

(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
March 19, 2018
5:30 P.M.
345 – 6th Street
Meeting Chamber – First Floor

- I. CALL TO ORDER**
 - II. ROLL CALL (quorum present)**
 - III. APPROVAL OF THE AGENDA**
 - IV. APPROVAL OF MINUTES:**
 - o January 22, 2018 meeting.
-

V. PUBLIC MEETING

- A. Call to the Public:** Public comments on any item not on tonight's agenda
 - B. Workshop**
 - 1. City of Bremerton Housing Policies
-

VI. BUSINESS MEETING

- A. Chair Report:** Rick Tift
 - B. Director Report:** Andrea Spencer
 - C. Old Business:**
 - D. New Business:**
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- VII. ADJOURNMENT: The next regular meeting of the Planning Commission is**
Monday April 16, 2018

Planning Commission meeting packets are available on-line at
<http://www.BremertonWA.gov/AgendaCenter/Planning-Commission-4>

DRAFT

Subject
March 19, 2018 Approval

CITY OF BREMERTON

PLANNING COMMISSION MINUTES OF REGULAR MEETING January 22, 2018

CALL TO ORDER:

Chair Tift called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

ROLL CALL

Commissioners Present

Chair Tift
Vice Chair Wofford
Commissioner Conley
Commissioner Nerf

Staff Present

Andrea Spencer, Director, Department of Community Development
Allison Satter, Senior Planner, Department of Community Development
Garrett Jackson, Planner II, Department of Community Development

Commissioners Excused

Commissioner Jones
Commissioner Davis

Commissioners Absent

Commissioner Strube

Quorum Certified

APPROVAL OF AGENDA

COMMISSIONER WOFFORD MOVED TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER NERF SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

COMMISSIONER WOFFORD MOVED TO APPROVE THE MINUTES OF NOVEMBER 28, 2017 AS PRESENTED. COMMISSIONER CONLEY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

Call to the Public (public comments on any item not on the agenda)

Chair Tift asked if there were any comments from citizens. Seeing none, he closed the public portion of the meeting.

Public Hearing: Zoning Code Amendments – Subdivisions and Definitions

Mr. Jackson presented the Staff Report for the proposed zoning code amendments. He briefly reviewed that the amendments were initially presented to the Commission at a workshop on November 28th. They include a revision to the Final Formal Subdivision Process, as well as other select revisions. He reminded the Commission that in July of 2017, State Law SB 5674 allowed cities to change formal subdivision approval from a local legislative process (City Council) to a local administrative decision (Director). The new law provides an opportunity for cities to revise their codes to expedite the Final Formal Subdivision Process.

Mr. Jackson explained that a “Formal Subdivision” means the division or re-division of land into ten or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. Formal Subdivisions are more regulated than Short Subdivisions (nine or fewer lots). He further explained that the process for a Formal Subdivision is standard, with four separate steps required:

- **Pre-submittal Conference.** The Pre-submittal Conference takes place in an informal setting that allows staff to have an exchange of ideas and provide early feedback with the applicant about the proposed project.
- **Preliminary Plat.** The Preliminary Plat application is reviewed by all City Departments for conformance with the codes. It is sent out for a public review period, and public comments are solicited. It is also sent out for comments from other jurisdictional stakeholders, such as tribal entities, state departments, etc. After all of the information has been compiled, the application goes before an independent arbitrator (Hearing Examiner) to make a decision on whether the permit should be approved, denied or conditionally approved. The applicant then has five years to submit a Final Formal Plat Permit application.
- **Site Development Permit.** Following approval of a Preliminary Plat, an applicant applies for a Site Development Permit. All of the infrastructure (utilities, roads, environmental mitigation, etc.) needed to support the subdivision would go in at this time or bonds put in place to ensure construction in the future.
- **Final Plat Permit.** Final Plat Applications are reviewed by staff to ensure that applicants have met the conditions of the Preliminary Plat and that all the required infrastructure is installed or bonded for. Currently, Final Formal Plats require City Council approval. Consistent with State Law, the proposed amendment would change the process to an administrative decision (Director). At this point in the process, the application has already been reviewed by City Departments, legal staff, state and local agencies, etc., and all of the infrastructure has been installed. The Final Plat has more of an administrative feel, and that is why staff is proposing to change City Code to take advantage of the new State Law.

Vice Chair Wofford asked if approval of the proposed amendment would eliminate any opportunity for the public to participate in the process. **Director Spencer** answered no. Although subdivision applications currently go before the City Council for approval and the City Council accepts public comments, the comments cannot affect a change to the application. Either the application meets the criteria or it does not, and compliance is determined by the staff and engineering team. Any public comments that are received will be largely irrelevant to the action that is before the City Council. State Law was likely changed to recognize that the process is not quasi-judicial in nature. It is simply an administrative approval that mandates the City Council has to sign the final plat document if criteria are met.

Commissioner Conley asked if the current State Law would allow the City to streamline or consolidate the subdivision process further. **Director Spencer** answered that staff is currently looking at ways to streamline the permit processes. However, subdivisions are governed by State Law, which requires both preliminary plat approval and final plat approval after all of the infrastructure has been developed. She explained that Preliminary Plat approval is basically an assessment of the site, and some changes are typically made before the Final Plat to address issues that come up during site development. Although she does not believe it is possible to consolidate or eliminate any of the steps, staff will look at ways to streamline other parts of the permitting process.

Mr. Jackson said the proposed amendment also includes changes to some of the definitions. He reviewed these changes as follows:

- **Density, minimum.** The amendment would revise this definition to conform with the densities identified in the Comprehensive Plan. As proposed, the last sentence in the definition would be changed to read, “*Where not specified in a zone chapter, the associated Comprehensive Plan land-use density applies.*” The amendment will ensure that the densities created for each of the zones are in conformance with the intent outlined in the Comprehensive Plan.
- **Medical laboratory.** The amendment would remove this definition from the code, as the term is not utilized elsewhere in the code and could be addressed by the “medical office or clinic” definition.
- **Parking, satellite.** The amendment would revise this definition to clarify the referenced code section and provide a bit more flexibility. As proposed, the definition would reference the portion of the code (BMC 20.48.220) that permits satellite parking. It would also remove the last portion of the definition, which states that a contiguous lot would not be permitted to provide satellite parking. The most obvious location for a satellite parking lot would be the neighboring property, but that is not allowed based on the current definition.
- **Transportation facility.** The amendment would revise this definition to clarify the intended publicly-controlled nature of such facilities. He noted that the language was further modified based on input from the Commission to change “battery charging stations” to “battery charging stations” and to add “electrical vehicle charging stations” to the definition. At the request of Chair Tift, a table was provided to identify the zones where transportation facilities are permitted and not permitted. He summarized that all commercial districts permit transportation facilities.
- **Worship and religious facility.** The amendment would revise this definition to include uses typically associated with worship and religious facilities. In the current definition, preschools, parochial schools, daycare facilities, and major recreational facilities are excluded from the uses allowed in a “worship and religious facility. Because these uses typically fall under the umbrella of a worship and religious facility, it did not make sense to exclude them.

Mr. Jackson recommended that the Commission hold an open record public hearing, consider testimony, and recommend approval of the proposed amendments to the City Council.

Chair Tift invited members of the public to come forward and comment regarding the proposed amendments. No one indicated a desire to participate in the hearing, and Chair Tift closed the public portion of the hearing.

Chair Tift asked how the existing schools and other uses located in worship and religious facilities would be impacted by the proposed change. **Mr. Jackson** answered that the uses that do not comply with the definition are grandfathered. He emphasized that the intent of the proposed change is to make the definition consistent with the types of uses that already exist today in some worship and religious facilities without any conflict. Under the current code, a separate permit would be required in order for a worship and religious facility to open an on-site daycare. The proposed new definition would allow the use without having to obtain a separate permit. The intent is to streamline the permit process by including uses that are normally associated with a church.

Vice Chair Wofford asked if a permit would be required if a worship facility purchased additional land to accommodate a school or daycare, and **Director Spencer** answered affirmatively. The proposed amendment would make permitting easier, especially when there is already an established use on the site.

BASED UPON THE STAFF REPORT AND THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT II, COMMISSIONER CONLEY MOVED THAT THE COMMISSION RECOMMEND THE CITY COUNCIL ADOPT THE TEXT AMENDMENTS TO BREMERTON MUNICIPAL CODE SECTIONS 20.02, 20.12 AND 20.42 AS DETAILED IN ATTACHMENT I. VICE CHAIR WOFFORD SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

BUSINESS MEETING

Chair Report

DRAFT

Chair Tift welcomed Commissioner Davis, who was recently appointed to serve on the Commission.

Director Report

Director Spencer reported that staff has been working with newly-elected Mayor Wheeler to move forward some new initiatives for the department. They include streamlined permitting, affordable housing, code enforcement and working with the Community Development Block Grant (CDBG) Program related to weatherization and minor home repair. Because staff will be extremely busy in the coming weeks implementing the new measures and designing new programs, she asked that the Commission's February meeting be cancelled. The Commissioners agreed to cancel the meeting. Their next meeting will be March 19, 2018.

Old Business

There was no old business.

New Business

There was no new business.

ADJOURNMENT

The meeting was adjourned at 5:57 p.m.

Respectively Submitted by:

Andrea L Spencer, AICP
Executive Secretary

Rick Tift, Chair
Planning Commission

**CITY OF BREMERTON, WASHINGTON
PLANNING COMMISSION AGENDA ITEM**

<p>AGENDA TITLE: <i>Workshop: Housing Principles</i></p> <p>DEPARTMENT: <i>Community Development</i></p> <p>PRESENTED BY: <i>Allison Satter, Senior Planner</i> <i>(360) 473-5845 or Allison.Satter@BremertonWa.gov</i></p>
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EXECUTIVE SUMMARY

The City of Bremerton recognizes the importance of quality housing to foster a healthy and livable community. Ensuring a supply of housing affordable to a diverse population is essential to creating an equitable, vibrant, and thriving community and is a fundamental aim of the City's Comprehensive Plan.

Since the last Planning Commission Workshops, both City Council and the Mayor has released their own goals for 2018, and both entities have identified that providing quality affordable housing is essential for the City to focus on in the upcoming year. As such, and this workshop will build upon at Planning Commission's conversation in November 2017 which presented a housing analysis of Bremerton and the Puget Sound region.

OBJECTIVE

The intent of this Workshop to promote quality affordable housing in the City of Bremerton and thus will be discussing:

1. Review Comprehensive Plan policies and objectives for Housing; and
2. Discussions on providing more housing options by amending the Zoning Code (Bremerton Municipal Code Title 20):
 - a. Mixed-use development flexibility
 - b. Infill Incentive
 - c. Other Code Amendments to come at a later date

ACTIONS FOR PLANNING COMMISSION AT WORKSHOP

Discussion about the Comprehensive Plan Housing policies and provide feedback on the potential zoning code amendments.

ATTACHMENT

1. City of Bremerton Comprehensive Plan's Housing Element (2016)

TOPIC 1: REVIEW COMPREHENSIVE PLAN GOALS & POLICIES FOR HOUSING

As stewards of the Comprehensive Plan, the Planning Commission and Staff will advise the Mayor and City Council on the multifaceted issues concerning housing and propose opportunities to further address quality affordable housing within the Bremerton Municipal Code (usually in the Zoning Code, Title 20). In order to make informed recommendations, it is essential to review and understand the Comprehensive Plan Housing element as the foundation for all development code.

The Comprehensive Plan is the city's foundational policy document that guides growth and development for the next twenty years. It seeks to assure that each community decision, expenditure, and actions are consistent with the City's shared vision, values, and goals. City's Comprehensive Plan Housing Element is attached to this report as **Attachment 1**. *Planning Commission should review this document and consider these goals and policies when providing decisions to address quality affordable housing.*

TOPIC 2: POTENTIAL CODE AMENDMENT

This second topic to be discussed at this workshop is a few potential code amendments. Planning Commission should provide early feedback for these amendments so Staff can do research for an additional workshop prior to the public hearing. Staff will continue to look at opportunities to amend the Bremerton Municipal Code (BMC) to further implement the Comprehensive Plan's vision, goals and policies for quality affordable housing and present those to the Planning Commission.

TOPIC 2(a): MIXED USE DEVELOPMENT FLEXIBILITY

Topic 2(a) is regarding mixed-use development and allowing flexibility into the code to encourage more quality housing within Bremerton

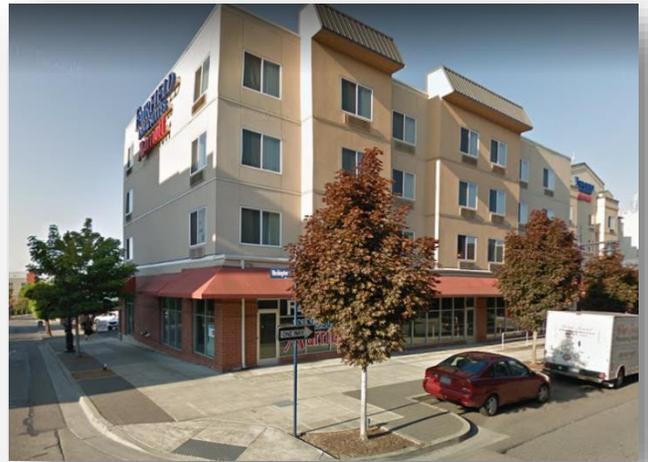
The intent of the center zones is to promote a range of mixed uses; places for people to live, work and play. The centers zones allow a variety of uses and have applied design standards that promote that "live, work and play" environment. To encourage different types of development, most centers zones have the following requirement: *all structures that include residential uses located adjacent to, area oriented towards, or area viewable from a public right-of-way shall provide a retail/commercial uses along a minimum of a percentage (typically 50% or 65%) of the ground floor building façade.*

Picture shown to the right is an example of a mixed-use building with commercial on the ground floor and residential units on the upper floors. This is an example of what the code requires.



As Staff works with developers and lenders on projects, it has become apparent that due to the existing conditions in Kitsap County and Bremerton, this code requirement is very difficult to finance. The justification provided to the City by the lenders is that currently Bremerton (and the surrounding area) have an abundance of vacant commercial space, and therefore requiring developers to build more commercial space is not supported financially (and thus the project cannot “pencil”). An example of development being built to meet this requirement, and has stood vacant since construction, is the Marriott Fairfield Inn and Suites on the corner of 4th Street and Washington Avenue. A hotel was constructed in 2009 with a commercial shell for a restaurant or office/ commercial space on the corner that has yet to be developed. Staff receives comments about this issue on a regular basis.

As for the Marriott property, it is located within the Downtown Regional Center, and is regulated by the Downtown Subarea Plan. Within the Downtown Subarea Plan, there is an exception to mixed-use buildings regulations that allow the commercial spaces on the ground floor to be constructed for multifamily so long as it can be converted to commercial at a later date. In January 2018, the Marriott has utilized this provision and has applied for building permits to convert the ground floor commercial spaces to 7 units. The code provision that makes this possible in this zone specifically states the following:



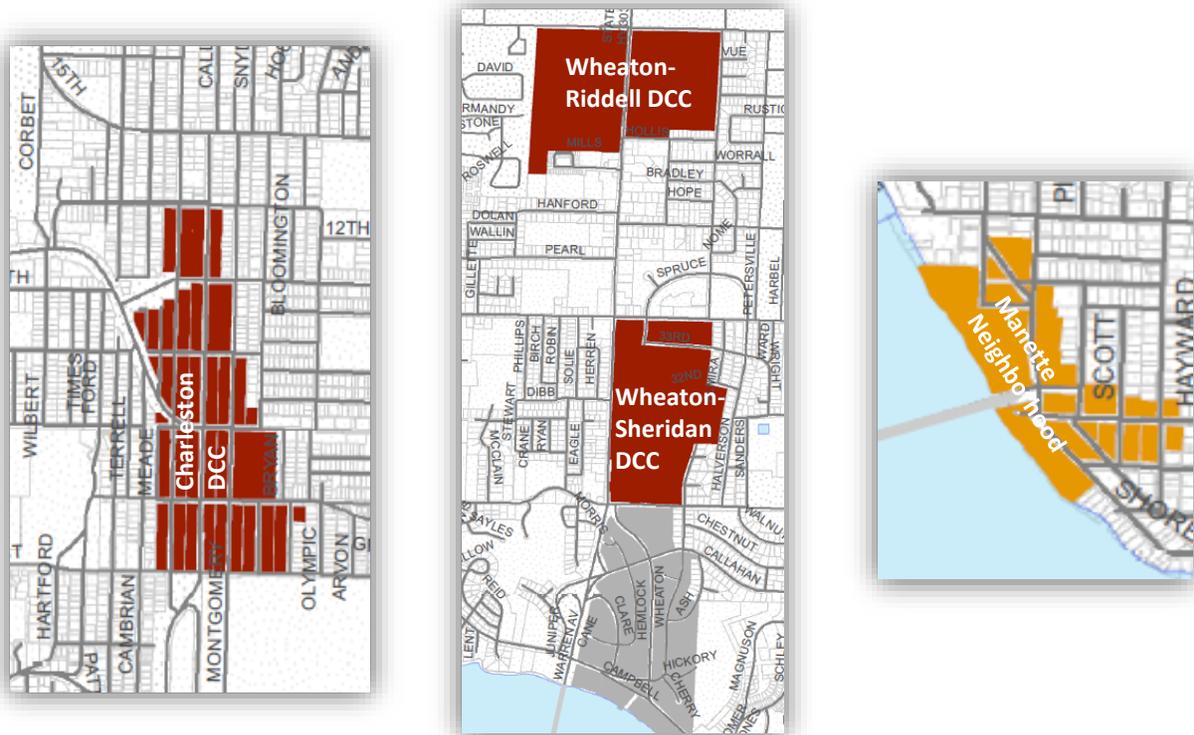
EXAMPLE: *Pedestrian Oriented Mixed Use Zone (POMU) Use Standards:*

Ground oriented uses must conform to either a. or b. following:

- a. At least 50% of floor area abutting the linear sidewalk level should be “pedestrian oriented.”*
- b. The floor area abutting at least fifty (50) percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to “pedestrian oriented” uses and may be occupied by any use permitted in the zoning district. The areas designed and constructed to accommodate future conversion shall meet the following standard, in addition to any other required basic or additional design standards;*
 - i. The sidewalk level façade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in paragraph above.*

This provision allows flexibility to the code, and encourages new additional residential units in the City limits. Staff is proposing to add this flexibility to the following zones (locations shown below):

- Three District Center Core zones (BMC 20.70)
- Neighborhood Business - Manette Neighborhood Center (BMC 20.82)



These two zoning districts have requirements for mixed-uses, and this additional flexibility is anticipated to facilitate the construction of more quality units to the community and within the City’s centers. In addition, for mixed-use buildings that have residential units on the upper floors and chronic vacant commercial space on the ground floor, the cost of the underutilized commercial spaces will likely get passed to the residential units, and thus increasing the cost of rents.

Staff is supportive of providing extra flexibility into the Zoning Code and these amendments meet the intent of the Comprehensive Plan. If adopted, Staff will have to monitor that the Centers continue to provide uses that promote “live, work and play”. However, for Downtown where this code is already implemented, uses other than residential are still developing: such as development as the Marvin William’s Center, Chongs mixed use building and 4th Street Sear/Weirs mixed use development (in construction now).

TOPIC 2(b): INFILL INCENTIVE

Topic 2(b) is a unique proposal to encourage infill development. As a major push of the Growth Management Act (GMA) and as further encouraged by the City's Comprehensive Plan and growth strategy, the City encourages infill development. Infill development refers to any new development in already built-up areas and includes redeveloping existing properties to make more efficient use of the land. Generally, infill increases neighborhood density and the ratio of improvement-to-land value of the property. Infill development is a fiscally responsible decision as public services are already in the area (minimal need to extend utilities or roads/sidewalks).

A potential code amendment could allow flexibility into the subdivision code to incentivize infill development. Currently most subdivisions within the city are within the Low Density Residential zone, which generally allows one home per lot at a density of 5 to 10 dwelling units per acre. The City's buildable lands report analysis (2014) stated that land divisions are typically being divided at an average of 6 dwelling units per acre. As land could be divided at a maximum density of up to 10 dwelling units per acre, land could be divided at a higher density, thus a more efficient utilization of the city's infrastructure and those homes would have closer access to public services (grocery, transit, employment, etc.).

Staff will present preliminary code amendments at the workshop to gauge the Commissions interest in this proposal to revise the subdivision chapter to promote infill.

TOPIC 2(c): OTHER AMENDMENTS TO COME

Staff is continuing to research and consider potential amendments to the Zoning Code to help address providing more quality affordable housing. This will be a topic that staff will continue to work on and will be presenting to the Planning Commission for your recommendation to City Council. *If there are other affordable housing issues you know about and would like to share, please bring those ideas to the workshop.*



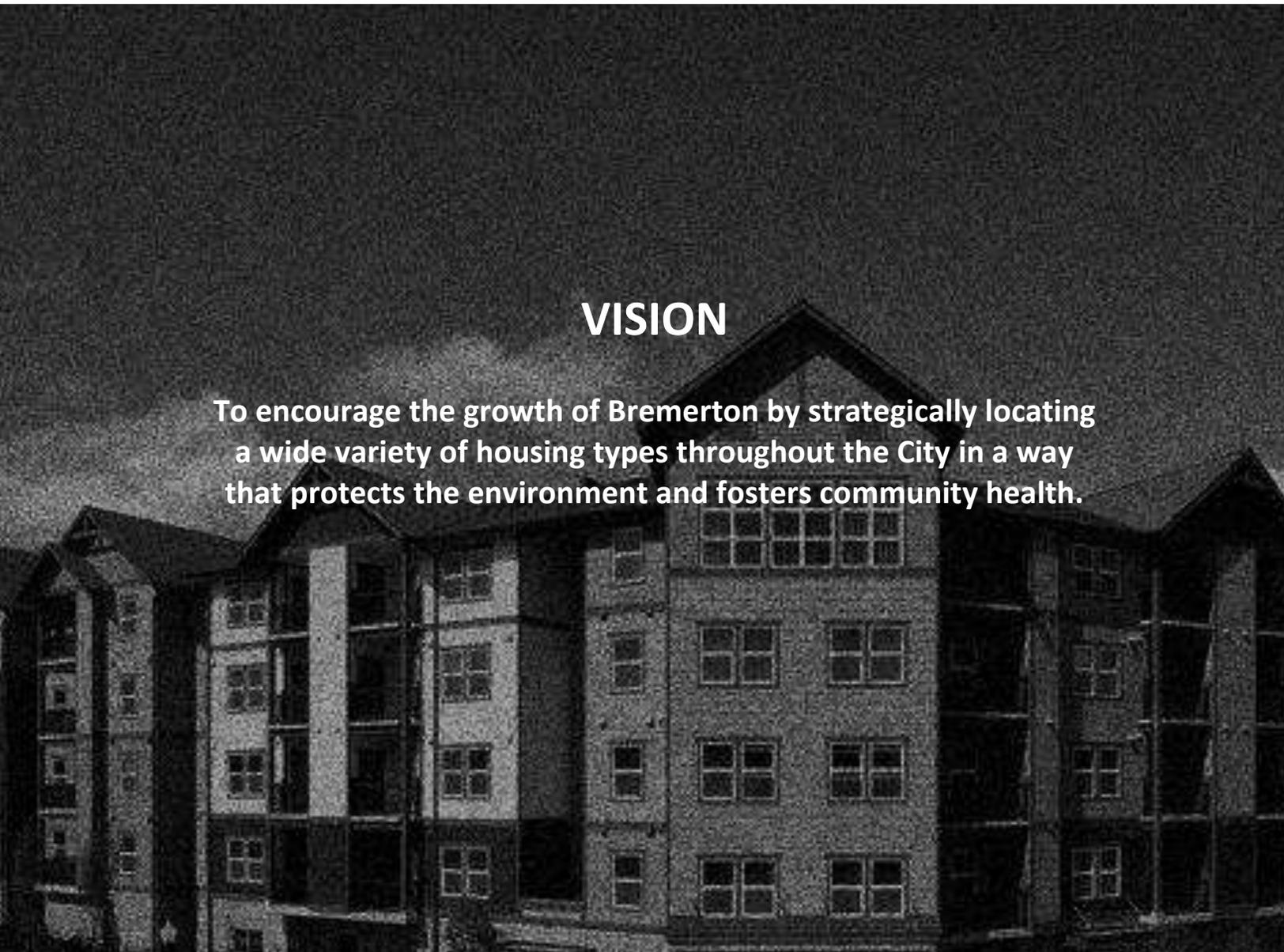
Element 3
HOUSING





VISION

To encourage the growth of Bremerton by strategically locating a wide variety of housing types throughout the City in a way that protects the environment and fosters community health.



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Housing

Introduction

Housing Introduction

The housing element focuses on the most basic function of community living, shelter for the local population. As a metropolitan City, Bremerton is expected to grow substantially over the next 20 years. This document intends to identify ways to accommodate the anticipated population growth while protecting existing single family areas. In order to quantify Bremerton's housing needs, significant amounts of data have been collected and reviewed. A full analysis of this data is available in the Housing Appendix.

Population growth of the City is anticipated to grow from 39,650 residents to 53,407 residents by the year 2036, and the number of housing units associated with that growth is approximately 6,400 new units. In order to effectively accommodate this growth without detracting from our existing attractive neighborhoods, the City has established goals and policies that will guide growth of housing towards designated Centers and by targeting infill towards areas with large lots and or areas that have deteriorated housing stock.

Before addressing the goals and policies for future growth, it is essential to reflect backwards to understand how past growth has shaped Bremerton's current conditions. Originally founded in conjunction with its major employer, the Puget Sound Naval Shipyard¹, Bremerton's distinctive neighborhoods have survived various growth cycles. The most impactful was the housing boom associated with World War II in the 1940's. At the height of the war, housing stock came under severe stress when the population grew from approximately 15,000 to 72,500 seemingly overnight. That housing crisis still influences the type, size, cost and quality of existing housing stock available today.

The end of World War II signaled a population decline in the 1950s and 1960s. Since then, Bremerton's population has remained mostly unchanged. Some minor increases and decreases of as many as 2,000 people have been seen over the last 40 years; however these changes are negligible (approximately 1%) and easily dismissed amid Bremerton's regular fluctuations in the military population. The lack of growth over the last 40 years, despite land use capacity, continues to elude growth forecasts.

The 2010 Census count identified 37,729 residents and the 2014 census estimate shows approximately 38,180 residents. While this is an increase, it is not as substantial of an increase as growth forecasts had anticipated in the 2004 update of the Comprehensive Plan. More importantly, Bremerton's growth is has not kept pace with surrounding county and regional areas where unprecedented growth has occurred. Between 1980 and 2010 Kitsap County as a whole witnessed a population increase of nearly 60%, and since 2000 the County's population has continued to grow by 12%. Bremerton on the other hand has had negligible growth between 2000 and 2010 of +470 people, or 0.01%.

¹ The term "Puget Sound Naval Shipyard (PSNS)" is used interchangeably throughout the Comprehensive Plan with "Naval Base Kitsap (NBK)." It is recognized that Naval Base Kitsap-Bremerton is comprised of the Navy's area and Controlled Industrial Area that has multiple large employers, with Puget Sound Naval Shipyard as the largest tenant that has the most direct impact with Bremerton.

To understand this gap, the City has evaluated national and regional housing trends which provide insights into differences between Bremerton's housing market and other local markets. In terms of supply, Bremerton does not have as many green field or empty canvas opportunities as are available in other parts of the County. While infrastructure is often more expensive to construct in these areas, they often represent a less complicated site development than infill typically requires. In terms of demand, Bremerton's somewhat outdated housing stock, dating back to the previous growth periods of the 1940s and 1960s, often fails to address today's contemporary market demands. Market demands and demographic changes have occurred in areas such as household type, size income level, and special needs that make Bremerton's existing housing stock less desirable than newer more modern homes being developed elsewhere.

Planning for Bremerton's unique existing population and allowing flexibility to accommodate for growing demographic groups is essential. For example, there has been a substantial growth of senior citizens, singles, and single parent households throughout the region, which indicates a need for greater diversity in housing type.

Accounting for the unique needs of the military population associated with the Puget Sound Naval Shipyard is also an important factor. Bremerton has a higher than average number of rental properties, high turnover rates, and lower household size than other neighboring cities. These rates are often associated with a more transient population typically found in cities with high military populations. Ensuring adequate housing options for the military is critical for the City's growth.

The overall income levels of the Bremerton's population cannot be overlooked in developing a successful growth strategy according to the 2010 census. 20.4% of Bremerton's residents are currently below the poverty line, compared to 10.4% in Kitsap County as a whole. Bremerton's median household income is \$43,183, compared to Kitsap County's median \$62,413. The median home value in Bremerton is \$194,700, compared to \$268,000 in Kitsap County². This is a sign that cost and choice of housing are problematic for much of the existing population.

In order for Bremerton to compete with the housing market in surrounding areas, the Comprehensive Plan must carefully balance the needs of existing residents with the anticipated needs of the future population. Special consideration must be paid to the economic diversity and resource scarcity within the community. Ensuring Bremerton remains an affordable City for its residents is critical. New growth must be strategically located to achieve a new, more intense and vibrant urban setting without detracting from existing attractive single family neighborhoods. The following goals and policies of the Housing Element intend to ensure the rediscovery of Bremerton as a great place to live.

² Data is from the 2010 Census and Kitsap County Assessor records.

Housing

Vision, Goals & Policies

Vision

To encourage the growth of Bremerton by strategically locating a wide variety of housing types throughout the City in a way that protects the environment and fosters community health.

Goals & Policies

The following goals and policies form the foundation of Bremerton's housing strategy for the future. These goals and policies are to support the overall housing vision stated above.

Housing Goals

H1. Protect and enhance Bremerton's existing quality housing stock.

H2. Encourage the development of a variety of new housing options and densities to meet the changing needs of Bremerton's residents.

H3. Support access to quality and affordable housing for all Bremerton residents.

H4. Implement and coordinate strategies that promote public and private efforts to facilitate improvements to the housing stock.



Housing Policies

Goal H1: Protect and enhance Bremerton's existing quality housing stock.

Implementing Policies for Goal H1:

H1(A): Promote preservation of structures in good repair, including establishing incentives that encourage private property owner's efforts to preserve homes having historical and or architectural significance.

H1(B): Support replacement of substandard structures, including encouraging rehabilitation and maintenance of existing housing units; or replacing substandard structures which have excessive rehabilitation costs with new structures.

H1(C): Promote, and incentivize, private commitments to improve existing housing stock so that all housing is safe, sanitary, and in good repair.

H1(D): Promote financial assistance for essential repairs to substandard structures that provide housing for low and moderate income persons.

H1(E): Enhance livability in neighborhoods by maintaining and upgrading City services such as sidewalks, bike lanes, parks, and utilities in order to enhance the overall affordability and health of the community.

H1(F): Promote a robust code enforcement program to protect the safety and aesthetic quality of existing neighborhoods.

H1(G): Promote a sense of community within existing neighborhoods by creating spaces where residents can interact by encouraging walkability, and supporting identification of distinctive neighborhoods.

Goal H2: Encourage the development of a variety of new housing options and densities to meet the changing needs of Bremerton's residents.

Implementing Policies for Goal H2:

H2(A): Support the private sector's efforts to provide a full range of housing options to meet the needs of all ages and demographics.

H2(B): Encourage new development to blend with positive characteristics of surrounding neighborhoods.

H2(C): Supporting infill development and increased densities and the use of Low Impact Development (LID) techniques and Best Management Practices (BMPs) to ensure efficient and cost effective utilization of existing public utilities.

H2(D): Enhance livability in neighborhoods by upgrading and installing sidewalks, bike lanes, parks, safety improvements and utilities in order to enhance livability.

Housing

Vision, Goals & Policies

H2(E): Support efforts to provide for a variety of housing options such as:

- *Emergency group housing, homeless shelters and short term housing to meet the needs of those in the lower income categories.*
- *Promote housing for the special needs of students, particularly in the vicinity of Olympic College. Encourage apartments and dormitories in locations that directly service the college.*
- *Plan for and support episodic surges and reductions in military personnel. Provide opportunities to allow for different housing densities to accommodate the diverse needs of military personnel.*
- *Respond to the special needs of the growing elderly population within the City. Encourage a full range of housing options including retirement housing complexes in all residential zones particularly in areas with direct proximity to services and amenities. Encourage programs which allow elderly to remain in their homes as long as possible.*
- *Provide for integration of special needs housing within the community by allowing for government-assisted housing, housing for low-income families, manufactured housing, group homes, and foster care facilities.*
- *Encourage construction to meet and exceed ADA standards whenever possible.*

H2(F): Promote a sense of community, or gathering places, within new neighborhoods by creating spaces where residents can interact.

H2(G): Partner with Community Development Block Grant and other applicable programs and funding sources to encourage removal or abatement of blighting influences in and around residential areas.

Goal H3: Support access to quality and affordable housing for all Bremerton residents.

Implementing Policies for Goal H3:

H3(A): Provide opportunities for the production of new housing for all incomes, ages, and family types through infill by stimulating growth of non-traditional housing types such as townhomes, carriage units, accessory dwelling units, and duplexes in locations where they will seamlessly infill into the fabric of the existing neighborhoods.

H3(B): Disperse below market rate, publicly assisted, affordable, and rental housing throughout the City in a way that accommodates Bremerton's fair share of the Countywide need. Disperse such housing throughout the City to avoid concentrations in any particular area and encouraging development close to employment and public transportation.

H3(C): Support increased densities and infill projects and the use of Low Impact Development (LID) techniques and Best Management Practices (BMPs) in order to capitalize on the cost efficiency of utilization of existing utility services. Additionally, encourage maintenance of City services such as sidewalks, bike lanes, parks, and utilities in order to enhance the overall affordability and health of the community.

H3(D): Encourage expanded availability of incentives for development within the City such as the Multifamily Tax Exemption, Community Empowerment Zone, Historically Underutilized Business zone, etc.

H3(E): Eliminate unnecessary regulatory impediments to the development of affordable housing.

Goal H4: Implement and coordinate strategies that promote public and private efforts to facilitate improvements to the housing stock.

Implementing Policies for Goal H4:

H4(A): Promote private and public efforts to provide adequate capital for rehabilitation of housing projects; such efforts should include commitments to remove or abate blighting influences near or within residential areas.

H4(B): Promote financial assistance for low and moderate incomes that assist in essential repairs to substandard structures. Support private sector low interest loan programs for such repairs, combined with public resources when available.

H4(C): Target and enhance the use of tax incentives to improve affordable housing throughout the City, and particularly in Centers where housing is intended to be in close proximity to public transportation and employment.

H4(D): Encourage efficient permit review by eliminating unnecessary regulatory impediments, improving certainty in development regulations, and provide an expedited permit process.

H4(E): Aim to improve coordinated, effective planning programs that improve access to affordable housing. Specifically promote intergovernmental cooperation and agreements that support strategies and programs to achieve City housing goals.

H4(F): Promote increased housing density to provide a broader customer base for more affordable public services including utilities.

