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Housing Chapter Relationship to Vision

Vision	Housing Chapter Concepts
<p>County Government. County government that is accountable and accessible; encourages citizen participation; seeks to operate as efficiently as possible; and works with citizens, governmental entities and tribal governments to meet collective needs fairly while respecting individual and property rights.</p>	<ul style="list-style-type: none"> ▪ Provide policy direction to facilitate adequate housing for all economic segments of the county. ▪ Provide intergovernmental coordination to make the most efficient use of resources to provide housing.
<p>Natural Environment. Natural ecosystems – including interconnected wetlands, streams, wildlife habitat, and water quality – that are rehabilitated, protected and enhanced and that allow for flexible and innovative development to meet environmental and growth goals. In developed areas, the growth pattern supports conservation of non-renewable energy and minimizes impacts on air quality and climate.</p>	<ul style="list-style-type: none"> ▪ Avoid concentrating housing in environmentally sensitive areas. ▪ Protect natural systems adequately to ensure long-term viability of groundwater supplies and maintain a high quality of life. ▪ Allow flexible development standards for housing being proposed in the vicinity of critical areas to reach both goals of meeting housing targets and environmental protection. ▪ Allow diversity of housing stock to include provision of energy efficient housing types that conserve non-renewable energy and helps minimize impact on air quality and climate.
<p>Housing. Residential communities that are attractive, affordable, diverse, and livable supported by appropriate urban or rural services. A variety of housing choices are available, meeting a full range of resident income levels and preferences. Residents are able to walk between neighborhoods and to community destinations.</p>	<ul style="list-style-type: none"> ▪ Develop design guidance to create and maintain attractive housing stock. ▪ Encourage integration of affordable housing in new development. ▪ Promote a diversity of housing types. ▪ Locate housing in areas with adequate public facilities and services.
<p>Open Space. An open space network – including greenbelts, wildlife habitat, forested areas, and active and passive parks – that is accessible, interconnected, provides opportunities for recreation and defines and distinguishes urban and rural areas.</p>	<ul style="list-style-type: none"> ▪ Encourage developer provision of amenities, including open space, in association with new housing. ▪ Locate housing near an open-space network.
<p>Urban Areas. Healthy urban areas that are the region's centers for diverse employment and housing opportunities, all levels of education, and civic and cultural activities.</p>	<ul style="list-style-type: none"> ▪ Promote the development of housing that contributes to healthy urban areas that attract existing and future residents.
<p>Rural Areas. Rural areas and communities where unique historical characters, appearances, functions, and pioneering spirits are retained and enhanced. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy. Rural recreation opportunities are enhanced, including equestrian facilities, trails, and others.</p>	<ul style="list-style-type: none"> ▪ Provide adequate housing for growth anticipated in rural areas.
<p>Cultural Resources. Historical and archaeological resources that are recognized and preserved for future generations.</p>	<ul style="list-style-type: none"> ▪ Provide policy guidance and assistance to property owners of historical and culturally significant housing to encourage preservation of those resources within the county.
<p>Economic Development. A stable, prosperous and diversified economy that provides living-wage jobs for residents, supported by adequate land for a range of employment uses and that encourages accomplishment of local economic development goals.</p>	<ul style="list-style-type: none"> ▪ Encourage housing growth and rehabilitation sufficient to meet the need of the growing Kitsap County economy.
<p>Public Services and Facilities. Public services and facilities – including, but not limited to, parks and recreation, law enforcement, fire protection, emergency preparedness, water/sewer, roads, transit, non-motorized facilities, ferries, stormwater management, education, library services, health and human services, energy, telecommunications, etc. – are provided in an efficient, high-quality and timely manner by the County and its partner agencies. Public services and facilities are monitored, maintained and enhanced to meet quality service standards.</p>	<ul style="list-style-type: none"> ▪ Encourage growth of housing in areas with sufficient public facilities and capacity in place. ▪ Require upgrades to public services and facilities where new housing is planned and services and facilities will not meet standards with new growth.
<p>Transportation. An efficient, flexible, and coordinated multi-modal transportation system – including roads, bridges and highways, ferries, transit, and non-motorized travel – that provides interconnectivity and mobility for county residents and supports our urban and rural land use pattern.</p>	<ul style="list-style-type: none"> ▪ Ensure that housing is planned in areas where transportation capacity exists or is planned. ▪ Provide an interconnected transportation system, including facilities for cars, pedestrians, bicycles, and transit users, in areas with growth in housing units.



Chapter 6. Housing

6.1. Plan Context

Kitsap County has experienced a steady growth in population over the past 25 years largely because of its geographic proximity to the largest population and employment centers in the state. The county also has the third greatest population density among Washington counties because it is one of the smallest counties in area. This increase in population has created a corresponding increase in housing demand in Kitsap County.

Kitsap County's housing stock remains predominantly single-family detached housing with the largest amount of multi-family housing in Bremerton and unincorporated Kitsap County. Statistics from the U.S. Census bureau comparing housing stock between the 1990 and 2000 censuses show that most Kitsap County residents are homeowners. U.S. Census and ongoing real estate research efforts show that the price of owning a home is rising rapidly. The recent boom in real estate prices is imposing even more of a strain on affordable housing and home ownership opportunities within Kitsap County. Affordable housing for first time homebuyers, in particular, is declining in Kitsap County. The county has a large percentage of renters and homeowners earning less than the county median and paying more than 30% of their income for housing, meeting the definition of cost-burdened households.

Kitsap County is projected to gain another 100,000 residents by 2025, for a total population of 331,571 persons. This implies a need for approximately 35,000 new housing units by 2025. From 2000 to 2025, housing in the unincorporated portions of the county grew at a faster rate than housing in incorporated jurisdictions. Most future housing needs, however, are anticipated to occur in cities and the unincorporated urban growth areas (UGAs). For unincorporated areas, estimated housing demand is highest in the Silverdale, Central Kitsap, Port Orchard, and ULID #6 (McCormick Woods) UGAs.

More detailed information about housing conditions, trends and forecasts is provided in Section 3.2.3, *Population, Housing, and Employment*, of Volume II of this document.

6.2. Housing Goals and Policies

Goal 1. Kitsap County will strive to provide opportunities for housing that is within the financial means of its citizens, which includes meeting social service needs and providing a reasonable opportunity to live and work in their community.

Policy HS-1 Ensure that all residents of Kitsap County have an equal and fair opportunity to obtain adequate, safe and sanitary housing suitable to their needs and financial resources regardless of race, religion, gender, sexual orientation, age, national origin, family status, income or disability.



Policy HS-2 Actively pursue job creation and economic diversification strategies that provide better-paying, secure jobs capable of creating new employment opportunities so that housing becomes affordable and available to increased numbers of county residents.

Policy HS-3 Support a continuum of housing and related services for homeless people and forestall growth in homelessness through prevention activities.

Policy HS-4 Promote a continuum of housing and related services for people with special needs, such as frail elderly, mentally and physically disabled persons, people living with AIDS and recovering substance abusers.

Policy HS-5 Fully utilize federal and state housing programs to meet the needs of low- and moderate-income households, and the special needs population that cannot be served by the private sector.

Goal 2. Utilize county resources to formulate and implement strategic policies that improve the affordability and availability of housing for all of its residents.

Policy HS-6 Ensure that a broad range of housing types are available through innovative planning, efficient and effective administration of land and building codes and financial assistance.

Policy HS-7 Develop and administer land use plans and policies that will effectively ensure sufficient land is available for housing development including government-assisted housing, housing for low-income families, multi-family housing, group homes, and foster care facilities.

Policy HS-8 Encourage and facilitate development of a variety of housing types, including single-family residential, multi-family, mobile, modular, and manufactured

homes. Doublewide mobile, modular and manufactured homes should be considered a single-family dwelling.

Policy HS-9 Encourage innovative land use practices and development standards that will have the effect of minimizing housing costs.

Policy HS-10 Consider ordinance provisions that would encourage a percentage of low- or moderate-income housing units in all future housing developments.



Policy HS-11 Permit and encourage the development of residential accessory dwelling units (mother-in-law apartments) in all residential zones with sufficient public facilities to support such development. Subject accessory dwelling units to development standards and design guidance that facilitates their compatibility with existing neighborhood character.

Goal 3. Formulate and implement innovative development regulations and design standards which promote and encourage a sense of neighborhood and community.

Policy HS-12 Identify and implement programs to preserve or rehabilitate neighborhoods and areas that are showing signs of deterioration.

Policy HS-13 Pedestrian pathways should be provided that link residential areas with schools, recreational, shopping and employment areas in urban areas.

Goal 4. Shorten the time and costs associated with processing and approving proposed development while ensuring housing and design standards suitable for maintaining an efficient, attractive and safe housing supply.

Policy HS-14 Identify and study the cost-effectiveness of incentives that are reasonably likely to result in an increased supply of housing suitable to the needs and income of all County residents.

Policy HS-15 Develop and implement available options that would permit increased density for developments that include set-asides for multi-purpose housing or low-cost, subsidized housing and that encourage densities supportive of cost-effective public facilities.

Policy HS-16 Encourage integrating State Environmental Policy Act (SEPA) review and permitting requirements into countywide land use planning and permitting procedures to improve efficiency of development review.

- Policy HS-17 Streamline the permitting system by implementing policies and procedures that reduce the length of time involved in plan approval.
- Policy HS-18 Implement flexible planning standards that encourage alternative waste treatment plans and other innovative technologies.
- Policy HS-19 Implement an “Ombudsman” approach to plan approval and project development.
- Policy HS-20 Reduce fees for developments that are providing affordable housing.

Policy HS-21 Promote incentives for construction of affordable and special needs housing in Kitsap County development regulations. Consider incentives suggested in RCW 36.70A.540, such as:



- Bonus density within urban growth areas.
- Height and bulk bonuses.
- Fee waivers or exemptions.
- Parking requirement reductions.
- Expedited permitting conditioned on provision of low-income housing.
- Mixed use projects.

Consider additional incentives such as:

- Lower utility hook-up fees and rates.
- Smaller lot sizes.
- Zero lot line design.

Goal 5. Cooperate with other jurisdictions and entities to plan and develop low- and moderate-income housing.

- Policy HS-22 Support and assist existing programs that provide and develop low- and moderate-income housing.
- Policy HS-23 Actively participate in identifying, evaluating and adopting regional fair share housing goals.
- Policy HS-24 Encourage and support efforts of nonprofit organizations and “self help” housing groups (e.g., Habitat for Humanity) to develop housing for low- and moderate-income households.

Policy HS-25 Develop a set of priority housing measures to monitor countywide on an annual basis as a means of evaluating effectiveness of housing goals, policies, and implementation measures (see Implementation Chapter).

Goal 6. Assist first-time homebuyers to become homeowners.

Policy HS-26 Study the feasibility of establishing a low-interest loan program or other financial assistance programs conducive to providing first-time homebuyers an opportunity to achieve home ownership.



Policy HS-27 Study the feasibility and cost-effectiveness of providing housing subsidies to targeted groups of first-time homeowners, such as public safety workers (police, fire and medical) and teachers whose presence in the local community serves a vital public purpose.

Goal 7. Provide on-going information and assistance to existing homeowners so that housing properties are well-maintained and enhance the neighborhood in which they are located.

Policy HS-28 Support a “self help” housing maintenance and rehabilitation program for existing low- to moderate-income homeowners.

Policy HS-29 Provide policy guidance and assistance to property owners of historical and culturally significant housing to encourage preservation of those resources within the county.

Goal 8. Ensure that future residential development carefully considers and protects natural ecosystems including inter-connected wetlands, streams, wildlife habitat, and water quality that have been rehabilitated, protected and enhanced.

Policy HS-30 Develop and implement flexible development standards for housing being proposed in the vicinity of critical areas to meet both goals of housing targets and environmental protection.

Policy HS-31 Encourage a diversity of housing stock capable of providing energy efficient housing types that conserve non-renewable energy and help minimize impact on air quality and climate.

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