



CITY OF PORT ANGELES HOUSING ACHIEVEMENTS

Below is a summarized list of the actions taken by City Council in coordination with the Department of Community & Economic Development to encourage and enable affordable housing development in Port Angeles, Washington.

Key Legislative Decisions

The City Council has made several legislative decisions to encourage new housing development and enhance community wellbeing.

- Permanently waived 25 building permit fees for 15 different housing types.
- Established a Multifamily Property Tax Exemption for new the construction, conversion, and rehabilitation of multifamily residential developments.
- Implemented voter-approved 1/10th of 0.1% Sales & Use Tax for affordable housing.
- Partnered with Peninsula Behavioral Health for Rapid Housing Acquisition Funds to purchase and convert a local motel to supportive housing.
- Allocated American Rescue Plan Act (ARPA) funding to:
 - Peninsula Housing Authority for the purchase of land for multifamily housing development;
 - Habitat for Humanity of Clallam County for restoration and repair efforts that protect existing housing stock of for low- and medium- income individuals;
 - Past due utility relief for City residents in hardship situations.
- Established regulations for short-term lodging to protect long-term housing stock.
- Invested in health care-related programs for those in need, including Community Paramedicine, Operation Shielding Hope, and REDisCOVERY.
- Continue to offer low-income utility discount programs to City customers.

Departmental Policy and Program Improvements

Improvements have been made at the departmental level to further support affordable housing development.

- Designated a division of the City to address housing policy and advocacy.
- Created new positions to support housing initiatives and permit processing.
- Co-located multiple departments at the City Hall Permit Counter to offer faster, more comprehensive assistance.
- Launched an over-the-counter program allowing eligible permit applications to be processed and issued same-day.
- Issued a Directors Determination that clarifies fire, life and safety standards for temporary and transitional housing, ensuring tiny home developments are safe.
- Utilized Housing Action Plan Implementation Grant to cover expenses for the development of permit-ready plans, which are available to the community for free.
- Permitted temporary housing units in Port Angeles for the first time for First United Methodist Church, The Answer for Youth, and 4PA tiny home community project.
- Invested in new Enterprise Permitting and Licensing Software to modernize permitting and inspection processes.

How Are We Addressing Housing and Homelessness?

The City of Port Angeles has identified housing and homelessness as issues of critical importance. Over the last several years, City Council and staff have worked thoughtfully and diligently to implement measures that address these issues today and long-term.

Our ultimate goal is to ensure that every Port Angeles resident has a safe and affordable place to live.

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Proactive Ordinance Implementation

We've worked proactively to ensure that local policies align with state mandates while also incorporating forward-thinking solutions for long-term success.

- Incorporated House Bill 1337 into the Port Angeles Municipal Code approximately two years in advance of state requirements to allow the placement of Accessory Dwelling Units (ADUs) on lots with duplex, up to two ADUs on a single lot, and to remove rear setback requirements.
- Amended City code to incorporate Senate Bill 5290, ensuring predictable and consistent development review timelines, including all development permits and housing assistance programs in the amended procedures.

Building Residential Capacity

Our City has revised land use codes to increase capacity within certain zones.

- Permitted Duplexes and ADUs outright in all residential zones.
- 0% of land is now zoned exclusively for single household dwelling units.
- Reduced or eliminated site coverage requirements.
- Reduced setbacks, minimum parking requirements and lot sizes.
- Applied SEPA exemptions to more infill projects.
- Adopted policies to reduce sprawl and lessen the burden on public utilities.
- Increased the short plat lot maximum to the maximum state allowance.
- Redefined low-density Comprehensive Plan land use type to increase the maximum number of units that may be established per acre.
- Revised height limitations in all commercial, medium- and high-density zones to accommodate increased residential densities without impacting viewsheds.

Diversifying Local Housing Options

Additional code revisions have been implemented to reduce barriers to the construction of infill housing and further support diverse housing types.

- Allowed 1 unit per 1,750 square foot of lot area in the R7 zone.
- Allowed alley-street subdivisions of a standard City lot.
- Allowed the establishment of commercial caretaker units in commercial and industrial zones.
- Removed bedroom requirements for ADUs and increased the allowable size of ADUs to 1,000 square feet or half the living space of the existing residence, whichever is larger.
- Allowed park model units as alternatives to standard ADUs in residential zones.
- Redefined for "Manufactured Home" to eliminate restrictive size requirements.
- Updated utility study threshold requirements in the R7 zone from three primary units to eleven bedrooms.
- Allowed mixed housing-type developments to include multi-family zones with internal drives as an alternative to public rights-of-way.

2024 Affordable Housing Program Statistics

Funding Awarded Locally:

Sales & Use Tax Grants	\$819,998.00
Fee Waiver Program	\$365,314.18
NICE Grants	\$11,620.00
Total Investments	\$1,196,932.18

Housing Plans Distributed and Contracts Executed:

Permit-Ready Plans	16
Multifamily Tax Exemption	14
Total Units	30

New Infill & Multifamily Construction by Year:

Year	ADU	Du-plex	3-4 Units	5+ Units
2022	2	0	0	0
2023	7	3	1	3
2024	12	10	0	1

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