

# Housing in Kitsap County

Growth Management Act, Housing,  
Shelters, and Affording Housing

**Community Development Department  
Human Services Department**

October 21, 2025



**KitsapCounty**



# Introduction

In May, Kitsap County **Community Development Department** and **Human Services Department**, **City of Bremerton**, and **Housing Kitsap** collaborated on a Read, Roam, Rules Program.

The walk featured a variety of affordable housing projects in Port Orchard UGA and featured a book by Kitsap County resident, Gregg Colburn, and a book club discussion in partnership with Kitsap Regional Library.

## NEWS

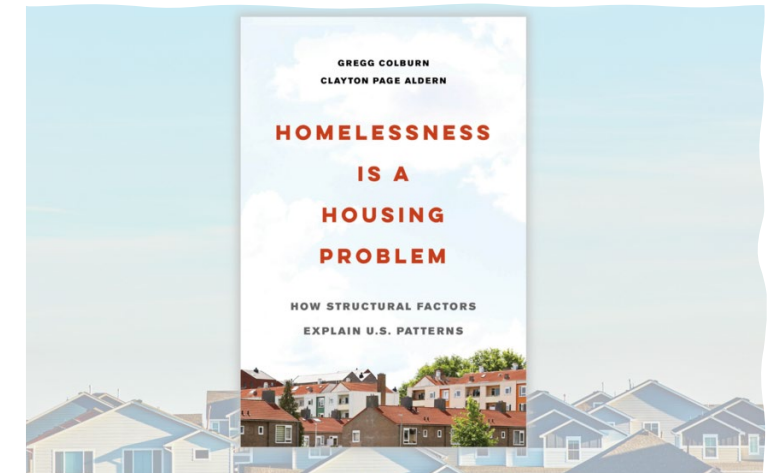
### Port Orchard community walk brings housing issues into focus

By Britney Fletcher-West • May 21, 2025 1:30 am



Alicia Alder courtesy photo Members of 'Read, Roam, Rules' walked for two to three miles through a variety of affordable housing projects in South Kitsap.

Kitsap County planners took their message to the streets of Port Orchard during a recent "Read, Roam, Rules" walk.





# Community Development

Comprehensive Plan + Housing

**Heather Cleveland, Long Range Planner**

**Keri Sallee, Long Range Planner**

**Jim Rogers, Long Range Planner**

October 21, 2025



**KitsapCounty**

# GMA - Housing

## RCW 36.70A.070(2)

- Local jurisdictions must “plan for and accommodate” housing that is **affordable to all economic segments** of the population.
- Housing must include a **variety of residential densities and housing types** (e.g., single-family, multi-family, middle housing).
- Housing element must identify **sufficient land capacity** to meet projected housing needs, by AMI income category.
- Housing policies must analyze and resolve **disparate impacts, displacement, and exclusion** in housing policies.
- Implementation of housing element **must be monitored and evaluated**, and updated as necessary to achieve targets.



# 2024 Comp Plan Remand



- **August 2025:** GMHB remands the 2024 Kitsap County Comprehensive Plan.
- The land use element did not identify **sufficient total housing capacity** (-1,345 units).
- The land use element did not identify sufficient housing capacity **across all income categories**, particularly 0-80% AMI (-1,179 units, from total above).
- The County **overestimated redevelopment and infill potential**, and did not include **potential multifamily housing** in commercial and mixed-use zones.
- Land capacity analysis must be revised to address these deficiencies.
- **February 4, 2026:** Revised comp plan must be adopted by the County.



# Affordable Housing Targets – Comp Plan

## Required Housing Units by AMI Band

The plan outlines housing allocations for unincorporated Kitsap County through 2044 as follows:

| AMI Band                    | Required Units<br>(2020-2044) | Estimated Housing<br>Capacity | Difference (Capacity -<br>Required) |
|-----------------------------|-------------------------------|-------------------------------|-------------------------------------|
| 0-30% AMI                   | 2,768                         | 1,802                         | -966                                |
| 31-80% AMI<br>(aggregated)  | 4,372 (31-50 + 51-80)         | 3,830                         | -542                                |
| 81-120% AMI<br>(aggregated) | 2,040                         | 1,874                         | -166                                |
| >120% AMI                   | 4,103                         | 4,179                         | +76                                 |



# Comprehensive Plan

## Housing Goals

### Goal 1. Accessible and resilient housing.

- Promote the preservation, rehabilitation, and development of housing that contributes to healthy and accessible built environments.

### Goal 2. Economically available housing.

- Ensure that a broad range of housing types are available across all economic segments of the community and demographic groups from both private and public development

### Goal 3. Affordable Housing.

- Increase the supply of affordable housing units through both private and public development.

### Goal 4. Preservation of affordable housing inventory.

- Preserve the existing stock of affordable housing units in the county.
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# Comprehensive Plan

## Housing Goals

### Goal 5. Integrated planning of affordable housing.

- Integrate affordable housing planning with transportation, workforce development, emergency management, and economic development efforts.

### Goal 6. Equitable access to housing.

- Ensure equitable access to housing, prioritizing efforts to remove disparities in housing access for historically marginalized communities and household that experience disproportionate access to barriers.

### Goal 7. Mitigation of risk of displacement.

- Ensure equitable treatment for residents currently housed by mitigating harmful practices that may put households at risk of displacement.

### Goal 8. Homelessness.

- Make homelessness rare, brief, and one-time in Kitsap County.

### Goal 9. Support Services.

- Increase support, referral, and connections to social services.
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# Current Implementation Efforts

- Silverdale Center Plan
  - Increased housing density
  - Incentives
    - Reduced Setbacks
    - Reduced Parking Requirements
    - Transit Oriented Development Overlay
    - Public Investment Opportunities
    - Simplified Urban Design Standards
- Improved Permit Processing Times
  - SB 5290



# Future Implementation Strategies

- Coordination with Housing Authorities, Cross-Jurisdictional Programs and Resources
- Explore allowing Boarding Houses, Single Room Occupancy Buildings, and Micro-units
- Ensure Zoned Capacity is Available for Middle Housing in UGAs
- Evaluate Surplus County Properties for Affordable Housing Projects
- Explore Longer-term affordability Requirements of Incentivized Developments (30+ yrs)
- Explore the Establishment of a Housing-focused Community Land Trust
- Multi-Family Tax Exemption
- Voluntary Inclusionary Zoning



# Monitoring & Reporting

- GMA Required 5-year Review and Report
  - Track Housing Development Over Time, by AMI categories
  - Make Policy and Code Adjustments as Needed to Ensure Progress Toward Targets
  - Report Due 2029
- County Comp Plan Implementation Program
  - Develop a Dashboard to Track All Goals and Policies
  - Annual Progress Reports
  - Inform Future Strategy Improvement Efforts Where Needed

# Human Services

Housing and Homelessness  
Division

**Carl Borg**  
Program Manager

October 21, 2025



**KitsapCounty**



# Overview

Pacific Building

Point in time count

Project connect

Severe Weather Shelters

Housing and Homeless Coalition

Grant Cycle

Kitsap Homeless Crisis Response and Housing Plan

HEART



# Funding Sources

- **Consolidated Homeless Grant (CHG)/Housing and Essential Needs (HEN):** Funding approved during the legislative process and processed through the Department of Commerce.
- **The Affordable Housing Grant Program (AHGP) and The Homeless Housing Grant Program (HHGP)**

“Local Document Recording Fees”

Authorized by the Washington State Legislature (RCW 36.22.250).

Collected through a fee on certain transactions recorded at the Auditor’s Office

# Consolidated Homeless Grants

Coordinated Entry

Eviction Prevention

Rapid Rehousing/ Permanent Supportive Housing  
Shelters

Housing and Essential Needs

Hotel/ Motel

Transitional Housing

# HOMELESS HOUSING GRANT FUNDS AND AFFORDABLE HOUSING GRANT FUNDS

| Agency                             | Project                                               |
|------------------------------------|-------------------------------------------------------|
| Agape                              | Koinonia Inn                                          |
| Agape                              | Sisyphus II Housing                                   |
| City of Bremerton                  | Homeless Outreach Response                            |
| Housing Resources Bainbridge       | Permanent Affordable Housing                          |
| Kitsap Animal Rescue and Education | Pet Care Center Housing Outreach Pet Education (HOPE) |
| Kitsap Community Resources         | Transitional Housing and Community Case Management    |
| Kitsap Homes of Compassion         | Permanent Supportive Housing                          |
| Kitsap Mental Health Services      | Supportive Housing                                    |
| North Kitsap Fishline              | Homeless Supportive Services                          |
| The Coffee Oasis                   | Homeless Youth Services                               |
| The Salvation Army                 | Homeless Support Services - Direct Client Services    |
| West Sound Treatment Center        | Unsheltered Housing and Case Management               |
| <b>Totals</b>                      |                                                       |



# Human Services

Affordable Housing Programs

**Bonnie Tufts, Program Supervisor**  
**Joel Warren, Program Supervisor**

October 21, 2025



**KitsapCounty**

# Affordable Housing Programs

## Introduction

### **Community Development Block Grant (CDBG)**

#### **Home Investment Partnership (HOME)**

- Department of Housing and Urban Development (HUD)
- Administered locally

### **Community Investments in Affordable Housing (CIAH)**

- 0.1% local sales/use tax program
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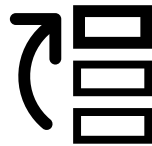
# Affordable Housing Programs

## Guiding Documents



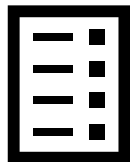
# Affordable Housing Programs

## Strategic Plan Priority Needs and Goals



### Priority Needs

1. Affordable housing
2. Economic development microenterprise
3. Public services



### Goals

1. Preserve and increase affordable housing
2. Provide supportive services
3. Provide economic opportunities
4. Provide essential public facilities/infrastructure



# Affordable Housing Programs

HOW MUCH?

/

WHAT CAN IT DO?

/

WHO IS IT FOR?

/

WHERE CAN IT GO?

## CDBG

- \$1,000,000 Annually

## HOME

- \$600,000 Annually

## CIAH

- \$5.5M Annually

- All grant programs
  - All use same RFP/NOFA process
  - Substantial overlap
-

# Affordable Housing Programs

HOW MUCH? / [WHAT CAN IT DO?](#) / WHO IS IT FOR? / WHERE CAN IT GO?

## **CDBG**

- Renters & Homeowners
- Rehabilitation
- Economic development microenterprise
- Public Services

## **Project Examples**

- Weatherization
- Kingston Ridge

## **HOME**

- Renters & Homeowners
- Acquisition
- New Construction
- Direct Assistance to Buyers

## **Project Examples**

- Wheaton Landing
- DPA Program

## **CIAH**

- Renters & Homeowners
- Acquisition
- New Construction
- Operations & Maintenance
- Housing Services

## **Project Examples**

- Evergreen Bright Start
- Meadowdale Trails & North

# Affordable Housing Programs

Wyatt and Madison



Wheaton Landing



Evergreen Bright Start



# Affordable Housing Programs

HOW MUCH? / WHAT CAN IT DO? / [WHO IS IT FOR?](#) / WHERE CAN IT GO?

## CDBG

80% AMI and below

## HOME

80% AMI and below  
(homeownership)

60% AMI and below (rental)

## CIAH

60% AMI and below **AND one of:**

- Disability (any type)
- Elderly
- Domestic Violence
- Unaccompanied youth
- At-risk of homelessness
- Veteran



# Affordable Housing Programs

HOW MUCH? / WHAT CAN IT DO? / WHO IS IT FOR? / [WHERE CAN IT GO?](#)

## CDBG

Countywide, outside of Bremerton

Bremerton receives and manages their own CDBG allocation.

## HOME

Countywide

Bremerton has their own allocation, managed by the County.

## CIAH

Countywide

\*\*

Poulsbo & Bainbridge Island are not prioritized because they opted to receive their sales/use tax locally.

# Affordable Housing Programs

## Barriers

- Agency capacity
    - Ability to acquire/hire expertise to develop project
    - Ability to take on operations and ongoing upkeep
  - Impact & Connection fees
    - Sewer, water, connection fees
    - Utility fees
  - Planning & Permitting process timeline
    - Phased projects and regulatory changes
    - Restrictive zoning & parking requirements
    - Lack of regulatory incentives
  - Financial Resources
    - Competitive funding/not enough
    - Regulatory requirements
    - High construction costs (land, labor, materials)
    - Low rents can't support project debt
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**Thank you!**

We welcome your  
questions and  
comments.

