

COMPREHENSIVE PLAN

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Table 3. Comparison of Population Growth Targets to Land Capacity Analysis

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	2,697	153
Silverdale	9,442	16,609	7,167
Kingston	3,121	3,364	243
Poulsbo	1,054	1,069	15
Port Orchard	3,486	3,814	328
Central Kitsap	4,787	6,132	1,345
Rural	4,391	4,391	0
Total	28,825	37,483	9,251

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Table 4. Comparison of Employment Growth Targets (2022-2044) to Land Capacity (Board Directed Preferred Alternatives)

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,454	4,037	1,583
Silverdale	11,023	11,188	165
Kingston	1,343	1,425	82
Poulsbo	103	104	1
Port Orchard	1,429	1,524	95
Central Kitsap	1,380	1,451	71
Rural	2,150	2,150	0
Total	19,882	21,879	1,997

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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				
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				
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, RL				
Sub-Total	4,103						
Total	14,497			9,592	15,210	12,677	15,487
Emergency Housing	612	Facility	RC, C, UVC, NC, I				Sufficient Capacity

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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	8,354	8,379 (7,998 + 381 ADU units = 8,379)	25
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	2,361	321
101-120%	1,012				
>120%	4,103	Low Density	4,103	4,746	643
Total	14,497		12,129 (non-pipeline) + 2,368 (pipeline) = 14,497	15,487 (including 2,368 pipeline units and 381 ADUs)	992

Appendix A

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

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

Zone					Change from Alternative 1, Total Units
	Net Acres	SF Units	MF Units	Total Units	
Commercial	41.11	-	1191	1191	1144
Commercial – Center ¹	2.00	-	375	375	n/a
Commercial – Corridor ²	15.59	-	360	360	n/a
Greenbelt	61.99	102	-	102	8
Low Intensity Commercial	1.04	0	4	4	-5
Neighborhood Commercial	0.00	0	0	0	0
Regional Center	66.23	-	1979	1979	1894
Residential High	0.00	0	0	0	0
Residential Low	102.50	426	-	426	37
Residential Medium	0.00	0	0	0	0
Urban Cluster Residential	17.35	1034	-	1034	84
Urban High Residential	63.11	-	1487	1487	757
Urban High Residential – Center ¹	6.21	-	176	176	n/a
Urban Low Residential	823.73	4424	0	4424	-63
Urban Medium Residential	115.02	-	1523	1523	592
Urban Medium Residential – RC ³	18.35	-	227	227	n/a
Urban Restricted Residential	225.96	764	-	764	-2
Urban Village Center	14.24	-	57	57	40
All Zones	1562.10	6691	7380	14071	4429

4.4 PREFERRED ALTERNATIVE

Zone	Unit Capacity - Non-Pipeline, Non-ADU	Assigned Zone Category	Capacity in Zone Category
Commercial	809	Low-Rise Multifamily	
Commercial - Center	375	Low-Rise Multifamily	
Commercial – Corridor	360	Low-Rise Multifamily	
Low Intensity Commercial	4	Low-Rise Multifamily	
Neighborhood Commercial	0	Low-Rise Multifamily	
Urban Low (Low-Rise MF Share)	254	Low-Rise Multifamily	
Regional Center	1,979	Mid-Rise Multifamily	5,224
Residential High	0	Mid-Rise Multifamily	
Urban High Residential	1,487	Mid-Rise Multifamily	
Urban High Residential –Center	176	Mid-Rise Multifamily	
Urban Medium Residential	1,302	Mid-Rise Multifamily	
Urban Medium Residential - RC	227	Mid-Rise Multifamily	
Urban Village Center	53	Mid-Rise Multifamily	
Residential Medium	0	Moderate Density	2,921
Urban Cluster Residential	124	Moderate Density	
Urban Low (Moderate Density Share)	2797	Moderate Density	
Greenbelt	102	Low Density	2,790
Residential Low	426	Low Density	
Urban Low (Low Density Share)	581		
Urban Restricted Residential	704	Low Density	
Rural and Resource Zones	977	Low Density	

5.4 Preferred Alternative

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	1,214	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	8,354	8,379 (7998 + 381 ADU = 8,379)	25
0-30% Non-PSH	2,768				
31-50%	2,376				
51-80%	1,996				
81-100%	1,028	Moderate Density	2,040	2,361	321
101-120%	1,012				
>120%	4,103	Low Density	4,103	4,746	643
Total	14,497		14,497	15,487	992

Aggregated housing needs are the sum of the projected housing needs. Total capacity is the land capacity analysis (LCA) which includes all pipeline units. The ADU's are added to the total capacity.