

7. Housing

Demographics

The American Community Survey (ACS) - is an ongoing statistical survey by the US Census Bureau sent to approximately 250,000 addresses monthly (or 3,000,000 per year) with a margin of error varying from +/-3.0% to +/-14.6% depending on the subject. The ACS regularly gathers information previously contained only in the long form of the decennial census. It is the largest survey other than the decennial census that the Census Bureau administers.

The demographic characteristics in this plan are taken from the ACS's most current compilations for the combined 2018 to 2022 years. Given the limited sampling the results are likely to be typical but not overtly accurate of actual existing conditions.

The 2020 Decennial Census was conducted in 2020 and some portions are still being compiled. Normally, the decennial census is considered a 100% count. However, due to Covid and underfunding by Congress, the decennial census includes some random sampling like ACS.

Age

Forks median age of 33.9 is considerably lower than 37.7-52.3 compared with Clallam County, Washington State, and the US. Forks has a higher percent of under the age of 18 (26%) compared with 16-22% in Clallam County, Washington State, and the US. Conversely, Forks has a significantly lower percent of persons over the age 65 (11%) compared to 15-32% in Clallam County, Washington State, and the US.

	Clallam			
	US	WA	Co	Forks
Median age	38.5	37.7	52.3	33.9
Percent under 18	22%	22%	16%	26%
Percent over 18	78%	78%	84%	74%
Percent 18-64	61%	63%	52%	63%
Percent over 65+	16%	15%	32%	11%

Household and family size

Forks average household size of 2.51 persons is considerably higher than Clallam County at 2.14 but lower compared to 2.55-2.61 in Washington State and the US. Forks average family size of 3.21 is similarly higher compared with 2.71 in Clallam County and 3.09 in Washington State but lower than 3.23 in the US.

	Clallam			
	US	WA	Co	Forks
Average household size	2.61	2.55	2.14	2.51
Average family size	3.23	3.09	2.71	3.21

Consequently, new housing developments in Forks may favor housing types increasing density like accessory dwelling units (ADUs) and all forms of middle housing.

Household types

Forks has a higher percentage of family households at 63% and lower percentage of non-family or individual households at 37% compared with Clallam County at 59% and 41% respectively. Forks' numbers of family households are lower when compared Washington State and the US (both at 65%). Regarding non-family households, there are 37% of the households in Forks which is higher than the 35% of such households at the state and federal levels.

	Clallam			
	US	WA	Co	Forks
Family households	65%	65%	59%	63%
Non-family households	35%	35%	41%	37%

Housing types

Forks has a significantly lower percent of all housing stock in single-family detached at 43% compared with 61-71%, and higher percent of mobile home or trailer at 33% compared with 6-14% in Clallam County, Washington State, and the US.

	Clallam			
	US	WA	Co	Forks
Single-family detached	61%	63%	71%	43%

Single-family attached	6%	4%	4%	6%
Duplex	3%	2%	1%	0%
Triplex or Fourplex	4%	4%	2%	2%
5-9 units/structure	5%	5%	2%	3%
10-19 units/structure	4%	5%	2%	11%
20+ units/structure	10%	11%	3%	1%
Mobile home/trailer	6%	6%	14%	33%
Boat, RV, van, etc.	0%	0%	1%	1%

While Forks has some middle housing, including triplex and fourplex, new housing developments should incorporate other middle housing types that accommodate smaller non-family households.

Age of housing stock

Forks has a significantly higher percentage of housing stock built between 1960-1979 at 54% compared with 25% at the county, state, and federal level. It has a much lower percentage housing stock built between 2000-2019 at 8% compared with 16-24% in Clallam County, Washington State, and the US.

	US	WA	Clallam Co	Forks
2020+	5%	3%	2%	1%
2000-2019	16%	19%	24%	8%
1980-1999	27%	30%	30%	24%
1960-1979	25%	25%	25%	54%
1940-1959	15%	12%	11%	10%
1939 or earlier	12%	10%	8%	3%

Forks significantly older housing stock of 45-64 years is likely the most economical and should be maintained and rehabilitated where necessary to retain affordable housing.

Median value

Forks median house value is significantly lower at \$165,500 than \$240,500-431,000 compared with Clallam County, Washington State, and the US. Forks has a lower owner-occupied percentage at

57% compared with 62-76% for Clallam County, Washington State, and the US.

	US	WA	Clallam Co	Forks
Median value	\$240,500	\$339,000	\$431,400	\$165,500
Owner occupied	62%	64%	76%	57%
W/mortgage	62%	69%	49%	34%
W/o mortgage	38%	31%	51%	66%

Forks lower median value housing is likely a result of the large supply of older housing as well as lower land and building costs and values in rural areas of the county.

Owner cost as percent of household income with a mortgage

Forks has a lower percent of owner households with a mortgage paying more than 35% of income for housing costs at 10% compared with 20-33% for Clallam County, Washington State, and the US. Nonetheless, 10% or 26 households are severely cost burdened.

	US	WA	Clallam Co	Forks
Less than 20.0%	48%	41%	33%	53%
20.0-24.9%	16%	17%	20%	20%
25.0-29.9%	10%	12%	11%	14%
30.0-34.9%	7%	8%	4%	3%
35.0%+	20%	21%	33%	10%

Median rent

Forks median rent is lower at \$833 compared to \$1,097-1,2582 for Clallam County, Washington State, and the US. Forks rental households are concentrated primarily in the lower rent categories with 62% paying under \$500-999 compared with 26-34% in Clallam County and Washington State. However, antidotal information indicates that this median rent may be much quickly growing in cost in the community.

	US	WA	Clallam Co	Forks
Median rent	\$1,097	\$1,258	\$1,057	\$833
\$0-500	9%	7%		11%
\$500-999	34%	26%		62%
\$1,000-1,499	30%	32%		23%
\$1,500-1,999	15%	21%		0%
\$2,000-2,499	6%	9%		4%
\$2,500-2,999	3%	3%		0%
\$3,000+	3%	3%		0%

Forks lower median rents are a result of the large supply of older rental housing stock as well as lower land and building costs and values in rural areas of the county. However, as noted above, antidotal information is indicating that this median rent may be rising significantly.

Rental cost as percent of household income

Forks has a relatively high percent of renter households at 42% paying more than 35.0% of income for housing costs compared with 45% for Clallam County and 38-39% for Washington State and the US. Nonetheless, 42% or 211 households are severely cost burdened.

	US	WA	Clallam Co	Forks
Less than 15.0%	14%	12%	15%	27%
15.0-19.9%	13%	14%	7%	21%
20.0-24.9%	13%	14%	16%	0%
25.0-29.9%	12%	13%	11%	9%
30.0-34.9%	9%	10%	6%	2%
35.0%+	39%	38%	45%	42%

Housing demand

The number of households in the City of Forks will increase from

1,367 households in 2024 to 1,588 households in 2045 or by 221 households or by 16% while the total Forks UGA will slightly increase from 2,344 households in 2024 to 2,444 households in 2044 if household size remains a constant 2.51 persons per household.

City of Forks	2024	2045
Projected population	3,432	3,987
Persons per households	2.51	2.51
Projected households	1,367	1,588
Number housing units 2024	1,451	1,451
Surplus or (deficit)	(84)	137
Forks UGA	2024	2044
Projected population		
Persons per households		
Projected households		
Number housing units 2024		
Surplus or (deficit)		

Source: Clallam County 2024

* The number of housing units includes vacant, in disrepair, and other non-occupiable structures.

The number of persons per household could continue to decline as the population ages or increase slightly if Forks attracts younger households in childbearing and family-rearing stages directly affecting the number of households and thereby the number of future needed housing units.

Housing market activity

There has been relatively few new single-family residences constructed in Forks in recent years. New housing that has been added has been predominately from the installation of mobile and manufactured housing on individual lots.

	Building permits			Total units
	Single-family	Mfg housing	Multi-family unit	
2010	1	9	30	40
2011	3	7	0	10
2012	1	9	0	10
2013	2	7	0	9
2014	4	6	0	10
2015	4	1	0	5
2016	1	7	0	8
2017	3	3	0	6
2018	1	6	0	7
2019	6	9	0	15
2020	11	3	0	14
2021	10	3	7	20
2022	6	9	0	15
2023	3	8	0	11
2024	4	7	0	11
Average	4.0	6.4	2.46	12.73

Source: Forks Planning Department

Note - multifamily in 2010 is St Catherine of Sienna, in 2021 is Hobucket House living facility

Between 2010-2024, Forks averaged 4.0 single-family, 6.4 manufactured, 2.46 multifamily or 12.73 total housing units per year with the peak years being 2010 and 2019-2022.

Future housing needs

In 2021, the Washington Legislature changed the way communities are required to plan for housing with House Bill 1220 (HB 1220) that amended the Growth Management Act (GMA) to “plan for and accommodate housing affordable to all economic segments of the population of the state.”

The new requirements for comprehensive plan housing elements to include an inventory and analysis of existing and projected housing

needs, including “units for moderate, low, very low, and extremely low-income households” as well as “emergency housing, emergency shelters, and permanent supportive housing.”

Income segment	% of AMI
Extremely low-income	0-30% of AMI
Very low-income	>30-50% of AMI
Low-income	>50-80% of AMI
Moderate income	>80-120% of AMI

AMI - Clallam County Area Median Income

The definition of special housing types was broadened to be included in Housing Action Plans (HAPs) to include:

- **Permanent Supporting Housing (PSH)** - subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the residents' health status, and connect the resident of the housing with community-based health care, treatment, or employment services.
- **Emergency Housing** - temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

- **Emergency Shelters** - a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations

Clallam County issued the 2024 Countywide Planning Policies (CPP) for population, housing, and employment allocations for urban growth areas based on OFM county projections and the impacts of recent Housing Bills HB 1220.

	Existing 2020			Addnl needed 2045		
	Forks	UGA*	Total	Forks	UGA	Total
0-30% Non-PSH	172			132	26	158
0-30% PSH	0			60	12	72
31-50%	503			121	24	145
51-80%	480			37	7	44
81-100%	121			13	3	16
101-120%	23			10	2	12
120%+	107			-75	-14	-89
Total	1,406	493	1,899	298	60	358
Emergency housing				35	7	42

Source: Washington State Office of Financial Management (OFM) Middle Series, December 2022, and Clallam County January 2024 Method C

* Not available for UGAs.

Forks currently has 1,899 housing units in the city and UGA combined of which 1,155 housing units within city limits or 82% of the 1,406 total within city limits is considered affordable for households making up to 80% of the Clallam County Average Median Income (AMI).

Forks is allocated by Clallam County to need 358 additional dwelling units by 2045 (not including the 89 units projected to

be above 80% AMI) within city limits and the UGA to begin to balance the overall housing supply to reflect household income capabilities.

Housing needs by housing type

Different housing types correlate with income levels based on the cost of development, size, and character of the structure.

Income	Housing type
0-30%	Subsidized apartments, tiny homes, permanent supportive housing (PSH)
31-50%	Manufactured homes, subsidized apartments, single-room occupancy (SRO), shared housing
51-80%	Apartments, accessory dwelling units (ADU)
81-100%	Duplex, triplex, fourplex, fiveplex, sixplex, courtyard apartments
101-120%	Small lot single-family, cottage homes, townhomes, row houses, condominiums
120%+	Single-family houses

Note - housing types can fit more than one category.

Based on the correlation, Forks needs to allow and allocate a greater proportion of middle housing types, including ADUs, SROs, shared housing, and subsidized apartments as well as Permanent Supportive Housing (PSH) to meet the needs of resident households making less than 80% of AMI.

Barriers - Forks has sufficient buildable capacity but existing development regulations restrict housing types to single-family and multi-family only. Forks development regulations have been updated to authorize middle housing types that can more readily diversify housing to match income capabilities.

Accessory dwelling units (ADUs)

An ADU is a residential living unit providing independent living facilities and permanent provisions for sleeping, cooking, sanitation, and living on the same lot as a single-family home, duplex, triplex, townhome, or other housing unit. An attached ADU is a dwelling unit located within or attached to another housing unit. A detached ADU is separate and detached from another housing unit.

In 2021, the Washington State Legislature adopted House Bill 1337 authorizing the development of Accessory Dwelling Units (ADUs) on lots zoned predominately for residential use. Accordingly, the following changes were incorporated into Forks development regulations to comply with HB 1337:

- ADUs are permitted on lots that allow for single-family homes.
- Owner occupant requirements are eliminated.
- ADUs are allowed at least 1,000 sf and up to the size of the primary single-family unit on the lot.
- Height limits are matched or equal to the single-family unit.
- Setback, yard coverage, tree retention, and design review are matched or equal to the primary single-family unit.
- ADUs are allowed on a lot line if the unit abuts a public alley.
- Parking requirement is reduced to 1 off-street per ADU on lots under 6,000 sf, 2 on lots over 6,000 sf.
- ADUs may be sold as a condominium unit independent of the primary unit.

Middle housing

Middle housing are buildings that are compatible in scale, form, and character with single-family houses and contain 2 or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. ADUs can be considered a middle housing type but are not required.

In 2021, the Washington State Legislature adopted House Bill 1110 authorizing minimum development densities on lots zoned predominately for residential use to include specific provisions related to middle housing in development regulations. Accordingly, the following changes were incorporated into Forks's development regulations to comply with HB 1110:

- Allows duplex, triplex, quadplex, sixplex, stacked flat, townhouse, courtyard apartments, cottage housing and mixed-use buildings.
- Allows cluster zoning or lot size averaging in all zoning districts that permit single-family residences.
- Adopts an increase in categorical exemptions to the SEPA for residential or mixed-use development.
- Allows the use of a form-based code (FBC) in the Town Center District (TCD) since the district permits residential uses.
- Authorizes a duplex on each corner lot within all zoning districts that permit single-family residences.
- Authorizes administrative review of preliminary plats.
- Reduces parking requirements are reduced to 1 off-street per unit on lots under 6,000 square feet and 2 per unit on lots greater than 6,000 sf.
- Allows off-street parking to compensate for lack of on-street parking when private roads are used, or a parking demand study shows that less parking is required.
- Applies setbacks, heights, and design standards that are consistent with that applied to the primary unit within the appropriate zone and compatible with the middle housing type.

Middle housing allowances	R-1	R-2	R-3	R-4	C-1	C-2	C-3
Single-family	P	P	P	P	P	P	P
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	P
Duplex	P	P	P	P	S	S	P
Triplex	X	C	S	P	S	S	S
Fourplex	X	C	S	P	S	S	S
Fiveplex	X	C	S	P	S	S	S
Sixplex	X	C	S	P	S	S	S

Townhouse	X	C	S	P	S	S	S
Cottage							
Courtyard building	X	C	C	P	C	C	C
Mixed-use building	C	C	C	P	P	P	P
Condominium	P	P	C	C	C	C	X
Planned Unit Development (PUD)	P	P	P	P	C	X	X
Mobile home park	C	C	C	C	X	X	X
Vacation/visitor rental	S	S	S	P	P	P	P

P - permitted, C - conditional, S- special, X -prohibited

R-1 very low density residential, R-2 low density, R-3 moderate density, R-4 high density, C-1 low density commercial, C-2 moderate density, C-3 high density

Source: Forks FMC Title 17 Zoning

While Forks zoning ordinance created a dual dwelling provision, it does not specifically call out allowing for accessory dwelling units (ADUs). To comply with HB1337, however, ADUs will be allowed in all zones that allow single-family houses.

Forks zoning ordinance does not currently define middle housing though the zoning ordinance defines multifamily dwellings of 3-9 units which includes middle housing triplex, fourplex, fiveplex, and sixplex by density though the ordinance does not specifically define lot coverage and other measures necessary to support these middle housing types.

Forks zoning ordinance defines multifamily dwellings of 10 or more units which will allow courtyard buildings though the ordinance does not define lot coverage and other measures necessary to support this middle housing type.

Condominiums (a form of ownership and not design) and vacation/visitor rentals (Airbnb) are allowed though there are no limits on the amount of Airbnb units that can be designated within the city.

Cottage housing is not defined or authorized in Forks zoning ordinance though cottage housing and/or cluster developments are a method of achieving density with single-family units.

Affordable housing

In years past, Forks City Council created an ad hoc housing advisory committee consisting of government agencies, real estate agents, and housing advocates to pursue:

- Housing rehabilitation programs;
- Shelter for victims of domestic violence;
- Assisted living facilities for developmentally disabled;
- Assisted living facility, or some senior based housing with services associated; and
- Creation of low to moderate-income home ownership opportunities.

The Committee was relatively successful in obtaining funds for emergency and non-emergency rehabilitation of existing housing stock.

Using Community Development Block Grants (CDBG) awards, Forks partnered with Clallam County Housing Authority, Concerned Citizens (Sunshine Rainbows), and Forks Abuse Center for victims of domestic violence and facilities for the developmentally disabled.

Racially disparate impacts (RDI)

In 2021, the Washington State Legislature passed House Bill 1220 (HB 1220) as an amendment to the state Growth Management Act (GMA). HB 1220 requires that local governments plan for housing at all income levels and assess the racially disparate impacts (RDI) of existing housing policies.

Conditions that indicate that policies have racially disparate impacts can include segregation, cost burden, displacement,

educational opportunities, and health disparities. According to the Washington Department of Commerce (DOC) racially disparate impacts are when policies, practices, rules, or other systems result in a disproportionate impact on one or more racial groups.

There are 5 steps to understanding and addressing racially disparate impacts:

- Step 1: Engage the Community
- Step 2: Gather & Analyze Data
- Step 3: Evaluate Policies
- Step 4: Revise Policies
- Step 5: Review & Update Regulations

This report accounts for both Step 2 and Step 3 – it includes a summary of findings based on data from the US Census Bureau, US Department of Housing and Urban Development (HUD), and other sources. These findings then inform the policy evaluations and recommendations found at the end of the report.

Key findings

- While there are few parcels within Forks city limits or UGA that have racial covenants today the city and Clallam County more generally have a history of racial exclusion.
- Forks is more diverse than Clallam County overall, and the share of white residents in Forks is 77% compared with 90% for Clallam County in 2023. The remaining 23% of persons in Forks are 2 or more races compared with 9% for Clallam County.
- Persons who are Hispanic or Latino are 32% in Forks compared with 8% in Clallam County.
- Racial and ethnic groups in Forks experience similar levels of housing cost burden, but renters are significantly more likely to experience cost burden than homeowners. Households of color are more likely to rent than white households in Forks.
- Displacement risk is generally low in Forks, though the commercial zones have a higher risk of displacement than the rest of the city.

Publicly assisted housing

Subsidized housing units in Forks were reduced when a portion of the Peninsula Apartments was lost to a fire and substandard “Pink Project” facility was demolished. Two publicly assisted projects with 56 rental units for extremely low-income households (less than 30% of the Area Median Income (AMI)) have been developed in Forks.

Ox Bow Associates - a 20-unit apartment complex located at 821 East Division Street, was developed with the USDA Rural Development (RD) Section 515 Rural Rental Housing Program and Low-Income Housing Tax Credit (LIHTC) and utilizes the Low-Income Housing Tax Credit (LIHTC), Section 515, and Rural Development Rental Assistance charging no more than 30% of household income to lower income tenants who make no more than 50% of the Area Median Income (AMI). Currently, the owners are discussing the sale of the property.

Peninsula Apartments - Three apartment buildings having a total of 36 rooms with units being either one or two bedroom apartments. Facility is owned and managed by the Peninsula Housing Authority with funds to include Section 8 limiting the charging of associated rent to no more than 30% of household income to lower income tenants who make no more than 50% of the Area Median Income (AMI).

St. Catharine’s of Sienna - 30-unit apartment complex with 60 bedrooms occupied by no more than 114 residents located at 351 Founders Way, was developed with the USDA Rural Development (RD) Section 515 Rural Rental Housing Program and operates with a project-based Section 8 contract charging no more than 30% of household income to lower income tenants who make no more than 50% of the Area Median Income (AMI).

The Forks Ad Hoc Housing Committee noted many existing mobile homes, and in a few cases mobile home parks needed **to be replaced**. The Committee supported efforts to convert these areas

to owner occupied housing, should funding be made available.

In the 1990s, Forks, working in conjunction with Community Action, obtained Community Development Block Grant (CDBG) funding to rehabilitate and improve low and moderate-income housing stock. The Clallam Housing Authority received a deferred loan to rehabilitate the Homestead Apartments. A similar approach was used to rehabilitate facilities owned by the nonprofit organizations Concerned Citizens and Forks Abuse. All CDBG funding grants resulted in the rehabilitation of over 60 dwelling units.

Currently, Forks has 8 other facilities with 387 rental units for low-income households including 6 mobile home or RV parks with 195 rental units equal to 50% of the affordable inventory.

Project	Rental units
Alder Grove	119
Castle Rock Community LLC	73
Forks 101 RV Park	36
Forks Mobile Home Park	85
Lynell Soloman Mobile Home Park	8
Marietta II Mobile Home Court and Rentals	25
Marietta Mobile Home Court and Rentals	12
Rain Forest Mobile Home Park LLC	29
Total	387

Source: HUD

Homelessness

The annual Point-In-Time (PIT) counts of homeless households and individuals by the Washington State Department of Commerce (DOC) determine there were 273 households with 300 individuals in Clallam County in 2024.

	W/o minors	W/minors	Only minors	Total
Households	261	11	1	273
Persons	267	32	1	300

Source: Washington State Department of Commerce, PIT Counts

Of the 300 individuals counted in the 2024 PIT 145 were sheltered in Emergency Shelters, Transitional Housing, or Safe Haven and 155 or 52% of the total were unsheltered throughout Clallam County.

Unsheltered facilities include:

- **Primary nighttime residence** - that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Sheltered facilities include:

- **Emergency Shelter (ES)** - provides temporary shelter (lodging) for homeless people in general or for specific populations.
- **Transitional housing (TH)** - provides temporary lodging and is designed to facilitate the movement of homeless individuals and families into permanent housing within a specified period, but no longer than 24 months.
- **Safe Haven** - provides supportive housing that 1) serves hard to reach homeless people with severe mental illness who came from the streets and have been unwilling or unable to participate in supportive services; 2) provides 24-hour residence for eligible people for an unspecified period; 3) has an overnight capacity limited to 25 or fewer people; and 4) provides low demand services and referrals for the residents.

Permanent housing facilities include:

- **Rapid Re-Housing (RRH)** - short or medium-term housing assistance where the lease is between the program participant and landlord.
- **Permanent Supportive Housing (PSH)** - long-term housing for individuals with disabilities and families experiencing homelessness, in which one member of the family has a disability.

- **Other Permanent Housing (OPH)** - long-term housing assistance that is not considered PSH or RRH.

Housing First - is a best practices alternative to the current system of emergency shelter/transitional housing, which has tended to prolong the length of time that families remain homeless. The Housing First methodology is premised on the belief that vulnerable and at-risk families who have become homeless are more responsive to interventions and social services support after they are in their own housing, rather than while living in temporary/transitional facilities or housing programs. With permanent housing, families can begin to regain the self-confidence and control lost when they became homeless.

The Housing First approach stresses the return of families to independent living as quickly as possible. Created as a time-limited relationship designed to empower participants and foster self-reliance, not engender dependence, the Housing First methodology:

- Provides crisis intervention to address immediate family needs, while simultaneously or soon thereafter assisting families to develop permanent housing and social service plans.
- Helps homeless families move into affordable rental housing in residential neighborhoods as quickly as possible, most often with their own lease agreements.
- Provides 6 months to 1 year of individualized, home-based social services support after the move to help each family transition to stability.

Clallam County reviewed and developed its 5-year Homeless Housing Plan to address homelessness in the county. The plan aims to: improve access to essential services, enhance housing stability, and promote sustainable living conditions. The plan was adopted in May of 2025.

Goals and policies

HOUS GOAL 1 - Pursue economic development opportunities as part of its Forks governmental functions that result in additional higher wage job opportunities in the community, while maintaining a diversity of job opportunities across the employment spectrum.

HOUS Policy 1.1 - Retain and expand employment opportunities that have a higher wage component.

HOUS Policy 1.2 - Raise the median household income of the community while reducing the percentage of the community's residents living on incomes designated as being within the "poverty levels" established by the Federal government.

HOUS Policy 1.3 - Proactively address efforts that undermine the economic fabric of the community including proposals by federal and state agencies to reduce services; or alter natural resource policies in such a manner that create additional economic harm.

HOUS GOAL 2 - Promote the area and region to new employers looking for a dedicated, skilled, and loyal workforce, while also supporting efforts that help existing employers meet their business needs.

HOUS GOAL 3 - Define ~~and~~ flexible residential, commercial, and industrial zoning classifications as a desirable means of preventing incompatible adjacent land uses and stabilizing property values.

HOUS Policy 3.1 - Maintain regulatory flexibility when it comes to residential development across the entire land base of the Forks UGA.

HOUS GOAL 4 - Promote residential development in and about locations close to commercial areas, employment, schools, and park or recreational areas.

HOUS Policy 4.1 - Ensure residential uses are allowed in and about the downtown core of Forks, thereby ensuring easy access, motorized and/or pedestrian, from residential areas to essential services.

HOUS Policy 4.2 - Require new developments address needs for road, sidewalk, and utility access that provides future flexibility or changes associated with future growth and/ or development.

HOUS GOAL 5 - Develop multi-family housing, single-family units, and other types of middle housing including Accessory Dwelling Units (ADUs), and ensure these developments are incorporated within the existing commercial and community structures in Forks.

HOUS Policy 5.1 - Implement flexible residential zones that allow multi-family housing, single-family units, middle housing, Accessory Dwelling Units (ADUs), and other housing types throughout Forks.

HOUS Policy 5.2 - Encourage guesthouses and auxiliary apartments in residential zones if the unit maintains an appropriate residential character and quality living environment.

HOUS Policy 5.3 - Develop Accessory Dwelling Units (ADUs) and possibly cluster and cottage housing where compatible with surrounding single-family development.

HOUS GOAL 6 - Ensure home-based industries are an essential part of Forks economic vitality and are permitted in all zoning classifications to the extent compatible with surrounding land uses

HOUS Policy 6.1 - Allow home-based industries in residential zones to permit home occupations or professions which are incidental to or carried on in a dwelling place and do not change its residential

character in a manner that is disruptive to adjoining property owners.

HOUS GOAL 7 -Create safe and affordable housing that meets federal lending standards through new construction and/or rehabilitation efforts.

HOUS Policy 7.1 - Increase opportunity for all residents to purchase or rent affordable, safe, and sanitary housing.

HOUS Policy 7.2 - Pursue state and federal programs to provide affordable housing.

HOUS Policy 7.3 - Pursue and benefit from a multi-jurisdictional collaborative approach to housing rehabilitation of substandard housing, addressing the lack of affordable housing, and addressing shortages in special needs housing.

HOUS Policy 7.4 - Partner with local agencies to access funding to develop new structures, or rehabilitate older structures, to address the needs of emergency, transitional, supportive, and permanent affordable housing.

HOUS GOAL 8 - Increase housing opportunities, as part of or in conjunction with supportive services, for residents with special needs.

HOUS Policy 8.1 - Retain flexible residential zones that allow for different types of housing.

HOUS Policy 8.2 - Continue involvement in federal and state funding programs that can be utilized to help in fulfilling affordable housing objectives.

HOUS Policy 8.3 - Develop partnerships with other local and state agencies, as well as private businesses, that results in the construction of facilities for individuals with special needs.

HOUS GOAL 9 – Rehabilitate substandard housing and redevelop deteriorated housing.

HOUS Policy 9.1 - Continue rehabilitation efforts that address the community's substandard housing stock by a combination of public and private investment.

HOUS Policy 9.2 - Coordinate with local agencies, neighborhood-based groups, or other volunteer organizations to promote rehabilitation efforts.

HOUS Policy 9.3 - Utilize enforcement provisions for dangerous buildings and consider incentives to motivate owners to repair and improve maintenance of their structures.

HOUS GOAL 10 - Create safe, affordable home ownership opportunities recognizing that home ownership creates stability and the potential of economic advancement.

HOUS Policy 10.1 - Support the Peninsula Housing Authority and other local entities efforts to provide home ownership education and counseling.

HOUS Policy 10.2 - Direct new construction to available lots within the central core of Forks to reduce infrastructure costs associated with new development projects.

HOUS GOAL 11 - Maintain flexible policies to address new or emerging needs within the community.

HOUS Policy 11.1 - Promote flexible and adaptable with affordable housing issues policies to be able to respond to change.

HOUS Policy 11.2 - Incorporate the housing needs of the region's natural resource workers and their families by developing a collaborative approach to their needs.

HOUS GOAL 12 – Develop a variety of permanent affordable rental housing units of various sizes and locations to meet the changing needs of the community and meet the needs of special populations.

HOUS Policy 12.1 - Provide home ownership opportunities and related educational programs to allow low to moderate-income families to be able to successfully apply for home ownership financing.

HOUS Policy 12.2 - Support development of transitional housing for individuals with special needs.

HOUS Policy 12.3 - ~~Support~~ Develop of migrant housing for natural resources workers living in the community on a transitional or semi- permanent basis.

HOUS Policy 12.4 - Provide "hard to house" individuals safe, affordable housing so that these individuals can access a variety of supportive services.

HOUS GOAL 13 – Prevent homelessness through prevention, diversion, and re-entry strategies in collaboration with the Clallam County 5-Year Plan to End Homelessness.

HOUS Policy 13.1 - Place homeless individuals and households in housing or maintain current housing through increased prevention, short-term rental, and utility assistance.

HOUS Policy 13.2 - Provide an adequate supply of affordable, accessible housing for homeless, formerly homeless, and very-low-income households using a “Housing First” model.

HOUS Policy 13.3 - Link homeless people to appropriate services and remove barriers by providing sufficient and coordinated supportive service delivery strategies.

HOUS Policy 13.4 - Lead federal, state, and local agency efforts to establish and implement the Clallam County 5-Year Plan to End Homelessness and achieve results for individuals and families, youth, and children, including Veterans and their families experiencing chronic homelessness or first-time economic homelessness.

HOUS Policy 13.5 - Collect data to determine the extent and details of local homelessness to identify directions for addressing the problem; evaluate the results of homelessness efforts; and identify best practices for resolving and effectively assisting the homeless populations.

Goal HOUS 14: Ensure that all people, regardless of race, color, national origin, or income, have the same protection from environmental and health hazards and have equal access to a healthy environment. Address the disproportionate burden of environmental pollution and hazards often faced by marginalized communities.

Policy HOUS 14.1: Ensure all people receive the same level of protection from environmental and health hazards and have equal access to environmental decision-making processes.

Policy HOUS 14.2: Ensure that those most affected by environmental issues, have a voice in developing, implementing, and enforcing environmental laws, regulations, and policies.

Policy HOUS 14.3: Ensure that environmental benefits (like clean air and water) are distributed fairly, and environmental burdens (like pollution and hazardous waste) do not disproportionately affect any group.

Policy HOUS 14.4: Recognize the unique histories, cultures, and experiences of different communities, particularly those historically marginalized by environmental injustices.

Policy HOUS 14.5: Recognize that environmental problems are

often intertwined with broader social, economic, and political inequalities, and seek to address underlying causes.

Policy HOUS 14.6: Ensure that all communities have access to healthy and safe living, working, and recreational environments.

Policy HOUS 14.7: Protect ecosystems and natural resources for the benefit of all, including future generations.

Policy HOUS 14.8: Empower communities to act and create positive change in the environment.