

# KITSAP COUNTY COMPREHENSIVE PLAN HOUSING

Kitsap County  
September 27, 2022





# MEETING FLOW

## Brief Presentation on:

- Existing Conditions
- Housing Types
- County Role in Housing
- Current 2016 Comp Plan

**Break-Out Groups: Interactive Discussions**

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# REGIONAL PLANS

## **VISION 2050 - Puget Sound Regional Council**

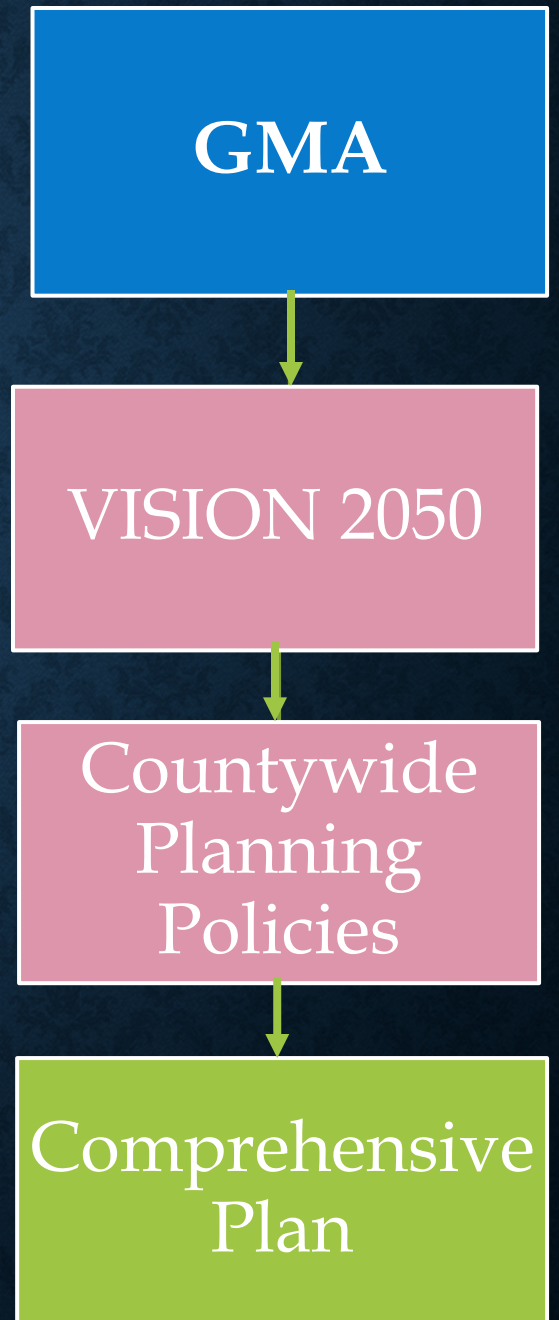
VISION 2050 guides planning in Kitsap, Snohomish, King, and Pierce Counties.

Establishes population and employment targets

## **Countywide Planning Policies - Kitsap Regional Coordinating Council**

Guiding document for County and city planning and local transportation funding.

GMA requires consistency.





# GMA'S HOUSING ELEMENT

- Maintain character of existing residential neighborhoods
- Housing needs inventory
- Preservation, improvement, and development of housing
- Sufficient land capacity
- Document needs/gaps to increasing housing availability





# GMA'S HOUSING ELEMENT

- Housing near employment
- Role of ADUs
- Identify and address local policies with racially disparate impacts
- Identify and address risk/causes of displacement
- Consideration of buildable lands report and identified reasonable measures





# SURVEY QUESTION

How recently have you shopped for housing in Kitsap County (either rent or buy)?





# EXISTING CONDITIONS

- Sources – Zillow, UW Real Estate program, 2020 Affordable Housing Report, 2021 BLR
- Approximately 118,000 total housing units in county
- Approximately 74 % of units are detached housing
- Approximately 2.23 average household size
- \$2,000 average rent
- \$575,000 median home sale price
- Need approximately 30,000 new housing units by 2044





# HOUSING AFFORDABILITY & AFFORDABLE HOUSING

Housing Affordability is when a household spends no more than 1/3 of net income on housing expenses

Affordable Housing is for specific, defined, income brackets, at % of Area Median Income and based on family size

- 2022 AMI for Kitsap County \$102,500
- <30% of AMI, 31-50%, 51-80%, 81-120%, and above 120%

% of AMI	1 person household
<30%	<\$30,750
31-50%	<\$21,250
51-80%	<\$82,000
81-120%	<\$123,000



# HOUSING TYPES

Density Level	Units per Net Acre	Description	Example	Potential Income Levels Served (New Construction)
Very low	Less than 4	Detached single family homes on large lots.  <i>Example: Single family home in Port Orchard, WA</i>		Greater than 120% of AMI
Low	4-10	Detached single family homes on typical suburban lots.  <i>Example: Single family neighborhood in Silverdale, WA.</i>		100% of AMI or greater
Medium-Low	10-24	Small lot single family homes, duplex, triplex, & lower-density townhouses.  <i>Example: Townhomes in Bainbridge Island, WA</i>		80% of AMI or greater
Medium-High	24-48	Low-rise apartments and condominiums; higher-density townhomes.  <i>Example: Golden Tides II apartments in Silverdale UGA.</i>		50% of AMI or greater.  <i>Potential to serve lower income levels with public subsidy.</i>
High	48+	Mid- and high-rise apartments and condominiums.  <i>Example: 606 apartments in Bremerton, WA.</i>		50% of AMI or greater.  <i>Potential to serve lower income levels with public subsidy.</i>



# HOUSING TYPES





# COUNTY'S ROLE

- Housing Element
- Development Regulations (Kitsap County Code)
- Administering grant funds (CDBG, homelessness)
- Helps support Housing Authority efforts
- Incentivize diverse housing type production?
- Incentivize affordable housing?





# SURVEY QUESTION

Would you support the county incentivizing the development of affordable housing?





# 2016 COMPREHENSIVE PLAN - POLICIES

- Homelessness rare, brief, and one-time
- Increase affordable housing units
- Ensure broad range of housing types
- Preserve existing affordable housing
- All people have fair & equal access to housing & services
- Increase connections to social services
- Integrate affordable housing & services w/  
transportation, workforce dev. & economic development





# 2016 COMPREHENSIVE PLAN - STRATEGIES

- Conduct affordable housing inventory - done
- Implement effective regulatory tools and incentives - partial
- Develop and expand financial resources - partial
- Implement the Homeless Housing Plan - partial
- Analyze barriers to fair housing - tbd
- Develop and Implement Fair Housing Plan – tbd



# BREAKOUT GROUPS

**All the groups will discuss the same set of questions  
and you will be directed at random to one of the groups**





# GROUP SUMMARIES

**What ideas and issues were discussed in each group?**





# MORE INFORMATION?

**Kitsap County Comprehensive Plan**

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