

Housing Targets

Comp Plan Adopted: December 2, 2024

Comp Plan Effective: April 1, 2025



HB 1220



• **Planning for sufficient land capacity for housing needs**, including all economic segments of the population (moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing).



• **Providing for moderate density housing options within Urban Growth Areas (UGAs)**, including but not limited to duplexes, triplexes and townhomes.



• **Making adequate provisions for housing for existing and projected needs for all economic segments of the community**, including documenting programs and actions needed to achieve housing availability.

What Are Growth Targets?



- **Housing** – *Commerce guidance directs housing unit # and type. Residents 80% if AMI and under generally need multifamily housing opportunities. Current zoning is dramatically under multifamily capacity and over in single-family, detached capacity.*



- **Population** – *Jurisdictions are allocated a certain amount of the region's growth. Jurisdictions must demonstrate adequate capacity for their population allocations. Historically, cities can over plan for population. Counties must accommodate, but typically "balance" to the target. UGA expansions should be limited and discouraged.*

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.



POPULATION TARGET TO CAPACITY

Urban Growth Area (UGA)	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	2,491	53
Silverdale	9,442	14,563	-5,121
Kingston	3,121	3,271	-150
Poulsbo	1,054	922	132
Port Orchard	3,486	3,643	-157
Central Kitsap	4,787	5,611	-824
Rural	4,391	4,391	0
Total	28,825	34,892	-6,067

HOUSING NEED TO CAPACITY

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt. 1 Capacity	Alt. 2 Capacity	Alt. 3 Capacity	Preferred Alt. Capacity
0-30%	2,768	Multi-family	RC, C, UVC, NC, UM				
0-30% PSH	1,214	Multi-family	RC, C, UVC, NC, UM				
31-50%	2,376	Multi-family	RC, C, UVC, NC, UM				
51-80%	1,996	Multi-family, Single-family – Attached, Cottage Housing	RC, C, UVC, NC, UM, UCR, UL, UR, GB				
Sub-Total	8,354			2,046	7,962	3,717	7,175
81-100%	1,028	Single-family Detached	UCR, UL, UR, GB				
101-120%	1,012	Single-family Detached	UCR, UL, UR, GB				
Sub-Total	2,040			1,148	2,108	1,979	1,874
>120%	4,103	Single-family Detached	UCR, UL, UR, GB				
Sub-Total	4,103			6,398	5,140	6,981	4,179
Total	14,497			9,592	15,210	12,677	13,228
Emergency Housing	612	Facility	RC, C, UVC, NC, I				Sufficient Capacity

- Preferred also reduced housing capacity from Alt. 2 (further below Commerce need).
- Effort to balance the population and housing requirements of GMA.

EMPLOYMENT TARGET TO CAPACITY

Urban Growth Area (UGA)	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,454	3,922	-1,468
Silverdale	11,023	10,391	632
Kingston	1,343	801	542
Poulsbo	103	90	13
Port Orchard	1,429	1,106	323
Central Kitsap	1,380	1,276	104
Rural	2,150	2,150	n/a
Total	19,882	19,736	146

- Minor shortfall on employment much improved from Alt. 2.
- Industrial employment focused in existing industrial areas rather than spread.

EXISTING CONDITIONS (as of 2022)

- Approximately 118,000 total housing units in county
- Approximately 74 % of units are detached housing
- Approximately 2.23 average household size



HOUSING ELEMENT

- Ensure sufficient housing stock is available, affordable, and accessible at all income levels and in a variety of housing types.
- Encourage multi-family, townhomes, cottage housing, and accessory dwelling units.
- Promote infill housing in Urban Growth Areas and preserve existing affordable housing stock
- Mitigate displacement risk and ensure equitable treatment and outcomes.



County's Role

- Development Regulations (Kitsap County Code).
- Administering grant funds (CDBG, homelessness).
- Incentives for production of diverse housing types, or affordable housing (ex: MFTE).
- Monitor progress.



2024 POLICY AND CODE CHANGES



Focus on Centers

Silverdale, Kingston, and
McWilliams/303

Increased heights and
densities throughout UGAs

Removed or reduced lot
dimensions and minimum
lot sizes in urban areas

THANK YOU!

Kitsap County Comprehensive Plan



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