish to use publicly-owned land for this purpose. Take into consideration, however, the full range of uses that City-owned properties may serve over the long-term.

HOUSING IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans goals and policies that support that action.

HIGH PRIORITY ACTIONS

Action #1. Set targets for increasing the supply of moderately priced and affordable housing, measure progress, and if insufficient progress is being made toward meeting the housing targets, determine what actions are not working and make appropriate adjustments.

GOAL HO-1

Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

GOAL HO-2

Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island. The report shall describe progress toward achieving the targets set forth in Policies HO 1.1 through HO 1.7.

Action #2. Amend the City's development code to facilitate an increase in the diversity of housing types and supply of affordable housing.

Policy HO 3.6

Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses, micro units, and cottage housing*.

Policy HO 4.2

Increase the efficiency of the review process and revise *building envelope* and other development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow Area Master Plan to encourage the transformation of these areas from auto-oriented, low-rise, homogeneous commercial land use districts into walkable, transit-served, mid-rise, mixed-use neighborhood with *affordable housing*.

Policy HO 6.3

Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity, and access to housing, including *affordable housing*.

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Policy HO 6.4

Create new *conservation villages* permit processes to apply outside of *designated centers* to increase housing choices, including *affordable housing* and requiring *green building* practices, while better conserving *open space*.

Action #3. Partner with other jurisdictions, the development community, and non-profit organizations to increase the diversity of housing types and supply of affordable housing.

Policy HO 3.4

Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials, and the community at large to assist in meeting *affordable housing goals* and implementing strategies.

Policy HO 4.3

Partner with non-profit or for-profit housing sector to create new *multifamily* housing in *designated centers*, including a percentage of *affordable housing*, through the joint or exclusive use of surplus publicly owned property or air space.

Policy HO 4.4

Partner with the for-profit sector to create *affordable housing* through the targeted use of the multifamily property tax exemptions in *designated centers*.

Policy HO 9.5

Consider the options for making City- owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing, and support other public entities that wish to use publicly-owned land for this purpose. Take into consideration, however, the full range of uses that City-owned properties may serve over the long-term.

MEDIUM PRIORITY ACTIONS

Action #1. Focus additional city and other financial resources to help increase the supply of affordable housing.

Policy HO 9.4

Increase City support of the Housing Trust Fund and explore new sources of funding for the development and preservation of *affordable housing*.

Policy HO 7.1

Exempt from City *impact fees* and other administrative development fees housing developments where all units are limited to applicants of specified income groups.

1 **Action #2. Look for ways to reduce the cost of multifamily housing, particularly**
2 **affordable housing.**

3 **Policy HO 4.5**

4 Remove barriers to the creation of new *multi-family housing*, particularly *affordable*
5 *housing* through a variety of actions, such as the adoption of regulations that “right-
6 size” parking requirements, reduce certain impact fees, and the encourage the use
7 of parking management programs to enable the more efficient use of parking.

8
9 **OTHER PRIORITY ACTIONS**

10
11 **Action #1. Identify ways to achieve local results with and through regional**
12 **actions.**

13
14 **Policy HO 3.2**

15 Recognize that the City shares a housing and employment market, as well as a
16 transportation network, with the larger region. Therefore, the City should work with
17 the Kitsap Regional Coordinating Council to develop equitable and effective county-
18 wide planning policies and other strategies to locate, finance and build *affordable*
19 *housing*.

GLOSSARY OF HOUSING TERMS

1
2 **Accessory Dwelling Unit:** Separate living quarters contained within or detached from a single-
3 family residence on a single lot.

4
5 **Affordable Housing:** Housing where the occupant pays no more than 30% of gross
6 monthly income for total housing costs, including the cost of taxes and insurance for
7 homeowners and monthly utilities for owners and renters.

8
9 Affordable housing is defined according to the interpretation found in the Growth
10 Management Act - Procedural Criteria [WAC365-195-070(6)]. The term "applies to the
11 adequacy of the housing stocks to fulfill the housing needs of all economic segments of
12 the population. The underlying assumption is that the market place will guarantee
13 adequate housing for those in the upper economic brackets but that some appropriately
14 zoned land, regulatory incentives, financial subsidies, and innovative planning techniques
15 will be necessary to make adequate provisions for the needs of middle and lower
16 income persons."

17
18 The Department of Housing and Urban Development (HUD) sets household income
19 limits for five income categories based on the local median household income that is
20 determined each year. They are as follows:

21

22	Extremely Low Income	30% or less of median household income
23	Very Low Income	31% - 50% of median household income
24	Low Income.....	51% - 80% of median household income
25	Moderate Income.....	81% - 95% of median household income
26	Middle Income.....	96% - 120% of median household
27	income	

28

29 **Assisted Housing:** Multifamily rental housing that receives governmental assistance and
30 is subject to use restrictions

31
32 **Community Land Trust (CLT):** A model of homeownership where a developer (usually an
33 affordable housing agency or nonprofit) sells a home to an income-qualified resident, but
34 retains ownership of the land. The homeowner earns equity in the home, but not the land.

35
36 **Co-housing:** a type of residential community characterized by either attached or
37 detached single-family dwelling units which may or may not be located on separate lots,
38 and includes a common building, which may contain a large dining room, kitchen,
39 lounges, meeting rooms, recreation and laundry facilities, storage, guest rooms, library,
40 workshops, and/or childcare, to serve only the co-housing community.

41
42 **Conservation Villages:** A development form that concentrates housing on a relatively
43 small portion of the total site, with the larger portion of the site left untouched as

1 dedicated conservation area. The housing may take the form of common wall structures
2 and/or detached units placed close by one another, situated to minimize the cost of
3 running roads and serving utilities and maximizing the retention of scenic views, open
4 space, natural contours, and vegetation. The techniques used to concentrate buildings
5 may include reduction in lot sizes, building setback and/or bulk requirements. An
6 increase in density may be considered only if appropriate limitations are placed on
7 building footprint, bulk, shape, location, orientation or other site or building design
8 details. The conservation open space is secured in perpetuity by deed restriction.
9

10 **Context Sensitive Design:** Site, landscaping, architectural, or engineering design that
11 is compatible with a development's setting, the contours of the land and natural
12 systems on-site and immediately off-site, and that is compatible with the character,
13 location and configuration of improvements and uses on adjacent properties.
14

15 **Cottage Housing:** A grouping of small, single family dwelling units clustered around a
16 common area and developed with a coherent plan for the entire site. Cottage units typically
17 have a shared common area and coordinated design and may allow densities that are
18 somewhat higher than typical in single family neighborhoods. Cottage housing offers a
19 degree of privacy and some of the benefits of single family housing combined with the
20 lower cost and maintenance of attached housing. The clustered arrangement can
21 contribute to a sense of community.
22

23 **Density:** The number of dwelling units allowed in a lot area.
24

25 **Density Bonus:** Additional density provided to a developer to achieve certain policy
26 objectives, such as the construction of affordable housing units. (The developer is
27 allowed to build a certain amount {a percentage} above the base density in exchange for
28 the provision of a certain number of affordable units.)
29

30 **Designated Centers:** Those areas of the Island where the majority of the development
31 and redevelopment should be located over the next fifty years. These include Winslow,
32 Lynwood Center, Island Center, Rolling Bay, Sportsman Triangle and Day Road.
33

34 **Development Regulation:** The controls placed on development or land use activities by
35 a county or city, including, but not limited to, zoning ordinances, critical areas
36 ordinances, shoreline master programs, official controls, planned unit development
37 ordinances, subdivision ordinances, and binding site plan ordinances together with any
38 amendments thereto.
39

40 **Dwelling Unit:** A building or portion of a building that provides independent living
41 facilities with provision for sleeping, eating and sanitation. The existence of a food
42 preparation area within a room or rooms is evidence of the existence of a dwelling unit.
43

44 **Flexible Lot Design Subdivision Process:** This process permits development flexibility
45 that will encourage a more creative approach than lot-by-lot development, including lot
46 design, placement of buildings, use of open spaces and circulation, and best addresses

1 the site characteristics of geography, topography, size or shape. This method permits
2 clustering of lots, with a variety of lot sizes, to provide open space and protect the
3 Island's natural systems. The criteria for the layout and design of lots, including a
4 minimum percentage of open space and a minimum lot size for each zone, will be set
5 out in the zoning ordinance.

6 **Guiding Principle:** A high-rank order value guiding growth, development, and
7 conservation of resources in the community. Guiding principles are derived from and
8 provide extension of the aspirations and values described in the Vision Statement.
9 Guiding Principles provide policy direction to the Goals and Policies of the Elements in
10 the Comprehensive Plan.

11
12 **Homeless:** Persons whose primary nighttime residence is 1) a public or private place
13 not designed for, or ordinarily used for, sleeping accommodations for human beings, or
14 2) a residence which is a publicly or privately operated shelter designed to provide
15 temporary living accommodations.

16
17 **Household:** One or more related or unrelated persons occupying a housing unit.

18
19 **Housing types:** This term refers to the physical form, configuration or scale of
20 housing, as opposed to an ownership pattern (i.e., rental vs. owned).
21 The list below groups housing types by the category of whether the housing units are
22 detached, common wall, or stacked:

- 23
24 ▪ **Detached housing**, includes one and two-story houses, ramblers, split-levels,
25 cottages, cabins, accessory dwelling units, mobile homes, and carriage houses
26 (unit over a garage);
27
- 28 ▪ **Common wall housing**, includes duplexes, zero lot line homes, rowhouses and
29 townhouses; and
30
- 31 ▪ **Stacked housing**, includes two or three story garden apartments and mid-rise,
32 mixed-use structures with commercial ground floor uses and two or more stories
33 of residences above.
34

35 **Impact Fees:** Charges levied by the City against a new development for its pro-rata
36 share of the capital costs of facilities necessitated by the development. The Growth
37 Management Act authorizes the imposition of impact fees on new development and sets
38 the conditions under which they may be imposed.

39
40 **Income-qualified:** A description for a renter or owner of designated affordable housing
41 unit, meaning that the entity managing the affordability has verified the potential
42 resident's income to fall within the income ranges defined under "Affordable housing".
43

44 **Infill Development:** Development usually consisting of either 1) construction on one or
45 more lots in an area already developed or 2) new construction between two existing
46 structures.

1 **Low Impact Development (LID):** A stormwater management strategy that emphasizes
2 conservation and use of existing natural site features integrated with distributed, small-
3 scale stormwater controls to more closely mimic natural hydrologic patterns in
4 residential, commercial, and industrial settings. LID employs principles such as
5 preserving and recreating natural landscape features and minimizing impervious
6 surfaces to create functional and appealing site drainage that treat stormwater as a
7 resource rather than a waste product. Practices that adhere to these LID principles
8 include bio-retention facilities, rain gardens, vegetated rooftops, rainwater harvesting
9 (rain barrels and cisterns) and permeable pavements.

10
11 **Manufactured Housing:** A broad term including mobile homes, modular homes and
12 other "factory built" housing. The main distinction is that manufactured housing is
13 created in one or more parts in a factory and is designed and constructed for
14 transportation to a site for installation on a permanent foundation and occupancy when
15 connected to required utilities.

16
17 **Micro unit:** A small studio apartment; micro unit could include a fully functioning and
18 accessibility compliant kitchen and bathroom or rely upon communal kitchen or bathroom
19 facilities.

20
21 **Mixed-Use Development:** The presence of more than one category of use in a
22 structure, for example, a mixture of residential units and office or retail uses in the same
23 building.

24
25 **Multifamily:** A structure or portion of a structure containing two or more dwelling units.

26 **Neighborhood:** A small, predominantly residential area of the Island in which the
27 residents share a common identity which may focus around an elementary school, park,
28 community business center or similar feature.

29
30 **PUD or Planned Unit Development:** A development of land that is under unified control
31 and is planned and developed as a whole in a single development operation or
32 programmed series of development stages. Development through a PUD is a process in
33 addition to the subdivision process, which permits development flexibility that will
34 encourage a more creative approach than lot-by-lot development in design.

35
36 **Residential Use:** Any land use that provides for living space. Examples include single
37 family residence, multi-family residence, special residence mobile home park, boarding
38 house, caretaker's quarters, accessory dwelling.

39 **Senior Housing:** Housing specifically designed and operated to assist elderly persons
40 (as defined in the State or Federal program); or intended for, and solely occupied by
41 persons 62 years of age or older.

42 **Special Needs Populations:** Individuals or families who require supportive social
43 services in order to live independently for semi-independently.

- 1 **Subarea Plan:** An optional comprehensive plan feature authorized by the Growth
2 Management Act. Subarea plans provide detailed land use policies for a geographic
3 subset of a city.
4
- 5 **Subdivision:** The division or re-division of land into five or more lots, tracts, parcels,
6 sites or divisions for the purpose of sale, lease or transfer of ownership.
7
- 8 **Substandard Housing:** A dwelling unit that does not meet the criteria for an acceptable
9 standard of living, through lack of maintenance, age of unit, neglect, lack of plumbing
10 facilities, kitchen facilities, or crowded conditions.
- 11 **Tiny House or Home:** A small dwelling, with a kitchen and bathroom, possibly mounted on
12 wheels.
- 13 **Urban Concentration:** An area within the urban growth boundary of Bainbridge Island in
14 which urban level of development with urban levels of public services and facilities are
15 concentrated.
16
- 17 **Vision:** A Vision is a narrative description of a preferred future, describing desired long-
18 term qualities and characteristics of the community 20 or more years in the future.
19
- 20 **Vision 2040:** Vision 2040 constitutes the multi-county planning policies for the region
21 consisting of King, Pierce, Snohomish and Kitsap counties and the cities within those
22 counties.