

Appendix B: Workshop and Survey Summary

I. Summary of January 23, 2022 Workshop

Executive summary: On January 23, 2023, the Department of Community & Economic Development held a public workshop from 3:00 – 7:00 PM in the Raymond Carver Room of the NOLS Port Angeles Main Library. The purpose of this workshop was to allow members of the community to participate in group discussion about their neighborhood values and provide feedback to City staff regarding the proposed changes to Title 17 of the Port Angeles Municipal Code (PAMC) that staff has prepared in response to direction from the Planning Commission. The workshop was conducted at five tables, at which staff collected feedback from small groups about their neighborhood values and the proposed changes to Title 17 PAMC. The tables below identify the feedback that was received at each workshop table, with feedback categorized based on whether it related primarily to neighborhood values of the group participants or specific feedback on the proposed changes to Title 17 PAMC.

Certain prominent themes emerged in the discussion about what people value. Ideal traits of a neighborhood include a social environment that fosters connection and community relationships, a physical environment that enables mobility and safety, and an aesthetic environment that reflects maintenance and investment. Many people noted the need for better sidewalk connectivity, attainable housing, and better maintenance of community assets. Responses to staff’s proposed changes to Title 17 PAMC were mostly positive, with many participants expressing a need for more attainable housing. Many participants had not previously reviewed suggested code changes, so the workshop served as their introduction to the concepts staff is proposing. Some concerns were expressed in response to certain aspects of the proposed changes, including the proposal to enable recreational vehicles to be used as temporary dwelling units and the absence of additional regulations addressing short-term rentals.

Table 1	
Facilitator: Holden Fleming, Housing Coordinator	
Recorder: Leena Ellis, Public Works Safety & Operations Specialist	
Group 1	
Neighborhood values	Title 17 PAMC Feedback
What is a neighborhood to you – Sidewalks Sense of community – communication and coordination Friendly – wants to know their neighbors Lack of clutter Variety of ages	
Wanted changes in the neighborhood - Enforcement – of speed limits Add bike lanes	What is the capacity of infrastructure to add housing in the area – water, sewer, storm drains, parking

<p>More mixed use Don't like illegal fireworks at ESPN park Snowbirds take up a lot of housing More wheelchair accessibility on sidewalks</p>	<p>How many lots can be split up in R7? How many residences can be added due to the suggested proposed changes to the code? How many vacant lots are there? If we added more modular home areas – it could be more median home priced housing options. One person would support the RV changes only if the non-approved RV's would be enforced.</p>
<p>Group 2</p>	
<p>Neighborhood values</p>	<p>Title 17 PAMC Feedback</p>
<p>What is a neighborhood to you – Like-minded people Knowing my neighbors Green belt areas People Access to stores</p>	

<p>Wanted changes in their neighborhoods –</p> <ul style="list-style-type: none"> More sidewalks Pedestrian amenities More mixed use Dog poo cleanup (enforce or offer doggie poo bags) 	<p>Questions or concerns on the proposed code changes –</p> <ul style="list-style-type: none"> Concerned about the higher density and how it affects infrastructure Smaller lots – means easier to know your neighbors. RV’s – we need to enforce the illegal ones. If you live in an RV is that considered – homeless?? Need an variety of houses built to fit the needs of different financial demographics. Can we do rent control? How many ADU’s could be built with the proposed changes. How many duplexes are there? One person said they hated the RV’s being proposed to be lived in – they are not intended for permeant living and she fears that is what will happen since so many things are not enforced now. Short term rentals – need to be in the proper zoning - not R7 and R9 Make building codes easier for homes that are less than 1000 square feet – to promote those to be built. Make pre-designed and approved plans for houses and ADU’s.
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Group 3

Neighborhood values	Title 17 PAMC Feedback
<p>What is a neighborhood to you?</p> <ul style="list-style-type: none"> A safe place Like-minded people The space around your home People you have conversations with 	
<p>What are some changes you’d like for your neighborhood –</p> <ul style="list-style-type: none"> Better utilization of space – more services in residential areas. Fix dark alley’s Walking distances to services Affordable housing Town is built for cars – make it more for walking and biking. 	<p>Questions or concerns on the proposed code changes –</p> <ul style="list-style-type: none"> With the 1st floor commercial corridor – residential on the first floor – is this for shop owners only? RV’s – can they provide free places for people to dump their RV waste if they are economically challenged (if they get food stamps would be an easy thing to assess this).

<p>Fix amount of empty homes – unique concept (tax or charge more for 2nd homes?? VRBO homes only rent to locals for the off season (6 months) and then switch back to daily rentals.</p>	<p>Can we eliminate ADU requirements on being less than half of the original house size? – yes per Holden. Can we eliminate the ADU being shorter than the original house – as in build garage in put ADU in the top of it. – yes Can we do more home-based business to get services in the neighborhoods? (mixed use and this helps with walking distances too)</p>
Group 4	
Neighborhood values	Title 17 PAMC Feedback
<p>What is a neighborhood for you? Groups of houses Connection to your neighbors</p>	
<p>What are changes you'd like in your neighborhood? Yearly community meetings Police enforcement of rules and regulations on squatter and car living situations Discovery Trail – has become dangerous now due to homeless. Want diversity of ages and cultures and economics in neighborhoods.</p>	<p>Questions or concerns on the proposed code changes – How many houses are being built yearly now? To get 3000 houses built by 2030 would be on average 375 house built per year. Can we require owners live in duplexes? How can we stop high prices on homes?</p>

Table 2	
<p>Facilitator: Sean Armstrong, Engineering Technician II Matthew Moore, Civil/Utility Engineer I Recorder: Aubrianna Howell, Parks and Recreation Administrative Specialist I Sean Armstrong, Engineering Technician II Matthew Moore, Civil/Utility Engineer I</p>	
Group 1	
Neighborhood values	Title 17 PAMC Feedback

<p>What makes a neighborhood?</p> <ul style="list-style-type: none"> • Safety • Friendliness • Openness/ green space • Watching over fellow neighbor’s house – regardless of political view • Residents that face a street not an apartment, single family residents • Similar upkeep, build, structural • Clean • Community • Same socioeconomic status • Involvement- social, helping hand • Niche, “type” of area • HOA 	
<p>Do you want change in your neighborhood? If so, what changes do you want to see?</p> <ul style="list-style-type: none"> • Yes, Sidewalks • Stops signs • Safety improvements • Less Airbnb’s • Annual neighborhood meetings 	
<p>What don’t you like about your neighborhood?</p> <ul style="list-style-type: none"> • Off leash dogs • Trash left around, recently • No city run garbage cans in residential areas 	
<p>What do you like about your neighborhood?</p> <ul style="list-style-type: none"> • Views – ocean and mountain • Neighbors- people 	
Group 2	
Neighborhood values	Title 17 PAMC Feedback
<p>What makes a neighborhood?</p> <ul style="list-style-type: none"> • Housing that is similar • Similar likes and dislikes between households • Safe place to live, sleep, have belonging • Nearby hospital, community, good streets, economic development, • Safety, pride of ownership/rental, low trash, affordability • People that live around you, the trees, living nearby you <ul style="list-style-type: none"> ○ Making friends within the neighborhood ○ Whoever you are living with 	

<ul style="list-style-type: none"> • Pride of ownership, affordability, mix of ages, living and working at all times of the day • “neighborhood watch” • Security • Community, accessibility, public meetings/gathering • Affordability 	
<p>Do you want change in your neighborhood? If so what?</p> <ul style="list-style-type: none"> • Yes, changes should create value. Uphold and increase value to housing with keeping it affordable for the community • Economic development, taxes need to match home equity • People can’t afford to build or buy homes. • Room for improvement • “I like my neighborhood”, variety of ages, types of family, lots of greenery, trees • Happy with my neighborhood. However, two houses full of junk, rat infested, need better code enforcement • My specific neighborhood great, but PA as a whole, increase code enforcement, increasing the value, decreasing Airbnb’s • Decreasing Airbnb’s • Slowing the rate increase of rent • House sharing among seniors as a possible solution • Working together more • Not having to choose between buying groceries or pay rent. • Putting households back into empty houses. The longer the house stays empty the harder it is to maintain the look and it brings down the look of the neighborhood. 	<p>Senior citizen can’t access upper units, that’s about half of the population.</p> <p>City needs predictable timeframe for permitting to work with developers. Predictable responses from the city.</p> <p>The city needs to be looking at density and we want to make sure there is height restrictions.</p> <p>There needs a comprehensive plan to help codes.</p>
Group 3	
Neighborhood values	Title 17 PAMC Feedback
<p>What makes a neighborhood?</p> <ul style="list-style-type: none"> • Halloween, trick or treating • Common features, shared spaces • Familiar faces / neighbors 	
<p>Do you want change? If so, what?</p> <ul style="list-style-type: none"> • Speed bumps, better traffic control • More sidewalks, ramps, accessibility 	
<p>What do you like or dislike?</p>	<p>Code should better address short term rentals</p>

<ul style="list-style-type: none"> • Amount of traffic is excessive • More signage at uncontrolled intersections • Small town feel is good • Less short term rentals – they negatively impact neighborhood security • Younger generations cannot afford a house 	
Questions asked by participants	
What exactly is a housing unit? Does that count for rentals?	
Does multi use homes include group homes?	
Is R7 residential?	
How much land in R7 is the city going to buy out?	
Are there mobile home parks that could be available for lower income households?	
Empty Buildings all over, what is the deal with them?	
Why is Airbnb zoning not enforced and used?	

Table 3	
Facilitator: Pat Bartholick, Development Services Specialist	
Recorder: Jade Anderson, CED Technician	
Group 1	Group 1
Neighborhood values	Title 17 PAMC Feedback
<p>What makes a neighborhood?</p> <ul style="list-style-type: none"> -housing and services -sense of place -community, livable housing, long term housing -relationship with neighbors -resources and sidewalks to get to those resources -nice infrastructure -playgrounds -supportive and caring people -like mindset; improve the neighborhood together 	
<p>Do You Want Changes in Your Neighborhood?</p> <ul style="list-style-type: none"> -more housing -address homeless population -cost of housing -land in city to put manufactured homes on -clarity in zoning codes/immediately obvious if a certain type of house can be built in a certain zone 	<p>Concerns/Challenges</p> <ul style="list-style-type: none"> -Parking concerns. 4 units to a lot increases parking on the street -Approach to increasing density means we greater infrastructure -Keep neighborhood character throughout new developments

<ul style="list-style-type: none"> -truck traffic on Laurel -availability of services -accessibility/available public transportation -code enforcement/addressing nuisance complaints -real world re-entry/rehab for homeless population -sanitary conditions/code enforcement -get rid of “low-income” stigma -new developments that are low-income friendly 	
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Table 4	
Facilitator: Zack Trevino, Assistant Planner	
Recorder: Timothy Tucker, Park and Recreation Project Coordinator	
Group 1	
Neighborhood values	Title 17 PAMC Feedback
<p>What makes a neighborhood</p> <ul style="list-style-type: none"> • No Air bnbs • Parks • Pleasant looking • Good neighbors – people that know each other • Don’t want to see drugs, homelessness, • Sidewalks • Roundabouts, traffic migration • Stores especially groceries • Libraries 	
<p>Do you want your neighborhood to change?</p> <ul style="list-style-type: none"> - Peoples attitudes towards pride of their property and upkeep has gone down - Housing stock is over a hundred years old – lots of retrofitting needs to take place. - Is there anything about design styles for downtown. <ul style="list-style-type: none"> o Case in point Field Hall does not fit the style of the rest of the town 	<ul style="list-style-type: none"> - Alley needs to be paved - No big houses (McMansions – leave green spaces) - I don’t want to lose my views of the water and mountains - Would love to have the roads kept up - More traffic calming / mitigation - Pine street – does not have a ton of amenities - Comment regarding Serenity house along 18th street and the RV’s on that street <ul style="list-style-type: none"> • brings up the financing part of the code changes – if you increase your number of units beyond 4 then you only are eligible for a commercial loan
Group 2	
Neighborhood values	Title 17 PAMC Feedback

<p>What makes a good neighborhood?</p> <ul style="list-style-type: none"> • when you increase the density – you lose the house that was there- how do you protect that house • wanted neighbors, sidewalks, safety, pocket parks, little economic areas 	
<p>Do you want your neighborhood to change?</p> <ul style="list-style-type: none"> • we love our Cul-de-sac – makes it into a neighborhood which equals the importance of structure • Need to honor the importance of walking • No rvs plugged into the houses and sewer 	<ul style="list-style-type: none"> • why is it not okay to keep these houses on the alley what would be the offset required? Already houses on my alley that don't have that offset and it works fine • I would love to see more ADU's • I don't know want to see large tracts of low income housing. Would like it more integrated into a larger mix. • housing for all is not possible • I have concerns about the temporary Use permit that is actually enforceable • does the city know the number of the ADU that we need to meet the need

Table 5	
Facilitator: Ben Braudrick, Senior Planner	
Recorders: Jane Roberts, Senior Legal Assistant Jessica Straits, Communications and Records Management Coordinator	
Group 1	
Neighborhood values	Title 17 PAMC Feedback
<p>What makes a good neighborhood?</p> <ul style="list-style-type: none"> • Internet • Clean air • Sunshine • Elders • Dark Sky (no streetlights) • Walkable • Courthouse bell • Rural feel • Architectural diversity • Community areas • Quiet (close to forest) • Corner stores / post office 	
<p>Do you want your neighborhood to change?</p> <ul style="list-style-type: none"> • more density • the City needs to be cleaned up, things are collected in alley ways, need better transit 	<ul style="list-style-type: none"> • Housing for minimum wage earners <ul style="list-style-type: none"> ○ Group living or living in a large, unrelated group ○ More affordable housing, like at college

	<ul style="list-style-type: none"> ○ Old style hotel living – doesn't exist anymore ○ No more than 8 unrelated people • Stormwater issues <ul style="list-style-type: none"> ○ Requires lots of land and has to do with the size of city ○ Soil is variable ○ Resale value lost • Becoming an approved submitter for projects fast tracks progress • Tiny houses (grey areas) <ul style="list-style-type: none"> ○ How to permit & place homes on chassis <ul style="list-style-type: none"> ▪ Treat this like a manufactured home? ○ Individual wanted to live in tiny home on property <ul style="list-style-type: none"> ▪ Had hook ups, but there were barriers to use ▪ Tiny homes are built to RV –not home– standards • Tiny homes vs. RVs – changing the code to allow • Short Term Rentals and ADUs could be implemented immediately but... <ul style="list-style-type: none"> ○ What about CCRs – House Bill, potential litigation
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Group 2

Neighborhood values	Title 17 PAMC Feedback
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<p>What makes a good neighborhood?</p> <ul style="list-style-type: none"> • Old neighborhood because it had different income groups, more diversity and creates a more homogenous City • stability of neighbors – people who have lived in the area for a long time, paved alleys • diversity (socioeconomic) 	
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<p>Do you want your neighborhood to change?</p> <ul style="list-style-type: none"> • More affordability, improved safety • high levels of homelessness, increasing theft • Too much traffic makes her neighborhood feel unsafe, lack of cohesion, increasing crime, decreasing friendliness or neighborliness 	<ul style="list-style-type: none"> • Interest in underground electric for ADUs • Interest in incentivizing underground electric, etc. for those who build ADUs • Wants City to work more proactively with Housing Authority • This is an owner-focused process <ul style="list-style-type: none"> ○ Concern regarding renters who should also have a voice
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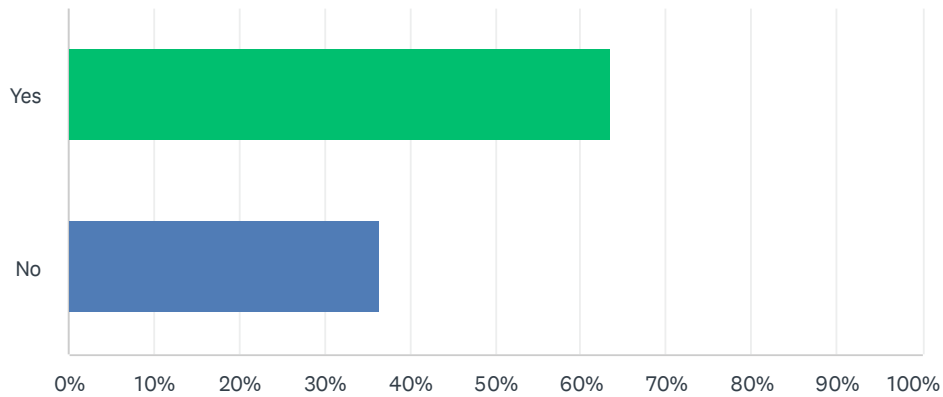
	<ul style="list-style-type: none"> • Interest in restricting and/or providing [unclear] build-ready plans to developers for a quick turnaround of new builds • Suggestion to regulate absentee landlords <ul style="list-style-type: none"> ○ What would be a reasonable timeline? • Concerns regarding stormwater permitting for ADUs <ul style="list-style-type: none"> ○ Disappointment that customers are required to pay for the study to be done
Questions asked by participants	
How will we know about developments in this process?	
How are we getting banks to buy off on this process?	
What happens if you block your neighbor's mountain view?	

II. Online Survey Results

An online survey was posted on the City's website to solicit feedback from the community regarding neighborhood values and the City's proposed changes to Title 17 PAMC. 365 people responded to the survey as of February 2, 2023. Results of the survey are provided below.

Q1 For background, please see the City's dedicated website and presentations here: [CLICK HERE](#). There is also a walk-in workshop on January 23rd from 3-7:00 PM at the Port Angeles Library Carver Meeting Room. Were you able to review the website content or attend the public workshop?

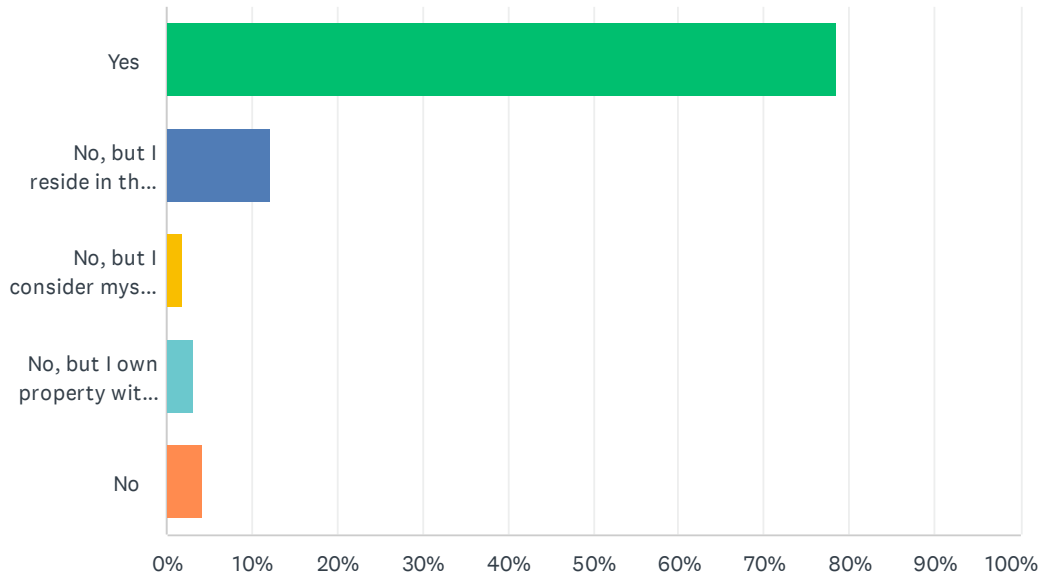
Answered: 361 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	63.43% 229
No	36.57% 132
TOTAL	361

Q2 Are you a resident of Port Angeles

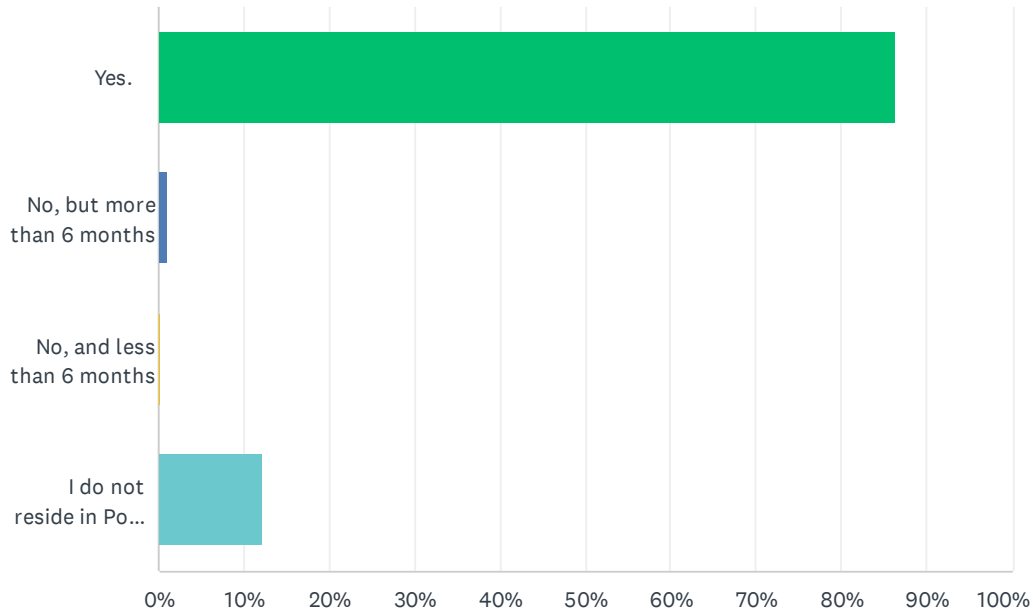
Answered: 353 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	78.47%	277
No, but I reside in the 98362 or 98363 zip code	12.18%	43
No, but I consider myself a resident of Port Angeles	1.98%	7
No, but I own property within the City	3.12%	11
No	4.25%	15
TOTAL		353

Q3 If you are a resident, do you reside in Port Angeles year-round?

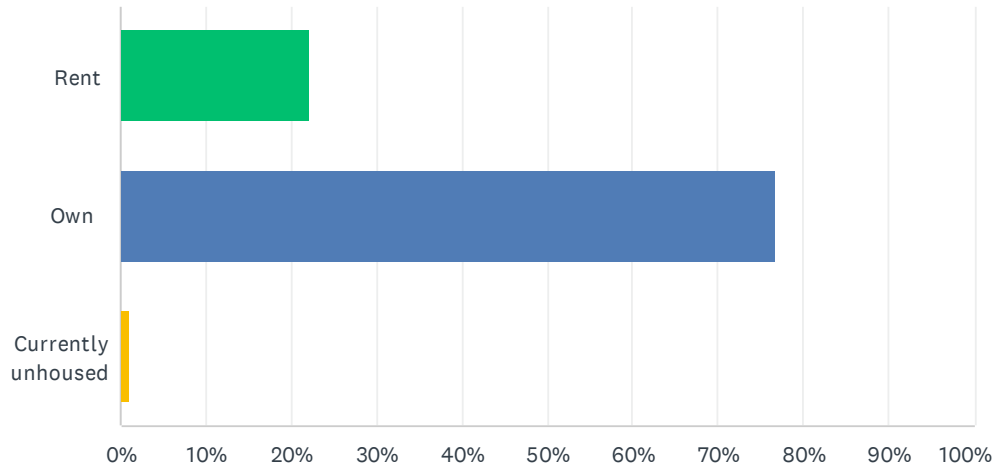
Answered: 353 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes.	86.40%	305
No, but more than 6 months	1.13%	4
No, and less than 6 months	0.28%	1
I do not reside in Port Angeles	12.18%	43
TOTAL		353

Q4 Do you own or rent the dwelling you reside in?

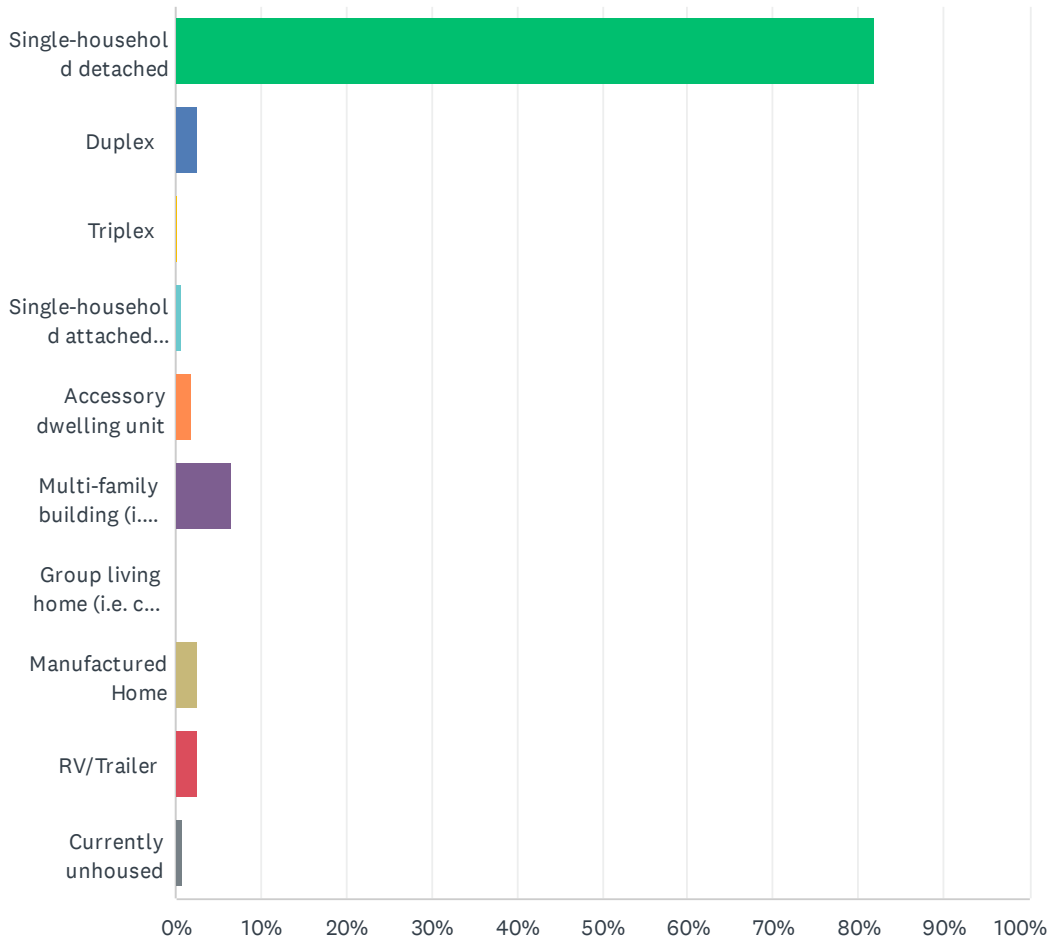
Answered: 353 Skipped: 8



ANSWER CHOICES	RESPONSES	
Rent	22.10%	78
Own	76.77%	271
Currently unhoused	1.13%	4
TOTAL		353

Q5 What type of dwelling unit do you reside in?

Answered: 346 Skipped: 15



ANSWER CHOICES	RESPONSES	
Single-household detached	81.79%	283
Duplex	2.60%	9
Triplex	0.29%	1
Single-household attached (e.g. townhome)	0.58%	2
Accessory dwelling unit	2.02%	7
Multi-family building (i.e. apartment, condominium)	6.65%	23
Group living home (i.e. care facility, retirement home)	0.00%	0
Manufactured Home	2.60%	9
RV/Trailer	2.60%	9
Currently unhoused	0.87%	3
TOTAL		346

Question 6: Long Form – Describe your Neighborhood

301 Responses

- Rural
- Four Season Park HOA Port Angeles
- single family dwellings, some owner occupied and some rentals
- c street
- Above the high school
- Pine hill, walkable to downtown
- 1/2 Residential, multifamily - 1/2 Commercial
- Lower Elwha
- Between the Olympic National Park Visitor Center, Peninsula College, and McPhees on Race and 8th
- Gales addition
- I live outside city limits. We wanted some property
- Blue Mountain Road
- 4 miles east of Port Angeles, area of 1 1/4 acre lots, quiet and spread out.
- not clear on what you are asking, be more explicit
- Downtown area
- The Bluffs off Gasman
- Lauridsen by the library
- Citrus Heights
- residential
- Lower Cherry Hill
- In the woods, thank God!!
- Downtown
- Outside city limits, but not quite Joyce
- West PA
- S
- Black Diamond
- Eden Valley
- Private road, 5 acre parcels
- Near the Library
- City
- Fairmount
- General location
- Single family
- Rural
- East PA
- Crown
- Library
- Agnew
- between Valley and Peabody Creek above Park
- Between C & I and 8th & 16th
- I live on 130 acres of forest land west of Port Angeles. It is a tendency in common with 6 families
- Near crown park
- West 11th and I
- West 11th
- Lake Farm Road developments
- 1st street near Downtown
- industrial
- West side
- Seaview apartments
- front and ennis
- Front and Eunice
- westside, near the airport
- Older established neighborhood
- West 11th off of I street
- Front St. north side, Albert closest cross.
- Hamilton School
- HWY 101 to Lauridsen, C St to Bean St. Mixed various sized residential properties and commercial.
- West side near Shane Park
- I have no idea what the question even means.
- West side
- west side
- Shane Park, westside
- Peabody and 7th
- Center city 5th&oak
- West Side
- out skirts of Forks, WA,
- Harbor view
- On the Island :)
- Shane park area
- Mixed mid to low income.
- North of 8th before the bridges.
- Mixed low to mid income. Includes what is commonly known to be a "drug house" as well as several single family rentals, at least 3 empty, abandoned or in foreclosure houses within a 5 block radius, and one 3 story apartment. Mixed age also, from 99 years old to toddlers and young adults in their 20's to early 30's. Probably a typical Port Angeles traditional neighborhood.

I have been in this neighborhood 22 years and have seen very few homes that have improved.

- Cherry Hill
- Above the college
- Sucks because rent keeps going up
- semi rural
- Northwest corner of the Heavy Industrial Park. Southside of Highway 101.
- 8th and Peabody Creek, closer to Race than Peabody street
- Cherry Hill
- East PA, Monroe
- HARBOR VIEW
- Golf Course
- City of PA -west side/west of /near the bridges
- near the library
- County
- Near fire department
- West side
- Shane Park
- VERY DESIRABLE
- Just outside the city limits, no HOAs, older residential development.
- Quiet
- Seabreeze
- A few blocks outside of city limits on black diamond road
- Shane Park
- Mill Creek area, near high school.
- Just outside city limits
- Salt Creek / Joyce
- County of Port Angeles
- West side of town
- There is no way that we should allow four units or more
- west side, near Stevens Middle School
- We live in what I believe is called the Jefferson neighborhood. Our address is 810 S. Albert St.
- Dry Creek
- Cherry Hill
- I street and 10th Avenue
- Rural near Olympic Game Farm
- single family homes in nice neighborhood
- Peabody Creek
- Monroe Road
- Upper Cherry Hill
- I live near the hospital.
- Jones and 1st
- 15 th between D & D / mix of single family & singles mix
- Mt angeles area
- Jesse Webster Park area
- Cherry Hill
- Multi family dwellings
- Near Port Angeles High School and Peabody Creek
- Cherry Hill
- Golf Course Rd
- small community outside of town
- West side near Sabai Thai
- central PA
- Cherry Hill
- Island View Rv Park
- mix commercial/residential
- Sunrise Heights
- R/V Park
- Rural
- East pa
- West side
- It's a nice area I feel on south Cherry Street.
- Large Lot
- Lower Cherry
- Somewhat rural. More than an acre. I can't hear my neighbors which is great!
- Mt Angeles road
- Between Lincoln Park and Shane Park
- Neighborhood
- westside
- Race st
- Eastern UGA
- Webster Park
- Uptown
- Upper middle class working family neighborhood
- High density area on Campbell Ave, Craig, Porter and Rook Drive
- Near Ennis
- New housing development
- South of PAHS, border of ONP.
- Golf Course area
- Peabody Heights
- single family by civic field area
- Shane park area
- General location

- West side
- I'm at C St and 14th St; neighborhood runs from Truck Route to C which feels like a main road compared to A Street or B Street, and from 8th Street up to Lauridsen
- rural within city limits
- West side of port angeles with mostly residential and some commercial
- West PA by Grandview
- Mt. Angeles Rd
- suburban
- In the green zone on Valley Creek. Light industrial zone at the beginning of Valley Street.
- Cherry Hill
- West side PA, crown area
- Well managed HOA
- West PA residential neighborhood
- Motor Ave, west side of Lauridsen.
- Lower Elwha rd
- Outside city limits
- Bluffs near Agnew
- west side
- 1/2 block east of Shane Park
- Mt. Angeles Area
- West Lauridsen
- South Chambers street, near 5th to 9th
- Shane Park
- Mill Creek
- Cherry hill
- Cherry Hill
- West 5th Street
- between the bridges
- W of white creek
- Chambers and 8th
- 4 Seasons Ranch at Morse creek
- Cherry hill
- Near Laurel and Park streets
- Typical residential neighborhood on the west side
- Downtown residential
- Near PAHS
- Between the bridges
- Old Mill
- Westside
- Old mill road
- Joyce, although I have a Port Angeles address.
- West of the Elwha
- Between 5th and 8th, Lincoln and Cherry
- 5th Avenue and Liberty Street
- Franklin elementary
- Single Family Residences on 1/4 acre lots
- Central
- residential - near the ONP park visitor
- East
- Downtown Business District
- West
- rural
- Southwood
- PA East side, Morningside neighborhood
- central
- general location, high traffic area
- S Valley Street
- Reserve at Valley Creek
- I am currently employed part-time due to physical limitations and I reside in my SUV close to the property where I am employed. It is in a rural area east of Port Angeles and it is predominantly middle to somewhat upper class, home owners and property owners. The folks in this area seem to be quite neighborly and friendly, however, they do not know of my homeless situation. I would hope that their friendliness would not change but I'm not willing to risk it due to past experiences.
- Rural - Lower Elwha
- Upper Mt. Pleasant Rd.
- off Golf Course Road
- North kitsap
- Near East 9th and Race Streets
- In the county on Simmons road, up Old Mill Road.
- Rook Dr Pt Angeles, Wa
- West side of town, neighborhood close to Hamilton elementary school.
- Area around shane park
- Off MT. ANGELES
- Mains Farm
- Shane Park area
- Eunice St
- Central pa
- in-town central grid
- rural
- marina district

- Have to watch what's going on around you in my neighborhood cause it's what it is
- quiet neighborhood, friendly neighbors
- I'm illegally residing in a single family rented home
- Close to Steven Middle School
- West Side of Port Angeles, right behind Angeles's mill works the neighborhood is a mix, Of Family's and older People. There are some homes in this area that should be addressed, for the collection of junk in the yards and along the streets.
- Cherry Hill
- Great
- between (and including?) Joyce and Port Angeles
- Beaver Hill
- Near fair ground . quiet
- 8th to Lauridsen and race to Lincoln
- Quiet, vicinity od college, hospital and shopping
- LoChe or Cherry Flats neighborhood
- rural
- Lower Cherry Hill
- west side of PA
- Mt Angeles
- Rural
- SW PA
- West side
- I am on the Planning Commission for Clallam County and interested in housing solutions for the county as a whole.
- residential and commercial
- Upper income, single family occupancy housing,
- westside
- Shane Park
- west end
- Dungeness
- Decent. Way too many barking dogs. And a scrap metal yard business being ran by meth heads on 14th and B.
- Shane Park
- Upper Cherry Hill (above Lauridsen, west of Laurel)
- Rural Low-density
- city block
- General
- Central location
- Mountain View
- County with great neighbors
- Central PA 8th and Lincoln is nearest intersection
- Neighborhood near 9th and chase
- near the hospital
- west of hill st.
- Unincorporated County
- Freshwater Bay
- West side of town just after bridges
- Good
- Central pa
- residential in town
- Agnew
- Boundary based
- West PA; ~8th and N St
- East PA (Golf Course Road area)
- West
- West PA
- Port Angeles - South
- Between the bridges in PA
- Near Jesse T webster park
- Self contained, south side of the City
- Race street
- Single family homes
- Gales Addition near the bluff
- East Side
- Mt Angeles
- east side
- Cherry Hill
- 3 blocks
- near city limits
- woodsy
- Residential with commercial
- 2nd st
- City/county edge neighborhood, sort of rural feel
- Lake Farm Road
- single family residential
- rural outside of PA
- General neighborhood with single family homes.
- Older established neighborhood on West side of Port angeles
- agnew
- McDougal St
- Downtown
- West Side

- Cherry Hill
- Near civic field
- shane park
- Lauridsen
- Cherry Hill
- Urban, middle of town, low key
- Not sure
- General location
- Urban
- West side
- Near library

- west side
- 14th & N
- Central Port Angeles
- county west of downtown Port Angeles
- West side
- south of Lauridsen
- West-end, Crown Hill neighborhood. 8th & I st.
- General location
- Harborview
- Not sure what this means
- south central Port Angeles

Question 7: Long Form - What do you like most about your neighborhood

303 Responses

- Quiet
- It's quiet and prices for empty lots were affordable 2 years ago. Was able to build a shed to cabin 400 sq ft home which runs on solar power.
- mountain view
- Peaceful, family neighborhood
- Quiet yet close to downtown
- Proximity to downtown
- Being close to the city and beaches
- The view is pretty good. Easy access to the Peabody Trail at the Park.
- We all watch out for each other, very friendly neighbors
- Quiet
- It is quiet, not any traffic as the only folks who use the roads live here. Has many areas of large evergreen trees, deer live here year-round.
- trees
- The location is very centrally located and convenient/
- Knowing my neighbors
- Close to everything
- close to amenities
- mountain view
- Proximity to downtown
- Big Trees and happy hummingbirds. . . I fed them through the winter.
- Easy access to services
- It's quiet and rural and there's lots of trees and opportunities to recreate
- Open space. Proximity to public trails
- Survey need more work. Answers do not allow all requests to move forward.
- The spaciousness and privacy yet neighbors close enough if emergency.
- Proximity to town, rural character, access to natural beauty
- Quiet, privacy
- The alleys that offer a quieter and more walkable alternative to walking alongside the streets. They also create a closer connection to neighbors. The households are also of a wide variety of income levels and you can have a house that is rougher-around-the-edges right next to a nicer house and it is just fine.
- Lack of homeless people
- It gets a lot of sunshine.
- The neighbors
- Single family, space between homes and safe to walk
- Quiet, nice neighbors, privacy
- It's peaceful and not full of Crack heads
- greenery
- Sidewalks and fewer street lamps
- country
- proximity to town and schools, neighborliness, walking options
- It's friendly.
- Quiet, forest, cooperative neighbors
- Peaceful and quiet. Beautiful views of the ocean
- My back yard
- My back yard is nice
- space and neighbors
- Walkability to downtown
- mostly private
- Quiet and pretty
- Proximity to the public library
- i like that there's bus accessibility and walkable places
- Location
- quiet
- It's quiet
- A few walkable spots. Two full time neighbors
- Safe
- I like being in the city limits but having the more "open space" feel being adjacent to larger rural properties.
- That it's a neighborhood of single family houses, not crammed with low income housing or apartments or 2 houses on one lot!!!
- Convenience to my office.
- Quiet, easy access to Olympic Discovery Trail, near our public elementary school
- Quiet

- Walkable to Grandview, Shane Park, friends in the neighborhood, nice people
- proximity to work
- Close to everything
- Nice neighbors, nice view
- I know my neighbors, can have chickens and garden.
- Single family dwellings
- Proximity to downtown
- Proximity to schools and park, walkability
- Mix of families with children, as well as seniors and single people. Access to Civic Field and Ericson Park. Walkable. It is common to see people walking, often with dogs and/or kids
- It is a quiet neighborhood with a nice mix of residents, from young families to retired seniors and everything in between.
- I very much like the age diversity. Families with kids, single as well as seniors.
- walkability and access to services
- Close to Olympic National Park
- Noting
- mountain view
- Open space. 25 acres
- Walkable to everything
- Views, location, houses
- Country, lots of open space.
- QUIET, VIEW
- Wildlife
- Single-family houses with a neighborly history/feel
- quiet, sidewalks, views of the mountains and water, close to the city/workplaces
- Diversity
- Quiet
- Single family homes only and ability to walk dogs and children safely
- Quite
- THE LOCATION
- Quiet dead end road
- Quiet and close to work and store
- Friendly neighborhood for walking and biking.
- It's close to downtown and I have acreage
- Walking distance to school, playground, restaurants, and convenience store. I'm also able to bike into work with ease or bike into town.
- The views
- residents spread out and quiet
- Privacy, space, quiet
- 5 mins to city but 1 3/4 property good space between houses & privacy
- That we don't have people sleeping in vehicles or parked in r.v along side of the street.
- One unit per lot
- view of mountains
- Walkability and walking to downtown isn't too far.
- olympic discovery trail, night sky
- Kept up well for ages of homes
- woodlot in the back yard
- Beautiful view, flat usable land, good soil.
- cleanliness, neighbors taking pride in their homes/yards. Knowing all my neighbors.
- Close to stores/shopping/work
- Quiet
- Openness
- The view of the ocean
- Proximity to the water
- Near bus stop
- It is quiet, no outlet and generally feels safe
- Location to downtown
- gardens and yards
- Mountain views, semi rural
- Location, park and trails nearby, close to high school, nice views
- Accessibility to downtown
- The neighborhood is quiet, generally well kept and has bus access (though I don't use the bus)
- view of nature
- Quiet and slow
- good working class families and charming older homes with character
- Safe
- Safer than most PA rv parks
- close to water front trail
- Low density single family residential
- Cheap rent
- Quiet Clean Transient free
- Quiet on dead end street
- Quiet dead end
- Everyone seems to be nice and don't bother anyone. I also love not having neighbors behind my house...

- The Trees
- Walkability
- It's QUIET. We have privacy. We are able to live our lives in a manner that is sustainable and peaceful.
- Lots of affordable apartments and close proximity to peninsula college
- Views, quiet, calm, close to everything, short commute to work
- The privacy and quiet
- The access to downtown and the view with easy access to hiking
- Little bit of elbow room
- Webster Trees, close to Swains, the original Puget Sound Cooperative Colony Lands (history)
- Not packed like sardines, ample yard room.
- Safety
- People are friendly. Million dollar view of mountains.
- We have some good neighbors who look out for each other.
- Not on a busy street
- Quiet and close to downtown.
- Proximity to services and quiet
- It's fairly quiet. The houses are spaced well apart and I don't hear my neighbors.
- older homes
- Neighbors and events at the park
- The green space around it and the views/
- Parks, trees, close to downtown.
- generally nicely kept homes and yards (a few exceptions), great view of the mountains and from my house great view of the strait; enjoy my most immediate next door neighbor
- quiet
- Views of mountains, close to a grocery store and a park
- Respectful and relatively quiet neighbors
- Mature trees
- location
- It is quiet and feels like your in the middle of the forest. But, technically in the middle of Port Angeles.
- The beautiful older homes and family neighborhood feel
- Close to work, pretty quiet
- Security
- Quiet, low traffic
- Quiet, close to schools, family friendly.
- Larger property space then in the city
- It's quiet
- Quiet, beautiful, lots of trees, not much traffic
- flat
- Proximity of Shane Park, Lincoln Park, and Ediz Hook Spit
- Privacy & quiet
- Lot Size
- Know most of the neighbors: been here 40 years.
- The Grandview Grocery / Post Office, and the mountain view.
- Quiet
- Location
- Sidewalks, alleys, variety of ages living on the block, proximity to grocery and downtown, proximity to park for dog and playground
- Water and mountain views; proximity to downtown
- It is mostly quiet
- Quiet
- Low key quiet neighbors
- The sense of community, the amenities and the closeness to town without being in town.
- Accessibility to city, large yards
- Respectful neighbors, well maintained, easy access to main roads
- Its a stub street close to a main artery. But its not busy
- Proximity to services and shopping options
- Center of City
- Quiet, not a lot of traffic
- Safe, kind neighbors, good location to town
- Quiet
- The people
- Privacy and quiet.
- Space
- Convenient
- Well-cared-for homes.
- Not too many people loitering around
- Spacing between lots
- not a lot
- Close to work, shops
- large yard, friendly neighbors, view of water
- Trees

- The amazing views and the close proximity to stores and services.
- views
- mountain views
- I like the neighbors, distance close but not too close to town, proximity to High School
- Proximity to downtown, beautiful old homes
- on hill
- Not much. Too busy with pedestrians and cars, neighbors too close.
- Green spaces, quiet roads
- New development
- Its rural, quiet and friendly.
- This areas is quiet and provides a great deal of privacy. The neighboring homes are generally well kept and the residents are supportive, caring and helpful. The location is out of town but close enough for access.
- Homes are spread apart on 4+ acre lots.
- quiet
- Quiet and private
- Natural landscapes nearby
- It's close to goods and services
- It is quiet, neighbors know each other, close to school, generally safe.
- the view of the ocean, people walking outside enjoying life and not causing problems.
- Close to downtown but with some tress and creeks
- Private
- nice neighbors, good view
- Peaceful
- variety of houses, park close by, wide streets
- its proximity to commerce, its walkability, its peacefulness and community
- decent houses
- nice neighbors
- Neighbors we look out for each other
- We all keep an eye on each others homes
- close to work
- Neighbors
- My Neighbors are wonderful and for the most part our street is QUIET.
- Walkable with a variety of home styles
- Quiet, single family homes
- the space and the trees
- View
- Mostly quiet
- almost all the streets around me have sidewalks so my family can take walks
- Quiet
- Climate allows artichokes, and nominally walkable
- people help each other, well organized for emergencies.
- Great location near the City center; very walkable. And little by little, houses have been getting rehabbed.
- view
- Space to grow food.
- It is close to my work with views of the ocean and mountains.
- Quiet, friendly, family-oriented
- It's local flavor, its healthy environment and equality of housing for all who need it. Presentation, involving cleaning up the streets and safety for pedestrians.
- Conveniently located
- I liked the neighborhood I lived in, own property in Port Angeles much more. I like where I live because it is close to a county park.
- Quiet
- Friendly vibe, older houses, mostly walkable
- no homeless yet
- 1 acre lots
- The views and central location
- Quiet area
- Quiet, little through traffic, fairly large lots, middle class family housing
- Quiet, trees
- close to everything
- Peaceful and clean
- Similar families & houses
- Privacy
- Established neighborhood, coffee shops, restaurants
- Walkability, close to downtown, quiet
- quiet
- safe, nice sidewalks, plenty of places for walking
- It is away from drug filled Port Angeles
- Near fun parks and beach access, clean air, trees, I can have a vegetable garden, no HOA, quiet, lack of light pollution.
- Location within town.

- Location
- Easy access
- Valley Street Creek and gully form a western boundary and Park to the South. It feels contained and all the houses are middle income dwellings from the 50's and 60's pretty much. We are on our third generation of families with a couple young families having moved in the past 10 years. Until now most people have owned their homes. But two houses are being rented out currently.
- I love having access to the Discovery Trail and being halfway between Sequim and Port Angeles
- That it's centrally located within walking distance to downtown.
- scenery
- Our house, neighbors, proximity to work, quiet, large lots.
- It is safe and quiet
- easy to go west and east out of town. Close to downtown but also removed
- Quiet, nice views.
- close to stores
- Neighbors own their homes, are friendly and helpful, abide by the covenants and rules of the homeowners association, maintain their properties to a high standard and look out for each other. The neighborhood has one way in and out that eliminates drive through traffic.
- Neighbors
- It's all single family homes on regular size lots
- Low traffic and wonderful views of the Strait
- Nothing
- feels rural but close to town
- location/maintained
- Walk ability, gardens
- good neighbors, not over crowded, standard lots with one house
- quiet
- The quiet and kind neighbors and community
- rural area
- quiet
- That it's an interesting mix of homes and people of various income levels
- the privacy
- single family residential
- rural nature
- Cul de sac, fairly quiet.
- How quiet it is. Not lots of traffic, safe for kids.
- quiet, safe
- Quiet
- My neighborhood is a block away from 1st St and is very walkable and bikable. There are multiple grocery stores and restaurants in close proximity.
- No homeless
- Feeling of community. The way everyone cares for their property.
- Centrally located to everything in town
- geologic positioning
- Space and views
- Nice Homes, central location
- access, easy to find, view
- Proximity to downtown
- Relatively quiet and peaceful
- Privacy
- Neighbors
- Part of community
- low density = more privacy and quieter streets
- Mostly quiet homeowners that take pride in our neighborhood
- Location
- quiet, far from neighbors
- Its a clean and established neighborhood.
- unique neighborhood with many sizes and styles of homes and primarily (99%) single family
- The view, friendly people, older homes, not far from downtown, Great area for walking.
- Large yards
- Style and single family homes close to salt waterfront
- Quiet
- open space

Question 8: Long Form – How do you feel your neighborhood could be improved in the future?

289 Responses

- Lower rent
- Changing zoning so that ADU's can be added to existing homes.
- slow down traffic on B street
- More eateries and shops
- It's great
- More density, improved sidewalks and trails to walk downtown
- It is a good neighborhood
- We need lower density housing to accommodate more opportunities for people to own their own homes
- Sidewalks need to be added in a lot of areas, currently very unwalkable at night. E Park and Lauridsen East of Race Street could use improvements to slow traffic, cars frequently speed over 40mph, even by the elementary school. The neighborhood north of Lauridsen (Ennis to Chambers) could also use sidewalks/ways to slow down cars. Also, due to the spread out nature and lack of walkability, I don't really know my neighbors that well as they are not walking around the neighborhood.
- No improvement needed.
- Less people
- It is a pretty great neighborhood as it is now. Maybe paving a couple of roads leading into our area.
- less junk around other houses and property, better code enforcement
- Better use of the abandoned buildings near my home.
- Limit building between the current homes and the Olympic Discovery Trail
- More improvement of houses around me
- denser land use, improved walkability
- removal of derelict vehicles and section 8 tenants
- Less crime from homeless, less junky houses and cars, more pride in ownership, too crowded at alley
- A lot more live trees. . .
www.friendsofthetrees.net
- We could offer more services to people who are unhoused and suffering with addictions
- Continue to safeguard riparian areas
- S
- Better roads and less theft
- Bike lanes, pedestrian paths, lower speed limits
- Internet service that doesn't cost \$8000 to run the line, everyone on our road has this problem.
- Stop signs at the 4-way intersections within the neighborhood.
- More green spaces
- Close down The Welcome Inn Trailer Park".
- More housing, too many empty lots
- Roads repaved
- Once per day police drive thru, snow removal
- Lower taxes!
- slow down traffic.
- More signage reminding people to drive slow downhill and watch for cars pulling out and people walking
- Allowing ADUs
- Encourage pride and neighborliness.
- this is not relevant to a city survey
- Lower cost of living
- Pave the road.
- more walkability
- Put businesses / housing in the empty lots, make a more cohesive corridor past Lincoln
- the landlord could pave the parking lot
- Faster internet, better cellphone coverage, more trails and sidewalks
- Add solar panels to decrease electricity bills
- there's a lot of houslessness in my neighborhood and i wish there was more affordable housing in the area. there's plenary opportunity because of all the abandoned buildings in the area.
- Provide housing for the mentally ill and others difficult to house through normal means

- streets are horrible. potholes and uneven pavement
- More development
- Enforcement of speed limit on Front Street. Closing alleyways to non-local traffic. Providing for the homeless that sleep, urinate,
- Less speeding
- I believe development will be coming this way. I hope mountain and water views will be preserved, roads maintained and any commercial use along the highway be compatible with the neighborhood.
- Keep it as it is and not ruin it with the above!
- Let developers build new, nicer structures.
- Mixed use, more ability to walk or bike to businesses or restaurants
- sidewalks to the school and bus stops and park, derelict houses (2 on W 5th street) remodeled and livable
- hoods on the streetlights to eliminate glare into my apartment
- Add more housing that is not vacation rentals
- It could be safer so that we don't have constant car prowls and items stolen from our yard. We've noticed a significant uptick in the problems in recent years.
- no improvements needed.
- Streets and alleys that are paved well to walk safely on
- some houses are in disrepair with senior owners that can't afford the upkeep
- I am concerned about in-filling from short term rentals. Within one block of my house are 6 short term rental units. One property with two homes on it was converted to short term rentals and another duplex was also converted to short term rentals.
- Vacant, foreclosed or abandoned houses needs to be dealt with! They are wasted space, eyesore and dangerous as they draw not only pests like rats, but unhoused will often squat in or near them drawing drug use and sales. I would love to see what our neighbors know as the "drug house" be closed down and torn down.
- Crime and safety are increasing issues and our neighborhood, and we are seeing more thefts and car break-ins. In addition, we notice that

there is an increasing trend for houses to be purchased and used as vacation homes or short-term rentals. We worry that when the city changes its code to allow for more multi-use buildings, this trend will increase. If the city wants to encourage affordable housing for local residents, then it should provide incentives for people who live and work here full time (like a homestead tax break). For example, the city could partner with the hospital to build apartments downtown that are only available to people who work in the area (including hospital travellers or temporary farm help). Any effort to increase urban density in established neighborhoods through things like backyard shelters or multi-family houses is likely to result primarily in short-term rentals.

- This is an old neighborhood with many structures that need to be replaced. The demo process is so expensive with environmental testing requirements, high dump fees and lengthy that people just let the structure remain in place.
- There are no side walks on my block making unsafe to walk.
- Stop building into animal habitat, control traffic better (speeders), no more Air B&B's that are empty half the year
- Development
- Having Peabody Creek homeless encampments moved has helped reduce criminal activity. It would be nice if there were more streetlights along the road and especially at access points to discourage drug use in the creek. Paying waterfront taxes for an illegal needle infested homeless encampment has been very offputting. My property has been damaged and I have to pay for it. Street lights would be welcome.
- Alleys need paving, remove old cables
- No change, keep it country.
- LESS VRMO'S AND AIRBNB'S
- ok
- great as of now.
- Stop cutting down trees. Add Gates to fifth street dog park. Install more street lights. Add stop/yield signs.

- Speed limit management with speed limit signs , and speed bumps and police patrols
- Better lighting
- RIGHT NOW NOTHING
- No additional development.
- Rent was more affordable
- More sidewalks
- My neighbors could be less selfish
- Fewer single family dwellings and more duplex/triplex/ADUs.
- more sidewalks and more public transportation
- Rules that roads need to be improved, so emergency vehicles have easy access.
- infrastructure: roads, internet, etc
- The homeless shelter on 10th street needs to be cleaned up immediately.
- Limit multi units
- develop additional lots along W 12th, west of F street, maintain wild growth area behind Steven's school
- Infill of sidewalks where there aren't any, although this neighborhood is better than the west end of town. That area really needs more sidewalks.
- more parks/community space
- Burying the electric lines
- more street lights
- Would like to be able to do clustered cottages or tiny homes.
- I live on the ravine would be nice if the homeless population didnt come up and down from ravine into my neighborhood
- better ADA access, more sidewalks and ramps
- Monitor speeding
- Code enforcement
- Enforcement of laws regarding living in cars
- More sidewalks and controlled pedestrian crossings of 1st and Front Streets.
- More trees & Less illegal burning & up to code
- The roads need repair as well as replacing old transformers.
- Less homeless encampments and trash. Less VRBO's with no owners occupation.
- crime enforcement more police less drug dealers
- Stop building of \$600k homes that locals can't afford
- Remove over head power lines and cables, improved street lighting
- Reconfigured bus routes
- Infrastructure. Waterlines frequently burst and stormwater on Melody Ln is a challenge. It would also make sense to have a sidewalk on Melody Ln since this area allows high-density housing and has access to transit. It would make sense for the entirety of Melody Ln to be zoned RHD due to the proximity to the bus stop.
- i can't see needed improvements. (but when i lived in town barking dogs and messy yards were what needed improvement)
- Underground power
- by helping long time owners who live in their home with repairs and maintenance. by enforcing existing code. no rv's occupied in neighborhood on street or private yards.
- Need rentals for seniors that is not income limited or assisted living. There's nothing in between.
- Lower rent
- if the hospital stopped buying everything for parking lots.
- Resolution of ongoing code violation
- Do not allow homeowners to Air BnB their homes it's fucking stupid for us trying to find affordable rent.
- More Hood Neighbors
- No changes
- allow owners to have more quality control over renters. They have trashed the house and owners can't remove them until lease is up
- Can't think of anything...
- None
- More housing: my neighborhood is the largest zone of Residential High Density, but it is mostly detached single-unit houses. So many more people should benefit from the walkability to downtown and Lincoln Street businesses. Also, our neighborhood has access to natural areas in Valley and Peabody creek valleys, and those should be protected for their habitat and natural hazard characteristics, while also enhanced with trails for recreation.
- By not allowing AirBnB's in. Not allowing mass development of land. By
- Sidewalks

- Better bike trails along 8th between Cherry Street and Racd street. More businesses in commercial area of 8th and C street
- Less development.
- Reduce the speed limit, plant more trees along roads
- Get rid of pot processing plant at slate & McCarver
- Code Enforce the CUPs for Swains Warehouse and the Metal Recycling business. Deal with the unhoused at Webster Park, complete sidewalk system on Second Street, safe trail access to Peabody Creek.
- Less renters, more homeowners. Better community.
- Restricting on street parking more
- Sidewalks (2) Get people to clean up after their dogs (3) Be careful with zoning and variances that places are structurally sound for the long run. Examples - shabby construction at 1203 Campbell, and too close to 1209 and 1221 Cambell. 1203 builder/owner said rents would be \$750-\$800; they were over \$1200 when people moved in. At 1221 Campbell, a 2006 variance to allow parking lot retaining wall 5' from houses; 5' high wall with no fence, and stairs only, no ADA access leaves current HOA owners in a bind to remedy now. Having said this, I am aware how difficult the challenge is, and commend the state and city for trying to tackle housing head on.
- The neighborhood isn't as safe as it used to be. Drugs, theft and homelessness have been problematic.
- Nothing, it's fine as is.
- By allowing middle housing density options even within a PUD overlay
- People speed on the road in front of my house (Park Ave). I often see them driving at speeds around 50 mph which is truly unsafe. I would like to see speed bumps and/or patrols.
- No overnite parking on street...get rid of drug house...force compliance on property that is a garbage dump
- Just making sure no homeless people hunker down at the park
- Leave it alone.
- More trees 4 eagles and
- stricter code enforcement re: junk in yards; shade tree mechanics. Pretty happy with it now . . .
- small houses on large, empty lots
- Stricter code enforcement, sidewalks, less uncontrolled intersections, speed reduction measures.
- Less rentals with high turnover, reduce dog barking
- Walkability & bikeability
- more traffic speed enforcement
- More attention from Code Enforcement regarding properties that have been allowed to become junk yards and eye sores.
- street improvements, as well as less crime
- Haven't lived there long enough to have comments
- It's pretty great
 - more stop signs, e.g. at 10th and N St. 2. Enforcement of 3-day parking limit on street.
- Improvements to city streets and lighting, more sidewalks,
- Keeping homeless people away from my property.
- Nothing
- Zoning to limit vacation rentals and encourage people to clean up their property.
- paved roads
- Affordable housing could be made more possible
- Permitted ADUs
- Lot improvements by home owners
- Continue to improve services for the people in financial trouble:)
- More sidewalks. Clean up the alleys.
- Add sidewalks along Peabody, Alvers and Laurel
- Better code enforcement, upgrade ada sidewalks
- Yield sign to control drivers at uncontrolled intersections
- many people leave garbage on street in front of my house
- Vagrants in ravine dealt with
- Stop signs on the side streets that don't have them. Contact thee owner of the home on 6 chambers that has been vacant for years and get a commitment to do something with it.

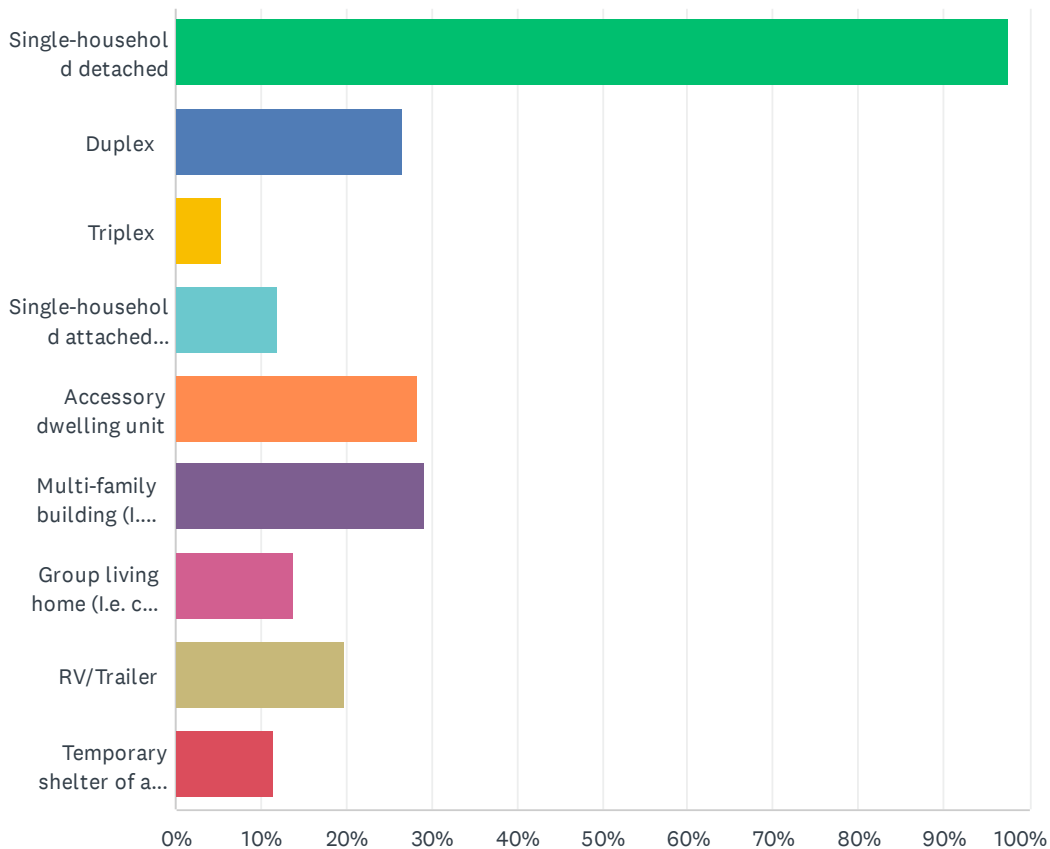
- Closer bus stops, I.e., better access to public transportation.
- Less mix if residential and commercial
- Simplify and economize tax and fee structures to relieve financial burdens for home owner upkeep and repair.
- Slower traffic, maybe some homes remodeled
- Better drainage, better lighting, better crosswalks, and better schools
- better roads, neighborhood watch
- Some abandoned houses fixed up, dog bags available at Elks field for those who are super rude and aren't picking up after their dogs
- Sidewalks, slower cars on old mill
- Idk
- The meth lab down the street torn down and the squatters stating there left
- I like it as is.
- Safety. Too much crime.
- NO
- No violent crime, but car have be sacked
- no idea
- Wider streets
- We need sidewalks to increase safety and provide pedestrian access to other parts of town.
- More families
- Repave the streets please!
- commercial activity/businesses
- sidewalks
- idk
- Prohibit short-term rentals (we have one on our street) so full-time residents can purchase/rent, become our neighbors, and have a stake in the community
- close our SMALL street in front of our house to non residents
- Speed bumps, sidewalks on both sides of the street.
- Infrastructure improvement: roads, bridges, sewer access
- More playgrounds and sidewalks
- Possibly having an informational summit or meeting at any of the Grange halls that exist in any number of rural areas in Clallam county. Bringing the issues of housing to the doorsteps of those in out laying areas seems to make more sense than asking the "comfortable" to come to town to discuss issues they may feel dont affect them. Yet.
- Zoning codes and the Comprehensive plan should be reviewed to allow certain types of activities to create income that support the economic infrastructure of the area. The codes are outdated and are not able to accommodate the economic changes experienced around the country.
- If our road was maintained by the county instead of private.
- diversity
- It is fine the way it is.
- Encourage native plant growth
- All improvements are completed
- sidewalks for people who like to walk and for people who are disabled. Our street is busy because of the elementary school, but people have to walk on the roadway. Increased signage for people to direct them to ODT or to the waterfront. Yield signs for K and L Street as people drive north from 7th street to 5th street. People who are dropping their kids off turn down K and L street and are not looking and they just shot through unmarked intersections. If not yield signs, then make then all 4 way stops (at least on L Street).
- there's a house that could probably use some help tidying up on the outside of it but other than that things over here are fine.
- Major transportation upgrade. More walking and bicycling paths
- unknown
- less junk cars
- I'd love to see more trees planted (easements)
- neighbors getting to know each other, street trees
- clean up old homes
- better drainage
- Not sure
- I think it's perfect now
- Speed bumps, sidewalks, bike lane, lower rent, food access, library access
- More affordable housing
- Traffic circles to slow down drivers
- No improvements needed
- retain some farmland and some forest lands to preserve working rural atmosphere

- Management of Fine Arts Center parking lot. Parking lot is used as a gathering place, for drug deals, and for overnight sleeping. Such users often litter.
- More houses or room
- some residents have not taken care of their trees and some are becoming serious hazards
- Trader Joe's
- Needs to be a neighborhood rather than unregulated hotel/short term rental district, and should connect directly to Upper Valley Creek trail system
- get more people involved in the community spirit.
- More trees, and systematically remove the holly!
- home owners take responsibility for their property. I realize resources are limited but abandoned vehicles and trailers and rv on sides of the streets
- Access to public transit, small shops to buy necessities instead of having to go into town.
- My neighborhood is fine but some neighborhoods have trashy houses, too many cars everywhere, and definitely don't like all the homelessness around town. Oh and stop signs on the streets would be nice. I am new to town and was shocked at how many places around town that don't have stop signs.
- better sidewalks; complete sidewalks
- As above
- Keep the crack heads in jail so they quit trashing the area.
- My Port Angeles neighborhood could be improved by providing housing to those currently unhoused.
- Sidewalks, paved streets, more lighting.
- More housing density (ADUs, -plexes). More sidewalks. Buried utilities. Public overnight (not fast) EV charging.
- keep the homeless & rv's OUT!!!!
- covenant review
- Quit letting people run illegal business (metal scrap yards) run by meth heads.
- Less dogs barking/roaming area
- Underground utilities (they exist in part of the neighborhood, not in others)
- code enforcement
- Unsure
- Put in fiber optic cable for all homes.
- Lots of littering. Main corridor for people walking but no public trash cans
- Get people to slow down going south on chase towards library
- sidewalks
- the intersection of 10th/N seems to have lots of fender-benders. Not sure the solution
- Keep drugies & corruption in Politics away
- Put in a dirt walking/biking/horse non-motorized trail that is on the east side of Freshwater bay Rd. on the right of way all the way down to the county park and boat launch.
- Put the playground back in at Wolverton park on 11th st!
- A 4 way stop by school
- Sidewalks
- I wish we had some kind of shared space we could tend or some kind of way to communicate as a neighborhood that was relevant to mutual concerns or cooperation.
- My neighborhood is okay as-is. In the future, I would like to see more high-occupancy buildings in both Sequim and Port Angeles that are accessible to anyone (not just 55+ or low-income). I also support restrictions on the number of vacation rentals on the peninsula. I believe a LOT of available housing is currently being used as Air BnBs.
- For the city to enforce the codes and eliminate tent camping in town.
- not sure
- Large lots could allow an abundance of ADUs/multi family structures..
- It needs sidewalks for pedestrians, and the mill can be heard from my house sometimes.
- There is a lot of water that comes off the hill below the high school. I think attention to storm water/groundwater would be helpful. Also attention to uncontrolled intersection near the high school would help with safety.
- Better upkeep of other properties nearby.
- deal with the high drug activity and homeless camping at Jesse T Webster park. Pave alley between Eunice and Francis and between 2 and 3rd street
- Nothing comes to mind

- Help the homeless and prevent them from sleeping, living in public spaces
- More sidewalks as we have none on Ahlvers and down Peabody and lots of kids walk to High school and families bike and walk and it's dangerous.
- Clean up of junk vehicles, old trailer homes etc. We have an issue with homeless in our greater neighborhood area
- sewer connection
- some propertys in need of maintenance
- Less open camping, more privacy fencing to hide "collectibles "
- sidewalk accessibility
- Limit the number of new housing communities built. We have more than enough already.
- limitation of future commercial businesses in our rural neighborhood. Commercial businesses that enhance our community while preserving our farm lands and rural characteristics
- remove homeless in ravines
- Sidewalks would be nice
- better internet, do something with the old Fairview school
- enforcement of single family residential regs
- Our neighborhood is already full of houses.
- Sidewalks and more patrols for speeding people blowing through the intersections. Theres been a handful of wrecks and close calls due to people not yielding at uncontrolled intersections.
- leave it alone
- ADA compliant sidewalks -PROTECTED bike infrastructure (no painted bike lanes or sharrows) -Less surface parking lots -Denser housing (duplexes/townhomes/condos/apartments/etc.) -Additional SAFE pedestrian and bike infrastructure (severely lacking) -Less Stroads (look it up) such as Lincoln, First, and Front streets
- Increased police patrols
- Better street lighting, street sweeping, re-pave alley ways
- better walking access to downtown
- More parks
- It's good
- More police patrols, we have to many thefts and prowels.
- Get rid of vagrants, making it possible to walk to Discovery Trail safely.
- Better parking for hospital staff that park on our street.
- Don't overbuild
- My neighborhood is great.
- Less car noise and less traffic
- it is fine the way it is
- Safety on or near ODT and shelter
- Street parking regulations enforced. Keeping big vehicles (busses, RVs) and project vehicles from parking on the street.
- left alone
- No ideas
- continue maintaining the homes
- sidewalks
- Allow tiny house on wheels as full time ADU.
- More police protection from drug addicts.
- Street trees
- sidewalks

Q9 What types of housing units are located in your neighborhood? Select any that apply?

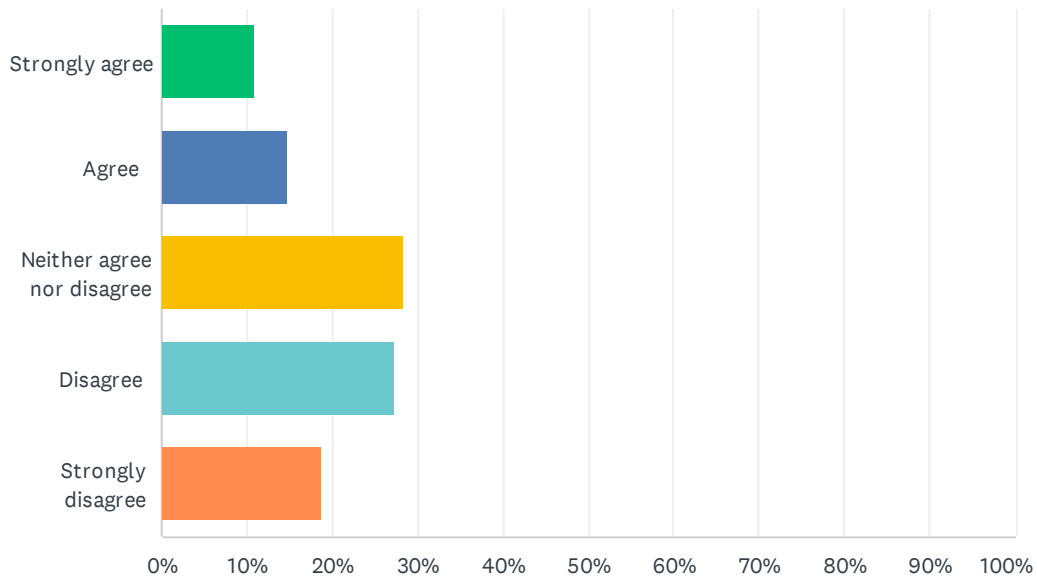
Answered: 304 Skipped: 57



ANSWER CHOICES	RESPONSES	
Single-household detached	97.70%	297
Duplex	26.64%	81
Triplex	5.26%	16
Single-household attached (e.g. townhome)	11.84%	36
Accessory dwelling unit	28.29%	86
Multi-family building (l.e. apartment, condominium)	29.28%	89
Group living home (l.e. care facility, retirement home)	13.82%	42
RV/Trailer	19.74%	60
Temporary shelter of any type	11.51%	35
Total Respondents: 304		

Q10 Is housing attainable for all who need it in your neighborhood?

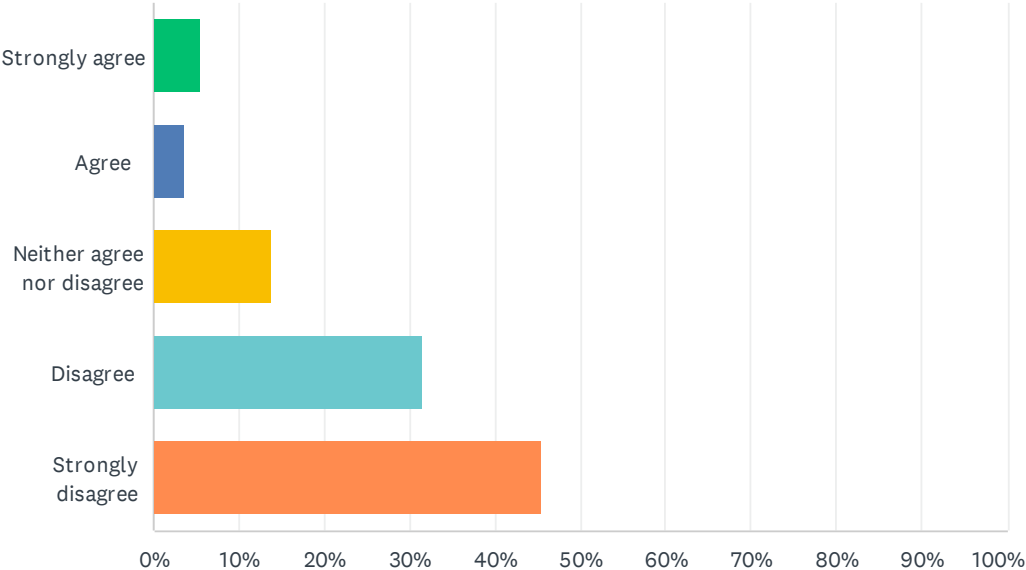
Answered: 304 Skipped: 57



ANSWER CHOICES	RESPONSES	
Strongly agree	10.86%	33
Agree	14.80%	45
Neither agree nor disagree	28.29%	86
Disagree	27.30%	83
Strongly disagree	18.75%	57
TOTAL		304

Q11 Is housing attainable for all who need it in Port Angeles?

Answered: 304 Skipped: 57



ANSWER CHOICES	RESPONSES	
Strongly agree	5.59%	17
Agree	3.62%	11
Neither agree nor disagree	13.82%	42
Disagree	31.58%	96
Strongly disagree	45.39%	138
TOTAL		304

Question 12: Long Form - Housing Attainability

Question Responses to why housing IS NOT attainable in Port Angeles (disagree or strongly disagree)

234 Responses

- Rent/mortgage prices, unwillingness to help unhoused people
- Availability and high cost of either buying or renting makes it difficult to attain safe housing
- Low supply high prices
- Not enough housing for low income. Property taxes and insurance are too high, raising rents.
- Entry point too high, no funding for ADU (grants, low interest loans), codes too onerous, cost of building too high and not enough available contractors or resources to do the work For affordable units
- Price!!!
- Too many single family residences, with not enough density or options for multi-family complexes
- All costs have gone up, so you have to save and work hard. We need to build homes/apartments that are affordable for people making minimum wages. Builders are not going to build if costs don't pencil out! Thinking the government needs to step in to help.
- There are simply not enough dwellings available for those who need to rent or for those who want to buy, in the city limits at least. Also, rent is very high and folks cannot afford to rent a single family dwelling.
- slumlords and high rents
- The cost and availability of housing for renters and home owners
- Cost of rent, cost of purchasing. Too many AirB&bs
- No units and a-hole bureaucrats lying up false allegations on possible tenants behind their backs.
- My friends who rent are paying Seattle prices with small town wages
- Lack of affordable rentals for single occupants.
- Less codes requirements
- Affordability
- I mean there are homeless people, which clearly shows it is not attainable for everyone. But those of us who are housed often need to have a large amount of roommates, trailers, ADUs, etc. and pay ever-increasing rent. Landlords get to raise rents infinitely because "the market rate has increased" even if their costs have barely increased (if at all). Rent control is obviously a state issue right now, sadly. But another major issue is landlords can hoard all the housing and then rent it out as AirBnB/vacation rentals at a *significantly* higher profit margin. We live in a scenic area and many motels sit vacant while people stay in housing that could be used for residential purposes.
- Prices & people who are on drugs & those who don't want to work.
- Lack of housing option, too many vacation units, zoning
- Cost and available rentals for permanent residents
- A combination of prices and homes being grabbed up by groups such as VRBO and AirBnBs.
- Excessively high rent and house buying costs. Strict landlord/rental company rules, excessive amounts of airbnbs leading to a lack of year round rentals and other housing options. The general lack of care towards homeless people - doing more to hide them than to help them.
- cost
- Based on the number of long-term rentals versus short-term vacation rentals, it is more profitable for landlords to pursue the latter, creating a shortage in the housing the city requires. Additionally, housing as an investment seems to be creating issues. Basically, capitalism makes housing unattainable in Port Angeles and beyond.
- High cost of houses, rentals overpriced, too many houses are now vacation rentals. That is
- High cost and minimal options like apartments
- Price of available units and number of available units

- price and access to public transit and services
- Long term rentals are limited and rent prices are high. A lot of 6mo furnished rentals are available for the winter season but limited inventory of year round leases. Affordable units are not well kept and often in areas next to vacant lots or
- Not enough low cost rentals
- Prices compared to income
- the prices. it does not match up with minimum wage today. port angeles is a tourist destination and a lot of houses are being bought and turned into air bnbs which devastates the actual locals.
- Too few rentals and the available rentals generally require three times income plus good credit and rental history and this is just not realistic for a large amount of those in need of housing. Also for those applying for SSI the HEN allowance if rental payment is never considered sufficient as rent in their evaluating applications. We have two main rental agencies that control the market and all private owners appear to be making Air BnB's which seems to be further keeping the status quo.
- not enough housing available and prices are ridiculously high
- There aren't enough apartments or homes for people who need them. I can't even sell my house because there's no place to rent or buy after I've sold my home.
- Lack of providing short and long term care for disabled, mentally disabled, Addis and, people in limited income and the extreme increase in housing costs.
- cost and low wages
- Lack of housing. Unavailability inflates home prices and rents.
- There's a distinct lack of housing availability-- both homes and apartments.
- Affordability, supply, access to credit
- price, housing stock
- affordability
- Too many vacation rentals that are empty most of year
- Hundreds of potential homes or long term rentals are taken out of the market due to the unregulated short term rental industry in Port Angeles. This drastic reduction in the number of available homes for people who simply want a place to live has also driven up the prices of the fewer number of homes that are on the housing/rental market. It has also changed the character of some neighborhoods, with the proliferation of essentially motels throughout residential neighborhoods. Without regulating and having a cap on the number of short term rentals allowed in Port Angeles, there is nothing to prevent large corporations or investors from buying up as many houses as they want to turn into "investments" as short-term rentals. This is a key part of the problem with housing availability and your plan should address regulating this industry if you're serious about assuring enough houses available for ordinary people to live in.
- First, there are so many vacation rentals that there aren't houses available to buy. Secondly, the price of housing is out of reach for people like me who want to live in PA someday.
- Cost of ownership, rental choices
- median wages v median home prices
- My neighbors 1,000 sq ft 3 bedroom, 2 bath rambler cost over \$400,000. That isn't obtainable for most families.
- Excess of VRBO'S and AIRBNB's. I value owners being able to earn extra income in this way, but increasingly, overpriced housing seems to be purchased by individuals or companies that don't live here and aren't invested in our community outside of what they can make on tourism.
- There are a limited number of homes and apartments for sale and rent, and those that are available are no longer affordable for the average worker. Vacation homes and short-term rentals are creating additional strain in an already tight market.
- The lack of inventory and high cost or rent/home prices.
- Very few units are available to rent on the market. The units that are available are in bad condition and overpriced. Renting a place has become competitive price wise, time wise, and renter appeal wise.

- Outrageous costs to buy or rent. Greedy landlords. Way too many Air B&B's. Outside ownership (my landlord lives in Seattle and owns 7 building in PA that he doesn't take care of)
- Good paying jobs. Cost of construction, including infrastructure. Water Sewer and Electrical. Bus transportation.
- Lack of affordable rentals. Restricting commercial/residential zones from having more than an apartment in the garage instead of a full house or duplex.
- Shortage and lack of variety, cost of renting
- VRBOs, people arriving with no housing plan both make it unobtainable
- TOO MANY HOUSES TAKEN OFF THE MARKET FOR VRMO'S AND AIRBNB'S
- Too many vacation rentals, AirBnbs; too expensive to rent or buy; no central location to find rentals.
- more apartments, tiny villages, more flexible zoning laws for ADUs, laws regarding Airbnbs (landlords have to reside in homes).
- Price increases are too much.
- Social issues that are difficult to manage such as mental issues, often times from drug use that typically cause homelessness. High inflation rates causing high cost of living.
- High rent
- Unaffordability, increase in arbnb units, more poverty.
- There are more people than houses. More starter/low income/seasonal long term housing needs to be created. The number of airbnbs need to be regulated.
- Too many short-term rentals, high rental cost, high cost of homes, too many single family dwellings.
- lack of availability/cost - former drives latter
- price and availability
- high cost of rental units, limited number of rental units, high mortgage interest rates
- location, safety, affordability
- 1000 Air BnB's don't help.
- Cost of rent and mortgage is too high for median wage; lack of supply; restrictive zoning; banks requiring new construction that is "too much house" for some people.
- Its unattainable because of the cost of housing (rentals included) and lack of affordable housing (rentals included)
- housing cost outpacing income
- Cost
- Soooo many vrbos.
- More density in housing, i.e. no more single family homes, more duplexes, apartments, etc.
- Cost to buy or rent & blight & cost of repair
- Cost and availability limit who are placed
- Lack of available homes. High rent costs without equity in job pay. Imbalance in Airbnb, VRBO.
- Rents are sky high. Limited availability of rentals or homes to buy due to Air B&b
- Availability, cost, quality
- High cost of rental units and too few rental units.
- Housing is unattainable due to the high rents being asked. Contributing factors could include Airbnb, the current state of the housing market, lack of development of multi-family housing, lack of infrastructure to support multi-family housing in the UGA, etc.
- unattainable: lack of housing stock in needed lower price ranges, the desire to rent out houses for vacation rentals, increasing home prices, lack of rental units
- Availability and Price
- No rentals available. House prices too high for those who want to buy.
- Cost to pay ratio, housing availability.
- the price of homes makes it hard for most
- High rent because people Air BnB their houses

- Over reaching code requirements by city and state
- Not enough affordable rentals. Home ownership is unattainable due to cost and limited availability.
- Not affordable, unrealistic rental requirements, i.e. 3× the rent for wage earned, super high deposits, lack of housing in general.
- availability and price
- Unattainable due to lack of inexpensive small housing units, which leads to low rental vacancy rates and high rents. We need to preserve existing inexpensive housing units while also building a lot more in walkable areas of town.
- It is unattainable because AirBnBs have been allowed in. Which takes away from families who could live here long term. Property taxes are out of control. The county and government need to stay OUT of people's pockets and business.
- Unregulated rent prices, empty units used for Airbnb, inflation of property value, outside companies buying up land that locals would otherwise have access to
- More housing, ADUs, yurts being
- Too expensive rent and home prices.
- Depressed economy caused by over regulation
- Not enough housing supply driving up demand and prices
- Little if nothing for the homeless. I have compassion for the homeless, and am excited that the city is moving to address it. At the same time, the homeless keep me from enjoying the Olympic Discovery Trail nearest my home, so there are mixed feelings.
- The cost to rent or own a home has Skyrocketed with wages not keeping up. There is also a lack of houses/apartments in general.
- Price and size.
- Lack of stock and high prices due to the type of housing available
- There are almost no rental units. People with pets cannot find housing. Rents are so high that it makes affording them impossible for the average person.
- The price of rent and the availability of rentals is most of the problem. As a landlord....it makes me sick the prices that others are charging. Been a landlord for 35 yrs and only had one renter who caused problems for us or the property. More screening of renters....drop in every month...drive by to check on your property.
- Allowing corporations to buy up property for Bed and Breakfasts, and allowing businesses to buy up real estate rather than individuals.
- The rising cost of rent and electric utilities
- price for rent; price to buy; maybe supply
- Prices for houses has more than doubled in 10 years and affordable housing is gone.
- Cost and availability
- Rising prices in rentals make them harder to obtain for the locals to stay
- There are not a lot of rentals available for long term rent. Those that are available are very expensive. Landlords require proof of income that is 3 times higher than rent without allowing tenants to pool income (i.e. two unmarried tenants cannot use their combined income to satisfy the income requirement)
- Cost of housing, homelessness and a sustainable living.
- cost, addiction, mental health
- Unaffordable renting options are a significant barrier for addressing houselessness
- Economic opportunities are not proportionate to housing costs
- Cost and availability of rentals and purchases.
- Two parts: One Availability, not enough housing to meet population growth. Two cost: Many people are working but don't make enough to afford rent or to purchase home. Those in the missing middle make too much to get government assistance, but not enough to not have to choose between paying rent and putting food on the table. There needs to be middle income housing or pressure from the city on businesses to pay employees cost of living wages.

- Not enough reasonably priced starter homes. Too many homes on the market are bought by people for use as vacation rentals
- rentals based on income/senior housing/tiny homes
- Rent is expensive. Real estate is expensive. The city codes are a maze that make choices about creating an ADU mostly limited to expensive modular buildings or expensive custom built buildings. Three of the most affordable potential ADUs (manufactured homes, park model tiny homes, and RVs) are prohibited by the maze of codes. 17.08.070-"M". The definition of manufactured home includes "1. Consists of two or more fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long" This definition (really requirement) when combined with definition G. Trailer, house being "a manufactured home which does not meet city building code" and the definition I. Dwelling or dwelling unit "A dwelling or dwelling unit does not include a house trailer" and the requirement of an ADU having only one bedroom, effectively prevents a manufactured home from being an ADU. When combined with the setback requirements, the requirement of a manufactured home being 36' long eliminates manufactured homes from consideration for smaller backyard spaces. PLEASE DELETE THIS REQUIREMENT FOR THE DIMENSIONS OF A MANUFACTURED HOME, a manufactured home should be of any dimensions. ALSO, please go through these definitions carefully and purge them of statements that prevent the use of manufactured homes, tiny homes, and RVs from being ADUs. Even with good people with good intentions working on this issue, affordable housing can remain unattainable due to the maze of codes.
- Unattainable due to the hourly wage paid to full time employees. Rental verification process which forces tenants to earn a gross income 3x the rental rate.
- Price, largely a result of income producing properties such as short term rentals
- Lack of availability and high rents.
- Cost. Mental Health problems, social isolation.
- Permit fees and construction costs for new homes make it unattractive for developers to build in the City
- My 30 year old daughter moved out of town to find affordable, safe rental. Later she was able to purchase a home.... With lots of financial support from parents
- Rent is too high and there is not enough rentals for all that need housing
- Low Inventory
- Not enough units available for middle to low or no income levels. Rent is extremely high for such a rural area. The city has failed to annex any land west or east for development of any type.
- Cost and availability. A 1200 square foot home costs \$300,000? As a vacation rental that price is attractive to investors. To a Port Angeles mean income earner (\$28K) looking for a homestead, the price is unattainable. Property taxes - the person who maintained a home and supported the community for years can no longer afford the taxes to keep their home.
- High cost of rent and overbloated cost of homes. There is not enough higher paying jobs in this town to be able to afford housing.
- cost of living, lack of gainful employment options, and equity-fund investments that artificially inflated home prices
- need more shelters
- Affordability and quantity
- The outrageous prices do not support the local demographic. I have outstanding 800+ credit, no debt, gross 90k and still can't afford to buy. Born and raised here and can't afford to live here. 40 yrs old living w my parents w my 8 yr old because housing and no inventory is impossible. We need restrictions on air b&bs. We need more manufactured homes allowed in the city. We need cookie cutter communities built ASAP. We need rent control for price increases. We need a reckoning.
- Shortage of long-term rentals and their affordability.
- Availability of homes; cost
- Low availability, rent & house prices too high
- Inventory and current prices - unattainable

- low wages
- Very few rentals available and what is available the rent is too high. Prices for buying are too high as well.
- There are not enough safe, thoughtful (i.e. well-planned, accessible, well-designed), and affordable options for families. It seems as though affordability comes at the expense of safety and accessibility.
- lack of supply, lack of apartments and condos, lack of low income housing
- lack of homes, cost of rent/mortgage
- housing supply is too low, cost of housing is way too high, wages are too low
- A lack of affordable and available range of options for all price points with a strong need for more services-housing for folks living outside
- Low inventory and cost.
- I say housing is attainable in my neighborhood because there are properties of different sizes and price points, but in general there is not enough inventory and competition in Port Angeles. There are also not enough contractors and construction workers available to the public to perform repairs on existing homes.
- Attainable: the many readily available resources in our community.
- The cost of housing and the lack of housing available. Several families who lived in housing prior to the pandemic have moved into travel trailer type accommodations and are living in area RV parks reducing the availability of space for visitors and tourists to enjoy the peninsula.
- cost
- Price and availability
- Rent and cost of buying a house is too high
- Affordable housing, emergency housing is close to non-existent
- The cost for homes in our community have sky rocketed. Even I with, my salary would not be able to afford to buy a home or even rent a home today. I purchased my home back in 2003 for a mere \$115,000 dollars, and to me at that time was a lot of money. \$360,000 dollars. Rent in this area is more than my mortgage, I do not know how people can afford \$1,800 or \$2,000 in rent. The bottom line, the cost of the homes is what makes housing unattainable in PA. If you do not have the money or a two income household with each earning family waged jobs of \$30 or more per hour then I am not sure how someone can purchase a house. I know the market dictates supply and demand. We just do not have enough housing being constructed in our community. I think it is because the builders in our area are comfortable with only building SFR and not multifamily units. If there was more supply on the market the prices would go down or at least remain steady.
- Condition of older homes. Absentee landlords. Price of all home categories
- Escalation of price of homes, construction costs, and impact fees
- availability of rentals, affordability of rent
- Not enough units, high cost of housing (own or rent)
- race, income, credit score, disability, children, pets, rent, transportation, addiction, mental health
- lack of affordable homes or apartments and need group homes for mental health people and addicts
- need low cost/rent
- There are so many things that makes a unattainable cost is too high. There is no housing to rent for people who have average incomes though I don't see it.
- unattainable because of no available to rent units in the past two years
- My neighbor owns three houses in PA and has threatened us, knowing that we're housing more than are currently on our lease. She represents so much of PA; over-housed, lacking in compassion, limited in her desire to see people thrive. Many jobs in PA are seasonal, and the young people who can take them cannot earn enough to afford rent--not to mention save towards ownership. Too many young families and workers are leaving, creating a transient population of eager, able-bodied folks to sustain growth in town. I've seen too many friends forced out, and know dozens who live in illegal, cash under the table, unsafe situations like mine.
- It is difficult to own a home in Port Angeles without a large down payment. It is also difficult to find rentals
- cost and too few units for the demand

- high rents, lack of longer-term rentals, lack of shelter for those who are not able to work or hold down jobs (i.e. they need more services than just more available housing)
- Insufficient supply, possibly choked off by houses that are not occupied by owner nor rented on a monthly basis.
- Not enough rentals and the price is astronomical, worse than Ca rates
- 2 adults working 40 hours a week would have to spend 50% of their income just on housing to live in this city. we need strict laws governing large rental agency's price gouging families out of the area
- The rent is too darn high
- Short-term rentals have shrunk the housing market radically; on my little block, 4 units have converted to short-term rentals.
- greedy people and too many people moving here
- High rent costs due to the influx of short term rentals and airbnb
- Cost. Lack of low to very low income housing.
- Lack of supply to meet demand.
- In our neighborhood: AirBnB/VRBO, vacant condemnable dwellings, large single-family homes priced (5th & 4th streets)
- Lack of housing available, high prices
- Lack of units on the market, lack of affordable decent family housing, too many former rentals are now short-term rentals (AirBnB)
- pricing
- Lack of sufficient affordable rentals
- Rent is too high and landlords should pay more tax
- It is very expensive to buy a house here, and in western Washington in general. I am not sure what drives the prices higher, but it seems unattainable for many
- Not enough market rate apartments/ co dos
- need low income and middle income options
- average price matches the salary of most adults/families
- Affordability, low quality, drugs & crime
- Price and availability of units. Housing converted into vacation rentals. High costs of construction. Lack of zoning for ADU tiny homes/RVs. Also suitable for different populations such as college students, people with disability, aging in place, temporary workers. Does it have high speed internet? Can you walk/bike where you need to go? On public transportation? Housing has to be suitable for people's needs, in addition to affordable. Can people get access to childcare?
- The rising cost of housing.
- Cost
- cost of housing is too high
- Rent is too high relative to average incomes, there are not enough available rentals for anyone regardless of family size or income.
- Cost of housing. Cost to build. Limited family wage jobs in the area.
- limits on building affordable housing and multi unit dwellings
- *UN*-cost, lack of all types (rentals, townhomes, single fam)
- It is incredibly expensive, and there are not enough homes for the amount of people in our town. Additionally, there are WAY too many AirBnBs.
- cost and availability
- pricing, availability.
- lack of buildable lots, high cost of utilities
- High cost, low inventory, no alternative options
- Rental prices and availability not to mention a large number of vacation rentals that are empty 75% of the year

- lack of rental options, too many airBnB's !!
- Empty dwellings due to the fear of bad tenants, too many air b&b and VRBO
- By our community coming together to plan and look at existing buildings or properties that would enhance housing and possibly charging homeowners a fee for vacation rental housing
- Home prices and lack of units to rent or own. There's just not enough available
- lack of supply and cost. short term rentals
- Rent and housing prices are far above what families can afford. Property tax is driving up monthly costs that are making us harder for people to afford. If you live in a two income family your barely able to make the payment and then the tax increases make it so one member gets another job to pay it. Most people make 18-20\$ an hour. If your single that means your rent or house payment should be in the 800 area. If you have kids you can't even find a studio apt for that.
- Prices and supply. Lots of people relocate here from other areas and drive prices way up for locals. There aren't really starter homes for people any longer. Not everyone wants or needs huge lots to maintain. Maybe smaller houses a bit closer together would be great for families starting out if there is a local neighborhood park?
- Too many short term rentals (airbnb & vrbo). there should be a cap on how many are allowed in the county and how many you can own and operate.
- Lack of affordable rentals and housing choice outside single family homes.
- Cost and availability
- Real estate prices are too high, wages are too low
- low rental rates
- Unattainable - low affordable rental options
- a shortage in housing, both lower income housing as well as regular rentals
- rent rates are very high and there are to few, poor
- Lack of options
- Space is needed as well as lower cost of housing.
- Lack of apartments that are NOT age restricted or rent-controlled, and middle-income housing,
- Cost
- Lack of availability, too many vacation rentals
- Cost of housing. Individuals without steady income.
- Pricing and lack of availability
- codes which increase the cost of building and city staff's lack of concern with assisting to reduce these impacts
- There are WAY too many short-term rentals and not enough year-round rentals. Newcomers or potential newcomers can't find housing.
- Zoning codes do not allow full time ADU. For example tiny houses on wheels are considered RVs and limited to 180 days occupancy. Allow these types of tiny homes to reduce housing shortage.
- High cost, low availability
- price and availability

Question 12 Responses to why housing IS attainable in Port Angeles (agree or strongly agree).

78 Responses.

- Having an income
- Prices
- willing to work or suck the tit of needle exchange etc.....
- Cost and finances
- The individual person.
- Pretty baseline with everywhere else in WA

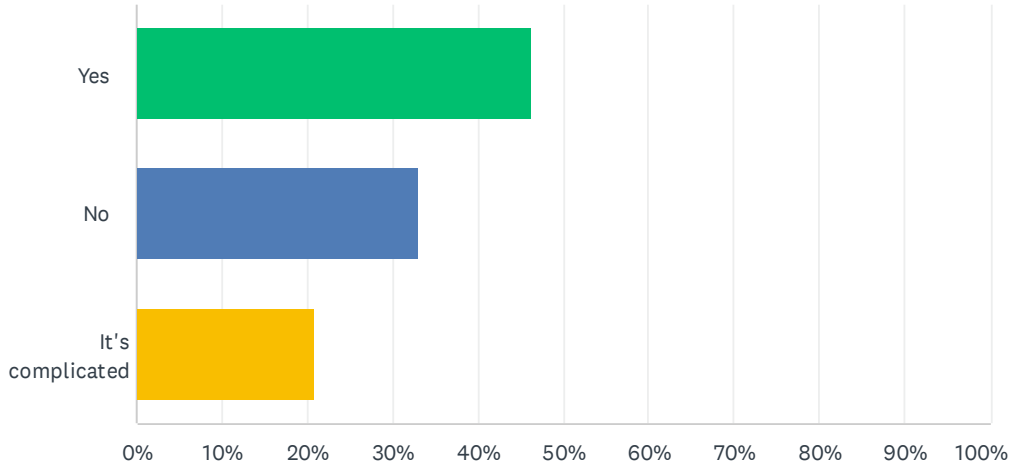
- Prices & people who are on drugs & those who don't want to work.
- Homes turned into short term rental units have taken away sal
- Working for it and keeping property taxes low. Ours went up several times over the years. Whenever someone has a project the first thing they do is add more levees to pay for it. We are seniors and I'm disabled and my husband is about to retire soon and we are worried we will loose our home. We are down to one income and with insurance and maintenance costs and everything under the sun going up we can't take another expensive even if it's temporary. Enough is enough. Now is not the time with everything increasing in cost to start making these changes. With all the retirees moving here with money it raises costs of everything even medical needs and increases time(months)to get an appointment. They build mega mansions that later sell for millions or close to it that's why nobody could afford to buy or pay crazy rental fees. The construction companies are the ones who sell the homes they build for crazy high prices and who have money to pay for increased taxes and fees. Also the homes are in areas that have crazy high HOA fees. Add it all together who can pay a monthly mortgage payment. A
- Price of available units and number of available units
- price and access to public transit and services
- Too many Air bnb type dwellings. Not enough rental homes anymore. There should be a limit as to how many short term rental units are allowed in the city.
- Excess of VRBO'S and AIRBNB's. I value owners being able to earn extra income in this way, but increasingly, overpriced housing seems to be purchased by individuals or companies that don't live here and aren't invested in our community outside of what they can make on tourism.
- There are a limited number of homes and apartments for sale and rent, and those that are available are no longer affordable for the average worker. Vacation homes and short-term rentals are creating additional strain in an already tight market.
- VRBOs, people arriving with no housing plan both make it unobtainable
- Social issues that are difficult to manage such as mental issues, often times from drug use that typically cause homelessness. High inflation rates causing high cost of living.
- An income
- AFFORDABILITY ONE MUST SAVE TO BUY
- If you are willing to work then you can afford housing. If you are unwilling to work then I don't feel sorry for you.
- There are more people than houses. More starter/low income/seasonal long term housing needs to be created. The number of airbnbs need to be regulated.
- The increase in government programs has made housing attainable instead of good jobs so people can purchase their own housing.
- price and availability
- If you stay focused and work had it is attainable it's unattainable if you don't want it or have no motivation
- We can not afford housing for every person
- Its unattainable because of the cost of housing (rentals included) and lack of affordable housing (rentals included)
- Cost of consructuon
- Cost and availability limit who are placed
- being responsible working hard and being willing to put time into your home
- unattainable: lack of housing stock in needed lower price ranges, the desire to rent out houses for vacation rentals, increasing home prices, lack of rental units
- Not enough affordable rentals. Home ownership is unattainable due to cost and limited availability.
- Pricing
- It is unattainable because AirBnBs have been allowed in. Which takes away from families who could live here long term. Property taxes are out of control. The county and government need to stay OUT of people's pockets and business.

- There is already plenty of low-income housing
- Moderate sized homes on city lots as opposed to McMansions. The vintage bungalow stock is a marvel of preservation and ownership pride. Alley accessed ADUs like on 3rd Avenue can be inviting to starter accommodations with city Alley maintenance. Co-housing projects are needed like in the Puget Sound Cooperative Colony days or similar to Bainbridge Island, close to town, walkable to everything below 8th.
- Not enough housing supply driving up demand and prices
- The cost to rent or own a home has Skyrocketed with wages not keeping up. There is also a lack of houses/apartments in general.
- The city is who is making this harder. The people want to live in a nice community not a stacked city
- The price of rent and the availability of rentals is most of the problem. As a landlord....it makes me sick the prices that others are charging. Been a landlord for 35 yrs and only had one renter who caused problems for us or the property. More screening of renters....drop in every month...drive by to check on your property.
- Allowing corporations to buy up property for Bed and Breakfasts, and allowing businesses to buy up real estate rather than individuals.
- if people would work they would be able to afford housing
- Economic opportunities are not proportionate to housing costs
- It is attainable for people that can hold employment. It is not a right to hand out to lazy people.
- If you work and have determination anyone can get a house in Port Angeles
- Price, largely a result of income producing properties such as short term rentals
- Lack of availability and high rents.
- Having income to pay rent or a mortgage
- Attainable- lots of low income options
- need more shelters
- PA provides many amazing services and resources for assisting people who need housing.
- Supply and demand.
- Availability of homes; cost
- Lack of available dwellings makes it difficult to attain housing, but with patience and persistence, it can be done by just about anyone.
- We feel that housing is available for those willing to work and actually pay for it. Having said that, there are agencies available to pay for it when needed. In addition, there is housing available through Serenity House and other agencies. Having worked in the field for MANY MANY years, i know that some people do not wish to live in housing but remain on the street and if people want shelter there is shelter/housing available period.
- I say housing is attainable in my neighborhood because there are properties of different sizes and price points, but in general there is not enough inventory and competition in Port Angeles. There are also not enough contractors and construction workers available to the public to perform repairs on existing homes.
- Not sure. Prices are high. Need some lower income housing in specific areas but NOT interspersed in with existing single family neighborhoods
- Price and availability
- I think rent is priced very high for the job opportunities in the area.
- Interest rates
- need low cost/rent
- There are so many things that makes a unattainable cost is too high. There is no housing to rent for people who have average incomes though I don't see it.
- Having a job to be able to have housing and paying your bills. Rent and home prices could come down, THAT WOULD BE A HUGE HELP
- KEEP THE HOMELESS OUT
- Port Angeles does not have to house someone just because they show up. Housing should be for the working and retired. We are not obliged to grow exponentially just because people show up with no jobs or future to contribute to the community.

- Get a job. Don't do drugs. Find a place to live. Not hard. Quit asking people for handouts
- Lack of sufficient affordable rentals
- It is very expensive to buy a house here, and in western Washington in general. I am not sure what drives the prices higher, but it seems unattainable for many
- Not enough market rate apartments/ co dos
- Regulations that add cost and complexity to projects that make affordable housing not feasible and thus limit the production of all housing types
- Well in order for us to get our first house we had to have jobs and get up everyday to work! It was a 1600 sq. Foot house that we put our elbow grease into and we didn't expect someone else tax dollars to pay for it. You have to have skin in the game if that sounds harsh well now we are senior citizens and don't want to be taxed out of our home to pay for ppl who don't want to work hard. As for wages not keeping up we graduated from college in 1977 economy and wages weren't great like like either but no excuses ...
- home prices are high everywhere
- By our community coming together to plan and look at existing buildings or properties that would enhance housing and possibly charging homeowners a fee for vacation rental housing
- jobs
- Prices and supply. Lots of people relocate here from other areas and drive prices way up for locals. There aren't really starter homes for people any longer. Not everyone wants or needs huge lots to maintain. Maybe smaller houses a bit closer together would be great for families starting out if there is a local neighborhood park?
- Space is needed as well as lower cost of housing.
- house construction in my area is fairly rampant so appears
- lack of rentals
- Pricing and lack of availability
- Rising school, municipal and county taxes.

Q13 This process proposes additional infill housing density in certain zones to existing developed lots beyond what is currently available. Could more units be added to your neighborhood if housing was designed to blend in?

Answered: 303 Skipped: 58



ANSWER CHOICES	RESPONSES	
Yes	46.20%	140
No	33.00%	100
It's complicated	20.79%	63
TOTAL		303

Question 14: Long Form - Infill Development Potential

Responses to why infill development IS available in the respondent's neighborhood (YES)

136 Responses

- This is an HOA area. There are single and combined lots. The combined lots have plenty of room for an ADU, but the zoning and the HOA CCR's don't allow it at this time.
- ADU's on alley
- There's always room for more housing if you change the zoning. The hoop jumps for permitting through the city are insane! I built an ADU in my backyard and had to call Sequim planning office to get help to hoop-jump the PA city office. PA didn't make it easy for me to follow proper rules for permitting, insulation requirements (they told me to ask UofW extension office for help) and seemed more adversarial than helpful with my construction project a few years ago.
- Codes are already favorable, but there's no funding behind it. Homeowners can't afford to do it themselves. There is lots of space but it's on the individual to do it and one would need \$300-400k to develop a housing unit and contractor should, and 1-2 years of time, then need to try to get money back on the investment.
- Some lots have space and are already zoned for added units.
- We live on R5. We could easily accommodate more housing.
- There's a fair share of vacant lots/land up near the college, those could easily be developed into more housing. Most of the houses in the neighborhood are not lacking yard space, so lots of areas to build accessory housing/split lots.
- There are abandoned lots
- Many small houses that are in poor condition could be purchased and better housing could be created
- I think code only allows one dwelling per lot—rcc3, but there's definitely room for more housing
- There are acres of private land which could be smartly managed to allow for denser housing while preserving the rural character of the area
- Lots of empty lots, but the neighborhood is zoned with limits on lot size for homes and is upscale (one house without a view sold for over a million dollars. It is likely home owners would oppose any change. Some limits are also geographic
- We have acreage that isn't being used for anything
- We have a number of open lots but I would still want to keep greenway.
- A number of properties have large enough yards to fit a small (or sometimes large) house on them.
- There are a few empty lots near my place
- There's a lot of unused land in the area or land that can be repurposed to accommodate more housing
- There is space for buildings, however, transportation might become an issue
- right now they are building a starbucks/mod pizza right next to the taco bell. if the city can do that then it can make more housing.
- There is always more room
- There are a lot of empty lots in the area, some of which look like they could handle duplexes or apartment buildings.
- There is open space, even on the already small lots that could be used for building in an extra studio or garage conversion and eliminating the temporary AirB&B units that are three of the three of the eight single family dwellings that are in this neighborhood. Two others are used as a
- large lots
- Seems like there's room.
- Large lots, plenty of space
- larger homes could be broken into multiple units, vacation rentals and derelict homes could be repurposed as housing

- We have room in our rear yards
- Forks has the same problems as PA as far as housing availability.
- a park that's ugly and rarely used could be used as a site. I don't know of many double lots, but there are a few
- There are lots with room for ADUs and a few empty lots that could be developed as multifamily. As long as they don't end up as short term rentals.
- Tear down the abandoned, rat infested houses and a city lot could accommodate at least a duplex or triplex
- We are doing the right things with zoning changes that have been started; however, we are still being to restrictive with set backs and complicated scenarios. On my property if I replace the existing structure with a which is zoned RHD with a duplex or other multifamily unit, I have to come in 15 ft off the alley where presently I am 5' off the alley. Yes I can go 45' up but that is cost prohibitive. But with the set backs I don't have enough room to make the design work. Its a whole other scenario if I just want to build a shop with a single apartment. It is way to complicated and expensive.
- There is new housing development a few blocks from me. The houses being built are huge single family homes. That is an area where density could have helped create more housing. The exact area cannot be more dense as it has many apartment complexes and the infrastructure will crumble if more is added. There is not enough parking. No sidewalks. Little to no grass or trees. The power in the area already fluctuates and the main water line has broken many times in the last year.
- Detached garages could become more than one apartment in commercial zones. New duplex or tiny homes could be added to extra lot space if owners are willing to invest in the build.
- Some small rundown housing could be replaced with duplexes, ADUs
- there are empty lots;
- Town homes could be added.
- There are a mix of lots in our neighborhood many of which are 2 lot properties that are mostly lawn. Tax credits to add an ADU or turn single homes into duplexes would increase the available housing easily with benefits for the property owners as well.
- There are large lots that could be subdivided
- There are some empty lots along W 12th, more lots and current building projects west of I street.
- There are empty lots
- Most homes are situated on lots in a way that would easily accommodate ADUs
- There is property available but cost is too high
- There are many empty lots in the area near where I live and those could easily be used for multi-family homes if zoning allowed.
- I have an additional lot on my property, but reluctant to build as too much vagrancy and not enough actual home owners in the area. Too transient. Not to mention, high labor costs, high lumber costs, restrictions and permits.
- There are empty lots in my neighborhood.
- Several homes have already added second dwelling units and they have been tasteful and blend in well.
- Specific to Melody Ln, there are extremely large setbacks that could support either additional SFDs or duplexes or other smaller housing units.
- in my lot outside of town, there is space but probably not desire among neighbors. In the lots i own in town (and rent long term), they are both double lot. they could be developed with ADU but the house is so small 900 or 1000 SQfeet, that the ADU might be too small (600 sq feet). some potential renters though the 900 SQfoot house was too small. That said, we plan to divide one double lot and put another 1000 sq foot house for long term rental. there is space and alley and streetfront access space. Yes. more units can be added to both due to double lot. And if it wasn't a double lot, maybe and ADU would still be worthwhile. there are still people who would be happy with 600 sq feet. the 25' needed street front access will be a problem for many if that is required for a second lot or an ADU - particularly if alley access is available.

- It would be great to add ADUs to some existing lots without having to break a homeowners bank with city fees. And to allow a roofline that is higher than the main house so an ADU could have a second story.
- There are already many "backyard cottages".
- There is open land around me, island view is planning an expansion
- if home owners didn't mind an ADU . It would make sense for the homeowner, as they could make an income. thus helping with the cost fo buying a home.
- It's not a matter of additional, it's a city and county code that needs to be instated so that people like me can rent a decent house year round without having to leave during the summer months. Y'all created the problem by inviting all the summer celebrations.
- Alley access allows for adu's on some lots.
- If there's room, but I'm not sure where.
- Plenty of room for ADUs
- Our density is too low to pay for the public infrastructure in my neighborhood. Current density is around 7 units per acre, and that should go up to at least 20 units per acre if we want to be financially sustainable wherever we have paved complete streets, and in the center of the city it should be over 100 units per acre.
- I live on the side of my neighborhood with a lot of apartments and townhouses, but there is another side of the neighborhood that has large unused backyards/property that could be used for more apartments or multi family units
- There is room. Good way to deal with home owners desire for short term rentals and need for housing. Good for local economy.
- There are big yards
- If we have alleys, more ADUs please with no parking requirements. I will build on my lots but will need a lot boundary adjustment and utility hook-ups. I don't want to be tagged for new city infrastructure to make up for lacking or inferior systems.
- More housing is logistically possible
- There is buildable lot space and there are alleys
- There is plenty of space. I have a double lot and could put one or two ADUs on it if I had the finances to do it. However, I do not have access to finances to enable these projects. I also cannot find reliable contractors to help with home construction projects at rates that are reasonable or affordable.
- LOTS of room. Land owners, however, will object.
- There is plenty of space around houses. Many of the lots have large portions of unused lawn. Those houses could easily be turned into duplexes or triplexes without the character of the neighborhood changing. Additionally, more buildings could be added and lots could be divided while maintaining adequate space for each building.
- There are many properties that could offer an in-law or other types small units.
- Unoccupied homes could be adjusted to house multiple families or be townhomes/duplexes
- THere is a lot of undeveloped acreage in West PA.
- There are lots of abandoned homes that could be torn down to make room for new units or homes that could be refurbished to meet the housing needs without taking away the character for the neighborhood.
- forest could be tiny homes or apts.
- Yes, because people have room in their backyards for ADU's or additional housing.
- Most lots in my neighborhood are over 1 acre with 1 single family housing dwelling. Additional ADU's for 2+ bedrooms would be extremely helpful.
- There are several apt complexes in my neighborhood. More apt complexes near Lincoln Park and the airport would be well supported by local busses and would have good access to natural spaces.
- There's room.
- Most lots have room for ADUs in the back of the property
- Some homes are built on large lots. I'd like to see a smaller house or community garden - rather than lawn - on the larger lot.

- People gotta live somewhere. Better in a tent or a car.
- There're blighted available properties in neighborhood
- ADUs mostly, there are not any vacant lots that multi-family housing could be built on
- Yes please build more!
- Available lots surrounding
- increase density within parcels, land use for MFH
- There are several undeveloped private lots in my neighborhood, as well as large yards that could facilitate adu's and thoughtfully designed townhomes.
- ADUs could help a great deal. But, please, NO TEMPORARY solutions -- NO RVs or campers or anything with wheels in driveways and on other parts of residential property.
- There is plenty of space in my neighborhoods for mother-in-law units or multi-family dwellings
- large lots, plenty of space
- I think Adu's could work
- Big lots, big yards. Illegal duplexes could be made legal
- There are some undeveloped lots
- More units could be, but need to find a contractor, and then the cost for materials have increased significantly making it more expensive. Also, in my neighborhood we have alot of smaller homes that have not been maintained. These homes could be torn down to make way for increased density, but it takes a person who is interested in developing and investing.
- Fill lots are still available.
- I would appreciate more built housing in our neighborhood. We have seen people living in cars RVS. I feel bad for them. I would rather have them in permanent housing and I think the neighborhood would benefit from having people in housing rather than in their cars.
- it can
- The lots are average-size city lots and some already have ADUs.
- there is some open space
- Cause of crime
- Even if more owners agreed to lease to multiple tenants, allow pets, and stop bleeding us for more and more rent--you might solve so much of the housing crisis. Our neighborhood is full of multi-room homes occupied by single owners... often of advanced age, oftentimes who own other properties. We need to use structures that already exist and incentivize owners and property management companies to adopt more equitable practices.
- A lot of potential for ADUs and duplexes or triplexes
- there is "space" however, we are a long way from town with limited bus service. I wouldn't want farmland developed for housing, for example, but some existing properties could probably service more people without changing the rural nature of the neighborhood. But I would focus more on concentrating housing in town where there are more services and available buildings, sewer infrastructure etc to lower the impact of building. (not to sound like NIMBY!)
- why not?
- There is some room
- many homes have enough land to do adu's or other buildings
- There are already a surprising number of ADUs in our neighborhood; more could be encouraged via zoning, permitting, etc. But any changes must include strict limits on short-term rentals!
- There is an abundance of space in rural areas that could hold multi family units
- I think there are lots that could have ADU's added .
- Infill is ongoing
- Empty lots
- There is a vacant lot which could be built on.
- More units would address housing demand.

- We have dense half-lot row houses and homes with ADUs next to homes with double lots of mowed grass.
- There are empty lots around me, houses that aren't used
- There are no vacant lots here, but if designed right, mother-in-law or other adjacent small housing could be accommodated by the size of lots and terrain in this area. Also if a currently existing house were removed for some reason (fire, age, etc.) a lot of these lots would accommodate 2 homes without substantially affecting livability in the neighborhood.
- some houses in my neighborhood already have accessory dwellings. we need more of the same.
- There are homes on lots that could support 4-plexes or duplexes.
- empty lots, not all bldgs need to be single family use
- Large lots, alleys offer extra accessibility.
- there are some big lots with no homes or very small homes. Reduce minimum lot size, allow 2-3-4-plexes everywhere and increase areas zoned for multi-family
- Large lots in this part of town and could be built as multiple dwelling housing.
- Large lots could house tiny homes for rental properties. Win, win
- There are multiple vacant lots and areas where dilapidated structures could be removed
- There are some open lots
- where are the certain zones? what is designed to blend in?
- Density is a must! We have plenty of space in our neighborhood to add more, and it'd make it a more vibrant space.
- plenty of open space
- Well, they should be single family homes, not specified to low income only. We need more housing for the middle class.
- There are really old beat-up houses for sale that could be easily torn down and replaced with denser housing. In addition, nearly all the single-family homes in our neighborhood could add accessory dwelling units.
- Duplexes could work
- These long 7000sf lots could be split for alley access ADUs in many cases. This would incentivize low-income seniors to capitalize on their assets during the transition to more expensive tax assessments and city services.
- There are open lots and mixed residential is important for diversity and longevity
- We as a community need to do what we can for the good of our community as long as the changes enhance our area and bring more stability to the community
- Yes
- Large yards allow space for ADUs
- why or why not what?

Responses to why infill development IS NOT available in the respondent's neighborhood (NO)

99 Responses

- Most probably there is not sufficient infrastructure. Changing rules to make the council happy can make all unhappy. Don't fix what is not broken.
- My neighbors enjoy peaceful country living. Additional housing units would take that away.
- Not enough room
- It would destroy the quiet.
- I don't think there are a lot of infill lots available in my neighborhood.
- No lots available
- Lack of available vacant land
- Location of homes on lots
- There are no empty lots in this neighborhood
- There is only one small cabin on a large lot that

- Housing density doesn't allow for more structures
- The road is only a lane and a half. Traffic is already complicated. There's No available land to build.
- It does not fit the character of the neighborhood
- We are rural, city or urban can support more density
- Every lot is filled
- Because these homes are built for single families.
- The reason I live here is for the space
- Do not cram low-income housing in areas where homeownership is high. You will scare off homeowners.
- There are no empty lots to build.
- We border ONP, there's no room or place to go or build.
- one of the oldest neighborhoods in town....no open lots
- There is no room in back, front would look terrible. Green space nearby should be preserved.
- Doesn't appear to have the space to accommodate additional housing
- Each lot is already full in our neighborhood. If there were written agreements for behavior/noise/cleanliness, then it may be okay
- not enough space
- HOA wouldn't allow
- This would degrade the quality of life for people who own homes already.
- Having people packed in like sardines is not a way to live. I do not want anyone living that close to me
- Would ruin the tranquility and beauty that homeowners have spent years creating! Also, any infill development and construction noise terribly and adversely impacts livability for current homeowners who chose to buy their houses based on existing surroundings. Why ruin existing property owners' rights to things like solar access, sight lines and other livability issues with infill development? Infill development will ruin Port Angeles.
- already many dwellings around the neighborhood
- All available Space is all used
- The houses are already quite close together with tight alley access. The public parks must be left (Rains Park) the local children depend on these places for a place to go.
- No space
- The question needs more detail - what zones? The houses in this neighborhood are older and built close together. The open space here is school property.
- No vacancy
- Property is already spoken for/owned privately.
- If I wanted to live in a more densely populated area, then I would have purchased a house in a more densely populated area
- Occupied fully by single-family homes
- houses built in middle of lots rather than front or back
- No empty lots available
- No available space
- The development is already planning multifamily units
- It would ruin the rural feel of this area. Plus, everyone up here is on well and septic.
- It would alter the nature of the neighborhood to make living here less desirable.
- Lots are very small.
- there isn't any available land in my neighborhood, to the west however there is. Regardless of that though the issue remains that most available places here are rentals and rent is priced pretty high when you take into account what jobs are available here.
- I don't think there's space??
- All the lots are filled
- I don't think it's a good idea.

- There are no empty lots
- no vacant lots
- Keep the homeless out
- It meets a need as described in the state plan. I do not understand why we think we should take in everyone that shows up even when we know they will not be contributors to the betterment of the community.
- Because people own those lots, and they have the decision to do whatever they want with them
- lots to small
- No empty lots
- Fix the abandoned buildings/dwelling instead of building new
- No comment. But don't want more in our neighborhood
- Lot size is key to neighborhood appeal
- Our neighborhood was not designed for increased density or infill. Accessory dwellings are allowed by covenants but restricted. Overnight on street parking is prohibited by the covenants and thus any additional infill units would have only the driveways as a parking option (or require widening of the driveways). Our neighborhood is very nice, adds to the City and should be left alone.
- we are a private neighborhood with no available lots to develop not on bus route
- It's an established neighborhood of smaller, antique homes and already too dense
- Lots are full. Size requirements are 1800 sq ft minimum house and the lots are too small for duplexes
- Our neighborhood is built to capacity currently. There aren't any empty lots or even any spaces. However not far from where I live there are older house on double or triple lot. They could add tiny homes or smaller houses to that extra space.
- These are single family homes and designed that way before homelessness was a issue.
- All lots are full. But I suppose if some are willing to sell
- Privacy and quality of life.
- Inadequate empty space due to church and library
- do not want multifamily housing in area
- There are no available lots
- R5 zoning
- Technically im sure there is space to add ADUs or other housing options, but it would ultimately change the feel of the neighborhood. Traffic would increase. Most of the homes in my neighborhood are older (60s/70s construction) owner-occupied, and adequately well maintained. Rentals typically arent maintained to the same standards by tenants so even with the best of intentions it would eventually change the overall condition of the neighborhood. Many of the homes in my neighborhood only have street parking or limited driveway/garage space so additional housing would also result in less parking availability.
- maybe two or three lots but otherwise mosts homes utilize the lots available space
- It would be inappropriate and unnecessary.
- There are no vacant lots

Responses to why infill development MAY OR MAY NOT be available in the respondent's neighborhood (IT'S COMPLICATED)

62 Responses

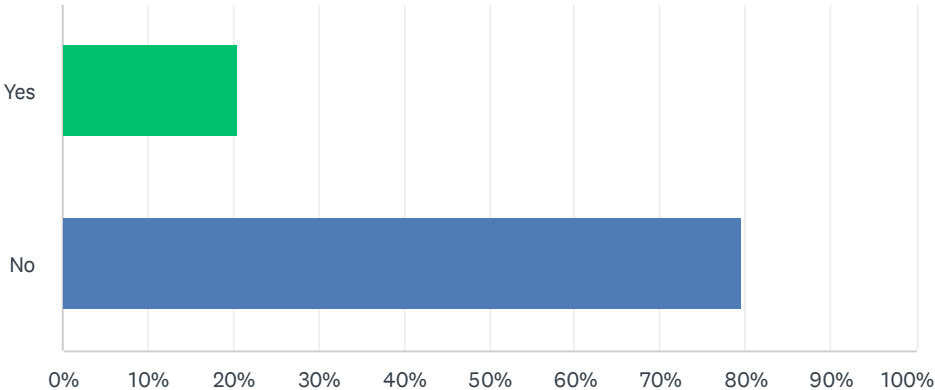
- Not many homes, new ones would not blend in
- I believe all lots are 1 and 1/4 acre here. Most every lot has been sold years ago. A lot would need to be split into a smaller lot to build. Or any lots unoccupied could possibly sold to a builder who could put up townhomes or apartments.
- You don't want to lose farm and forest lands.
- Where I live there is lots of open land that I think should be maintained for wildlife and habitat. Densifying city areas makes most sense to me

- Costs of everything building is so high.
- If money is just given to developers and landlords without any actual accountability, then that doesn't guarantee more actual affordable housing. Aside from the previously mentioned issue with them renting them out as AirBnB, we have seen this tactic tried for the last 10 years in nearly every major city down the West Coast. Rents are *much higher* in Seattle, Portland, the Bay Area, and Los Angeles than they were (far beyond the rate of inflation) despite the absolutely massive amount of infill development and ADU's. And these new units have typically had higher rents because they are often seen as "premium" or "luxury" housing.
- We like the rural feel.
- Again, this is not relevant to the survey. I live in a 20-acre forest zone. Although my neighbor
- it's an industrial neighborhood.
- Many lots are undersized, I don't know what the zoning is for the larger rural lots, proximity to commercial property.
- changing residential mindsets. Some like the neighborhood as it is.
- Purchased house to enjoy the view, single family residential area R7 or RS7 (?). Concerned about blockage from new buildings and more street traffic/parking needs.
- Our area is zoned industrial. But I own a number of rental properties in Port Angeles. I would support more housing units on lots throughout Port Angeles. Maybe lots can be split to reduce overall costs per new homes.
- Must have regulations on additional housing: no AirBnb, no displacement of people or wildlife.
- Sewer system can't handle it and High Density housing is unsustainable.
- I'm in a neighborhood with HOA's. But I have a rental on Pine Hill, and that neighborhood is fairly well packed. My house there is on a double lot with a small barn that could be converted into an adu, . I think most the places there are used to capacity though.
- live outside city limits
- Depends on the type of housing. Certain housing programs bring in sex offender's or people with addiction problems and then that leads to problems in the neighborhood. Property crimes rise and put people who have worked hard for what they have built in a bad position
- Not enough space to give an answer
- affordability
- We want to preserve agricultural land, but there are also 3-5 acre parcels that aren't much good for farming but are zoned such that you can't divvy up into additional parcels or use for multi-units like cottages or tiny homes.
- mostly older homes with variable space, no parking, cost of building
- spacing, noise, crime, too much impervious cover impacts drainage, who wants to invest in building new homes when the neighborhood is in decline and city allows RV everywhere? who wants to have free housing for drug addicts next door to their home they work hard for
- Need City to get the proposed sewer extension authorized so additional lots can be created
- Not on high density Campbell, but perhaps a few on other neighborhood streets.
- It could but Not needed or wanted
- Not sure neighbors would want to add more units to current primary residence
- I would increase units closer to downtown
- there are a few vacant lots, but not a bunch of room between houses in my immediate neighborhood; not familiar with things more than a few blocks in either direction
- its happening already up the street in a former motel for homeless and those with mental health issues. Many neighbors are upset as it's across the street from a school and may attract convicted predatory type people that have close access to children.
- Much of the land in my neighborhood has erosion issues. Building without thought to environmental impact may have short term benefits, but negative long term consequences.

- Old houses that need upgrading.....also, family homes passed down to next generation. Need buy in from the next generation.
- Acquisition and development of property in this neighborhood would be difficult.
- I think the city A's an organization is lousy at development, and
- Tasteful ADUs could be built on the alley side of my neighborhood if the parking wouldn't be moved to on-street as a result
- Not much room
- My neighborhood is zoned 17.40 PBP
- Predominantly land/property/home owners
- I am not completely certain that there is enough infrastructure to support additional permanent housing in this area such as the availability of water from the Dry Creek Water Association, the lack of internet accessibility, roadways and maintenance, etc.
- Not sure landowner status and requirements to improve infrastructure, such as sidewalks, sewer, etc.
- uncertain ownership of some areas (city or private), little available land
- I don't understand what is meant by blending in. However there are lots and properties that have investment possibilities all around town.
- Lots are already cramped and local apartments look, smell, and sound appalling
- some laws would have to be changed so people can build in areas that require septic systems and wells.
- Land availability an neighbor acceptance
- Land is owned by property owners
- There are not many empty lots for new development. And I would also like to see some empty lots turned into parks
- I'd want to see what they looked like
- Some lots are 5 times larger than other ones and would be more suitable for ADUs where the character of the neighborhood doesn't change. If I could have a ADU it would help me take care of mom when she no longer can live where she does or can't get up her flight of stairs. I could also rent it out and make a passive income. I'm on just a bit over an acre. There was a 80 acre lot on the market this summer and it was just trees with a nice view of a chicken barn, sheep herd, cow pasture. There's potential for development in lots of areas.
- We need, want trees too. We like some greenery around us. We would need more designated small park areas to offset density. And preservation of trees. Just don't clear cut a space build around existing trees. Or plant some.
- There are already quite a number of properties in my neighborhood that have ADUs currently rented out.
- Some people enjoy having space, and adding more houses will only create congestion.
- small lots
- We don't want cheap housing just thrown up that in a couple of years lowers property values
- No one wants to design it to be AFFORDABLE and to blend in
- Depending if utilities and infrastructure is available
- types of dwellings and parking
- increased density in certain zones destroys and deminishes certain values owners intended
- My neighborhood doesn't have much available space to expand
- We are near the hospital and a few of the houses are in poor condition as well as being old. There is limited space for additional housing but it may be possible to add more housing in our area. Planning is the key.
- I don't think there is much land available in my neighborhood
- There aren't a lot of empty lots, some but not a lot. Most lots in my neighborhood are what seems to be standard 6969 sq ft. Most houses I see on Zillow have that size lot, ours does. There is no room for additional housing on those lots unless the current house is very small (less than 2000 sq ft) or maybe not even then.

Q15 Is parking availability an issue in your neighborhood?

Answered: 297 Skipped: 64



ANSWER CHOICES	RESPONSES	
Yes	20.54%	61
No	79.46%	236
TOTAL		297

QUESTION 16 – Final Thoughts

Do you have any final thoughts on this Municipal Code Amendment pursuing housing for all?

- I think changing the zoning and rules for ADU's would benefit families in the housing shortage by allowing family members to live together and be able to help one another in all aspects of maintaining a home and healthier life styles.
- agree with proposals and also realize results/solutions take time.
- Allow RV to be legal dwelling places if properly hooked to sewer and electric--off the street and not an eyesore.
- Grant funding needed, to lower the cost of entry. A housing trust of some sort, with incentives to keep rent at market rate after finishing units. There are programs that have been implemented in other areas like Portland Oregon, for example
- Just that it be carefully considered and able to be amended if necessary.
- I think it's a great idea and fully support it
- I'm in favor of it.
- Increasing density isn't the answer. I can agree on 2 units per 7,000 lot but 4 units on 7,000 lot is too much. I don't see how everyone will be able to park?? I know you don't want to address the airbnb's right now. However, I hope you look hard at all the new rental legislation and understand how hard it is for an owner to remove a renter. All the liability that an owner has for long term rentals. People that are running airbnb's are not going to just turn things over and have full time renters, they will sell and what have you gained??? If your thinking that the city will gain more rentals, once you address the airbnb's, I think you will learn quickly that your wrong!
- As far as adding housing like townhomes or apartments out in our area, (or any are outside of Poert Angeles city limits) one main issue is transportation. It is a long walk to the highway to catch a bus. The PA busses do not start early for folks who need to be somewhere at 5am or 6 am. Then the buses stop fairly early in the evening, so folks cannot be out late if counting on the bus for transportation. Then forget about those who have work or church or other obligations on Sunday, no bus.
- need more info on the amendment
- This is not the right neighborhood to increase density. Not only would it bring the value down, there are many, many open neighborhoods that would be better suited especially those closer into the cities for easy access to necessities.
- Listen to the non profit developers
- YEP!!!!!!! Get a J.O.B., the handouts and rewards for doing nothing has to STOP!!!! Anything given for doing nothing is garbage and is treated as such, pleeeeeease stop the enabling, for the love of GOD stop!!!!
- Affordable housing will need to be built by government agencies and in a multi family type situation. So, a large project on a large piece of land. It is too costly for a regular builder to build "housing for all". I don't agree with RV's as a solution either. They are not meant for year round housing. I do believe homeowners in town with existing homes should be encouraged/incentivized to build ADU's. Those make great rental properties!
- To remember that elderly/disabled people need special attention and respect. Washington state has the highest elder abuse rate in the US and really the disabled get seriously abused too. Had a durable power of attorney steal a house out from under a 93 year old woman.
- Wish it were easier for owner/builders to legitimately build a home here!
- Must have temporary shelter housing available in backyards that share the house power. There is a model program in Seattle like this. Kitchen and bath could be share in main house. A place to live or stay that is shared space with other friends or family members supporting each other until better life situation can be made. I'm LiteHouse Shelters from Sequim. I build modular insulated tinyhouses. I have track this affordable

housing problem for years as a general contractor. I have much to say if your interested. Thanks Brad@my-work-photos.com or 360-461-4686

- Let the neighborhood speak for what they want.
- These amendments are a step in the right direction. However, they will create a class of renters which can be preyed upon by private interests and homeowners. Housing as a human right should be added to the city charter, and backed up by strong regulation of landlords. Additionally, we should ensure that the greatest possible expansion in housing units should be publicly owned, with access to funding that guarantees dignity and safety in housing.
- Stop throwing money at developers and landlords. Stop letting them play fast and loose with the zoning code. People are already practicing density by living with roommates and family, so why not subsidize them? There will definitely be more infill development needed, but trusting rich people to pass the savings down to renters is just called "trickle-down economics" and has been very widely disproven, including with these same infill development tactics promoted by the "YIMBY" school of thought. If there is any sort of infill development, it should go towards building housing cooperatives and rent-to-own units, rather than being another avenue for Landmark or AirBnB or whoever else to profit off housing scarcity.
- If you have questions, visit the Serenity House neighborhood
- As long as the city doesn't pay someone to run it I'm fine with it.
- The environmental review exemption needs to be carefully written. We have multiple salmon streams which have already been negatively impacted and are being restored. And some areas are simply not stable—my fear is that outside developers will use it to essentially take the money and run creating substandard housing that will later fall apart and damage the environment—like Rayonier
- Do something first to regulate short term rentals that
- We desperately need affordable housing for those of us who live/work here. We are ready to retire and will have to move away in order to be able to live on our retirement income. Also, our utility costs should be less. We pay \$1,350 rent for a small two bedroom, older duplex and \$325 er month for utilities. It is all just too costly to live here, even though we love it here.
- What you are proposing is not the solution. Lower income people can't buy a home due to high down-payments, credit scores, high monthly payments, job history to name a few. To rent a home is the same problem. Bad credit, failed background checks, and high up front deposits. Years ago we actually had to put more money down for deposits then buying a home when we rented. Use all the empty buildings for rentals or refurbished to sell like a condo or apartment. There are plenty of empty buildings to go around. I'd agree to it if it doesn't increase the burdens that are being pushed on homeowners like the school tax increases. We never had children here in school and we have to pay for it. I wonder how many kids in school live in rentals. They use the schools and pay nothing for them.
- While high density housing sounds like an easy fix there are some significant pitfalls if not adequately planned. Parking i
- Consider how people (landlords or Airbnb owners) will take advantage of this code amendment. They already often buy up houses for sale and turn them into over priced year round resident rental or Airbnb rentals for vacationers. We need less of this and more availability to those who pay too high of rent or who can't even afford to rent a home here.
- I think it is great that the issue is being addressed.
- I have thoughts about urban zoning but it is not about my situation which is about forest preservation
- We need more cheaper housing options
- Ban air bnbs or mandatory lower the rent
- glad PA is looking at ways to improve housing affordability
- Allowing RV's/campers/tents to reside on the street of residential neighborhoods, in parking lots or squatting on people's property is the direction we should not go. We need more shelters and transitional housing that are monitored and have case management for the homeless to find and keep permanent housing.

- Building more affordable housing is important for the wellbeing and prosperity for the city. Note: this survey was not well designed, which will skew your data.
- do it. everyone needs a house.
- We need private landlords opening up availability and perhaps motels can be excused of long-term renter limitations and taxes to encourage weekly and monthly rentals
- most rental property in PA is now Airbnb. Ban Airbnb in city limits and the problem is solved.
- Anything that makes developing homes and apartments easier would be a benefit. Currently there's such a demand for housing and apartments that mobility between housing situations is basically nonexistent.
- Vacation home tax, AirB&B tax, and yes, I'd love to have the capacity to fill in the spaces and provide affordable housing
- we have a small house in a back yard on the alley...I think it is fine
- I moved here from an area that had an excellent long-term building plan; mini, walkable town centers with adjacent diverse housing and transit access. This was in a large but contained city limit. If the proposed code changes for Port Angeles are implemented with the intent of annexing county property, I think the town hub concept would be desirable and doable.
- Low income housing is only for the low income for the first family in the door. After that the owner will be selling to as much money
- Every American has the right to life, liberty and the pursuit of happiness. Not the right to housing that's subsidized by their hard working fellow citizens by having money confiscated from them. That's redistribution of wealth, which is a highly immoral, unethical weapon of government.
- Strongly support zoning for more density
- need financing available for more people, more opportunities for people to own starter homes since those are now outrageously priced
- Pass it
- Please don't make this political and do listen to all voices.
- I hope that more housing will become available especially apartments for people over 60 in Port Angeles area in the future. Thank you.
- YES! Changing zoning designations to accommodate more building of housing units is not a means that I see you are protecting my rights of property ownership. Can you look at existing laws regarding VRBOs and AirB&Bs that keep rental spaces from being available for long term rental needs? According to current zoning laws all the VRBOs and AirB&Bs that surround me, are illegal. If investors, realtors, etc. are not kept from establishing these units, the city will continue to have housing shortages as it anticipates continued growth and increasing amount of citizens to Port Angeles.
- thank you. we all need to face reality and get on the YIMBY train
- How is the city going to write the code so that the large portions of newly developed housing units don't become short term rentals? I don't live in a commercially zoned neighborhood and yet more and more people are turning residential homes into commercial units for short term rentals. I'm all for greater housing density, but not if it's to create de facto hotels for vacationers.
- It is critical that code changes don't further squeeze landlord's, renters or current homeowners. Please be mindful that local people who offer temporary housing to tourists often rely on those extra dollars to support families and make a living. We are NOT a well paid middle to upper middle class community. I welcome residents, but resent the buildings downtown that are owned as tax write-offs by people who don't live here and aren't committed to PA. I do not own a rental or benefit as a landlord.
- Realistically, we are one large retirement community. Given enough time, the problem will take care of itself.
- Please be consistent with the intent of the code and the actual code. Right now we are changing parts of the code, but still being overly restrictive on other areas so we don't gain any benefit. We need to do more than just talk. Make it easier for regular home owners improve their properties and make more housing units.

- I really liked the code amendment suggesting conversion of commercial units to residential units. With this a grant or incentive for property owners should be available to promote this solution.
- I hope you are able to hold greedy landlords accountable before more of us become homeless. Get some new businesses. Ban Air B&B's. Build another shelter for homeless that is safe (as Serenity House is not!). Develop a list of tenant rights and help enforce it.
- Look to the future where all city lots have structures on them. Now what needs to change for more housing units ? Be creative.
- Parking would be safer along Peabody Creek with more streetlights and maybe even a camera at access points. There is plenty of parking available but it isn't safe to use because of drug and criminal activity.
- Fight for manufactured home parks for seniors with rent control
- Agree with affordable housing added to already developed neighborhoods
- I THINK I SAID IT. CLAMP DOWN ON THOSE SHORT TERM RENTALS AND FREE UP HOUSING. LEAVE MY VIEW AND PROPERTY VALUE ALONE
- Ban corporate developers and landlords.
- Where every we put low income housing, police presence is also needed.
- Changing rules can ruin cities. While it may not be popular to look at history-maybe you should. P[ople move here for the city to be rural and safe-the changes you are proposing could change all that. There is always a monetary beneficiary for all this and it is not fair to punish the people who work hard and strive to better their city. You want to bring in more people who will take but not contribute. Then will you stay or go?
- Government should never infringe on a citizen's right to prosperity. There should be NO restrictions placed on short term rentals and NO additional restrictions placed on landlords.
- Consider fixing up the Port to put in houseboats.
- Yea has it already been written and can we read it and give input before it is adopted?
- I would love to see support for single family home owners to increase the number of people housed on their property. Low interest loans or tax credits to support renovating large homes into duplexes or triplexes would encourage homeowners to help improve the housing for everyone in PA.
- can city build apts. and sell at cost? Increase supply
- The code should allow local people to make money with vacation rentals. People who own property pay taxes and why should they have to make less on a long lease rental when they could make more on a vacation rental. The taxes are so high that local people need to make more money.
- Could ADUs behind SFRs be encouraged over duplexes behind SFRs? unless platted the additional dwellings on one parcel pose lending restrictions
- Just use common sense when it comes to housing and how it could affect others in the area
- You can not house every one
- I think it is a great that the City is working on affordable housing. Economic development should be equally or more of a focus to achieve housing stability for the area.
- Some people choose to be homeless. Giving them nice homes that they will not appreciate and destroy is a waste of taxpayer money. The homeless aren't there because they lost their jobs. They are there because they are addicted to substances and don't like authority. They don't want our help or they would take what we already offer them. These are the same people breaking into our homes and stealing from us to support their habits. Wake up and stop being naive!
- Study what the unhoused want and need.
- We need to continue to think outside the box. It's a real balancing act and I don't envy the people in charge of the decisionmaking.
- Nowhere near enough space for my thoughts
- I would like to see more parks near my home, more greenspace. There is open space at the end of Jones which would be a wonderful greenspace, I think it was owned by Rayonier so once it's cleaned up, it'd be

great to see it as a park, possibly integrated with a bigger waterfront park in the whole former Rayonier site along the ODT.

- Not without more information
- I hope that possible opportunities can be addressed for those who grew up here, are raising families or our elderly. Rents over 1000 are ridiculous for our seniors on fixed incomes. The community does not sustain these costs with safety measures
- shelter is different from housing. people who have worked hard for their home should not have to provide housing for those who want free everything. provide more safe shelters and transitional housing for those who chose to put in effort. stop putting the bulk of burden on working class
- Please no more trailers parked in neighborhoods. No camping. Find solutions to get people off the street. Make rents affordable so people that are struggling can stay housed. Hold greedy landlords accountable.
- Please make housing affordable for all, including transitional housing. Thanks for considering this project!
- I support the amendment.
- please put in restrictions for short term rental! if many of the new units go to vacation rental it does nothing for the hospitality industry in town, both hotels and restaurants, and does nothing to provide needed long term rentals for residents! Houses must be rented to one contract (leaser) for at least 9 months per year.
- As mentioned already, It would be great to add ADUs to some existing primary residences without having to break a homeowners bank with city fees. And to allow a roofline that is higher than the main house so an ADU could have a second story, plus be able to splice into the existing sewer line. I'd love to do an ADU but I can't afford an entirely new sewer hookup.
- the questions about attainability are geared to only get the answers council wants. working class citizens should not have to sacrifice to create false "equity" for persons who refuse to help themselves..no amount of low income housing will fix the narcotic and crime problems. stop trying to create a poverty town and help the people who actually contribute. enforce existing codes and stop giving free passes to preferred people. clean up hoarder houses, drug housez
- Action not study!
- We need more dense housing near downtown
- It has no place in the R7 zones
- Pull your heads out of your asses! Oh that's right you won't because you are the one's making money off your Air BnBs. Fuck you.
- Will the council listen?
- We need more apts and senior housing options as rentals for those who can't or don't want to buy.
- Lack of housing is due to owners not wanting to rent due to the rental laws in this State. Give owners more control over their own homes they own. Another issue is the out of control pricing! The pricing does not match the level of income in PA. Changing lot size or allowing motor home/travel trailer living will not change those issues. This town has gone to crap the last 6-8 years. Housing isn't going to change it. Make people be responsible for their actions.
- I hope it helps the current situation!
- Great work!
- We need to make incremental improvements, and not expect a private developer to come to Port Angeles and save us by building housing. Legalize "tiny houses" as a flexible and moveable option for near-term density increases everywhere, which can easily be relocated when an apartment, townhouse, or cottage development is ready for that lot.
- DONT allow Airbnb's in. Don't take those who are in open spaces or agriculture status out. Don't allow foreign companies to buy land and build huge developments. Don't allow developers to come in and build expensive bedroom communities. STOP allowing neighborhoods that are only for Senior citizens aged 55+ to be brought in. START planning for families with 4+people. Start doing things that will attract GOOD doctors and Specialists and Teachers to our area.

- Housing for all starts with putting caps on rent prices which only serve to exploit people who are already struggling. Households like mine are pretty much impossible to afford without multiple streams of income (we have 3 working adults, no kids to afford our apartment, no dependents). There should also be more homes available that are current being used as airbnbs, another way landlords are just making excessive amounts of money despite so many people in port Angeles needing housing.
- VOTE NO.
- I think careful attention to making additional housing they doesn't ruin views or take away character of neighborhood
- While I agree some in fill is needed I would prefer the city get out of the building arena and let the private sector supply the input needed, to develop a workable plan. The city should concentrate on getting legislation to reduce the burdensome costs to development.
- E. 8th Street has become a medical office row. Please explore townhouse densities to liven up this quiet area between Lincoln and Race. It could be very attractive and convenient to the occupants.
- Outskirts of town work better for new neighborhoods that can be built differently. Do not redesign existing neighborhoods.
- Builders don't need the headache of dealing with Port Angeles building codes and the left wing City Council. Builders will build in cities and counties that are builder friendly which Port Angeles is currently the complete opposite of builder friendly, its builder beware.
- I think it's important to keep some historical, beautiful neighborhoods as they are. In terms of adding housing, I can't emphasize enough to consider the long term consequences of decisions. Thank you.
- We need more/proper housing, but let's pursue it slowly, carefully and thoughtfully.
- We need to allow for legal full time dwelling of chassis built homes (non-HUD)
- I really wish you would open up short term housing rentals in my neighborhood. People do it anyway but change the code to make it legal please. That would enable us to make money to support building ADUs to provide additional housing to the community.
- I believe housing for all is crucial...BUT both renters and landlords need protection. Landlords don't feel they were protected during the pandemic and too many renters that worked thru it still didn't pay rent. That is not protecting the landlord.
- Just be mindful
- Letting the market determine equity is inherently unfair as there is no morality built into that equation..
- A rent cap could control rising prices
- don't know enough to have an opinion yet
- Please get started!
- There should be consideration on what can be done regarding air b&b/rentals. We have a huge need for healthcare workers, teachers, etc and many have challenges finding housing. My own experience buying a home pre pandemic was difficult at that time, I can't fathom how a young family could possibly set roots down here with how things currently are. I feel like often times wealthy folks do just fine and there's a large emphasis on homeless and those below poverty line but there's a large group forgotten about who are younger working professionals trying to start families and cannot get ahead because the housing issues always focus on the rich and poor which is valid to a point but by leaving out the middle, the ends of that spectrum will continue to grow wider apart.
- Please hold requirements to tenants to have at least a part time job, cleanliness requirements (don't trash a place that was created for you), behavior agreements, to reduce noise/drugs/etc. The last thing we want is to see this cause issues for those already established in neighborhoods. I understand people need help, and that is a great offer to provide. But there needs to be effort on both ends via an agreement/contract that if not upheld will lead to eviction.
- I think that any changes that increase housing supply and thus reduce the cost of housing is a great thing for our community! We all benefit when more people can access stable housing.
- I encourage the city to explore all viable options to help provide the goal of housing for all.

- Economic opportunity must be part of the long term solution
- Sidewalks!
- While multifamily housing is a need, people still want their own "yard" space. When considering design elements look to East Coast and EU attached and detached homes with backyards.
- It will increase crime and lower property value
- Housing for all is an unattainable and unrealistic policy. Putting people in free housing to who don't make any steps to better their lives shouldn't have things handed to them. You'll just devalue our city and attract people who should not be in Port Angeles. Invest in tourist activities and other projects that strengthen our community.
- Good luck. No simple answers when we have land limited by the water and the mountains.
- Need some more 50 and older areas based on income
- Please see my answer to "What makes housing attainable or unattainable..."
- Changing the codes & reducing down permit costs is helpful. Reducing down the cost for developers will allow rent amounts to decrease. If the cost to build is reduced developers should "pay it forward" to the tenants.
- I think there is too heavy an emphasis on deregulation that is short sighted. The problem with housing in PA is that too many homes are purchased for seasonal use and short term rentals. The city ought to be focused on progressive legislation such as vacancy taxes and restriction of short term rentals. This would serve to increase housing supply and bolster the local economy by directing tourists to our many wonderful hotels. I would also support city funded or subsidized housing projects.
- Go for it and help people understand how crucial this project has become.
- I hope it goes through.
- Please protect current home owners livability and discourage infill development since as seen in other cities like Seattle and Portland, infill development is the beginning of the "end" of a city. Infill development adversely impacts livability and sustainability and causes declines. Please seriously consider and protect the well being and rights of existing residents and not those desires of developers. Also please do something about curbing all of the short term rentals (Air BNB, VRBO) in Port Angeles. If the city enforced codes against short term rentals, that might open up more "attainable" housing.
- Affordable housing needs to truly be able to be built affordably
- The short term rental market acts to limit how much rental housing is available to the permanent resident. Home owners have a greater income with less wear on the property with the short term. I have no idea how to encourage home owners to increase the amount of long term rentals available.
- need more housing overall in the port angeles area.
- Airbnbs are driving up all available housing prices
- What happened to the developer downtown who was going to build the multi story condo unit? Give that guy a tax break or something or what ever it takes to get the unit built. Also contact building owners downtown who have unused upstairs spaces and see how they can be helped to develop those spaces for living. I have been in other small downtown area that once more people start living in downtown areas the local business's begin to thrive and the crime rates drop along with street people tend to filter out.
- Housing should be a right for all people, irrespective of your income level.
- Against the amendment. Housing is available!
- Keep the recipient in mind as a stakeholder and/or vested party.
- Get people housed and stop chasing businesses off.
- Do it or not, but remember . . . public schools desperately need funding
- I feel like a government entity might need to build rent-controlled apartments in order to add affordable housing in the shortest amount of time.
- It is my belief that PA tax payer monies would be better spent in other ways that develop the overall longevity of our town and benefit families.
- Just do something its desperate not just for homeless people.

- Unsure. I need to know more. Instinctively, I have an aversion to the city doing any development. So far, they've proven only to be fantastic at wasting valuable resources
- Housing for all? Like all PA residents? All Clallam County residents? We can't be expected to house all of Washington State.
- Don't try to jam apartment houses or duplexes into single-family home areas.
- Affordable housing for working class.
- We need more affordable housing for middle income families to rent or buy.
- In any plan moving forward, I think it is essential to ensure green spaces, and the arbor-scape of neighborhoods is well-planned, and not an afterthought, during development. Additionally, new structures should be considerate of pedestrian traffic and use, rather than having garages as the showpiece of the structures. Porches, sidewalks, and greenery do along way in creating a welcoming, tight knit, community.
- If the city can continue to support and complete the sale of the lot downtown to Anian Shores so they can build their planned 100 condominium complex with 300 parking spaces, that will help the "housing for all" initiative greatly. The impact of adding that many available dwelling units in the downtown district will have a positive ripple effect throughout the entire community.
- pass it
- I hope to see more housing units QUICKLY
- Please please tighten rules re: short- term rentals. These properties operate as commercial lodging w/o abiding by the health-safety expectations of traditional inns and hotels. The investors also remove housing from the long-term market for folks working in our community. I have heard that hospital and national park professionals at a good wage can't find affordable/available housing. That's just wrong! Not to mention small business owners at a lower wage who can't find an affordable first time homebuyer type property even though they are deeply rooted in our city
- Encourage people to be productive, work and become self sufficient rather than encouraging people to expect others to take care of them. There needs to be more housing for truly mentally ill residents who truly need it. Why the Arlene Engle House was closed is a mystery and unacceptable. The residents were moved out of the area making it difficult to locate them for families and when located, difficult to travel to visit those residents.
- I support this initiative. I recognize that I am less impacted than other property owners in the city, but think this is a very worthwhile cause. We see unhoused people sleep in the woods behind our house. Affordable housing is definitely an issue.
- Keep up the storm water/drainage codes. They are important for long term land usage
- I've basically stated my views surrounding my current situation.
- I am hoping that issues are taken seriously and that the city officials consider the opinions and input of the public. I hope that voting members set aside their personal needs and think about the well being of the general public, residents, families, guests and visitors. I am hoping that decisions are made for the greater good of our communities and that our codes are updated to help and not hinder available housing and resources.
- Please don't junk up our nice residential neighborhoods with cheap low income housing 4 and 6 plex. Put those in their own area.
- Short term rentals should be regulated
- Stupid idea. I moved here because the neighborhood where I live is quiet and private. I do not want to live somewhere where there is a noisy quadraplex with no off-street parking located nearby. Consider making it easier to set up mobile home parks where low-income resident can afford to live. Don't change the density in currently existing neighborhoods. Notably, to date, the increase in density enacted 3 years ago hasn't increased the availability of housing in PA. The economic factors that drive the cost of housing are not going to be solved by some city planners who think they know what is best for the community.
- I think a big problem is many houses being owned by a single owner, doing short term rentals.

- Yes...I would like to see improved zoning that allows for more ADU. We have people that want to join in our workforce...unfortunately there are few options available to them 😞
- I think that homes with owners that do not live in PA and use it for VRBO should be charged a tax for what this, this is a home that could be on the market for a family to live in. Out of area owners should be taxed for not using the home as a long-term lease. We need to disincentivize out of area ownership for places that are 2nd homes or short term rentals, or VRBO's.
- It is complicated
- When we first moved to Port Angeles 10 years ago, we could rent a house on a park ranger's salary for about \$700 a month. Nowadays, our park ranger salary has not changed much, but a rental would cost double or triple what it did back then. We were lucky to purchase a cheap house back then, but other park rangers we know can't afford to live here, or even find a place to rent.
- Thank you for taking on this difficult but critical work!
- individuals who live alone and one subsidized housing do not need full size apartments. People not capable of taking care of space need qualified help to assist them
- Spending more money on more contracts to build more structures should be secondary to filling spaces that already exist. Increasing wages and finding ways to supply year-round employment should also be higher priority. Young families only need access to the resources already in place--and the continued desperation for more development over more resourcefulness seems disingenuous at best
- I think if those who are in charge are not careful with this, they will create a very unpleasant situation in this Area, which will in fact affect everything in this town, worse in the years to come.
- Very needed
- Cost to residents?
- I like the ideas presented in the Code Amendment. I respectfully caution that codes involving safety and energy efficiency (thinking insulation here) not be relaxed too much in order to make things cheaper. Many regulations save lives and guide us to a more energy efficient future and I would not want to lose that. But I'm sure there are some that are burdensome and outdated. I thoughtful review would be useful.
- building is only part of the problem we need to stop letting rental agency's price gouge people. they are the ones setting these ridiculous rental prices
- Inflict this equally across city limits. Lower Cherry residents are sick of shouldering the sacrificial zone.
- something needs to be done. It is a complicated issue and needs to be addressed by experts.
- Along with densification, we'll have to stress civic courtesy, e.g., noise & dog ordinance enforcement. Many blocks have been severely degraded by the simple presence of one drug house, for instance.
- Housing is a human right.
- I do like the idea of the building permits being waived or reduced to encourage housing to be built for the lower to midrange housing needs.
- The supplied answers to Q 'Is housing available to all who need it?' the choice of answers do not match the Q. It must come with mental health support.
- Wrong track. Codes are not the bottleneck, your permit process and cost is.
- We lack a housing first policy. We need housing first to be established in Port Angeles and Clallam County.
- Consider code allowances for curbside EV chargers (owner install), keep 5-Over-1s out of the Missing Middle definition. They're a blight on every city. PA can do better.
- KEEP THE HOMELESS OUT
- My problem is "Housing for All." What obligates us to provide that. If it is not for the greater good - the betterment of the community, it's workers and its seniors who have made their contribution, then why should we provide something and get nothing in return? We can't afford it and those who paved the way and paid the way suffer.
- Keep people off drugs. Make people work again. Quit giving handouts to people.
- Housing needs to be improved. Folks live in RVs on others property. How can that be something PA is proud of?

- Glad its being reviewed.
- affordable rentals such as apartments and such needed.
- Modify the code to allow affordable buildable housing single dwelling and multiple units.
- Build tiny homes
- My neighborhood has lots of long term parking if RVs on the street. Residents are using the street as RV storage, not for
- Make more market rate apartments, rentals
- allow mother-in-law units on lots
- Clean up the city first by getting rid if druggies, corrupt city politicians and then update abandoned buildings, homes...
- Please keep some historic districts as they are, not just the historic downtown but some of the older neighborhoods where there are significant architectural assets. I've always wondered why Port Angeles didn't market some of it's tourism/zoning like Port Townsend. Zone way more dense apartment units near the College and the Hospital, and the Dream Park/City Field. I was always impressed with Uwajimaya in Seattle, it is a large apartment building with retail grocery, bookstore and food court on the 1st floor. There is a huge, unmet need for housing in these areas. We need a tiny house shelter area near Serenity House where people can stay safe and have access to the substance use disorder and mental health treatment or emergency social services as needed.
- Push out city limits if space is an issue
- Good
- Problem is partially here because developers are profit and greed driven. Plenty of opportunity and space but they are not interested in building unless they make excess profit.
- Don't build cheap housing shot out of a gun. You pay for it down the line. Invest in good structural housing with decent materials and varied architecture. Give people a choice of roof style, yard lay out etc.
- Thank you for looking into this. Housing is an issue for absolutely everyone, regardless of income. I also don't want to live in a community that allows people to live unsheltered with no resources.
- I support this entirely, I hope that more affordable housing is built to accommodate more people
- I know we need short-term rentals; license fees and taxing STR revenue could help fund infrastructure/permit needs for housing. Hawaii has a high accommodations tax--check it out.
- This is not the best solution for the housing crisis in Port Angeles.
- PA is never going to achieve housing for all, substantial improvements are possible and necessary but don't name a campaign something unachievable. I expect housing to become more of an issue with more folks experiencing housing insecurity/homelessness even as the city employs progressive measure to address the lack of available housing.
- Be realistic. Most of the requirements are attached to laws and regulations that cannot be simply repealed by desired. The City has limited enforcement capacity. Anything enacted should be designed around voluntary compliance. Look for low hanging fruit but do not over promise.
- Not only do we need affordable housing for families, we need a stronger hand in helping the homeless population. It's out of control!
- New town housing or duplexes could work but trailers and huge apartments will not be good for existing neighborhoods.
- I think education regarding the impact Airbnb type services are having as well as landlords understanding that while they can increase monthly rental prices, wages aren't increasing at the same rate. Also, the backlog of permits and lack of licensed contractors for people trying to build homes is crazy.
- Someone needs to take a look at how much of our local housing has been converted into short term rentals (ie. Air BnB's). If it can't be mitigated then it should be taxed at least as much as our local hotels.
- addicts are not able to maintain property
- Please don't allow a reimagining of what a "home" is...RVs, trailers, tents belong with each other, not in what is a driveway or yard

- Limit the amount of families that area able to live in one household. Limit the number of unused/broken down cars that are parked/left/lived-in in lots and parking areas and streets. New housing needs to be properly managed and money to keep up the property.
- jobs first then housing will follow
- good luck, housing is a bottleneck in this part of the world
- any thought of increased density should be for residential needs, not tourism or a means to make money for the landowner and the city coffers. Properties with adu should require lengthy permanent residency of the owner on the same parcel. Consideration of the codes that attracted owners in the first place should be paramount so as not to detract from the purpose of their investment.
- Biggest issue is cost and increasing property tax. People cannot afford what is for sale or being built and the rent is to high to afford either.
- I'd like to see more housing put in for entry level families. I dont want to have big city sky scrapers though. There needs to be a balance that works for the locals as well. Not everyone wants duplexes or attached housing so maybe smaller yards but still detached. There are different building options as well. Boxabl could work for additional affordable housing. Not to shame any local builders as they are great, however not everyone can afford the Anderson style homes that are typically built. Tiny homes are another great opportunity as well. Its time to get creative but not lose the NW style and not to inhibit the nature. We are limited in the amount of space we can spread out to, so possibly a few more apartment type buildings or condos or townhomes would be a good idea too.
- Yes we need more housing for middle income. Building for low income still proposes a huge issue based on tax brackets only.
- I fully support amending the city zoning code to increase housing density. However, it is clear the city prioritizes cars over all other forms of transit and increasing density without improving pedestrian/bike infrastructure and public transit will result in additional traffic, surface parking lots, Stroads, etc. Therefore, it is imperative the city also include pedestrian/bike infrastructure and transit oriented development incentives in the code to reduce car dependency in the city. Last but not least, reducing carbon emissions to combat climate change should be a priority in the code amendment.
- I hope that those in charge will look at not changing the general character of a neighborhood
- Building affordable housing is great, but getting employers to pay enough for us to pay a mortgage is also critical
- bring it on, but be wary of over-eager developers and start-up companies with no long-term vision, and who may fail to appreciate the secret sauce of Port Angeles.
- I am very pro - in order to support a sustainable city and to house seasonal workers, we need more housing
- I respect that it's going to be a tough thing for some homeowners to accept, but something needs to be done so that our area can continue to grow and prosper!
- Less management more physical structures this has been studied long enough. The homeless population has exploded. Do not give folks incentive to be homeless such as the needle exchange and free stuff with no obligations or responsibility to pay back the help given.
- Excited for the increased density proposal!
- This is a smoke screen by City Hall to act like they are concerned about lack of housing. Actions speak louder than words and City Hall has no action
- Labor and material costs are already bad enough, why employ a disincentive for houses "significantly above the average size of Port Angeles homes"? What does that even mean? What is "significantly larger"?? How do you expect higher-economic status people to want to live & work here if you make it mor difficult for them to build homes they may want? You can prioritize multi-family and affordable homes without disincentives.
- I am excited to see the community is looking into these issues
- stop social engineering affecting our neighborhoods
- A little concerned that we're going to be living on top of each other by increasing density

- I don't believe this would help the homeless in any way since they don't have employment to afford housing of any type. Additional housing of any kind will require more job opportunities.
- There could be a lot of harm created by increasing density across the board. The peace and enjoyment of currently residents would be greatly impacted as well as a reduction in property values. Commercial to residential options makes sense. Potentially allowing more variances for certain properties (corner lots, vacant lots with a plan for appropriate parking, etc) not just a blanket zoning change but more of a case by case exception. Ultimately I think that infrastructure needs to be expanded allowing for more development West and SW of the airport and the city needs to be able to truly incentivise building multifamily where available. Cost to build is SO high and meeting all of the new building/energy codes drives the cost up further making new homes unattainable for buyers. There's got to be some solution for reducing the cost to build.
- I dislike the "idea" of someone building a home that gov't thinks is too big and having to pay a penalty fee to subsidize another type of housing. How dare gov't think it has any right telling someone what size home is too much home for them. That's disgusting!
- We need to limit short-term (Airbnb) rentals. We had friends that wanted to move here, but they could not find a rental. There was only one place advertised when they looked (spring 2021) and that one place didn't allow dogs. All the rest were short-term rentals. I have heard this from many people in town. That there is no where for people to rent. More multi-family rentals/housing is fine, as long as there is parking available. Most people have at least one car, two if both partners work, and if there is not enough parking, they can't live there.
- Zoning must be modified to allow ADUs. Which should include tiny homes on wheels as inexpensive option.
- It's important to maintain current commercial buildings as commercial, at least on the ground floor.
- Thanks for the good work!