



**Planning Commission Special Meeting  
Wednesday, March 18, 2026**

Council Chambers  
280 Madison Ave N  
Bainbridge Island, WA

and

Remote Meeting on Zoom  
<https://bainbridgewa.zoom.us/j/89289022711>  
or Telephone: US: +1 253 215 8782  
Webinar ID: 892 8902 2711

**Agenda**

- 1. Call to Order / Roll Call - 6:00 PM**
- 2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 PM**
- 3. Public Comment - 6:10 PM**

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov). Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person. Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov), provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

- 4. Regular Business - 6:20 PM**
  - A. Discuss Comprehensive Plan Update: Recommendations on Cultural, Human Services, Economic, and Housing Elements
- 5. Good of the Order - 8:05 PM**
- 6. Adjournment - 8:10 PM**

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and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator, Anshu Wahi at [awahi@bainbridgewa.gov](mailto:awahi@bainbridgewa.gov) or 206-947-0803 as soon as possible, preferably at least 2 business days prior to the meeting.



## **Planning Commission Special Meeting Agenda Bill** **Wednesday, March 18, 2026**

**Agenda Item:** Discuss Comprehensive Plan Update: Recommendations on Cultural, Human Services, Economic, and Housing Elements

**Department:** Planning Commission

**Agenda Section:** Regular Business - 6:20 PM

**Estimated Time:** 105 Minutes

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### **Recommendation:**

This meeting will review and make recommendations on the Comprehensive Plan Cultural, Human Services, Economic and Housing Elements. Suggested motions on updated policies are presented for consideration by the Planning Commission

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### **Narrative:**

#### **BACKGROUND**

The periodic update to the City's Comprehensive Plan was due on December 31, 2024 and is now a year overdue. The City Council adopted Resolution 2025-18 directing the Planning Commission and staff to make progress on completing the plan update so that the City Council can work on plan adoption by June 30, 2026.

State law requires local Comprehensive Plans to look out twenty years to plan for future population, housing, and employment, the amounts of which are established by state and regional agencies. For the first time ever, a new state law requires local governments to plan for and accommodate housing types for all income levels.

The current periodic Comprehensive Plan update will advance the City’s planning horizon from 2036 to 2044. The Winslow Town Center is the City’s most populated center and supports urban levels of services for its residential and employment base. The 2044 Comprehensive Plan will focus population and employment growth primarily in the Winslow area. This is in keeping with the City’s current long-term growth strategy, which supports new population and employment in Winslow while conserving sensitive environmental areas, open spaces and forests outside the Winslow Town Center.

A Subarea Plan for the Winslow town center is a key component to the Comprehensive Plan update. The Planning Commission completed its recommendation on the Winslow Subarea Plan and now will review and make recommendations on the citywide Comprehensive Plan. In accordance with Resolution 2025-18, only those updates that are essential to complying with state comprehensive plan mandates and internal consistency among the Elements will be considered.

Additional information about the update to the Comprehensive Plan can be found on the City's website here: <https://cityofbainbridgeisland.civilspace.io/en/projects/2024-comprehensive-plan-periodic-update>

**SUMMARY**

**1. Bringing the Cultural Element “Up to Date”**

City staff have proposed discrete updates to the *Cultural Element* in order to:

- Reflect the updated planning period; and
- Acknowledge changing conditions or updated information since 2017.
- Consider adding new policies CUL 1.9 and CUL 3.9, as requested through Comprehensive Plan Amendment application number 52984 related to a Civic + Cultural Connection Overlay District. These requested policies are highlighted in the Draft Updated Cultural Element.

Information about the City’s Public Art Program and City Cultural Funding can be found on the City’s website:

- <https://bainbridgewa.gov/956/Public-Art-Program>
- <https://bainbridgewa.gov/948/City-Funded-Cultural-Activities>
- <https://bainbridgewa.gov/926/Cultural-Funding-Task-Force>

**2. Bringing the Human Services Element “Up to Date”**

City staff have proposed discrete updates to the *Human Services Element* in order to:

- Reflect the updated planning period; and
- Acknowledge changing conditions or updated information since 2017.

Information on the City’s Human Services funding can be found on the City’s website:

<https://bainbridgewa.gov/600/City-Funded-Human-Services>

**3. Bringing the Economic Element “Up to Date”**

City staff have proposed discrete updates to the *Economic Element* in order to:

- Reflect the updated planning period; and
- Acknowledge changing conditions or updated information since 2017

**4. Bringing the Housing Element "Up to Date"**

Complete its review of the Housing Element.



**Fiscal Impact:**



**Community Engagement and Outreach:**



**Attachments:**

1. March 18 PC Suggested Motions - Copy
2. Draft Updated CULTURAL ELEMENT March 2026
3. Draft Updated HUMAN SERVICES ELEMENT March 2026
4. Draft Updated ECONOMIC ELEMENT March 2026

5. Draft HOUSING Element Feb 2026 - Copy

**Suggested Motions for Consideration of the *Cultural, Human Services, Economic and Human Services Elements* and for the Comprehensive Plan Update  
March 18, 2026**

**1. Bringing the Cultural Element “Up to Date”**

City staff have proposed discrete updates to the *Cultural Element* in order to:

- Reflect the updated planning period; and
- Acknowledge changing conditions or updated information since 2017.

Information about the City’s Public Art Program and City Cultural Funding can be found on the City’s website:

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<https://bainbridgewa.gov/948/City-Funded-Cultural-Activities>

<https://bainbridgewa.gov/926/Cultural-Funding-Task-Force>

***Suggested Motion:***

- I move to recommend the *Cultural Element* be updated by City staff as shown in the attached meeting materials to reflect current and planned conditions, or updated references.

\_\_\_\_\_ PASS                      \_\_\_\_\_ DID NOT PASS

**2. Bringing the Human Services Element “Up to Date”**

City staff have proposed discrete updates to the *Human Services Element* in order to:

- Reflect the updated planning period; and
- Acknowledge changing conditions or updated information since 2017.

Information on the City’s Human Services funding can be found on the City’s website:

<https://bainbridgewa.gov/600/City-Funded-Human-Services>

***Suggested Motion:***

- I move to recommend the *Human Services Element* be updated by City staff as shown in the attached meeting materials to reflect current and planned conditions, or updated references.

\_\_\_\_\_ PASS                      \_\_\_\_\_ DID NOT PASS

**3. Bringing the Economic Element “Up to Date”**

City staff have proposed discrete updates to the *Economic Element* in order to:

- Reflect the updated planning period; and
- Acknowledge changing conditions or updated information since 2017.

***Suggested Motion:***

- I move to recommend the *Economic Element* be updated by City staff as shown in the attached meeting materials to reflect current and planned conditions, or updated references.

\_\_\_\_\_ PASS                      \_\_\_\_\_ DID NOT PASS

**HOUSING ELEMENT**

**3. Bringing the Housing Element “Up to Date”**

At its meeting on January 22, 2026, the Planning Commission began its review of the proposed changes to the *Housing Element*.

At the close of its January 22 discussion regarding the Housing Element, the Commission unanimously approved the following motion: I move to have City staff look at either a Goal or Policy to make sure future development is more predictable and more in line with our Island's values. One such policy would be the implementation of a form-based code. As a future form-based code would likely be applied to all types of development- residential, commercial, and mixed use. Therefore, staff would recommend that a policy about form-based code should be added to Goal LU-4 of the Land Use Element, as this section describes the City's "Island-wide Conservation and Development Strategy" and already includes policies related to land use and building scale. Proposed policy language could read:

**Policy LU 4.X** Consider adopting a form-based code to make future development more predictable.

On February 12, 2026, the Planning Commission continued its review of the Draft Housing Element, completing review through Policy HO 7.3. Staff has integrated the Planning Commission’s approved changes from these two meetings into an updated Draft *Housing Element* for the February 26, 2026, discussion, and to pick back up with Draft *Housing Element* review of Goal HO-11

***Suggested Motion:***

- I move to recommend that the various sections of the *Housing Element* be updated by City staff as shown in the attached meeting materials to reflect the variety of City housing work completed since 2017, changing conditions, updated data and changes in state housing laws.

\_\_\_\_\_ PASS                      \_\_\_\_\_ DID NOT PASS

# CULTURAL ELEMENT

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# INTRODUCTION



Bainbridge Island is home to thriving cultural institutions, and to many artists, writers, musicians, and craftspeople, serving a local and regional public and many tourists. The forms of art and culture that we celebrate are as diverse as our population; they are embedded in our history and our economy. Although a *Cultural Element* is not required in Comprehensive Plans under the Growth Management Act, ours was added in 1998 to recognize the contributions of cultural institutions and many dedicated individuals to our quality of life.

There are specific and compelling reasons for including a Cultural Element in the Comprehensive Plan. Arts and *humanities* include visual, performing, and literary arts, museums, historical sites and landmarks, and many other cultural institutions. The arts and humanities are mechanisms for developing larger community values that are rooted in the interests of citizens such as economic vitality, quality education, and community planning and design and are unto themselves a valuable element of the Island’s rich character. Support for the arts and *humanities* is an investment in the community.

The economic identity and vibrancy of Bainbridge Island is based upon its unique cultural values. These values have been historically developed and shaped by generations of Island residents. Invention, creativity, diversity and generosity of spirit and expression have led to the development of Island organizations, events, programs and individual pursuits allowing the community to flourish, enhancing its quality of life.

This Cultural Element continues to recognize that the arts and *humanities* significantly contribute to the City’s identity, *sense of place*, and economy.

## CULTURAL VISION ~~2036~~ 2044

Arts and *humanities* are an integral part of the community fabric. They contribute to the economic vitality, community character, livability, and quality of life of Bainbridge Island. Community members see the Island as a national destination for artistic excellence and sustainability.

The City includes funding for the arts and humanities in its biennial budget. Public art displays on City-owned property provide professional development opportunities for artists. A variety of housing alternatives are available to artists to enable them to live and work in the community.

Education programs to enhance understanding and appreciation for the history and heritage of Bainbridge Island are conducted for residents and visitors. The City's Historic Preservation program has preserved historic and cultural resources and farmland. The traditional cultures of the area, kept alive by our Suquamish neighbors and other Tribes, provide diversity and a living connection to our Island's Indigenous past. Bainbridge Island is recognized nationally as a center of artistic excellence.

## GOALS & POLICIES

### FINANCIAL RESOURCES

#### GOAL CUL-1

**Support, protect and enhance the value of the arts and *humanities* as essential to education, quality of life, economic vitality, broadening of mind and as treasure in trust for our descendants.**

##### **Policy CUL 1.1**

Support the coordination of marketing strategies with arts, business and tourism organizations to promote cultural events.

##### **Policy CUL 1.2**

Provide financial support for the arts and *humanities* through the City's biennial budget process.

##### **Policy CUL 1.3**

Employ a variety of technologies to market cultural events to residents and for off-Island visitors.

##### **Policy CUL 1.4**

Maintain cooperative working relationships with the Island's cultural institutions.

##### **Policy CUL 1.5**

Support the emergence of cultural spaces Island-wide especially in *designated centers* where they are accessible to a broad range of people encouraging both informal and planned gatherings and recreation.

**Policy CUL 1.6**

Encourage partnerships between the public, private and nonprofit sectors to engage in creative *placemaking* projects.

**Policy CUL 1.7**

Make creative *placemaking* a part of *subarea planning* and redevelopment projects.

**Policy CUL 1.8**

Provide adequate opportunities for community input in the Cultural Funding Advisory Task Force decision-making process.

**Policy CUL-1.9** Prioritize Civic and Cultural core enhancements on and around the City's property in Winslow.

**CULTURAL ACTIVITY AND ECONOMIC VITALITY**

**GOAL CUL-2**

**Preserve and promote the distinctive character, history, traditional cultures and institutions of Bainbridge Island and take advantage of the Island's cultural stature within the dynamic economy of the Puget Sound region.**

**Policy CUL 2.1**

Promote Bainbridge Island's "Sense of Place" by supporting an ongoing public dialogue about preservation, sustainability, hospitality and the influence of the arts, history and culture.

**Policy CUL 2.2**

Support artistic, historic and cultural events, institutions and places for sharing the Island's unique built and natural character with residents and visitors.

**Policy CUL 2.3**

Cultivate partnerships among the arts and humanities, economic development and tourism sectors.

**Policy CUL 2.4**

Encourage local support for a creative and economic environment that enables individual artists to live and work in the community.

**Policy CUL 2.5**

Develop tools to increase the amount of affordable work and living space for artists.

**Policy CUL 2.6**

Foster a climate that enhances the Island's national reputation as a center of artistic excellence.

**Policy CUL 2.7**

Partner with the Suquamish Tribe and others to plan events that celebrate and promote awareness of the region's indigenous cultures.

**Policy CUL 2.8**

Promote future cultural amenities in *designated centers*.

## HISTORY AND HERITAGE

### GOAL CUL-3

**Preserve places where the Island’s history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future.**

#### **Policy CUL 3.1**

Promote a sense of respect and appreciation for history and heritage among Island residents by supporting organizations that provide community education programs, school curriculum and oral history programs.

#### **Policy CUL 3.2**

Support the City’s Historic Preservation program to identify and preserve historic and cultural resources, including historic farms and heritage trees.

#### **Policy CUL 3.3**

Support adequate space to collect, preserve and interpret the Island’s history.

#### **Policy CUL 3.4**

Protect and develop cultural and historic aspects of City-owned property.

#### **Policy CUL 3.5**

Recognize the probability of discovering new Native American cultural resources throughout the Island.

#### **Policy CUL 3.6**

Work with local tribes and others to promote knowledge and understanding of Northwest indigenous cultures, including attention to local school curricula.

#### **Policy CUL 3.7**

Protect and conserve cultural and historic sites from adverse environmental impacts, including sea level rise.

#### **Policy CUL 3.8**

Promote culturally significant and non-traditional agricultural practices and local foods throughout the community.

**Policy CUL-3.9: Support the expansion and enhancement of the Bainbridge Island Historical Society Museum and its grounds through public and private partnerships.**

## THE HUMANITIES

The *Humanities* foster a spirit of community where the richness of human experience is explored and nurtured through ongoing analysis and exchange of ideas about the relation to self, others and the natural world.

## GOAL CUL-4

**Promote understanding of humanistic inquiry as a foundation for civil society, enjoyment of the arts and lifelong learning.**

### **Policy CUL 4.1**

Support community institutions such as libraries and museums which nurture creative thought and expression and exchanges of ideas between Island residents with community discussions.

### **Policy CUL 4.2**

Foster public dialogue to acknowledge and appreciate different ways of living, thinking, believing and behaving in society.

### **Policy CUL 4.3**

Encourage and participate in community forums and workshops on issues related to cultural diversity.

## **PUBLIC ART AND COMMUNITY DESIGN**

## GOAL CUL-5

**Create a stimulating visual environment by promoting public art and providing stewardship for the City's public art portfolio.**

### **Policy CUL 5.1**

Manage the City's Public Arts Program to provide opportunities for new projects and ensure financial sustainability.

### **Policy CUL 5.2**

Promote the inclusion of quality art in projects built by both private developers and public agencies.

### **Policy CUL 5.3**

Include public art in appropriate City capital projects.

### **Policy CUL 5.4**

Maintain the artistic aesthetic of Bainbridge Island through inclusion of support for inspiring public spaces.

### **Policy CUL 5.5**

Ensure financial support of the required preservation of installed public art.

### **Policy CUL 5.6**

Promote public art in new commercial developments.

## CULTURAL IMPLEMENTATION

To implement the goals and policies of this Element, the City must take or continue a number of actions. Listed following each action are policies that support that action.

### HIGH PRIORITY ACTIONS

**CU Action #1** Consider work and living space for artists when modifying housing regulations or commercial use regulations.

**Policy CUL 2.4**

Encourage local support for a creative and economic environment that enables individual artists to live and work in the community.

**CU Action #2** Take steps to protect cultural resources from the impacts of climate change.

**Policy CUL 3.7**

Protect and conserve cultural and historic sites from adverse environmental impacts, including sea level rise.

# HUMAN SERVICES ELEMENT

**NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE**

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## HUMAN SERVICES INTRODUCTION

Putting a “human face” on the *Comprehensive Plan* is the motivation for the Human Services Element. As a community, we plan for growth in terms of land use, roads, natural resources and infrastructure. It is important to remember the very essence of our community – the people. The Human Services Element focuses on the needs of the individuals who comprise our community. The availability of and access to human services is important to all people regardless of income, family structure, age or cultural background. The purpose of the Human Services Element is to provide policy direction for City actions supporting services relating to the human services needs of the residents of the City of Bainbridge Island.

The Human Services Element supports a delivery system that is comprehensive and flexible enough to meet the needs of the citizenry now and in the future. City support benefits from regular assessments of community needs. ~~A Community Needs Assessment was commissioned in 2016. Updated periodically, the needs assessment will help~~ The City routinely identifies demographic trends and emerging problems in the community. This is used and inform to inform and coordinate appropriate levels of City funding.

Human services are defined as those services that assist people in meeting the essential life needs of food, clothing, shelter and access to health care. Further, human services:

- Help provide people with the tools to achieve economic, social and emotional stability to the best of their ability.
- Offer activities and services that promote healthy development of the individual, prevent problems and support positive outcomes.
- Support quality of life programs that enhance the health and well-being of the individual and the community.

## HUMAN SERVICES VISION ~~2036~~ 2044

Bainbridge Island continues to support a variety of human service agencies, each with a distinct mission, responding to the basic needs of our diverse population. Cooperation and coordination among human services providers, including the taxing districts, has strengthened the delivery system and improved services.

Bainbridge Island remains a caring community that treats those in need with dignity and respect and has the means to maintain the wellbeing of all its members. No one is excluded and each individual has opportunities to contribute. Diversity (of income and other resources, of origin and life experience, of age and state of health) is a valued community characteristic. Neighborhood networks, providing help in ordinary and emergency circumstances, add specific value to a generally shared sense of place and sense of community; friendliness is the foundation for human services.

Most Islanders prefer to age in place, continuing to enjoy the community’s arts and cultural activities, parks and other outdoor resources. Supporting health care providers on the Island is part of human services. The City’s efforts to provide *affordable housing* that meet the needs of a multi-generational community have been successful.

## GOALS & POLICIES

### FINANCIAL RESOURCES

#### GOAL HS-1

**City support for human services organizations that serve Bainbridge Island residents shall be considered as part of the City's biennial budget process.**

##### **Policy HS 1.1**

~~Update the Bainbridge Island Community Needs Assessment periodically to help identify~~ emerging areas of concern and assist human service organizations to respond to current needs.

##### ~~**Policy HS 1.2**~~

~~Consider information from the Community Needs Assessment in the review process for funding requests for City human service funds.~~

##### **Policy HS 1.23**

Evaluate requests for City human service funding using a fair and transparent process that includes public participation.

##### **Policy HS 1.34**

Support increasing emergency preparedness among all segments of the population to help coordinate governmental response and recovery efforts that seek to minimize the adversity of a major emergency or disaster.

### CONTINUUM OF SERVICES

#### GOAL HS-2

**Support a range of human services programs.**

##### **Policy HS 2.1**

Support programs that meet the basic needs of survival such as food, clothing, shelter and access to emergency health care.

##### **Policy HS 2.2**

Support programs that meet the critical needs of vulnerable populations, particularly those most at risk of homelessness.

##### **Policy HS 2.3**

Support preventative and early intervention programs, emphasizing programs (e.g., job training and parenting classes) that address the health, safety and well-being of vulnerable community members.

##### **Policy HS 2.4**

Support programs that provide needed services for families, e.g., child or adult day care, respite care for caregivers and mental health services.

**Policy HS 2.5**

Support programs designed to allow people who need assistance to remain in their homes or maintain their independence as long as possible.

**Policy HS 2.6**

Work with partner agencies and nonprofits to support programs that assist veterans, low-income elderly and residents with qualifying disabilities.

**Policy HS 2.7**

Support programs that address strengthening family relationships and healthy child development to help prevent child abuse, sexual assault, domestic violence and substance abuse.

**Policy HS 2.8**

Work in partnership with state, county and community agencies to prevent violence including that associated with substance abuse, mental illness and the reckless use of firearms.

**Policy HS-2.9**

Support adequate access to health care, especially for the elderly and other vulnerable groups.

**HOUSING AND HUMAN SERVICES**

**GOAL HS-3**

**Recognize the interrelationship between housing and human services. The human services sector not only provides support services for those living in *affordable housing* but also enables people at risk or in crisis situations to remain in their existing housing.**

The Human Services Element complements the Housing Element, which deals primarily with the development, retention and construction of *affordable housing*.

**Policy HS 3.1**

Support emergency rental assistance subsidies.

**Policy HS 3.2**

Promote the creation of a mix of housing alternatives and services for people at different levels of independence

**Policy HS 3.3**

~~Consider ways to minimize~~ Reduce regulatory barriers to *special needs housing, transitional housing, permanent supportive housing, and indoor emergency shelters.*

**Policy HS 3.4**

Support human service programs to community members in areas at higher risk of displacement.

**Policy HS 3.5**

Promote specialized housing for seniors.

## ECONOMIC HEALTH AND HUMAN SERVICES

### GOAL HS-4

**Recognize the interrelationship between economic health of the community and human services.**

The Human Services Element complements the Economic Element which promotes business retention and expansion of the City's economy in the broadest sense. Human services organizations contribute to the community's economic well-being by supporting individuals' efforts to be productive members of the community. This support has many forms including but not limited to child care, job skills training, human health and transportation vouchers.

#### **Policy HS 4.1**

The City shall serve as a model employer and an example to the larger community in addressing its employees' human service needs.

#### **Policy HS 4.2**

Encourage local business organizations to create jobs that reflect good business practices (e.g., job training, employee benefits, family wages).

#### **Policy HS 4.3**

Encourage businesses that actively support human services for workers and their families (e.g., provide on-site child care, transportation subsidies, flexible work hours, and options for remote work).

#### **Policy HS 4.4**

Promote access to jobs, especially for lower-income people, youth workers and people with disabilities, when involved with planning local and regional transportation systems.

## PUBLIC AWARENESS AND ACCEPTANCE

### GOAL HS-5

**Increase public awareness of the range and importance of human services available to the citizens of Bainbridge Island.**

#### **Policy HS 5.1**

Support efforts to publicize the findings of the ~~Community Needs Assessment~~ and stimulate public discussion on the basic human needs and the services that are available, or could be developed, in response to them. Advertise services available to the public.

#### ~~**Policy HS 5.2**~~

~~Periodically update the *Community Needs Assessment*.~~

# HUMAN SERVICES IMPLEMENTATION

To implement the goals and policies of this Element, the City must take or continue a number of actions. Listed following each action are policies that support that action.

## HIGH PRIORITY ACTIONS

**HS Action #1** The City Council shall consider human service funding through the biennial budget process.

### GOAL HS-1 FINANCIAL RESOURCES

City support for human services organizations that serve Bainbridge Island residents shall be considered as part of the City’s biennial budget process.

#### Policy HS 1.4

Support increasing emergency preparedness among all segments of the population to help coordinate governmental response and recovery efforts that seek to minimize the adversity of a major emergency or disaster.

~~**HS Action #2** Periodically update the Community Needs Assessment. Use the results to inform City funding decisions and promote community discussion about human service needs to increase empathy and understanding.~~

#### Policy HS 1.1

~~Update the Bainbridge Island Community Needs Assessment periodically to help identify emerging areas of concern and assist human service organizations to respond to current needs.~~

#### Policy HS 1.23

Evaluate requests for City human service funding using a fair and transparent process that includes public participation.

#### Policy HS 5.1

~~Support efforts to publicize the findings of the *Community Needs Assessment* and stimulate public discussion on the basic human needs and the services that are available, or could be developed, in response to them. Advertise services available to the public.~~

## MEDIUM PRIORITY ACTIONS

**HS Action #3** Amend the City’s development code and create public/private partnerships to increase the diversity of housing types and supply of affordable housing.

**NOTE:** Same Action in Housing Element.

### GOAL HS-3 HOUSING AND HUMAN SERVICES

Recognize the interrelationship between housing and human services. The human services sector not only provides support services for those living in affordable housing, but also enables people at risk or in crisis situations to remain in their existing housing.

**Policy HS 3.2**

Promote the creation of a mix of housing alternatives and services for people at different levels of independence

**Policy HS 3.3**

~~Consider ways to minimize~~ Reduce regulatory barriers to *special needs housing, transitional housing, permanent supportive housing, and indoor emergency shelters.*

**Policy HS 3.4**

Support human service programs to community members in areas at higher risk of displacement.

**Policy HS 3.5**

Promote specialized housing for seniors.

**HS Action #4** ~~Adopt and maintain an Economic Development Strategy to~~ Coordinate public and private efforts to grow and sustain a healthy economy on the Island.

**NOTE: Same Action in Economic Element.**

**Policy HS 4.2**

Encourage local business organizations to create jobs that reflect good business practices (e.g., job training, employee benefits, family wages).

**Policy HS 4.4**

Promote access to jobs, especially for lower-income people, youth workers and people with disabilities, when involved with planning local and regional transportation systems.

**HS Action #5 Support existing and potential health care providers to ensure services are available on Bainbridge Island.**

**Policy HS-2.9**

Support adequate access to health care, especially for the elderly and other vulnerable groups.

# ECONOMIC ELEMENT

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## ECONOMIC ELEMENT INTRODUCTION

The future economy of Bainbridge Island is linked to the community's *vision* and strategy for dealing with future needs. A healthy, resilient economy, based on our collective future vision of the Island, is a tool for accomplishing larger community *goals* and creating a robust future.

“The *vision* a community has of itself is important to its economy. Each community plays a crucial role in creating for itself an environment that is attractive to and nurturing of new and existing businesses. A vital economy requires adequate *public facilities* (water, sewer, roads, schools, parks, libraries, emergency services and utilities). A community that does all that AND preserves its natural features will have an edge when it comes to improving its economy.”

Washington State Department of Commerce

The *Growth Management Act (GMA)* addresses the concerns of “uncoordinated and unplanned growth that potentially pose a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents.” An important part of a healthy economy is the quality of the environment.

The Economic Element of the *Comprehensive Plan* is intended to guide the climate for enterprise and commercial exchange on Bainbridge Island and reinforce the overall vision and values of the *Comprehensive Plan* adopted in 1994, and subsequently updated in 2004, ~~and~~ 2016, and 2024; to steward a sustainable community; to protect the quality of its environment: the water, air and land; and to encourage traditional resource based activities such as *agriculture*. Since 2020 there has been a notable increase in home-based businesses and remote workers living on the Island, which further diversifies the local economy and workforce.

## ECONOMIC VISION ~~2036~~ 2044

Bainbridge Island has developed in a manner that is consistent with stewardship of our Island's finite natural resources and the needs of a diverse population. *Affordable housing* is available for much of the local service sector workforce and improvements in communications infrastructure have enabled more successful local enterprises, including home-based businesses.

The economy of Bainbridge Island reaps advantages from proximity to the Seattle area and the Kitsap Peninsula. The Island is a destination for visitors interested in learning about sustainability and resilient community development. Local employment opportunities are diverse, including small manufacturing, artisanal crafts, high tech, e-commerce, arts, and food. Small retailers are thriving by serving the needs of local residents as well as visitors.

*Agriculture* is a thriving part of the Island's economy: City-owned agricultural lands are being sustainably cultivated and producing seasonal foods for local consumption. The number of *farms* on private acreage has increased and is supplementing the local food supply. To enhance the viability of local *farms*, *affordable housing* for farm workers has been appropriately built on City owned farmland.

Innovative and flexible city programs encourage the real estate market to adapt to trends that favor conservation, efficient use of land and resources, and homes of modest size and price.

Islanders recognize that a sense of community as well as economic value is achieved by neighborly acts. A robust non-profit sector strengthens social capital, provides services and employment opportunities.

## GOALS & POLICIES

### DIVERSIFIED ECONOMY

#### GOAL EC-1

##### **Promote economic vitality, growth and stability.**

Bainbridge Island has the opportunity to create a robust, resilient and durable economy by demonstrating early leadership and acknowledging the changes that will affect our economy. Planning for these changes and taking actions that support and encourage a local economy will help reduce community vulnerability to issues such as aging demographics, housing availability, transportation constraints, and *climate change*.

By providing enterprises that both serve and employ local residents, Bainbridge Island will be better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a healthy, stable and vital economy is to create and undertake business opportunities that anticipate and respond to conditions that affect our community. This would include identifying emerging needs and markets so that Bainbridge Island businesses benefit from being on the leading edge of change.

##### **Policy EC 1.1**

Develop and maintain regulations and programs that provide support for our community's businesses.

##### **Policy EC 1.2**

The city *should* embrace diverse and innovative business opportunities compatible with community values and develop programs to make Bainbridge Island an attractive location for those businesses.

Bainbridge Island is affected by regional, national, international and global environmental and economic trends and changes in the physical environment. While we cannot control global economic or environmental conditions we can support the local economy by providing *policy* direction and *land use infrastructure* to allow for and encourage robust economic activities that are prepared for and responsive to change.

##### **Policy EC 1.3**

Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of the Island. Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity. Support existing partnerships of business leaders and community members that work together to enhance the economic vitality of Bainbridge Island. Address potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment or market pressure.

**Policy EC 1.4**

Support entrepreneurship by providing adequate *land use* designations in keeping with the character of the Island, while avoiding investment in sectors, activities, or *infrastructure* that will not remain viable in the foreseeable future.

**Policy EC 1.5**

In order to provide opportunities for business enterprise, adequate space must be provided for efficient use of existing developed areas near public transportation (e.g. ferry, bus service) and for growth that recognizes and protects the Island's valued natural amenities, its limits of land and water and the quality of its residential *neighborhoods*.

**Policy EC 1.6**

Coordinate with the business community and others to monitor the Island's business climate and make appropriate adjustments to diversify and make more resilient the economic health of the island, the Economic Development vitality Strategy.

**Policy EC 1.7**

Foster a positive business climate and expand employment opportunities specifically for businesses that provide living wage jobs, are owned locally, are women or minority-owned small businesses, or that support environmental sustainability.

**Policy EC 1.8**

Encourage diverse local employment opportunities, including home-based and remote employment.

**Policy EC 1.9**

Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.

**INFRASTRUCTURE  
GOAL EC-2**

**Provide sufficient and resilient infrastructure that is supportive of a healthy economy and environment, particularly telecommunications and electrical reliability.**

**Policy EC 2.1**

Identify long-term *infrastructure* needs that support economic *sustainability* and are designed to withstand future conditions.

**Policy EC 2.2**

Support *infrastructure* enhancement to accommodate new information technology and changing conditions.

**Policy EC 2.3**

Implement infrastructure and technology improvements around *designated centers* to provide enhanced service and to retain and attract business.

**Policy EC 2.4**

Utilize Local Improvement Districts or Tax Increment Financing to spur *infrastructure* development.

**Policy EC 2.5**

Consider the development of a downtown parking structure, possibly through a public/private partnership.

**SUSTAINABILITY**

**GOAL EC-3**

**Promote business practices that protect the Island’s natural beauty, ~~and environmental~~ and public health, and support long-term business success.**

Environmental protection is a value expressed in the *guiding principles* that are the foundation of the comprehensive plan. A quality environment incorporates and enhances financial, natural, and social *economic capital* of the community.

**Policy EC 3.1**

Encourage the use of *green building* materials and techniques in all types of construction, as well as design approaches that are responsive to changing conditions, as outlined in the Buildings section of the Climate Action Plan

**Policy EC 3.2**

Help businesses find markets for surplus materials, by-products and waste.

**Policy EC 3.3**

Provide up-to-date information about solid waste management, including the Kitsap County Solid and Hazardous Waste Management Plan. ~~Encourage local enterprises to participate in programs such as the Kitsap County Waste Wise and Green Community Initiative, which recognize and to~~ assist business efforts to protect the environment.

**Policy EC 3.4**

Encourage public sector solid waste reduction, reuse and recycling.

**Policy EC 3.5**

Encourage existing and new businesses to become part of a linked cooperative whereby the by-products and waste of one enterprise become the raw materials of another.

**Policy EC 3.6**

Create opportunities to foster green technology and industries, such as energy, waste and information technology, which have the potential to create local, family wage jobs in our community at the same time we are protecting our natural beauty, environmental and economic health.

**CIVIC LIFE**

**GOAL EC-4**

**Encourage a broad range of civic activities and organizations.**

Non-profit organizations are a source of employment and other economic benefits for Islanders and utilize many local commercial and service providers. Volunteers also provide significant contributions to the local economy and provide valuable human resources to the community.

**Policy EC 4.1**

Support the non-profit sector of human and social service providers.

**Policy EC 4.2**

Encourage and recognize individuals, organizations, and businesses that volunteer time and skills to the community.

**Policy EC 4.3**

Encourage local business groups, educational institutions, and other entities to provide continuing education and skills development.

**Policy EC 4.4**

Promote Bainbridge Island as a family-friendly community with high quality schools, recreational opportunities and a safe, clean environment.

**JOBS/HOUSING BALANCE**

**GOAL EC-5**

**Provide a variety of *affordable housing* choices so that more people who work on Bainbridge Island can live here.**

The Housing Element of the *comprehensive plan* provides several options for the development of *affordable housing* on the Island.

**Policy EC 5.1**

Continue to monitor the progress in implementing the Housing Element and evaluate new ways of providing *affordable housing*.

**Policy EC 5.2**

In concert with the Housing Element’s Goals and Policies, pursue a housing strategy that seeks to accommodate a wide variety of housing options, both in design and affordability, to meet the demands of the full range of the population including service sector employees, retirees, students, artists, farmers and craftspeople.

**DEVELOPMENT IN DESIGNATED CENTERS**

**GOAL EC-6**

**As the city’s *designated centers* evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points for civic engagement and cultural enrichment.**

**Policy EC 6.1**

Enhance the existing *designated centers* to help the Island economy prosper and provide a high quality of life, creating ancillary benefits such as decreasing pollution (including *greenhouse gas emissions*), protecting *open space*, and creating local family wage jobs.

**Policy EC 6.2**

Utilize urban design strategies and approaches to ensure that changes to the built environment are at a locally appropriate scale and enhance the Island’s unique attributes, in recognition of the economic value of “sense of place.”

**Policy EC 6.3**

Establish procedures ~~Develop urban design strategies~~ to ensure that the built environment is prepared ~~appropriate~~ for present and future conditions, including the impacts of *climate change*.

**Policy EC 6.4**

Ensure the efficient flow of people, goods, services, and information in and throughout the Island with *infrastructure* investments, particularly within and connecting to *designated centers*, to anticipate the needs of the Island’s businesses.

**Policy EC 6.5**

Promote emerging business sectors such as artisanal and small-scale producers, including *craft food and beverages*, as well as low-impact, specialty manufacturing, including software, electronics and green technology.

**Policy EC 6.6**

Preserve and enhance activities that feature Bainbridge Island’s history of maritime, agricultural and artistic enterprises.

**Policy EC 6.7**

Monitor parking requirements in the *designated centers* and revise them as needed to encourage business development, while reasonably accommodating parking demand. This should be done in concert with efforts to increase use of multi-modal transportation options, reduce dependence on automobiles and improve our local environment.

**PUBLIC/PRIVATE PARTNERSHIPS**

**GOAL EC-7**

**Partner with local businesses and business associations on programs and projects to diversify and grow the City’s economic make-up, reduce sales leakage, attract spending by visitors, enhance local employment, and increase municipal tax revenues to support local services.**

**Policy EC 7.1**

Leverage technology assets, such as existing fiber connections, to support technology- based businesses and potentially to pursue new revenue streams.

**Policy EC 7.2**

Focus “buy local” community marketing on consumer spending segments in which there is significant “leakage” and also a strong possibility of recapturing spending.

**Policy EC 7.3**

Support and enhance social, cultural, artistic, nature based recreational and other learning activities for residents, workers and visitors.

**Policy EC 7.4**

Integrate programs and activities related to economic prosperity with objectives related to environmental *sustainability*, social and political equity, *climate change* adaptation and cultural engagement.

**Policy EC 7.5**

Continue to support and enhance the arts/culture sector and the visitors that arts and cultural events attract.

**Policy EC 7.6**

Support and enhance the role of the *craft food and beverage* industry as attractions for residents and visitors alike.

**Policy EC 7.7**

Support and enhance recreational, nature-based, and other outdoor events that attract visitors.

**Policy EC 7.8**

Support and make Bainbridge Island a model community for *climate change* preparedness and *sustainability* practices that ensure long-term business viability while attracting and protecting visitors, businesses and residents.

**Policy EC 7.9**

Support and enhance our waterfront, including docks and maritime services that attract visitors and residents.

**Policy EC 7.10**

Provide an efficient, timely and predictable regulatory environment within the framework of a strong customer service approach.

**Policy EC 7.11**

Encourage the private, public, and non- profit sectors to incorporate environmental and social responsibility into their practices.

**RETAIL AND SERVICES**

**GOAL EC-8**

**Maintain and enhance Winslow as the commercial hub of Bainbridge Island. Position the Neighborhood Centers to provide the opportunities for smaller-scale commercial and service activity.**

**Policy EC 8.1**

Reinforce Winslow as the mixed-use center for commerce and exchange by fully implementing the Winslow Master Plan.

**Policy EC 8.2**

Develop Neighborhood Centers at higher residential *densities*, as recommended in the Land Use Element, in order to attract a variety of small-scale retail and service providers.

**Policy EC 8.3**

Promote locally-owned and independent businesses with standards that foster unique development.

**SERVICES SECTOR**

**GOAL EC-9**

**Grow a healthy service sector to increase employment opportunities, enhance local revenues, and meet emerging needs of the Island’s changing demographics.**

**Policy EC 9.1**

Increase availability of housing to enable service sector employees to live on the Island.

**Policy EC 9.2**

Increase access to transportation options that better enable service sector employees who live off-Island to work on-Island.

**Policy EC 9.3**

Promote an emerging professional services sector that recognizes the Island's linkage to the Seattle job market for managerial jobs and information-based industries.

**Policy EC 9.4**

Promote on-Island access to healthcare facilities and medical services, particularly those addressing the needs of the Island's increasing older population.

**BUILDING DESIGN AND CONSTRUCTION SECTOR**

**GOAL EC-10**

**Support building design and construction industries to increase employment opportunities, enhance local revenues, and help ensure a built environment that responds to and reflects the Island's Vision and Guiding Principles.**

The professions and trades involved in design, construction, furnishing, renovation and marketing of commercial and residential real estate constitute a large and very important sector of the Island's economy. Productivity and profits within that sector are crucial factors in the stability and well-being of the entire community. Good development, in a community such as ours, must work within limits and be compatible with the goals of environmental conservation.

**Policy EC 10.1**

Make the City's development permit and code enforcement action process timely, fair and predictable.

**Policy EC 10.2**

Partner with Island architects, landscape architects, builders and related construction professionals to draft development standards and practices that incorporate *green building* practices and *context-sensitive design*.

**TOURISM**

**GOAL EC-11**

**Tourism is a key sector of the Island's economy and needs to be supported. Bainbridge Island provides unique opportunities for visitors to experience internationally recognized gardens, cultural centers, parks, and recreational events.**

**Policy EC 11.1**

Improve pedestrian links between the ferry terminal, downtown Winslow, and the harbor. Encourage visitors on foot and bicycle and support public *transit* and shuttle services.

**Policy EC 11.2**

The predominant focus of downtown Winslow is to serve the commercial and social needs of Island residents. A lively, *pedestrian-oriented* town center that provides a mix of commercial and *residential uses* creates a potential tourist destination.

**Policy EC 11.3**

Support the Island as a visitor destination by preserving and enhancing the unique qualities of our community.

**Policy EC 11.4**

Encourage multiple-day stays and participation in selected Island events and destinations by off-Island visitors.

**Policy EC 11.5**

Encourage bed and breakfasts and other creative tourist accommodations.

**Policy EC 11.6**

Continue to monitor Monitor the Island's short-term rentals to gauge their impact on the community.

**ARTS**

**GOAL EC-12**

**Continue to promote the arts as a significant component of the Bainbridge Island economy.**

**Policy EC 12.1**

Encourage and support the creative and economic contribution of the arts by implementing the *goals and policies* of the Cultural Element.

**Policy EC 12.2**

Promote the arts community within the region as an economic asset of the Island.

**HOME-BASED BUSINESSES**

**GOAL EC-13**

**Foster home-based businesses as a key to a present and future vital economy.**

~~Nearly half~~ Just over thirty percent of all businesses licensed on Bainbridge Island are reported as home-based. Bainbridge Island allows home-based businesses in all zones, ~~and 16.3% of the Island workforce works from home.~~ Home-based businesses are divided into two categories: minor and major *home occupations*.

**Policy EC 13.1**

Apply performance standards to limit impacts of home-based businesses in residential *neighborhoods*. Home-based business that do not meet performance standards may qualify as a major *home occupation* and will require a conditional use permit.

**Policy EC 13.2**

Support home-based businesses through business licensing and other City programs.

**AGRICULTURE**

**GOAL EC-14**

**Recognize that farming is a part of the Island's heritage and contributes to the island's economy.**

The Environmental and Land Use Elements contains several *goals and policies* intended to sustain and enhance agriculture.

**Policy EC 14.1**

Support the market for Island-grown *agriculture* products by:

- Recognizing and supporting the Bainbridge Island Farmers' Market, including permanently dedicating space for the market and enhancing the market area.
- Allowing and promoting roadside stands that sell Island-grown products.
- Promoting and supporting Community Supported Agriculture (CSA).
- Encouraging the development of value-added processing facilities that can be shared by many farmers.
- Encouraging food crops to be planted on public land.

**Policy EC 14.2**

Support a program that helps working farms through educational, historic, farm stay and tourist visits.

**Policy EC 14.3**

Support working farms through the creation and sale of locally-constituted, high-grade compost to maintain the fertility of Island soils.

**BUSINESS/INDUSTRIAL**

**GOAL EC-15**

The Business/Industrial (B/I) *land use* designation should provide space for job creating enterprises. Island based businesses provide the possibility of living and working in the community. It is the purpose of the B/I land use designations to provide opportunities for light industrial and other ~~non-retail~~ commercial activities. The City should be prepared to respond to a changing marketplace and the business opportunities perceived by its citizens, when those opportunities require pre- existing infrastructure and well-designed accommodations in order to flourish.

**Policy EC 15.1**

Promote manufacturing and business/industrial employment as an important source of family wage jobs on Bainbridge Island.

**Policy EC 15.2**

New Business/Industrial (B/I) *land use* designations will be considered based on the following:

- Proximity to existing B/I.
- The total amount of and expected need for B/I-zoned land.
- Compliance with ~~all~~ *policies* in the Land Use Element.
- ~~Reasonable proximity to SR 305.~~ Adequate transportation access.
- Availability of public sewer and water, *or* whether permitted uses might safely use wells and septic systems or other alternative systems that are approved by the Kitsap Public Health District.
- Consideration of pollution and *aquifer recharge* concerns.
- Adjacency to *non-residential land uses*.
- Minimal impact to *residential land uses, neighborhoods and open space/conservancy and agriculture areas*.

**Policy EC 15.3**

Conform Business/Industrial development to all Business/Industrial performance standards, the requirements of Site Plan and Design Review, and applicable design guidelines.

## ECONOMIC 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 policies that support that action.

### HIGH PRIORITY ACTIONS

**EC Action #1 ~~Adopt and maintain an Economic Development Strategy to~~ Coordinate public and private efforts to grow and sustain a healthy economy on the Island.**

#### Policy EC 1.3

Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of the Island. ~~Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.~~ Support existing partnerships of business leaders and community members that work together to enhance the economic vitality of Bainbridge Island. Address potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment or market pressure.

#### Policy EC 1.6

Coordinate with the business community and others to monitor the Island's business climate and make appropriate adjustments to diversify and make more resilient the economic health of the island. ~~the Economic Development vitality Strategy.~~

**EC Action #2 Continue efforts to promote and support *agriculture* as a component of the Island's economy, landscape and culture.**

#### Policy EC 14.1

Support the market for Island-grown agriculture products by:

- Recognizing and supporting the Bainbridge Island Farmers' Market, including permanently dedicating space for the market and enhancing the market area.
- Allowing and promoting roadside stands that sell Island-grown products.
- Promoting and supporting Community Supported Agriculture (CSA).
- Encouraging the development of value-added processing facilities that can be shared by many farmers.
- Encouraging food crops to be planted on public land.

**EC Action #3 Assure that adequate parking is available to support businesses.**

#### Policy EC 6.7

Monitor parking requirements in the *designated centers* and revise them as needed to encourage business development, while reasonably accommodating parking demand. This should be done in concert with efforts to increase use of multi-modal transportation options, reduce dependence on automobiles and improve our local environment.

**EC Action #4** Identify capital projects and streetscape standards to implement Policy EC 11.1, to improve non-motorized facility links between the ferry terminal, downtown Winslow, and the harbor.

**Policy EC 11.1**

Improve pedestrian links between the ferry terminal, downtown Winslow, and the harbor.  
Encourage visitors on foot and bicycle and support public transit and shuttles.

# HOUSING ELEMENT

**NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE**  
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# HOUSING ELEMENT INTRODUCTION

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

The City's Housing Needs Assessment (HNA) and Housing Action Plan (HAP) documents current housing conditions and demographics on the Island and identifies trends and specific needs; some of that information is described below. The HNA and the HAP is Appendix B & C to this Plan and adopted as a part of this Element. Many of the statistics below are excerpted from the HAP (Appendix C) HNA or the City's Economic Profile (Appendix A).

## BAINBRIDGE ISLAND SNAPSHOT: PEOPLE AND HOUSING

Bainbridge Island's ~~2015~~ 2020 population of ~~23,390~~ 24,825 is predominantly white (~~91%~~85%)<sup>1</sup>, well-educated and relatively affluent. In 2022, ~~t~~he median household income (~~\$92,558~~ \$151,291) is ~~4.5~~ 1.6 times the Kitsap County average. Almost ~~Approximately~~ 60% of households are now earning over \$100,000. ~~of residents have occupations with relatively high incomes.~~ On Bainbridge Island, the share of households earning over \$150,000 increased from 27 percent in 2010 to 40 percent in 2020. During this same period, the share of households earning less than \$50,000 decreased from 28 percent to 20 percent. For example, the median wage for financial analysts, lawyers and marketing managers ranges between \$100,457 and \$122,618. Another third of Island residents work in In 2021, a little over half, or approximately 51 percent, of Bainbridge Island's covered employment was comprised of service jobs. the service sector, such as retail clerks, waiters and bank tellers have median wages between \$27,703 and \$30,972. There is a wide array of occupational roles that exist within the broad sector of service-based jobs. In 2024<sup>2</sup>, the service sector occupations with a lower annual average wage in Kitsap County are hotel desk clerks (\$38,940, Accommodation) and nursing assistants (\$47,700, Healthcare and Social Assistance), while higher wage occupations can include IT systems (\$186,300) and lawyers (\$141,370) which are both in the Professional, Scientific, and Technical Services category.

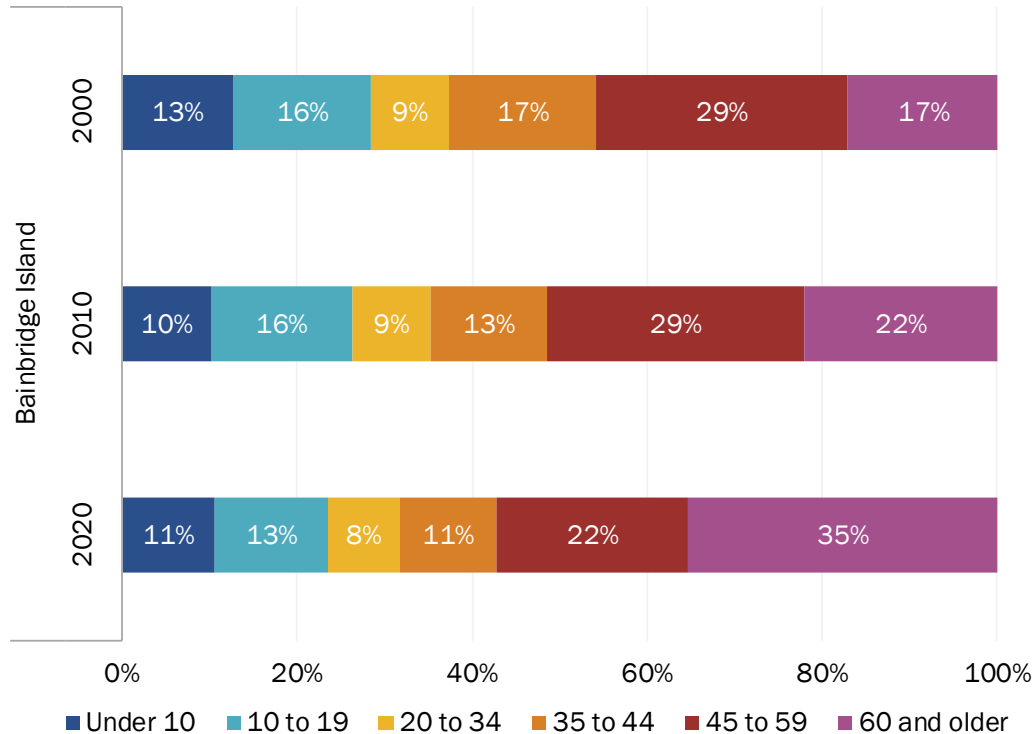
Over the past decade the population has experienced shifts in the age cohorts. ~~Between 2000~~ 2010 and 2010 2020 the Island's senior population (60+ years old) increased from ~~17%~~ 22% to ~~26%~~ 35%, while the share aged 44 and younger decreased from ~~54%~~ 43%. The "young-adult" cohort (between 18 and 34 years old) has declined from ~~15%~~ of the Island's population in 1990 to less than 10% in 2016. ~~Another indication of the Bainbridge Island "greying" is the decrease in Bainbridge Island School District enrollment, down 12% from 2010-2024, from 3,920 to to 3,445 students.~~

<sup>1</sup> 2020 US Census

<sup>2</sup> The full list of occupations and their associated data for 2024 (e.g., employment count per occupation and average annual wage) can be accessed via the Bureau of Labor Statistics' Occupational Employment Statistics (OES) database at the following web address: [https://www.bls.gov/oes/current/oes\\_14740.htm](https://www.bls.gov/oes/current/oes_14740.htm)

Figure HO-1. Bainbridge Population Distribution by Age Category, 2000–2020

Source: U.S. Census Bureau, 2000 Decennial Census (Summary File 2 – Table DP1) and ACS 5-year data, 2006-10 and 2016-20 estimates (Table DP05).



Bainbridge Island’s housing stock is predominantly detached single-family homes (80% of all units) in a very low-density land use pattern that occupies about 90% of the Island’s land area. In 2022, the average median single-family home price is \$1.5 million, compared to \$600,000 in Kitsap County just under \$700,000.

As of April 2024, multi-family units (5+ units) that constitute 14.6% of the housing stock are now concentrated in Winslow and Lynwood Center. While the *designated centers* total about 10% of the Island’s land area, a significant portion of that area is occupied by commercial uses and open space with no residential component.

Bainbridge Island’s share of rental households was low early on in 2000, with only 22% renting. This share declined further to comprise only 19% of all Bainbridge households in 2020. This is a much lower share of renter households in comparison to Kitsap County’s 32% and the state’s 37% of renter households. Rental apartments make up less than 7% of total housing units on the Island. Very few rental units have been built on the Island in the last decade which partly accounts for a vacancy rate of 1.5%, well below the 5% rate typical of well-functioning rental markets. Between 2012-2022, 40% of housing units constructed were not single-family detached housing units (e.g. apartments, townhomes, ADUs).

### GMA GOAL AND REQUIREMENTS FOR HOUSING

The GMA recognizes the importance of planning for adequate housing by requiring it as an element in Comprehensive Plans. Housing is addressed in one of the 14 major goals, and since 2021, the state legislature has approved a number of bills to address the state’s housing crisis, including HB 1220, which amended the GMA to say:

~~“Housing. Encourage the availability of affordable Plan for and accomodate housing affordable to all economic segments of the population of this state, promote a variety of densities and housing types, and encourage preservation of existing housing stock.”~~

RCW 36.70A.020(4)The requirements for a housing element mandated by the GMA include:

~~“A housing element recognizing the vitality and character of established neighborhoods that: a) includes an inventory and analysis of existing and projected housing needs; b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; c) identifies sufficient land for housing, and group homes and foster care facilities; and d) makes adequate provisions for existing and projected needs of all economic segments of the community~~ A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including: (i) Units for moderate, low, very low, and extremely low-income households; and (ii) Emergency housing, emergency shelters, and permanent supportive housing; (b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes; (c) Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes; (d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including: (i) Incorporating consideration for low, very low, extremely low, and moderate-income households; (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; (iii) Consideration of housing locations in relation to employment location; and (iv) Consideration of the role of accessory dwelling units in meeting housing needs; (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: (i) Zoning that may have a discriminatory effect; (ii) Disinvestment; and (iii) Infrastructure availability; (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions; (g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and (h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.”

RCW 36.70A.070(2)

## HOUSING NEEDS

The City's updated Housing Needs Assessment (HNA) was completed in 2022 as the first component of the Housing Action Plan and for Bainbridge Island includes an inventory of the amount, location and condition of the Island's housing stock and demographic and economic information about its population. It also includes an in-depth analysis of affordable housing needs on Bainbridge Island. It should be noted that the housing needs identified in the City's HNA include underproduction, and were completed prior to the City working with Kitsap County and other Kitsap cities on housing allocations by affordability income range, as required by House Bill 1220 (see Kitsap Countywide Planning Policies (CPPs) Appendix F, approved June 2023).



In 2020, Almost 34% 25% of individuals and families at all income levels who live in owner-occupied housing units are cost burdened meaning they spend over 30% of their income on housing. Severely cost burdened means a household pays more than 50% of their gross household income for housing, and 10% of the owner-occupied housing units are severely cost-burdened. Almost 40% 37% of individuals and families at all income levels who live in renter-occupied housing units are cost burdened (25% severely cost-burdened). The majority (around 28%) of these residents have an annual income between zero and \$34,999.

This means that as of 2012, 569 renters on the Island that have an income of \$34,999 or less are housing cost burdened. Low-income households are more likely to be cost-burdened and This is concerning as lower income cost burdened households are more likely to have to choose between housing costs and other necessities.

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

Bainbridge Island's jobs/housing balance in 2021 is was 0.61 0.59 jobs for every housing unit, making it a "bedroom community." The Puget Sound Regional Council suggests that housing-rich neighborhoods add employment in order to increase economic opportunities for current residents.

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

The City of Bainbridge Island inventoried all of the existing housing units and the needed housing units to meet growth to 2044. The supply and allocated growth was categorized by income band and emergency housing, and added as Appendix F to the Kitsap CPPs, excerpted as Table HO-1 below.

Table HO-1. Appendix F Kitsap CPP (excerpt)	Permanent Housing Needs (Units) by Income Level (% of Area Median Income, AMI)								Emergency Housing
	Total Housing Units	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
		Non- PSH*	PSH*						
<b>Estimated Housing Supply (2020)</b>	<b>11,251</b>	331	0	331	788	1,150	2,073	6,578	0
<b>Allocation 2020-2044</b>	<b>1,977</b>	377	166	324	272	140	138	560	83

\*"Permanent supportive housing" (PSH) is 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

- Winslow currently lacks the capacity for nearly every housing affordability target, especially units <80% AMI. Building types more affordable to low-income households are more feasible in the Winslow area due to the availability of infrastructure like public sewer.
- The Conservation Area currently has significantly more capacity than needed to accommodate the >120% AMI housing target.
- Most of the existing capacity for the >80-120% AMI housing target is limited to accessory dwelling units (ADUs) in the Conservation Area, which will not meet the needs for many households in this income bracket. There are a few development projects in the early planning and building stages that will provide some units between 50%-80% AMI in the near term.

**Meeting Housing Targets**

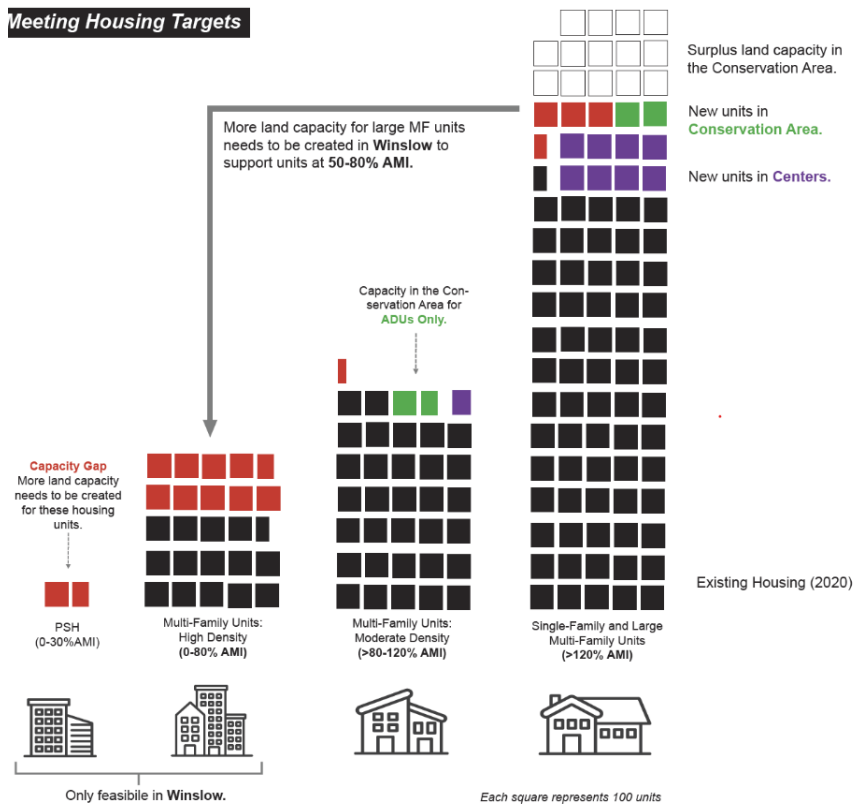


Figure HO-2 City Housing Supply by Building Type

The updates to the GMA made through House Bill 1220 (2021) now requires jurisdictions to create a matrix of programs that have demonstrable effect on affordable housing production for low-income bands. There are multiple programs that are available to the City that will fund the necessary provisions to reach the housing vision of this Comprehensive Plan. These include Federal, State, Local, and Community partner funds. These are the important financial mechanisms to be utilized to maintain production of housing for all. The City has already adopted most locally available funding mechanisms, and recent development that included affordable housing units have been successful at securing both federal and state monies.

Table HO-2: List of Federal, State, and Local Housing Funding Programs

<u>Source</u>	<u>Program</u>	<u>Program Description</u>
<u>Federal</u>	<u>Community Development Block Grants (CDBG)</u>	<u>Grants for a variety of community needs, including decent housing.</u>
	<u>HOME Investment Partnerships Program</u>	<u>Federal block grants used exclusively for affordable housing initiatives.</u>
	<u>Low Income Housing Tax Credit (LIHTC)</u>	<u>A federal program administered by the Washington State Housing Finance Commission, provides private owners with incentives to construct and maintain affordable rental housing.</u>
	<u>USDA Section 502 Homeownership Direct Loan Program</u>	<u>This program assists low- and very-low-income applicants obtain housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.</u>
<u>Washington State</u>	<u>WA State Housing Trust Fund (HTF)</u>	<u>The Washington State Department of Commerce offers competitive loans and grants for affordable housing projects that can be used by local governments and housing authorities.</u>
	<u>Connecting Housing to Infrastructure Program (CHIP)</u>	<u>This state program provides grants to local governments to reduce the cost of infrastructure for new affordable housing development.</u>
	<u>Tax Increment Financing (TIF)</u>	<u>TIF is a tool that can be used to facilitate private investment in a local area. Updates to the Washington State TIF law has significantly improved local area infrastructure funding for local governments, adding affordable housing production (chapter 39.114 RCW). Tax increment financing captures property taxes generated from the increased assessed valuation that results from private development following infrastructure investment.</u>
<u>Local (City of Bainbridge Island)</u>	<u>Housing Trust Fund (HTF)</u>	<u>The Washington State Department of Commerce offers competitive loans and grants for affordable housing projects that can be used by local governments and housing authorities.</u>
	<u>Real Estate Excise Tax</u>	<u>Some jurisdictions use a portion of their real estate excise taxes to finance affordable housing projects.</u>
	<u>Sales Tax</u>	<u>Cities and counties can impose an optional 0.1% sales and use tax, with at least 60% of the revenue dedicated to affordable housing and related services for people with incomes up to 60% of the county median.</u>
	<u>Property Tax – Housing Levy</u>	<u>A potential funding source for affordable housing on Bainbridge Island, either through a voter-approved levy..</u>

<u>Source</u>	<u>Program</u>	<u>Program Description</u>
	<u>Lodging Tax (COBI)</u>	<u>Washington state law provides a path for lodging tax revenue to support affordable workforce housing under specific circumstances.</u>
	<u>In-lieu Fees (COBI)</u>	<u>If mandatory inclusionary zoning was adopted, in-lieu fees would allow developers to pay a fee to the city's housing trust fund instead of providing the required number of affordable units within their projects.</u>
<u>Other</u>	<u>Private or Public Grants</u>	<u>A likely source of funding for affordable housing projects may combine local, regional, and state-level foundations, as well as community development financial institutions (CDFIs).</u>

## HOUSING VISION 2036 2044

Bainbridge Island in the year 2036 2044 provides a broad diversity of housing. The broadest variety of *housing types* including rental homes, exists within the compact, walkable, transit-served, mixed-use *designated centers*. These include small detached homes on small lots, attached and detached *accessory dwelling units*, *cottage housing*, common-wall duplexes, triplexes and row houses, and stacked units on the upper floors of mixed-use, mid-rise buildings.

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

Some combination of appropriately zoned land, regulatory incentives, financial subsidies and innovative planning techniques will be necessary to make adequate provisions for the needs of all segments of the population, but particularly middle and lower income persons.

## GOALS & POLICIES

### GOAL HO-1

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

#### Policy HO 1.1

Decrease to ~~20%~~ 15% or less the number of cost burdened families living in rental housing (down from ~~40-37%~~).

**Policy HO 1.2**

Decrease to 18% or less the number of cost burdened families owning homes (down from 25 34%).

**Policy HO 1.3**

Increase rental housing units to at least 4435% of total housing units (up from 7-19%).

**Policy HO 1.4**

Increase the Island's percentage of *multifamily* homes to 4823% or more of all homes-(up from 4611%).

**Policy HO 1.5**

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

~~**Policy HO 1.6**~~

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

**Policy HO 4.7-1.6**

Achieve a jobs-housing balance of .8 (up from 0.61-0.59).

**Policy HO 1.7**

In addition to making affordable housing progress described in policies HO 1.1-1.6, make steady progress towards meeting the City's income-based housing unit requirements, including construction of permanent supportive housing units and emergency shelter(s).

**Policy HO 1.8**

Include actions identified in the 2023 Housing Action Plan (HAP) in the City's annual workplan and budget process to ensure progress on HAP actions continues.

**Policy HO 1.9**

Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards.

**Policy HO 1.10**

Evaluate whether the creation of a City Housing Authority is necessary to ensure continued progress on City affordable housing goals and targets.

~~**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 City's housing targets and set forth in Policies HO 1.1 through HO 1.7.**~~

~~**Policy HO 2.1**~~

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

- ~~1. Housing trends in general both regionally and on Bainbridge Island.~~
- ~~2. The number and location of *housing types* constructed or active applications in the permit process in the preceding two years.~~
- ~~3. An evaluation of the effectiveness of the City's measures and identification of additional~~

or revised measures or targets.

- 4. ~~The vacancy rate for rental apartments.~~
- 5. ~~The number of cost burdened and extremely cost burdened households.~~
- 6. ~~The status of efforts to address housing needs at the regional level.~~
- 7. ~~The housing availability for special needs or difficult to serve populations.~~
- 8. ~~The condition of the local housing market and the number of new housing units publicly and privately funded.~~
- 9. ~~The use of density bonuses and the number of for purchase *affordable housing* units provided in new developments.~~
- 10. ~~A description of the various initiatives supporting *affordable housing* including activities of community non-profit organizations and local and regional entities.~~
- 11. ~~Programs of housing repair and renovation that improve accessibility.~~
- 12. ~~An analysis of how property taxes impact housing affordability.~~
- 13. ~~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 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-2**

**Identify anti-displacement policies and programs suitable to reduce the displacement of existing low to moderate income households.**

**Policy HO 2.1**

Track the supply of regulated and naturally occurring affordable housing and engage with current operators to support continued affordability.

**Policy HO 2.2**

Continue to monitor the amount of short-term rentals on Bainbridge Island, and consider limitations to prevent reductions in the number of long-term rentals.

**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. Some eExamples of housing types that such regulations would promote innovative approaches are *cottage housing* development, *conservation villages*, stacked or common-wall housing, *tiny houses* and *accessory dwelling units*.

Housing types are illustrated in: Figs. HO-43 through HO-35 (*detached housing*); Figs. HO-46 through HO-68 (*attached housing*); and Figs. HO-79 through HO-911 (*stacked housing*).



Fig. HO-34 Single-family Home



Fig. HO-42 Cottage Housing



Fig. HO-53 Tiny House/ADU



Fig. HO-64 Duplex



Fig. HO-75 Row House



Fig. HO-86 Zero Lot Line



Fig. HO-97 Garden-Courtyard Apartments



Fig. HO-108 Mixed-use, Mid-rise



Fig. HO-119 Micro Units



Fig. HO-120 Live-aboard Unit

**Policy HO 3.2**

Streamline the administrative permitting review process for development that include designated affordable housing units.

**Policy HO 3.32**

Recognize that the City shares a housing and employment market as well as a transportation network with the larger region. Therefore, the City should work with the *Kitsap Regional Coordinating Council* and other regional entities to develop an equitable and effective county-wide planning policies and other strategies to locate, finance and build *affordable housing* in Neighborhood Centers with well-connected transportation networks.

**Policy HO 3.43**

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

**Policy HO 3.54**

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 3.6**

Partner with nonprofits and regional services to support broader access to home rehabilitation, repair, weatherization, and accessibility improvement programs, especially for low-income, elderly and disabled individuals

**Policy HO 3.75**

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

**Policy HO 3.8**

Consider expanding the City's human services funding program to predictably fund emergency rental/utility support to alleviate impacts for seniors and low-income homeowners.

**Policy HO 3.9**

Expand direct resources supporting housing stability for tenants, landlords, and low-income homeowners.

**Policy HO 3.106**

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 3.11**

Consider adopting a specific "middle housing code" to encourage small to mid-size housing types, including programs that provide additional density for deed-restricted, limited-equity workforce housing, such as units serving households below 150% AMI.

**Policy HO 3.127**

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

**GOAL HO-4**

**Increase the supply of permanently affordable *multifamily* housing each year through the year ~~2036~~ 2044 with goals based on data provided by the Housing Needs Assessment and the City's income-based housing targets housing reports.**

**Policy HO 4.1**

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

**Policy HO 4.2**

Increase the efficiency of the review process and continue to consider revising development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow Town Center 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 areas with *affordable housing*.

**Policy HO 4.3**

Partner with non-profit or for-profit housing sectors to create new *multifamily* housing in *designated centers* including a significant percentage of *affordable housing*. Explore 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 4.5**

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

**Policy HO 4.6**

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

**Policy HO 4.7**

Encourage agencies whose mission is to develop *affordable housing* to create new subsidized *multifamily* rental housing by aggressively pursuing Kitsap County *Community Development Block Grant Funds*, state funds, donations from private individuals and organizations, public revenue sources and other available funding.

**Policy HO 4.8**

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

**Policy HO 4.9**

The City may allow floor area ratio (FAR) based zoning in the Lynwood Center Subarea for parcels zoned Neighborhood Center (NC) and NC/R-12 only if used to promote housing affordability.

**Policy HO 4.10**

Encourage private development in the Winslow Subarea that supports diverse housing, including affordable, workforce, and aging-in-place housing by adopting flexible development standards, including the use of overlays that encourage a diversity of housing types, expanded pedestrian connections, expanded community gathering, public open spaces, and below-grade parking.

### GOAL HO-5

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

#### **Policy HO 5.1**

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

#### **Policy HO 5.2**

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

#### **Policy HO 5.3**

Support water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

### GOAL HO-6

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

#### **Policy HO 6.1**

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

#### **Policy HO 6.2**

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

#### **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 accessible housing and affordable housing.

#### **Policy HO 6.4**

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

#### **Policy HO 6.5**

Develop regulations and provide incentives to construct *affordable housing* for farm workers on or near farmlands.

#### **Policy HO 6.6**

Encourage development and conservation programs that co-locate housing and land conservation or dually promote those goals in related projects.

**Policy HO 6.76**

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

**Policy HO 6.87**

Support the development of *livable neighborhoods*.

**Policy HO 6.9**

Study creating a program to allow for two mid-sized units, smaller than the standard single-family home and larger than an ADU, in lieu of a standard-sized home and ADU. Also consider options for converting existing single-family homes to two units within the same building footprint.

**GOAL HO-7**

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

**Policy HO 7.1**

Continue to eExempt from City *impact fees* and other administrative development fees housing developments where all units are limited to residents in specified income groups.

**Policy HO 7.2**

All income-qualified rental housing units created as a result of the policies of this Housing Element shall remain affordable to *income-qualified households* for a period of not less than 50 years from the time of first occupancy.

**Policy HO 7.3**

Explore measures and the merits of source-of-income discrimination controls.

**NOTE: 2/12 PLANNING COMMISSION DISCUSSION ENDED HERE**

**GOAL HO-8**

**Facilitate the siting and development of housing opportunities for *special needs populations* by removing barriers to creating this much needed housing.**

**Policy HO 8.1**

Support the services of community non-profit organizations and local and regional public or private entities in providing shelter for temporarily homeless persons and/or households of all ages and sizes, singles and families with children, adolescents and victims of domestic violence on Bainbridge Island by removing any identified barrier to the creation of such shelter.

**Policy HO 8.2**

Support the development of programs to meet the housing needs of the developmentally, physically and emotionally disabled within the community.

**Policy HO 8.3**

Support programs that provide assistance to low-income, elderly and disabled persons to repair, rehabilitate or retrofit homes to be more accessible and safe.

**Policy HO 8.4**

Support improved housing accessibility through design, such as through incentives encouraging “visitability” design features for a portion of a housing development project.

**Policy HO 8.5**

Reduce housing barriers for essential workers on Bainbridge Island.

**GOAL HO-9**

**Explore the use of the City’s bonding capacity and pursue 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, including maintaining real estate excise tax and other recent state taxes to support affordable housing.

**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) or voting on an affordable housing levy 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.

**Policy HO 9.6**

Explore and utilize Federal and State funding opportunities that are available to fund new and maintain existing affordable housing stock. The programs include:

1. Community Development Block Grants (CDBG)
2. HOME Investment Partnerships Program
3. Low Income Housing Tax Credit (LIHTC)
4. WA State Housing Trust Fund (HTF)
5. WA State Connecting Housing to Infrastructure Program (CHIP)
6. WA State Tax Increment Financing

**Policy HO 9.7**

Consider expanding the City’s to the Multifamily Tax Exemption 12-year program to include moderate income level households, pursuant to state law.

**Policy HO 9.10**

Improve communication of City Affordable Housing resources and application timeframes.

**Goal HO-10**

**Increase housing development opportunities in *Designated Centers*.**

**Policy HO-10.1**

Increase residential density in Designated Centers with sewer infrastructure (existing or planned).

**Policy HO-10.2**

Use tax increment financing in Designated Centers to fund infrastructure upgrades and affordable housing.

**Policy HO-10.3**

Consider reducing parking requirements to support workforce housing in the greater Winslow area, and Neighborhood Center areas.

**Goal HO-11**

**Promote reinvestment in existing neighborhoods, while identifying and removing barriers that result in racially disparate impacts, displacement, and exclusion in housing.**

**Policy HO-11.1**

Promote investments in infrastructure through City-initiated neighborhood enhancement activities.

**Policy HO-11.2**

Promote the maintenance, repair, and rehabilitation of the City's existing housing stock by pursuing funding and creating financial incentives for housing improvement programs, especially for low-income households.

**Policy HO-11.3**

Ensure all residential development is accommodated by reliable infrastructure and within or near *designated centers* and schools, sidewalks.

**Policy HO-11.4**

Conduct a review of zoning codes, development regulations, and permit procedures to identify and remove regulatory barriers that disproportionately affect marginalized communities, low-income households, and other historically excluded groups.

**Policy HO-11.5**

Ensure equitable infrastructure investments across all neighborhoods, with attention to areas that have experienced disinvestment or exclusion.

**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 plan's goals and policies that support that action.

**MOTION at 1/22 Planning Commission meeting to turn this section into a table/matrix instead of the list. Staff is still working on this formatting.**

**HIGH PRIORITY ACTIONS**

**HO 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 City's housing targets and set forth in Policies HO 1.1 through HO 1.7.~~

**GOAL HO-10**

Increase housing development opportunities in *Designated Centers*.

**GOAL HO-11**

Promote reinvestment in existing neighborhoods, while identifying and removing barriers that result in racially disparate impacts, displacement, and exclusion in housing.

**HO 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 3.10~~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 3.11**

Consider adopting a specific "middle housing code" to encourage small to mid-size housing types, including programs that provide additional density for deed-restricted, limited-equity workforce housing, such as units serving households below 150% AML.

**Policy HO 4.2**

Increase the efficiency of the review process and continue to consider revising development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow ~~Town Center~~ 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 accessible housing and affordable housing.

**Policy HO 6.4**

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

**HO 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 3.54**

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 3.6**

Partner with nonprofits and regional services to support broader access to home rehabilitation, repair, weatherization, and accessibility improvement programs, especially for low-income, elderly and disabled individuals

**Policy HO 4.3**

Partner with non-profit or for-profit housing sectors to create new *multifamily* housing in *designated centers* including a significant percentage of *affordable housing*. Explore 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.

**HO Action #4 Consider actions that can be taken to reduce financial barriers that inhibit the desired increase in diverse and affordable housing.**

**Policy HO 5.2**

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

**Policy HO 7.1**

Continue to eExempt from City *impact fees* and other administrative development fees housing developments where all units are limited to residents in specified income groups.

**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) or voting on an affordable housing levy to support the development of housing affordable to *households* at or below 80% of median income for Kitsap County.

~~**HO Action #5** Create a short-term (60-90 days) citizen *affordable housing* task force to consider the revised Housing Element and provide specific recommendation for near-term action.~~

**Policy HO 3.3**

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

**HO Action #56** Review and revise City regulations related to permissible live-aboard capacity in City marinas.

**Policy HO 5.3**

Support Water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

**MEDIUM PRIORITY ACTIONS**

**HO Action #67** 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**

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

**HO Action #78** Look for ways to reduce the cost of multifamily housing, particularly *affordable housing*.

**Policy HO 4.5**

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

**OTHER PRIORITY ACTIONS**

**HO Action #9** Identify ways to achieve local results with and through regional actions.

**Policy HO 3.32**

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