

Chapter 4 - Housing and Human Services



Discussion

Everyone matters in Kitsap County. As part of the Comprehensive Plan, the County will work to provide policy guidance for assistance to the most at-risk residents, while directing funding to programs that support these populations. As part of this effort, the County will consider and review a housing first model for support for the most at-risk residents. The County also strives to provide policy direction to facilitate adequate housing for all economic segments of the county. Part of this effort includes intergovernmental coordination to make the most efficient use of resources to provide housing while avoiding concentrating housing in environmentally sensitive areas and protecting natural systems adequately to ensure long-term viability of groundwater supplies and maintain a high quality of life.



Kitsap County has had stable population growth over the past two decades. Much of the growth is driven by the County's location in the Central Puget Sound and its relative proximity to jobs in King, Pierce and Snohomish Counties. This said, Kitsap County has also increased its job base over the past two decades as well.

Kitsap County's housing stock continues to be mainly single-family detached housing with the largest amount of multi-family housing in Bremerton and unincorporated Kitsap County.

Statistics from the U.S. Census bureau comparing housing stock between the 2000 and 2010 censuses show that a majority of Kitsap County residents are homeowners. U.S. Census and ongoing real estate research efforts show that the price of owning a home, after the housing crash of 2008 is now again rapidly increasing. Affordable housing for first time homebuyers, in particular, is declining in Kitsap County. The county has a large percentage of renters and homeowners earning less than the county median and paying more than 30 percent of their income for housing, meeting the definition of cost-burdened households.

Kitsap County is projected to gain an additional 80,438 residents between 2010 and 2036, for a total estimated population of approximately of 331,570 persons. This implies a need for approximately 34,000 new housing units by 2036. It is a vision of the County to allow flexible development standards for housing being proposed in

the vicinity of critical areas to reach both goals of meeting housing targets and environmental protection. The County also seeks to allow diversity of housing stock to include provision of energy efficient housing types that conserve non-renewable energy and helps minimize impact on air quality and climate.



In the coming years the County will work to develop design guidance to create and maintain attractive housing stock while encouraging integration of affordable housing in new development and working to permit housing in areas with adequate public facilities and services.

Throughout the 20-year plan period the County will continue to partner with and encourage developers to provide for open space, in association with new housing developments. Integration of housing and open space will be a priority to be located near new employment opportunities.

This Comprehensive Plan also seeks to:

- promote the development of housing that contributes to healthy urban areas that attract existing and future residents,
- provide policy guidance and assistance to property owners of historical and culturally significant housing to encourage preservation of those resources within the county,
- encourage housing growth and rehabilitation sufficient to meet the needs of the growing Kitsap County economy,
- encourage growth of housing in areas with sufficient public facilities and capacity in place, as well as,
- require upgrades to public services and facilities where new housing is planned and services and facilities will not meet standards with new growth.

In an effort to meet these challenges Kitsap County and the City of Bremerton, Washington have prepared a Consolidated Plan in order to implement our community’s federal program funds from the U.S. Dept. of Housing and Urban Development (HUD). These funds are Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME). This plan is for the period of January 1, 2016 to December 31, 2020. Kitsap County is designated as an Urban County and receives a direct allocation of CDBG funds.

The City of Bremerton receives a direct CDBG allocation, and works in partnership with the Kitsap County Consortium to administer HOME funds. The City of Bremerton receives its share of HOME funds based on a percentage allocation determined by HUD. The Consolidated Plan follows

requirements of the U.S. Department of Housing and Urban Development (HUD), and uses HUD's format and data tables required for plans adopted after November 15, 2012. The purpose of this plan to evaluate community needs and set goals for the five-year plan period. Through a Community Needs Assessment, Housing Market Analysis and with community input, the County and City of Bremerton have developed a Strategic Plan. The Strategic Plan outlines the priorities and goals which guide the allocation of funds over the five year period. The County and City will each develop an Action Plan annually which will include projects awarded funds through an annual application process. These projects will address the priorities and goals over the 5-year period. Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds will be used over the next five years to address the needs outlined in the Strategic Plan. HUD's objectives guiding the proposed activities are to 1. Provide decent affordable housing; 2. Create suitable living environments; and 3. Create economic opportunities.

Housing and Human Services Guiding Directives

Healthy and vibrant residential communities are attractive, affordable, diverse, and supported by appropriate services. Strong neighborhoods include a variety of housing choices that meet the full range of resident income levels, backgrounds and preferences. In urban areas residents are able to walk to community destinations to comfortably and safely shop, work and interact with neighbors and friends. These community values are further supported by recognizing:

- Safe, affordable, and appropriate housing is a fundamental need for all citizens in Kitsap County.
- Housing, transportation, economic development, and social services are all closely linked.
- Provide sufficient development capacity in existing zones to accommodate additional housing units for projected population growth.
- Vital neighborhoods create connections between people, stabilize families, and support local businesses.
- Appropriately sited and designed housing located near jobs, schools, and services can help reduce the negative impacts of traffic and commuting.
- Many citizens are supported by social services, which should be accessible to all who need them.

The County encourages and supports a diverse and integrated mix of housing that includes housing for all ages, family types, household sizes, backgrounds, ethnicities, and incomes. Homelessness and housing instability affects many people in our community and has a detrimental effect on these individuals as well as on our community as a whole. While market forces will provide a mix of housing types and styles that will meet the housing needs of a portion of the population, and the market will encourage the redevelopment of some housing under the current regulatory environment, housing across the spectrum of ownership, type and affordability is needed throughout the County.

The County strives to provide essential human services that address individual and community needs, to preserve the rights and dignity of the recipients of those services, and to promote the health and well-being of all Kitsap residents. Thousands of Kitsap County residents benefit from services provided by the Department of Human Services directly or through the Department's contractors. These services assist many of the community's most vulnerable populations including the low-income elderly, disabled Veterans, disadvantaged youth and the developmentally disabled.





Housing and Human Services Goals and Policies

Housing and Human Services (Housing, Human Svcs) Goal 1. Make homelessness rare, brief, and one-time in Kitsap County.

Housing, Human Svcs Policy 1. Expand and commit public resources to create a mix of housing alternatives and services for people experiencing homelessness.

Housing, Human Svcs Policy 2. Remove regulatory barriers to alternative housing models for people experiencing homelessness.

Housing, Human Svcs Policy 3. Create additional permanent supportive housing units and expand service options for Kitsap residents who have significant barriers to independent, stable housing.

Housing, Human Svcs Policy 4. Support programs that address contributing factors to homelessness (e.g., poverty, mental illness, substance abuse disorders, and people exiting from institutional care to homelessness).

Housing and Human Services Goal 2. Increase affordable housing units and ensure that a broad range of housing types are available.

Housing, Human Svcs Policy 5. Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.

Housing, Human Svcs Policy 6. Analyze and implement new funding opportunities and sources to support the development of additional affordable housing.

Housing, Human Svcs Policy 7. Adopt regulatory changes to allow non-traditional housing types.

Housing, Human Svcs Policy 8. Wherever possible and appropriate utilize unused County properties for affordable housing.

Did You Know?



The Kitsap WorkSource office helps residents find jobs at no cost. Businesses can also utilize service at no cost to find employees.

Housing and Human Services Goal 3. Preserve existing affordable housing inventory.

Housing, Human Svcs Policy 9. Support programs and regulations that encourage the rehabilitation of deteriorating housing.

Housing, Human Svcs Policy 10. Preserve existing subsidized housing units with expired affordability restrictions that are at risk of being converted to market-rate housing.

Housing and Human Services Goal 4. Ensure that all people have fair and equal access to housing and services.

Housing, Human Svcs Policy 11. Promote fair housing to ensure that all residents of Kitsap County have an equal and fair opportunity to obtain safe and sanitary housing suitable to their needs and financial resources, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class.

Housing, Human Svcs Policy 12. Identify and remove regulatory barriers that limits access to or the provision of a diverse affordable housing supply.

Housing, Human Svcs Policy 13. Identify and remove impediments to creating housing for harder to house populations.

Housing, Human Svcs Policy 14. Disperse affordable housing opportunities throughout the County.

Housing and Human Services Goal 5. Increase support, referral, and connections to social services.

Housing, Human Svcs Policy 15. Support existing programs and develop new and innovative programs that provide human services and links to housing.

Housing, Human Svcs Policy 16. Ensure that all residents have an equal and fair opportunity to access human services, regardless of race, religion, gender, sexual orientation, age, national origin, family status, income, disability, or other protected class and ensure services are accessible via public transportation.

Housing, Human Svcs Policy 17. Work with partner agencies and provide support to programs





that assist the low-income elderly and residents with qualifying disabilities.

Housing, Human Svcs Policy 18. Work with partner agencies to provide services to area Veterans.

Housing, Human Svcs Policy 19. Continue to support services for Kitsap area disadvantaged youth with job training and job placement.

Housing, Human Svcs Policy 20. Continue to promote workforce development.

**Housing and Human Services Goal 6.
Integrate affordable housing and human
services planning with transportation,
workforce development, and economic
development efforts.**

Housing, Human Svcs Policy 21. Ensure coordination and consistency between Kitsap County policies and other housing and human services planning efforts and documents, including the Consolidated Plan, the Kitsap Homeless Housing Plan, the Area Plan on Aging, and others.

Housing, Human Svcs Policy 22. Cooperate with other jurisdictions and entities and support their efforts to plan and develop housing and human services.

Housing, Human Svcs Policy 23. Promote housing preservation and development in areas that are already well-served by schools, public transportation, commercial facilities, and have adequate infrastructure to support alternative modes of transportation.

Learn More



*Learn more about housing and
human services programs in Kitsap
County at
[http://www.kitsapgov.com/hs/default
.htm](http://www.kitsapgov.com/hs/default.htm)*

Housing and Human Services Strategies

Strategy 1 – Affordable Housing Inventory and Transportation Analysis

Supports policies 2, 3, 4, 7, 9-14, 21-23

Conduct a comprehensive study of Kitsap County’s current housing landscape and inventory to determine what type of housing is needed currently and in the future based on Kitsap’s employment and socio-economic profile, and to determine whether the current housing stock and employment distribution align with the transportation network and transit service.

- Partnerships: County elected officials and staff (including Department of Community Development, Human Services – Housing and Homelessness Division and Human Services – Community Development Block Grant Division), Cities, affordable housing providers, private housing developers/builders, social service agencies, Navy housing providers, land owners, real estate professionals, and consultants.
- Public Outreach: Kitsap County stakeholder outreach tools, form new Affordable Housing Task Force.
- Finance and Budget: Community Development Block Grant Division, Housing and Homelessness Division, other jurisdictions and community partners, and County staff time. ■ Project Selection: County RFP process
- Monitoring: Establish timelines for study solicitation, execution, and completion.

Strategy 2 – Regulatory Changes

Supports policies 2, 3, 5, 7, 9-14

Use the Affordable Housing Inventory and Transportation Analysis and/or other research to evaluate and implement the most effective regulatory tools and incentives (e.g. inclusionary zoning, impact fees, and others), to encourage affordable housing development and alternative housing types (e.g. tiny houses, Housing First units, micro units, boarding houses, Single Residence Occupancy units (SROs), and others).

- Partnerships: County elected officials and staff (including Department of Community Development), affordable housing providers, private housing developers/builders, Navy housing providers, social service agencies, land owners and real estate professionals.
- Public Outreach: Kitsap County stakeholder outreach tools, form new Affordable Housing Task Force.
- Finance and Budget: Board of Commissioners and County staff time.
- Project Selection: Affordable Housing Task Force to make recommendations to



the Board of Commissioners for regulatory changes.

- **Monitoring:** Establish baseline of affordable housing units; list of proposed prioritized changes with milestones; implementation of recommendations; track changes in the production of new affordable units.

Strategy 3 – Development and expansion of financial resources

Supports policies 1, 6

Research, evaluate and implement new mechanisms for additional local funding for affordable housing and homeless housing and services.

- **Partnerships:** County elected officials and staff, affordable housing developers, social service agencies, private foundation/funders, citizens.
- **Public Outreach:** Kitsap County stakeholder outreach tools.
- **Finance and Budget:** Board of Commissioners and County staff time, community volunteer time.
- **Project Selection:** Staff and stakeholder recommendations to the Board.
- **Monitoring:** Establish baseline of current financial resources; produce analysis of options; implementation of recommendations; track changes in new funding availability.

Strategy 4 – Implement the Homeless Housing Plan

Supports policies 4, 10, 15, 21

Implement the strategies and action steps identified in the Kitsap Homeless Housing Plan.

- **Partnerships:** County elected officials and staff, social service agencies (Kitsap Continuum of Care Coalition), faith based organizations, elected officials, Tribes, Federal and State Agencies, housing developers, foundations, people experiencing homelessness, citizens.
- **Public Outreach:** Kitsap County stakeholder outreach tools in addition to community engagement strategies and action steps identified in the Kitsap Homeless Housing Plan.
- **Finance and Budget:** Board of Commissioners and County staff time, more money and resources.
- **Project Selection:** Projects and programs identified in the Kitsap Homeless Housing Plan, through existing County processes.
- **Monitoring:** Identification and implementation of initial and subsequent action steps, performance indicators listed in Kitsap Homeless Housing Plan.

Strategy 5 – Analysis of Impediments and Fair Housing Plan

Supports policies 11-13

Analyze impediments (including regulatory barriers) to fair housing and develop and implement a Fair Housing Plan.

- **Partnerships:** County, Cities, Housing Authorities, housing providers, HUD.
- **Public Outreach:** Create new Working Group, Kitsap County stakeholder outreach tools.
- **Finance and Budget:** Board of Commissioners and County staff time, agency staff time.



- Project Selection: Projects and programs identified in the Fair Housing Plan.
- Monitoring: Implement action steps and measure progress using identified indicators included in the Fair Housing Plan.

References

- 2016-2019 Draft Kitsap County Aging and Long Term Care Area Plan
<https://www.kitsapgov.com/hs/Pages/Aging-Landing.aspx>
- Housing and Homelessness Program Overview <https://www.kitsapgov.com/hs/Pages/HH-Housing-and-HomelessnessLanding.aspx>
- The Block Grant Program – Consolidated Plan
<https://www.kitsapgov.com/hs/Pages/CDBG--LANDING.aspx>
<http://www.kitsapgov.com/hs/commission/ccy.htm>
- Developmental Disabilities Program
<https://www.kitsapgov.com/hs/Pages/DD-Landing.aspx>
- Veterans Assistance Program _
<https://www.kitsapgov.com/hs/Pages/VAB-LANDING.aspx>
- Substance Abuse Prevention _<https://www.kitsapgov.com/hs/Pages/PREVENTION-Landing.aspx>