

HOUSING



BAINBRIDGE ISLAND COMPREHENSIVE PLAN ELEMENT 2004 GOALS

- Goal 1 – Promote and maintain a **variety of housing choices** to meet the needs of present and future residents at all economic segments, and in all geographic areas in a way that is compatible with the character of the Island, and encourages more socio-economic diversity.
- Goal 2 – Maintain the stock of existing **affordable** and rent-assisted housing.
- Goal 3 – **Increase the supply of affordable** multi-family housing each year through the year 2012, with goals based on data provided by the Housing Needs Assessment of the City's housing reports.
- Goal 4 – Promote and facilitate the provision of **diversity of affordable housing** stock in all geographic area of the community.
- Goal 5 – Promote and facilitate the **provision of rental** and for-purchase housing that is affordable to income-qualified households with a variety of income levels.
- Goal 6 – Facilitate the siting and development of housing **opportunities for special needs** populations.
- Goal 7 – Utilize the City's bonding capacity and other resources to support the **creation of affordable** housing.
- Goal 8 – Provide a periodic report on the status of housing on Bainbridge Island and the implementation of the Housing Element in order to assess the effectiveness of the housing goals.

PLANNING QUESTIONS TO GUIDE EVALUATION OF THE CLIMATE VULNERABILITY OF THE HOUSING ELEMENT:

- If **precipitation** were to increase or decrease would it affect our housing stock? How? How do current precipitation patterns affect housing? What will happen if patterns change?
- If average seasonal **temperatures** were to shift would it affect our housing? How? Are there currently any seasonal/temperature related impacts? Do isolated high-heat or cold days have an effect on housing? What will happen if patterns change?
 - Does this element enable the requirement of energy efficiency measures? Future conditions may necessitate them even more – retrofits and upgrades are expensive.
 - Is affordability affected by temperature extremes?
- If **sea level** were to rise would it affect our housing? How? How do sea level and associated conditions (high tides, inundation, etc.) affect the Island today?
 - Should we continue the permitting of housing in high hazard areas without requiring a climate assessment and analysis of the resilience of the house and its systems into the future?
 - Should development in harms way require a bond to cover potential future removal if sea level rise requires it?
- Are there some locations on-Island that should be **recognized as unsuitable** for affordable housing? Should the Plan acknowledge that climate vulnerability could cancel out the intended affordability? (i.e., avoid locations susceptible to systems failure due to changing climate **or prefer locations** where alternative energy is more easily accessed)
- Will increased precipitation and rising seas have an impact on **sanitary sewers, septic systems, and stormwater** drainage and how do the proper functioning of all these systems affect the Island's housing stock and affordability?

- As temperature and precipitation patterns change (more frequent and prolonged drought) the risk of **wildfire** may increase. (Note that Bainbridge experiences vegetation fires every year – according to the BIFD Hazard Vulnerability Assessment from 1989-2009 there were 454 reported vegetation fires.)
 - Is it important to identify vulnerable habitat and their interface with developed areas/housing stock?
- Are we supporting and enabling **low impact development techniques and green infrastructure** sufficiently and without unnecessary barriers?
- How do **Building Codes** link to this element? Are there any state or local **“green” building requirements**? If not, are there things that COBI can and should do that will better ensure the long term durability and efficiency of its housing stock?
- Do the **2004 GOALS** above give us a clear directive to enact local policy and regulation so that we can adapt to the anticipated impacts of climate change on housing, or should they be amended?

CLIMATE IMPACT	HOUSING IMPLICATIONS
<p>Precipitation → <i>changing patterns and extremes, longer duration, and greater intensity</i></p>	<ul style="list-style-type: none"> • Changing patterns have the potential to cause stormwater inundation and localized flooding, chronic flooding, non-infiltrated run off, erosion and landslides, which have the potential to affect the proper functioning of local infrastructure and to lead to degrading water quality and local environments. Development and design standards should accommodate future conditions to avoid failure, as well as increased maintenance, repair and other associated costs to homeowners and the community. • Drought and flood will cause alterations to the wildfire hazard risk and affect housing stock at the wildland-urban interface. • Floodplain protection may need to increase, and current floodplain delineations may become inaccurate. Be sure not to locate new housing in future hazard zones. • Localized flooding and heavy rains can affect low quality, older, or poorly located housing stock.
<p>Temperature → <i>more extremes and prolonged summer highs</i></p>	<ul style="list-style-type: none"> • Increases and seasonal changes will increase the frequency and duration of droughts. • As temperatures increase and there are longer drought periods, there is an increased risk of wildfire (conflicts at the wildland-urban interface). • Local temperature fluctuations and new seasonal averages will affect energy use and a homes' ability to maintain a stable, habitable climate in an affordable way. • Local and regional greenhouse gas emissions may increase due to rates and types of home heating/cooling energy consumption.
<p>Sea Level Rise → <i>Projected Mean</i> 2030: +2.6 in. (+/- 2.2 in) 2050: +6.5 in. (+/- 4.1 in) 2100: +24.3 in. (+/- 11.5 in)</p>	<ul style="list-style-type: none"> • Coastal zone resources and shoreline stability are likely to be compromised by rising seas. Outright loss of land can occur. Housing stock may be vulnerable.
<p>Slope Stability → <i>Sea level changes and precipitation patterns will compromise once stable slopes</i></p>	<ul style="list-style-type: none"> • Housing stock located on coastal and inland slopes may be in danger if instability develops or increase.
<p>RELEVANT NON-CLIMATE DATA THAT MAY AFFECT THE GOALS OF THIS ELEMENT</p>	
<p>Population changes → <i>account for anticipated increase or decrease due to climate refugees</i></p>	<ul style="list-style-type: none"> • Increases in Island population will place increased demands and stress upon all types of housing stock.