

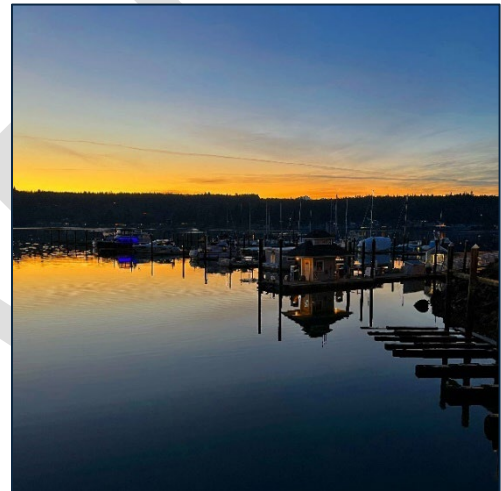
FINAL REPORT

HOUSING ELEMENT TECHNICAL ANALYSIS KITSAP COUNTY

JULY 8, 2024

Prepared for: Kitsap County
Department of Community
Development

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Title-page image: Poulsbo waterfront. Photo by Facet.



The information contained in this report is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, state and federal regulatory authorities. No other warranty, expressed or implied, is made.

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1. Introduction

The draft Kitsap County Comprehensive Plan Periodic Update was released for public comment on December 15, 2023, with a comment period running through April 8, 2024. While the draft contained full sets of proposed goals and policies for each element, some elements need additional technical analysis in order to comply with Department of Commerce (Commerce) requirements for comprehensive plan periodic updates under the Growth Management Act (GMA).

Comprehensive plans are required to comply with the procedural and substantive requirements of RCW 36.70A. Substantively, the elements of the comprehensive plan must comply with RCW 36.70A.070 (and .080 for optional elements). HB 1220, which was signed into law in 2021, amended the GMA to instruct local governments to “plan for and accommodate” housing affordable to all income levels. This significantly strengthened the previous language, which was that local governments must “encourage” affordable housing.

1.1 Housing Element Requirements

The statute amendment also directed Commerce to project future housing needs for jurisdictions by income bracket and made significant updates to how jurisdictions are to plan for housing in the housing element of the comprehensive plan. Per these amendments, the Housing Element must now include:

- **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.
- **Identifying racially disparate impacts, displacement, and exclusion** in housing policies and regulations, and beginning to undo those impacts; and identifying areas at higher risk of displacement and establishing anti-displacement policies.

This memo provides details on Kitsap County’s response to all these requirements. Commerce provides guidance on preparing various comprehensive plan elements and step-by-step instructions in how to



demonstrate that the land capacity analysis identifies sufficient capacity of land to accommodate all projected housing needs during the twenty-year planning horizon:

- [Establishing Housing Targets for Your Community: County-level considerations for housing planning](#) (July 2023)
- [Guidance for Updating Your Housing Element: Updating your housing element to address new requirements](#) (August 2023)

1.2 Development of Housing Allocations

In October 2022, the Kitsap Regional Coordinating Council (KRCC) adopted growth targets for population and employment growth through 2044. These targets are consistent with the GMA and VISION 2050, the regional plan adopted by the Puget Sound Regional Council. The Kitsap County Board of Commissioners formally adopted these targets in January 2023. (These address the first Commerce guidance document referenced above.)

The population targets formed the basis for the development of housing allocations by income band, which are included in the draft comprehensive plan and reproduced in part below:

		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						
Unincorporated Kitsap County	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153
	Allocation (2020-2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612

Table 1. Kitsap County Draft Comprehensive Plan Table 1.9 (p. 82)

Kitsap County must plan for and accommodate 14,498 permanent housing units from the 2020 baseline through 2044, plus capacity for 612 emergency housing beds for persons experiencing homelessness.

This report documents how Kitsap County is providing capacity for permanent and emergency housing allocations by income bracket in accordance with published Commerce guidance. Note that the final version of this memo will include the preferred alternative selected by the Board of County Commissioners.

2. Land Capacity Analysis

2.1 Alternatives Summary

Kitsap County has completed a land capacity analysis as part of the comprehensive plan update. Capacity is provided in terms of net acres, single-family units, and multifamily units by zone and by UGA. Capacity was calculated in this fashion for all three alternatives developed in the draft Environmental Impact Statement (EIS) and for the Preferred Alternative analyzed in the Final Environmental Impact Statement (FEIS). Those three alternatives are as follows:

- Alternative 1, “No Action” - Alternative 1 uses current land use, urban growth area sizes and configurations, and zoning and development regulations. Generally, it does not accommodate future population and employment growth. Alternative 1 establishes the baseline for environmental review and potential changes in action alternatives (2 and 3).
- Alternative 2, “Compact Growth/Urban Center Focus” - Alternative 2 is based on meeting proposed population and employment distributions set by VISION 2050 and the Countywide Planning Policies (“bending the trend” of past growth patterns).
- Alternative 3, “Dispersed Growth Focus” - Alternative 3 is closer to past growth trends, housing, and employment types. Minor increased growth opportunities in rural areas. Some UGA expansions but, countywide, UGAs are generally stable. Proposes new policies and regulations that may reduce development potential in UGAs. Opportunities are provided in rural areas for additional rural housing and employment.
- The Preferred Alternative, as recommended by the County Board of Commissioners, is described as the following:
 - In development of this recommendation, the Board considered the contents for the draft documents, all public comment received, the Planning Commission recommendation and staff feedback. Based on this review their direction on major policies, UGA boundaries and land use maps assumed the following:
 - The Planning Commission recommendation, whose foundation was Alternative 2 (Focused Growth), is most in line with regional planning, GMA-consistency and new Commerce requirements. It comes closest to addressing future growth including balancing population and housing needs and achieving employment targets. The Board used this Recommendation as the foundation for their direction.
 - The Preferred Alternative should acknowledge potential Critical Area Ordinance (CAO) changes and their implications on developable land.
 - Rural areas have substantial existing capacity well beyond the 20-year forecast (2024-2044). While improving dramatically, our rural to urban development ratios are not yet meeting Countywide Planning Policy (CPP) policies.



- Increasing housing diversity including missing middle (e.g. townhomes, duplexes, row and cottage housing) and multi-family housing is a priority. This is a priority primarily in urban centers but also throughout UGAs to improve housing accessibility and improve racial disparities in housing.
- Based on review of the draft documents, environmental analysis, public outreach and state and regional requirements, the Board of Commissioners directed the following findings for the Preferred Alternative:
 - All rural-to-rural reclassification requests should be referred to a 2025+ planning process. This does not apply to any rural requests that requested to be included in urban growth areas (UGAs). Such requests will be decided with the 2024 Comprehensive Plan adoption in December 2024.
 - UGA expansions should be limited to those that increase housing diversity, provide industrial employment opportunities, include existing urban development, entitlements or services, and/or further annexation/incorporation goals.
 - Multi-family and missing middle housing should be promoted through regulation revisions and incentives are necessary to promote housing diversity.
 - Maximum densities and heights should be increased, particularly in Regional and Countywide Centers.
 - Parking, lot size and lot dimension regulations should be revised.
 - Expedited permitting should be available to multi-family projects in the Centers.
 - The Preferred Alternative should assess development limitations based on the environmental protections included in the March 8th Draft Critical Areas Ordinance. For example, the draft includes riparian buffer expansions along streams (both Fish and Non-Fish) and their implications on urban development potential must be considered in land capacity.
 - Tree canopy requirements should be established that strongly incentivize the retention of mature and/or significant trees.

2.2 Step 1: Summarize land capacity for housing production by zone

The following table summarizes housing capacity by zone for the preferred alternative and compared to current conditions (alternative 1).

Zone	Preferred Alternative Capacity				Change from Alternative 1, Total Units
	Net Acres	SF Units	MF Units	Total Units	
Commercial	38.53	0	1117	1117	1070
Commercial – Center ¹	2.00	0	375	375	n/a
Commercial – Corridor ²	15.59	0	360	360	n/a
Greenbelt	55.39	90	0	90	-3
Low Intensity Commercial	0.81	0	3	3	-6
Neighborhood Commercial	0.00	0	0	0	0
Regional Center	51.53	0	1491	1491	1406
Residential High	0.00	0	0	0	0
Residential Low	90.17	367	0	367	-21
Residential Medium	0.00	0	0	0	0
Urban Cluster Residential	17.35	1034	0	1034	84
Urban High Residential	54.10	0	1230	1230	500
Urban High Residential – Center ¹	5.49	0	155	155	n/a
Urban Low Residential	808.96	4347	0	4347	-141
Urban Medium Residential	103.57	0	1348	1348	416
Urban Medium Residential – RC ³	16.01	0	183	183	n/a
Urban Restricted Residential	211.07	707	0	707	-58
Urban Village Center	14.24	0	57	57	40
All Zones	1,484.79	6,545	6,319	12,864	4,360

Table 2. Land Capacity Analysis Summary by Zone in the Preferred Alternative. Source: Kitsap County, May 2024

- 1: Central Kitsap UGA only.
- 2: Port Orchard UGA only.
- 3: Silverdale UGA only.

This analysis, completed by Kitsap County staff in summer 2023 for the preliminary alternatives and spring 2024 for the preferred alternative, addressed steps 1.1 through 1.5 of the Commerce housing element guidance to define development status, remove infrastructure gaps, critical areas, and other areas unlikely to develop, account for rights of way and future capital facilities, and determine net acres.

Capacity in rural zones is estimated as a residual in later steps in this analysis.

2.3 Additional capacity for ADUs on developed lots

Kitsap County has permitted roughly 20 ADUs over the past 5 years. Looking out over the next 20 years and accounting for the changes in state law via HB 1337, we anticipate that a maximum of 200 ADUs



would be permitted over the next 20 years in Kitsap County's UGAs. (Kitsap County does not assign any ADU capacity to rural zones.) Per Commerce guidance, these units can be included with zones in the low- and mid-rise residential zoning categories.

3. Classify zones by allowed housing types and density levels

The next step of the analysis identifies which housing types are allowed in each zone to facilitate relating each zone category to potential affordability levels.

3.1 Categories for classifying zones by housing types allowed

Zone Category	Typical housing types allowed
Low Density	Detached single-family homes
Moderate Density	Townhomes, duplex, triplex, quadplex
Low-Rise Multifamily	Walk-up apartments or condominiums (up to 3 floors)
Mid-Rise Multifamily	Apartments or condominiums in buildings with ~4 to 8 floors (~40-85 feet in height)

Table 3. Zone Categories and Housing Types Allowed

*Manufactured homes not listed as a housing type because by law they should be allowed in all zones.

3.2 Classifying land use zones using zone categories

Zone	Alternative(s)	Housing types allowed	Max density level/height allowed	Assigned zone category
Commercial	All	Duplex, multifamily, single-family attached, single-family detached	30 du/ac, 35 ft	Low-Rise Multifamily
Commercial – Center (Central Kitsap UGA)	2, Preferred			
Commercial – Corridor (Port Orchard UGA)	2, Preferred			
Greenbelt	All	Duplex, mobile home, single-family attached,	4 du/ac, 35 ft	Low Density

Zone	Alternative(s)	Housing types allowed	Max density level/height allowed	Assigned zone category
		single-family detached		
Low Intensity Commercial	All	Duplex, multifamily, single-family attached, single-family detached	20 du/ac (up to 30 in Gorst), 25 ft (up to 45 ft in Gorst)	Low-Rise Multifamily
Neighborhood Commercial	All	Duplex, multifamily, single-family attached, single-family detached	30 du/ac, 35 ft	Low-Rise Multifamily
Regional Center	All	Duplex, multifamily, single-family attached, single-family detached	60 du/ac, 45-85 ft (125 ft in a couple sub-areas)	Mid-Rise Multifamily
Residential High (Poulsbo UTA)	All	Multifamily, Single-family	14 du/ac, 35 ft	Low-Rise Multifamily
Residential Low (Poulsbo UTA)	All	Single-family detached	5 du/ac, 35 ft	Low Density
Residential Medium (Poulsbo UTA)	All	Multifamily, single-family	10 du/ac, 35 ft	Moderate Density
Rural and Resource Zones (RR, RP, RW, FRL)	All	Single-family detached	1 du/5 acres to 1 du/40 acres	Low Density
Urban Cluster Residential	All	Cottage, duplex, mobile home, multifamily, single-family attached, single-family detached	9 du/ac, 35 ft	Moderate Density
Urban High Residential	All	Cottage, duplex, multifamily, single-family attached, single-family detached	30 du/ac, 55 ft	Mid-Rise Multifamily
Urban High Residential – Center (Central Kitsap UGA)	2, Preferred			Mid-Rise Multifamily



Zone	Alternative(s)	Housing types allowed	Max density level/height allowed	Assigned zone category
Urban High Residential – RC (Silverdale UGA)	2, Preferred			Mid-Rise Multifamily
Urban Low Residential	All	Cottage, duplex, multifamily, single-family attached, mobile home, single-family detached	9 du/ac, 35 ft	Low Density/Moderate Density/Low-Rise Multifamily ¹
Urban Medium Residential	All	Cottage, duplex, multifamily, single-family attached, mobile home, single-family detached	18 du/ac, 45 ft	Mid-Rise Multifamily
Urban Medium Residential - RC	2, Preferred			Mid-Rise Multifamily
Urban Restricted Residential	All	Duplex, mobile home, single-family attached, single-family detached	5 du/ac (up to 10 in Gorst), 35 ft	Low Density
Urban Village Center	All	Duplex, single-family attached, single-family detached	No max density, 45 ft	Mid-Rise Multifamily

Table 4. Classification of Zone Categories using County Zones

3.4 Relate zone categories to potential income levels served

Zone Category	Typical housing types allowed	Lowest potential income level served		Assumed affordability level for capacity analysis
		Market rate	With subsidies and/or incentives	
Low Density	Detached single-family homes	Higher income (>120% AMI)	Not typically feasible at scale*	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (81-100%, 101-120% AMI)	Not typically feasible at scale*	Moderate income (81-120% AMI)
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3 floors)	Low income (51-80% AMI)	Extremely low and very low income (0-50% AMI)	Low Income (0-80% AMI) and PSH
Mid-Rise Multifamily	Apartments, condominiums	Low income (51-80% AMI)	Extremely low and very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
ADUs (all zones)	Accessory Dwelling Units on developed residential lots	Low income (51-80% AMI)	N/A	Low income (51-80% AMI) – Group with Low-Rise and/or Mid-Rise Multifamily

Table 5. Zone Categories Analysis for Affordability Levels

The Urban Low zone allows a diverse range of housing types, but it currently has a maximum density of 9 dwelling units per acre. This is on the edge of the boundary between low density and moderate density. In some locations (for example, heavily encumbered sites in countywide or regional centers), one might even expect some low-rise multifamily. This is especially true for the Preferred Alternative, which features several code changes, including loosening of bulk regulation restrictions and raising of the maximum density to 14 dwelling units per acre in Urban Low. Therefore, we used multipliers for the non-pipeline capacity in Urban Low in each Urban Growth Area to assign fractions of capacity to low-density, moderate density, and low-rise multifamily that vary by UGA. See the table below for the multipliers used and resulting capacity across the different types of housing. Note that pipeline capacity in Urban Low is counted as moderate density in Table 4 due to its development regulations and allowed uses as described in Commerce guidance. However, because it is a flexible zone, especially under the proposed code changes in the Preferred Alternative, it is likely to be developed in a mix of housing types that vary by UGA.



UGA	Non-Pipeline Capacity	SF Detached Multiplier	SF Detached Units	Moderate Density Multiplier	Moderate Density Units	MF Multiplier	MF Units
Bremerton East	199.1	0.4	80	0.4	80	0.2	40
Bremerton West	309.2	0.6	185	0.4	124	0	0
Central Kitsap	389.2	0.6	233	0.4	156	0	0
Kingston	354.2	0.6	212	0.4	142	0	0
Port Orchard	347.8	0.6	209	0.4	139	0	0
Silverdale	479.3	0.4	192	0.5	240	0.1	48

Table 6. Multipliers for Varying Housing Types in Urban Low Zone, by UGA and Alternative

4. Summarize Capacity by Zone Category

For each EIS alternative, the summary capacity by zone category is shown below. This sums the capacity per zone into the assigned zone category to determine capacity relative to need in the last step.

4.1 Alternative 1

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category ¹²
Commercial	0	Low-Rise Multifamily	78
Low Intensity Commercial	9	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	69	Low-Rise Multifamily	
Regional Center	85	Mid-Rise Multifamily	1,587
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	710	Mid-Rise Multifamily	
Urban Medium Residential	779	Mid-Rise Multifamily	
Urban Village Center	13	Mid-Rise Multifamily	
Residential Medium	0	Moderate Density	1,148
Urban Cluster Residential	147	Moderate Density	
Urban Low Residential (Moderate Density Share)	1001	Moderate Density	
Greenbelt	93	Low Density	4,627
Residential Low	388	Low Density	
Urban Low (Low Density Share)	2,463	Low Density	
Urban Restricted Residential	708	Low Density	
Rural and Resource Zones	975	Low Density	

Table 7. Alternative 1 Capacity by Zone Category

¹ Pipeline projects have been removed from the capacity figures in this table. They have been added back into the summary tables (following pages) to ensure capacity and growth targets can be adequately compared.

² Pipeline units in Urban Low, Urban Cluster, and Urban Medium zones were all single-family residential plats and have been added back in the >120% zone category.



4.2 Alternative 2

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category ³⁴
Commercial	1,158	Low-Rise Multifamily	2,492
Commercial - Center	385	Low-Rise Multifamily	
Commercial – Corridor	438	Low-Rise Multifamily	
Low Intensity Commercial	9	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	502	Low-Rise Multifamily	
Regional Center	1,529	Mid-Rise Multifamily	5,018
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	786	Mid-Rise Multifamily	
Urban High Residential – Center	430	Mid-Rise Multifamily	
Urban High Residential – RC	501	Mid-Rise Multifamily	
Urban Medium Residential	1,534	Mid-Rise Multifamily	
Urban Medium Residential - RC	185	Mid-Rise Multifamily	
Urban Village Center	53	Mid-Rise Multifamily	
Residential Medium	0	Moderate Density	2,108
Urban Cluster Residential	246	Moderate Density	
Urban Low (Moderate Density Share)	1,862	Moderate Density	
Greenbelt	93	Low Density	3,369
Residential Low	388	Low Density	
Urban Low (Low Density Share)	1,211		
Urban Restricted Residential	700	Low Density	
Rural and Resource Zones	977	Low Density	

Table 8. Alternative 2 Capacity by Zone Category

³ Pipeline projects have been removed from the capacity figures in this table. They have been added back into the summary tables (following pages) to ensure capacity and growth targets can be adequately compared.

⁴ Pipeline units in Urban Low, Urban Cluster, and Urban Medium zones were all single-family residential plats and have been added back in the >120% zone category.

4.3 Alternative 3

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category ⁵⁶
Commercial	1,236	Low-Rise Multifamily	1,304
Low Intensity Commercial	7	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	61	Low-Rise Multifamily	
Regional Center	244	Mid-Rise Multifamily	1,961
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	846	Mid-Rise Multifamily	
Urban Medium Residential	856	Mid-Rise Multifamily	
Urban Village Center	15	Mid-Rise Multifamily	
Residential Medium	0	Moderate Density	1,979
Urban Cluster Residential	881	Moderate Density	
Urban Low Residential (Moderate Density Share)	1,098	Moderate Density	
Greenbelt	82	Low Density	5,210
Residential Low	1,021	Low Density	
Urban Low (Low Density Share)	2,421	Low Density	
Urban Restricted Residential	664	Low Density	
Rural and Resource Zones	1,022	Low Density	

Table 9. Alternative 3 Capacity by Zone Category

⁵ Pipeline projects have been removed from the capacity figures in this table. They have been added back into the summary tables (following pages) to ensure capacity and growth targets can be adequately compared.

⁶ Pipeline units in Urban Low, Urban Cluster, and Urban Medium zones were all single-family residential plats and have been added back in the >120% zone category.



4.4 Preferred Alternative

Zone	Unit Capacity	Assigned Zone Category	Capacity in Zone Category ⁷⁸
Commercial	735	Low-Rise Multifamily	1,949
Commercial - Center	374	Low-Rise Multifamily	
Commercial – Corridor	360	Low-Rise Multifamily	
Low Intensity Commercial	3	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	477	Low-Rise Multifamily	
Regional Center	1,529	Mid-Rise Multifamily	4,238
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	786	Mid-Rise Multifamily	
Urban High Residential – Center	430	Mid-Rise Multifamily	
Urban High Residential – RC	501	Mid-Rise Multifamily	
Urban Medium Residential	1,534	Mid-Rise Multifamily	
Urban Medium Residential - RC	185	Mid-Rise Multifamily	
Urban Village Center	53	Mid-Rise Multifamily	
Residential Medium	0	Moderate Density	1,874
Urban Cluster Residential	246	Moderate Density	
Urban Low (Moderate Density Share)	1,862	Moderate Density	
Greenbelt	93	Low Density	2,418
Residential Low	388	Low Density	
Urban Low (Low Density Share)	1,211		
Urban Restricted Residential	700	Low Density	
Rural and Resource Zones	977	Low Density	

Table 10. Preferred Alternative Capacity by Zone Category

⁷ Pipeline projects have been removed from the capacity figures in this table. They have been added back into the summary tables (following pages) to ensure capacity and growth targets can be adequately compared.

⁸ Pipeline units in Urban Low, Urban Cluster, and Urban Medium zones were all single-family residential plats and have been added back in the >120% zone category.

5. Compare projected housing needs to capacity

The projected housing need column shows Kitsap County's allocation of need by income group as well as for PSH. These needs are aggregated into the zone categories that match those in the leftmost column of Table 3. The "aggregated housing needs" column shows the total housing needs for all income levels in each zone category minus pipeline projects attributed to those zones or housing types. The "total capacity" column comes from Tables 7, 8, and 9. The rightmost column shows the surplus or (deficit) of capacity by zone category. This is done for all three alternatives. Note that the projected housing need totals 14,497 when the income categories are summed; this is one unit shy of the 14,498 reported in the HAPT table. This is likely due to either rounding or a typo; this analysis uses 14,497 to ensure individual data points match the control total.

5.1 Alternative 1

Income Level (% AMI)	Projected Housing Need ⁹	Zone Categories Serving These Needs	Aggregated Housing Needs ¹⁰	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	8,283 (non-pipeline) + 71 (pipeline) = 8,354	1,665 (non-pipeline) + 71 (pipeline) + 381 ADU = 2,046	(6,237)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996	Moderate Density	2,040	1,148	(892)
81-100%	1,028				
101-120%	1,012				
>120%	4,103	Low Density	2,332 (non-pipeline) + 1,771 (pipeline) = 4,103	4,627 (non-pipeline) + 1,771 (pipeline) = 6,398	2,295
Total	14,497		12,655 (non-pipeline) + 1,842 (pipeline) = 14,497	9,592 (including 1,842 pipeline units)	(4,905)

⁹ From 2020-2044 Housing Allocations

¹⁰ Pipeline projects added in separately based on unit type.



Table 11. Projected Need vs. Capacity, Alternative 1

5.2 Alternative 2

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs ¹¹	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	8,283 (non-pipeline) + 71 (pipeline) = 8,354	7,510 (non-pipeline) + 71 (pipeline) + 381 ADU = 7,962	(392)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	2,108	68
101-120%	1,012				
>120%	4,103	Low Density	2,332 (non-pipeline) + 1,771 (pipeline) = 4,103	3,369 (non-pipeline) + 1,771 (pipeline) = 5,140	1,037
Total	14,497		12,655 (non-pipeline) + 1,842 (pipeline) = 14,497	15,210 (including 1,842 pipeline units)	713

Table 12. Projected Need vs. Capacity, Alternative 2

5.3 Alternative 3

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs ¹²	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily	8,283 (non-pipeline) + 71 (pipeline) = 8,354	3,265 (non-pipeline) + 71 (pipeline) + 381 ADU = 3,717	(4,637)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028		2,040	1,979	(61)

¹¹ Pipeline projects added in separately based on unit type.

¹² Same as above

101-120%	1,012	Moderate Density			
>120%	4,103	Low Density	2,332 (non-pipeline) + 1,771 (pipeline) = 4,103	5,210 (non-pipeline) + 1,771 (pipeline) = 6,981	2,878
Total	14,497		12,655 (non-pipeline) + 1,842 (pipeline) = 14,497	12,677 (including 1,842 pipeline units)	(1,820)

Table 13. Projected Need vs. Capacity, Alternative 3

5.4 Preferred Alternative

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs ¹³	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	(1,179)
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	1,874	(166)
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) = 4,179	76
Total	14,497		12,129 (non-pipeline) + 2,368 (pipeline) = 14,497	13,228 (including 2,368 pipeline units and 381 ADUs)	(1,269)

¹³ Pipeline projects added in separately based on unit type.



Table 14. Projected Need vs Capacity, Preferred Alternative

6. Evaluating capacity for emergency housing needs

Only one facility offering emergency shelter beds serving Kitsap County residents is actually located in unincorporated Kitsap County – a pipeline project with 75 beds known as the Pacific Building Shelter, which will serve the South Kitsap area. After accounting for these 75 beds, Kitsap County’s remaining emergency housing need is $612 - 75 = \mathbf{537 \text{ beds}}$.

A geospatial query was performed on Land Capacity Analysis GIS data to follow the data process outlined in Commerce housing element guidance:

- Identify all parcels in zones allowing indoor emergency housing and indoor emergency shelters (“Group Living” under Kitsap County Code, permitted or ACUP in the UL, UM, UR, GB, UCR, UH, C, RC, LIC, UVC, NC, RCO, P zones): 25,696 parcels
- Narrow parcel search (vacant and underutilized parcels according to the LCA (includes deducting critical areas and buffers), parcels in infrastructure gap areas removed, net developable acreage of at least 0.1, hotels and motels current use): 1,395 parcels
- Amend based on pending permits and pipeline projects (already accounted for by using vacant and underutilized parcels): 1,395 parcels
- Adopt any spacing or intensity requirements to the parcels (no adopted spacing or intensity requirements for indoor emergency shelter): 1,395 parcels
- Calculate capacity based on occupancy/intensity or assumed density methods.

The Pacific Building Shelter, which when it opens will have 75 beds available on 2.75 acres and will be unincorporated Kitsap County’s only indoor emergency shelter, can serve as an assumed density for calculating capacity for the parcels with potential capacity as identified above. $75 \text{ beds} / 2.75 \text{ gross (net) acres} = \mathbf{27.3 \text{ beds per net acre}}$

The 1,395 parcels identified above are further refined by eliminating the largest vacant and underutilized parcels to eliminate skew in the data. This results in 1,340 parcels with capacity for **31,291 emergency housing beds**.

7. Adequate Provisions Documentation

RCW 36.70A.070(2)(d) requires jurisdictions planning under the GMA to include in their comprehensive plan a housing element that “[m]akes adequate provisions for existing and projected needs of all economic segments of the community, including:

- (i) Incorporating consideration for low, very low, extremely low, and moderate-income households;
- (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- (iii) Consideration of housing locations in relation to employment location; and
- (iv) Consideration of the role of accessory dwelling units in meeting housing needs.”

7.1 Housing units needed to manage both current and projected housing needs, broken down by income bracket

Income Level	Percent Area Median Income	Net New Units Needed, 2020-2044
Extremely Low Income	0-30% Permanent Supportive Housing (PSH)	1,214
	0-30% Other (Non-PSH)	2,768
Very Low Income	>30-50%	2,376
Low Income	>50-80%	1,996
Moderate	>80-100%	1,028
	>100-120%	1,012
Above Moderate	>120%	4,103
Total		14,497
Temporary housing needs		Net new beds needed, 2020-2044
Emergency Housing/Shelter		537

Table 15. Review of Housing Unit Need by Income Level



7.2 Documenting programs and actions needed to achieve housing availability

Kitsap County is not required to construct housing or ensure that housing is produced. However, the County must identify barriers to housing production and make adequate provisions to accommodate all housing needs. Alternative 1 of the Environmental Impact Statement (draft released on December 15, 2023), the “No Action” alternative, falls far short of making adequate provisions for those making 80 percent or less of the median income.

Under Alternative 2 (and the Preferred Alternative), the following analysis demonstrates how the County makes adequate provisions to accommodate all housing needs.

7.2.1 Review housing production trends to determine if barriers exist

Zone	SF Units	SF Historical average annual trend (7 yr)	MF Units	MF Historical average annual trend (7 yr)	ADUs	Total Units	Total Historical average annual trend
Greenbelt	7	1	0	0	1	8	1.1
Urban Restricted	199	28.4	2	0.3	0	201	28.7
Urban Low Residential	510	72.9	24	3.4	3	537	76.7
Urban Medium Residential	217	31	24	3.4	1	242	34.6
Urban High Residential	12	1.7	0	0	0	12	1.7
Mixed Use ¹⁴	2	0.3	41	5.9	0	43	6.1
Total Urban	937	133.9	100	14.3	5	1,043	149
Rural Residential	1,296	185.1	0	0	21	1,317	188.1
Rural Protection	239	34.1	0	0	7	246	35.1
Rural Wooded	60	8.6	0	0	1	61	8.7
Total Rural	1,595	227.9	0	0	29	1,624	232

Table 16. Residential Building Permits in Unincorporated Kitsap County, 2013-2019 (2021 Buildable Lands Report, Facet analysis)

¹⁴ The mixed use zone was established in the 2006 comprehensive plan but removed in the 2016 comp plan update and during the evaluation period for the Buildable Lands Report.

Income level (% AMI)	Projected housing need (2020-2044)	Housing type(s) that best serve these needs	Aggregated housing need (2020-2044)	Annual unit production needed	Historical average annual unit production ¹⁵	Is there a barrier to sufficient production?
0-30% PSH	1,214	Low-Rise and Mid-Rise (walk-ups up to 3 stories, apartments, condos)	8,354	348	42	YES
0-30% Non-PSH	2,768					
>30-50%	2,376					
>50-80%	1,996					
>80-100%	1,028	Moderate Density (townhomes, duplex, triplex, 4-plex) + ADUs	2,040	85	76.7	YES
>100-120%	1,012					
>120%	4,103	Low Density (single family detached)	4,103	171	262	NO

Table 17. Comparison of production trends to housing needs to determine if barriers exist

¹⁵ Rounded to the nearest half-unit from BLR table on previous page



7.3 Gather information to determine what kind(s) of barriers exist

7.3.1 Moderate Density housing barrier review checklist

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
Development regulations			
Unclear development regulations	Yes	<ul style="list-style-type: none"> • Definitions related to land divisions located in Title 21 (land use and development procedures), not Title 16 (Land Division and Development) • Inconsistent definitions identified in Titles 16 and 17 • Public street and street connectivity requirements located in Title 17 (Zoning) instead of Title 16 (Land Division and Development) • Unclear recreational open space tract locations • Inconsistency between Shoreline Master Program and development regulations on maximum building heights in shoreline jurisdiction • Performance Based Development (PBD) not effective (rarely used and causes confusion) 	<ul style="list-style-type: none"> • Split-zoned site development regulations clarified (17.120.040.C) • Moved single-family subdivision and development standards from Title 17 to Title 16 • Definitions revised for clarity re: boarding houses, cottage housing, day care centers, and various residential development types (17.110.112, 196, 200, 205, 245, 504, 682, and 683) • Consolidated Performance Based Development (PBD) permit (17.450) with Subdivision Permit, so it can all be done under one review.
Prohibiting some moderate density housing	No	Most urban zones in existing code/comp plan actually allow duplexes,	N/A

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
types, such as: duplexes, triplexes, four/five/six-plexes, townhomes, cottage housing, live-work units, manufactured home parks		townhouses, cottage housing, mobile homes, and multifamily housing. The issue is more with the dimensional regulations (see next row)	
High minimum lot sizes	Yes	<ul style="list-style-type: none"> Existing development regulations contain various barriers to middle housing and multifamily, especially density, setbacks, lot coverage, impervious surface maximums, and more 	<ul style="list-style-type: none"> Minimum lot sizes and dimensions are reduced or removed from many urban residential zones to improve development flexibility (17.420.052)
Low maximum densities or low maximum FAR	Yes	<ul style="list-style-type: none"> Existing development regulations contain various barriers to middle housing and multifamily, especially density, setbacks, lot coverage, impervious surface maximums, and more 	<ul style="list-style-type: none"> Increase max density from 9 du to 14 du/ac in Urban Low and Urban Cluster zones if development is attached, cottage, or multifamily Minimum density in commercial zone increased from 10 du/acre to 19 du/acre(17.420.054) Maximum density for Commercial in Kingston removed (17.420.054) Removed max density in the RC zone, increased allowed heights in Silverdale Regional Center (17.420.058)
Low maximum building heights	Yes	<ul style="list-style-type: none"> Building height limitations, especially in Silverdale, limit provision of enough 	<ul style="list-style-type: none"> Increased max density, allowed heights in Silverdale Regional Center and in Commercial zone and many



Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
		housing below 80% AMI	UGAs in the County (17.420.058)
Large setback requirements	Yes	<ul style="list-style-type: none"> Urban residential zones have side setbacks that are a disincentive to attached housing. Some urban zones have front setbacks that also may limit developable area. 	<ul style="list-style-type: none"> Reductions (from 20' to 10' for habitable space and 0' side setback for attached housing) and standardization of setbacks for urban residential zones (17.420.052)
High off-street parking requirements	Yes	<ul style="list-style-type: none"> Current standards have off-street parking requirements that preclude garage spaces from counting toward the parking requirement 	<ul style="list-style-type: none"> Update and reduce residential parking standards. Allow 1 garage space to county toward parking requirement (17.490.030)
High impervious coverage limits	Yes	<ul style="list-style-type: none"> Off-street parking standards do not allow permeable pavement 	<ul style="list-style-type: none"> Remove maximum impervious surface area requirements for Silverdale Regional Center (17.420.058) Off-street parking standards revised to allow permeable pavement in parking areas (17.490.020)
Lack of alignment between building codes and development codes	No	<ul style="list-style-type: none"> N/A 	N/A
Other	Yes	<ul style="list-style-type: none"> No max size of cottage housing units 	<ul style="list-style-type: none"> Revise definition to clarify development characteristics. Create cap of 1,000 square feet per unit (17.110.196)
Process Obstacles			
Conditional use permit process	Yes	<ul style="list-style-type: none"> Some permits require quasi-judicial approval of subdivisions and site 	<ul style="list-style-type: none"> New section in Title 16 allows for administrative approval of amendments

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
		development activity permits <ul style="list-style-type: none"> Multi-family construction is an administrative conditional use in several zones 	to SDAPs related to subdivisions in certain situations (16.40.040.D.1) <ul style="list-style-type: none"> ACUP to P for multi-family in Urban Village Commercial (17.410.044)
Design review	No		<ul style="list-style-type: none"> Updated Silverdale Regional Center Plan includes goals and policies calling for adopting and updating development and design standards. However, the County does not have a “design review” procedure that forms a barrier to moderate-density housing.
Lack of clear and accessible information about process and fees	Yes	<ul style="list-style-type: none"> ADU regulations do not comply with HB 1337 	<ul style="list-style-type: none"> Impact fees for ADUs not to exceed 50 percent of single-family dwelling fees
Permit fees, impact fees and utility connection fees	Yes	<ul style="list-style-type: none"> ADU regulations do not comply with HB 1337 	<ul style="list-style-type: none"> Impact fees for ADUs not to exceed 50 percent of single-family dwelling fees
Process times and staffing challenges	Yes	<ul style="list-style-type: none"> Permit time represents a cost that is passed on to consumers 	<ul style="list-style-type: none"> County is implementing expedited permit review program
Limited Land Availability and Environmental Constraints			
Lack of large parcels for infill development	No	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Environmental constraints	Potentially	<ul style="list-style-type: none"> CAO updates may result in increased buffers in some instances, reducing availability of sites with development capacity. PBD code is unclear. 	<ul style="list-style-type: none"> Consolidated Performance Based Development (PBD) permit (17.450) with Subdivision Permit, so it can all be done under one review. CAO update (forthcoming)



Table 18. Moderate Density housing barrier review checklist

7.3.2 Low-Rise or Mid-Rise housing barrier review checklist

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
Development regulations			
Unclear development regulations	Yes	<ul style="list-style-type: none"> • Inconsistent definitions identified in Titles 16 and 17 • Public street and street connectivity requirements located in Title 17 (Zoning) instead of Title 16 (Land Division and Development) • Unclear recreational open space tract locations • Inconsistency between Shoreline Master Program and development regulations on maximum building heights in shoreline jurisdiction • Performance Based Development (PBD) not effective (rarely used and causes confusion) 	<ul style="list-style-type: none"> • Split-zoned site development regulations clarified (17.120.040.C) • Moved single-family subdivision and development standards from Title 17 to Title 16 • Definitions revised for clarity re: boarding houses, cottage housing, day care centers, and various residential development types (17.110.112, 196, 200, 205, 245, 504, 682, and 683) • Consolidated Performance Based Development (PBD) permit (17.450) with Subdivision Permit, so it can all be done under one review. • Expand modification process for multifamily development and provide criteria for allowing greater building heights and adjustments to parking circulation (17.420.035)
High minimum lot sizes	Yes	<ul style="list-style-type: none"> • Existing development regulations contain various barriers to multifamily housing, especially density, setbacks, lot coverage, 	<ul style="list-style-type: none"> • Minimum lot sizes and dimensions are removed from many urban residential zones to improve development flexibility (17.420.052)

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
		impervious surface maximums, and more	
Low maximum densities or low maximum FAR	Yes	<ul style="list-style-type: none"> Existing development regulations contain various barriers to middle housing and multifamily, especially density, setbacks, lot coverage, impervious surface maximums, and more 	<ul style="list-style-type: none"> Minimum density in Commercial zone increased (17.420.054) Maximum density for Commercial in Kingston removed (17.420.054) Increased max density, allowed heights in Silverdale Regional Center (17.420.058)
Low maximum building heights	Yes	<ul style="list-style-type: none"> Building height limitations, especially in Silverdale, limit provision of enough housing below 80% AMI Stair shafts are included in max building height 	<ul style="list-style-type: none"> Increased max density, allowed heights in Silverdale Regional Center (17.420.058) Increased maximum heights for construction with flexibility to build higher if providing public benefits in Commercial and High Urban zones (17.420.052, 054 and 060(62)) Allow stairs and stair shafts to exceed max building height (17.420.060(40)) Increased allowed heights in Commercial Zone (17.420.054)
Large setback requirements	No	<ul style="list-style-type: none"> Setbacks are already zero or very small for zones where low- and mid-rise residential are allowed and are the focus 	N/A
High off-street parking requirements	Yes	<ul style="list-style-type: none"> Parking requirements for commercial and residential 	<ul style="list-style-type: none"> Update and reduce residential parking standards (Alternative 2).



Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
		uses potentially a barrier to adding more units	Allow 1 garage space to count toward parking requirement (17.490.030) <ul style="list-style-type: none"> Update and reduce some commercial parking standards to apply High Capacity Transit Station standards to all commercial uses (Alternative 2) (17.490.030)
High impervious coverage limits	Yes	<ul style="list-style-type: none"> allowance of higher impervious coverage allows for higher densities while accommodating off street parking. 	<ul style="list-style-type: none"> Remove maximum impervious surface area requirements for Silverdale Regional Center (17.420.058) Off-street parking standards revised to allow permeable pavement in parking areas (17.490.020)
Lack of alignment between building codes and development codes	No	<ul style="list-style-type: none"> N/A 	N/A
Other	Yes	<ul style="list-style-type: none"> Maximum lot coverage in the Urban High zone is inconsistent with adjacent Commercial zoned land 	<ul style="list-style-type: none"> Maximum lot coverage for Urban High is removed consistent with requirements for adjacent Commercial land (17.420.052)
Process Obstacles			
Conditional use permit process	Yes	<ul style="list-style-type: none"> Multifamily units are an administrative conditional use permit in some zones. 	<ul style="list-style-type: none"> ACUP to P for multi-family in Urban Village Commercial (17.410.044)
Design review	No	<ul style="list-style-type: none"> Updated Silverdale Regional Center Plan includes goals and policies calling for adopting and updating development and design 	<ul style="list-style-type: none"> N/A

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
		standards. However, the County does not have a “design review” procedure that forms a barrier to moderate-density housing.	
Lack of clear and accessible information about process and fees	Yes	<ul style="list-style-type: none"> ADU regulations do not comply with HB 1337 	<ul style="list-style-type: none"> Impact fees for ADUs not to exceed 50 percent of single-family dwelling fees
Permit fees, impact fees and utility connection fees	Yes	<ul style="list-style-type: none"> ADU regulations do not comply with HB 1337 	<ul style="list-style-type: none"> Impact fees for ADUs not to exceed 50 percent of single-family dwelling fees
Process times and staffing challenges	Yes	<ul style="list-style-type: none"> Permit time represents a cost that is passed on to consumers 	<ul style="list-style-type: none"> County is implementing expedited permit review program
Limited Land Availability and Environmental Constraints			
Lack of large parcels for infill development	No	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Environmental constraints	Potentially	<ul style="list-style-type: none"> CAO updates may result in increased buffers in some instances, reducing availability of sites with development capacity. PBD code is unclear. 	<ul style="list-style-type: none"> Consolidated Performance Based Development (PBD) permit (17.450) with Subdivision Permit, so it can all be done under one review. CAO update (forthcoming)
Gaps in local funding	Yes	<ul style="list-style-type: none"> No financial incentive for development of affordable units 	<ul style="list-style-type: none"> Multi-family tax exemption program (MFTE) if/when the program becomes available to Kitsap County.



Table 19. Low- to Mid-Rise Multifamily housing barrier review checklist

7.3.3 Permanent Supportive Housing (PSH) and emergency housing

As noted in the previous section, Kitsap County has ample capacity for emergency housing. However, the permanent supportive housing and emergency housing analysis is as follows.

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
Development regulations			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities)	No	<ul style="list-style-type: none"> County does not have spacing requirements for permanent supportive housing 	<ul style="list-style-type: none"> N/A
Parking requirements	Yes	<ul style="list-style-type: none"> County currently requires 1.5 spaces per multifamily unit plus 0.5 per unit on the street or set aside Parking for emergency housing or non-multifamily iterations of PSH determined by the director 	<ul style="list-style-type: none"> Reductions and standardization in parking requirements (17.490.030)
On-site recreation and open space requirements	No	<ul style="list-style-type: none"> No open space or recreation space requirements that are different from multifamily 	N/A
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	Yes	<ul style="list-style-type: none"> There are no standards specific to office support within permanent supportive housing or group housing. There is a lack of clarity 	<ul style="list-style-type: none"> PSH should have its own definitions and standards in KCC 17.110.318. Additional code is needed to clarify rules for PSH and indoor emergency shelter.

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	No	<ul style="list-style-type: none"> Group living (one to 6 rooms) shall meet minimum density and shall not exceed the maximum density for the zone or 6 boarding rooms, whichever is greater Group living (seven or more rooms) shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater Transitory accommodations (17.505) 	May need additional code on this – transitory accommodations do not apply to PSH as written but contain separate standards
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	Yes	<ul style="list-style-type: none"> There are no standards specific to office support within permanent supportive housing or group housing. There is a lack of clarity 	<ul style="list-style-type: none"> development standards for PSH should be established in order to comply with RCW 36.130.020. Standards cannot be more restrictive than standard housing developments however preferential treatment for affordable housing, such as reduces setbacks, parking standards, etc. can be implemented. If reduced standards are not desired it should be established that the same standards apply to PSH that apply to standard housing projects.
Other restrictions specific to emergency shelters,	Yes	<ul style="list-style-type: none"> There are no standards specific to office support within permanent supportive housing or 	<ul style="list-style-type: none">



Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
emergency housing, transitional housing and permanent supportive housing		group housing. There is a lack of clarity	
Gaps in local funding	Yes	<ul style="list-style-type: none"> No financial incentive for development of affordable units 	<ul style="list-style-type: none"> Sales and use tax for affordable housing (KCC 4.35) as well as sales and use tax for housing-related expenses (KCC 4.34) County is exploring feasibility of MFTE should the statutory basis change within the planning period

Table 20. PSH and Emergency Housing barrier review checklist

7.3.4 Accessory Dwelling Unit (ADU) barrier review checklist

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
Development regulations			
Must allow two ADUs on each lot in urban growth areas; May not require the owner to occupy the property, and may not prohibit sale as independent units, but may restrict the use of ADUs as short term rentals; Must allow an ADU of at least 1,000 square feet; Must set parking requirements based on distance from transit and lot size; May not charge more than 50% of the impact fees charged for the principal unit;	Yes	<ul style="list-style-type: none"> Various sections of code needed to be revised on account of HB 1337 	<ul style="list-style-type: none"> Various revisions to section 17.415.010 KCC including Limiting impact fees to 50% of primary dwelling, Increasing ADUs to a maximum of 1,000 sq. ft.,

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
<p>Must permit ADUs in structures detached from the principal unit; May not restrict roof heights of ADUs to less than 24 feet, unless that limitation applies to the principal unit; May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units; Must allow an ADUs on any lot that meets the minimum lot size required for the principal unit; Must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley; Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and May not require public street improvements as a condition of permitting ADUs.</p>			<ul style="list-style-type: none"> • Allowing ADUs to be sold independent of principal unit.
Unclear development regulations	No	<ul style="list-style-type: none"> • 17.415.010 is clear but is being modified as per the previous line. 	<ul style="list-style-type: none"> • N/A
Large setback requirements	No	<ul style="list-style-type: none"> • Setback requirements being reduced as part of changes to 17.420.52 KCC, which also apply to ADUs 	N/A
Off-street parking requirements	Yes	<ul style="list-style-type: none"> • Changes to off-street parking requirements 	<ul style="list-style-type: none"> • See previous



Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
		in 17.415.010 to comply with HB 1337.	
Other (for example: burdensome design standards, tree retention regulations, historic preservation requirements, open space requirements, etc.)	No	<ul style="list-style-type: none"> No other burdensome standards for ADUs identified in code. 	N/A
Process Obstacles			
Lack of clear and accessible information about process and fees	No	<ul style="list-style-type: none"> Kitsap County Code and fee schedules contain specific lines for ADUs 	<ul style="list-style-type: none"> N/A
Permit fees, impact fees and utility connection fees that are not proportionate to impact	No	<ul style="list-style-type: none"> Fee schedule ordinance contains specific line for ACUP for ADUs 	<ul style="list-style-type: none"> N/A
Processing time and staff challenges	Yes	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Expedited permitting for multi-family developments

Table 21. ADU barrier review checklist

7.4 Checklist for local option tools for addressing affordable housing funding gaps

Local option tools for addressing affordable housing funding gaps*	Implementation Status	Plans for Implementation
Housing and related services sales tax (RCW 82.14.530)	Implemented in KCC 4.34	Already implemented
Affordable housing property tax levy (RCW 84.52.105)		
REET 2 (RCW 82.46.035) GMA jurisdictions only and only available through 2025	Allowed by inference in KCC 4.56	Already implemented

Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	Implemented in KCC 4.35	Already implemented
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	Not eligible (only municipalities are eligible)	N/A
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	Implemented in KCC 4.33	Already implemented
Donating surplus public lands for affordable housing projects (RCW 39.33.015)		
Impact fee waivers for affordable housing projects (RCW 82.02.060)	Implemented by KCC 4.110.030	Already implemented
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	County currently developing an expedited permit review program for multifamily housing projects, including affordable housing projects.	Being implemented concurrent with this comprehensive plan periodic update and associated development regulations amendments.
Multi-Family Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	Not currently allowed under RCW, as of 2024	The County is actively studying MFTE to be ready to implement should the statutory situation change within the planning period
General funds (including levy lid lifts to increase funds available)	Not currently being considered.	No plans for implementation

Table 22. Local tools for addressing affordable housing funding gaps



References

Kitsap County Department of Community Development (2023) "Land Capacity Analysis." Workbooks:
https://www.kitsap.gov/dcd/PEP%20Documents/Land_Capacity_POP_EMPLOY_UGA.pdf

Kitsap County Department of Community Development (2023) "Land Capacity Analysis." GIS Data: Provided
by Kitsap County Staff, GIS analysis by DCG/Watershed 2023-2024.

Revised Code of Washington (RCW). (2023) [Revised Code of Washington \(RCW\)](#)

Washington State Department of Commerce (2023) "Guidance for Updating Your Housing Element:
Updating your housing element to address new requirements."
<https://deptofcommerce.app.box.com/s/1d9d517g509r389f0mjpowh8isjpirlh>

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