

HOUSING MEETING

DISCUSSION QUESTIONS

What strategies and incentives would you like to see used to encourage infill residential development?

- Permitting fees and costs to developers can make it difficult to make more affordable housing work
- Vary the sizes of units in developments, especially apartments or townhomes, including studios, single level, etc
- Pre-approved plans for use without having to pay design/engineering costs so long as it fits the lot, fees can be waived if used
- Homes that are small exempt from property tax increase until sale (example from Austin, TX)
- Sustainable housing methods and alternative housing types, how to make it easier to happen, look at other areas that are using these methods – have a contest to design these housing types. Cob, straw bale, compostable toilets
- Does zoning need to change? More dense
- Not create a concrete jungle
- Pre-fab/modular housing options
- Relax stormwater, parking, open space, SDAP, Geotech, and lot size regulations
- Space limitations and setbacks

What strategies and incentives would you like to see used to encourage affordable housing development?

- Provide more subsidies, actually be the builder, finish a project if a developer stops for some reason
- More chances to create housing on pieces of land – cooperative housing styles, smaller homes with shared facilities
- Permit conditions should include affordable housing units required in the development
- Retain trees
- Incentivize single family unit conversion as appropriate to multiple units
- Second homes/rental owner issues – can we know and do something about owner occupancy, something with taxes
- Self-build for non-income based programs
- Lower fees and less time for permitting and construction
- Use local developers, small scale that are invested in the community
- Increase densities in UGAs and LAMIRDs

What housing opportunities/types are missing in Kitsap?

- Very few opportunities for housing affordability
- Too many single family homes
- Make additional units in existing homes, incentives/subsidies
- Houses that use clean energy are missing, need a lot of money to make that conversion, need to include sustainability in housing
- No ability to build sustainable building method homes even though the building code was updated to allow them
- Smaller homes (under 1000 square feet)
- Townhomes
- Senior housing (single level or elevators)
- Workforce housing
- Co-housing options
- Listen to those that live in neighborhoods about what they want to see

What are the most difficult obstacles to building housing in Kitsap?

- Cost of building materials, cost of permitting, all the things involved in building is expensive
- Reaction of the community, resistant to change, including change in housing types
- Move affordable housing projects to front of permitting process
- Building community around affordable housing
- Diversity of housing affordability (not all in one location)
- How to change existing neighborhoods to be more diverse
- Preservation of the environment and the existing communities
- Displacement of affordable housing options due to redevelopment
- Downsizing housing options
- Land without critical areas is scarce, need to upzone land that is buildable
- Single-family home mindset needs to change
- Code is too strict

What kinds of housing should Kitsap be promoting, and where (including transit-oriented development)?

- Transit planning goes hand in hand with housing decisions, affordable housing is more dependent on transit, that affects where things are built – make sure zoning is appropriate near transit
- Biking facilities and bike friendly roads for transportation (so car ownership is not necessary), trail access
- ADA units are needed as well as affordable units
- 1000-1500 square feet is hard to find but useful for both younger and older generations and better for environment
- Single level housing (and not stacked)
- Increase densities near transit
- Live/work should be possible in the same community

- ADUs
- Need more missing middle housing types

In areas where densities may increase, what urban features would make those areas more desirable to live?

- Access to trails and parks, more parks, Clear Creek Park in Silverdale is very popular
- Community gardens
- Access to grocery stores and farmer's markets, services
- Greenery, street trees, do not want huge parking lots
- Convert parking lots into housing
- Parking should be well considered – sufficient ADA parking
- Access to libraries, cafes, gathering places
- Want environment conducive to being outside
- Workforce housing
- Shopping opportunities
- Safe pedestrian access
- Sewer infrastructure

Should Kitsap help protect and preserve existing housing stock? How?

- People should only be able to own one home, including corporations – absentee owners raising rents very high
- Vacation rentals are an issue
- Partner with other agencies to purchase housing and use it for affordable housing
- Green roofs
- Need sewer infrastructure in UGAs

What areas of Kitsap are best suited for new “missing middle” housing (duplex, triplex, four-plex, townhomes, cottages)?

- Near transit, near daily needs

What areas are best suited for multi-story apartments and condominiums?

Should residential areas be separated from commercial areas, or should they be mixed together?

Lower priority (discussed at the Land Use and Economic Development meeting, but also relevant to this topic)

How is growth affecting Kitsap County?

What communities are best suited for additional growth?

What thoughts do you have about increased densities?