



2026 - 2030

**KITSAP COUNTY and
CITY OF BREMERTON
CONSOLIDATED PLAN**

**Kitsap County
Community Development Block
Grant (CDBG)**

**Kitsap County/City of Bremerton
HOME Consortium**

Kitsap County, WA

In Cooperation with the cities of:
Bainbridge Island, Port Orchard,
Poulsbo, and City of Bremerton

(Lead Agency: Kitsap County)

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KITSAP COUNTY AND THE CITY OF BREMERTON CONSORTIUM

Kitsap County 2026

Board of County Commissioners

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Oran Root, **District 2 (Chair)**
Katie Walters, **District 3**

City of Bremerton 2026

Mayor Greg Wheeler	Councilmember District 4 Jane Rebelowski (President)
Councilmember District 1 Jennifer Chamberlin	Councilmember District 5 Michael Goodnow
Councilmember District 2 Denise Frey	Councilmember District 6 Anna Mockler
Councilmember District 3 Christy Cammarata	Councilmember District 7 Rick Tift

The Consolidated Plan is available on the Internet at:
<https://www.kitsapgov.com/hs/Pages/CDBG---Consolidated-Planning.aspx>
<https://www.bremertonwa.gov/198/Federal-Grants---CDBG>

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

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, 2026 to December 31, 2030. Kitsap County, including the cities of Port Orchard, Poulsbo and Bainbridge Island, is designated as an Urban County and receives a direct allocation of CDBG funds. The City of Bremerton receives a direct CDBG allocation and has formed a HOME Consortium with Kitsap County. 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 is 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.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

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:

- Provide decent affordable housing,
- Create suitable living environments, and
- Create economic opportunities.

The following are the priorities outlined in the Strategic Plan portion of this document. These will guide the investment of CDBG and HOME funds in Kitsap County and the City of Bremerton:

Strategic Plan Priorities

- Development and preservation of affordable rental and homeowner housing. This includes new construction, acquisition, and rehabilitation of rental housing as well as rehabilitation/weatherization of single-family housing and direct homebuyer assistance.
- Increased economic opportunities for low-income individuals – funding will be targeted towards microenterprise assistance.
- Provide critical support services – funding will be prioritized for childcare/after school programs and food assistance.
- Infrastructure projects related to affordable housing including offsite sewer/water extension and sidewalks required for affordable housing projects.

3. Evaluation of past performance

CDBG and HOME funds have been used over the last Consolidated Plan period 2021- 2025 to provide affordable housing, services and assistance to microenterprise businesses. In addition the County received CDBG-CV funds and HOME-ARP funds during the COVID-19 pandemic which provided emergency rental assistance, renovated a building to serve as a homeless shelter, provided funding for homelessness prevention services, and funded construction and acquisition costs to create new units of affordable housing.

Together these funds combined with other federal, state and local sources have provided funding for:

- Construction of **39 new units** of affordable rental housing in Bremerton and Kitsap County.
- Acquisition of **66 units** of affordable rental housing in Bremerton and Kitsap County.
- Rehabilitation of **192 units** of affordable rental housing in Kitsap County
- Homebuyers to purchase **46 homes** with down-payment assistance in Bremerton and Kitsap County
- Rehabilitation and weatherization of **126 single-family homes** in Kitsap County
- Food banks, childcare and essential services for over **68,727 individuals**
- Microenterprise business education, training and support for **168 individuals**.
- Sidewalk improvements to benefit a lower income neighborhood.
- Rehabilitation of a women’s clean and sober group home.
- Construction to expand and improve two different food bank facilities

Please note: some capital projects funded in the final two years of the 5-year plan period are in the development stages or under construction and are not yet complete. These projects have been included in the numbers above.

4. Summary of citizen participation process and consultation process

Development of this plan is the result of evaluation of information and data from a variety of sources, including the preparation of a Community Needs Assessment and Housing Market Analysis, consultations with local municipalities, government and non-profit agencies, an online community

survey, two public comment periods and two public hearings. The consultation and citizen participation process is described in detail in the Process section of this plan. All public comments received during the public comment periods will be addressed and included in the final Consolidated Plan before submission to HUD.

5. Summary of public comments

One comment from a developer perspective:

Consider cost savings for affordable housing projects such as

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

6. Summary of comments or views not accepted and the reasons for not accepting them

No such comments received.

7. Summary

Kitsap County will implement the goals and priorities of the 2026-2030 Consolidated Plan through an annual competitive grant award process. CDBG and HOME funding together with other local funding for affordable housing, homelessness, mental health, chemical dependency and therapeutic courts is allocated through the Coordinated Grant Application Process. The process utilizes a single website to post information including the schedule for the grant cycle, Policy Plans, RFP's and NOFA's, links to the online application platform, funding awards, and information about written comment periods and public hearings. This process helps eliminate duplication of funding and ensures limited CDBG and HOME dollars are used to fill gaps other funding cannot fill.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	KITSAP COUNTY	Dept. of Human Services, Block Grant Program
HOME Administrator	KITSAP COUNTY	Dept. of Human Services, Block Grant Program

Table 1 – Responsible Agencies

Narrative

Kitsap County is the lead entity for the Consolidated Plan. The City of Bremerton receives their own CDBG funds and prepares their own associated Action Plan. The Kitsap County Block Grant Program, as part of the Kitsap County Dept. of Human Services, is responsible for the administration of County CDBG and HOME funds. The Board of County Commissioners holds public hearings and provides policy direction. Kitsap County is the lead agency for HOME Consortium funds and provides contract administration.

The City of Bremerton administrates their CDBG funds through the City’s Dept. of Community Development. The Bremerton City Council holds public hearings and provides policy direction for CDBG funds and the City’s portion of HOME funds.

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Kitsap County consulted with other government agencies, housing and service providers, advisory boards and the public in the development of this plan. Consultation included conducting a survey; review of published plans and studies; requests to specific agencies to gather additional data and two written public comment periods.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Kitsap County has coordination between housing providers and health, mental health and service agencies through on-going meetings and coordinated planning. Most organizations serving Kitsap's lowest income residents participate in the Kitsap Housing and Homelessness Coalition (Continuum of Care). Through regular meetings information is shared and gaps in service are identified. Housing providers, including Kitsap County's two housing authorities, partner with those serving special needs populations to provide housing to our County's most vulnerable and work together to identify needs and develop new projects.

The Housing Solutions Center (HSC) is Kitsap County's single point of entry for those needing housing. The goal of the HSC is to prevent homelessness when possible and move people as quickly as possible into shelter or permanent housing.

Kitsap County now has a Homeless Encampment Action Response and Transitions (HEART) Program. The HEART team engages with people living in encampments, offering assistance and connecting them with resources including housing and shelter through the Housing Solutions Center. The two-person team consistently utilizes other service providers in the county that provide healthcare, treatment, emergency and protective services, transportation, food and more.

Improved discharge planning and coordination has been identified as a high priority, especially those exiting systems of care. A medical respite facility is under development in the City of Bremerton by Peninsula Community Health Services and has been partially funded by Kitsap County CIAH funds. The facility will have 22 individual rooms and an onsite clinic. It will serve people recently discharged from the hospital, as well as those who are ill or injured and need early medical intervention to avoid hospitalization. Patients will receive 24/7 support for up to 30 days from PCHS providers and support staff who will work with patients to develop an exit plan, enabling those experiencing homelessness to transition to a more stable environment.

Kitsap County sought to enhance coordination of funding through implementation of the Coordinated Grant Application process. A single online application platform is used for CDBG, HOME, Affordable Housing Grant Program (AHGP) funds and Homeless Housing Grant Program (HHGP), Consolidated Homeless Grant (CHG), Mental Health, Chemical Dependency, Therapeutic Courts (MHCDTC) and Community Investments in Affordable Housing (CIAH) funds. Funding is prioritized through the Consolidated Plan for CDBG, HOME and CIAH. The Kitsap Homeless Housing Plan sets priorities for AHGP, HHGP and CIAH funds. MHCDTC funds are prioritized through a Strategic Plan. Through this process duplication of funding is minimized and high priority capital projects are provided an opportunity to maximize local funding. These local sources of funds are critical to securing other federal, state, and private funding.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Nearly all organizations serving Kitsap's lowest income residents participate in the Kitsap Housing and Homelessness Coalition KHHC (Continuum of Care). The KHHC is an active and engaged coalition of member agencies serving the needs of the homeless and those living in poverty in Kitsap County. The KHHC meets monthly to discuss and share information on housing, prevention of homelessness, restoration of homeless individuals and families to stable living environments, and to promote community awareness of homelessness through education, legislative advocacy, mutual support and the sharing of resources. The KHHC members work closely with staff from the Housing and Homelessness division of Kitsap County Dept. of Human Services to address current homeless needs and implement solutions. County staff also leads the annual Point in Time Count, coordinates and compiles data for Kitsap County's Homeless Management Information System (HMIS) and is responsible for updating and implementing the Homeless Housing Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Kitsap County does not receive a direct allocation of ESG funds. Kitsap County is part of the Balance of State and receives ESG through the Balance of State process each year. Kitsap County has fully implemented HMIS including full data sharing. Agencies that receive funding through the Coordinated Grant Application process for homeless projects are required to report in HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Kitsap
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided narrative and data for the plan.
2	Agency/Group/Organization	Bremerton Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided narrative and data for the plan.
3	Agency/Group/Organization	Kitsap County Department of Community Development
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Data and information from planning staff were used in development of the Plan. Continued coordination around regulatory improvement and development of affordable housing is on-going.
4	Agency/Group/Organization	Kitsap County Department of Human Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Data from existing plans and information from departmental staff was used in the Needs Assessment and Market Analysis.
5	Agency/Group/Organization	Kitsap Continuum of Care Coalition
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Strategic Plan Priorities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Continuum of Care members participated in the community survey which informed the Strategic Plan priorities.
6	Agency/Group/Organization	Kitsap Mental Health Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided narrative and data on the housing and service needs of persons with mental illness.
7	Agency/Group/Organization	Kitsap Economic Development Alliance
	Agency/Group/Organization Type	Business and Economic Development Services
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided economic and work force data and information for the plan.
8	Agency/Group/Organization	Kitsap Builders Association
	Agency/Group/Organization Type	Trade Organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provided information on regulatory barriers to developing affordable housing.
9	Agency/Group/Organization	City of Bremerton Dept. of Community Development
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City of Bremerton staff provided data and information for the Needs Assessment and Market Analysis section of the plan. The County works closely with the City on implementation of the Consolidated Plan.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

All different types of agencies were consulted. None were expressly omitted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington State Balance of State	Goals are consistent with the goals of the Continuum of Care
Kitsap County Comprehensive Plan	Kitsap County Dept. of Community Development	Goals are consistent with Housing Element of County Comprehensive Plan.
City of Bremerton Comprehensive Plan	City of Bremerton Dept. of Community Development	Goals are consistent with elements of the City Comprehensive Plan.
Kitsap Homeless Crisis Response and Housing Plan	Kitsap County, Dept. of Human Services	Goals are consistent with goals and strategies of the Plan.
Bremerton Kitsap County Affordable Housing Report	City of Bremerton and Kitsap County	Data used in development of the Needs Assessment and Housing Market Analysis.
Kitsap County Multi-Hazard Mitigation Plan	Kitsap County Dept. of Emergency Management	Data used for Market Analysis section MA-65 Hazard Mitigation.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Kitsap County receives CDBG and HOME funds as an Urban County which includes the incorporated cities of Port Orchard, Poulsbo and Bainbridge Island and well as unincorporated areas of the County. The City of Bremerton and Kitsap County form a consortium for HOME funds. The County and City of Bremerton work closely together to coordinate policies and funding strategies. The goals and outcomes identified in the Strategic Plan will be accomplished in partnership with the county’s housing and social service providers and in cooperation with cities.

Staff made presentations to each of the cities that are part of the Urban County and HOME Consortium early in the process. These presentations were designed to inform elected officials and the public in attendance about the Consolidated Plan, its purpose, the planning timeline and opportunities for input. Meetings occurred on the following dates:

- Bremerton City Council – 2/19/2025
- Port Orchard City Council – 2/18/2025
- Poulsbo City Council – 3/5/2025
- Bainbridge Island City Council – 3/11/2025

Kitsap County works directly with the state of Washington Department of Commerce in several areas including homeless program and planning and land use regulatory compliance. In addition, Kitsap County is a member of the Puget Sound Regional Council. PSRC develops policies and coordinates decisions about regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap counties. The strategies and goals in the Consolidated Plan support the goals outlined in Kitsap’s Homeless Housing Plan, Comprehensive Land Use Plan and regional plans.

Narrative

N/A

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

All citizens are encouraged to participate in the development and review of the Consolidated Plan. The Citizen Participation Plan details the ways citizens may be involved in the process. Annually, Kitsap County holds two written public comment periods and two public hearings to take input from citizens and organizations on policies for the use of funds and projects selected and included in the Action Plan. Each year a citizen committee, appointed by elected officials from Kitsap County and each of its cities, reviews and evaluates capital project applications and makes recommendations for projects to be funded and included in the Action Plan. In addition in early 2025 a community survey was launched to solicit feedback from citizens on needs in the community.

2026-2030 Survey Results Summary

In early 2025 a community survey was launched and was open until the end of March. There were 610 respondents. The survey was announced on the County and City of Bremerton web sites which triggered electronic notification of the survey availability to all subscribers which includes citizens and agencies. A press release was issued which included posting on social media and the County’s main webpage and widespread notification to all subscribers of the County’s main webpage. The survey was designed to solicit input on challenges and priorities related to affordable housing, economic development and community services and facilities. It included 49 different priorities to rank across six categories – public services, public facilities, rental housing needs, public improvements, homeowner housing needs, and economic development activities.

Mental health services was the highest-ranking single priority – by a significant margin. Mental and general health services, and their respective facilities, were respondents’ top-ranked priority overall. Various affordable housing-related needs were the next highest-ranked priorities. Services generally ranked the highest, as a category, with senior, fair housing, homeless, disable persons, substance abuse, and transportation services all ranking highly, in addition to the overall highest-ranking mental and general health services. Public facilities was the next highest-ranking category, after services and affordable housing. High-ranking public facilities included health care, food bank, homeless shelter, childcare, and parks and recreation facilities. Homeowner housing needs was the next highest-ranking category, with the development of new, affordable homeowner housing ranking much higher than other priorities in the category, followed by down payment-assistance programs as another relatively popular priority. Public improvements generally ranked lower, although street and sidewalk improvements ranked highly, and

street lighting and parks ranked moderately. Lastly, most respondents agreed that most of the economic development activities were among their lowest priorities.

Full survey results have been included in the appendix.

Citizen Participation Outreach

	Outreach Mode	Outreach Target	Summary of Responses/Attendance	Summary of Comments	Comments not Accepted	URL (if applicable)
1	Internet Outreach	Non-targeted/broad community	A community survey was launched on February 2025 and was open until the end of March. There were 610 respondents.	See Summary above. Full survey results in the Appendix.	All comments were accepted.	https://www.cognitoforms.com/KitsapCounty1/20262030ConPlanCommunityNeedsSurvey
2	Newspaper Ad	Non-targeted/broad community	A Legal Ad was published in the Kitsap Sun on May 1 st , 2025 to announce a 15-day comment period for the 2026 Kitsap County Policy Plan and 2026-2030 Consolidated Plan Priorities. Information and documents were posted to the Kitsap County web site.	No comments received	N/A	Coordinated Grant Application Process
3	Public Hearing	Non-targeted/broad community	A Public Meeting to receive public testimony on the 2026 Kitsap County CDBG/HOME Policy Plan and 2025-2030 Consolidated Plan Priorities was held on June 9, 2025, with the Kitsap Board of County Commissioners. This meeting was held in person and available online via Zoom.	No comments received	N/A	
4	Internet Outreach	Non-targeted/broad community	Grant Applications for 2026 CDBG and HOME funds were made available online on June 17, 2025. All subscribers of the Kitsap County Coordinated Grant Application page were notified electronically.	N/A	N/A	Coordinated Grant Application Process

5	Newspaper Ad	Non-targeted/broad community	A Legal Ad was published Sept. 19, 2025 opening a 30-day public comment period on the 2026-2030 Consolidated Plan and Year 1 Action Plan. Documents were posted to the Kitsap County web site and electronic notification was sent to all subscribers.	Consider cost savings for affordable housing projects such as; Exemptions to impact, utility, permit fees etc.; Expedite permitting; Ease burden of pre-development	N/A	
6	Public Hearing	Non-targeted/broad community	A Public Meeting to receive public testimony on the 2026-2030 Consolidated Plan and Year 1 Action Plan will be held on Oct. 27, 2025 with the Kitsap Board of County Commissioners.	N/A	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment, in conjunction with information gathered through consultations with providers, data from the City of Bremerton & Kitsap County Affordable Housing Recommendations Report (ECONorthwest, 2020), and the citizen participation process will provide a picture of the county's needs related to affordable housing, special needs housing, community development, and homelessness. Most of the tables in this section are populated with data provided by HUD, which is mostly derived from census data, and supplemented with local data. Information about current and future housing needs from the Affordable Housing Recommendations Report are included here, since it is still the most recent and specifically relevant local report on these subjects. Kitsap County's 2024 Comprehensive Plan update also provides important context.

Kitsap County is experiencing an imbalance in supply and demand. The regional Puget Sound economy remains strong, which creates demand for housing. According to the Bureau of Labor Statistics, total employment in the four-county Central Puget Sound region (King, Kitsap, Snohomish and Pierce Counties) grew 23 percent from 2010 to 2018, and the total population in these four counties grew a sizable 12 percent. The Puget Sound Regional Council (PSRC) estimates that housing units in the four-county region grew by only 6.7 percent over the same period of strong economic growth. The 2022 PSRC Regional Housing Needs Assessment shows that those trends have continued in recent years. The region is 40,000 to 50,000 housing units behind demand and needs to add 810,000 units by 2050 (p. 5). This lack of supply relative to strong demand is driving prices up for the purchase of for-sale housing and rents both region-wide and locally.

Affordability was the #1 housing issue cited in Kitsap County's 2021-2025 Consolidated Plan. These regional trends have perpetuated our pre-existing local affordability issues, which continue to hit hardest in households with the least ability to pay. Kitsap County has seen relatively little construction of new units of affordable rent-restricted housing since the Great Recession of 2007-2009. As a result, there is a significant need for new units as well as continued efforts to preserve existing units. Many renter households are cost burdened (or severely cost burdened) meaning they spend at least 30% (or 50%, respectively) of their income on housing. Homelessness also continues to pose a significant issue, as does meeting the needs of special needs populations, such as the elderly, people with mental health issues, substance use disorders, and developmental disabilities.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The data used throughout this document for Kitsap County is generated from the United States Census Bureau and the Department of Housing and Urban Development. The Comprehensive Housing Affordability Strategy (CHAS) dataset is a custom tabulation developed by the Census Bureau, derived from American Community Survey (ACS) data. The most recent CHAS data typically used in this document is the 2016-2020 5-year estimate.

Census definitions dictate the variables discussed in these tables:

- Small Family Household: A household with two to four members
- Large Family Household: A household with five or more members
- Elderly: Ages 62-74
- Frail Elderly or Extra Elderly: Ages 75+
- Household: All people living in a housing unit. Members of a household can be related or unrelated.
- Family: Related individuals living in the same household
- Other: Non-elderly and non-family

The terms area median income (AMI) and HUD area median family income (HAMFI) are interchangeable when the terms are being used to explain CHAS data derived from ACS data. Throughout this document, data tables compare populations based on income ranges. These income ranges are categorized based on AMI and are used by HUD to determine eligibility to certain programs. The income ranges used for the CDBG program are more specific than those used for the HOME program, so the CDBG ranges have been used in this report.

HUD defines the following income brackets for CDBG:

- Extremely low-income \geq 30% AMI
- Low-income = 30-50% AMI
- Moderate-income = 50-80% AMI

HUD defined the following income brackets for HOME:

- Very low-income = 0-50% AMI
- Low-income = 50-80% AMI

HUD entitlement programs, CDBG and HOME, operate under federally established income limits it updates yearly, which defines categories such as “low income” and “very low income,” which are based on households’ income compared to AMI, with low-income status generally reached when a household

earns less than 80% AMI, and very low income at 50% AMI. The following tables indicate households with housing problems as defined by HUD. The four housing problems are:

1. Substandard housing lacks complete plumbing
2. Substandard housing lacks complete kitchen facilities.
3. Overcrowded is defined as more than one person, but fewer than 1.5 persons per bedroom; severely overcrowded is defined as more than 1.5 persons per bedroom.
4. Cost burdened is defined as paying more than 30 percent of income for housing; severely cost burdened is defined as paying more than 50 percent of income for housing.

Demographics	Base Year: 2015	Most Recent Year: 2020	% Change
Population	255,441	266,259	4%
Households	97,739	105,758	8%
Median Income	\$69,097.00	\$78,969.00	14%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2015 5-yr ACS data

Data Source Comments: 2015 and 2020 ACS 5-Year Estimates, US Census Bureau

Number of Households Table

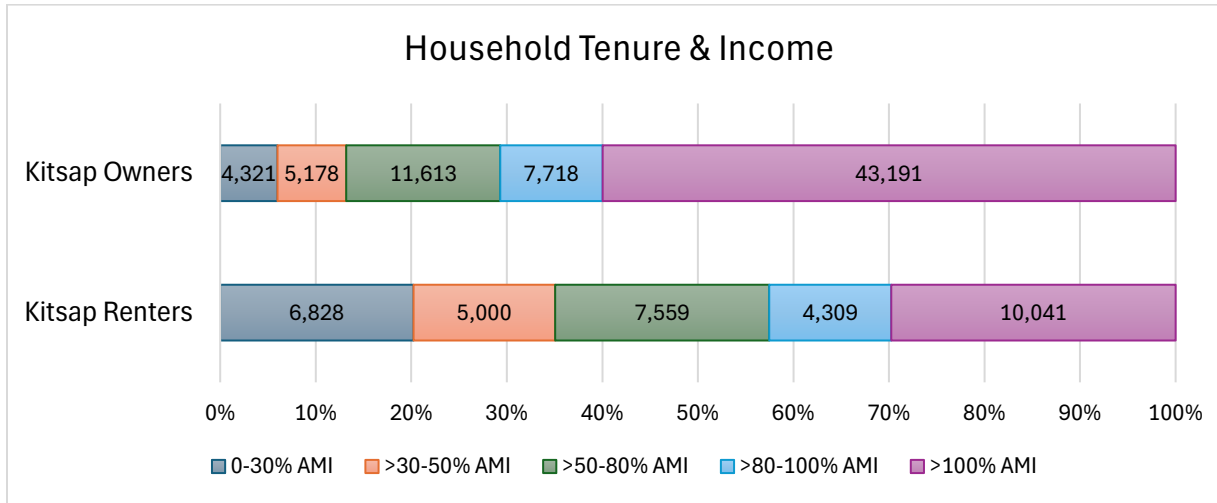
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,150	10,169	19,170	12,015	53,245
Small Family Households	3,260	3,114	7,105	4,440	26,715
Large Family Households	358	608	1,619	978	4,174
Household contains at least one person 62-74 years of age	2,657	3,014	4,628	3,263	14,735
Household contains at least one person age 75 or older	1,877	1,746	2,861	1,644	4,237
Households with one or more children 6 years old or younger	1,403	1,611	3,820	1,998	5,242

Table 6 - Total Households Table

Data 2016-2020 CHAS

Source:

Households by Tenure and Income Chart



Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	254	35	84	60	433	24	33	49	4	110

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	95	73	4	252	4	25	127	0	156
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	34	68	262	110	474	38	49	183	73	343
Housing cost burden greater than 50% of income (and none of the above problems)	4,194	1,700	627	73	6,594	2,663	1,620	1,108	249	5,640
Housing cost burden greater than 30% of income (and none of the above problems)	807	2,124	3,268	934	7,133	668	1,499	3,724	1,790	7,681
Zero/negative Income (and none of the above problems)	331	0	0	0	331	324	0	0	0	324

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,539	1,890	1,040	244	7,713	2,723	1,719	1,478	318	6,238
Having none of four housing problems	2,289	3,110	6,519	4,065	15,983	1,598	3,459	10,135	7,400	22,592
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,974	1,651	1,924	5,549	682	882	1,961	3,525
Large Related	202	152	194	548	164	287	416	867
Elderly	1,433	782	502	2,717	1,677	1,645	1,930	5,252
Other	1,683	1,371	1,436	4,490	892	337	643	1,872
Total need by income	5,292	3,956	4,056	13,304	3,415	3,151	4,950	11,516

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	609	609	642	415	0	1,057
Large Related	0	0	54	54	133	93	40	266
Elderly	1,097	392	117	1,606	1,258	924	496	2,678
Other	0	1,379	659	2,038	674	0	0	674
Total need by income	1,097	1,771	1,439	4,307	2,707	1,432	536	4,675

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	79	153	211	114	557	31	39	292	23	385
Multiple, unrelated family households	10	10	73	0	93	15	39	22	50	126
Other, non-family households	25	0	55	0	80	0	0	0	0	0
Total need by income	114	163	339	114	730	46	78	314	73	511

Table 11 – Crowding Information - 1/2

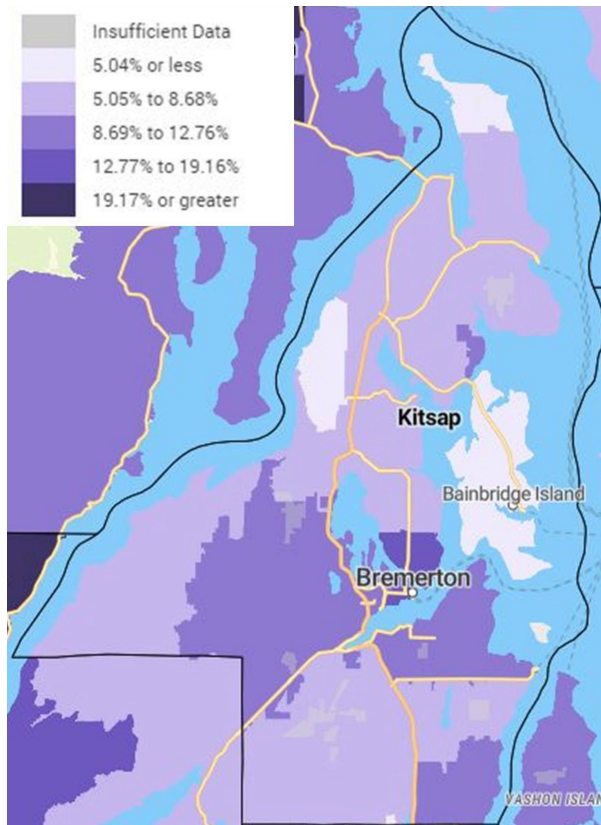
Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,105	1,170	1,935	4,210	280	445	1,885	2,610

Table 12 – Crowding Information – 2/2

Data Source Comments: 2016-2020 CHAS

Kitsap County Poverty Distribution Map



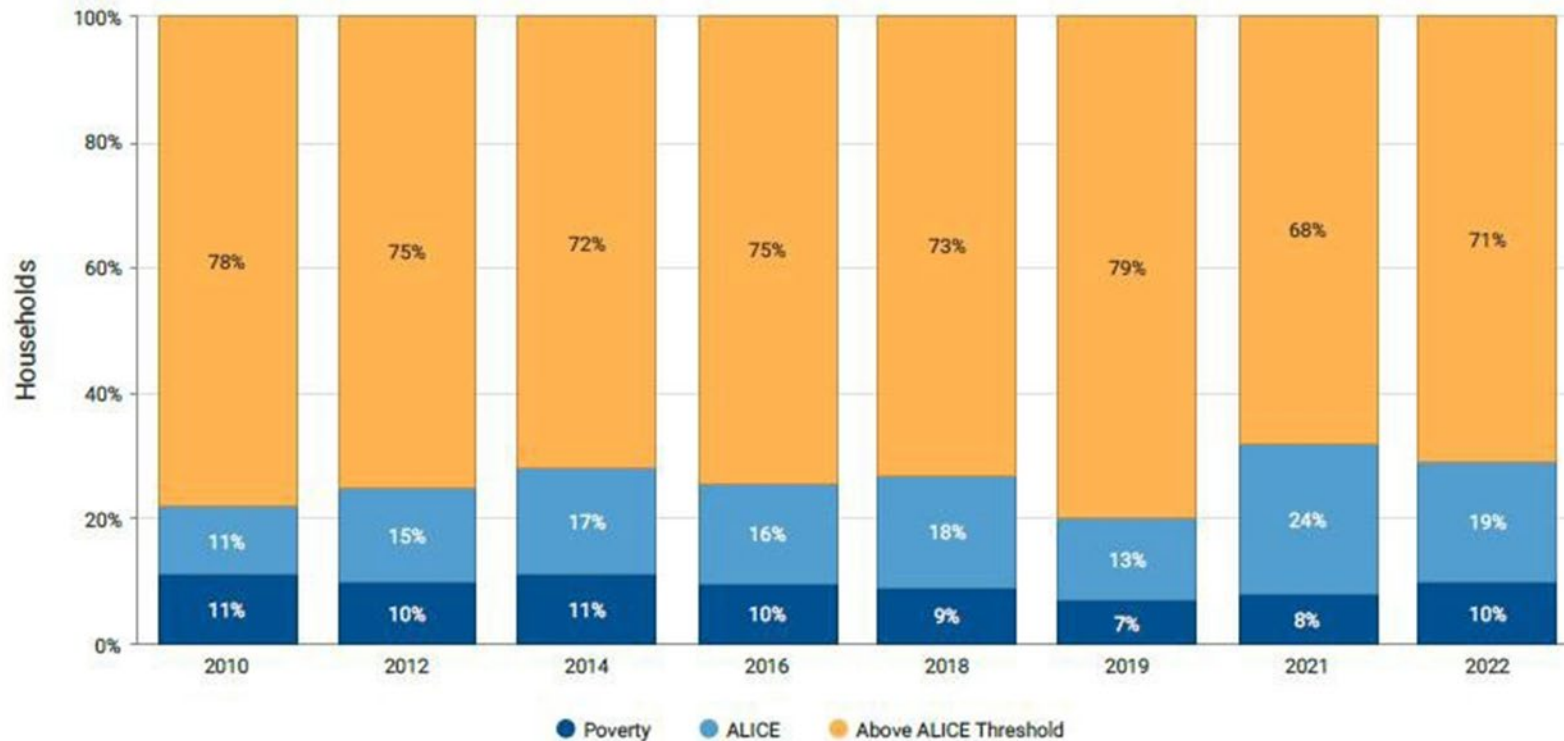
The City of Bremerton features the greatest concentration of people in poverty in Kitsap County – followed by the City of Port Orchard. The central portion of Bremerton (locally known as “West Bremerton”) has the highest rate – over 14% – closely followed by the portion of the city east of the Port Washington Narrows waterway (locally known as “East Bremerton”) – at 13%. The far western portion of Bremerton, and its neighboring suburban and exurban areas to the west, have a poverty rate of 11%. Greater Port Orchard, across Sinclair Inlet to the southeast, has a poverty rate of 12%. The rural, far southeasternmost corner of the county, also has a rate of 12%. (Note the pocket of slightly higher poverty just north of Bainbridge Island. This is the population center of the Suquamish Tribe’s reservation, with a poverty rate of 9%.)

The remainder of Kitsap County follows a markedly different pattern than Bremerton and Port Orchard, with poverty rates of 3-8%. The City of Bainbridge Island has the lowest poverty rate of any significant population center – under 3%.

Data Source: ACS Estimates 2018-2022, US Census Bureau. Map via policymap.com. See census.gov for more information on how the Federal Poverty Level is measured.

Asset Limited, Income Constrained, Employed (ALICE) – Kitsap County 2022

In addition to the portion of the population in poverty, there is a “working poor” earning just above the poverty line that also struggles to afford housing. ALICE is a measurement of households earning more than the Federal Poverty Level, but less than the basic cost of living for a given county. Kitsap County has an average number of households in poverty (10% in Kitsap County vs 10% state average) and a below average number of ALICE households (19% in Kitsap County vs 24% state average). Urban western Washington, where Kitsap County is located, has an above average cost of living. For instance, the 2024 Federal General Schedule Pay Map gives all western Washington a 30.81% pay adjustment, while eastern Washington receives a 16.82% pay adjustment (federalpay.org). The following chart measures the percentage of ALICE households, and those in poverty, for Kitsap County in 2022.



Data Source: Kitsap ALICE Report 2022, United Way, Unitedforalice.org

Describe the number and type of single person households in need of housing assistance.

2016-2020 ACS estimated a total of 105,758 households and of those 25,787 (24%) are single person households. Determining the full scope of housing need for single person households is difficult. Single person households seeking homeownership or those looking for market rate rental housing is not known. For those seeking assistance with rental housing the best data comes from the Housing Solutions Center. For 2023 2,043 non-duplicated individuals sought assistance for housing through the Housing Solutions Center. Of those individuals 67% reported issues with mental illness (up from 46% from 2015). 41% reported long-term chronic health conditions (up from 32% in 2015). 92% reported an income of less than or equal to 30% AMI. 26.4% reported living in permanent housing without subsidy, 26% were living in a place not meant for habitation (vehicle, outdoors, etc.) and 11% reported they were staying with family or friends.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households seeking housing assistance apply for help through the Kitsap County Housing Solutions Center, the coordinated entry point which provides assessment, prioritization, and referrals for housing assistance. In the calendar year 2023 there were 1,440 households that were Literally Homeless and seeking housing assistance. Self-reported characteristics are collected to help identify needs and prioritize households for assistance. Of literally homeless households, 211 (15%) reported currently fleeing domestic violence, 472 (33%) reported long term physical disabilities, 263 (18%) reported developmental disabilities, 952 (66%) reported mental health conditions which were substantial and long term, and 749 (52%) reported substance use disorders, and 565 (39%) reported chronic health conditions that were substantially impairing and long term.

Scarlet Road, a Kitsap County nonprofit organization serving people who have been sexually exploited, reports that of the survivors they served in 2023-2024 (for which they have homelessness data), 48% were chronically homeless and another 41% were partially or sometimes homeless and likely in need of housing services. Many of the reported causes/contexts of exploitation included factors such as potentially violent domestic and dating situations, sexual assault, and stalking.

What are the most common housing problems?

The four housing problems defined by HUD include:

1. Substandard housing lacking complete plumbing or kitchen facilities
2. Overcrowded defined as housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls or half-rooms.
3. Severely Overcrowded defined as housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls or half-rooms.

4. Cost burdened is defined as paying more than 30% of income for housing; severely cost burdened is defined as paying more than 50% of income for housing.

The most common housing problem in Kitsap County is high cost for housing relative to income. Of the approximately 105,758 households in Kitsap County, 72,021 (68.1%) are homeowners and 33,737 (31.9%) are renters. 13,304 renter households (13% of all households) and 11,516 homeowner households (11% of all households), with incomes below 80% AMI, are cost burdened. 4,307 renter households (4% of all households) are *severely* cost burdened, paying 50% or more of their income for housing costs, and 4,675 homeowner households (4% of all households) are severely cost burdened.

A very small number of renter households (433) and homeowner households (110), for a total of 543 (<1%), live in substandard housing as defined by HUD. The number of renter households living in overcrowded housing is also relatively low; 474 renter households live in overcrowded housing with 252 of those in severely overcrowded housing (<1% combined).

Are any populations/household types more affected than others by these problems?

The CHAS data collects data by the following household types:

- Small Related – households with two to four related members
- Large Related – households with five or more related members
- Elderly – household whose head, spouse, or sole member is a person who is at least 62 years of age
- Other – all other households

For households with incomes at or below 80% AMI, small related households are the most cost burdened with 9,074 households cost burdened, and 1,666 severely cost burdened. Together, these 10,740 households account for more than 1 in 10 households in Kitsap County. Elderly households are the most cost burdened for homeowner housing with 7,930 households cost burdened or severely cost burdened.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In 2023, of the 2,043 individuals requesting assistance from the Housing Solutions Center, 50% reported they were imminently at risk of homelessness (1,013). These individuals generally tend to be very low or low-income, with 1,225 (60%) earning at or below 30% AMI, and live in inexpensive rental housing stock. Nearly all these households request short-term prevention assistance in the form of rental assistance. 130 of the “imminently at risk” households were unable to be referred for assistance, most commonly

because they are over income to qualify or because rental assistance funds are unavailable at the time of their need.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Kitsap County does not produce estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing affordability is the most significant housing characteristic linked with housing instability and homelessness. 43% of respondents to Kitsap County’s 2024 Point in Time Count survey of people experiencing homelessness listed Housing Affordability as a major cause of their homelessness (second only to Health/Mental Health issues). Issues associated with housing affordability and supply were also among the most common causes listed – Loss/Inability to Work, 38%; and Eviction/Loss of Housing 36%. Losing one’s job and/or being evicted are issues clearly linked with affording and maintaining housing.

HUD’s most recent Worst Case Housing Needs report (2023) echoes this basic issue and establishes its prevalence across the country. “Consistent with long-term trends, the primary problem for worst case needs renters in 2021 was severe rent burden resulting from insufficient income relative to rent (p. 16).” Worst case needs renters have very low incomes and do not receive assistance and are therefore often on the brink of losing their housing.

Discussion

Housing cost burden is the most significant housing problem faced by Kitsap County residents.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden greater than 30%

Households with no income are due to self-employment, dividends, and net rental income. These households are only included in the “0-30% of Area Median Income” table.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,005	1,778	848
White	6,230	1,393	708
Black / African American	425	30	44
Asian	222	55	34
American Indian, Alaska Native	142	85	12
Pacific Islander	49	0	0
Hispanic	460	54	54

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,540	2,513	0
White	5,791	1,923	0
Black / African American	379	64	0
Asian	307	189	0
American Indian, Alaska Native	98	49	0
Pacific Islander	50	0	0
Hispanic	578	187	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,891	7,433	0
White	7,148	5,923	0
Black / African American	340	250	0
Asian	339	272	0
American Indian, Alaska Native	54	77	0
Pacific Islander	55	70	0
Hispanic	635	332	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,118	7,922	0
White	2,568	6,698	0
Black / African American	40	178	0
Asian	157	288	0
American Indian, Alaska Native	12	18	0
Pacific Islander	54	54	0
Hispanic	162	384	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

Discussion

The following racial/ethnic populations have disproportionately greater need when looking at housing problems within the same income bracket.

0-30% AMI

- Black / African American
- Pacific Islander

30-50% AMI

- Black / African American
- Pacific Islander

50-80% AMI

- Hispanic

80-100% AMI

- American Indian, Alaska Native
- Pacific Islander

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The following tables include a breakdown by racial and ethnic categories for severe housing problems.

The four severe housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden over 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,794	2,990	848
White	5,259	2,368	708
Black / African American	375	80	44
Asian	192	85	34
American Indian, Alaska Native	106	122	12
Pacific Islander	34	20	0
Hispanic	456	58	54

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,339	5,727	0
White	3,326	4,388	0
Black / African American	210	234	0
Asian	217	284	0
American Indian, Alaska Native	20	131	0
Pacific Islander	50	0	0
Hispanic	340	419	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,309	14,018	0
White	1,689	11,379	0
Black / African American	230	360	0
Asian	134	477	0
American Indian, Alaska Native	26	109	0
Pacific Islander	15	110	0
Hispanic	189	786	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	670	10,368	0
White	541	8,728	0
Black / African American	0	219	0
Asian	108	342	0
American Indian, Alaska Native	8	24	0
Pacific Islander	0	108	0
Hispanic	0	545	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

Discussion

The following racial/ethnic populations have disproportionately greater need when looking at housing problems within the same income bracket.

0-30% AMI

- Black / African American
- Hispanic

30-50% AMI

- Pacific Islander

50-80% AMI

- Black / African American

80-100% AMI

- Asian
- American Indian, Alaska Native

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden means a household is paying more than 30% of their income in housing costs. Severe Cost burden is paying 50% or more of household income in housing costs.

For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance and utilities.

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the group as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	69,580	16,934	13,002	929
White	58,059	13,849	10,093	767
Black / African American	1,313	404	765	44
Asian	3,007	498	495	34
American Indian, Alaska Native	560	155	120	12
Pacific Islander	438	164	49	0
Hispanic	3,310	1,067	896	64

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

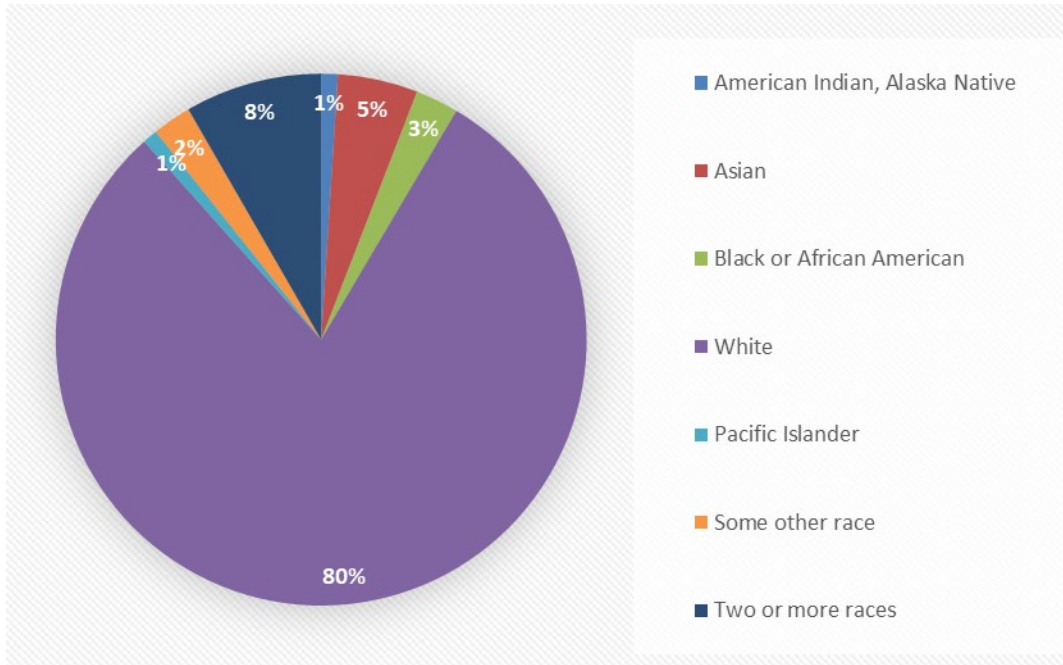
Discussion

Considering housing cost burden and severe housing cost burden, Black/African American households experience severe housing cost burden at a disproportionate rate when compared to other households in Kitsap County.

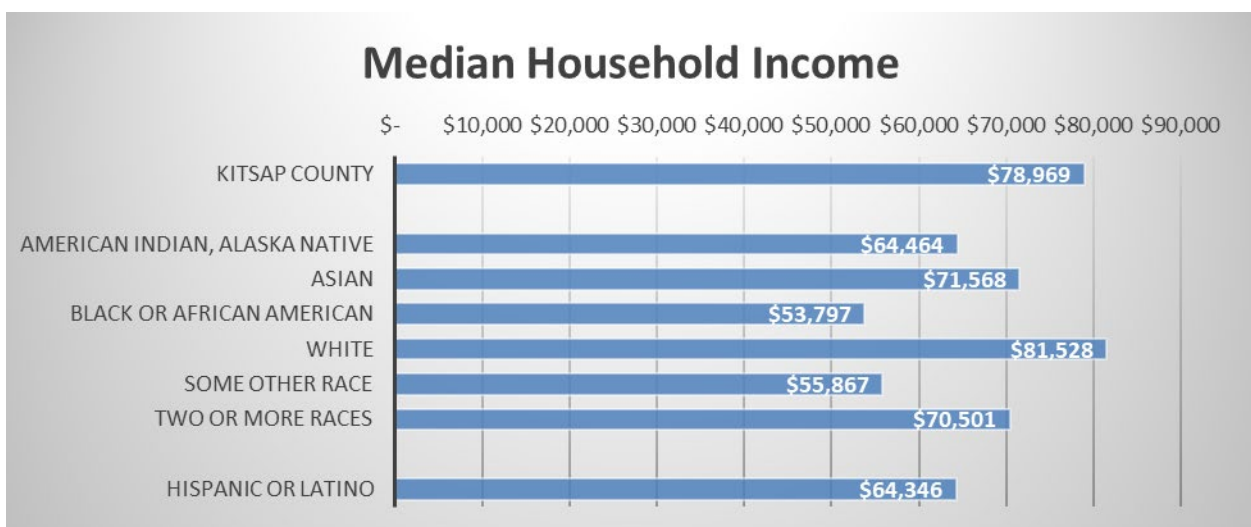
NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Kitsap County households are primarily White, Non-Hispanic (79.9%) and data also indicate that White households earn slightly above the median household income while all other household types earn below.



Data Source: 2016-2020 ACS 5-Year Estimate (Table DP05)



Data Source: 2016-2020 ACS 5-year Estimate (Table B19013)

The following racial/ethnic populations have disproportionately greater need when looking at housing problems.

- Households at or below 30% AMI - Black/African American and Pacific Islander
- Households between 30% and 50% AMI - Pacific Islander and Hispanic
- Households between 80% and 100% AMI – Asian

The following racial/ethnic populations have disproportionately greater need when looking at **severe** housing problems. Severe housing problems include overcrowded housing and cost burden of more than 50% of income:

- Households at or below 30% AMI - Black/African American, Asian, and Hispanic households
- Households between 30% and 50% AMI - Pacific Islander households
- Households between 50% and 80% AMI – Black/African American households
- Households between 80% and 100% AMI – Asian and Pacific Islander households

In Kitsap County 20% of households are cost burdened and 14% experience severe cost burden. Black/African American households have disproportionately greater need, with 28% of households experiencing severe cost burden.

Looking at more recent data (2013-2017 ACS), about 50 percent of all Kitsap County renter households were cost burdened and about 25 percent of all owner households were cost burdened.

If they have needs not identified above, what are those needs?

Affordable housing is the greatest need for all race and ethnic groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Kitsap County’s diverse population is relatively broadly distributed. There are not specific areas or neighborhoods with concentrations of any one racial or ethnic group (per HUD definitions of “concentration”). However, Bremerton and Port Orchard have the areas of the county with the highest prevalence of racial and ethnic minorities.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Kitsap County has two housing authorities. Bremerton Housing Authority serves the City of Bremerton. Kitsap County Consolidated Housing Authority (dba Housing Kitsap) serves unincorporated Kitsap County and the cities of Port Orchard, Poulsbo and Bainbridge Island.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	81	143	2,013	333	1,680	78	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

Housing Authority Data

Data Source Comments: PIC (PIH) Information Center

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	2	65	16	49	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	22	118	1,505	321	1,118	66	0
# of Disabled Families	0	21	112	1,578	257	1,259	62	0
# of Families requesting accessibility features	0	0	179	1,831	197	1,603	31	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Note: Housing Kitsap and Bremerton Housing Authority do not track HIV/AIDS status for households nor Domestic Violence. These may be tracked by domestic violence service providers or HIV/AIDS service providers, or others with housing specifically for these special populations.

Alternate Data Source Name:

Housing Authority Data

Data Source Comments: PIC (PIH Information Center) for data from Housing Kitsap; internal YARDI Information System for Bremerton Housing Authority data.

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	17	226	2,759	604	2,070	85	0	0
Black/African American	0	2	69	608	50	535	23	0	0
Asian	0	1	1	80	22	57	1	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	4	91	13	77	1	0	0
Pacific Islander	0	0	14	93	43	48	2	0	0
Other	0	6	42	608	115	469	24	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Housing Authority Data

Data Source Comments: PIC (PIH Information Center) for Housing Kitsap; internal YARDI Information System for Bremerton Housing Authority data.

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	31	492	79	405	8	0	0
Not Hispanic	0	26	325	3,417	761	2,826	127	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Housing Authority Data

Data Source Comments: PIC (PIH Information Center) for Housing Kitsap; internal YARDI Information System for Bremerton Housing Authority data.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Bremerton Housing Authority (BHA) doesn't gather accessibility needs information on initial public housing applications. It only does so at the time an applicant's name reaches the top of a waitlist. Accessible units make up at least five percent of each of BHA's developments. They have found that this number is typically sufficient to meet the needs of public housing residents.

There are all types of families amongst the 2,305 households on the Housing Kitsap Housing Choice Voucher waiting lists; however, the largest number of applicants are elderly and/or disabled families looking for Housing Choice Vouchers, 2 bedroom fully accessible units and 1-bedroom units.

The immediate needs of residents of Housing Kitsap's Housing Choice Voucher programs are:

- Units to lease that will accept the voucher. With the competition of the Naval Shipyard and other military bases, Voucher holders are around 40 % successful in obtaining a rental unit once a voucher has been issued.
- Navigation services to assist with housing search
- Security deposit assistance
- Services that will assist with maintaining stable housing

Housing Kitsap staff reports that the most immediate needs are increasing the supply of rental units and housing subsidies so that those on wait lists do not languish for years waiting for assistance.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The total number of families on the BHA's waiting lists for Public Housing are: 1-Bedroom – 837, 2-Bedroom – 830, 3-Bedroom – 123, 4-Bedroom – 18 and Housing Choice Vouchers – 190. The number on the wait list for their Section 8 program is 1,862.

Housing Kitsap has 2,305 households on their combined waiting list. Their largest number of applicants are elderly and/or disabled families looking for Housing Choice Vouchers, 2 bedroom fully accessible units, and 1-bedroom units.

The most immediate overall need is increasing the supply of rental units and housing subsidies so that those on wait lists do not languish waiting for assistance for years.

Other needs of residents of Public Housing and Housing Choice Voucher programs include:

- Units to lease that will accept the voucher. With the competition of the naval shipyard and other military bases (our County's largest employer), voucher holders are around 40 % successful in obtaining a rental unit once a voucher has been issued.
- Navigation services to assist with housing search
- Security deposit assistance
- Connection to services and assistance with obtaining GEDs, driver's licenses, social security cards, etc.
- Free educational opportunities that focus on self-sufficiency, ready-to-rent programs, financial counseling, basic life skills, and improving writing and reading skills.
- Free parenting classes and family counseling.

How do these needs compare to the housing needs of the population at large

Public housing residents also generally require more support and outside resources than the population at large, to ensure a greater rate of success with housing stability and self-sufficiency. The income of households typically served by a housing authority are extremely low income, and very low income which, in many cases, coincides with old age, disability, and other factors that make these more vulnerable than those with higher incomes.

Income, housing choice, and housing needs are inextricably linked. As income increases, housing choice relative to the type, quality, location, and associated amenities increase as well, which more likely meets people's needs. Lower income households have the greatest unmet housing needs due to the gap between income and the cost of housing that meets their needs.

Discussion

Both Housing Kitsap and Bremerton Housing Authority agree that increasing the overall supply of public housing and vouchers is clearly the biggest need. The supply simply does not come close to meeting the local need. To illustrate, BHA still has nearly 2,000 applicants on its public housing wait list, which has been closed since 7/31/2015, over a decade ago.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The results for the table below are collected from several sources. The “Estimate the # of persons experiencing homelessness on a given night” are the certified results from the Kitsap County 2024 Point-in Time Count. The “Estimate the # experiencing homelessness each year” is based on Literally Homeless data collected in HMIS by the Housing Solutions Center coordinated entry during the 2023 calendar year. HMIS data for the calendar year 2024 is used to determine the questions “Estimate the # experiencing homelessness each year” “Estimate the # becoming homeless each year”, and “Estimate the # exiting homelessness each year”. For the questions “Estimate the # of days persons experience homelessness” the response is provided following the HUD System Performance Measure 1a.a and provides median length of time for persons in emergency shelter, transitional housing, or permanent housing programs from the estimated date that their homelessness started. HIV/AIDS information is not collected in Washington State. Kitsap County does not track rural vs. urban homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	117	22	382	209	130	104
Persons in Households with Only Children	20	1	7	7	6	32
Persons in Households with Only Adults	213	232	1,386	831	356	72
Chronically Homeless Individuals	48	140	341	85	77	158
Chronically Homeless Families	12	12	15	9	5	135
Veterans	21	10	50	22	19	137

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	7	7	6	32
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Kitsap County HMIS and Coordinated Entry Program (Housing Solutions Center)

Annual - Literally Homeless	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)
White	76.8%	
Black, African American, or African	9.57%	
Asian or Asian American	1.2%	
American Indian, Alaska Native, or Indigenous	2.8%	
Native Hawaiian or Pacific Islander	3.2%	
Middle Eastern or North African	0%	
Multi-Racial	11%	
Prefers not to answer, Doesn't Know, or Other Races	2.6%	
Ethnicity:		
Hispanic/Latina/e/o	6.6%	
Not Hispanic	93.4%	

Table 27 - Kitsap Enrollments in Homeless Crisis Response System

Data Source: Kitsap County Coordinated Entry Program – Housing Solutions Center

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth): N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	211	156
Black or African American	40	4
Asian	2	0
American Indian or Alaska Native	7	2
Pacific Islander	18	8
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	22	1
Not Hispanic	189	

Data Source

Comments: Point In Time Count 2024 - Kitsap County HMIS

Additional Graph Data

Race:	Sheltered:	Unsheltered (optional)
Middle Eastern/N. African	1	1
Multi-Racial	61	19
Other or prefers not to answer	41	65

Ethnicity: Not Hispanic

Unsheltered (optional): Not collected – Point in Time Count changed Hispanic from ethnicity to a race category.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Data from Kitsap’s Coordinated Entry Program (Housing Solution’s Center) for the calendar year 2024 for literally homeless households: 86 households comprising a woman and child(ren), 18 households comprising a man and child(ren), and 30 families who requested assistance from the Housing Solutions Center indicated that they were literally homeless. 53 households that included a veteran requested housing and reported being literally homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to a racial disparities comparison of households seeking housing assistance at the Housing Solutions Center in 2024, minority households are disproportionately affected by homelessness in Kitsap

County. According to the 2023 Census, 81.6% of households in Kitsap County are white, but only comprise 67.8% of households seeking housing assistance due to being literally homeless.

Compared to 2023 Census data for Kitsap County, individuals who identified as Black/African Americans or African, Native Hawaiian/Other Pacific Islander or American Indian/Alaska Native or Indigenous are over-represented in the homeless population at rates 2.9, 3.2 and 1.6 times higher than the general Kitsap County population, respectively. For this analysis, the individuals/households included as “Literally Homeless” are those unsheltered (sleeping on the street, shelter, car, or other place not meant for habitation), or fleeing domestic violence.

Fewer Asian head of households were being served by the HSC as compared to the general population of Kitsap County in 2023 (5.7% of Kitsap County residents identified as Asian in 2023 vs the 1.2% who identified as Asian and received services from HSC). Individuals served by HSC who identified as Hispanic/Latina/e/o (6.6%) were under-represented as the 2023 Census data (9.6%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sheltered:

In 2024, according to HMIS data, 679 households (1,326 individuals) used emergency shelter beds in Kitsap shelters.

Unsheltered:

The 2024 Point In Time Count included surveys for 255 unsheltered individuals. In general, the unsheltered population lives Out of Doors (tents, street, etc.) 69%, or in Vehicles/RVs/Boats 29%. The vast majority of unsheltered homeless people are single adults and predominantly male (69%). Very few are households with children (3%). The largest concentration of unsheltered homeless individuals live in Bremerton and the surrounding area (52%). When asked during the Point-in-Time Count about the causes of the household’s homelessness, the most common responses were Health/Mental Health Issues (57%), Housing Affordability (43%), and Job Loss/Unable to Work (38%).

Discussion:

The overall number of people experiencing homelessness in Kitsap County on any given night has increased in the last five years, rising 19% since 2021, which is greater than the rate of population growth. The percentage of these people who are sheltered (vs unsheltered) has decreased from 63 percent to 57 percent. The number of persons both sheltered and unsheltered has increased since 2020.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

HUD recognizes there are certain populations that have special need for specific kinds of services and housing. These populations, per HUD definitions, include elderly and frail elderly (62 and older), individuals with mental, physical, and/or developmental disabilities, individuals with alcohol or drug addiction, individuals living with HIV/AIDS, and victims of domestic violence, dating violence, sexual assault, and stalking. Individuals and households with special needs may require additional support to live independently in the community. Support may be provided on-site or through community agencies. There is a significant and growing need for supportive housing in our community.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly – After decades of rapid growth, Kitsap County’s aging population stopped growing in the 2017-2023 period. Census data indicates the 60+ population was 71,198 in 2023, representing a 1% decrease from 2017, and an 85+ population of 4,744, which represents a decrease of 15% from 2017 figures. In 2017, 34% of Kitsap residents were older adults, but this fell to 26% of all County residents 60 years of age or older with the overall population continuing to increase (2023 ACS 5-year estimates). The COVID-19 pandemic is very likely the main cause of this dramatic shift. With decades of steady growth preceding the recent pause in growth of Kitsap County’s aging population, it is likely that this population will resume growth in line with the broad trend in general health improvements leading to longer lives across most of the world’s populations in the 20th and 21st centuries.

Kitsap’s older adult community is becoming more ethnically diverse as the overall community diversifies. In 2010, 10% of the 60+ population reported their race or ethnicity as something other than white, and this increased to 13% in 2020 (Kitsap County Division of Aging and Long-Term Care Area Plan 2024-2027, p. 19). Government social and health assistance for those 60+ with low incomes has remained stagnant in recent years, and this is before the recent trend in federal budget cuts for assistance programs (p. 17). The percentage of older adults reporting physical, emotional or mental disabilities is more than twice the rate of the general adult population (p. 19).

Individuals with mental illness - The designated community mental health system most frequently serves children and adults who are among the most impoverished and vulnerable populations. Of the 6,154 adults Kitsap Mental Health Services (KMHS) served in 2024, approximately 21% have co-occurring substance use disorder. The majority of clients are able to live independently in the community and many recover from their mental illnesses, but with the current housing affordability crisis it is estimated there are 299 individuals with very low income who are homeless for a lack of permanent supported housing. Additionally, there is a growing housing gap for frail elderly with chronic, severe mental illness impacted by a co-occurring substance use disorders. Another significant challenge is finding housing for people with various criminal histories, and/or poor credit history.

Individuals with developmental disabilities - As of March 2025, there are 1,373 clients receiving paid services in Kitsap county, with 32 people in the County's system not receiving services (per Kitsap County Developmental Disabilities Program).

What are the housing and supportive service needs of these populations and how are these needs determined?

Although Kitsap County has many different housing programs and rental housing properties that serve different special needs populations, there is still a need for more housing, particularly supportive housing. Supportive housing helps individuals and families be successful in maintaining their housing and enables them to receive the help they need to succeed. The housing and supportive service needs are determined by information provided by Kitsap County agencies working with these populations. There is a need for more supportive housing that can address multiple conditions such as elderly, disabled adults with chronic mental illness or adults with developmental disabilities who are also physically disabled or suffer from mental illness. For a breakdown by population type, see the narrative in the Discussion section below.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2022 Washington State Department of Health HIV Surveillance Report, the rate of persons living with HIV in Kitsap County is 131 per 100,000 residents. This is significantly lower than Washington State's average of 186 per 100,000. Kitsap County does not receive HOPWA funds.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

Individuals with drug or alcohol addiction - For individuals with drug or alcohol addiction there is need for outreach to individuals and meeting them where they are including treatment agencies, jails, and encampments in addition to providing programs linking individuals to supportive services that foster stability. Housing stability is crucial and programs that provide rental assistance and subsidies to cover housing expenses that other rental assistance programs do not, such as security deposits, utility deposits, moving charges, furnishings, and household supplies are needed. Equally important are subsidies for damage deposits or guarantees to help landlords mitigate risks of renting to tenants who would otherwise not qualify for tenancy. Once people are housed, it is crucial that tenant advocacy services ensure housing is maintained. Crisis management, behavioral health referrals, care coordination and housing stability support including housing stabilization services are needed to ensure people stay housed and can maintain their housing. Onsite behavioral health services in housing facilities are

important and needed along with peer specialists and counselors to provide support and concrete assistance, teach advocacy skills, and apply the principles of self-help programs.

Victims of Domestic Violence - Supportive housing is needed for families fleeing domestic violence. Currently Kitsap County has one emergency shelter and 14 units (with 36 total beds) of permanent housing for this population. There is a need for additional units of permanent housing for this population.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Kitsap County's need for public facilities vary. Many non-profits operating facilities serving low-income individuals and families have capital needs that cannot be easily addressed within their regular operating budget. CDBG funds may be useful in leveraging other funding for projects that qualify.

The public, through the community survey conducted to inform this plan (described more fully in the Process section), generally rated the need for public facilities (such as health care facilities, food banks, homeless shelters, and childcare centers) below services (such as mental health, health and senior services), but above public improvements (such as street lighting, parks, and ADA accessibility). The public facilities the public ranked the highest were health care facilities (which was among the highest-ranked items overall, with mental and health services and affordable housing), food banks, and homeless shelters. Community centers and general service centers ranked lower.

How were these needs determined?

Needs were evaluated and determined during the outreach and planning process for the Consolidated Plan, including input from the community survey.

Describe the jurisdiction's need for Public Improvements:

Public infrastructure such as sidewalks, street paving, tree management, and street lighting are normally included in the County and Cities Capital Facilities Plans and funded through public works and parks funding. In some cases, particularly in older low-income neighborhoods with aging infrastructure, the needs may be greater than the financial resources available. CDBG funds may be useful to address some issues, particularly ADA improvements and plugging gaps in basic sidewalk networks.

In the public survey informing this plan, respondents generally rated public improvements below services and public facilities but ranked street and sidewalk improvements highly (and significantly higher than other public improvements). Parks and street lighting were other items ranked above average, while most other public improvements ranked lowly, especially beautification of public spaces and parking improvements.

How were these needs determined?

Needs were evaluated and determined during the outreach and planning process for the Consolidated Plan, including input from the community survey and discussion with City of Bremerton staff.

Describe the jurisdiction's need for Public Services:

There is an on-going need for services in the County. There are many needs in the community being addressed by a variety of non-profit and government service providers. Services for low-income and vulnerable populations are a high priority and many non-profits struggle financially to meet the need. On-going financial support to pay staff and administrative costs is especially needed.

Respondents to the public survey ranked services as their highest priorities. Mental health services was the highest-ranking single item, by far. Health services and senior services were also among the highest-ranking items. Services for fair housing, homeless persons, disabled persons, substance abuse, transportation, abused/neglected children, and victims of domestic violence all ranked above average as well.

How were these needs determined?

Needs were evaluated and determined during the outreach and planning process for the Consolidated Plan, including input from the community survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Kitsap County, like surrounding counties in the Puget Sound Region, is experiencing a severe housing affordability issue. All cities in Kitsap County have seen significant growth in their home prices in recent years. The regional economy is growing rapidly, increasing the demand for housing. At the same time the housing market is not creating enough units, particularly at prices affordable to low-income households.

Kitsap needs more affordable rental housing, especially deeply affordable housing for households with incomes at or below 50% AMI. This will require a large increase in rental subsidies and/or new public housing units. For those able to secure housing, cost is still a significant issue, where roughly 50 percent of all Kitsap County renter households are cost-burdened and about 25 percent of all owner households are cost-burdened (a cost-burdened household spends 30% or more of their income on housing).

Kitsap County is also in need of more supportive housing for special populations, including units for adults with serious persistent mental illness, behavioral health and physical health needs, developmental disabilities, senior adults, as well as Housing First units and shelter space for homeless individuals.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

Kitsap County needs to produce new housing units at a faster rate to avoid making its current housing affordability issues worse. Its current population is roughly 278,000 people, and it features approximately 113,748 housing units (per 2022 American Community Survey data). The 2020 Affordable Housing Recommendations Report projected Kitsap County to have a demand for 25,150 new housing units by 2036, needing to produce about 1,480 new units per year. About 3,790 units were produced between 2010 and 2017. This translates to 541 units per year. Kitsap County jurisdictions would need to nearly triple their annual housing production to accommodate the needed units, per 2020 projections (p. v). Kitsap County's rate of new units added per year has increased slightly from 2020 to 2022, with a roughly 1 percent growth rate in housing units per year, which roughly equals the rate of population increase (Kitsap 2024 County Comprehensive Plan, Appendix A, p. 5). However, this is not a rate that suggests the County will be near the needed tripling of its previous rate (p. 19).

Looking out further, the Comprehensive Plan estimates the county will need to accommodate a roughly 70,747 residents by 2044, which implies a need of approximately 32,950 new housing units (p. 112), a full 29% increase from the total amount of existing housing in 2024. Housing affordability was already an issue Kitsap County was struggling with, so a failure to fully meet these increasing needs will exacerbate a pre-existing problem. Also, the development of new affordable housing units, and new units in general, is constrained by many factors, including availability of developable land, development regulations, market feasibility and developer capacity (ECONorthwest, 2020). Efforts to mitigate these factors are underway in multiple jurisdictions, but it is not possible to eliminate them altogether.

Kitsap County's updated 2024 Comprehensive Plan update sets the county up to have a chance to both accommodate this growth and keep pace with some emerging trends. The Washington State Growth Management Act requires counties to set zoning and building regulations that can reasonably be expected to accommodate population, housing, and job growth projections. Kitsap County's newly updated plan focuses on infill development (versus dispersed rural and suburban development), which will result in a greater percentage of new housing taking the form of multi-family buildings. These tend to be smaller and more affordable than detached single-family homes and are much more likely to be rental units. This is in line with trends in decreasing household size and a rising demand for rental units. As household size declines, demand for smaller units will likely increase, especially for households with limited income in search of affordable units. Kitsap County's demand for rental housing has kept up with its increasing population, and more multi-family units will best serve this demand (32% of units have been rentals in both 2016-2020 and 2011-2015, per ACS data).

However, increasing Kitsap County's overall housing stock by 29% in the next 20 years is a big challenge for the market to meet, even if the new Comprehensive Plan sets zoning at levels that can, in theory, accommodate that growth. Kitsap County was not able to build its way out of the current housing crisis

over the last Comprehensive Plan period, and construction costs have risen sharply in recent years. Overall housing scarcity will almost certainly continue to negatively affect housing affordability across low and very low-income groups without a sizable increase in the amount of publicly-supported low-income housing provided, because the market almost certainly cannot fully meet these needs on its own (Puget Sound Regional Council, Regional Housing Needs Assessment, 2022, p. 111).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	80,615	71%
1-unit, attached structure	4,729	4%
2-4 units	5,913	5%
5-19 units	8,228	7%
20 or more units	6,923	6%
Mobile Home, boat, RV, van, etc	7,340	6%
Total	113,748	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	308	0%	1,284	4%
1 bedroom	1,855	3%	7,030	21%
2 bedrooms	11,520	16%	13,095	39%
3 or more bedrooms	58,359	81%	12,322	37%
Total	72,042	100%	33,731	101%

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There were a total of 4,205 units of publicly funded or assisted housing units for low-income and special needs households in Kitsap County, as of 2020. (Assisted housing includes rental housing units built with public funding that restricts the occupancy to special need populations and/or households with incomes at or below 80% area median income.) These units range from scattered homes and duplexes to large multifamily complexes containing hundreds of units. Approximately 2,221 units (53%) were reserved for special populations including elderly, disabled, mentally ill, homeless and those in recovery from substance abuse. Housing Kitsap is the largest provider of rent-restricted affordable housing in the

County, operating 29 percent of all properties, followed by the Bremerton Housing Authority with 12 percent of all properties (ECONorthwest, 2020).

Since 2020, Kitsap County's Block Grant Program has added 105 units of affordable housing, helped 46 low-income households buy homes through a down-payment assistance program, and rehabilitated/preserved 318 homes/units. In the two years Kitsap County's locally funded Community Investments in Affordable Housing Program has existed, it has created 63 affordable housing units and has supported 205 households with rental assistance. In addition, Kitsap County's largest homeless shelter, the Pacific Building, started serving 75 unhoused people in January 2025, with funding from an array of sources.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Affordable housing projects funded through Kitsap County are rarely converted to market-rate housing since projects with affordable housing agencies are prioritized. Projects owned by affordable housing agencies do not convert their projects to market-rate housing, even after their period-of-affordability contracts expire. Typically tax credit projects have been sold and converted to market-rate housing after their periods of affordability has passed.

However, Bremerton Housing Authority does have two properties in Kitsap County opting out of renewing their project-based Section 8 contracts in July 2025, which is a loss of a combined 132 units. Housing Kitsap reports that more than half of its voucher recipients experience difficulty in finding apartments that will accept their vouchers, which hints that more housing managers may decide against renewing their project-based Section 8 contracts in future years, but this is difficult to predict.

Does the availability of housing units meet the needs of the population?

Kitsap County has not been building enough housing to meet the needs of its residents. From 2010 to 2017, it only built 42 new housing units for every 100 new households formed. This is one of the main drivers behind escalating home prices and rapidly rising rents (ECONorthwest, 2020). The availability of new homes on the market has consistently decreased over the last 12+ years, and the available homes for sale on the market now averages roughly 1/3 of what the average in 2012 (Kitsap County 2024 Comprehensive Plan, Appendix B, Exhibit 26; p. 24). In addition, as noted above, Kitsap County will need to accommodate an estimated 70,747 residents between 2020 and 2044, and add approximately 32,950 new housing units, which will likely compound affordability issues across housing types.

As of 2013-2017, Kitsap County had a shortage of 5,782 units of rental housing affordable to its extremely low-income renter households (those earning less than 30 percent of the median family income). Rent-restricted affordable housing is scarce in Kitsap County and is concentrated in a few locations. Bremerton has the most affordable housing units and the most deeply-affordable housing. About 66 percent of all units restricted to households below 30% MFI are located in Bremerton, due to

the presence of the Bremerton Housing Authority and the presence of extremely low-income households needing housing. For those who are able to secure available housing, cost is a significant issue. About 50 percent of all Kitsap County renter households were cost burdened and about 25 percent of all owner households were cost burdened (ECONorthwest, 2020).

The Washington State Department of Commerce’s “Housing For All Planning Tool” used for Growth Management Act-related planning updates (<https://www.commerce.wa.gov/growth-management/housing-planning/housing-guidance/>), estimated a need for 9,601 affordable units to alleviate the existing needs of cost-burdened households below 80% AMI as of 2020, and 1,924 units to house the homeless population as of 2020, for a total of 11,525 units. The Housing For All Planning Tool estimates 10,220 additional units are needed by 2044, for a total of nearly 23,000 units, which is over five times the existing supply in 2020.

Housing For All Planning Tool, Estimated Needs for Kitsap County 2020-2044

Affordability Level (% of AMI)	Housing Needed to Eliminate Existing Renter Cost Burden	Housing Needed for Existing Homeless Population	Housing Need for Cost Burdened + Homeless	Pct. of Households by Income Level (2018)	Remaining Housing Need to Address Household Growth***	Projected Future Net New Permanent Supportive Housing (PSH) Need	Total Net New Housing Need 2020-2044
0-30% 0-30% (Not PSH) PSH	5,137	1,732	6,869	10.2%	2,181	2,759	9,050 6,291 2,759
>30%-50%	3,264	192	3,456	9.1%	1,944		5,400
>50-80%	1,200	-	1,200	15.7%	3,336		4,536

Describe the need for specific types of housing:

Kitsap County needs more affordable rental housing, especially deeply affordable housing for households with incomes at or below 50% AMI. This will require a large increase in project-based rental subsidies to keep units affordable. Kitsap County is also in need of supportive housing for special populations, including supportive units for adults with serious persistent mental illness, units for senior adults with both behavioral health and physical health needs, Housing First units for homeless individuals, as well as rental assistance and housing stabilization services for adults with behavioral health issues. Units that are open to individuals with poor rental or credit history or criminal convictions are also needed.

According to the Housing for All Planning Tool, Kitsap County needed an estimated 481 Emergency Housing/Shelter beds as of 2020 and will need to expand that to 1,860 by 2044. Pendelton Place, Kitsap County’s first large permanent supportive housing project for adults who are chronically homeless who have severe mental illness, addictions, and/or long-lasting health conditions, opened in Bremerton in 2022. It provides permanently supportive housing for 72 chronically homeless adults with substance abuse and/or mental health disorders. However, the persistence of mental health, substance abuse, and affordable housing issues combine to create a large unmet need for more low-barrier projects like this. The Housing For All Planning Tool estimates the need for permanent supportive housing to increase to 2,759 units by 2044 (included in the 23,000 unit need cited above).

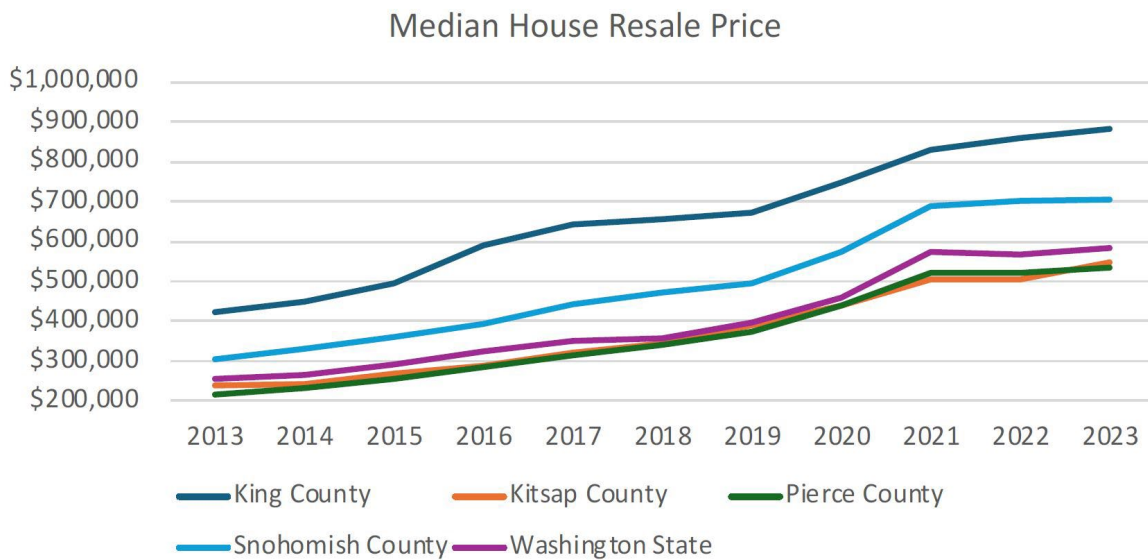
Discussion

Housing affordability is Kitsap County’s largest housing issue. Limited overall housing supply already negatively affects this problem, and the county will need to increase all housing types just to keep up with its quickly rising population. The housing market cannot meet the needs of the population on its own, which will necessitate greater public subsidies across low-income housing types and shelters to meet projected needs (Puget Sound Regional Council, Regional Housing Needs Assessment 2022, p. 112).

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

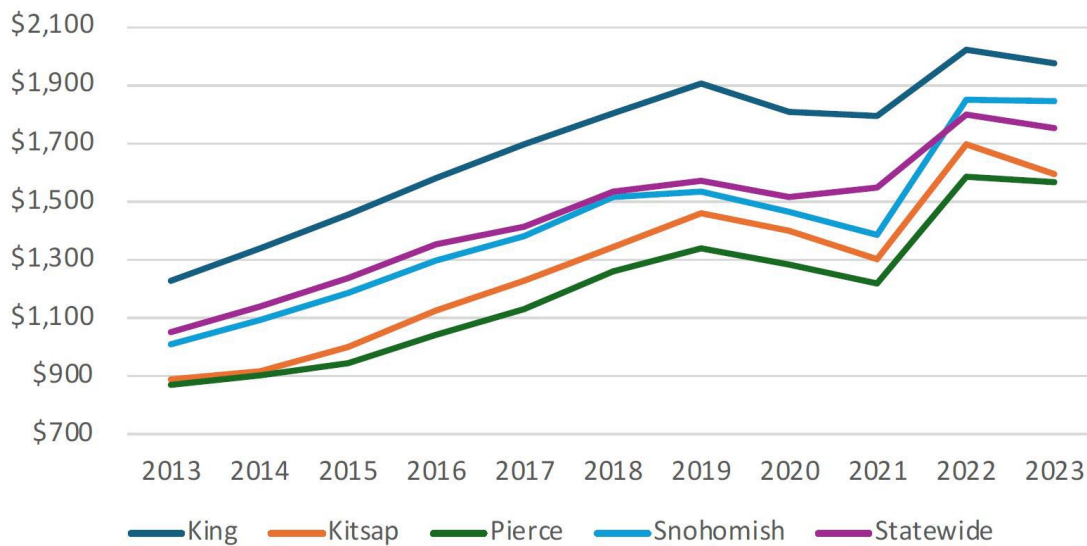
Introduction

Housing costs continue to rise for Kitsap residents. Countywide, median home sales prices more than doubled, rising by roughly 128 percent (\$240,000 to \$546,000), from 2013 to 2023 (Kitsap Economic Development Alliance, Kitsap County Economic Profile, 2024, p. 11). This is similar to the State average and rising at a closely similar trajectory. Zillow shows similar prices rising at a similar trajectory over the overlapping 2016-2023 period of available data, with a 76 percent increase from December 2016 through March 2025 (\$323,000 to \$569,000). That amounts to an average 9.2 percent increase per year. Zillow shows that Bainbridge Island’s median home values are by far the highest in Kitsap County and grew the most, increasing from \$683,000 to \$1,187,000 over the same December 2016 to March 2025 timeframe, an increase of 74 percent. Port Orchard saw the fastest growth in median home values during the same timeframe, with an 80 percent increase. Bremerton values grew 79 percent, Poulsbo’s grew 75 percent, and Silverdale’s grew 71 percent. Bremerton both began this timeframe as the most affordable community in Kitsap County and remains so, with a median value of \$474,000 in March 2025.



Median apartment rents are also rising quickly in Kitsap County, increasing from roughly \$890 per month in 2013 to \$1,600 per month in 2023, an 80 percent increase (Kitsap Economic Development Alliance, Kitsap County Economic Profile, 2024, p. 9).

Average Apartment Rent (All Types of Units)



Given these rising costs in housing prices and rents, housing has become less affordable to many households in Kitsap County. This often means that households are spending a greater share of their income on housing, leaving less money available for other necessities such as food, transportation, medical expenses, and childcare.

Cost of Housing

	Base Year: 2018	Most Recent Year: 2023	% Change
Median Home Value	299,600	505,700	69%
Median Contract Rent	1,176	1,741	48%

Table 30 – Cost of Housing

Alternate Data Source Name:

2015 5-yr ACS data

Data Source Comments: 2014-2018 and 2019-2023 ACS 5-year averages

Rent Paid	Number	%
Less than \$500	4,180	12.4%
\$500-999	7,992	23.7%
\$1,000-1,499	11,908	35.3%
\$1,500-1,999	7,240	21.5%
\$2,000 or more	2,304	6.8%
Total	33,624	99.7%

Table 31 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,210	No Data
50% HAMFI	6,026	1,954
80% HAMFI	17,717	9,538
100% HAMFI	No Data	17,875
Total	25,953	29,367

Table 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,252	1,431	1,872	2,515	3,026
High HOME Rent	774	929	1,204	1,412	1,555
Low HOME Rent	748	801	962	1,111	1,240

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not a sufficient supply of affordable housing in Kitsap County. This is particularly true for rental housing for lower income households. About 70 percent of renter households earning between 30 and 60 percent of the median family income are cost burdened. These households can afford a monthly rent between about \$578 and \$1,157 to avoid cost burdening. Units between these rent prices are scarce in Kitsap County (ECONorthwest, 2020).

There is also a mismatch in the incomes of renters occupying differently priced housing units. There are 8,270 renter households in Kitsap County with incomes under 30 percent of Median Family Income (MFI), but there are only 2,488 units with rents that would be considered affordable to those households. Of these units, 1,845 are occupied by renters with income under 30 percent MFI, the rest of these units are occupied by renter households of higher incomes. The difference in total units available at the less than 30 percent of MFI income level (2,488) and the number of households at this income level (8270), results in a mismatch and deficit of 5,782 units needed (ECONorthwest, 2020).

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability will continue to be a challenge as home values and rents rise. Strong demand fueled by a healthy economy in Kitsap County and the Puget Sound region, combined with lack of building new units, will continue to put pressure on housing prices and rents. Kitsap County has produced very few

new units of rent restricted housing over the last five years. Most of the increase in new units has come from Bremerton Housing Authority's purchase and conversion of several apartment buildings. There are several projects in the pipeline and an increase in rental assistance which will provide some relief, however the County will still be hundreds of units short.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rent (FMR) is HUD's best estimate of what a household seeking a modest rental unit in a short amount of time can expect to pay for rent and utilities in the current market. The FMR is an estimate of what a family moving today can expect to pay for a modest rental home, not what current renters are paying on average. HUD publishes the FMR annually for all Metropolitan Statistical Areas. The 2025 FMR for Kitsap County is \$1,568 for a 1-bedroom, \$2,057 for a 2-bedroom and \$2,685 for a 3-bedroom unit. High HOME rents are nearly the same as FMR and Low HOME rents are lower.

Average rents in Kitsap County are roughly \$2,000 per unit for all sizes. Average rents for all unit types on Bainbridge Island are over \$3,100 per month, far above the area's FMR and 84 percent higher than the lowest cost city (Bremerton), where average rents are about \$1,700 per month (per Zillow, March 2025). These average rents suggest that HUD housing vouchers likely will not be enough to secure rental housing in certain portions of the county, like Bainbridge Island, while they should be enough in lower cost areas like Bremerton and Port Orchard. Existing publicly owned housing in higher cost areas should be preserved.

Discussion

See above.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The housing stock across Kitsap County is a mix of ages. Almost 40 percent of the total housing stock was built in the last three decades (since the 1990s). As of 2020, Kitsap County had roughly 28,953 built in the 1960s or earlier. 12,234 of those units (42%) were located in unincorporated Kitsap County outside the cities. 10,765 (37%) were in the City of Bremerton. Other cities (including Kingston and Silverdale) have a much smaller share of older housing stock (ECONorthwest, 2020).

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard condition: A standard housing unit meets HUD Housing Quality Standards and state and local codes. This includes complete plumbing and adequate kitchen facilities.

Substandard condition: A substandard housing unit is defined as housing that does not meet state and local building code; fire; health; and safety codes; presents health and safety issues to occupants; and rehabilitation is not structurally and financially feasible.

Substandard condition but suitable for rehabilitation: The unit(s) is in poor condition but is both structurally and financially feasible to rehabilitate.

The table below includes the number of housing units with the following HUD defined conditions: lacks complete plumbing facilities; lacks complete kitchen facilities; more than one person per room; and housing cost burden greater than 30%.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,470	23%	14,875	44%
With two selected Conditions	260	0%	586	2%
With three selected Conditions	39	0%	65	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	55,270	77%	18,190	54%
Total	72,039	100%	33,716	100%

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,436	23%	5,484	16%
1980-1999	26,355	37%	13,549	40%
1950-1979	19,714	27%	10,773	32%
Before 1950	9,532	13%	3,899	12%
Total	72,037	100%	33,705	100%

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	29,246	41%	14,672	44%
Housing Units build before 1980 with children present	9,233	13%	5,663	17%

Table 36 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units – Dataset No Longer Available

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As the county's housing stock ages there will continue to be a need for rehabilitation, especially energy efficiency improvements and major system improvements that extend the life of the building such as new roofing, siding, windows, heating systems, etc. This is true for both homeowner housing and rental housing. There is often considerable deferred maintenance for units owned by low-income homeowners and lack of positive cash flow of rental properties that charge below market rate rent. There will also continue to be a growing need for housing repair/improvement programs that make homes safe and livable for disabled adults and aging seniors who want to remain in their homes.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The number of units built before 1980 occupied by households with children serves as the default baseline of units that contain lead-based paint hazards. There are 14,896 units of housing in Kitsap County occupied by households with children that were built before 1980. CDBG funded programs providing rehabilitation or weatherization services have staff trained in lead hazard evaluation and lead safe work practices. All CDBG and HOME funded housing projects are required to screen for lead and follow Lead Safe Housing regulations when rehabilitation is to be undertaken, or homes are acquired. The County currently does not receive funds specifically for lead hazard abatement.

Discussion

Overall, about 9.4 percent of the total housing stock in Kitsap County was vacant in 2013-2017. This rate is similar to Washington State's 8.9 percent vacancy over the same period (ECO Northwest, 2020). Housing market assessments often use five to ten percent as a standard vacancy rate since it implies a balance between housing supply and demand, so Kitsap County's average is within a normal range. Low vacancy rates can indicate an inadequate supply of housing (Kitsap 2024 County Comprehensive Plan, Appendix A, p. 22). Given the current housing shortage, one might expect a lower vacancy rate, but this could be buoyed by the County's abundant waterfront and other rural properties used as second homes. In Bremerton, 44 percent of all vacant housing was waiting to be rented in 2020. The second most common reason for vacancy was homes having seasonal, recreational, and occasional uses. This was also the case for 27 percent of all vacant units across the County (ECO Northwest, 2020). It is not clear how many units are abandoned vacant units or REO properties (properties owned by lenders as a result of foreclosure).

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The number of total public housing units, if including vouchers, has increased between Housing Kitsap (HK) and Bremerton Housing Authority (BHA) over the last five years, by 851.

The number of Public Housing units previously operated by Housing Kitsap in the jurisdiction was 136. Their full inventory of Public Housing units underwent a Streamlined Voluntary Conversion in 2024 effectively replacing the Public Housing subsidy with Housing Choice Voucher subsidy. Housing Kitsap's total number of vouchers is 547, reflected in the table below. (It provides 357 additional affordable units throughout the county under programs other than "public housing" vouchers).

The number of units and vouchers provided by Bremerton Housing Authority has decreased by 36 units in the last five years, but they are in the middle of a multi-year restoration effort of eight of their 13 properties, scheduled from 2024-2026, and will likely add more after completion.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	33	134	2,572	525	1,842	119	23	25
# of accessible units			8						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:

Housing Authority Data

Data Source Comments: Bremerton Housing Authority and Housing Kitsap

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The number of Public Housing units is 175, all provided by Bremerton Housing Authority, now that Housing Kitsap has moved to a fully voucher-based system. See Public Housing Condition Table immediately below for the Average Inspection Scores for BHAs eight developments scored by HUD.

Public Housing Condition

Public Housing Development	Average Inspection Score
Winfield Apartments	81
Shadow Creek	84
Bay Vista South	93
The Summit at Bay Vista	83
Bay Vista West	94
Charter House	95
Casa Del Sol Apartments	85
Wright Court	71

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Many of the properties owned by BHA are upwards of 40 years old and need updates to ensure they remain safe and comfortable for decades to come. BHA’s project to renovate eight of its 13 properties will upgrade important components like siding, windows, and roofs while also improving the inside of the units. This will include new cabinets, appliances, flooring, and common space upgrades, depending on the property and the individual needs of each unit. Below are the estimated dates for the major milestones (which are subject to change) for this intensive project:

- Redevelopment planning (inspections, resident meetings, defining the scope of work): through 2024.
- Finalize redevelopment plan and close on financing: late 2024.
- Construction starts early: 2025.
- Construction and temporary relocations: through 2025 and 2026.

BHA will be renovating eight properties:

- Casa Del Sol Apartments
- Charter House Apartments
- Firs Apartments
- Shadow Creek Apartments
- Tamarack Apartments
- Tara Heights
- Winfield Apartments
- Wright Court

Housing Kitsap’s capital needs for all 904 units in its inventory have been well documented through a capital and physical needs assessment (conducted c. 2022) and is in the millions of dollars. HK has been

addressing these needs through replacement reserves, grant revenue and ongoing improvements as units become vacant.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Housing Kitsap's strategy for improving the living environment of low and moderate-income families residing in all housing units owned and or operated is to address the years of deferred maintenance by completing a full rehab as units turn over. Additionally contracted landscapers have been hired, and Maintenance Technicians continue to be recruited, as fully staffing these positions has been a struggle. Further, Housing Kitsap's pursuit of the Streamlined Voluntary Conversion and implementation of tenant protection vouchers has provided a much-needed revenue stream to stabilize and provide the best service to the residents.

BHA has a comprehensive capital improvement program for the ongoing maintenance of their public housing stock. They self-manage properties and coordinate resident, and property needs internally. They also have a Community Connection Team that addresses the economic and social needs of public housing residents. BHA has a HUD Resident Opportunity Supportive Services (ROSS) grant to provide linkages to community educational, job search, childcare, and job training opportunities for public housing residents. The Summit at Bay Vista housing development is the focal point for resident services and provides offices for the Community Connections Team, a computer lab, training room, and the Bay Vista Café, a hands-on job training facility.

Discussion:

See above.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	60	47	72	20	0
Households with Only Adults	120	87	8	34	72
Chronically Homeless Households	0	0	0	46	0
Veterans	5	0	48	0	0
Unaccompanied Youth	6	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments: Kitsap County HMIS and Housing Solutions Center

There are 72 Transitional Housing beds for adults and children in the housing inventory, however a partner agency with programs responsible for 52 of these beds has had a utilization rate of only 30% for the month of January 2025.

2024	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	43	10	106	45	0
Households with Only Adults	73	55	10	35	72
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	60	0	0
Unaccompanied Youth	6	0	0	0	0

Table 41 - Shelter, Transitional, and Supportive Housing Beds

Data Source: Kitsap County HMIS and Housing Solutions Center

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Kitsap Mental Health Services provides mental health evaluations and services for homeless individuals; in partnership with Bremerton Housing Authority, it also provides permanent supportive housing for individuals needing long-term mental health supports. Agape Unlimited and West Sound Treatment Center provide substance abuse disorder treatment, permanent supported housing, transitional housing, and sober supported housing for homeless individuals needing these services. Employment services are provided through Work Source, a division of the Washington State Department of Labor and Industries. In 2019, the City of Bremerton piloted an eviction prevention assistance program targeted to low-moderate income households and is administered by the Bremerton Housing Authority. A partnership between the Department of Emergency Management, Human Services, and local groups hosts a severe weather shelter program which operates during severe weather events from December through March. Since 2020, due to the COVID-19 pandemic, the Salvation Army has expanded their Winter Shelter from operating December-March, to operating year-round while increasing to 75 beds. This expansion at the Salvation Army is anticipated to end April 2025. The goal is to develop and construct a 50-bed low-barrier navigation center and shelter in Bremerton with onsite services and 40 units of tiny homes to replace the closing of the Salvation Army Shelter.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The homeless response system includes a network of shelter operators that include emergency housing beds for families with children, single adults, unaccompanied youth/young adults, and households with pets.

As quickly as possible, households are moved from emergency shelter into rapid rehousing programs (short shallow subsidies with progressive engagement case management), permanent subsidized housing, long-term housing with specific supports (such as substance abuse disorder recovery) or permanent supportive housing. However, insufficient funding for rapid rehousing and a shortage of units of affordable housing, housing with supports, and permanent supportive housing results in longer shelter stays and households who stay homeless for longer.

Homeless youth are served by a spectrum of services, supports, and housing provided through the Coffee Oasis. These programs include outreach to street-oriented youth, youth drop-in locations, case management for homeless and at-risk youth, job training for youth, and emergency shelter beds for youth and young adults.

Recently, Kitsap County opened a large-scale 75-bed shelter that is intended to serve individuals, couples, families, and pets who are experiencing homelessness who also have high behavioral health needs. A project to develop 74 units of permanent supportive housing using the Housing First model

also opened its doors in May 2022, primarily serving chronically homeless adults with high behavioral health needs.

There are a wide range of programs specific to veterans available in Kitsap County, including the Supportive Services for Veteran Families, Washington State Department of Veteran Affairs programs, and County Veteran Assistance programs. Building 10 at the Retsil Veterans Home provides 48 beds of transitional housing and five emergency shelter beds for veterans throughout the region.

However, there is limited amount of permanent supportive housing available for chronically homeless individuals and/or individuals with complex and multiple barriers to stable housing. Currently unsheltered persons with significant mental or physical health conditions, who are unable to manage their own activities of daily living, and require levels of care which exceeds the abilities of existing providers, are underserved.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Kitsap County CDBG and HOME programs work closely with the Homeless Housing Grant program, Affordable Housing Grant program and other agencies in the county who serve special needs populations. People with special needs include the elderly, frail elderly, people with mental, physical and developmental disabilities (DDs), people with alcohol or other drug addictions, people with HIV/AIDS and their families, victims of domestic violence and youth aging out of foster care. Many people with special needs also have low incomes, or are on fixed incomes, and their need for permanent housing has been included in estimating the needs of people with low incomes. Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization. The *supportive* housing and service needs of these populations are addressed in this section. Supportive housing is a combination of housing and services intended as a cost-effective way to help people live more stable and productive lives.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is an increasing need in Kitsap County as the population continues to grow rapidly and age, as effects of the opioid epidemic and other substance use disorders are increasingly felt throughout the community, and as the needs of people with mental health disorders and developmental disability issues are better understood. Supportive housing is needed for single adults with very low and fixed incomes, limited family resources or connections, and histories of co-occurring substance use and mental health disorders. These individuals may have a criminal history and/or poor rental history which limits their housing options. Homelessness can be the result without significant support. The Housing for All Planning Tool, cited in Section MA-10 above, estimated a need of 2,759 units of permanent supportive housing by 2044 to meet the county's projected needs, which is far above the scale local organizations are able to afford to offer without large increases in funding.

Supportive housing is an especially critical need for individuals with developmental disabilities (DD). County and State DD programs have residential programs with providers that offer supported living, adult family homes and group homes. Residential providers offer care for clients from a few hours to 24 per day. They deliver critical care and life-sustaining services, including medical support. These services help individuals live safely, maintain independence, and foster dignity and community. Providers offer 24/7 care for those with significant medical or behavioral needs, ensuring immediate access to support at all times. Kitsap County struggles because there are more people with DD than we have providers. The providers struggle to find rental housing that is both affordable and appropriate for the diverse range of needs these individuals have. In several cases, landlords have decided to sell their properties, which puts people with DD at risk because support providers cannot always find replacement housing. When it cannot be found, taxpayer dollars are used to house them temporarily in hotel/motels, which is

not efficient nor the best outcome for the people's service needs. Many families are not able to bring their family member home due to behavioral needs and a lack of resources to care for them. There have been several cases where people have had to look outside the county for an appropriate place to live. People with DD are having to leave their communities because they cannot find an affordable accessible place to live.

The older adult population in Kitsap County has been rapidly increasing. There were 49,764 older adults (ages 60 and older) in Kitsap County in 2010 which made up 20% of the population. This increased to an estimated 83,167 in 2020 making older adults 31% of the population. From 2010 to 2020, this represents a 67% increase in adults 60 and older and a 78% increase in adults 85 and older in Kitsap. Today, individuals over 60 years of age represent the fastest growing population – one in three. As a result of the remarkable improvements in health education, medicine, nutrition, and general living standards over the last century, people who reach age 60 can now expect to live almost 25 more years.

Narrative continued

Due to their low and fixed incomes, older adults are unable to keep pace with the ever-increasing costs of housing. People of all ages are living longer with disabilities, chronic conditions, and treatment options. The healthcare system provides fragmented care and is confusing for those with complex conditions. Kitsap County recognizes individuals who need in-home care are accessing community based in-home and residential options at a lower rate than the comparable Washington State average. Washington State's Aging and Long-Term Supports Administration was identified by AARP as a national leader in offering home and community-based long term supports and services to older adults, ranked as 2nd in the nation in the ability to provide robust in-home and supportive housing options. Washington residents can choose to receive support in a wide array of settings-their own home, a relative's home, adult family home, assisted living, continuum of care facility, or in a skilled nursing facility. The system is driven by person-centered preference and level of needs to live with dignity and respect. To make that choice viable it has been essential for Washington's system to grow in its capacity to support people with moderate-to-severe physical and psychological limitations as well as those who face complex medical issues, often accompanied by significant behavioral and cognitive challenges.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Kitsap County government and several local non-profits provide support for people exiting institutions to find supportive housing. At discharge from a brief behavioral hospitalization or long-term stay, Kitsap Mental Health Services (KMHS) clinical staff create discharge plans that address the needs of housing, clinical, and case management supports. For KMHS clients, depending on acuity of need and unit availability, individuals may be placed in the 15-bed short (14 days) stay Residential Services Center, or Kitsap County Crisis Triage Center (5 day) if criteria for services are met, temporarily bridging the gap to more stable supported housing. Individuals are provided housing in KMHS managed housing units. Not all discharged individuals require supported housing. History of criminal involvement, eviction, or poor

credit severely limits options. The typical person exiting care is a single adult with very low income, limited family resources, and a history of co-occurring substance use. At least 10 units of housing are needed for this population leaving KMHS care.

For homeless individuals discharged from the hospital there is a need for respite beds to bridge the gap between medical care and housing. Kitsap currently has very few emergency housing beds for people who have high behavioral health needs, significant medical needs not able to be tended while living homeless, or criminal histories. Currently Benedict House Men’s Shelter has three respite beds. Many existing shelters are not staffed to care for individuals 24/7 who are still recovering from surgery or hospitalization. The Kitsap Homeless Housing Plan 2018 called for 15 respite care shelter beds for people with medical needs that are not able to be supported in other shelters. Kitsap County awarded \$1.5M to Peninsula Community Health Services in 2024 to build a facility providing 22 beds.

The Salish Behavioral Health Administrative Services Organization (BH-ASO) of Kitsap, Jefferson and Clallam Counties prioritizes individuals transitioning from behavioral health inpatient settings (not general physical health institutions) through its housing programs:

- Housing and Recovery Through Peer Services (HARPS) Housing Bridge Subsidy provides short-term rental assistance immediately after discharge from inpatient psychiatric, residential, or withdrawal management facilities.
- Its Governor’s Housing and Homeless Initiative Subsidy, which is specifically reserved for individuals exiting state-operated and private psychiatric inpatient facilities to prevent discharges into homelessness.
- Community Behavioral Health Rental Assistance (CBRA), which offers long-term subsidies for those needing ongoing support following in-patient psychiatric hospitalization who are able to live independently with community supports.

Kitsap County also has a variety of services designed to prevent individuals from ending up in the criminal justice system or re-entering it upon their exit. The County’s Mental Health, Chemical Dependency, and Therapeutic Court (MHCDTC) grant program provides funding (\$7.4M for 2026) to government and non-profit agencies who provide individuals with the substance use and/or mental health disorder-related services they need. Reentry officers also work with many of the same service and housing providers to establish connections to treatment and housing for individuals in jail who will be released, to help reduce recidivism. Despite these services, some people are still discharged from systems of care such as jails, hospitals, behavioral health programs, substance use disorder treatment, long term care, and foster care, into homelessness due to limited capacity of housing and service systems and/or people’s lack of ability to access and navigate those systems.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Activities are included in the Action Plan.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Activities are included in the Action Plan.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Several types of planning, permitting, environmental and building code-related policies conflict with housing supply and affordability in certain ways, but Kitsap County has been making a significant effort to minimize these conflicts in recent years. Kitsap County, the City of Bremerton, and the State of Washington have all taken recent steps to reduce such conflicts, and Kitsap County outlined further goals to do so in its 2024 Comprehensive Plan:

- While the size of Urban Growth Areas were generally not expanded in the new Comprehensive Plan, maximum densities and/or heights were increased in most types of zones, particularly in Regional and Countywide Centers. This will help increase the supply of housing and help affordability, especially since most housing in urban centers will come in the form of units in multi-family developments, which are generally cheaper than single-family homes.
- The Comprehensive Plan promotes multi-family and missing middle housing through regulation revisions and incentives, such as relaxed lot line requirements.
- Minimum parking requirements, which add to the cost of housing, have been relaxed for multi-family housing developments and all housing near frequent public transit.
- Regulations for Accessory Dwelling Units (ADUs) have been relaxed in several ways, such as halving impact fees and not requiring new parking near frequent transit routes.
- The City of Bremerton has focused on similar measures, updating allowed uses and development standards throughout the city to encourage the construction of additional housing and a wider variety of housing types. Bremerton is also moving toward eliminating most parking requirements across the city.
- Washington State Senate Bill 5290, enacted in 2023, also sets ambitious new goals for cutting development permit approval times (time is a costly commodity for developers) by setting maximum time limits on reviews, requiring clarification/streamlining of applications, and mandating public tracking and reporting of timeliness goals.

The development community advocates for further reductions in the cost of preserving and/or creating more affordable housing in various ways. The Kitsap Builders Association advocates for, in general, lessening fees, taxes and development regulations, and increasing the speed and predictability of the permitting process – all of which would lessen the cost of housing. Specific recommendations include:

- Sales taxes also hit housing developers, so refraining from increasing (or decreasing) sales taxes would lessen the cost of housing.
- Limit increases in (or decreasing) impact and connection fees – rising fees have killed multiple housing projects in Kitsap County in recent years.
- Giving permit applicants real-time visibility of staff redlines during permit review would allow builders to begin acting on feedback more quickly.

- Allow for Conditions of Approval to be issued with more staff redlines instead of kicking applications into another full review cycle.
- Create a priority permitting program for affordable housing, like Seattle's.
- Increase developers' ability to vest their projects under existing codes – large/complex projects can go through years of planning phases, and changes in regulations during that time can lessen project certainty and necessitate hundreds of thousands of dollars in redesigns.

An affordable housing builder's recommendations to build more affordable housing:

- Exempting impact fees, which the City of Vancouver has done.
- Exempting sewer and water connection fees, which the City of Olympia has done.
- Discounting utility payments, which King County has done.
- Expediting permitting [which WA SB 5290 aims to do].

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Kitsap County’s economy is anchored by its government and healthcare sectors, which together account for nearly half the workforce. Government employment leads at 36.3%, driven by federal institutions like the Puget Sound Naval Shipyard and Intermediate Maintenance Facility. Healthcare employing 13.4%, is a growing industry. The county boasts a high school graduation rate of 95% overall, though disparities persist across districts. Bainbridge Island leads with a 95.72% rate, while Bremerton trails at 66.85%. As of mid-2024, the population has grown by 0.7% since 2020 and outpaced state averages in the previous year. Despite this, the county faces hurdles including a poverty rate increase to 9.5% and labor force participation below state levels (Kitsap Economic Development Alliance, Kitsap County Economic Profile, Fall 2024).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	146	103	1	1	0
Arts, Entertainment, Accommodations	2,147	3,217	15	19	4
Construction	894	1,035	6	6	0
Education and Health Care Services	2,599	3,645	18	22	4
Finance, Insurance, and Real Estate	984	678	7	4	-3
Information	790	601	6	4	-2
Manufacturing	766	634	5	4	-1
Other Services	687	768	5	5	0
Professional, Scientific, Management Services	1,872	1,672	13	10	-3
Public Administration	0	0	0	0	0
Retail Trade	2,184	3,840	15	23	8
Transportation and Warehousing	501	92	4	1	-3
Wholesale Trade	575	437	4	3	-1
Total	14,145	16,722	--	--	--

Table 42 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	103,487
Civilian Employed Population 16 years and over	99,230
Unemployment Rate	4.12
Unemployment Rate for Ages 16-24	13.36
Unemployment Rate for Ages 25-65	2.31

Table 43 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	28,385
Farming, fisheries and forestry occupations	2,826
Service	10,303
Sales and office	19,528
Construction, extraction, maintenance and repair	9,883
Production, transportation and material moving	5,828

Table 44 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	59,249	61%
30-59 Minutes	25,122	26%
60 or More Minutes	13,559	14%
Total	97,930	100%

Table 45 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,602	303	3,278
High school graduate (includes equivalency)	18,205	1,377	9,422
Some college or Associate's degree	37,625	1,051	13,085
Bachelor's degree or higher	35,689	786	8,604

Table 46 - Educational Attainment by Employment Status

Data Source Comments: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	162	215	372	827	867
9th to 12th grade, no diploma	2,093	1,223	1,007	2,270	1,314
High school graduate, GED, or alternative	7,874	7,740	5,202	12,004	8,535
Some college, no degree	6,442	9,004	7,069	16,535	11,887
Associate's degree	1,473	3,623	3,393	6,389	3,498
Bachelor's degree	1,309	7,327	6,188	14,209	9,794
Graduate or professional degree	85	1,403	3,622	8,151	7,018

Table 47 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	648,206
High school graduate (includes equivalency)	1,214,950
Some college or Associate's degree	1,468,426
Bachelor's degree	1,541,123
Graduate or professional degree	2,475,964

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Management, business and financial is the major employment sector. The workforce in Kitsap County is primarily made up of government employees (36.3%), followed by healthcare and retail trade (13.1% and 11.6%, respectively). These are followed by accommodation and food service (9%), scientific and professional services (6%), construction (4.8%), administrative and waste services (3.7%), services other than public administration (2.7%), and manufacturing (2.8%).

Federal work comprises a significant portion of the economic activity in the county. Naval Base Kitsap (civilian and military combined) employs 38,187 people followed by:

- St. Michael Medical Center 1,933 persons
- South Kitsap School District 1,580 persons
- Central Kitsap School District 1,559 persons
- Kitsap County 1,200 persons

Describe the workforce and infrastructure needs of the business community:

Workforce Needs:

Many types of occupations at most levels are currently in demand in Kitsap County. These include business and financial operations occupations such as accountants and bookkeepers, Computer and IT Related occupations, K-12 educational occupations, all levels of health-related occupations such as RN's and Technician, as well as most types and level of skilled trades such as electricians, HVAC specialists and plumbers.

Department of Defense contractors continue to look for workers and the Puget Sound Naval Shipyard is currently seeking skilled workers such as in the welding field. Finally, most segments of the Leisure and Hospitality sector continue to note demand for cooks, bartenders, waitstaff and dishwashers.

Infrastructure Needs:

In looking at hard infrastructure the largest Greenfield site in the region (Puget Sound Industrial Center – Bremerton) is 3,400 acres zoned for manufacturing under a master plan. Currently, access to infrastructure is more available on the Port of Bremerton (publicly owned) leasable parcels. The privately-owned parcels have some of the infrastructure, but not all. Broadband and fiber optic connections are still a challenge for some rural parts of the county. State highway improvements over the past three years have eased traffic congestion along Hwy 3 and connecting routes.

As far as soft infrastructure is concerned, childcare is a significant need in Kitsap County impacting both workers and employers. Due to a lack of childcare providers, central Kitsap County is classified as an

extreme childcare access desert by the WA Dept. of Children, Youth and Families. In recent years, there has been a geographic consolidation of childcare centers that adds strain to the workforce: small in-home providers are closing, and large commercial centers are growing, but neither are keeping up with the overall demand for slots. The result is workers have fewer and fewer options for childcare near their home and work. Major employers, such as Virginia Mason Health Center and Puget Sound Naval Shipyard (PSNS), report a lack of childcare as a major barrier to employee retention and recruitment, up there with affordable housing.

Community efforts to combat this issue include:

- PSNS, Sound West Group development company, the Bremer Trust charity, and the YMCA are partnering with PSNS labor unions to build a childcare center in downtown Bremerton for PSNS Dept. of Defense workers' children because there aren't enough slots in the on-base childcare center.
- The County is studying potentially relaxing land use restrictions on providing childcare to combat the geographic consolidation mentioned above.
- PSNS has secured a \$500,000 grant to study childcare access needs in Kitsap.
- Olympic College offers a renowned early childhood education program, that connects with the OC Sophia Bremer Early Learning Academy to provide a model training site for early childhood students, creating a pipeline of new providers for Kitsap.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Major Changes:

- Continued consolidation and growth in the medical industry is providing not only the County but the region with health care services. St. Michael's Medical Center is wrapping up a very large new development in Silverdale which continues to expand created a healthcare hub in the area.
- Post-pandemic ferry services have been restored to the Bremerton to Seattle Route.
- El Dorado Preliminary Plat (Silverdale): This project offers 500 housing units.
- Royal Valley Preliminary Plat (Central Kitsap): This project includes 159 housing units.
- Chagnon Preliminary Plat (Silverdale): This project includes 74 housing units.
- Royal Valley Development (Central Kitsap): Plans for phase two of this development are shifting to include significantly more multi-family housing units, potentially including 276 multi-family units and 18 single-family homes.
- Enetai area (East Bremerton): A plan for a 189-unit housing development on a plat of forested land near Enetai Creek.
- Amazon moved into its new location at the Puget Sound Industrial Center.

Needs (as of 2025):

- The healthcare industry will continue to grow, requiring additional healthcare workers. This demand has not decreased over the past five years.
- Skilled trades continue to be in demand.
- Workers are needed for leisure and hospitality positions.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

While employers are always looking for employees that have soft skills such as punctuality, teamwork skills, and customer service ability; the same types of technical skills continue to be in demand. In reviewing the top “hard skills” needed by employers, two are based on both experience and training – quality assurance and quality control. These are often required for large federal defense contracts and are proving difficult to fill. The majority on the list are tech related, services related, and healthcare related. Related to skills are the ability to obtain access and clearance on Naval Base Kitsap, which requires US Citizenship and no criminal history. More healthcare and information technology training is needed to meet future needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Olympic College (OC) has many programs to address workforce needs in Kitsap County:

- Corpsman/Medic to Practical Nurse
- Phlebotomy
- Radiologic Technology
- Diagnostic Medical Sonography
- Surgical Technologist program.
- OC is planning proposals for the following programs:
- Dental Hygiene
- Dental Assisting
- Paramedic
- Emergency Medical Technician
- Respiratory Therapy
- Olympic College is part of Air Washington, a consortium of community and technical colleges providing aerospace workforce skills. Many of those skills cross over into other types of manufacturing.
- Olympic College has several certificate programs supporting technology: Applications Server; CIS Basic and CIS Core; Electronics; IT Project Management Essentials; Information Systems Security;

Open Source Systems; Software Application Development; Technical Design – Web Client Side Development.

- Certificate offerings from Olympic College in skilled trades: Advanced Manufacturing Composites, Composites Manufacturing Technology; Manufacturing Technology; Welding Technology Proficiency and Welding Technology Specialization.
- Olympic also has certificate programs supporting professional services, business and retail.
- Olympic College recently added a Bachelor of Science in Information Systems.
- In collaboration with Western Washington University at Olympic College, the following degrees are available in Kitsap County: Business Administration Bachelor of Arts, Environmental Policy Bachelor of Arts, Environmental Science Bachelor of Science, Human Services Bachelor of Arts, and Elementary Teacher Education Bachelor of Arts and Certification.
- In partnership with Washington State University, Kitsap students can obtain a Bachelor of Science in Mechanical Engineering from WSU.
- Many of the retired and separated military workforce remain in the area with a diverse and skilled training background.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Kitsap County, along with King, Pierce, and Snohomish counties, participates in the Comprehensive Economic Development Strategy (CEDS) through the Central Puget Sound Economic Development District, which is responsible for developing and adopting the region's CEDS.

Vision (via 2024 Kitsap County Comprehensive Plan – Economic Development Element): As part of the Greater Seattle market, Kitsap County has a place in one of the most diverse, innovative, and competitive regional economies in the world. While an integral part of the regional economy, Kitsap County also has a local economy all its own, especially given its natural separation from Seattle by water. Kitsap County uses land use planning, efficient regulatory processes, solid infrastructure, and environmental protections to maintain a high quality of life that attracts desired businesses, providing for a prosperous and diversified economy with living-wage jobs for residents. Kitsap County takes advantage of its abundant natural beauty, miles of shoreline and many acres of forest lands as assets that contribute to the scenic beauty of the area and to its economic value as they attract tourists.

Intent: The Economic Development element aims to encourage economic development in Kitsap County that considers the regional economic context and is suited to the unique conditions of the county. The element is designed to build capacity and guide the economic prosperity and resiliency of Kitsap County. The Economic Development goals, policies, and strategies provide the framework to improve and sustain Kitsap County's fiscal, economic, and social conditions utilizing local resources, partnerships, and

economic opportunities. Growth Management Act and Regional Coordination the Growth Management Act (GMA) sets forth planning goals to guide the development of comprehensive plans. The following GMA planning goal directly addresses economic development: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Kitsap is part of the Puget Sound Economic Development District administered by the Puget Sound Regional Council and it is also part of the Olympic Consortium. The Regional Economic Strategy, adopted December 2021, describes strategies in three categories: Expanding Economic Opportunity, Global Competitiveness, and Quality of Life. The Consolidated Plan overlaps specifically with the strategies that look to increase economic opportunity, encourage regional growth, and aims to support that growth through housing options.

Much of the CDBG and HOME funding associated with the Consolidated Plan prioritize the development of affordable housing. The Puget Sound Economic Development District identified expansion of housing options and childcare as a priority focus in 2025. This priority aims to increase housing supply and lower housing costs. This aim aligns well within what the Consolidated Plan strategies aim to do.

Discussion

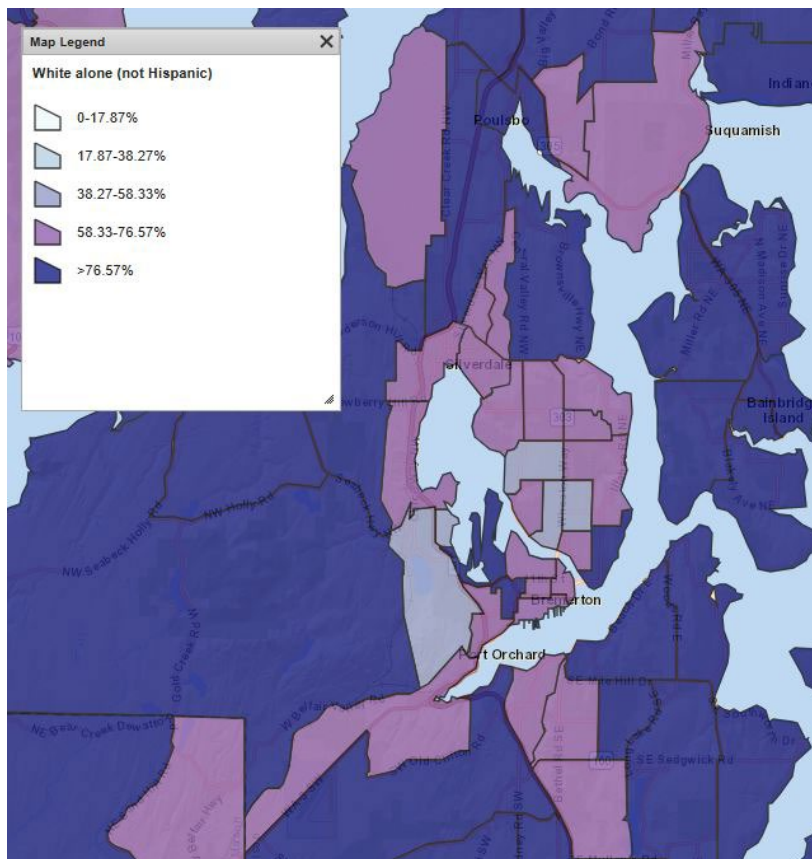
See above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines four housing problems in this Consolidated Plan, which are; 1) lack of complete kitchen facilities, 2) lack of complete plumbing, 3) more than one person per room, and 4) Cost Burden greater than 30%. The primary housing problem in Kitsap County is housing cost burden. The problems of overcrowding and substandard housing are small in comparison. (HUD recently stopped supporting its Affirmatively Furthering Fair Housing mapping tool that maps other housing problems such as lack of complete plumbing). HUD created the Racial or Ethnically Concentrated Areas of Poverty (R/ECAPs) to help define and help address this issue. The R/ECAP definition of concentration is areas having a non-white population of 50 percent or more with 40 percent or more of individuals living at or below the poverty line. There are no R/ECAPs in Kitsap County.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")



Although no areas of Kitsap County meet the HUD definition of racial or ethnic diversity “concentration” in R/ECAPs, some areas do feature more than others. Kitsap County has a non-Hispanic white population of roughly 80%, and a large majority of rural areas are populated with over 77% white residents. However, all its cities and Urban Growth Areas (excluding Bainbridge Island) feature areas of higher prevalence of racial/ethnic minority populations (23-42%). There are also five census tracts in Bremerton and its Urban Growth Areas with a higher prevalence (42-62% - shown in gray).

Source: HUD – egis.hud.gov/cpdmap

These are located in the northern portion of Bremerton and straddling its northern border (areas known locally as East Bremerton and Tracyton), as well as the far western fringe of Bremerton and straddling its western border (areas known locally as Jackson Park, Kitsap Lake, Chico and the Werner Road area).

An overlap exists between areas of higher racial/ethnic diversity in Kitsap County and higher levels of poverty, but the areas of highest diversity and highest poverty do not perfectly coincide (see Poverty Distribution Map associated with Section NA-10 in Appendix). The City of Bremerton features both the highest rates of poverty and diversity, but the central portion of Bremerton (locally known as West Bremerton) has the highest rates of poverty while it is not one of the areas of highest diversity located in northern Bremerton (locally known as East Bremerton) and far western Bremerton.

What are the characteristics of the market in these areas/neighborhoods?

All of Kitsap County has a robust housing market with increasing prices and demand. Areas with the highest concentration of low-income households, such as Bremerton and Port Orchard, have somewhat more “affordable” housing when compared to other areas in the County. These areas are attracting first-time homebuyers and renters looking for affordable options. However, even in these locations there is low supply and significant competition for units. These areas of Bremerton and Port Orchard also have most of the county’s areas of highest percentage of the population qualifying as Cost Burdened (defined as households paying over 30% of their income for housing (per HUD – [egis.hud.gov/cpdmaps](https://www.egis.hud.gov/cpdmmaps)). Most overlap with the census tracts with the highest prevalence of ethnic minority populations.

Kitsap County does not have significant areas or entire neighborhoods with blighted conditions. There are some instances of abandoned or derelict properties that could be addressed on a case by case or “spot” basis to improve neighborhoods.

Are there any community assets in these areas/neighborhoods?

There are many community assets in Kitsap’s areas of low-income concentration including attractive parks, access to the waterfront, access to services and transit, proximity to employment centers, good schools and capable and willing community partners.

Are there other strategic opportunities in any of these areas?

Kitsap’s Low-Mod areas will benefit from investment of CDBG capital funds for public facilities and infrastructure projects.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

FCC maps of Washington State for 2017 indicate that 100% of the population have access to broadband services at or above 25 Megabits per second (Mbps), although this does not match up with the actual experiences of many residents. A substantial number of Washingtonians experience speeds below the federal and state broadband standard of 25 Mbps download and 3 Mbps upload.

Broadband wiring and connections exist in all urban areas of Kitsap County and most developed rural areas. Low-income households living in multi-family rental housing have access, but affordability may be a barrier. The monthly subscription cost for connection to broadband may go beyond what some low-income households can afford. According to 2023 ACS 5-year estimates, 83% of households earning less than \$20,000 annually have a broadband subscription service, while 17% have no internet subscription. Those households earning between \$20,000 and \$75,000 have higher rates of broadband subscription at 92%, with 8% of households in this income bracket not having an internet subscription.

In recent years, the Kitsap Public Utilities District (KPUD – a not-for-profit, community-owned utility) has been using public surveys and communications with existing internet providers to map underserved areas in Kitsap County. Since 2015, communities throughout Kitsap County have asked KPUD to expand their broadband network and build infrastructure so that more rural residences could access fast internet services. KPUD now provides wholesale broadband services (fiber internet) on an open-access community-owned network of over 700 miles of fiber optic infrastructure, lessening the number of unserved and underserved households.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are several providers of broadband in Kitsap County. All urban areas feature several choices of service providers. Comcast, Century Link, Wave, Xfinity, Viasat and HughesNet are the most common providers. In unincorporated areas of the county, KPUD provides an increasingly popular community-owned option as well. KPUD strives to eliminate more underserved areas each year.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Kitsap County updated its Multi-Hazard Mitigation Plan (MHMP) in 2024, which addresses several ways expected climate change will increase hazard risks and outlines the strategies Kitsap County plans for mitigating those risks. Kitsap County is largely characterized by its shorelines and forests, and the worst climate change-related risks the plan identifies impact these two main features primarily through expected sea level rise and drier forests. The MHMP breaks risks down by hazard type (i.e. earthquake, flood, tsunami, fire, etc.), and rising sea levels will exacerbate several hazards, including landslides, tsunamis, and coastal flooding. Rising sea levels inherently increase the reach of tsunamis (p. 104) and severity of coastal flooding (p. 133). Coastal flooding preparedness focusses on identifying structures and infrastructure based on height above sea level, educating people about flood risks and flood insurance, and updating building codes. Tsunami planning focusses on resident education, local evacuation planning, and debris clean-up. Rising sea levels will increase erosion along coastal hillsides and therefore increase landslide risks (p. 92). Mitigation strategies include landslide risk mapping and establishing increased geotechnical development requirements for parcels on mapped risk areas.

Kitsap County features extensive forestlands with trees already experiencing stress from a decrease in available summer moisture. Drier forests are at greater risk of burning, and the MHMP encourages a general increase in forest management focused on thinning and fuel reduction. More specifically, it calls for modern fire protection regulations for development, especially in rural communities and along urban-rural interface areas. It also calls for providing educational materials and resources for new and existing property owners to use in lowering their risk for wildland fires, including fire-resistant construction techniques, construction and maintenance of defensible spaces which focus on fuel reduction around structures (p. 113).

General (non-coastal) flooding is less directly impacted by climate change than sea level rise-related issues and forest fires, but the severity of storms are expected to increase with a warmer climate, which will worsen flooding. Also, the MHMP states, "(m)ore than any other natural hazard, flooding represents the single biggest repetitive event that has a damaging impact on Kitsap County property and resources (p. 133)." Therefore, even a small increase in the severity of flooding will cause significant damage. The MHMP identifies localized evacuation planning, as well as flood zone mapping and increased development regulations for areas that frequently flood as a mitigation strategy. It also states that urban flooding is an underrated issue and calls for drainage upgrades, such as widening culverts.

Kitsap County's 2024 Comprehensive Plan Climate Change Element echoes these recommendations (p. 183).

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The areas of Kitsap County with the most housing occupied by low- and moderate-income households are in cities and urban growth areas, which are less specifically impacted by Kitsap County's primary climate change risks of sea level rise and wildfire. Urban areas are most vulnerable to the risk of urban flooding due to drainage system overload during large storm events. Housing located in low-lying areas are most at risk. The vulnerability to other risks such as landslides, power disruption, transportation problems and flooding from high tides and storm surges, varies by location. Virtually none of the housing occupied by low- and moderate-income households is located along shorelines, which tend to feature expensive land values, so risks associated with inevitable sea level rise are low.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Kitsap County's Five-Year Strategic Plan outlines the ways federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds will be used to address community needs in the county. Because CDBG and HOME funds are very limited, targeting funds to specific priorities is necessary. The plan includes objectives and proposed accomplishments and outcomes. The projects funded each year, and included in the Action Plan, must address the priorities of the Strategic Plan. The outcomes are based on the funding we estimate to be available for the five-year period. Funding for HUD is determined by Congress annually and the allocation of CDBG and HOME funds are based a formula. If funding changes during the five-year period Kitsap County and the City of Bremerton may amend the output goals accordingly.

The overall goal of the CDBG and HOME programs are to provide decent housing, suitable living environments and economic opportunities for low-income households and neighborhoods. Evaluation and analysis of the needs in our community were included in the Needs Assessment and Market Analysis. Additional needs were identified in a community survey and through consultations with agencies providing housing and services throughout the county. Although there are many needs identified in Kitsap County, CDBG and HOME funding is very limited. Other funding sources that are part of Kitsap County's Coordinated Grant Application Process can address specific needs such as homelessness, mental health and chemical dependency, and affordable housing. Therefore the following funding priorities have been identified for CDBG and HOME funds:

Priorities

CDBG Public Services:

Due to the limited amount of CDBG public service funding, which is capped by regulation at 15% of the CDBG allocation, funds will only be available for programs that meet these priorities.

1. Childcare/Afterschool Programs
2. Food Assistance

Childcare/Afterschool programs will be the first priority and then food assistance. Programs may be funded up to a max. of \$30,000.

CDBG Capital:

The following priorities are in rank order:

1. Rehabilitation of affordable housing
2. Preservation of affordable housing (acquisition of housing to create or preserve units of affordable housing)
3. Infrastructure related to affordable housing projects:
 - Offsite sewer/water extension and sidewalks required for affordable housing projects.
4. Economic development Microenterprise

HOME Housing:

Priorities are of equal importance:

- Construction or acquisition of new rental housing units
- Acquisition of homeowner housing through down-payment assistance and gap financing.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

All funding will be allocated county-wide. There are no geographic target areas designated.

HOME Funds: The City of Bremerton receives a share of HOME funds as determined by the percentage published by HUD in the HOME Consortia Participating Members Percentage Report which is currently 29%. Projects located in the City will be funded from this share of HOME funds. The remaining share of HOME funds will be allocated for projects in unincorporated Kitsap County and the cities of Port Orchard, Poulsbo and Bainbridge Island.

CDBG Funds: The City of Bremerton receives its own allocation of CDBG funds from HUD to fund programs/projects located in the City. Kitsap County receives its own allocation of CDBG funds. CDBG eligible programs/projects located in unincorporated Kitsap County, or the cities of Port Orchard, Poulsbo or Bainbridge Island can apply for County CDBG funds.

All funding is allocated through an annual competitive grant cycle. Due to limited funds, there will be no joint funding of projects.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Preserve and Increase Affordable Housing
	Description	CDBG and HOME funds will be used for acquisition, construction, preservation and rehabilitation of affordable rental and homewonership housing.

	Basis for Relative Priority	The supply and condition of affordable housing is an on-going issue county-wide. The Needs Assessment and Market Analysis demonstrate a need for new units of rental housing as well as for rehabilitation of existing rental units which are aging. Preservation of existing rental housing is also needed as some existing subsidized units come to the end of their affordability contracts. Funding is also needed for homebuyer assistance programs. Affordability of homeowner housing for households with income below 80% AMI is an issue due to the high cost of homes for sale and higher interest rates.
2	Priority Need Name	Economic Development Microenterprise
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Increase Economic Opportunities
	Description	CDBG funds may be used to increase economic opportunities for low-income individuals. Funding will be targeted towards microenterprise assistance programs.
	Basis for Relative Priority	Assisting low-income individuals with launching or expanding a small business is considered a lower priority when compared to the need for affordable housing. As funding declines affordable housing will be the highest priority.
3	Priority Need Name	Services
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Provide Support Services
	Description	Kitsap County will set-aside 15% of CDBG funds for services to provide childcare/after school programs and food assistance programs.
	Basis for Relative Priority	CDBG public service funds are very limited so therefore prioritized for services that are needed but have limited access to other grant funding. Childcare is currently very limited and very expensive in Kitsap County. Food is a basic need and costs continue to rise making access to food banks and other low cost food assistance programs extremely important.
4	Priority Need Name	Housing Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

Geographic Areas Affected	
Associated Goals	Administration and Planning Provide essential public facilities/infrastructure
Description	CDBG funds will be prioritized for off-site housing infrastructure such as sidewalks, water and sewer extension, for new affordable housing development.
Basis for Relative Priority	New affordable housing is a high priority due to lack of supply. One of the challenges expressed by developers is the cost of development, including the high costs associated with water and sewer extension and sidewalks to serve new developments.

Narrative (Optional)

Priority needs have been determined from the needs assessment, market analysis, consultations with agencies serving the community and a community survey.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Rental assistance is needed to make housing more affordable, however there are existing rental assistance programs in the County. There's a greater need for new units of housing and preservation of existing affordable housing so Kitsap County's limited HOME funds will not be prioritized for TBRA.
TBRA for Non-Homeless Special Needs	Rental assistance is needed to make housing more affordable, however there are existing rental assistance programs in the County. There's a greater need for new units of housing and preservation of existing affordable housing for special needs populations so Kitsap County's limited HOME funds will not be prioritized for TBRA.
New Unit Production	Based on data in the Needs Assessment and Housing Market Analysis, production of new rental housing is a high priority need. Rental units for households with incomes at or below 60% AMI and supportive housing for special needs populations is especially needed.
Rehabilitation	Many low income and disabled residents who own their homes are unable to afford to maintain or repair their homes or to improve accessibility or energy efficiency. Also, landlords who own and operate rent-restricted rental housing properties also struggle to afford large scale rehabilitation projects. CDBG for rehabilitation will be a high priority for funding. HOME funding will be considered only for projects undertaking a scope of work which will bring the property up to current building standards.
Acquisition, including preservation	Based on data provided in the Needs Assessment and the Housing Market Analysis, acquisition and preservation of affordable rental housing will be a high priority. Due to the short supply of affordable rental housing, and the complexity and long timeline associated with constructing new units, preservation of existing affordable rental housing is critical. Acquisition of homeowner housing is also a high priority due to the high cost of for-sale housing in Kitsap County as demonstrated in the Housing Market Analysis. Funding will be prioritized for down-payment assistance and gap financing to directly assist homebuyers.

Table 53 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Kitsap County, as an Urban County, receives a direct allocation of Community Development Block Grant (CDBG) funds from HUD. Kitsap County and the City of Bremerton together form a consortium for HOME Investment Partnership (HOME) funds. The City of Bremerton receives a direct allocation of CDBG funds from HUD and is responsible for the administration of their own funds.

The amounts included in Table 1: Anticipated Resources are based on the FY 2026 formula allocations from HUD, program income received and prior year funds.

Program Income is generated from loans made with CDBG and HOME funds. All Program Income is returned to Kitsap County and is then re-allocated to projects and included in the annual Action Plan. The amount varies from year to year and is estimated for the remaining years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,094,291	44,645.46	0	1,138,936.46	4,577,164	Year 1 based on estimated 2026 annual allocation of CDBG plus known Program Income and Prior Year Resources. Year 2-5 based on Year 1 annual allocation plus anticipated program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	686,758.45	69,876	391,503.69	1,148,138.14	3,347,033.80	Year 1 based on estimated 2026 annual allocation of HOME plus known Program Income and Prior Year Resources. Year 2-5 based on Year 1 annual allocation plus anticipated program income.

Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal CDBG and HOME funds leverage private, state and local funds. For large capital projects CDBG and HOME funds are a small percentage of the overall budget but an important commitment of local funds that project sponsors use to demonstrate to other funders local community support for the project.

At the time of application, all applicants for CDBG or HOME funds must submit a Sources of Funding form to indicate what other funding is expected to be used for the project. This information is updated when a written agreement is executed. All Capital projects require a match, 5% for CDBG and 25% for HOME. Documentation of commitment for all other funding in the project is required before funds are committed and a written agreement is executed.

For HOME a non-federal source of match is required and must be at least 25% of the project budget. Match can be other non-federal funds or any other eligible form of match such as the value of sweat equity. Kitsap County's value of match typically exceeds our match liability. Match is recorded on the County Match Log and reported to HUD.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Kitsap County does not have a program to identify and use county owned land to address needs in the Consolidated Plan.

Discussion

N/A

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Kitsap County Department of Human Services	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
City of Bremerton Department of Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY	PHA	Homelessness Ownership Planning Public Housing Rental	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Bremerton Housing Authority	PHA	Homelessness Ownership Planning Public Housing Rental	Jurisdiction
KITSAP COMMUNITY RESOURCES	Non-profit organizations	Homelessness Rental	Jurisdiction
Kitsap Continuum of Care Coalition	Continuum of care	Homelessness Planning Rental	Jurisdiction

Table 55 - Institutional Delivery Structure

Assess Strengths and Gaps in the Institutional Delivery System

Kitsap County has a wide variety of non-profit and government agencies working together to address our community’s needs. Kitsap County has a strong Continuum of Care Coalition with leadership from government and non-profit sectors, foundations and the faith-based community. Our county has fully implemented HMIS and conducts an annual Point in Time Count. The Homeless Housing Plan will be updated in 2025, and work will continue with community partners to implement action steps detailed in the plan. County funding targeted towards homelessness includes Homeless Housing Grant Program (HHGP), Affordable Housing Grant Program (AHGP), and Consolidated Homeless Grant (CHG) funds, and are generated through document recording fees.

Kitsap County implemented the 1/10th of 1% tax for mental and behavioral health. The Mental Health, Chemical Dependency, Therapeutic Courts (MHCDC) funds are awarded annually to government and non-profit organizations implementing programs serving individuals and families impacted by mental and behavioral health issues. In addition Kitsap County has implemented the 1/10th of 1% sales tax for affordable housing. The Community Investments in Affordable Housing (CIAH) program was created to support low-income households in need of supportive housing and shelter.

These local funds are combined with federal CDBG and HOME funds in Kitsap County’s Coordinated Grant Application Process. This is a coordinated effort to provide a single online application platform and use one webpage to broadcast information and updates, to simplify the grant application process and encourage collaboration among service and housing providers competing for limited dollars.

This process has improved coordination of funding and allows better targeting of funds. Funds are administrated by the County and staff is housed in the Dept. of Human Services. The City of Bremerton’s HOME funds are also allocated through the Coordinated Grant Application process and managed by the County Block Grant Program.

Although progress has been made in bringing new units of affordable housing and shelter beds online in recent years, there is still a lack of affordable housing and units for individuals with special needs. The County is experiencing many constraints including:

- Limited number of organizations with the capacity to successfully develop and operate new units at scale in the County.
- Insufficient amount of low-cost capital to build rent-restricted housing.
- Availability of land and restrictive regulations which puts pressure on development costs; and
- Rising construction material and labor costs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other	X		

Table 56 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Kitsap homeless crisis response system is coordinated through the Kitsap Housing and Homelessness Coalition, comprised of 40+ organizations providing prevention rental assistance, emergency shelter beds, transitional housing units, rapid rehousing subsidies, and permanent supportive housing units in tandem with a wide range of progressive engagement case management and tailored supports. Kitsap’s coordinated entry program, the Housing Solutions Center, provides intake, assessment, and referrals for all households experiencing housing instability and homelessness. The Housing Solutions Center refers households to appropriate emergency housing resources and maintains a community-wide waiting list for emergency housing. Chronically homeless individuals are currently under-served in Kitsap, with few programs targeting their needs. Kitsap Community Resources provides a wide range of social services, including housing and support, for homeless families. Veterans receive prevention funding through the Kitsap Veterans Assistance Fund, and rental assistance and case management through the Veterans Assistance and Supportive Housing (VASH) voucher and the Supportive Services for Veteran Families (SSVF) program. The Coffee Oasis provides a wide array of services for unaccompanied homeless and street-oriented youth, drop-in centers, case management, job training, and a youth shelter.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength of the Kitsap homeless crisis response system is in the leadership from elected officials and social service providers through the Kitsap Housing and Homelessness Coalition. Kitsap’s coordinated entry system, the Housing Solutions Center, is recognized as one of the best programs of its kind in the state. Other strengths include accurate data collection through the Kitsap Homeless Management Information System and data sharing between organizations, with periodic analysis and reports being generated. The Kitsap Coordinated Grant Application Process ensures effective investment of public funds and efficient grant administration.

Despite great improvements in provision of housing and services to people experiencing homelessness, and improved capacity over the last 10 years, specific barriers and gaps to our community’s capacity to assist all people who are homelessness have been identified. These barriers and gaps are the underlying causes of Kitsap’s inability to meet the needs of all homeless residents at this time. They include:

- Insufficient funding
- Increased demand
- Limited capacity – both in housing stock and services, and in providers’ ability to expand service provision

The following needs and gaps in homeless housing and resources were identified in the 2019 Kitsap Homeless Crisis Response and Housing Plan:

- Create additional units of emergency shelter for single men, men with children, couples, and large families
- Implement discharge planning and increase housing and services for homeless individuals entering the community from jails, correctional facilities, foster care, hospitals, and mental institutions, and who are chronically unsheltered.
- Encourage development of more affordable housing
- Add low-barrier shelter and supportive housing units
- Low barrier shelter beds (for chronically unsheltered individuals)
- Additional units of Permanent Supportive Housing
- Coordination of case management both between homeless providers and among other systems of care
- Cross-sector leadership
- Citizen outreach and communication

The Kitsap Homeless Crisis Response and Housing Plan includes additional detail about the needs and gaps in the current homeless response system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The 2019 Kitsap Homeless Crisis Response and Housing Plan includes a strategic plan, comprising five goals with supporting strategies and action steps. Indicators of success are included for each goal.

The overall goal of the Plan is to work together as a community to make homelessness a rare, brief, and one-time occurrence in Kitsap County through an efficient and effective homeless response system.

- 1) Make homelessness rare (prevention strategies).
- 2) Make homelessness brief (crisis response strategies).
- 3) Make homelessness one-time (ensure long-term housing stability strategies).
- 4) Continuously improve the homeless response system (increase capacity and efficiency strategies).
- 5) Expand community engagement (leadership, planning, and communication strategies).

An update to the Kitsap Homeless Crisis Response and Housing Plan is under development in accordance with the timeline determined by the Washington State Department of Commerce and is anticipated to be adopted in late 2025.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2026	2030	Administration and Planning		Affordable Housing Economic Development Microenterprise Services Housing Infrastructure	CDBG: \$1,143,220.09 HOME: \$410,366.83	
2	Preserve and Increase Affordable Housing	2026	2030	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: \$3,465,465.30 HOME: \$4,084,805.11	Rental units constructed: 40 Household Housing Unit Rental units rehabilitated: 160 Household Housing Unit Homeowner Housing Rehabilitated: 85 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Support Services	2026	2030	Non-Housing Community Development		Services	CDBG: \$857,415.07	Public service activities other than Low/Moderate Income Housing Benefit: 58300 Persons Assisted
4	Increase Economic Opportunities	2026	2030	Non-Housing Community Development		Economic Development Microenterprise	CDBG: \$150,000	Businesses assisted: 90 Businesses Assisted
5	Provide essential public facilities/infrastructure	2026	2030	Non-Housing Community Development		Housing Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	<p>General Administrative funds allowed by HUD for CDBG and HOME will pay program administrative costs related to planning and executing community development and housing activities. Kitsap County will use funds for:</p> <ul style="list-style-type: none"> • General management, oversight, and coordination • Providing local elected officials and citizens with information about the CDBG and HOME programs. • Preparing budgets and schedules • Preparing reports, plans and other HUD-required documents • Contract administration • Monitoring program activities • Administering the annual grant application cycle
2	Goal Name	Preserve and Increase Affordable Housing
	Goal Description	<p>Kitsap County prioritized goals and objectives for using CDBG and HOME funding to benefit low- and moderate-income residents by increasing access to decent housing and creating suitable living environments. Kitsap County projects to improve housing affordability, accessibility and sustainability may include:</p> <ul style="list-style-type: none"> • Rental Housing Development and Construction • Homeownership Assistance such as down-payment assistance or gap financing • Rehabilitation of single-family housing and multi-family housing • Energy efficiency improvements

3	Goal Name	Provide Support Services
	Goal Description	Kitsap County will set-aside 15% of the annual CDBG allocation for public service programs that provide supportive services to low- to moderate-income persons. These services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement. Kitsap County has prioritized public service funds for: <ul style="list-style-type: none"> • Childcare/Afterschool Programs • Food Assistance
4	Goal Name	Increase Economic Opportunities
	Goal Description	CDBG funds will be used to increase economic opportunities for low-income individuals, primarily to eligible Microenterprise business owners. Assistance may include technical assistance, business education.
5	Goal Name	Provide essential public facilities/infrastructure
	Goal Description	Kitsap County CDBG funds will be prioritized for infrastructure related to affordable housing projects including offsite sewer/water extension and sidewalks required for affordable housing projects.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over the five-year plan period HOME funds will be used to fund affordable housing projects for households below 80% AMI. The HOME Consortium, which includes Kitsap County and the City of Bremerton, has a goal of providing households with incomes between 60%-80% AMI down-payment assistance to acquire 25 homes. Additionally the Consortium plans to fund the creation of 40 new units of rental housing serving households at or below 60% AMI.

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary
Compliance Agreement)**

Housing Kitsap and Bremerton Housing Authority have met their Section 504 requirements.

Activities to Increase Resident Involvements

Bremerton Housing Authority have activities to increase resident involvement and address the economic and social needs of public housing residents. Bremerton Housing Authority has a HUD Resident Opportunity Supportive Services grant to provide linkage to community educational, job search, childcare and job training opportunities. The Summit, located in the Bay Vista redevelopment project, is the focal point for resident services and provides offices for the Community Connections Team, a computer lab, training room, and the Bay Vista Café, a hands-on job training facility. Currently Housing Kitsap does not operate a resident services program. It is a goal to develop a program; however funding constraints are real.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Several types of planning, permitting, environmental and building code-related policies conflict with housing supply and affordability in certain ways, but Kitsap County has been making a significant effort to minimize these conflicts in recent years. Kitsap County, the City of Bremerton, and the State of Washington have all taken recent steps to reduce such conflicts, and Kitsap County outlined further goals to do so in its 2024 Comprehensive Plan:

- While the size of Urban Growth Areas were generally not expanded in the new Comprehensive Plan, maximum densities and/or heights were increased in most types of zones, particularly in Regional and Countywide Centers. This will help increase the supply of housing and help affordability, especially since most housing in urban centers will come in the form of units in multi-family developments, which are generally cheaper than single-family homes.
- The Comprehensive Plan promotes multi-family and missing middle housing through regulation revisions and incentives, such as relaxed lot line requirements.
- Minimum parking requirements, which add to the cost of housing, have been relaxed for multi-family housing developments and all housing near frequent public transit.
- Regulations for Accessory Dwelling Units (ADUs) have been relaxed in several ways, such as halving impact fees and not requiring new parking near frequent transit routes.
- The City of Bremerton has focused on similar measures, updating allowed uses and development standards throughout the city to encourage the construction of additional housing and a wider variety of housing types. Bremerton is also moving toward eliminating most parking requirements across the city.
- Washington State Senate Bill 5290, enacted in 2023, also sets ambitious new goals for cutting development permit approval times (time is a costly commodity for developers) by setting maximum time limits on reviews, requiring clarification/streamlining of applications, and mandating public tracking and reporting of timeliness goals.

The development community advocates for further reductions in the cost of preserving and/or creating more affordable housing in various ways. The Kitsap Builders Association advocates for, in general, lessening fees, taxes and development regulations, and increasing the speed and predictability of the permitting process, all of which would lessen the cost of housing. Specific recommendations include:

- Sales taxes also hit housing developers, so refraining from increasing (or decreasing) sales taxes would lessen the cost of housing.
- Limit increases in (or decreasing) impact and connection fees – rising fees have killed multiple housing projects in Kitsap County in recent years.
- Giving permit applicants real-time visibility of staff redlines during permit review would allow builders to begin acting on feedback more quickly.

- Allow for Conditions of Approval to be issued with more staff redlines instead of kicking applications into another full review cycle.
- Create a priority permitting program for affordable housing, like Seattle.
- Increase developers ability to vest their projects under existing codes large/complex projects can go through years of planning phases, and changes in regulations during that time can lessen project certainty and necessitate hundreds of thousands of dollars in redesigns.

An affordable housing builder’s recommendations to build more affordable housing:

- Exempting impact fees, which the City of Vancouver has done.
- Exempting sewer and water connection fees, which the City of Olympia has done.
- Discounting utility payments, which King County has done.
- Expediting permitting [which WA SB 5290 aims to do].

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Kitsap County, its cities and the State of Washington have taken steps in recent years to address some of the planning, permitting and environmental and building code-related policies that conflict with housing supply and affordability including:

Kitsap County Comprehensive Plan:

- Maximum densities and/or heights were increased in most types of zones, particularly in Regional and Countywide Centers.
- The Plan promotes multi-family and missing middle housing through regulation revisions and incentives, such as relaxed lot line requirements.
- Minimum parking requirements, which add to the cost of housing, have been relaxed for multi-family housing developments and all housing near frequent public transit.
- Regulations for Accessory Dwelling Units (ADUs) have been relaxed in several ways, such as halving impact fees and not requiring new parking near frequent transit routes.

City of Bremerton:

- The City of Bremerton has focused on similar measures, updating allowed uses and development standards throughout the city to encourage the construction of additional housing and a wider variety of housing types. The City is also moving toward eliminating most parking requirements across the city.

Washington State:

- Washington State Senate Bill 5290, enacted in 2023, also sets ambitious new goals for cutting development permit approval times (time is a costly commodity for developers) by setting

maximum time limits on reviews, requiring clarification/streamlining of applications, and mandating public tracking and reporting of timeliness goals.

Kitsap County will continue to prioritize funding for affordable housing. On-going technical support will be provided by staff to affordable housing providers and developers to ensure they are able to maximize the use of grant funds for their proposed projects and meet contract requirements.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Homeless Housing Grant funds, local funds approved by the Washington State legislature and collected at local Auditor's Offices on recorded documents, are used to implement strategies and actions steps identified in the Kitsap Homeless Crisis Response and Housing Plan. Other state and federal funds also support these programs, as allowed or mandated.

Most homeless households access emergency housing through the Housing Solutions Center, Kitsap's coordinated entry program for people experiencing homelessness. At the Housing Solutions Center, demographic information is collected, and a needs assessment is performed for each individual or household. In addition, Housing Solutions Center outreach case managers make connections with people who are living unsheltered by visiting encampments, libraries, ferry terminals, the jail, parks, and other places where people experiencing homelessness frequent.

In 2020 Kitsap Community Resources expanded its street outreach program which will be providing outreach to unsheltered persons to help engage these individuals in housing and services. In 2022, local substance use recovery programs started new programs providing outreach and services to people living outdoors. Kitsap County created a new program called HEART (Homeless Encampment Action Response and Transitions) to provide encampment response on County property. In 2024, the City of Bremerton contracted with Commonstreet to provide outreach and encampment response in Bremerton.

Addressing the emergency and transitional housing needs of homeless persons

For households experiencing homelessness, easy access and appropriate connections to crisis response housing makes unsheltered homelessness as brief as possible. While shelter beds are available for a wide range of households, some household types are still underserved or there is not sufficient capacity to accommodate all who need these beds. Expanding shelter beds to accommodate populations who are not currently served is included in the Kitsap Homeless Crisis Response and Housing Plan, along with making connections to tailored services an integrated part of the shelter network.

Currently, many households are not able to be referred to housing programs or resources for a variety of reasons including resources to meet their needs not being available or not qualifying for available services. During the peak of the COVID pandemic, shelter capacity was expanded by 150 beds with one of the locations providing low barrier access and allowed pets. In 2025 the County opened a new 75-bed permanent low barrier shelter that allows pets, couples, families, and single adults. Under direction from WA State Dept of Commerce, most shelters in the county are now low barrier. The Kitsap Homeless Crisis Response and Housing Plan calls for respite care for homeless people being discharged

from hospitals, but who still need some semi-skilled or limited assistance. There is currently a facility under construction for this purpose.

Kitsap has existing transitional housing units but is working to shift these units over time to permanent supportive housing units or other types of non-time limited affordable housing units.

Kitsap County is currently in the process of working on the next 5-year homeless crisis response plan.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Kitsap Homeless Crisis Response and Housing Plan includes strategies to place all households into permanent housing as quickly as possible; for households with low barriers to self-sufficiency, short graduated subsidies with short term support services is appropriate; for households with complex and/or multiple barriers, permanent supportive housing is necessary. Additional units of both of these types of housing are needed to shorten the time these households spend in emergency shelters and transitional housing units.

Once households are stabilized in appropriate permanent housing, they can address the issues or barriers to self-sufficiency that caused the housing crisis. Rapid connection with tailored services and resources, including employment supports and education are essential. In addition, developing resilience through personal skill-building provides long-term benefits, including prevention of further episodes of homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Kitsap Homeless Crisis Response and Housing Plan includes strategies to prevent homelessness through targeted prevention, which is designed to avert eviction or foreclosure for those most likely to become homeless. Diversion programs make smaller investments of funds for non-housing items that prevent housing instability or homelessness. The Plan also includes strategies that increase connections to existing supports (such as job training and placement, basic life skills, financial literacy, and education) so that households can address the underlying reasons for their housing crisis.

During the pandemic additional funds were made available to prevent eviction, pay rent, utilities, and arrears to low-income households affected by the pandemic. These efforts included creating connections for By and For organizations, which are local organizations working to marginalized populations to outreach and connect with these assistance programs. In 2023 a new homelessness prevention program was created to continue these efforts to prevent evictions among low-income households.

Other strategies include implementing programs and planning for housing and services for individuals re-entering the community from jails, correctional facilities, foster care, hospitals, and mental health programs. In addition, respite beds will be provided for people with complex medical and/or behavioral health needs who do not have stable housing and are in need of related supportive services either temporarily or long-term.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In Kitsap County approximately 41% of owner occupied housing and 44% of renter-occupied housing was built before 1980. These homes are at greater risk for lead based paint exposure due to their age. Lead based paint was banned in 1978. Of the 41% of owner occupied homes built before 1980, approximately 13% are occupied by households with children. For renter-occupied homes 17% are occupied by households with children.

All housing funded with HOME and/or CDBG constructed before 1978 must comply with lead-based paint regulations at 24 CFR Part 35. The purpose of the regulation is to identify and address lead-based paint hazards before children are exposed to lead. All housing projects are required to complete the Lead Safe Housing Requirements Screening Worksheet. The worksheet is used to determine if the project is Exempt or if additional follow-up is required. Kitsap County has specific policies and procedures in place for lead disclosure, lead evaluation and assessment and lead safe work practices for all federally funded housing projects.

How are the actions listed above related to the extent of lead poisoning and hazards?

The extent of lead poisoning is not exactly known, since not all children are tested. For the time period 2019-2023 there were approximately 88,039 children under the age of 72 months in Kitsap County. Of those, 3,080 were tested for lead and 28 had elevated blood lead levels. Due to low lead testing rates in Washington (3-7%), and varying testing practices from health care providers, the results reported may over- or underestimate the true rate of childhood lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

CDBG funded housing programs such as Housing Kitsap's Housing Rehabilitation Program and Kitsap Community Resource's (KCR) Weatherization & Minor Home Repair Program are trained in lead safe work practices. KCR has certified lead inspector/risk assessors, and they test all pre 1978 homes with an XRF lead machine. Housing Kitsap completes lead screening on all pre 1978 homes and if necessary, hires lead testing performed to determine if lead is present. Other housing rehabilitation programs are required to complete the Lead Safe Housing Requirements Screening Worksheet to determine if the project is exempt for lead requirements or if further evaluation is warranted. If further evaluation is required, the evaluation and testing must be completed as part of the rehabilitation scope of work.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Although Kitsap County does not have a stated anti-poverty strategy or specific goals for reducing the number of poverty-level families, a variety of organizations and local government programs have policy plans, programs and funding that address poverty-level families. Kitsap County Dept. of Human Services works with area housing and service providers, the faith-based community, local business and other governmental entities to address poverty in the community. County-wide dozens of programs serve low-income individuals and families. Some programs are targeted to specific populations such the elderly, disabled, veterans, homeless, etc. In addition to these programs and services, Kitsap County has numerous programs aimed at helping students finish high school and engage in post-secondary education through Olympic College or through workplace apprentice programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Kitsap County will continue to use CDBG funds for services that meet basic needs such as food, improve self-sufficiency such as childcare for working adults, and programs that promote employment and create jobs. CDBG and HOME funds will be used to create and preserve affordable housing to promote housing stability so families can work towards improving their incomes and escape poverty. These federal funds together with local grant funds will be used in coordination to meet the goals of the Consolidated Plan.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring eligibility, performance, compliance, regulations and accomplishments as well as tracking financial data are primary responsibilities of the lead agency, Kitsap County Block Grant Program, for County CDBG funds and HOME Consortium funds. The County has established clear policies and procedures governing the oversight and monitoring of all organizations that receive funds.

Each organization awarded CDBG or HOME funds signs a written agreement with the County which outlines roles and obligations of the County and organization and lays out the framework for the monitoring requirements. All contracts contain timelines and scope of work to promote timeliness of expenditures and compliance with specific goals and requirements. The project manager is responsible for clearly conveying the requirements described in the agreement to the contract agency.

Desk Monitoring and Technical Assistance: Throughout the year, organizations are responsible for submitting quarterly performance reports, and each request for reimbursement must be accompanied by appropriate back-up documentation. Staff reviews reimbursements against the contract scope of work and budget before approving them for payment. Periodic check-in meetings are scheduled for capital projects even before a contract has been executed, to ensure organizations understand the requirements including environmental review, procurement, Davis Bacon, Section 3, and others as they move forward with their project. Staff provides checklists, links to websites, HUD guidance and other information as needed for specific issues.

Monitoring Visits: The County conducts annual on-site or virtual monitoring of all agencies with an open contract. Using a monitoring checklist developed using HUD Monitoring checklists, the visit includes discussion with program staff regarding levels of accomplishments, challenges, financial management, cost eligibility, environmental review, procurement, requirements for non-discrimination, equal opportunity, accessibility, and other program specific requirements. Agencies are encouraged to ask questions and reach out for technical assistance. Performance is measured against the scope of work section of the contract. A follow-up letter is sent to each organization detailing the findings of the visit and any follow-up items needed to close out the monitoring.

HOME Period of Affordability (POA) Monitoring: All projects in a period of affordability are tracked using a tracking spreadsheet. Annual desk monitoring is conducted, and Rent & Occupancy Reports, Rent Approval, and Certification of Suitable Occupancy documents are required to be submitted by each property. Every 3 years a full on-site monitoring of the property is conducted. A POA checklist is utilized to review the property including the management plan, tenant selection policies, property performance and financial review, and affirmative marketing. Tenant files are reviewed for annual income

recertification, lease compliance, and rent and occupancy requirements. HOME units are inspected using the applicable property standards for the property. A follow-up letter is sent detailing the findings of the visit and any follow-up items needed.

Attachments

Appendix 1: Community Survey

OVERALL BY CATEGORY			
Public Service Needs	34238	75%	45750
Mental Health Services	2565	84%	3050
Health (Medical / Dental) Services	2484	81%	3050
Senior Services	2389	78%	3050
Fair Housing Services	2312	76%	3050
Services for Homeless Persons	2311	76%	3050
Services for Persons with Disabilities	2306	76%	3050
Substance Abuse Services	2306	76%	3050
Transportation Services	2292	75%	3050
Services for Abused and Neglected Children	2274	75%	3050
Services for Victims of Domestic Violence	2273	75%	3050
Food Assistance	2231	73%	3050
Youth Services	2202	72%	3050
Crime Awareness / Prevention	2187	72%	3050
Child Care Services	2169	71%	3050
Employment Training	1935	63%	3050
Public Facilities	22254	73%	30500
Health Care Facilities (Including Dental)	2465	81%	3050
Food Bank	2318	76%	3050
Homeless Shelter	2287	75%	3050
Child Care Centers	2262	74%	3050
Parks and Recreation Facilities	2242	74%	3050
Youth Center	2203	72%	3050
Disabled Access to Public Facilities	2180	71%	3050
Community Center	2174	71%	3050
Senior Center	2158	71%	3050
Service Center	1965	64%	3050
Rental Housing Needs	13088	71%	18300
Preservation of Existing Affordable Housing	2472	81%	3050
Rehabilitation of Existing Affordable Housing	2408	79%	3050
Develop new Affordable Housing	2388	78%	3050
Weatherization & Energy Efficiency Improvements	2194	72%	3050
Modification of Units for Persons with Disabilities	1997	65%	3050
Lead Based Paint Screening / Abatement	1609	53%	3050
Public Improvements	18955	69%	24400
Street and Sidewalk Improvements	2333	76%	3050
Street Lighting	2220	73%	3050
Parks	2199	72%	3050
Accessibility / Safety for Disabled Persons	2172	71%	3050
Water / Sewer Improvements	2083	68%	3050
Slum / Blight Removal	2032	67%	3050
Parking Improvements	1923	63%	3050
Beautification / Enhanced Public Space	1893	62%	3050
Homeowner Housing Needs	12637	69%	18300
Develop new Affordable Housing	2387	78%	3050
Home Purchase / Down Payment Assistance	2229	73%	3050
Home Repair and Rehabilitation	2151	71%	3050
Weatherization & Energy Efficiency Improvements	2136	70%	3050
Modification of Units for Persons with Disabilities	2105	69%	3050
Lead Based Paint Screening / Abatement	1629	53%	3050
Economic Development Activities	7158	59%	12200
Rehabilitation of Commercial / Industrial Buildings	2011	66%	3050
Microenterprise Assistance	1769	58%	3050
Direct Financial Assistance to Businesses	1757	58%	3050
Technical Assistance to for Profit Businesses	1621	53%	3050

OVERALL WITH SERVICES			
Mental Health Services	2565	84%	
Health (Medical / Dental) Services	2484	81%	
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Lead Based Paint Screening / Abatement	1629	53%	
Technical Assistance to for Profit Businesses	1621	53%	
Lead Based Paint Screening / Abatement	1609	53%	

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Lead Based Paint Screening / Abatement	1609	53%	

Is there a Neighborhood, City, or Region within Kitsap County that you think has needs greater than others?
98110
Bremerton and Port Orchard
Downtown Bremerton
North Kitsap (Poulsbo, Kingston, Suquamish) has a great need due to no shelters, no affordable housing, limited public transportation, lack of childcare, etc.
Port Orchard,
Probably Bremerton
Rural Kitsap
98310
303/wheaton
98310 the smaller streets between lebo and sheridan are the most traveled through but are never repaired. In over 20 years living here each vehicle has had suspension damage because all the pot holes.
Acorn st/Oak st
Anderson Cove Navy Yard City
Downtown Bremerton
Areas for sure on the East side of Bremerton, some places have no sidewalks, or the streets need major improvements; street lighting is obsolete in your older neighborhoods.
Bremerton
Bremerton areond the shipyard, traffic, lighting, small and medium business and the homeless shipped over from Seattle which brings the homelessness, crime, drugs and overall bad impression of the city.
Bremerton needs the most help
Bremerton. Housing
Downtown around the salvation army
East bremernton
Kariotis especially on McWilliams road. It is in need of sidewalks and lighting.
sidewalks and speed bumps in Tracyton are urgently needed; cars race through at top speed not paying attention to pedestrians or cyclists.
The census shows that Bremerton has the highest need for low-income services in Kitsap County.
The roads around the Perry Ave Mall neighborhood are atrocious, honestly. And the downtown/6th and pacific area needs more mental health and homeless services— not just arresting or shooin people from the neighborhood, but actual supports and
There are areas of Bremerton where the entire block/street looks like a slum with run down properties and broken down cars/trash etc. I can't think of a particular neighborhood off the top of my head.
There is a place called Kitsap public market, along Trenton Road that isn't be used (i assume) and would like to see it fixed up and running for the neighborhood to have somewhere to shop at!
West Bremerton
West Bremerton & Wheaton Way Stretch in East Bremerton
West Bremerton, Silverdale, and South Kitsap. All have growing populations and are in need of affordable housing, either renting or owning.
Yeah, over by callow there are quite a few neighborhoods that are in rough shape
Yes, very specifically callahan drive. The parkview apartments are infested with american AND german COCKROACHES. the side walks are tripping and safety hazards over here too.
98311
Traffic from the shipyard. put more pressure to encourage the workers to use the buses or carpool. like, a registry for SY workers who don't use carpool/bus to have to pay a toll between the bridge and gorst? IDK, carrot didn't work (orca passes), so let
All of Kitsap is in a great need of assistance
Areas outside the city limits of Bremerton have a high need for homeless shelters, substance abuse assistance and improved social services networks to assist the unhoused
Bremerton needs more parking for shipyard employees and cheaper housing
Bremerton proper

<p>Brownsville and Gilberton area has no bus service. The walk to a bus is on top of Third Ave., which many cannot do with a package or groceries.</p> <p>This area from Illahee through Brownsville/Illahee road to Poulsbo is a popular bike and walking route. There are no safe bike and walk areas. The bikes are in the road and are dangerous for cars and bikers. This is a narrow, windy road with some limited visibility. If you go around the bikers, you can get in a head on crash. The bikers don't move over and most areas do not have anywhere for them to go. Walkers are on the road and not visible at night.</p> <p>We need a designated bike/walking route that will be safe for all. This can be in another area, but should be a priority.</p> <p>Bikers should not be allowed on this roadway due to the dangerous roadway.</p>
Brownsville, the old driving range area on Hwy 303/3 & Central Valley areas need a protected public park space like by KHS/Anderson Heritage Park before development destroys all green spaces. Silverdale & Bremerton need senior center/active park districts
Callow area of Bremerton; Clear Creek Trail area in Silverdale
City of Bremerton (downtown). The need for adequate shelter and gainful employment is very evident.
Downtown Port Orchard
Downtown port orchard by the waterfront has that abandoned building, the small abandoned store by mountainview middle school, sidewalks for south kitsap to make it more walkable
East Bremerton
East McWilliams really needs sidewalks for the people in wheelchairs that regularly go to the Safeway for food. It's frightening to see them on the shoulders in wheelchairs as cars whiz by a few feet away.
Fairgrounds- homeless problem and vandalism of parking lots and buildings.
I'm not sure about other areas but we would love to see raised crosswalks in Parkwood East along Conifer. A large majority of middle school and elementary kids walk to school in this area and that would provide more safety for them and accessibility for our more sidewalks near apartment complexes in central Kitsap
No road improvement with more people moving here, and still building more apartments, townhomes.
Sidewalks along Central Valley, Stampede, Nels Nelson
There are schools and kids, sidewalks don't extend, bike lanes are one way in fairgrounds
Silverdale is currently being very ,much impacted by growth. Before it is too late, the growth should provide for affordable housing as part of the new development.
South Bremerton
The areas surrounding the city of Bremerton are under-served. They have the same issues as the city of Bremerton but much fewer resources to support it. They are especially affected by the mental illness/drug addiction problems.
The Silverdale area seems to have a growing population of homeless. A number of them are aggressive, however i think that is due to mental illness. It would be great if we could get these people the help they need, and find ways to help "enforce" help for those who should probably be in a hospital getting care and medication for any of the problems they are experiencing.
There doesn't seem to be any offerings for youth or homeless in Silverdale or Poulsbo. It seems like there is a lot more offered and available in Bremerton or PO.
We don't need any more new building in the area! Kitsap is losing farm and forest land critical to our wildlife. We don't need more population growth we have enough people that our infrastructure is already overloaded. Stop building!
West Bremerton. It needs to be up kept and the homeless need help.
West side is still sketchy (West of bridge) and the callow area is sketchy the most. Also meth Street (the area near pchs dental I think it's 4th Street?) basically if the street is a number, be careful.
Dangerous, broken looking, drug history
98312
6th Ave area is basically Skid Row. This very appealing to visitors and compromises public safety.
Anderson Cove
Any area where vacant homes and businesses are boarded up and prone to illegal entry, vandalism, and creating a dangerous atmosphere for the public in general.
Area outside state street gate
Bremerton
Bremerton has the highest population, oldest buildings and infrastructure, and is central for public services - please focus here!
Bremerton, silverdale, & port orchard.
Bremerton....it isn't known as the armpit of Kitsap Co for no reason.
Bremerton/Gorst people traveling through this area dont even realize its Bremerton not even Ems/police/transport/USPs/delivery/social services/medical care systems/etc
Callow/Charleston
Charleston and west hills area. I feel like everyone leaves them out because of the crime rates.
Charleston neighborhood... the hills to the east & northeast of the shipyard. Lots of houses falling into disrepair, absentee landlords, etc.

Clear Creek area, downtown Silverdale
Communities surrounding PSNS
Downtown Bremerton
Downtown Bremerton, rural Port Orchard, and rural Seabeck/Crosby
Erland Point and surrounding areas with a water view have the potential to become a high income desirable area of Chico and Bremerton. With improvements to the roads, dangerous ditches, proper drainage, and sewer infrastructure, this spot could attract
Every neighborhood without sidewalks.
Greater downtown area of Bremerton
I have seen Silverdale grow immensely with all the new housing. Navy yard city could use a community safe place to gather and get a warm meal and clothing etc
I think Soundview estates needs a sidewalk and bus service so we can access transportation services. The 220 for instance could go up the hill. Right now there is no sidewalk and the bus doesn't come to the neighborhood as it should. You will see people post on neighborhood pages that they need a ride down the hill or you see people walking in the road with UPS trucks on hills with no line of sight going by and it is dangerous. Thank you!
I think the Kitsap Way area needs revitalizing
It seems like most older and poorer areas need more attention
Kitsap Way corridor
Low income neighborhoods built by housing kitsap
Navy Yard City
On Seabeck Highway just before Fern Leona there's no street lights and especially in front of 3551 with no moon it's so dark, plus in the snow there's been at least two vehicles that have gone off into our yard so we feel more needs to be done for safety sake as the amount of burglaries suffered too on our property is crazy
Phinney Bay area, Bremerton
Phinney Bay neighborhood District 6
Silverdale in particular. The roads were not designed to hold the amount of people we had on them even 10 years ago. With the influx of homeless and drug users in the area, it is hard to take my growing family to public areas and feel safe.
The Charleston Business District is a district center that has not had the level of investment by the city and county of any area in Bremerton.
The neighborhoods around 11th, Warren Avenue and Olympic Community College have sub-standard rental housing. It would be beneficial to focus efforts there. Also, there is a lot of opportunity for high density housing downtown. I know the City is looking
The streets in Bremerton are in need of repairs.
People from Pendleton Place ride their electric wheelchairs in the bike lanes on Kitsap Way. It's so dangerous for them to do that. Drivers speed constantly on Shorewood Dr (20 MPH). Drivers make UTurns at Kitsap Way and Shorewood Dr. Drivers cut through the business parking lot where Tiny's House of Crabs is to avoid the stop light at Kitsap Way and Shorewood Dr.
Upper Kitsap way by miller Woodlawn needs to be improved. Reduce lanes, add turn lanes/sidewalks/bike lanes, etc. It's been long enough waiting for that area to be improved.
We need sidewalks in Chico (between Silverdale and Bremerton)
West Bremerton
West Bremerton (e.g. Charleston and Sixth)
West Bremerton, take a look around
West Bremerton, where the 224 bus runs, has nearly no sidewalks and the roads are often unsafe even for drivers.
West Bremerton; all of Bremerton!
Wheaton way, Kitsap way, 6th and 11th corridors
Yes, multiple areas in W. Bremerton
98337
98337 in Bremerton
Bremerton
Bremerton city limits and the immediate area outside of city limits in unincorporated Bremerton is an area that has a greater need for street and sidewalk improvements than elsewhere in the county, as well as more need for home
Bremerton- derelict home removal, smoother roads.
Bremerton needs the most. It is the most diversely populated and the most gentrified. People who make \$25 an hour can barely afford to live on their own (cannot save, cannot afford any kind of emergency, etc.) and that isn't right, considering how much
Bremerton, needs .lots of low income housing
Downtown Bremerton

Downtown Bremerton (around the Salvation Army and the big parking lot on 5th/4th) has a big stale urine smell problem due to a lack of highly available and free public restrooms that are open 24/7 outside of the ferry terminal. We really need a place for people to be able to go to the bathroom that we do not need to pay money to a business to be able to access. We need one all times of day and every day of the week. There's so much empty space in these parking lots that could be developed to accommodate a free public bathroom in a well lit area that is central to downtown. this would benefit our unhoused folks, folks who are tourists in town, and those of us who live in town and walk around downtown at all times of day.
Downtown Bremerton. It's shameful the amount of garbage and filth people leave all over. Last time I checked littering, being an aggressive nuisance and loitering are against the law.
Downtown. It's improving, but still lacking a majority of needs that other similar sized cities have.
Downtown/west side Bremerton...availability of public restrooms. Covered areas for weather protection. Mental health services and social work in the streets in areas where unhoused tend to congregate...
Most of the city of Bremerton need the roads and sidewalks improved.
The neighborhood in Bremerton west of downtown, north of PSNS and east of the highway
West Bremerton-there are so many pot holes & roads that need repair. West Bremerton is where the ferry terminal, shipyard, College, High School & many other important establishments & businesses that have been neglected for so many years & are historically the OLDEST in all of Kitsap County. The sidewalks need attention. I have seen some improvements since the condos downtown were built, but we are still so far from being caught up.
98340
Kingston
yes Bremerton should have lots of work done to it.
98342
Bremerton
Bremerton, Kingston & Indianola
Greatest need is for Kitsap County to eliminate bureaucracy, reduce red tape, reduce time for permits, reduce needs for permits.
Probably Bremerton and Silverdale due to population. Roads all over Kitsap are poorly designed for the current traffic with all the new development, the County has not kept up with infrastructure while permitting big developments. Most roads have nonexistent bike lanes, making bike travel on Kitsap roads extremely dangerous.
98346
All of North Kitsap needs affordable houses to buy, and affordable rent. We need drug rehab for the homeless and housing for the homeless too. We need more jobs and job training.
Bremerton
Bremerton - homeless population, shelters, etc. unincorporated county - north end - sidewalks and street repairs, development
Bremerton core
Definitely sidewalks in gamble wood road. The road is very narrow and thin and people need to walk. I see allot of people walking and they don't get much freedom between the dirt sidewalk and the road.
I live in Kingston and so speak to the need to have more services close at hand. The county is our government and is too far being in Port Orchard
Kingston
Kingston - ferry traffic
Kingston and north Kitsap areas have a great need for income-based controlled rent housing
Kingston ferry traffic mess
kingston is getting a homeless problem, perhaps a shelter would help. bremerton seems to have issues too when i visit.
Kingston is starting to have more and more of a homeless population. Also still having problems with ferry traffic blocking the actual road through town - cutting off access to local businesses. Also insane amount of homes being built with little added
Kingston needs attention to dilapidated and unusable commercial space (condemned hotel 10+ yrs, closed thai restaurant, falling down laundromat, unused historic hotel restaurant space,.) waste of waterfront park space in port possession, better protection and care for cycle ways, more sidewalks, more cross walks with a yield, change of new west kingston and south kingston rd light to return priority to pedestrians.
Kingston, is a great place to live and I love living here. However, with not having my car running this winter and having to depend on public transportation it's been challenging. Kingston this in need of more buses and regular hours of operation badly...
not that im aware of
Parts of Bremerton
Port Orchard
Port orchard needs more family friendly parks, with play areas and accessible parking. Waterfront by the library needs more parking. Street lights. North Kitsap needs affordable rentals.
Poulsbo
They all seem to need just the same
unincorporated north Kitsap, although I acknowledge there are great needs everywhere

Yes the north end could use affordable rentals and Affordable Housing for purchase. There are all these mega houses being built that many who grew up here just can't afford.
yes, Bremerton Port orchard area
98359
Port Orchard has the potential to be a gorgeous county seat that is welcoming to new business, provides affordable housing opportunities, and services to those in need in a community that is accessible. The city proper needs beautification and accessibility improvements to enhance its appeal to business and citizens alike. The Bethel corridor needs significant improvements to achieve these goals. I love living in this area and hope that in time these changes will be supported.
West Bremerton - homelessness
98366
All of Kitsap is sadly showing signs of severe poverty in an area that has access to so much. City, water, forests.
All of Port Orchard. Port Orchard has runaway apartment buildings everywhere but no infrastructure to support increased traffic volume. Port Orchard needs sidewalks and fewer strip malls. Port Orchard needs better bus service or call a ride services in town for working people. There is no bus service on weekends and yet there are hundreds of people working during weekends. Port Orchard needs transportation to work, more sidewalks and real bike lanes. Riding bikes and walking in Port Orchard is High risk.
Bethel Rd Port Orchard
Bremerton
Bremerton - affordable housing and homeless service
Bremerton and South Kitsap have greater needs
Bremerton area needs more services for homeless individuals
City of Port Orchard and unincorporated South Kitsap County; No senior center in Port Orchard or unincorporated South Kitsap County.
considering a shelter was put on Mile Hill RIGHT next to a pot shop, and a food kitchen is to be there replacing a restaurant that went out of business, the creation of this homeless/potential drug gathering space should be monitored for the poor people who
County unincorporated (non-City) areas
Downtown Bremerton and downtown Port Orchard
I can't think of any
I think Kitsap County is somewhat unique in that there are areas of need spread throughout the county with no single large concentrated and centralized areas lacking resources.
Mile hill. Baby doll. Downtown
No
Port Orchard
Port Orchard has an abundance of nuisance properties.
Port Orchard needs another school and not a Home Depot.
Port Orchard, the surrounding UGA and South Kitsap-area has a substantial need. Primary needs for this region include: affordable, single-family housing; road, sidewalk and other public infrastructure upgrades; and recreational access in the form of updated parks (recreation and athletics) and a recreational/community center that is more than a glorified library (which is what is currently being built downtown).
Port Orchard: 20,000+ new residences and not 1 damn road expansion or any improvement. Jackson Ave should be a minimum of 3 lanes 4 would be better. Place middle lane barrier up mile hile road. Bethel is Horrible!! And it should be 4 lanes wide. Sedgwick another that should be 4 lanes, fix sidney ave sw to 16. Widen the Sedgwick overpass.
Now hgwy 16/3. The Gorst mess. Frickin quit studying issue and FIX IT. Bremerton to Port Orchard, all of it 3 lanes each direction. Better alternate routes for when 16/3 is at standstill.
Poulsbo. They have everything cleaned up.
Preservation and better use (walking paths) of our wayerfront
Seabeck area needs public transportation
South Colby needs areas for older kids to safely meet and sidewalks to get there.
South Kitsap desperately needs better/new parks and recreation facilities, an including a youth sports complex.
South Kitsap is in need of medical facilities, public transportation and school building improvements.
Stop allowing Port Orchard and So Kitsap unincorporated to be 'orphan-child' of Kitsap receiving none to little percentage of funding or no private-public community improvements without waiting decades.
Port Orchard transit routes improvement (SINCE 2005), east to west-west to east without 2 hr. ride through downtown Port Orchard. South Kitsap unincorporated transit routes and community center.
The area around Mile Hill and Johnson to Mile Hill and Bothell could use sprucing. Like repurposing the old theatre. That same stretch of area has a lot of open business space, something to help draw business could be good, but that helped resonate and amplify that lovely small town feel of Port Orchard.
The areas right around the city limits of Port Orchard have abruptly different accessibility/connection conditions. It's especially noticeable where the industry continues on, but public infrastructure like sidewalks drop off to only be found in disconnected areas of high development. I live walking distance from the Annapolis Ferry Dock, but I'd seriously risk my life trying to get there on foot during commute hours. I instead go the opposite way and around to the closest bus stop to take advantage of what sidewalk there

There are so many locations throughout the County that are filled with trash and do not appear to be safe for family's to pass through. The garbage, crime and drug use needs to be addressed.
Water/Sewer Improvement
Where do we start. Downtown Port Orchard could be amazing. No community center or gathering place. No standards for vision, mission, values for the downtown core
98367
Aero Mobile home park (near Bremerton Airport) needs weatherization and other livable upgrades.
Navy Yard City and Gorst needs help with updating the structures there.
Bethel
Bremerton
Bremerton has a lot of aging housing that could be rehabbed. Small houses good for first time buyers or retirees.
Bremerton needs assistance and help with homelessness it's out of hand.
Callow, Bremerton, Wa. A lot of homeless.
Downtown Bremerton, downtown port orchard
Downtown Bremerton. Needs of homeless people
Downtown Port Orchard
downtown port orchard needs renovation and a plan for water abatement. Flooding is unacceptable and destroys businesses,
Downtown port orchard, Mile hill, port orchard.
East Bremerton
East Bremerton housing refurbishment. Expand bus service in Port Orchard. Sunnyslope and service to Mason county is lacking
East Bremerton, downtown Bremerton, and Port Orchard city limits
I live in Port Orchard and the lack of roads with appropriate lanes to accommodate the influx in traffic is an issue. In addition, the lack of sidewalks is a danger and too many kids are walking on the side of the roads instead of proper sidewalks.
Port Orchard
Port orchard has had a significant amount of new homes and apartments built with zero roads widened or improved. New roundabouts do very little to help with the population increase/traffic. The city has put the cart before the horse by allowing lots of housing to be built before building the roads and infrastructure to support the population increase.
South Kitsap. Glenwood and Pottery area, Sedgwick Road needs improvement due to traffic backing up (running from Glenwood by Safeway/ Burger King all the way to Bethel Rd. by Fred Meyer). It would help if traffic lights were in synch with each other!
South Kitsap/Port Orchard—particularly the Bethel Corridor and Downtown Port Orchard—and Downtown Bremerton, especially the 6th & Warren area, need focused revitalization, increased policing, and expanded social services. Addressing blighted areas is crucial to preventing further crime and disorder, as supported by the Broken Windows Theory. Neglect and disorganized development are already taking a toll, and if left unaddressed, will lead to long-term consequences that are difficult to reverse.
Additionally, our roads are not keeping pace with growth, making it increasingly difficult to navigate our communities. The congestion, poor infrastructure, and safety concerns discourage residents from going out, leading to further isolation and reduced economic activity. Combined with a deteriorating aesthetic, these challenges contribute to an overall sense of decline.
A lack of proper urban planning, law enforcement, and community investment has made our area a target for crime rings and drug cartels, putting public safety at risk. At the same time, insufficient mental health services, a shortage of affordable housing, and widening socioeconomic gaps are fueling homelessness and substance abuse, exacerbating feelings of hopelessness.
To preserve the integrity of our communities, we may need legislative action to prevent wealthier individuals and investors from buying up prime properties to develop with ugly apartments and as second homes, rentals, and short-term rentals (it is high time we did this, considering how much valuable property and shoreline property we have). Without intervention, long-term residents will be pushed out due to rising home prices and property taxes, further deepening inequality and accelerating displacement.
Taking proactive steps now—through strategic development, stronger enforcement, and targeted social services and legislation—will help ensure that our communities remain safe, vibrant, and livable for future generations.
The downtown areas of Bremerton and Port Orchard are neglected and do not do nearly enough to encourage healthy, competitive business development (way too much single ownership of properties).
Unincorporated State HWY 303 in Bremerton
Walking along Old Clifton is perilous, yet I see people walking on the sides day and night. The whole "safe streets" concept needs to be re-thought. We need clear sidewalks with curbs so that pedestrians are safe. Or possibly alternate routes so they are not competing with traffic.
98370

Although, it is not an impoverished area, downtown Poulsbo is virtually inaccessible to handicapped people using wheelchairs or walkers. The sidewalks are so sloped, that it isn't safe to use a walker without tipping over.
Bremerton
Bremerton and East Bremerton have high population and more needs for homeless people and youth services.
Bremerton Kitsap county
Bremerton needs strong economic development and a plan towards the future. Renovating buildings and making life goals more accessible such as retirement, family housing, etc.
Bremerton seems kind of a iffy area. I do not like being there after dark.
Bremerton.
Bremerton: public safety, lighting, road repair, improvements on community buildings
Charleston and Navy Yard City, where the lower income people live and are often forgotten about.
Downtown Bremerton
East Bremerton and downtown
I think the housing in down town Kingston could use some improvement with landscaping , cleaning, ect.
It depends upon specific services, but Poulsbo has GREAT need for additional parking (Front St. area), huge need for road improvements, sidewalks and lighting, and the repair, rehabilitation and building of additional low-income housing. Speaking from personal experience, Windsong Apartments are in a terrible state of repair, particularly apartments nearest Liberty Bay that are impacted by poor water management, street deterioration and flooding. They are located on a flood plain. Residents have no ability
Kitsap lake, Chico, behind west Hills
Multiple streets in Poulsbo have no sidewalk, or one that doesn't go the full length of the road. Some of those same streets, Liberty from the water to Viking Way is a danger to disabled people walking. No sidewalk, debris on the shoulder of the asphalt and the asphalt itself falling apart. I have to walk well into the street so I can avoid potential hazards. This short stretch of road leads directly to an urban pathway.
North Kitsap
North Kitsap and Silverdale
North Kitsap is severely lacking more convenient public transportation. We would also benefit greatly from publicly owned rec center.
PARK VOLUNTEER INFO AT PART AND TRAIL HEADS.
Probably Bremerton. Just seems there are more empty buildings and some areas that have a run down appearance
Reservation land
Rural Poulsbo. Homeless needs nit being met.
Services are needed COUNTY-WIDE! First, PUBLIC TRANSIT needs to be EXPANDED THROUGHOUT the County, run MORE FREQUENTLY, with EXPANDED HOURS, and be AFFORDABLE. It is a DISGRACE that the NAVY continues to homeport ships, infiltrate the County with more population and not support the infrastructure of the County in education, public transit, childcare, substance abuse and homeless needs because the Navy creates SERIOUS social and financial issues in this county. They should be REQUIRED to provide (I mean build and maintain) their own housing for personnel because these additional homeported ships have forced Navy personnel into rental housing EN MASSE, radically driving up the prices of housing. The rental housing owners know they can raise the rents and get what they want because the Navy provides housing vouchers for rent. Too many of us have LOST OUR RENTAL HOMES for this very reason!!!
Silverdale
Crime is skyrocketing
Street/traffic concerns at the intersection of Gunderson Rd and Port Gamble Rd. Frequent accidents, speeding, HEAVY traffic flow that continues to increase, and poor driving behavior have made this intersection a nightmare! We need a traffic light here.
STREETS:
NE West Kingston RD, in Kingston, WA needs sidewalks down the entire block. It features a middle school and elementary school where students are expected to walk on a narrow sidewalk to school if they don't have other means, so many many students and other pedestrians use the narrow spots to get where they need to be. It's the second-most heavily trafficked road in or out of Kingston.
The bridge on Finn Hill Rd in Poulsbo, WA is also incredibly dangerous for commuters (of which there is many- I drive by many commuters heading to or from work up and down that road every day).
HOUSELESSNESS ASSISTANCE: North Kitsap is still deeply difficult to commute to and from without reliable transportation and a healthy public transit system. Folks who are houseless or struggling to find work have an even more difficult time. We have the emergency weather shelter but very little else to help support houseless folks (but a lot of empty businesses and older buildings we could do something with!)
North Kitsap also needs more affordable housing and quickly; the rapid rise in the cost of living (that is expected to increase due to tariffs potentially very shortly) and the homes being built currently by companies like Arborwood are NOT going to help the majority of folks who work and struggle to get by. I have family who have been full-time workers for decades struggling to make ends meet and are now on the verge of homelessness. I make more than I ever have in my life and still can barely afford housing without multiple roommates due to the price of living skyrocketing. There are very little options for folks and we need a radical change in policies and a deconstruction of our housing restrictions in order to make sure we can give the basics to our neighbors.
The downtown Bremerton core is blighted by salvation army patrons, unsafe for anyone, let alone families or shoppers. As long as they are there, Bremerton will not be improveable.
The outskirts areas of North Kitsap County have a great need for improved transit/transportation options. Also, parks and public gathering areas could use some beautification and functionality focus (for example, Poulsbo's waterfront park and adjoining parking area regularly floods several inches with any significant rainfall, making it quite difficult to enjoy the park or attractions/events that take place there).
unincorporated areas/heavily wooded areas- there is almost no disabled transport to some areas

We need more street lights in Poulsbo and for PSE to actually fix street lights that are habitually non working in resident areas. It's dangerous to drive and walk here early morning or evening. It's dark and dangerous.
We need light posts on our highways like all other states have. It's extremely difficult and dangerous to drive here when the sun is not out.
98380
Bremerton
Bremerton, affordable housing
Downtown Bremerton and Port Orchard seem to be areas where the needy migrate.
Downtown Bremerton needs better parking options, diamond parking has a monopoly. Outrageous, and crime for vehicles is insane.
Downtown Bremerton; vacant storefronts in Silverdale.
East and West Bremerton that is incorporated!
Rural areas in general
98383
Bremerton
Bremerton is in sore need of sidewalk improvements and general neighborhood beautification
Central Kitsap - on the edge of suburban/exurban and urban development, a lot of incongruous growth is happening. Infill development is lagging because out of state investors own most of our large properties. These properties are mostly parking lots that do not serve our active community nor encourage people to stay.
Down town seabeck
East Bremerton
Every community is having problems with mentally ill and unhoused. Focus on providing resources for children and families who are living unhoused.
Every jurisdiction needs more police. WA is ranked #50 in the U.S. with the lowest law enforcement ratio, and Kitsap is nearly the worst in WA State (bottom of the bottom)!
Silverdale Bremerton Seabeck
Silverdale has high rent and price gouging that is going unchecked and making it unlivable for so many
Silverdale is a shopping hub and needs street updates
Silverdale needs help with getting businesses into empty units!
We live in Silverdale and central Kitsap has very little family amenities or large playgrounds and good walking trails. Very little for kids and youth to do. We have such a great opportunity to build a trail from downtown, along the bay and up to at least the dog park, but instead have to cross busy streets or walk along the road with children. Just a little more focus there to make the last little connections needed safer and more scenic would be a centerpiece of the county.
98386
Port Orchard
98392
Augusta Ave, Suquamish bike, walk, apron. High none-vehicle traffic forced to share roadway, without apron, with 60 mph, 50 ton trucks.
In Kingston, there are a lot of people who bike along Miller Bay and there's no bike lanes so it is very dangerous for them.
North Kitsap Area
Suquamish and Kingston
98396
Port Orchard

Is there anything else about Community Needs you'd like to share?
98110
A council and city that will abide by the comprehensive plan to keep and protect the character of Bainbridge Island. There are ways to offer affordable housing that fits in with the existing environment. Look for examples in the northeast USA and in Europe. No six story buildings!
Affordable housing, improved access to healthcare
Concerned about adequate future water supply.
I am concerned about the clean water pressures put on the Bainbridge island aquifer and both the Bremerton and Bainbridge Island ferry service systems continued lack of consistency. I also am concerned about the variation of health services in close proximity with the Kaiser facility closing down in Poulsbo.
the county.
counseling and job search help.
Our healthcare desert is real.
Please help our unhoused neighbors with shelter and public transportation.
98310
Affordable housing and down payment assistance is a huge need to keep Bremerton residents here and not priced out.
As a working family, with hopes in buying a home someday- Affordable housing and childcare are at the top of my list for community needs
Better sidewalks along Trenton road near Mountain View Middle School so that kids can safely distance themselves from traffic
Cleaning up the homeless encampments and fighting shoplifting by the homeless needs to be top priority.
Encourage developers to stop making so many new apartments, which are robbing us of the beauty that Bremerton has.
vehicles
Facilities that offer drop in enrichment activities for children in the evenings/weekends so parents can take a break and reset their brains for an hour or so.
Help seniors with their utilities and housing.
I'm upset that companies/city gov. are building "affordable" homes into cramped spaces, only to find that these houses are just as expensive as the houses that currently exist. These homes don't have the current residents in mind who struggle to find affordable housing, but cater to bring in people from out of state. I'd rather see old dilapidated houses/buildings be torn down and remade than developing and cutting down forested areas.
Lighting. and stop signs
Make renting costs minimal. We should not be lining the pockets of millionaire CEOs. Make housing affordable, families should be able to buy a house.
More senior neighborhoods to buy houses not just lease
More trees in Bremerton. They cool the city, calm traffic and help the environment. We also need safer streets with fully protected lanes for biking/wheels.
o the fence.
Our bipoc communities deserve as much funding as the ones where wealthy white people live.

<p>People without cars should not have to walk on a freeway to get where they need to go. There needs to be more sidewalks and crosswalks in Bremerton</p> <p>The lack of safe walking is forcing people to do unsafe things like running across 303 into traffic because there are no crosswalks. I'm thinking of the whole area near Walmart where people are forced to walk along the edge of the road and the crosswalks are very far apart . There are many places that it is unsafe to cross streets because there are no stop signs or crosswalks and often you can't even see the oncoming traffic</p> <p>For example the intersection of Callahan and Wheaton has no stop sign for Wheaton and no crosswalk and you can't see what's coming around the corner on Wheaton and traffic goes very fast so there is no way to cross Wheaton safely you just have to risk it and run</p>
Permits need to be easier to get
Transparancy
We really need our entire city/community areas to be accessible to all. Making walkable streets and improvements in all areas would help us as well
dependent in public transit.
security of the entire county
98311
A lot of development-are these apartments being filled, affordable, supplying the need? Many don't look occupied, ie Wheaton Landing.
Better parks for littles, evergreen is nice but overcrowded yet every other park is splinter risk
Fix and maintain present parks especially fairgrounds to utilize what we have, more then building new facilities.
from all of those?
percentile (state report card) last time I checked. There has been no for-thought in the crazy rapid development of "affordable" apartments-what happens in 10 years when they become run down? Apartment dwellers do not pay county taxes nor have the developers paid enough for the community needs. You can see the scars of the footprints from the apartments & large housing developments from Green Mountain & I can't get a permit for an ADU or a garage! Slow down! We are spending a lot of public money (my taxes) on people of poverty who recently moved here instead of taking care of long term residents, esp, seniors.
Local law enforcement would benefit from additional training in working with homeless and mental health populations.
with food.
More free public transportation. More affordable housings. Options for homelessness. More business downtown, local. Grocery store in downtown Bremerton. More community events. Free events for public.
more green spaces needed
Need to expand urban growth areas to facilitate more than one domicile unit. Maybe expand urban growth for only two three and four plex keeping the big apartments out
People walk on the shoulder of the road in ALL black or with no bike light it is like playing a haunted video game driving at night making sure you don't run someone over who makes themselves as invisible as possible wearing all black NEED sidewalks
relocation of homeless
South kitsap is dangerously in walkable. Kids walk in the street to school because of no sidewalks
The homeless that refuse help from the HEART team and continue to stay on the streets and use drugs. I would like them to leave the area if they aren't going to better themselves.

The resource load created by the new housing development, we have a limited amount of water in the aqua fir, the move we build causing a decrease in the recharge area, open ground for rain penetration, The other limited resource we save is the transportation infrastructure to support the new building, The road way capacity is one limit, but the total lack of adequate bus service which would help to reduce roadway load is a large problem, we
The roads need more room for all the drivers coming here to live.
neighborhood.
We need affordable housing and we need to support law enforcement! They're doing a great job and should be trusted with more resouces!
We need more free or low cost "third spaces" for younger folks or those with families, especially during wintertime. During the summer, there are tons of options for folks to get out and do stuff and places to hang out, but when it's cold and rainy, there's not a lot of options that are free or low cost.
We need true affordable housing. Caps on rent. You should be able to work full time at minimum wage and qualify to rent an apartment.
others to do the same.
Would love to see more walkable sidewalks through out the county, bus services more frequent to Olympic College, more activities for people with disabilities, and affordable housing (everything is priced for people who work in Seattle)- shipyard workers cant afford rent or housing same with most military families which is not acceptable.
98312
affordable childcare, especially for children with disabilities is difficult to find in all areas of Kitsap County. Families are forced to make difficult choices and often need to leave the workforce. Housing for people with disabilities should be a priority so that people can continue living in their community. Many times people need to move to another town and finding new natural supports within the community is often much more difficult and costs the state more to support them.
Affordable housing
is falling apart and very few repairs are done and using non contracted licensed or bonded contractors is absolutely disgusting. We let them know heat was not coming out of our heat pump and they send them to clean it...not fixed.
Allow the private sector to respond, not the public (govt). Lower taxes, lower regulations and get out of the market place; government interreference is the main problem.
Assist homeowners/landlords with removing trash/dead vehicles/junk from their property, or enforce existing ordnances about same.
them rebuild their life.
During past economic downturns, the City of Bremerton has chosen to severely cut the budget for Parks and Recreation. I would request that we try not to do so. The reach and impact of those parks and facilities benefit all residents no matter their income or age. They are community building services and critical to what makes Bremerton, Bremerton.
those who need it but if they don't want them or fail treatment twice get them to move somewhere else. Do not just give them food, money a place to stay for free that allow them to continue fulling their actions.
fix traffic congestion specifically in Gorst area
For the programs and services already in effect, there needs to be better oversight. Too many rules get broken and people getting mistreated.
Grateful for the Mayor and City Council!
Greater law enforcement presence

Housing for the middle class as well as those who may qualify for section 8
I think Soundview estates (Warner Road near Auto Center way) needs a sidewalk and bus service so we can access transportation services. The 220 for instance could go up the hill. Right now there is no sidewalk and the bus doesn't come to the neighborhood as it should. You will see people post on neighborhood pages that they need a ride down the hill or you see people walking in the road with UPS trucks on hills with no line of sight going by and it is dangerous. Thank you!
Increased use of mixed-use zoning to increase walkable neighborhoods
Infrastructure doesn't accommodate the volume of people traversing around the shipyard Kitsap Way.
Loitering, panhandling, camping in public spaces, and allowing encampments degrades the safety of our area. Enforce the law.
Looks like the City needs to stay in their own lane and others deal with most of these "needs". The homeowners here need a break from the horrific property taxes, not to mention ALL the other taxes thrown at us every single time someone dreams up a new "program".
More buses on Sundays, continue running later than 9pm
More green spaces, separate areas for safe family biking. Dog Parks! Safe, secure, properly designed dog parks. (Sequim WA has some nice dog parks) Paths for people to walk that are not used by skate boarders or bikers.
More multimodal streets. Bike, scooter, walking. Help us get around without cars
More point-to-point transportation for people who use wheelchairs
Need more parks, public land and water access, affordable senior housing
Negligent landlords/owners need to be held accountable for derelict properties. They're aesthetically nauseating and create a very negative image wherever they are. so it would be ideal
People with traumatic brain injuries are underrepresented.
Please have the money go towards the underserved and families.
Power needs to be underground in the city limits. It's a safety hazard with the out dated methods used. I shouldn't be seeing drug deals and people smoking crack on park avenue between 6th and 11th, especially with that area being frequented by children.
Reduce open air homeless encampments
Reestablish collecting indigent and drug or alcohol addicted people. Closing down drug houses.
Rent is too expensive. Seniors are on waiting lists too long. My mother's plumbing took three years to be looked at. People not very knowledgeable.
Services should be coordinated and data is shared between services. Success should be defined and oversight by elected officials should be established.
The city should fully adopt its Area Planning Study, set goals and communicate a timeline for implementation. Charleston is noted as Bremerton's Second Downtown. We have an energized group that has a track record of revitalization that should be matched by local government.

The city/gov't should not be involved in many of the things you are listing. Communities & people need to start being responsible for themselves and their choices. If you let the taxpayers choose where their tax dollars went, you'd find out quickly what is most important.
The Vintage Apartments USED to be affordable Senior Housing and now it is labeled "Luxury Housing" Is anyone monitoring this change? My senior, disabled mother lives at The Vintage in Silverdale and had to qualify as low income to move in 2020 but now they have done NO upgrades to the property and raise the rent twice a year to price out the seniors that live there. It's grossly unfair and we are now paying half of her inflated rent because she can't afford to live anywhere else!
Too much spent on public transit. All this is more taxes! Spend what you have more carefully.
Trees and landscaping to enhance quality of space
We have a desperate need for expanded transit. Transit to communities to the north Abner south is abysmal/ nonexistent.
We need better and more healthcare services
We need to significantly reduce the cost of rent and housing.
We really need to get more low income and affordable housing in our area and by affordable, I mean apartments to rent in the \$1000-1400 range.
areas of numerous neighborhoods like other foreign countries, as well as a railway station, and bridge (from Port Orchard to Bremerton) to improve public transit/transportation. Bremerton needs a hospital, because we no longer have one. Finally, the homeless vagabonds, drug addicts, and their encampments requires serious attention, and needs to be resolved, as it is out of control.
98337
Community liasons to bridge the gap between individual needs and services available

Finding the right balance between use-based zoning and density-based zoning is crucial at this time. Achieving sustainable urban development depends on striking a balance between density and land use regulations. A combined approach, incorporating aspects of both zoning methods, can prove effective. Encouraging mixed-use development in higher-density areas allows for a dynamic mix of housing, commercial, and recreational spaces, which enhances walkability and minimizes the need for lengthy commutes. Meanwhile, use-based zoning remains valuable in maintaining proper separation between incompatible land uses, such as residential and industrial areas.

Housing, food, and medical/dental care are the top priorities as they represent fundamental human needs. However, it is also essential to address the full spectrum of housing solutions, ranging from homelessness to homeownership. By doing so, we can create pathways that not only provide stability but also help individuals build generational wealth, which has been shown to play a key role in fostering sustainable local economies.

Down payment assistance (DPA) is a great tool to use to create affordable homeownership opportunities, because it provides entrance to homeownership with dignity and with a highly efficient/effective use of public resources. Homebuyers assisted with DPA are "anonymous", without the stigma of receiving "assistance." The DPA can be used to purchase homes from market sellers, or through community housing programs. DPA is eventually repaid with interest and used in perpetuity to create affordable homeownership opportunities, while creating affordability for buyers by reducing monthly housing costs. It is an extremely "soft" form of public subsidy since those using DPA must still qualify for first mortgages for the bulk of their purchase price and eventually pay back the dpa with interest. Really all they are getting is the ability to defer payment on a portion of their financing, and to access a below-market interest rate. This small hand up makes a huge difference in someone's quest to become a wealth-building homeowner.

There is a need for new construction of affordable housing for homeownership. If cities within Kitsap County or Kitsap County itself has free or discounted land to offer, it should make that known to area affordable housing organizations, as the cost of land is often a barrier in developing homes for households below 80% AMI.

Get the street people off the streets. Drug and alcohol centers

I believe there are many rental units and possibly old homes that have issues with buildup of minerals or degradation of old pipes. This causes issues with potable water quality and is just generally gross. I think this may be solved by imposing standards on landlords for living conditions. These standards could include things like proper egress (windows not painted shut), mold/pest tests and remediation, air quality tests, etc.

issue with BPD or culture or leadership or something else. Downtown in awesome we need to keep investing in it, make it a destination. Has a great comedy, music, karaoke and gaming scene that punches above its weight. But there are websites for "what to do in Seattle" that say to take the ferry to Bainbridge but leave out Bremerton [because of the homeless and filth].

lower crime

Needs to be place for people to have tents if there is no place to keep people every hour of the dAy

Parking is a disaster and safety in the downtown area. Also, affordable housing does not mean renting to start at \$1700/month or buying at over \$350k.

PLEASE FOR THE LOVE OF FUCK GET RID OF THE 800 BILLION PARKING LOTS AND JUST BUILD A PARKING GARAGE THAT THE COMMUTERS CAN USE. CHARGE A NOMINAL FEE PER DAY TO USE. WE DO NOT NEED 800,000 PARKING LOTS.

Rent caps MUST be a central focus and priority. There is no reason that someone making \$25 an hour shouldn't be able to afford a small 1 bedroom apartment and sustain themselves (meaning be able to save some money every month while also affording all other bills) with a sense of dignity.
Speed limits are unrealistic. Not every road should be at a school zone speed.
the Navy needs to step up and provide dedicated funding to Bremerton. They pay no property tax yet demand affordable housing for servicemembers, transportation upgrades paid by the poorest city in Kitsap County
have enough facilities & professionals to help in this dire time of need. There needs to be more Detox facilities & rehab centers. If we payed more attention to this, we would have so much more clarification & direction for the homelessness that is growing in this county. I have also heard that Seattle Law Enforcement has been giving homeless citizens free ferry tickets to go "visit" Bremerton since it is free to take the ferry back if they decide they don't like it! Sounds crazy, but I've heard this directly from a Seattle Police officer & a homeless man near my house at 7-11.
98340
There needs to be a better downtown area with decent restaurants that last more than a year and better parking and commerce.
98342
Eliminate waste, bureaucracy at the county, eliminate racist DEI policies and affirmative action, reduce employee count.
More Sidewalks, more sport complexes for youth sports. Safe roadway for walkers and cyclist from Indianola road to Kingston. South Kingston needs a shoulder for cyclist.
New affordable housing is a huge need. The majority of the new developments are for single family homes built by corporate developers that are far above the median income in Kitsap. Although this is a known issue at DCD, they keep permitting large single family high cost developments such as Arborwood, Royal Valley, Meadowview, etc. DCD's bowing primarily to development interests over community values is harmful to the community, the environment, and the availability of affordable housing in Kitsap.
98346
an increase in public transportation between towns could lower traffic density! Car traffic is becoming more and more troubling as the population is increased. Little funding for policing of traffic is a problem, as drivers are seeming more and more stressed when driving and disobey safety rules constantly.
Assistance for 1st time home buyers. More density in existing UGA and affordable
Highest needs: affordable housing, health care services, youth services. We directly support the local youth center in Kingston which is a nonprofit organization. Many needs are being met on some level, but more support is needed as the needs continue to grow.
Homeless is growing and growing up fast we need to have more availability for helping them out
Housing, housing , housing
I really hope we are able to make a change in Kingston make it a little more safe and comfortable
focus on creating more affordable housing so that Kitsap County doesn't experience the same problems in Seattle, San Francisco, Los Angeles. I have lived in all three cities and have seen this happen every time. Thank you.
Improved and reduced or no cost transportation for travel for medical care, and to grocery stores and food banks. Increased mobile services for medical care. Maintain Medicare funding for low income families and foster families.

Low income housing not only affordable housing. Alternative housing options like boarding houses, SROs, tiny house neighborhoods
More houses should be available and/or built for low income families, seniors and disabled people
Need fiber optics for all neighborhoods to reliably connect cell phones, internet, etc
Public restrooms! We need them and waste bins. And not a porto-loo.
Stop development beyond UGAs and maintain rural, forest, and farm areas. Stop allowing development of huge, expensive homes and then raising taxes for everyone near them. County (development) needs to allow more flexibility in creating small, affordable homes. Many examples in other locales. Governor seems more reasonable than our county in coming up with solutions. Can't get explanation on why some limitations were created which leads to major distrust of the system.
Thanks for the survey! I don't know what Kitsap County can do as housing affordability is a nation wide problem, but maybe cut Kitsap's regulations in building houses to allow housing to be built cheaper. Allow sub diving of land, and more ADUs on properties might help. Housing affordability is in crisis.
To thrive as a small town we need several things that are disappearing everywhere..1. Local newspaper 2. More affordable housing 3. Public transportation
We need safe commuting on safe roads free of dips, pot holes and trees cut back from the main roads!
we should.
Youth services needed Ballfields and recreational facilities
98359
Yes, the school district here is in dire need of updating and significant investment by the community. Teachers here are wonderful as well as all the supporting services such as Transportation, district personnel etc. There has to be a way to convince the public at large to vote to approve these bonds that fail so miserably year after year. I would love to see a concerted effort to educate and inform the public as to these needs and invest in this communities schools.
You missed the mark with these questions- more law enforcement. Hire more deputies. Focus on reducing crime. Quit letting out criminals. Focus on funding law enforcement and create a safer community. Look at other revenue sources instead of cutting servi
98366
A viable, affordable senior center for Port Orchard-South Kitsap unincorporated.
Affordable housing
Affordable rental housing for older adults and adult with disabilities is a crisis
All over Kitsap county there is a need to increase and improve the services that we offer to those who are homeless, who have substance use disorder, and who have mental health diagnoses. There is also a need to improve the accessibility around the area for individuals with disabilities. There are also some reoccurring potholes that are absolutely devastating if you drive over them, primarily between the area where Papa John's is and the golf course.
All shelters, homeless, abuse survivors, sex industry survivors, teen homes, WILL be more effective if pet services were made available. Biggest barrier to shelter facilities
Available showers for the homeless...maybe at the food bank locations. Drug free testing to qualify for benefits that they sell to get more drugs.
Consider how to get the word out to people when resources are available - homeschool families

permit approved.
Definitely need more police. Where do I request that?
DOGE for Kitsap county government! Faster approval of building permits. Lower fees and taxes, fewer petty rules
Drug treatment, medical detox, funding for housing
Eliminate the need for everyone in a household to require an individual car. Public transportation. Light rail from Tacoma up to Simpson and Silverdale. This area is growing at an extreme rate, provide light rail for commuters and general public. Keep kids out of trouble and drugs, provide rec centers in each community. Affordable sports and activities for all ages. Prevent drug use rather than trying to treat it.
Expand natural gas availability.
Most of all
when driving and combined with oncoming headlights. It would also be great if the legal limit for headlight brightness was lower/enforced better (whoever's responsibility that lies in), because I have to look away from the road in front of me to avoid getting spots in my eyes from oncoming headlights. I actively avoid driving at night and I'm only in my twenties.
Greatly need more bus routing / routes in South Kitsap County without long RT from downtown Port Orchard to downtown Port Orchard; More east-west and west-east routing / routes in more neighborhoods!!!
Help the homeless get off the streets without arresting them and discarding what belongings they have. (Bremerton!)
serves to further price locals out of housing. Kitsap does not need any more gigantic housing developments that are wildly unaffordable for average people. There are no apartments that are even close to realistic for young people, single people, or elderly/disabled folks. The housing projects that are being greenlit are only serving transplants from urban areas that are using the county as a cheap alternative to living in Seattle. Housing-first options for unhoused people, affordable apartments, transitional housing, and mixed income neighborhoods should be a priority. Shelters are not a viable option to address homelessness when folks meet the limits of their stay and cannot exit into permanent housing because none exists.
established.
I think that port orchard needs more community resource. More youth gathering places and gathering places for adults, not just spring and summer activities which I think our public library does a great job with but it would be great to have a separate place for youth to gather and be kids.
I think there needs to be more of a priority on public safety including law enforcement, fire, and medical services should be top priority.
Mandatory mental/medical health care for people living on the street
More access for individuals whom children are grown and out of home
services such as job training, social workers, mental health counselors, affordable housing, affordable childcare, and career training for lower socio-economic individuals. More resources for both youth and adults who have autism spectrum disorder. More mental health crisis beds in healthcare facilities where law enforcement can take people who are in crisis.
More sidewalks
more walkable streets , many county roads have shoulders the are too narrow.

Hill, Sedgewick and Bethel.
Rampant development has caused roads to be congested and unsafe predisposing to more accidents and burden on first responders and taxpayers. Developers should be mandated to improve the infrastructure in those areas.
Sidewalks or walking trails, specifically for Port Orchard Blvd, down to downtown Port Orchard. Preservation of historic downtown Port Orchard buildings, opportunity for increased housing (mixed use buildings)
Slow down traffic
Smart development/growth management to support affordable housing within existing urban and residential areas while protecting rural and natural areas that provide quality of life opportunities and wildlife habitat (which in turn support clean air, water, etc. for all); think more locally and what the population needs to be self-sufficient and resilient to external changes, which will in turn foster a thriving and sustainable local economy
Stop building more and more apartments, focus on infrastructure improvements and preservation of forested areas that make this country appealing
Stop building so many huge apartment complexes. Remodel existing buildings or tear them down instead of just building more strip malls etc and leaving so many empty and falling apart. Restore downtown so it looks and is a place where people want to visit like Poulsbo
Stop the apartment buildings until we have road infrastructure!!!!
not against traffic.
There is nowhere nearby for kids entertainment when not in school. A center for kids would be great!
This is a big question. No community center for youth and seniors. No design/architectural expectations for the downtown core. Spending \$\$\$ to bring Fifa fan base to Silverdale. Honestly. Why would a fifa fan want to come to Silverdale? Spending \$ on this when downtown Port Orchard needs more user friendly walking paths, bike paths, trails for the beautiful views on the water. Develop and incentivize the downtown cores.
Traffic cops patrolling speeders!!!! Especially on beach drive
dollars.
We do not need homeless apartments I. Port Orchard or up by Carney Lake. There is no room and do not need to start crime in these cities. You can build somewhere else.
We need more places to walk instead of drive
drug addicts everywhere.
We need to support the community's infrastructure by providing more law enforcement to keep the community safe. Building more apartments without looking at roadways and law enforcement to support those communities will cause more long-term problems.
WHY does the county and city allow developers to put in so many new houses without requiring them to upgrade streets, signage, sidewalks, etc? They have put in over 500 new houses off of my road in past 8 years, and zero improvements on the Main Street which feeds all these houses - that still doesn't have a sidewalk. In addition, they constantly cut up street to install/modify services, they patch the road which settles, and our street conditions are HORRIBLE to drive on.
Why is there no public transportation from South Kitsap to Tacoma?

at school district . I am sharing a home with my bf. The infrastructure does not support what we have now and they are not even all rented. It's a shame that we will see more on the streets soon.
Youth center, more youth services and housing for youth at risk
98367
A safe place for families and seniors with no alternative heating source to go when there is no power on for days.
A way to stop neighbors from hooking into my well and tapping into my power..
Affordable housing (to purchase) is so very important
Bethel NEEDS sidewalks
Due to the expanding population in South Kitsap, it would be great if the infrastructure was caught up to handle the volume of vehicles traveling on the main thoroughfares.
Greater focus on services and housing for seniors. We are entering the silver tsunami. Many people are aging and we lack affordable solutions especially for those that don't have family or friends to help. Even senior housing with slight services is way too expensive for the average person.
Homeless drug addicts who refuse services need to be in jail or in forced rehab/accountable housing. Their crime and theft and pollution are destroying our area.
I realize not everything can be a priority. New community centers can serve the needs of youth and seniors if planned for. Business development centers are not always known about and utilized, so I place those below the services we know we need.
I would like to see more done to improve roads, sidewalks. Bethel road and Sedgewick rd need to be 4 lanes wide. I think we need to focus on putting people to work and cut back on social programs. We should help/support kids and seniors but able bodied citizens need to work and only qualify for food and housing assistance for a maximum of 6 months. hours when physically able to.
Improve mental health care and substance abuse and a lot of other issues will clear up.
In Port Orchard, there is no way this area has enough commercial businesses to include franchise chains to support the thousands of apartments going in if they are filled
Lots and lots of new housing going up but the roads are the same two lane highways. More people living in the area means more traffic. The roads need to keep up.
Love the aesthetic of Poulsbo and Gig Harbor. Even downtown Bremerton has had revitalization.
Low income housing
enforce vehicle code around mufflers and motorcycle noise. Egotistic showing off when it is still dark in the morning by loud vehicles (I often hear this and I am in McCormick Woods!)
Public Safety and Law Enforcement, this county has neglected this responsibility
Road widening: Sedgewick from Jackson to Sydney; Bethel: from Sedgewick to roundabout at highway 166
Stop Building Apartment complexes that no one can afford. Those complexes are being built to bring the Seattleites over. And this raises our cost of living. And we don't want the downtown skyline to change. It's been this way for 100+ years. We don't need a high rise apartment building that no one can afford to live in. One more thing. Myriads! How about getting a grant to finish the restaurant. It is a historical landmark.
The answers on the survey vary so much from area to area.

The lack of childcare, and in particular SAFE & AFFORDABLE childcare in our county is not acceptable and prevents many from being able to obtain a job with an income to accommodate childcare needs. Affordable housing for low income families should also be a top priority.
The need to feed and house the homeless.
There are too few Senior centers in Kitsap County
There needs to be a community center or public place for youth and others like the YMCA in Port Orchard.
We have a ton of park space. Enough (and I love parks and nature areas). What is needed is a true focus on gathering spaces - downtown, and neighborhood cafes.
Affordable housing is a true problem. Probably we need to build public housing.
Child care is a challenge. Enough capacity for doctors in the area - I hear this all the time from new residents.
We need more spaces for kids and teens to go that don't cost a ton of money.
What is the long-term plan for public infrastructure (water, sewage, road construction and power) as the county population increases. The 5-10-15 year plan for these services needs to be available as new building in the county seems to be racing ahead of services.
98370
experienced that when driving from Poulsbo to Silverdale or vice versa. Can't see anything at night except constant flashing vehicle front lights due to the barcode type divide in between the highways
basic needs met.
Community spaces such as parks should become more of a priority focus, as well as indoor options such as a potential Youth Center for minors and young adults (the one in Suquamish is an incredible example) or Community Center, especially with the involvement of the public regarding design/function/artistic representation..
budget!!
Elder care, childcare, drug treatment and basic health services
I think the streets need to have reflective lights embedded indicating lane division and white reflective stripes need to be placed on the sides. It is really hard to see lanes when it is dark and especially when it is raining also. This is especially true when driving in unfamiliar areas.
I'd like to see more assistance in preserving and improving natural habitats on private land.
Just need more diversified areas for enjoyment/entertainment
Lack of parking in downtown Poulsbo
More art and sports venues.
More housing for homeless. very little housing options for those with assault 2 or higher, sex offenders, a drarson. if they can't find housing and there's only eagles wings (whose always full) this leaves them on the streets and committing more crimes. Which in turn keeps that revolving door going. Who wants a homeless sex offender sleeping in their back yard or park?
Need detailed costs on very specific projects and prioritization approved by citizen votes

<p>New builds are not taking into account the infrastructure required to support them. Traffic is already a mess and apartments are still going up, with no focus on what "affordable" truly means to the majority of your populous. The city needs to take into account the following: 1) low-middle income are the base of you constituency, with the shipyard being a primary employment site - focus on housing those folks at 30% of their income with all new builds; 2) homelessness is increasing not just because of drugs, but because of the lack of mental health and supportive housing services (KMH is ill equipped to handle it all, please branch out) - we need more permanent supportive housing; 3) low income seniors are not being cared for, they need income-based housing that does NOT take 3-5 years to achieve and will support their ability to manage care for themselves without going into long term care costs; 4) poor road management leads to increased litter, increased accidents, poor traffic flow, and increased potholes and lack of maintenance - beautification starts with the basics of caring for the "least of us"; 5) buses should run 7 days a week and it should NOT take over an hour to get to Silverdale or Port Orchard from Bremerton- EVER; 6) city council should address the needs of the PEOPLE, not their own pockets; 7) small shelters need help due to increased demand and lack of support; 8) childcare is significantly limited and priced outrageously, we need help; 9) there are too many barriers to get into housing services (why does BHA operate with doors locked at all times away from the public?); 10) Paratransit is impossible to contact and forgets to pick people up for essential rides, even with confirmations - we need more transportation support globally throughout the county</p>
<p>People who have community ties to Kitsap are being priced out of the region. Healthy communities look after and help different groups that make up the community.</p>
<p>overdevelopment.</p>
<p>Thank you</p>
<p>The infrastructure (roads specifically) has not kept up with the growth and the increased traffic.</p>
<p>THE POULSBO CEMETERY HAS INVASIVE PLANTS OF HOLLY INSIDE AND ON THE PERIMETER AND THERE IS NO VOLUNTEER CONNECTION CARDS</p>
<p>There is massive need for disabled supports.</p>
<p>public transit for many years and still has friends and family who have to commute in public transit throughout the many seasons and bad weather, I think every bus stop should be outfitted with seating and coverage.</p>
<p>We are to love one another and money should never be a stumbling block for that for we cannot take anything with us so let's all place our treasure in Heaven by helping the poor, abused, needs, mentally ill, orphans, elderly, widowed and ill to make there life's better</p>
<p>we need to provide mortgage financing from local government rather than commercial banks, (reverse mortgage)</p>
<p>and because of the curvy nature of the road it's hard to see the bikers and there isn't much room to give them the safety buffer while avoiding oncoming traffic. Especially at night or when it's foggy which is frequently.</p>
<p>person living on minimum wage or social security. Please don't think that Section 8 housing, vouchers, and other programs cover us. There are years long waiting lists followed by a lottery system. It's a miracle if you get it at all, and another miracle to find a place that is suitable and not absolutely disgusting. I'm tired, I'm old, I'm poor. Please allow my existence without the threat homelessness looming over me every day.</p>
<p>You should open up spaces fir people to build hoover villages of their own, provide donations and materials. Give people a space to be, let leaders self police and aee what is possible unconventionally. This is mych more viable than conventionally housing every person and better than having them on the streets.</p>
<p>98380</p>

Rather than implementing programs that exclude individuals based on race or background under the guise of "equity," we should ensure that support reaches all those in need—promoting true fairness and unity.
At the same time, the weight of high state and county taxes, excessive fees, and unchecked utility hikes is making it harder for individuals and families to get ahead. With major retailers closing in Kitsap County, we face a decline in local shopping and shrinking sales tax revenue—further straining our economy. To build a stronger future, we must prioritize policies that put money back into the hands of residents, empowering them to create stability and opportunity. This means holding government programs accountable for real results and ensuring resources are used wisely—fostering personal responsibility and resilience, not dependency.
No more laws, restrictions, regulations that counter Federal Government Regulations and Laws that support protecting illegal aliens incarcerated - cooperate with ICE!!!!
Public health initiative to clean up waste and debris on public and private property. Require property owners and timber companies to manage cut forests to mitigate noxious weeds and unsuitable water runoff.
Rural road safety and enhanced policing.
98383
Better marking on lanes on roads. In rain it is hard to tell which lane you are in.
Government supplied basic housing allowance for military members may cause consistent rise in area housing prices. Landlords can keep raising rent and the government will keep raising the housing allowance for its members.
incorporated.
I would really like to see a community center in Silverdale for use by all ages.
Keep the growth in KC along the commuter lines. Center around bus routes and food stores, health care and services so folks can walk and bus instead of drive everywhere. Continue to offer and expand pre-K educational programs. Support shelters and food services for people in need with mental health components.
lack of very small housing - small studios especially - means that housing is too big and too much and too expensive for a lot of single people
Local trolleys similar to gig harbor
More children activities- better bigger playgrounds. More senior services.
staying to have families.
Public library funding!
Rents are out of control in Silverdale with several large property owners setting artificially high rents.
Ridiculous monies wasted for no parking on a dead end street due to one person on Catlin street. It's nepotism and not a safety issue at all.
Safety for bicycles
Silverdale needs a community/senior center.
The government should stop competing with more effective charities that have performed social services in the past: churches, Rotary, Lions Club, etc.

<p>There is DNR land off of Ridgetop blvd in Silverdale that connects with Clear Creek and has wetlands. There is huge effort to preserve lands in north kitsap but ZERO in Central Kitsap Would be smart decision to make the DNR land extension of Clear Creek trail before another company tries to put multiple apartments there! We have such limited park and trail space in central kitsap!</p>
<p>We are quickly becoming an area that is becoming to expensive for families to move into. We are getting a lot of out of county retirees and Seattle transfers. Traffic is getting worse. We need another freeway exit in Silverdale and Poulsbo. We run an advertising agency, and work with hundreds of local businesses. The cost of business and amount of taxes and regulations is really stifling our economy. No one wants to build a home, or move their business as the permitting process is getting prohibitive. I recently talked to a great essential non profit business that was wanting to expand and even bought land to do so and what was supposed to be a \$2 million project, then ballooned to over 10 million with all the permitting and additional environmental red tape they were going to have to do. So that project didn't move forward, and they are looking to just rent another larger location now. So that is revenue not gained by the county, stunted and delayed growth and wasted money for business and health services not provided for the needy. bad for all involved.</p>
<p>We need more schools this area is booming with housing but no resources such as schools, fire department more clinics.</p>
98386
<p>Concerned area is growing too quickly for current infrastructure.</p>
98392
<p>Find ways to energize, enfranchise and the actual people in each neighborhood to participate in the work if only by work parties or tours of locations to be repaired or improved Safe streets, Security, Enforcment</p>
98418
<p>Please support folks who have space and want to become landlords or develop affordable housing. There are people in this city who would like to have the opportunity to develop priceless city land to assist housing efforts but don't have an avenue to do so.</p>
98588
<p>Community needs a clean up. Cut off assistanxe to low lifes</p>