

KITSAP COUNTY COMPREHENSIVE PLAN PRELIMINARY ALTERNATIVES

Kitsap County
April 4, 2023

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COMMERCE HOUSING GUIDANCE

- Planning for housing types, not just population
- Housing for various income bands based on % of AMI
- Jurisdictions must remove regulatory barriers and provide incentives for housing diversity
- Commerce provided housing need targets through 2044 for each income band.
- Planning must assume Commerce's persons per household projections in 2044 which affects assumptions of existing stock.
- Jurisdictions must plan for the impacts of these housing types in their land capacity and capital facilities analyses.

WHAT DOES IT MEAN FOR KITSAP?

- Unincorporated Kitsap is predominantly single-family detached housing with zoning to match.
- Single-family detached homes, rent or buy, are out of the range of many households making less than 100% AMI (\$87,314 in 2022)
- 80% of Kitsap's current zoning capacity is in existing single-family zones.
- The Comp Plan update will need to be amended to significantly increase opportunities for multi-family and missing middle (townhomes, row housing, triplexes) housing.

WHAT DOES IT MEAN FOR KITSAP?

- We knew this, planned for it, but did not know the severity and the lack of flexibility in Commerce’s housing need numbers.

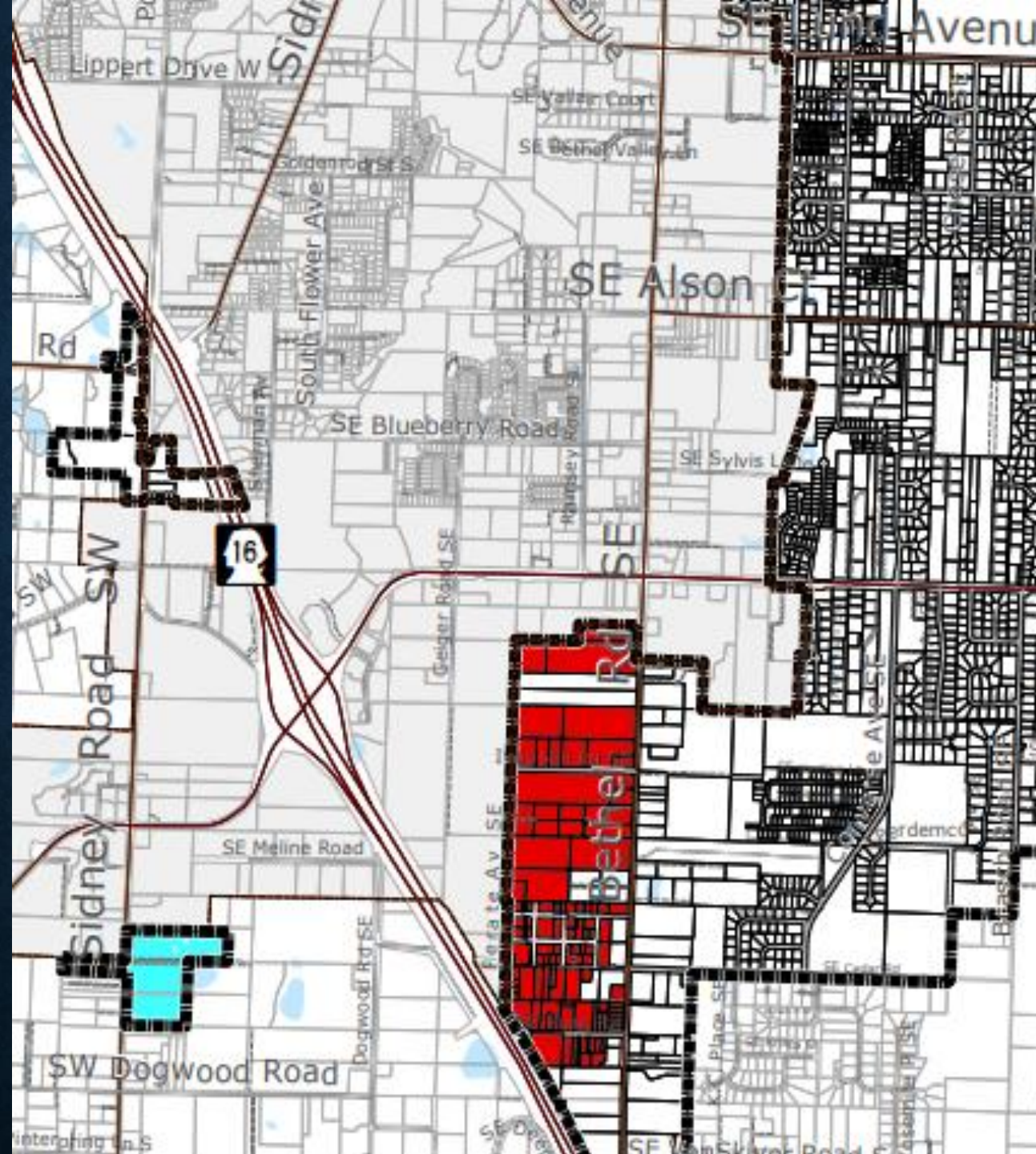
		100.00%	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.							
		Met Target								
		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
			Non-PSH	PSH						
Kitsap County	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153
	Allocation Method A (2020-2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612
Bainbridge Island city	Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578	0
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560	83
Bremerton city	Estimated Housing Supply (2020)	18,351	1,346	106	3,030	8,960	2,496	879	1,534	316
	Allocation Method A (2020-2044)	9,556	1,824	800	1,566	1,316	678	667	2,705	403
Port Orchard city	Estimated Housing Supply (2020)	6,209	288	0	619	2,051	1,246	717	1,288	11
	Allocation Method A (2020-2044)	4,943	944	414	810	680	351	345	1,399	209
Poulsbo city	Estimated Housing Supply (2020)	5,116	356	0	422	1,062	915	594	1,767	1
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560	83

CHANGES TO ALTERNATIVES

- Alternatives 1 and 3 remain unchanged. Alternative 1 is the baseline and Alternative 3 continues our historic single-family pattern

ALTERNATIVE 2

- Now includes the most growth exceeding our population targets in most UGAs.
- Growth continues to be focused in Silverdale and Kingston but more capacity is predicted outside of centers including the CK and Port Orchard UGAs.
- Maps remain unchanged except for the expansion of the commercial zoning (which allows multi-family) along the Bethel Corridor (previously only proposed in Alternative 3).

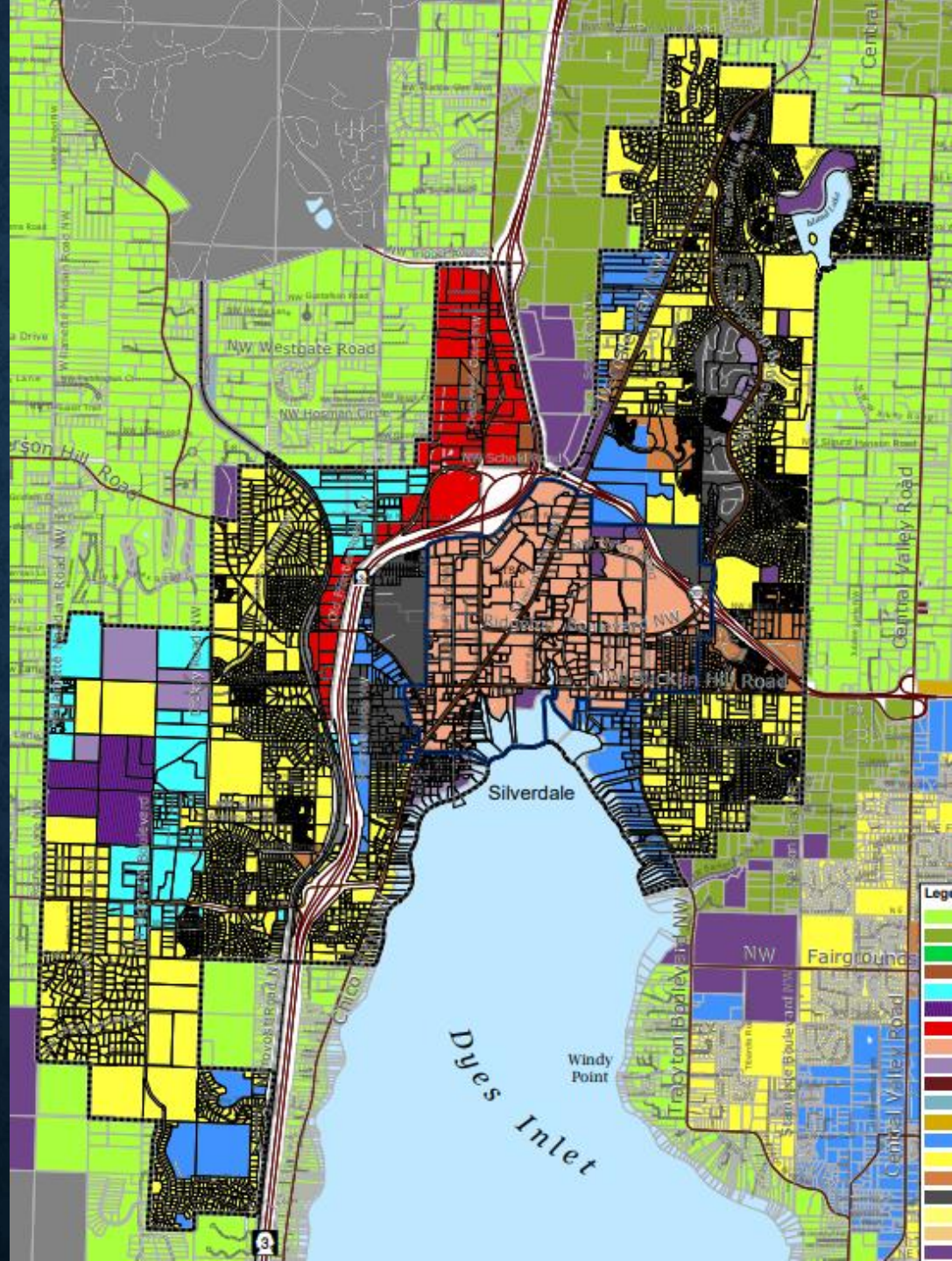


CHANGES TO ALTERNATIVES

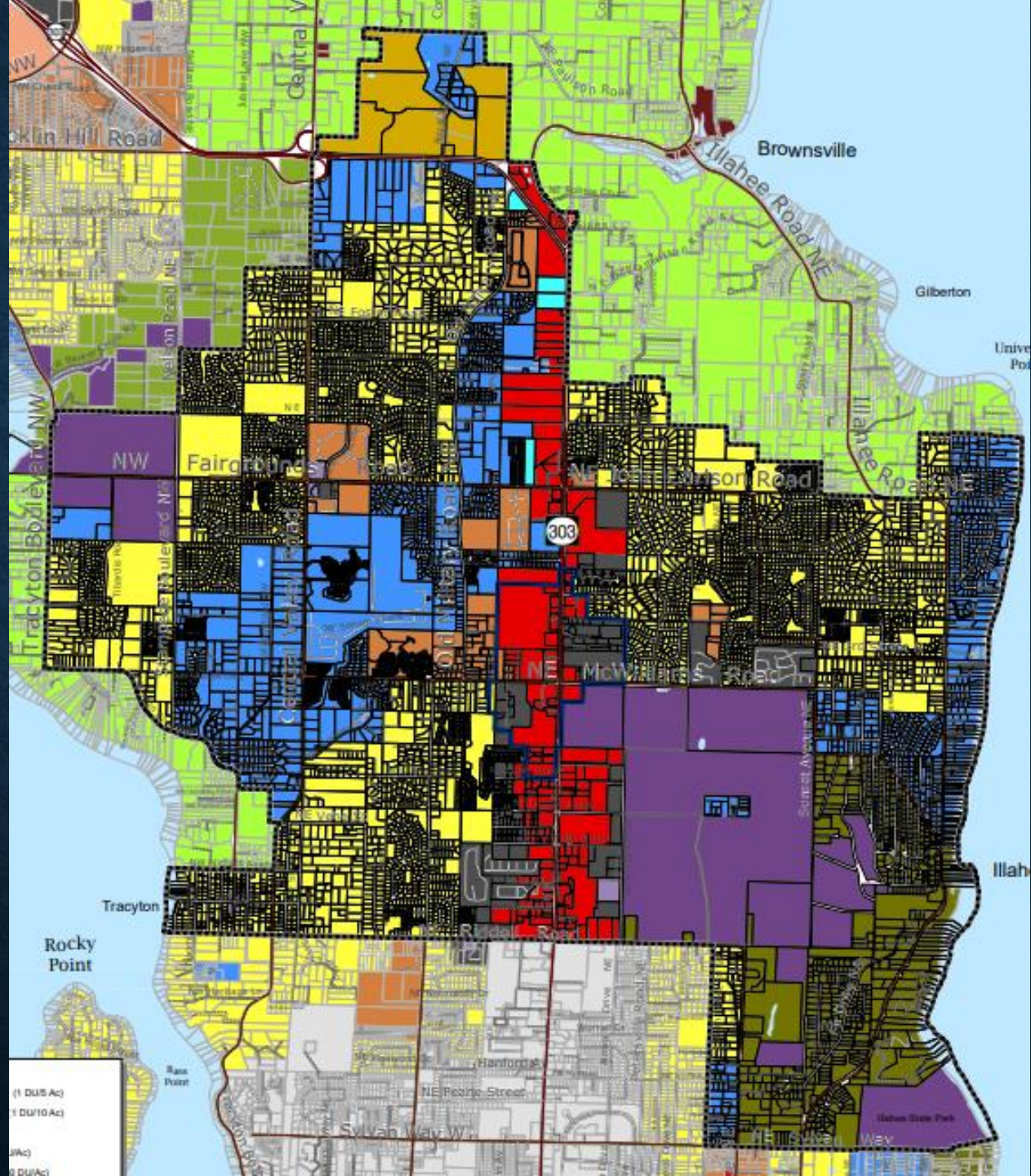
ALTERNATIVE 2 POLICY/CODE CHANGES

- Increased maximum densities
- Increased maximum height limitations
- Expanded flexibility in site design (setbacks, lot dimensions, parking) beyond Silverdale and Kingston Centers
- Exploring incentives (SEPA thresholds, tax exemptions) for multi-family beyond Silverdale and Kingston Centers.

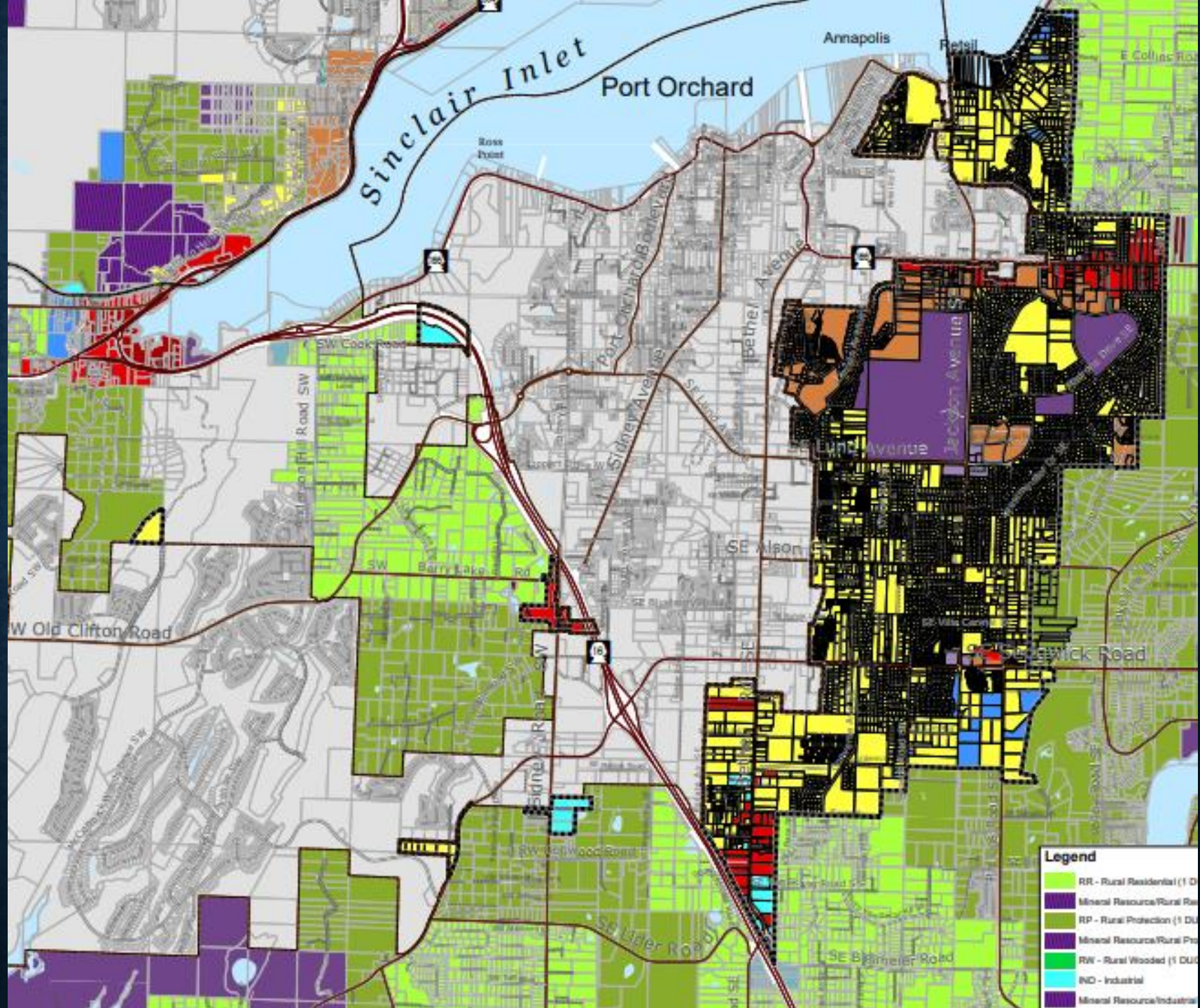
SILVERDALE ALTERNATIVE 2



CENTRAL KITSAP ALTERNATIVE 2



PORT ORCHARD ALTERNATIVE 2



UPDATE SCHEDULE

- Update is Due No Later than December 31, 2024
- Current Schedule Targets August 2024 to Allow for the Unexpected

Preliminary Alternatives Selected	Draft EIS, Comp Plan and Regulations Released	Preferred Alternative Selected	Final EIS, Comp Plan, Capital Facilities Plan and Regulations Released	Board Approval of Final Documents
Apr 2023	Oct 2023	Feb 2024	Jun 2024	Oct 2024

LEGEND	Document Release	Board Hearings
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MORE INFORMATION?

Kitsap County Comprehensive Plan

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