# POULSBO CITY COUNCIL AGENDA SUMMARY

WORKSHOP AGENDA ITEM NO. 10.d

MEETING DATE: April 15, 2026

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| AGENDA ITEM | Klingle Property Development |
| EXHIBITS | 2020-20 - Allocation of City Property for Affordable Housing |
| STAFFED BY | Wright |
| ESTIMATED TIME | 15 mins |

SUMMARY STATEMENT

The Mayor is forming a blue ribbon commission on public/private partnership solution for homeownership. The purpose of this commission is to expand attainable homeownership opportunities for workforce households (those earning 80 to 120% of the Area Median Income) within the community. The purpose of this discussion is to see if the council is interested in making a city owned property available for workforce housing.

The property in question is commonly known as the Klingle property. It is 8.31 acres in size and highly encumbered with steep slopes, wetland and wetland buffer. The undeveloped property connects to the Torval Canyon subdivision.

The property was identified as a potential future site for affordable housing (80% and below AMI), along with the property that currently contains Nordic Cottages in 2020 through Resolution 2020-20. The 1/10 of 1% housing fund was used to demolish a farm house in 2022 due to its state of disrepair.

Despite its size and due to its encumbrances, the site has limited area to accommodate housing based on its density but could support the twelve homes envisioned by the Mayor. It is believed that by providing property, workforce housing is more likely to be built and could serve as a public private partnership, as identified as an area of interest by the Council in the housing affordability workshop series.

If used for workforce housing, the cost to demolish the farmhouse will need to be replenished.

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| WORKSHOP DATE: | |

IMPACTS

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| Expenditure Required? Yes | Included in Budget? No<br>Amount: 50,000 |

SAMPLE MOTION:

Consider making the Klingle property available for the Blue-Ribbon Commission.