

Planning Commission Briefing

Affordable Housing

Heather Cleveland, Long Range Planner
Garrett Ballew, Long Range Planner
Bonnie Tufts, Program Manager (CDBG/HOME)
Joel Warren, Program Supervisor (CIAH)
Carl Borg, Program Manager (Housing & Homelessness)

July 21, 2026



KitsapCounty
Community Development

Agenda

What will we cover today?

Department of Community Development: Long Range Planning Division

- Growth Management Act & Comprehensive Plan
- Affordable Housing
 - Methodology - Community Development perspective
- Progress
- Comp Plan Remand and Affordable Housing

Department of Human Services

- Housing and Community Development Division
 - Affordable Housing
 - Funding Sources
 - Process
 - Housing Projects
- Housing and Homelessness Division

What's Next?

Department of Community Development

Long Range Planning Division

Growth Management Act

2024 Comprehensive Plan – Periodic Update

GMA – Population, Employment, Housing

Housing Bill

- Senate Bill 5184 – Housing Accountability Act

Affordable Housing Targets

STEP

- Shelters, Transitional housing, Emergency housing, and Permanent supportive housing (PSH)
- House Bill 1220 (2021)
- House Bill 2266 (2026)

Methodology – housing types, zones

Update Definitions

Department of Community Development

Long Range Planning

2029 Progress Report

House Bill 1241 (2021-2022)

- Changed Comp Plan periodic update cycle from 8 to 10 years.
- Created a requirement for a 5-year implementation progress report and an annual work program for select jurisdictions.

Department of Community Development

Long Range Planning

Progress

Silverdale Market Study Report

Silverdale Center Plan

- Design Guidelines
- Redevelopment Code

Multifamily Tax Exemption (MFTE)

Pre-Approved Accessory Dwelling Units

Department of Community Development

Long Range Planning

Comprehensive Plan Remand Update

Table 11. Preferred Alternative Capacity Relative to Projected Housing Need

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs ¹	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	7,747 (non-pipeline) + 607 (pipeline) = 8,354	6,187 (non-pipeline) + 607 (pipeline) + 381 ADU = 7,175 <u>8,379</u> <u>(7,998 + 381 ADU units = 8,379)</u>	(1,179) <u>25</u>
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	1,874 <u>2,361</u>	(166) <u>321</u>
101-120%	1,012				
>120%	4,103	Low Density	2,342 (non-pipeline) + 1,761 (pipeline) = 4,103	2,418 (non-pipeline) + 1,761 (pipeline) = <u>4,179</u> <u>4,746</u>	76 <u>643</u>
Total	14,497		12,129 (non-pipeline) + 2,368 (pipeline) = 14,497	12,228 <u>15,487</u> (including 2,368 pipeline units and 381 ADUs)	(1,269) <u>990</u>

Source: Facet 2024, incorporated into this plan as Appendix A

Department of Community Development

Long Range Planning

Comprehensive Plan Remand Update

Table 10. Capacity versus housing allocation by income bracket, unincorporated Kitsap County

Income Range	Housing Need 2044	Housing Type Accommodating	Zones Focused	Alt 1 Capacity	Alt 2 Capacity	Alt 3 Capacity	Preferred Alternative Capacity
0-30%	2,768	Multi-Family	RC, C, UVC, NC, UH, UM	2,046	7,962	3,717	7,175-8,382
0-30% PSH	1,214	Multi-Family	RC, C, UVC, NC, UH, UM				
31%-50%	2,376	Multi-Family	RC, C, UVC, NC, UH, UM				
51%-80%	1,996	Multi-Family, Single-Family - Attached, Cottage Housing	RC, C, UVC, NC, UH, UM, UCR, UL, UR, GB				
Sub-Total	8,354						
81%-100%	1,028	Single Family - Detached	UCR, UL, UR, GB	1,148	2,108	1,979	1,874-2,361
101%-120%	1,012	Single Family - Detached	UCR, UL, UR, GB				
Sub-Total	2,040						
>120%	4,103	Single Family - Detached	UCR, UL, UR, GB	6,398	5,140	6,981	4,179-4,746
Sub-Total	4,103						
Total	14,497			9,592	15,210	12,677	13,228-15,487
Emergency Housing	612	Facility	RC, C, UVC, NC, I				Sufficient Capacity

Source: Land Capacity Analysis, Kitsap County

Department of Community Development

Long Range Planning

Commerce Affordable Housing Gap Analysis Suggestion

- Upon reviewing the recent remand amendment, the Department of Commerce recommended the County identify:
 - The number of housing units likely to require subsidies and/or incentives to be affordable at designated income levels
 - The level of funding/incentives necessary to develop such units.
- The signed remand ordinance documents this comment was received and that the County is evaluating the recommendation.

Department of Community Development and Department of Human Services

Commerce Affordable Housing Gap Analysis Suggestion

Commerce suggests the County identify a rate of new affordable housing production.

Resources:

- Annual allocation of Federal Community Development Block Grant and HOME Investment Partnership Funds.
- Annual affordable housing funds through a local sales and use tax.
- The 2026-2030 Consolidated Plan identifies needs and priorities and sets goals for funding over the five-year period.
- Annual reports to the U.S. Department of Housing and Urban Development (HUD) and Washington State.

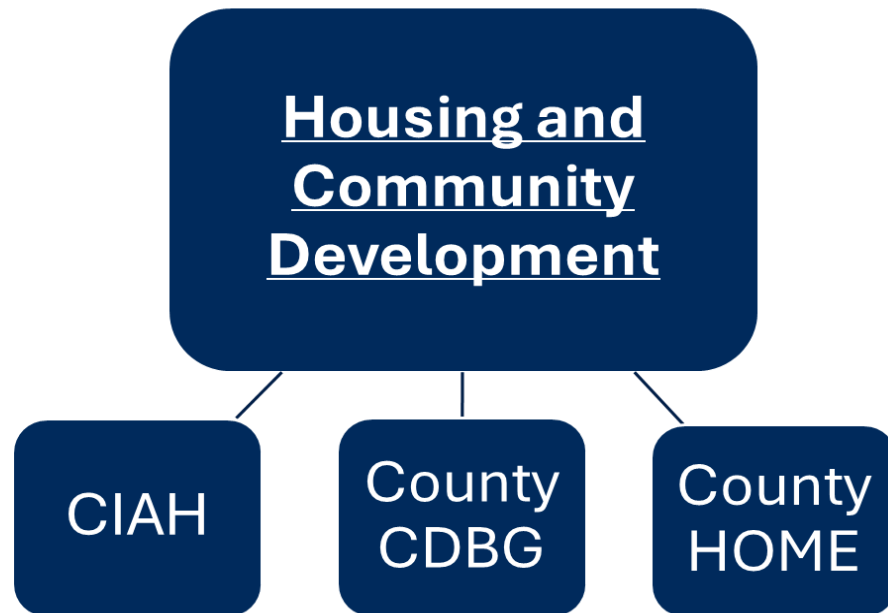
Additional resource considerations:

- Affordable Housing needs operations and maintenance funding.
- 0-30% AMI Affordable Housing needs Permanent Supporting Housing (PSH) program support.

Department of Human Services

Housing and Community Development (HCD) Division

Programs

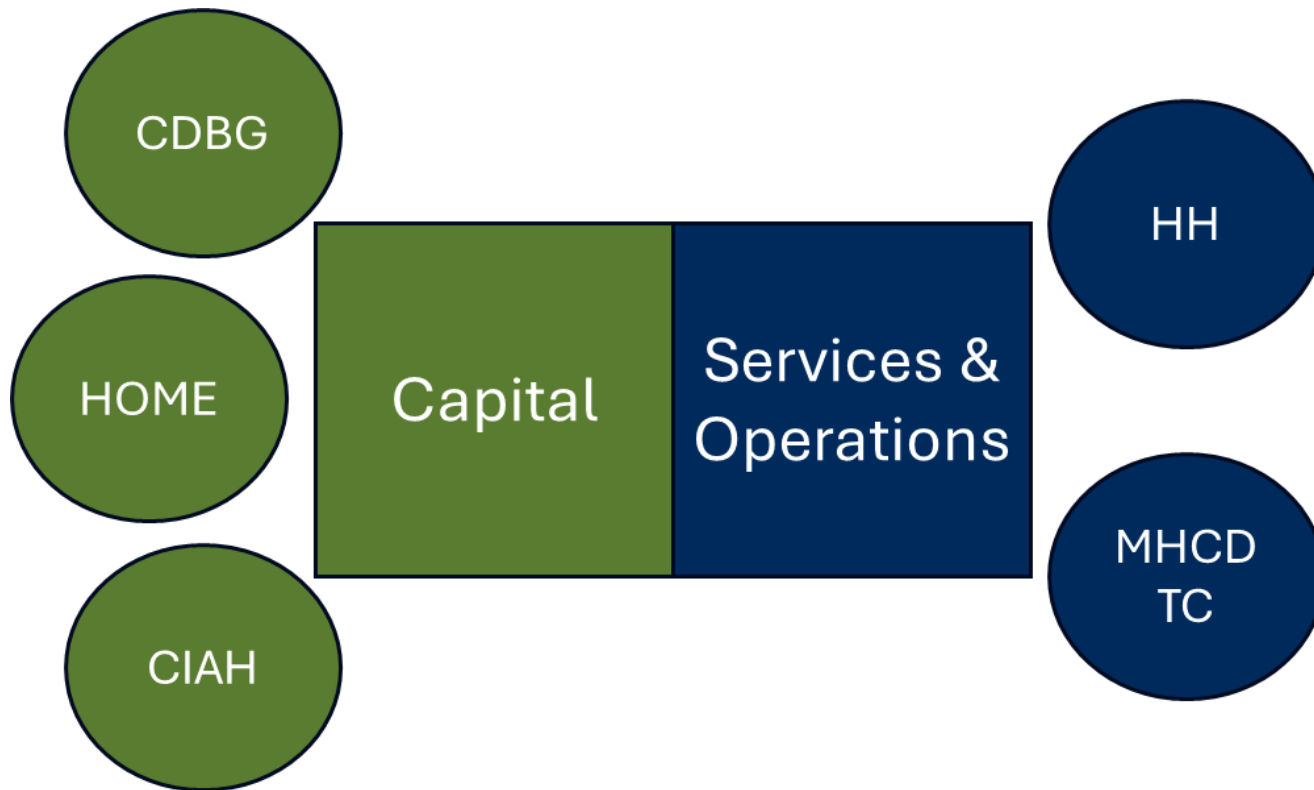


Community Investments in Affordable Housing (CIAH)
Community Development Block Grant (CDBG)
Home Investment Partnership (HOME)

Department of Human Services

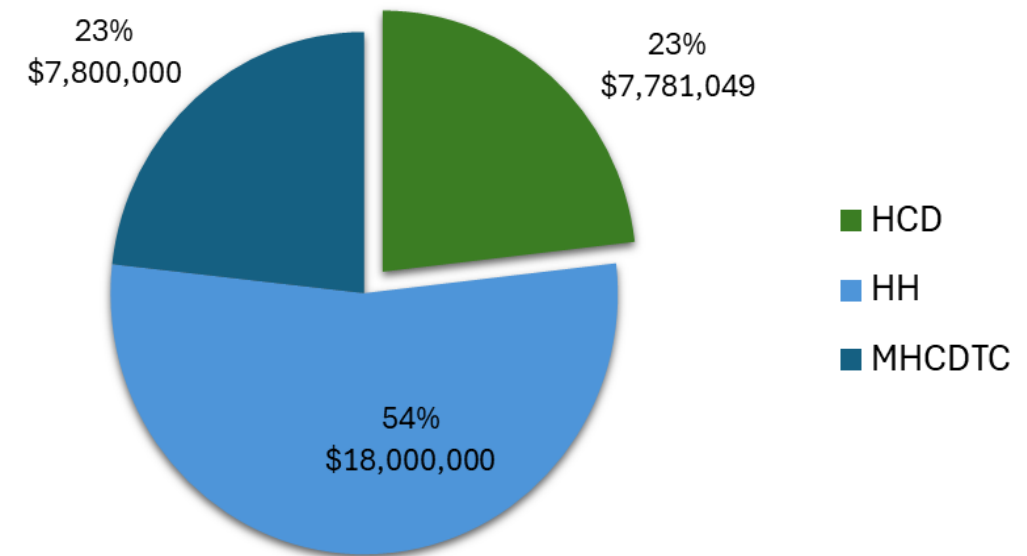
Housing and Community Development

Resources



HH – Housing and Homelessness
MHCDTC – Mental Health, Chemical Dependency and Therapeutic Courts

2027 Grants
Total \$33,581,049



Department of Human Services

Housing and Community Development

Kitsap County 2026 – 2030 Consolidate Plan

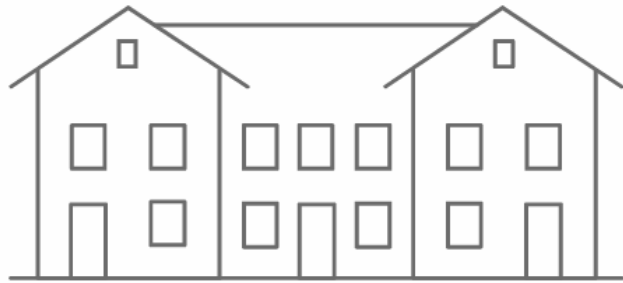


*New Construction,
Acquisition, Rehab

Department of Human Services

Housing and Community Development

Housing Types Served



Apartments



Middle housing/ ADUs



Single family

Permanent supportive housing (PSH)

PSH

0-30% AMI

non-PSH

0-30% AMI

30-50% AMI

50-80% AMI

80-120% AMI

120+% AMI

CIAH

CDBG

HOME

HH

Department of Human Services

Housing and Community Development

Community Investments in Affordable Housing

- 0.1% sales/use tax
- 2024 first grant year – Have awarded \$20M to 16 projects in 3 grant cycles
- Prioritizes production of new units of affordable housing



← Times Square Apartments
Housing Kitsap
16 units in Kingston

Options for Supported Housing
Foundation for the Challenged
1 unit in Port Orchard (uninc.) →



Department of Human Services

Housing and Community Development

CDBG and HOME

- Federal funds from the Department of Housing and Urban Development
- 2021 – 2025 – Awarded \$7M to 17 capital projects in 5 grant cycles
- Prioritizes affordable housing → acquisition, new construction, preservation



← Nordic Cottages
City of Poulsbo
8 units in Poulsbo

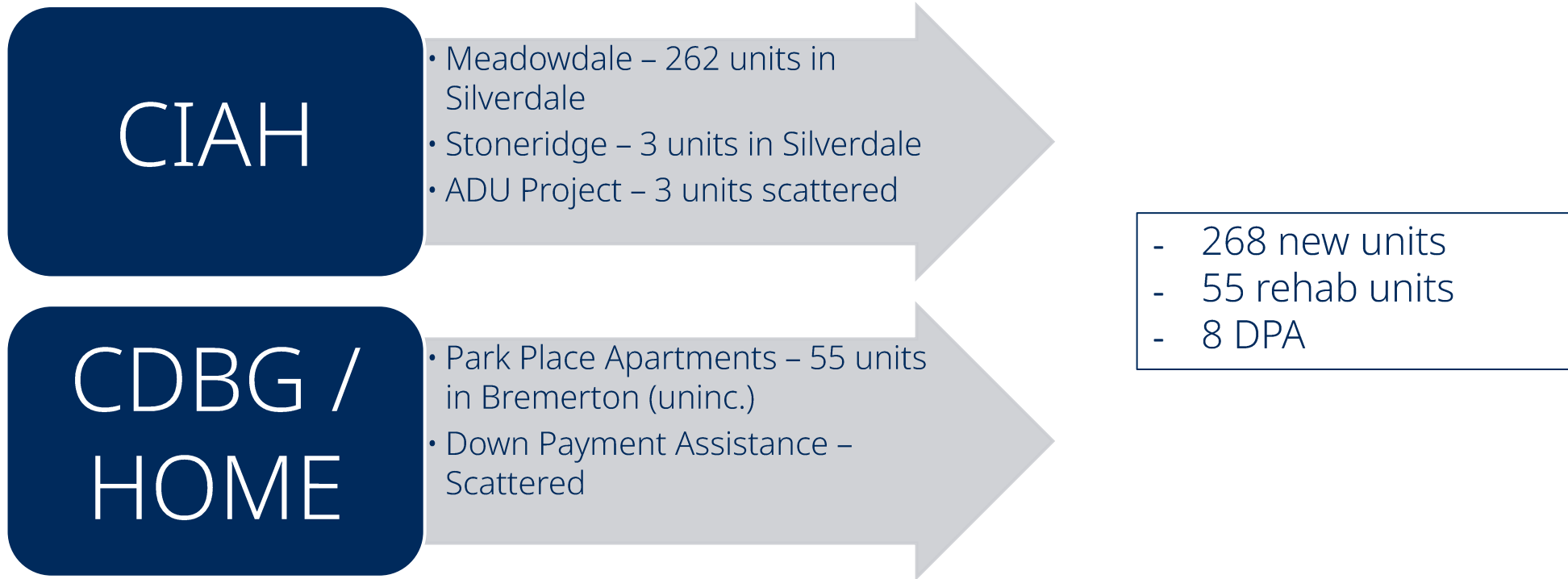
Manette
Kitsap Community Resources
9 units in Bremerton →



Department of Human Services

Housing and Community Development

HCD Looking Forward --> 2026 Funds In Action



Department of Human Services

Housing and Community Development

Barriers to Affordable Housing in Kitsap County and Efforts to Effect Change

Ways to increase affordable housing

- Exemptions to impact, utility, permit fees, etc.
- Expedite permitting
- Ease burden of pre-development

Measures taken to address housing supply and affordability

- Increasing maximum densities and/or heights
- Promoting multi-family and missing middle housing
- Relaxed parking standards
- Relaxed Accessory Dwelling Units (ADUs) requirements
- Affordable Housing Tax (CIAH Funds – 1/10 of 1%)

Department of Human Services

Housing and Homelessness

5-Year Plan

Purpose

- Guides Kitsap County's strategy to reduce and prevent homelessness over the next five years.
- Identifies community needs, evaluates the current response system, and establishes priorities and actions.

Plan Development

Countywide collaboration with:

- Community members
- Service providers
- People with lived experience
- Local jurisdictions

Relationship to Other Plans

- Complements the 2024 Kitsap County Comprehensive Plan
- Supports the 2026–2030 Consolidated Plan
- Aligns housing, land use, and homelessness planning

Department of Human Services

Housing and Homelessness (HH) Division

5-Year Plan Objectives

Expand Affordable Housing

- Increase the supply of deeply affordable, subsidized, and non-traditional housing.
- Reduce financial barriers to housing development.

Promote Trauma-Informed Decision Making

- Increase understanding among planners and decision-makers of the complex needs of people experiencing homelessness, including behavioral health, physical health, and trauma.

Increase Permanent Supportive Housing (PSH)

- Expand housing with integrated services, including case management, behavioral health care, and recovery support.

Department of Human Services

Housing and Homelessness

Fiscal Year 2026 Area Medium Income (AMI) for Kitsap County

Median Family Income \$129,600

Household Size	30% (Extremely Low Income)	50% (Very Low Income)	60%	80% (Low Income)
1	\$27,500	\$45,400	\$54,480	\$72,600
2	\$31,150	\$51,850	\$62,220	\$83,000
3	\$35,050	\$58,350	\$70,020	\$93,350
4	\$38,900	\$64,800	\$77,760	\$103,700

Extremely Low-Income	0 – 30% AMI
Very Low-Income	31-50% AMI
Low-Income	51-80% AMI
Moderate-Income	81-100% AMI

At-Risk of Homelessness: A household that has income below 30% AMI and lacks sufficient resources or support networks to prevent them from entering an emergency shelter and meets housing instability criteria as [defined by HUD](#).

Department of Human Services

Housing and Homelessness

Housing Affordability & Housing Stability

Housing costs continue to outpace incomes.

- The 2023 *Pathways to Housing Security* study found that every \$100 increase in median one-bedroom rent is associated with 3.5 additional people experiencing homelessness per 10,000 residents.

Rents in Kitsap County have increased dramatically.

- Average monthly rent increased from \$917 (2014) to \$1,716 (2024)—an 87.7% increase (41% after adjusting for inflation).

Lowest-income renters face the greatest housing instability.

- More than 75% of renters earning below 30% of Area Median Income (AMI) are severely cost burdened, spending more than half of their income on housing.

Long-term housing stability requires more than rental assistance.

- Eviction prevention can address immediate crises, but ongoing case management and supportive services are essential to help households maintain stable housing.
- Kitsap Community Resources provides case management for households receiving Housing Choice (Section 8) vouchers.

Department of Human Services

Housing and Homelessness

Affordable Housing Shortage

Kitsap County faces a significant shortage of affordable rental housing.

- As of 2017, there was a deficit of nearly 5,800 rental units affordable to households earning less than 30% of Area Median Income (AMI).

Affordable housing is unevenly distributed.

- Approximately two-thirds of the county's deeply affordable, rent-restricted housing is located in Bremerton.

Limited supply increases competition.

- Higher-income households are increasingly renting units that were traditionally affordable to lower-income residents, reducing housing options for those with the greatest need.

Older adults are especially vulnerable.

- Rising housing costs place additional pressure on seniors living on fixed incomes, increasing the risk of housing instability and displacement.

What's Next?

Future discussions and collaborations.

UGA boundaries and affordable housing

USDA, Affordable Housing, Rural, Multifamily

Rehabilitation and preservation of existing affordable housing

- Maintaining existing stock
- Conversion of market rate to affordable

Continue to strengthen our collaboration and coordination.

- We're both monitoring and reporting – working towards similar goals for Kitsap County!

Thank you!

Heather Cleveland

- Long Range Planner
- hcleveland@kitsap.gov

Garrett Ballew

- Long Range Planner
- gballew@kitsap.gov

Carl Borg

- Program Manager
- ceborg@kitsap.gov

Bonnie Tufts

- Program Manager
- btufts@kitsap.gov

Joel Warren

- Program Supervisor
- jwarren@kitsap.gov

