



**Kitsap County and City of Bremerton HOME Consortium  
Consolidated Plan 2016-2020  
And  
Kitsap County Year One Action Plan**



**April 14, 2016**

## KITSAP COUNTY AND THE CITY OF BREMERTON CONSORTIUM

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<http://www.bremertonwa.gov/209/Consolidated-Planning>

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# Executive Summary

## ES-05 Executive Summary - 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, 2016 to December 31, 2020. Kitsap County is designated as an Urban County and receives a direct allocation of CDBG funds. The City of Bremerton receives a direct CDBG allocation, and works in partnership with the Kitsap County Consortium to administer HOME funds. The City of Bremerton receives its share of HOME funds based on a percentage allocation determined by HUD.

The Consolidated Plan follows requirements of the U.S. Department of Housing and Urban Development (HUD), and uses HUD's format and data tables required for plans adopted after November 15, 2012. The purpose of this plan to evaluate community needs and set goals for the five year plan period. Through a Community Needs Assessment, Housing Market Analysis and with community input, the County and City of Bremerton have developed a Strategic Plan. The Strategic Plan outlines the priorities and goals which guide the allocation of funds over the five year period. The County and City will each develop an Action Plan annually which will include projects awarded funds through an annual application process. These projects will address the priorities and goals over the 5-year period.

### 2. Summary of the objectives and outcomes identified in the Plan

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:

#### Kitsap County Strategic Plan Priorities

- Preservation of existing affordable housing, and construction or acquisition of new housing, for very low and extremely low income households (50% AMI and below). Permanent housing

targeting extremely low and very low income households and/or special needs populations will be a priority;

- Increased economic opportunities for low-income individuals; and
- Provision of critical services to meet basic needs and promote long-term self-sufficiency.

### **City of Bremerton Strategic Plan Priorities**

- Revitalize targeted neighborhoods;
- Improve and preserve affordable homeownership housing;
- Expand economic opportunities for very-low and low-income Bremerton residents;
- Abate Slum and Blight conditions downtown;
- Increase homeownership opportunities for low to moderate income Bremerton residents.

While ending homelessness is still a priority in Kitsap County, projects that address homelessness will be funded from Homeless Housing grant funds and will not be a high priority for CDBG and HOME funds. Objectives and strategies to reduce and eliminate homelessness are included in the Kitsap County Homeless Housing Plan and referenced in the Consolidated Plan. Homeless sections of this plan were completed with information from the Homeless Housing Plan Update in 2015.

### **3. Evaluation of past performance**

Kitsap County and the City of Bremerton have continued to work collaboratively to use CDBG and HOME funds in the most efficient way possible. Funds declined significantly over the past five year period, which resulted in fewer people being served in the community. Production of new housing units has slowed and the allocation of funds has resulted in some difficult choices. Although the previous 5-year Strategic Plan anticipated a small decrease in funding levels, the unforeseen federal entitlement program funding cuts resulted in a challenging five year period. However, the County and City of Bremerton have implemented the strategies of the 2011-2015 Consolidated Plan. Past accomplishments include:

- Provided funding for construction of **45 new units** of rental housing and **14 new units** of homeownership housing;
- Funded the rehabilitation of **447 units** of rental housing;
- Provided **45 homebuyers** with assistance to purchase homes;
- Weatherized and provided minor home repair to **90 households**;
- Provided funds for rehabilitation of **41 single-family homes**;
- Provided food and services to over **8,000 individuals annually**;
- Provided microenterprise and small business development assistance to **491 individuals**; and
- Funded **four** public facilities.

#### **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 and agencies, an online survey, community meetings and public hearings. Homeless sections of the Consolidated Plan were completed with information developed during the update of the Homeless Housing Plan undertaken in 2015. All of the input received from the outreach conducted in 2015 has been considered and incorporated into the priorities and goals for the plan. All public comments received during public comment periods will be addressed and included in the final Consolidated Plan before submission to HUD.

#### **5. Summary of public comments**

One citizen comment was received during the 15-day open public comment period in August. The comment is that "we need to encourage more business and industry and reduce the requirements on buildings and development. We should work with the state to create tax free zones for light industry. This will create the jobs we need and lift people out of poverty. If we stimulate our economy there will be more tax dollars to take care of the elderly and disabled."

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

All comments and views were accepted.

#### **7. Summary**

Kitsap County will implement the goals and priorities of the 2016-2010 Consolidated Plan through an annual competitive grant award process. All funds will be used for projects that serve individuals and families below 80% AMI and will be included in the annual Action Plan as submitted to HUD.

## The Process

### PR-05 Lead & Responsible Agencies - 24 CFR 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

Agency Role	Name	Department/Agency
Lead Agency – Consolidated Plan	Kitsap County	Dept. of Human Services, Block Grant Program
CDBG Urban County	Kitsap County	Dept. of Human Services, Block Grant Program
CDBG Entitlement City	City of Bremerton	Dept. of Community Development
HOME Consortium – lead agency	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 administers their own CDBG funds and prepares their own associated Action Plan. The Kitsap County Block Grant Program, as part of the 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 administers their CDBG funds and share of HOME 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, 91.200(b), 91.215(I)**

### **1. Introduction**

Information about CDBG and HOME funds, including information about the annual application cycle, CAPER, Action Plan and Consolidated Plan, is posted to the Kitsap County Block Grant Program web site and the City of Bremerton CDBG program site. All subscribers of the Kitsap County Electronic Notification System receive notice whenever new information is posted to the County Block Grant web pages, including notification of public meetings and hearings. Notices of public hearings are also published in the local paper. The County and City encourage involvement by low and moderate income households, minorities and non-English speaking persons, as well as persons with disabilities.

### **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 sought to enhance coordination through implementation of the Coordinated Grant Application. This application for funds includes CDBG, HOME, Affordable Housing Grant Funds and Homeless Housing Grant funds. Through a single Notice of Funding Availability and application, funds are disbursed to a variety of housing providers, social service agencies and other government agencies to address the needs identified in the Consolidated Plan. In addition, information and goals from the Homeless Housing Plan have been incorporated into the Consolidated Plan. Input from all of Kitsap's housing providers, health, mental health and service agencies was sought and included in the formation of priorities and goals for this plan.

Kitsap County continues to work with other jurisdictions and the two housing authorities in Kitsap County to prioritize housing needs and services, and maximize the use of federal, state and local funds. The County continues to participate in coordinated efforts in addressing homelessness.

### **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**

Kitsap County Continuum of Care Coalition (CoCC) is an active and engaged coalition of member agencies serving the needs of the homeless in Kitsap County. The mission of the CoCC is to work together to help homeless individuals and families achieve self-sufficiency. The CoCC 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 CoCC members work closely with staff from Kitsap County Dept. of Human Services to address issues such as unsheltered homeless and veterans homeless. Staff from the Homeless Housing Grant Program

is actively engaged with the CoCC and member agencies are participating in the Homeless Housing Plan update and priorities for these funds.

**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 the Homeless Management Information System (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	<b>Agency/Group/Organization</b>	KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data for the plan.
2	<b>Agency/Group/Organization</b>	BREMERTON HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data for the plan.
3	<b>Agency/Group/Organization</b>	KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Data and information from the Buildable Lands Analysis and planning staff were used in development of the Consolidated Plan.
4	<b>Agency/Group/Organization</b>	KITSAP COUNTY DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Data from existing plans and information from program staff was used in the Needs Assessment.
5	<b>Agency/Group/Organization</b>	KITSAP CONTINUUM OF CARE COALITION
	<b>Agency/Group/Organization Type</b>	Services-homeless Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Continuum of Care members participated in the update of the Homeless Housing Plan. Information from the plan was included in the Needs Assessment, Market Analysis and Strategic Plan.
6	<b>Agency/Group/Organization</b>	KITSAP ECONOMIC DEVELOPMENT ALLIANCE (KEDA)
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data for the plan.
7	<b>Agency/Group/Organization</b>	KITSAP MENTAL HEALTH SERVICES (KMHS)
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data on the housing and service needs of persons with mental illness and also participated in the update of the Homeless Housing Plan.
8	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided data and narrative on the housing and service needs of victims of domestic violence.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 Housing Plan	Kitsap County, Dept. of Human Services	Goals are consistent with goals and strategies of the Homeless Housing Plan.
Kitsap Community Health Priorities - 2014	Kitsap Public Health District	Data used in development of the Needs Assessment/Housing Market Analysis.
State of WA Housing Needs Assessment	WA State Affordable Housing Advisory Board	Data used in development of the Needs Assessment/Housing Market Analysis.

**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))**

Staff from the County Block Grant program met with the mayors of Port Orchard, Poulsbo and Bainbridge Island, as well as individually with each commissioner to discuss the Consolidated Planning process, and the needs and priorities in their jurisdictions. A range of issues were discussed, including the many positive aspects of living in Kitsap County. Some of the common issues and concerns discussed included:

- The homeless population in Kitsap County, particularly street homeless and chronically homeless individuals who are more difficult to serve. The need for emergency overnight shelter and 24-hour access to services and shelter for people in crisis. There was also significant concern expressed over Veterans homelessness.
- The aging population and increasing needs of seniors. The need for a wider range of options to house seniors.
- Funding and/or regulatory incentives for affordable housing as government funding declines. We need to find ways to promote and support construction of affordable housing that meets the needs even at the lowest income levels.
- Economic and community development to improve our existing urban areas.
- Work force development and the need for training targeted at younger workers. The next generation needs more apprenticeship type opportunities.
- Supportive housing for people overcoming substance abuse.
- More affordable housing, particularly rental housing in the north end of the County.

- We need better transportation – improved transit and connections to services.

Informational presentations on the Consolidated Plan and Homeless Housing Plan were made by county staff to the city councils of Port Orchard, Poulsbo and Bainbridge Island. Staff from the City of Bremerton has made several presentations to Bremerton City Council regarding the goals and priorities in the Consolidated Plan and a more targeted use of city funds.

## **PR-15 Citizen Participation - 91.105, 91.200 ( c )**

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

Information from outreach to the community was used to establish the goals and priorities of the Consolidated Plan. As funding has declined it has become even more important to target funds towards the highest priorities in the community. There are many needs, and often competing priorities for funding, so the input of the community was essential in determining the strategic plan priorities.

#### **Survey Results Summary:**

A community survey was launched on February 20th, 2015 and was open until March 10th, 2015. There were 242 respondents. The survey was announced on the County web site which triggered electronic notification of the survey availability to all subscribers which includes citizens and agencies. The survey was designed to solicit input on challenges and priorities related to affordable housing, economic development and community services and facilities. Survey participants were provided a number of options and asked to rate, high/med./low, their priorities among the choices and explain why they selected their top priorities. When asked what are the top challenges the top 3 responses were: not enough jobs; existing houses are in poor condition; and not enough affordable rental housing. When survey participants were asked to allocate funds between four categories they allocated 32% of the funding towards economic development, 30% towards affordable housing, 22% towards services and 16% towards public facilities.

#### **Community Meeting Summary:**

A community meeting was held on April 16th. Twenty-three people attended and participated in several activities designed to solicit input. A group discussion was held and participants discussed what makes our community a great place to live; what are the greatest challenges facing our community; and if you could make one change capable of transforming our community what would it be? Most people agreed there are many positive aspects to living in Kitsap County. When asked about challenges our community is facing transportation connectivity, lack of economic diversity/job opportunities, aging infrastructure and housing were mentioned by more than one person. The one change question elicited many different responses with most focused on things to improve and diversify the economy and improve our community like a four-year university with multiple baccalaureate degree options, transit oriented development, improved commercial spaces, urban design standards for downtowns, and creative housing options.

When meeting participants were presented with a choice of several strategies and asked to prioritize one in each category for investment of public funds, the following strategies received the most votes:

## Economic Development

- Modernization of older commercial buildings
- Classes and training for existing and prospective business owners

## Homelessness

- Permanent Supportive Housing
- Rapid Re-housing

## Affordable Housing

- Affordable Rental Housing
- More affordable homeowner housing

## Public Facilities

- Repairs/upgrades to existing community social service buildings
- Infrastructure improvement/repair in low income areas

## Human Services

- Health & Substance Abuse Services
- Self-sufficiency programs (i.e. literacy & financial education)

Participants were also given \$100 and asked to allocate funds between four categories, participants allocated funds as follows: **35.8%** of funds went to housing, **32%** towards homelessness, **16.8%** towards community development and **15.5%** towards economic development.



## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	<p>A community survey was launched on February 20th, 2015 and was open until March 10th, 2015. There were 242 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. The survey was designed to solicit input on challenges and priorities related to affordable housing, economic development and community services and facilities.</p>	<p>See Survey Results Summary in narrative above under #1 Summary of citizen participation process.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	A community meeting was held on April 16th at the Norm Dicks Government Center in Bremerton. Twenty-three people attended and participated in several activities and discussion designed to solicit input on community priorities.	See summary of Community Meeting in narrative above under #1 Summary of citizen participation process.	All comments were accepted.	
3	Public Hearing	Non-targeted/broad community	2016 Notice of Funding Availability and Policy Plan was published for a 30-day public comment period. A public hearing was held on May 11, 2015 with the Kitsap County Board of Commissioners. This opened the grant application cycle for 2016 funds.	No comments were received.	n/a	<a href="http://www.kitsap.gov/hs/block_grant_program/Plans.htm">http://www.kitsap.gov/hs/block_grant_program/Plans.htm</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Written Public Comment Period	Non-targeted/broad community	A draft of the Strategic Plan, Needs Assessment and Housing Market Analysis portions of the Consolidated Plan was released on August 4th, 2015 for a 15-day written comment period. The draft plan was posted to the County and City of Bremerton web sites which triggered electronic notification of availability. Notice was also published on the County home page.	One citizen comment was received which stated we need to encourage more business and industry, reduce the requirements on buildings and development and create tax free zones for light industry in order to create jobs and lift people out of poverty.	All comments were accepted.	<a href="http://www.kitsap.gov/hs/block_grant_program/Plans.htm">http://www.kitsap.gov/hs/block_grant_program/Plans.htm</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Written Public Comment Period	Non-targeted/broad community	A final version of the Strategic Plan, along with the County Action Plan which contains recommended projects with contingencies for county funding in 2016, was released on Sept. 23rd, 2015 for a 30-day written comment period. A public hearing will be held with the Kitsap County Board of County Commissioners on Nov. 9th, 2015. The City of Bremerton will release its Action Plan in the fall and hold a public hearing with the Bremerton City Council in November.	No comments were received.	n/a	<a href="http://www.kitsap.gov/hs/block_grant_program/Plans.htm">http://www.kitsap.gov/hs/block_grant_program/Plans.htm</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/broad community	A public hearing was held with the Kitsap County Board of County Commissioners November 9, 2015 and the City of Bremerton Council held a separate public hearing in November of 2015. Funding recommendations were approved as recommended with contingencies by the Grant Recommendation Committee members.	Funding recommendations with contingencies included in the Year One Action Plan was approved as recommended by the Grant Recommendation Committee members, and no public written or oral comments were received.	n/a	<a href="http://www.kitsap.gov/hs/block_grant_program/Plans.htm">http://www.kitsap.gov/hs/block_grant_program/Plans.htm</a>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The overall purpose of the Needs Assessment and Housing Market Analysis is to evaluate the range of needs in the community and identify high priority needs that will be addressed by the Strategic Plan. The Needs Assessment is comprised of data provided by HUD, primarily 2007-2011 CHAS, Census and American Community Survey data as well as data from a number of Kitsap County agencies and Washington State. This section follows HUD's template and does not attempt to evaluate all data available, but is instead focused on the areas of housing, homelessness, economic development, facilities and services, as they relate to low-income and special needs populations.

Kitsap County Population has been growing at a relatively slow but steady pace of about 1% annually. Growth is expected to continue with County population estimated to be 271,746 by the year 2020 (WA State Office of Financial Management projections for Kitsap County). The City of Bremerton's population has increased by 3.2% from 2010 to 2013. In spite of its rural character Kitsap County is the third most densely populated County in Washington State. Kitsap County is located in the Puget Sound region of Washington State and has four incorporated cities, Bremerton, Port Orchard, Poulsbo and Bainbridge Island, together they comprise 33.4% of the total population, with unincorporated areas making up the remaining 66.6%. (2013 American Community Survey data).

The overall median income of the County is relatively high, estimated at \$62,413 for 2013. The overall median income in the City of Bremerton however is much lower at \$43,183. The figure is bolstered by the County's long shoreline and concentration of wealth in many of the waterfront households. In Kitsap County there some households living in housing considered substandard, overcrowded, or severely overcrowded. These numbers are relatively low when compared to the number of households in Kitsap County overall. There are considerably more cost burdened households and some residents with zero or negative income. In the City of Bremerton there are severely cost burdened households with a large percentage paying over 35 percent or more of their income for housing costs. Kitsap County's housing stock overall is less than 50 years old and in standard or better condition. The housing stock in Bremerton is significantly older than other areas of the County. The median year that housing units were built is 1958 while for Kitsap County the median year is 1981. Increasing housing costs and a low-income population hinder the overall ability of residents to afford housing within the City.

Kitsap County has an aging population, similar to Washington State and the U.S. as a whole. Kitsap County has a slightly higher number of people aged 45 and older when compared to the State. The City of Bremerton has a much younger population, likely because the influence of the Navy. The Median Age in Bremerton is 30. Families are also changing; there are more people living alone and more children living with a single parent. Kitsap County has become more racially/ethnically diverse. The

most significant change has been an increase in the number of people of two or more races and the growth in the Hispanic/Latino population group. Kitsap residents are well educated when compared to the U.S as a whole, with nearly 94% of adults having graduated from high school and nearly 30% of residents with a Bachelor’s degree or higher.

As of June 2014, the county unemployment rate was 5%, while in Bremerton it was 6.0% compared to 7.1%, and 7.3% in June 2013. Unemployment has continued to decline since the depth of the recession. Since 2004, Kitsap County typically experienced average annual unemployment rates under 7%. The main component of Kitsap County employment is government. This sector typically accounts for a third of the nonfarm job total. Per capita income in the county was \$44,547 for 2012, below Washington State at \$46,045 and above the nation at \$43,735. The City of Bremerton's per capita income is drastically lower however at \$23,496 with a poverty rate of 20.4%. Kitsap County ranks fourth in per capita income in the state and has for the past three years. Kitsap County’s poverty rate was 10.4%. (Source: Kitsap County Profile, WA State Employment Security Dept., Sept. 2014)

**Population**

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2013 Population Estimates.

	2000 Census	2010 Census	2013 Estimate
Kitsap County	231,969	251,133	253,968
City of Bremerton	37,259	37,729	39,056
City of Bainbridge Island	20,308	23,025	23,196
City of Port Orchard	7,693	11,144	12,959
City of Poulsbo	6,813	9,200	9,509

**Race & Ethnicity**

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

	City of Bremerton	Kitsap County	WA State	US
Race	2013 Estimate	2013 Estimate	2013 Estimate	2013 Estimate
White	74.7%	82.2%	78.5%	74.0%
Black or African American	6.2%	2.8%	3.6%	12.6%
American Indian and/or Alaska Native	2.3%	1.3%	1.4%	.8%
Asian	4.4%	4.7%	7.3%	4.9%
Native Hawaiian & Other Pacific Islander	1.0%	.9%	.6%	.2%
Some Other Race	4.6%	1.8%	3.9%	4.7%
Two or more Races	7.0%	6.3%	4.8%	2.8%
Ethnicity				
Hispanic or Latino (of any race)	10.9%	6.6%	11.5%	16.6%
Not Hispanic or Latino	89.1%	93.4%	88.5%	83.4%

**Tables**

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

### Summary of Housing Needs

This section describes the housing needs for different populations and households at different income levels. Small Family Households are defined as a family with two to four members. A Large Family Household is defined as a family with five or more members. Housing cost burden is the biggest housing problem faced by Kitsap County residents.

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: 2000	Most Recent Year: 2013	% Change
Population	231,969	252,687	9%
Households	86,393	97,622	13%
Median Income	\$46,840.00	\$62,413.00	33%

**Table 1 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2009-2013 American Community Survey

**Data Source Comments:**

	Base Year (2000)	Most Recent Year 2013	% Change
Population	37,259	38,614	3
Households	15,096	14,932	-1.08%
Median Income	30,390	43,183	34%

**Table**

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	9,640	9,860	16,950	10,945	49,280



	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households *	2,755	3,344	6,530	4,844	26,925
Large Family Households *	366	768	1,434	764	3,924
Household contains at least one person 62-74 years of age	1,588	1,978	3,349	2,405	10,195
Household contains at least one person age 75 or older	1,272	1,624	2,277	1,137	3,048
Households with one or more children 6 years old or younger *	1,703	1,799	3,074	1,915	4,801
* the highest income category for these family types is >80% HAMFI					

**Table 2 - Total Households Table**

Data Source: 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	195	110	134	25	464	95	50	33	15	193
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	80	190	0	305	0	0	20	20	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	183	230	153	49	615	19	72	161	54	306

	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
Housing cost burden greater than 50% of income (and none of the above problems)	3,580	1,609	420	25	5,634	2,090	1,674	1,924	700	6,388
Housing cost burden greater than 30% of income (and none of the above problems)	574	2,249	3,580	639	7,042	544	1,075	2,359	2,114	6,092
Zero/negative Income (and none of the above problems)	544	0	0	0	544	364	0	0	0	364

**Table 3 – Housing Problems Table**

Data Source: 2007-2011 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,999	2,024	888	99	7,010	2,200	1,784	2,130	790	6,904
Having none of four housing problems	1,548	3,469	7,159	3,810	15,986	999	2,585	6,780	6,265	16,629
Household has negative income, but none of the other housing problems	544	0	0	0	544	364	0	0	0	364

**Table 4 – Housing Problems 2**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,553	1,533	1,699	4,785	605	983	1,798	3,386
Large Related	264	345	334	943	54	368	647	1,069
Elderly	623	885	553	2,061	1,245	958	1,208	3,411
Other	2,109	1,362	1,575	5,046	808	559	720	2,087
Total need by income	4,549	4,125	4,161	12,835	2,712	2,868	4,373	9,953

**Table 5 – Cost Burden > 30%**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,378	614	90	2,082	537	668	850	2,055
Large Related	196	65	0	261	25	189	289	503
Elderly	484	508	160	1,152	987	470	521	1,978
Other	1,825	498	200	2,523	599	375	287	1,261
Total need by income	3,883	1,685	450	6,018	2,148	1,702	1,947	5,797

**Table 6 – Cost Burden > 50%**

Data 2007-2011 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	228	260	259	49	796	19	72	141	49	281
Multiple, unrelated family households	0	15	24	0	39	0	0	39	30	69

	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
Other, non-family households	25	40	60	0	125	0	0	0	0	0
Total need by income	253	315	343	49	960	19	72	180	79	350

**Table 7 – Crowding Information – 1/2**

Data Source: 2007-2011 CHAS

	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	0	0	0	0	0	0	0	0

**Table 8 – Crowding Information – 2/2**

Data Source:  
Comments:

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

Approximately 25 percent of households in Kitsap County are occupied by one person. This includes 12.5 percent of households with one person who is 62 years or older. Approximately 12,202 households consist of an individual living alone who is elderly and 5,472 of those households have cost burden greater than 30 percent. Estimated single-person households (under 62) constitute 14.5 percent of households in Kitsap County (approximately 14,155 households). Of these approximately 7,133, or 50 percent are thought to experience a cost burden greater than 30 percent of annual median income.

### **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.**

In Kitsap County's 2015 Annual Point in Time Count, 25% of those counted reported domestic violence as being a cause of their homelessness. Looking at the microdata connected to that 25%, the YWCA has identified a related gap in services. The Housing Solutions Center reports that of the 277 domestic violence victims who contacted the Center for services, 63 (23%) were unable to receive services. Reasons for this included the fact that there was no funding available (63%) but the remainder (28%) included mitigating factors related to domestic violence. 93% of those not served were within income eligibility. Victims of domestic violence often experience housing barriers such as poor credit history, prior evictions and disrupted employment as a result of the abuse and trauma experienced as a result of the actions of the abuser.

### **What are the most common housing problems?**

Combining housing problems, 14,822 have one or more of the four housing problems, including cost burdens. Cost burdens are clearly the largest challenge for Kitsap residents experiencing problems. Overcrowding affects renters and owners combined at 1,310 households, or approximately 1.3 percent of the households. The number of households considered to be lacking in complete plumbing or kitchen facilities is 657. The number of households estimated to have no income is 908.

Combining housing problems 6,860 have one or more of the four housing problems and 6,500 experience costs burdens out of a total of 15,110 households. Cost burdens are also a large challenge for Bremerton residents experiencing problems.

In addition to these housing problems, many social service and housing agencies in Kitsap County report there are individuals and families that have trouble finding housing due to poor credit, prior evictions, and criminal history. These barriers are often in combination with the issue of affordability.

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

Housing affordability is a problem for a range of household types in Kitsap County, it is especially burdensome for extremely low-income households (30% and below AMI). Of the 12, 022 households paying 50% or more of their income for housing costs, 47% are extremely low-income.

**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**

831 households, comprising 1871 individuals, requesting assistance (34% of the total requesting assistance) from the Housing Solutions Center reported that they were imminently at risk of homelessness; an additional 717 (26%) households, comprising 1525 individuals, indicated that they were unstably housed and at-risk of homelessness. These households generally tend to be very-low or low-income, and live in inexpensive rental housing stock. Nearly all of these households request short-term prevention assistance in the form of rental assistance. 316 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**

Kitsap County has not tracked specific housing characteristics associated with housing instability and increased risk of homelessness. Many people experiencing housing instability do not ultimately become homeless. Recent studies nationally indicate several predictive indicators of homelessness: prior episodes of homelessness, severe housing cost burden, and behavioral health issues.

## NA-15 Disproportionately Greater Need: Housing Problems - 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 members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following tables indicate that certain race and ethnic minorities report higher rates of housing problems.

### 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	7,315	1,414	899
White	5,820	1,129	749
Black / African American	310	4	70
Asian	219	120	20
American Indian, Alaska Native	163	24	25
Pacific Islander	33	0	0
Hispanic	454	65	20

**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*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%

### 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	7,145	2,735	0
White	5,675	2,285	0
Black / African American	320	89	0
Asian	154	55	0
American Indian, Alaska Native	28	38	0
Pacific Islander	40	20	0
Hispanic	604	139	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*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%

### 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	8,970	7,990	0
White	7,185	6,644	0
Black / African American	463	195	0
Asian	269	360	0
American Indian, Alaska Native	170	115	0
Pacific Islander	103	53	0
Hispanic	538	443	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*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%

### 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	3,644	7,295	0
White	2,935	6,339	0
Black / African American	54	55	0
Asian	323	264	0
American Indian, Alaska Native	53	92	0
Pacific Islander	50	84	0
Hispanic	215	260	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*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%

## **Discussion**

There are 97,220 households in Kitsap County according to the 2010 Census. Of this total, 26,545 (27%) have one or more of the HUD defined housing problems. The four housing problems includes housing that lacks complete kitchen facilities; housing that lacks complete plumbing facilities; housing with more than one person per room; and households with a cost burden greater than 30% of their income. Within the City of Bremerton there are 17,396 total housing units and of this total 6,680 (38%) has one or more of the HUD defined housing problems.

Based on HUD definitions of housing problems and disproportionate impacts indicated in section NA-15, the data tables indicated Kitsap County racial and ethnic minority households reported higher rates of housing problems.

1. Black/African American households at all income levels reported disproportionately higher rates of housing problems.
2. Pacific Islander households at 0% - 30% and 80% - 100% reported disproportionately higher rates of housing problems.
3. American Indian & Alaska Native households at 30% - 50% of Area Median Income reported disproportionately higher rates of housing problems.
4. Hispanic households at 80% - 100% Area Median Income reported disproportionately higher rates of housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems: 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

Severe housing problems include overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms and households with cost burden of more than 50% or income.

### 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	6,195	2,540	899
White	4,990	1,974	749
Black / African American	270	44	70
Asian	214	125	20
American Indian, Alaska Native	99	88	25
Pacific Islander	18	15	0
Hispanic	379	144	20

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*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%

### 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	3,794	6,055	0
White	3,005	4,940	0
Black / African American	200	209	0
Asian	68	149	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
American Indian, Alaska Native	24	44	0
Pacific Islander	30	30	0
Hispanic	304	439	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*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%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,030	13,935	0
White	2,219	11,594	0
Black / African American	163	500	0
Asian	140	494	0
American Indian, Alaska Native	124	165	0
Pacific Islander	54	108	0
Hispanic	259	724	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*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%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	890	10,060	0
White	705	8,559	0
Black / African American	50	59	0
Asian	49	539	0
American Indian, Alaska Native	10	132	0
Pacific Islander	20	119	0
Hispanic	40	430	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*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%

**Discussion**

Based on HUD definitions of housing problems and disproportionate impacts indicated in section NA-20, the data tables indicated Kitsap County racial and ethnic minority households reported higher rates of severe housing problems.

1. Black/African American households at 30% - 50% and 80% - 100% reported disproportionately higher rates of severe housing problems.
2. American Indian & Alaska Native households at 30% - 50% of Area Median Income reported disproportionately higher rates of severe housing problems.
3. Hispanic households at 80% - 100% Area Median Income reported disproportionately higher rates of severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 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 paying more than 30% of household income in housing costs. Cost burden is the percentage of a household's total gross income spent on 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.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,234	13,746	12,498	904
White	54,275	16,774	10,845	758
Black / African American	937	677	518	70
Asian	2,279	853	387	20
American Indian, Alaska Native	563	272	207	25
Pacific Islander	293	169	68	4
Hispanic	2,224	1,092	838	20

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion

Some populations experience cost burden at a higher percentage in comparison to the group as a whole. For cost burdened households (those with housing costs between 30% and 50% of income) White, Black/African American, American Indian/Alaska Native and Pacific Islander all have greater need. For severely cost burdened households (those with housing costs over 50% of income) American Indian/Alaska Native have greater need.

## **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?**

Among extremely low income households (0-30% of median), Black/African American households and Pacific Islander households reported disproportionately higher rates of housing problems, including severe housing problems among Black/African American households.

Among very low income households (30%-50% of median), American Indian & Alaska Native households reported disproportionately higher rates of housing problems. American Indian & Alaska Native also reported disproportionately higher rates of severe housing problems.

Among low income households (50%-80% of median), Hispanic households reported disproportionately higher rates of housing problems including severe housing problems.

Housing cost burden impacts all racial and ethnic groups and is by far this most significant housing problem in Kitsap County.

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

While housing affordability is major issue for Kitsap County residents, it is linked to overall economic issues such as lack of income. There is also a need for housing for individuals with barriers such as poor rental history, poor credit, criminal record or mental health issues.

### **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. The City of Bremerton has a more racially and ethnically diverse population with a higher percentage of non-white individuals. In general there are not specific neighborhoods with a much significantly higher percentage of any particular race or ethnic group.

## NA-35 Public Housing - 91.205 (b)

### Introduction

There are two housing authorities located in Kitsap County, The Bremerton Housing Authority and Housing Kitsap. Together with Kitsap County and the City of Bremerton they help meet the housing needs of low income households in our community. The following narrative information was provided by both housing authorities.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	179	1,831	197	1,603	31	0	0

**Table 18 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	2	12	0	12	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	0	23	406	115	285	6	0
# of Disabled Families	0	0	51	918	42	861	15	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 19 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### 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	0	134	1,479	163	1,292	24	0	0
Black/African American	0	0	24	195	14	175	6	0	0
Asian	0	0	7	55	7	48	0	0	0
American Indian/Alaska Native	0	0	3	77	7	70	0	0	0



Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	11	25	6	18	1	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 20 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	102	8	92	2	0	0
Not Hispanic	0	0	174	1,729	189	1,511	29	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

The needs of Housing Kitsap’s Public Housing tenants and applicants on the waiting list for accessible units include features such as entryway ramps, wider doorways and hallways, lower or walk-in bathtubs, ground floor units, and lower sinks for easier accessibility.

Bremerton Housing Authority (BHA) doesn’t gather accessible unit information on initial public housing applications, only at the time an applicant’s name reaches the top of the wait list. Each of BHA’s developments has a least 5 percent of units as accessible. We have found that this number is sufficient to meet the needs of public housing residents.

**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 Housing Kitsap waiting lists for Public Housing are:

- 1-Bedroom – 84 Families
- 2-Bedroom – 217 Families
- 3-Bedroom – 122 Families
- 4-Bedroom – 34 Families.
- HCV – 98 Families (waiting list is opening during the summer of 2015)

There are all types of families on the Housing Kitsap Public Housing and 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 Public Housing and Housing Choice Voucher programs are:

- 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.

Bremerton Authority has 725 applicants on the Public Housing wait list (as of 4/1/2015). This list has been closed since 7/2011. The number of applicants on the Section 8 tenant-based rental assistance program is 357 (as of 4/1/2015). This list was opened for a two-week period in March 2015 and a lottery system was used to add 300 names to the list. A total of 3,170 applications were received. It is

expected that the Section 8 tenant-based list will be reopened in mid-2016 for another lottery placement of 300 names.

Both wait lists (public housing and Section 8 tenant-based rental assistance programs) contain a wide range of household sizes, from elderly/disabled one-person households to families with 4 or more children. The most immediate needs are increases in the supply of rental units and housing subsidies so that those on wait lists do not languish for years waiting for assistance.

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

The immediate needs of Public Housing and Housing Choice Voucher residents are different from the housing needs of the population at large as they require more support and outside resources, in addition to just housing, to ensure a greater rate of success and self-sufficiency. Due to their low income status and other factors (i.e., mental health, elderly, etc.), the Public Housing and Housing Choice Voucher families may be more vulnerable and therefore their needs differ from those of the population at large.

Income and housing choice are inextricably connected. As income increases, housing choice relative to the type, kind, quality, location, and amenities associated with housing, increase as well. Lower income households have the greatest housing needs due to the gap between income and the cost of an average rent unit.

### **Discussion**

n/a

## NA-40 Homeless Needs Assessment - 91.205 (c)

### Introduction:

Kitsap County utilized data from the annual Point In Time Count, Homeless Management Information System, Housing Solutions Center and information provided by Continuum of Care agencies to estimate homeless needs in the county. Data is not collected on the number exiting homelessness each year or the number of days persons experience homelessness, so no estimates are provided.

### 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)	133	20	1,138	854	0	0
Persons in Households with Only Children	2	0	5	2	0	0
Persons in Households with Only Adults	100	140	1,290	967	0	0
Chronically Homeless Individuals	14	66	326	163	0	0
Chronically Homeless Families	8	10	20	15	0	0
Veterans	42	15	150	90	0	0
Unaccompanied Child	17	5	80	30	0	0
Persons with HIV	0	0	0	0	0	0

**Table 22 - Homeless Needs Assessment**

**Data Source**

**Comments:**

Data is from 2015 Kitsap County Point in Time Count and the Kitsap Homeless Management Information System.

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):**

For "number of persons exiting homelessness each year" we do not have this data broken down by homeless population. In 2014, 667 total households exited homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

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

In 2014, 110 households comprising a woman and child(ren), 13 households comprising a man and child(ren), and 62 families who requested assistance from the Housing Solutions Center indicated that they were literally homeless. 60 households that included a veteran requested housing and reported being literally homeless. However, not all households are seeking services, so the projected number of these types of households is higher. Estimated number of households including children (families) who need assistance: 380 (average family size = 3). Estimated number of veteran households needing assistance: 90.

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

Information about the extent of homelessness by racial and ethnic group is not available at this time.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Sheltered:

In 2014, according to HMIS data, about 825 households used emergency shelter beds at Kitsap shelters.

Unsheltered:

The 2015 Point In Time Count included surveys for 106 unsheltered individuals. In general, the unsheltered population lives in their cars, abandoned buildings, or in small encampments in the wooded areas. The vast majority of unsheltered homeless are single adults, predominantly male. A very few are households with children. The largest concentration of unsheltered homeless lives in Bremerton and the surrounding area. Many of these individuals are not interested in obtaining any of the currently available types of emergency or transitional housing due to programmatic restrictions.

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

### **Introduction**

Special needs populations include the elderly, people living with mental, physical, and/or developmental disabilities, people with alcohol or other drug addiction, people living with HIV/AIDs, victims of domestic violence and people who have been discharged from institutions such as jail or prison, State Mental Hospital or the foster care system. This population represents the majority of Kitsap County's most vulnerable people.

Some individuals with special needs, such as the disabled, have very little income and may never be fully self-sufficient. They do not have the ability to work full-time and many live on very minimal amounts of Social Security. Because of the disparity between Supplemental Security Income (SSI) income and rental housing costs, non-elderly adults with significant disabilities are often forced to choose between homelessness or placement in a segregated and restrictive institutional setting such as an adult care home, nursing home, or other congregate setting. About 8.3 million individuals nationwide receive Supplemental Security Income (SSI) because they are elderly, blind, or disabled, and are not fully covered by Social Security. They are among the nation's poorest citizens. The maximum federal monthly SSI payment for an individual is \$733 in 2015. On this income, an SSI recipient can afford rent of only \$220 per month (Source: NLIHC, Out of Reach 2015).

Other special needs populations may require support initially, but with a little assistance and housing, are able to go on to become self-sufficient. Because special needs populations are often very low-income, affordable housing is significant issue and often the reason for homelessness and instability. The combination of lack of income with other housing barriers such as poor credit, criminal history, and poor rental history, means that even some subsidized housing is not available to them.

### **Describe the characteristics of special needs populations in your community:**

Kitsap County will continue to experience a growing population of residents over the age of 60. The 2010 census indicate that the 60+ population was 49,674, representing an increase of 51% from the 2000 census. This data also indicates the 85+ population was 4,510, representing an increase of 46% from the 2000 census. This trend is expected to continue and has serious implications for our community in terms of our ability to provide adequate housing and support services for this population.

In Kitsap County approximately 16% of the population is disabled, slightly higher than the state at 12%. The City of Bremerton has a higher percentage of disabled individuals when compared to other areas of the county. Seniors over the age of 65 make up 38% of the disabled population in the county. The major causes for disability in the U.S. are changing from medical to social and behaviorally-related conditions, increasingly involving complications such as substance abuse, violence, and poor mental health. In Kitsap County between July 1, 2012 through June 30, 2013, 613 or 41.6% of the individuals admitted to publically funded treatment reported having a disability; 20.2% had a mental/psychological disability, 8.3% had ADHD/ADD, the remaining included cognitive impairment, hearing, learning, mobility, speech

and vision impairments (Source: Kitsap County Strategic Plan for Substance Abuse, Dept. of Human Services, 2014-2016.)

As the population ages, particularly the baby boom generation, there has been an increase in drug use by older adults. This combined with different cultural norms and general attitudes about drug use, and increases in the availability of psychotherapeutic medications, will likely increase substance use problems in this population. Substance abuse among those 60 years and older (including misuse of prescription drugs) currently affects about 17% of this population. By 2020, the number of older adults with substance abuse problems is expected to double. In Kitsap County between 2007 and 2013, admission for individuals age 55+ admitted to publically funded treatment rose from 18% to 27% (Source: Kitsap County Strategic Plan for Substance Abuse, Dept. of Human Services, 2014-2016).

The designated community mental health system most frequently serves children and adults who are among the most impoverished and vulnerable of populations. Of the 4000 adults age 18 and above served by Kitsap Mental Health Services, and who have a serious mental illness, approximately 60% have a co-occurring substance use disorder. The vast majority are able to live independently in the community and many recover from their mental illnesses, but it's estimated there are approximately 90 – 120 individuals of very low income with serious persistent mental illnesses who do not have and would greatly benefit from permanent, supported housing. Due to their very low income threshold, operationalizing the housing is best done through project or individual vouchers or other sustained, reliable payment. It is not uncommon that these individuals have previously been evicted, have poor credit histories, or have a past record of criminal involvement and thus are unable to secure adequate housing, increasing likelihood of homelessness. Assistance with housekeeping is often needed. Persons with serious persist mental illness generally maintain their health and stability best in single residence occupancy housing, and with case management supports (Source: Kitsap Mental Health Services).

### **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. The supportive housing needs identified for individuals with mental illness and individuals with substance abuse issues include:

- Specialized Behavioral Health Housing Programs
- Transitional housing for individuals moving from jail to treatment
- Harm Reduction Housing – project based housing vouchers for individuals with mental health/substance abuse or in recovery.
- Flexible rental assistance funds for those with mental health/substance abuse issues.



**Specifically the housing and supportive service needs for the mentally ill include:**

- 90-12 permanent supportive housing SRO units for adults with serious persistent mental illness.
- 5-10 older adult housing units with supportive services for both behavioral health and physical health needs.
- At least 30 units of Housing First model housing for untreated mentally ill who are homeless.

**Housing and supportive needs for elderly/frail elderly include:**

- Service and support gaps are most evident in relation to clients with primary care issues related to mental health, chemical dependency, or traumatic brain injury.
- Greater resources are needed to both provide treatment options and to assist professionals in their work with consumers across treatment systems. As the elder and minority populations of Kitsap County continue to grow, the demand for qualified case managers will need to continue to grow to match. An increasingly skilled workforce will be an on-going need.

**Housing and supportive needs for victims of domestic violence include:**

- Permanent housing for victims with barriers such as poor credit, prior evictions, and disrupted work history.
- Services, including case management, are needed to enable victims of domestic violence obtain and maintain permanent housing and become self-sufficient.

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

As of June, 30 2014 there are 204 people who were presumed living in Kitsap County with HIV or AIDS (source: WA State Dept. of Health/King County). Kitsap County does not receive a direct allocation of HOPWA funds.

## **NA-50 Non-Housing Community Development Needs - 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

In Kitsap County the non-housing community development needs are varied. Many of the current public facility needs are for buildings that serve the general population (i.e. recreation facilities, libraries, community centers) and are not located in HUD Low-Mod areas. While there is an on-going need for public facilities in a growing community, response during outreach for the Consolidated Plan and evaluation of community data indicates that the need for funding additional public facilities with CDBG in the County during the next five years is a low priority. Homeless facilities are eligible for Homeless Housing Grant funds and are addressed in the Kitsap Homeless Housing Plan.

In the City of Bremerton the non-housing community development need is centered on the communities need for jobs. The City has an unemployment rate of 6.5% compared to 5.5% in Washington State, and 5.3% in Kitsap County. The City has chosen to focus its efforts on economic development with the goal of creating and sustaining jobs for its residents. The low/mod percentage is comparatively high with 61% city-wide and 69% within the Downtown Regional Center. The City Council determined that targeting funds in this center which includes a designated blighted area will provide a strategy to come up with a strong economic development and housing focus which will abate these blighted conditions, as well as utilizing limited funds in a way that can provide the best opportunity for leverage. Public facilities will be eligible for funding as long as they are within the target area known as the "Downtown Regional Center." The intention is to focus on capital projects that curb slum and blight, improve public facilities, and invest in economic development.

### **How were these needs determined?**

Needs were evaluated and determined during the outreach and planning process for the Consolidated Plan.

### **Describe the jurisdiction's need for Public Improvements:**

Public facilities include public infrastructure like sidewalks, street paving, tree removal and planting and street lighting. These improvements, while important, are a low priority for CDBG funding in Kitsap County and in most cases would not be eligible due to the few HUD low-mod areas located in Kitsap County.

In the City of Bremerton there is an emphasis in utilizing funds in a Downtown Regional Center. Within this center there is a need for public improvement, especially improved streetscapes along 4th avenue between pacific and Washington.

### **How were these needs determined?**

Needs were evaluated during the outreach and planning process for this Consolidated Plan. The City of Bremerton held a series of "Community Conversation" events where staff could hear input from the public on the need of the city and direction of the CDBG/HOME programs.

### **Describe the jurisdiction's need for Public Services:**

Services will continue to be a priority for County CDBG funds for the foreseeable future. Services that address basic needs like food and programs serving vulnerable populations will be a high priority. Homeless services will be a low priority for CDBG funds. Homeless services are eligible for Homeless Housing Grant funds and are addressed in the Kitsap Homeless Housing Plan.

For this consolidated plan time period the City of Bremerton has decided to not fund public services. While they are still a priority, it is not as high of a priority as economic development and affordable housing. The City anticipates resuming the 15% allocation for public services in the next consolidated plan time period.

### **How were these needs determined?**

Needs were evaluated and determined using data, consultations with service providers and public outreach.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Nationally, homeownership rates have fallen back to 1993 levels. The decline can be attributed to several factors including the effects of the recession on household formation and first time homebuyers, decline in household incomes since the start of the recession, and restricted access to financing. At the same time there has been a strong increase in demand for rental units. As the vacancy rate for rentals has declined, rent increases continue to outpace inflation. To meet the surge in demand for rental units, the number of single-family detached homes in the rental market increased and developers also responded to soaring demand by steadily expanding the multifamily housing supply. Despite this expansion of the stock, rental markets nationally continued to tighten in 2014. The national vacancy rate dipped to 7.6 percent, its lowest point in nearly 20 years. As a result rents rose at a 3.2% rate last year – twice the pace of overall inflation. (Source: The State of the Nation’s Housing 2015, Joint Center for Housing Studies of Harvard University).

Home sales have increased overall in Washington State but are still recovering from the recession. A typical first-time buyer can’t afford most homes for sale. The median renter household income in 2012 across the Washington State was \$36,778. This means that a typical first-time homebuyer, paying no more than 30% of that income on housing, could afford to purchase a \$145,201 home. The median priced home in Kitsap County in 2012 was \$233,000. (Source: Washington State Housing Needs Assessment 2015)

Affordability is an issue for many households across Washington State, particularly those whose incomes are below 50% of the area median income. In Kitsap County a family of 4, would need an annual income of \$53,560 to afford a 3 bedroom rental unit with rent of \$1,339. A single person household would need an annual income of \$30,400 to afford a rental unit with rent of \$760. (Source: WA State Housing Needs Assessment). Nationally rents for apartments have risen for 23 straight quarters. As of the third quarter of 2014, rents were 15.2% higher than at the tail end of the Recession in 2009. The tightening rental market has the most significant impact on low income renters. Many higher and middle income renters occupy units that are affordable to lower income groups, reducing the supply of affordable and available decent apartments for the lowest income renters. (Source: National Low Income Housing Coalition (NLIHC), Out of Reach 2015.)

### Overview Continued

While high rents impact many vulnerable people, non-elderly adults with disabilities who rely on Supplemental Security Income (SSI) are among those most affected by the extreme shortage of decent and affordable rental housing. In 2014 in Washington State, a person with a disability received SSI

# 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 as well as in the City of Bremerton. The plan is based on an assessment and analysis of community need and results of community outreach. Because CDBG and HOME funds are very limited, targeting funds to specific priorities is necessary. 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 estimated 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 on 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. Evaluation and analysis of the needs in our community have resulted in a decision to focus on two areas; housing and economic development. Housing affordability continues to be problem for many households, but particularly for households with incomes below 50% of area median income and is most dire for households below 30% AMI. Many households at these income levels are disabled or have special needs. Assuring access to decent, safe and affordable housing prevents homelessness and ensures households are not living in substandard conditions. In addition to affordable housing, economic opportunity and revitalization were also identified through community outreach and the needs assessment as priorities in our community.

Kitsap County will prioritize CDBG capital funds for housing, and continue to set-aside 10% for economic development. CDBG public service funds will continue to be set-aside at 15% however it will be reviewed annually and may change during the 5-year period. HOME funds will continue to be used for affordable housing but will be prioritized for housing projects that target households below 50% AMI, and/or special needs households. Kitsap County currently awards funding through an annual competitive grant cycle open to all eligible applicants. In order to meet the specific objectives of the Consolidated Plan the county may implement a Request for Proposal (RFP) process in the future.

### Kitsap County Strategic Plan Priorities

- Preservation of existing affordable housing, and construction or acquisition of new housing, for very low and extremely low income households (50% AMI and below). Permanent housing targeting extremely low and very low income households and/or special needs populations will be a priority;

- Increased economic opportunities for low-income individuals; and
- Provision of critical services to meet basic needs and promote long-term self-sufficiency.

### **City of Bremerton Priorities**

The City of Bremerton’s Strategic Plan for the Consolidated Plan period from January 1 2016 through December 31, 2020 sets forth the City’s priorities for expenditure of available Community Development Block Grant Funds (CDBG and HOME) Priorities are based on the needs assessment, and address geographic priorities and priority needs. The strategic plan addresses HUD’s goal to provide decent housing, a suitable living environment, and expand economic opportunity.

Bremerton’s Strategic Plan is centered on its most pressing need: providing economic development and opportunity. By addressing concentrated areas of urban blight and deteriorating housing stock, Bremerton will be able to provide a sustainably healthy economic environment where a suitable living environment and decent, affordable housing opportunities are the norm.

The City will target its funds in a specific target area which includes its downtown. The City has also renewed its designation of a portion of the downtown core as a slum and blight zone. The City intends to utilize its funding to abate slum and blight conditions, provide economic development and affordable, suitable housing in the target area.

The City’s priorities for use of CDBG funds will remain the same throughout the 5 year consolidated plan time period. The City has designated two target areas for prioritization of use of funds. One area is targeted for capital projects, while the other is designated as Slum and Blight. 55% of funds will go towards housing and economic development projects in the City designated target area. Within this target area there are 72% low and moderate income families. 10% of funds will go towards the slum and blight zone, and 15% will be available for Economic Development City-wide. The percentages for dedication of use of funds will be reassessed per year and may change however the target areas and priorities will stay the same.

The City of Bremerton will utilize HOME funds for improving and preserving affordable housing. 15% will continue to be set aside for CHDO projects and \$75,000 will be set aside for the City of Bremerton Down Payment Assistance Program.

City of Bremerton will award its funding through a Request for Proposal process. Through this process the City is able to ensure that the specific needs and objectives detailed in the Consolidated Plan.

### **City of Bremerton Strategic Plan Priorities**

- Revitalize targeted neighborhoods;

- Improve and preserve affordable homeownership housing;
- Expand economic opportunities for very-low and low-income Bremerton residents;
- Abate Slum and Blight conditions downtown;
- Increase homeownership opportunities for low to moderate income Bremerton residents.

## SP-10 Geographic Priorities - 91.215(a)(1)

### Geographic Area

Table 1 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Bremerton
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	City of Bremerton city limits.
	<b>Include specific housing and commercial characteristics of this target area.</b>	See Needs Assessment and Housing Market Analysis sections.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This target area is the extent of eligible geographic area for the City's CDBG and HOME grant activities
	<b>Identify the needs in this target area.</b>	See Needs Assessment.
	<b>What are the opportunities for improvement in this target area?</b>	See Strategic Plan Goals.
<b>Are there barriers to improvement in this target area?</b>	See Barrier section.	
2	<b>Area Name:</b>	Downtown Blight Zone
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Commercial
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	From the Puget Sound Naval Shipyard north to 6th Street and from Chester Avenue east to Washington Avenue.



<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>This is Bremerton’s original commercial/residential core, comprising of street-level retail store-frontage and residential/office space above. It was principally built in the 1920’s through the 1940’s and today experiences high vacancy/abandonment, aging infrastructure, and severe under-utilization. The neighborhood is adjacent to the Naval Shipyard, the Washington State Ferry Terminal, and the waterfront along the Port Washington Narrows.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This area has been a designated blight zone since the 1970’s. Blight designation has been renewed every 10 years since, and was most recently renewed by City Council in August of 2015, when City Community Development staff assessed the properties and determined that the area again met regulatory criteria.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Most buildings cannot obtain occupancy due to expensive, needed repairs and code updates, notably fire suppression systems. Additionally, spaces are generally large, awkward and not conducive to modern needs. Property owners find the cost burden of making repairs is too high for Bremerton’s current low-rent. Banks are also very hesitant to lend in the Bremerton area which proves to put up a large barrier.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>With improvements converting this area into a vibrant live/work/shop/dine destination, rent potential will improve, spurring more private interest and investment. Bringing retail and office space back online will help create local jobs and entrepreneur opportunities will create tax revenue from formerly vacant buildings which will allow Bremerton to invest more into the community, thereby making it a better place to live for all.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Even with commitment to this project of most of the City’s CDBG allocation over the next 5 years, plus planned use of the Section 108 Loan Guarantee, there will still be a great need for additional funding partners. There are a few property owners that may be reluctant participants, but we believe there is hope. This is the “heart” of Bremerton, and there are strong opinions on how to proceed. Strong community engagement and outreach will be critical.</p>

<b>3</b>	<b>Area Name:</b>	Downtown Residential Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Evergreen Rotary Park in the north, Park avenue to Chester in the west, Puget Sound Naval Shipyard in the South and the Port Washington Narrows to the east.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Within this area there is an opportunity to create mixed use affordable housing unique to the Kitsap peninsula. Recent increases in the cost of construction makes the affordability of larger scale projects harder to control. This makes it critical to strategically utilize funds and create strong partnerships with developers who can create affordable housing. The City has also implemented land use policies to mitigate private developer risk through the application of incentives and tax abatements. The privately owned housing stock in this area is older and some homes are in substantial need of repair.

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This area matches the downtown subarea plan which was approved by City Council in 2007. During this process there were individual one-on-one and group meetings held with stakeholders identified by the City of Bremerton, Community Development Department. A focus group was held with professional market analysts and local stakeholders to ensure project feasibility and impacts. Three Public Open Houses were held at the City of Bremerton City all. These community meetings were advertised through mailed notices and residents living within 2/3 mile of the downtown Sub Area.</p> <p>A public hearing was held and this target area was adopted by City Council on July 15th. This meeting was advertised through an article in the newspaper, an email blast to all contacts of the Mayor’s office and Community Development Department, as well as listed on the City’s website.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Rehab of buildings, creation of affordable housing, rehab of older single family homes, creation of sustainable partnerships with the community and create strong partnerships with developers or organizations who can help leverage these funds.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>There are many interested and willing development partners, including a very active Housing Authority. There is a great opportunity for economic development as well as creation of affordable housing in a mixed-use structure. There is also a great opportunity to create a multi-modal, pedestrian friendly street-scape.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Limited funding allocation and strong opinions may make collaboration difficult.</p>

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Kitsap County will fund projects county-wide, outside the City of Bremerton. Funding is not allocated on a geographic basis; instead funds are allocated to organizations that provide low-income households with housing and services. The county is committed to fund services that reach those with the most need in the most efficient and accessible way possible. Affordable housing is needed in all areas of the

county but is expected to be located in the cities and urban growth areas where transportation and other services are more easily accessed. Integration of affordable housing with other market rate housing in a neighborhood is the goal for all projects funded with CDBG and HOME.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 2 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing - Kitsap County
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve and Increase Affordable Housing

	<b>Description</b>	Kitsap County is proposing to use CDBG and HOME funds to preserve existing housing and construct or acquire additional units of housing. Projects may include new construction, rehabilitation, acquisition of land for construction of new units, acquisition of existing housing units, weatherization and minor home repair, and homebuyer assistance.
	<b>Basis for Relative Priority</b>	There is a limited supply of housing in Kitsap County for households with incomes below 80% AMI, the supply of housing affordable to households at or below 50% AMI is even less. The demand for housing continues to grow and more and more households are cost burdened. As incomes have become stagnant and the population of individuals with special needs grows, there is more competition for the limited amount of housing that is affordable. There are waiting lists for rental assistance (housing vouchers) as well as for nearly all subsidized units of rental housing and many of the households at this income level do not qualify for homeownership or they need supportive housing to be successful.
2	<b>Priority Need Name</b>	Economic Opportunity - Kitsap County
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase economic opportunities
	<b>Description</b>	Kitsap County is proposing to set-aside 10% of CDBG funds to increase economic opportunities for low-income individuals. Funding will be targeted towards projects that create permanent jobs.
	<b>Basis for Relative Priority</b>	Lack of opportunity for low-income individuals to access the existing job market in Kitsap County as well opportunities to be employed at a job that pays a decent wage, are the primary needs identified. Most higher paying jobs in technology, health care and the defense industry require training.
<b>3</b>	<b>Priority Need Name</b>	Services - Kitsap County
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly 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
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide Support Services
	<b>Description</b>	Kitsap County is proposing to set-aside 15% of CDBG funds to fund services that meet basic needs and promote long-term self-sufficiency.

	<b>Basis for Relative Priority</b>	There is a continuing on-going need county-wide for services that help low-income individuals and families overcome difficult and sometimes traumatic circumstances. The priority is for services targeted toward the most vulnerable populations including extremely low income households, elderly, children and the disabled.
4	<b>Priority Need Name</b>	Homeless Housing & Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve and Increase Affordable Housing
	<b>Description</b>	Through other local funding sources, Kitsap County funds shelters, supportive housing, rental assistance, and services for the homeless population.
	<b>Basis for Relative Priority</b>	Projects addressing the homeless population are a low priority for CDBG and HOME funds. Reducing and ending homelessness is a high priority in Kitsap County, however projects addressing homelessness are a priority for Homeless Housing Grant Program (HHGP) funds. Projects addressing homeless individuals with mental illness and/or substance abuse issues are a priority for the county's 1/10 of 1% tax. As CDBG and HOME funds have declined, homeless projects are not a high priority for federal grant funds but instead are funded through these other funding sources.
5	<b>Priority Need Name</b>	Affordable Housing in City of Bremerton
	<b>Priority Level</b>	High



<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Elderly  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</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>Preserve/Increase affordable housing in Bremerton</p>
<p><b>Description</b></p>	<p>Bremerton is an old city, and most of its housing stock is aging and deteriorating. However, these solid, pre-WWII homes are diamonds in the rough, located in walkable neighborhoods, close to schools and amenities, and with careful rehab, very suitable starter homes for lower income residents. However resources for rehab are limited and many homeowners cannot afford these costly repairs. It is becoming too costly for homeowners to purchase and rehab these homes.</p>

	<b>Basis for Relative Priority</b>	60% of Bremerton residents rent. With the Navy presence, Bremerton will always have a higher-than-average rental rate, but with efforts to improve the housing stock, we can attract new homeownership to our city. The City will primarily use HOME funds for homeownership initiatives. Over three-quarters of the housing units were built before 1980, nearly one-quarter before WWII. These aging unites typically have more issues related to upkeep than buildings built more recently. As home maintenance and improvement projects are necessary with older housing, more residents will be faced with increasing housing costs, which hinder the overall ability of residents to afford housing in these jurisdictions over time. Also, many of these older homes lack energy efficiency. This poses two problems: environmental concerns and higher utility costs for occupants. Older homes may also present health hazards due to their potential to contain lead-based paint and/or asbestos. Many of these holder housing units require some degree to bring them to current, acceptable building standards. Aging housing is also important in regards to renter-occupied units. When renters occupy older housing, housing quality and occupant safety concerns become more of an issue because many of the owners may not have much of an incentive to invest time and money into maintenance and improvements. Thus, over time rental units begin to deteriorate and suffer from deferred maintenance.
6	<b>Priority Need Name</b>	Public Facilities - Kitsap County
	<b>Priority Level</b>	Low
	<b>Population</b>	Frail Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Public Facilities include health facilities, shelters, and community service centers.
	<b>Basis for Relative Priority</b>	Due to the high need for affordable housing and economic development in the County, public facilities are considered a low priority and will not be funded beyond the 2016 grant cycle.

**Narrative (Optional)**

Kitsap County and the City of Bremerton will use available CDBG and HOME funds to address “High” priorities.

## SP-30 Influence of Market Conditions - 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)	Need exists for tenant-based rental assistance however the County and City of Bremerton do not intend to use HOME funds for TBRA. There are other sources of funds dedicated to providing TBRA.
TBRA for Non-Homeless Special Needs	Need exists for tenant-based rental assistance however the County and City of Bremerton do not intend to use HOME funds for TBRA. There are other sources of funds dedicated to providing TBRA.
New Unit Production	<p>Based on data provided in the Needs Assessment and the Housing Market Analysis, approximately 22,715 low income households in Kitsap County are cost burdened and paying more than 30% of their income for housing. This represents 23% of all households. The County will prioritize the creation of affordable housing benefiting low income households. Projects targeted towards very low and extremely low income households, including those with special needs will be considered the highest priority for funding.</p> <p>Because the City of Bremerton has an abundance of existing affordable housing stock, new unit production is not a priority.</p>
Rehabilitation	Preservation of existing affordable housing is a high priority based on the data in the Needs Assessment and the Housing Market Analysis. Because housing rehabilitated with HOME funds requires the housing be brought up to specific rehabilitation standards, HOME funds will only be used for major rehabilitation where the housing will be brought up to current codes and an occupancy permit is issued upon completion. Projects targeted towards very low and extremely low income households, including those with special needs will be considered the highest priority for funding.
Acquisition, including preservation	Based on data provided in the Needs Assessment and the Housing Market Analysis, and the need for affordable housing, the County will prioritize the creation of affordable housing (acquisition and conversion or preservation), which will benefit low income households. Projects targeted towards very low and extremely low income households, including those with special needs will be considered the highest priority for funding. Bremerton has an abundance of existing, affordable housing stock. The City will prioritize the use of HOME funds towards the acquisition and rehabilitation of existing housing.

**Table 3 – Influence of Market Conditions**

# City of Bremerton Population Demographics

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates

	Base Year (2000)		Most Recent Year 2013		% Change
Population	37,259		38,614		3
Households	15,096		14,932		-1.08%
Median Income	30,390		43,183		34%

**Table 4 - Demographics-City of Bremerton**



**SP-35 Anticipated Resources - 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 the City of Bremerton together formed a consortium for Home Investment Partnership (HOME) funds from HUD. The County is the lead agency responsible for administration of HOME funds. The City of Bremerton receives a direct allocation of CDBG funds from HUD and is responsible for administration of their funds.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	972,705	22,829	1,502	997,036	3,8901,820	Kitsap County strongly encourages leveraging of funds from other sources including State, local and private sources. Projects are evaluated at the time of application for other sources of funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	534,702	94,701	88,370	717,773	2,318,280	Kitsap County evaluates projects eligible for HOME funds at the time of application for source of HOME match. All projects are expected to have some source of match.

Table 5 - 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**

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. All HOME projects must indicate what they will use as match for their project. When a written agreement is executed for projects awarded CDBG or HOME funds, agencies must update the sources of funding and provide a detailed budget to show how expected funds will be used. For HOME funded projects, documentation of commitment for all other funding in the project is required before funds are committed and a written agreement is executed.

In addition to these resources the jurisdiction expects other federal, state and local resources will be available to address the needs identified in the Consolidated Plan. CDBG and HOME funds are typically used along with local funds, allowing projects to complete for additional funding provided by tax credits, bonds and state financing programs. Local Homeless Housing and Affordable Housing Grant funds are awarded through the Coordinated Application Process targeting homelessness and operations and maintenance projects, allowing CDBG and HOME to address other priorities in the Plan. Leveraging of funds is strongly encouraged and nearly all projects funded with CDBG and HOME funds have other

sources of funds. HOME projects are required to demonstrate at least 25% match in their budget at the time of application for funds. Match is recorded on the Match Log at the time of contract execution when all other funding sources are required to be committed.

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

Not applicable.





## SP-40 Institutional Delivery Structure - 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	Government	Homelessness Non-homeless special needs Ownership Planning Rental	Jurisdiction
City of Bremerton Department of Community Development	Government	Non-homeless special needs Ownership Planning Rental	Jurisdiction
KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY	PHA	Ownership Planning Public Housing Rental	Jurisdiction
Bremerton Housing Authority	PHA	Ownership Planning Public Housing Rental	Jurisdiction

**Table 6 - Institutional Delivery Structure**

### Assess of 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 most pressing needs. Kitsap Continuum of Care Coalition is actively meeting, planning and working to address homeless. Our county has fully implemented HMIS and conducts an annual Point in Time Count. The Homeless Housing Plan is being updated in 2015 and there are groups working on veteran's homelessness and chronic homeless on the streets.

Through a coordinated application process each year CDBG and HOME funds along with Homeless Housing Grant funds and Affordable Housing Grant funds are awarded. This process has improved coordination of funding and allows better targeting of funds. These funding sources 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. Beginning in 2015 the City of Bremerton will utilize an RFP process to allocate CDBG funds which will be targeted towards economic development.

There is a significant and growing need for affordable housing, and agencies including CHDOs with the ability to successfully develop new units in Kitsap County. However, the lack of funding available to develop new units, and rehabilitate existing aging housing, has resulted in a growing gap. Cuts to federal and state funds for affordable housing have resulted in almost no new development of subsidized housing units over the last few years. If funds continue to decline, this trend will continue.

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

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

**Table 7 - 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 response system is coordinated through the Kitsap Continuum of Care 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 supports, 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 response system is in the leadership from elected officials and social service providers through the Kitsap Continuum of Care 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 a vastly 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 have been identified:

- Emergency shelter for single men, men with children, couples, and large families

- Housing and services for homeless individuals entering the community from jails, correctional facilities, foster care, hospitals, and mental institutions, and who are chronically unsheltered.
- Overnight Shelter
- Harm Reduction housing (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
- Integration of planning efforts

The 2015 Kitsap Homeless 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 2015 Kitsap Homeless 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).

## SP-45 Goals - 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	Preserve and Increase Affordable Housing	2016	2020	Affordable Housing		Affordable Housing - Kitsap County Homeless Housing & Services	CDBG: \$2,968,833 HOME: \$1,689,779	Rental units constructed: 16 Household Housing Unit  Rental units rehabilitated: 318 Household Housing Unit  Homeowner Housing Added: 20 Household Housing Unit  Homeowner Housing Rehabilitated: 225 Household Housing Unit  Direct Financial Assistance to Homebuyers: 25 Households Assisted
2	Increase economic opportunities	2016	2020	Non-Housing Community Development		Economic Opportunity - Kitsap County	CDBG: \$332,648	Other: 390 Other
3	Provide Support Services	2016	2020	Non-Housing Community Development		Services - Kitsap County	CDBG: \$583,803	Public service activities other than Low/Moderate Income Housing Benefit: 110070 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Preserve/Increase affordable housing in Bremerton	2016	2020	Affordable Housing		Affordable Housing in City of Bremerton	HOME: \$1,042,669	Direct Financial Assistance to Homebuyers: 40 Households Assisted
5	Public Facilities	2016	2017	Non-Homeless Special Needs		Public Facilities - Kitsap County	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 181 Persons Assisted

**Table 8 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Preserve and Increase Affordable Housing
	<b>Goal Description</b>	Kitsap County and the City of Bremerton will preserve and expand the supply of affordable housing through the award of funds for projects which create new units of housing through new construction and acquisition; rehabilitation and weatherization of homeowner units; rehabilitation of rental housing units; and direct homebuyer assistance for the purchase of homes. Kitsap County and the City of Bremerton will continue to support fair housing strategies and initiatives designed to affirmatively further fair housing choice.
2	<b>Goal Name</b>	Increase economic opportunities
	<b>Goal Description</b>	Kitsap County will fund economic development programs that increase economic self-sufficiency for low-income individuals and create jobs.
3	<b>Goal Name</b>	Provide Support Services
	<b>Goal Description</b>	Kitsap County will fund programs that meet basic needs and promote long-term stability for low-income and special needs populations.
4	<b>Goal Name</b>	Preserve/Increase affordable housing in Bremerton
	<b>Goal Description</b>	The City hopes to utilize its funds to rehab older, vacant buildings into affordable housing. It also hopes to utilize funding to rehab homeowner housing, and increase homeownership opportunities.
5	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Public Facilities include health facilities, educational facilities, community service centers, etc. Public Facilities are a low priority for funding and will not be funded past the 2016 funding cycle.



**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 following goals represent an estimate of the income levels of the households to be assisted. Because the County awards funds competitively each year, the exact number of households by income level is unknown, the following represents an estimate based on the types of projects funded in the past.

- 31%-50% AMI - 16 households
- 51%-80% AMI - 73 households

## **SP-50 Public Housing Accessibility and Involvement - 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**

Both Housing Kitsap and the 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.

### **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 - 91.215(h)**

### **Barriers to Affordable Housing**

Kitsap County and the City of Bremerton, like all jurisdictions in Washington State, have land use policies implementing the Growth Management Act. In general these policies drive new development towards designated urban growth areas that can support higher densities and better infrastructure such as sewers, public water supply, storm-water controls, more efficient transportation systems and public parks. Kitsap County and its cities engage in ongoing efforts to advance policy for increasing the supply of affordable housing. Effort has been made to coordinate planning activities among jurisdictions, streamline the permit process and include incentives for affordable housing development.

New development of housing is expensive and the cost is ultimately passed on to homebuyers and renters. For new housing units to be affordable to households with incomes below 50% AMI there typically must be some level of subsidy to bring the cost below market level. This subsidy, most often from Federal and State sources, has been shrinking. The result has been a decline in the production of new units and fewer resources to preserve existing housing and provide housing vouchers (rent assistance). This means the supply of affordable housing is more constrained as demand grows, prices increase and more households compete for the same supply of affordable units.

One of the negative effects of current housing policy at the national level is the lack of policy to direct funding to the most vulnerable — extremely low-income households which include many of our most vulnerable citizens — disabled individuals, elderly, Veterans, and families recovering from traumatic circumstances such as domestic violence, substance abuse and homelessness. Some extremely low-income households will never be able to earn enough to afford market rate housing. Safe, decent and affordable housing is critically important, but absent policy to drive the funding towards this population, the money is spread out among different income levels and needs. Even if the current level of funding was directed towards those with incomes below 30% AMI, additional funding would be needed to produce new units of affordable housing to meet the demand.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Kitsap County, through periodic updates to the Comprehensive Plan and the Buildable Lands Analysis, reviews and revises county land use policy to address affordable housing. Each of the cities also review and update their land use policies to address issues in their jurisdictions. Kitsap County has made affordable housing a high priority for CDBG and HOME funds. The Kitsap Homeless Housing Plan contains strategies to address housing barriers experienced by people experiencing homelessness. Kitsap County has also implemented the Housing Solutions Center to provide people experiencing housing problems a single point of contact for information and referral.

## **SP-60 Homelessness Strategy - 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 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. However, additional outreach case managers are needed to make connections with people who are living unsheltered. A Master List project, surveying unsheltered individuals will be conducted periodically to gather additional data about their demographics and needs.

### **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 these populations who are not currently served is included in the Kitsap Homeless Housing Plan, as are making connections with 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. Kitsap does not have an overnight shelter that could serve as temporary respites for these households until a longer-term solution could be arranged, rather than returning to unstable living conditions or situations unsuitable for human habitation. The Plan calls for development of an overnight shelter that would address this gap and also address the need for respite care for homeless people being discharged from hospitals, but who still need some semi-skilled or limited assistance.

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.

**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 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 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.

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 - 91.215(i)**

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

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.

The potential for lead is also evaluated during the environmental review of projects funded with CDBG or HOME, including non-housing projects. Projects where lead is suspected are required to have a risk assessment performed and a written report with recommendations for action completed.

Housing Kitsap receives some funding specifically to address lead in its housing rehabilitation program and the agency has a certified risk assessor.

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

The actions of Kitsap County and its partner agencies ensure that housing assisted with public funds is safe from lead based paint hazards. Although the number of children with reported lead poisoning is low, there are still confirmed cases of lead poisoning in children in Kitsap County. In 2015 there were 7 reported cases of potential lead poisoning, 4 of those were confirmed by the Health District. In 2014 there were 5 reports, 4 of those confirmed.

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

Kitsap County has policies and procedures that follow Lead Safe Housing Rules. All housing funded with HOME or CDBG funds must follow these requirements.

## **SP-70 Anti-Poverty Strategy - 91.215(j)**

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

Although Kitsap County does not have a stated strategy or plan for reducing the number of poverty-level families, the County works with area service providers, the faith based community, local business and other governmental entities to address poverty in the community. Most existing programs serve low-income individuals and families and many are targeted to specific populations such the elderly, disabled, veterans, homeless, etc. They are not necessarily specifically targeted towards those below the federal poverty level.

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

Kitsap County has many different programs, and public funding sources, directed at low-income individuals and families including those in poverty. The primary goal of this plan is to focus CDBG and HOME funds on housing, particularly housing for households with incomes below 50% of area median income. These households are the most cost burdened and are often forced to make difficult choices about food and medical care in order to maintain housing. Kitsap County will also continue to use CDBG funds services that meet basic needs such as food, and services that promote self-sufficiency such as childcare for working adults and programs that promote employment and create jobs.

## **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 must sign a contract with the County which outlines roles and obligations of the County and contract agency, 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.

Throughout the year, organizations are responsible for submitting quarterly performance reports, and each request for reimbursement must be accompanied by appropriate back-up documentation. Questions of capacity and expertise are reviewed through this process, and supported where necessary by technical assistance, resource referral, or guidance. Information collected throughout the year is used to provide direction for on-site monitoring at least once a year. Quarterly reports are used to determine funding eligibility and timeliness of expenditures.

In addition to monitoring specific projects under contractual agreements, the Kitsap County Block Grant Program provides resource material, information, instruction, guidance and referrals proactively to organizations in need of support.

During the program year, each organization with an open contract will undergo a full, on site audit of project and program records related to grant performance and fiscal accountability by the Kitsap County Block Grant Program project managers. The purpose of the review is to assess performance against the agreement, and to verify all federal, state and local regulations are satisfied. Where required, monitoring for capital projects in a period of affordability is also performed on site. Housing inspections are performed consistent with HUD requirements by qualified inspectors and reviewed or completed by Block Grant projects managers. Each on-site monitoring follows specific procedures and a written checklist is maintained in the files. Letters of findings or concerns, with a specific timeline for completing tasks, are written to each contract organization. Organizations are monitored in a timely manner for compliance with these written requests, and given assistance or guidance where necessary.



benefits equal to \$767 per month. This income was equal to 17.8% of median income in Kitsap County. A person with a disability would have to pay 79% of their income for an Efficiency Apt. (studio) and 101% for a 1-bedroom apartment unit (Source: Priced Out in 2014 – The Housing Crisis for People with Disabilities).

Kitsap County and the cities cumulatively permitted 5,492 new housing units from 2006-2012. County-wide, new single family units accounted for 89.9 percent and multi-family units accounted for 10.1 percent of new units permitted (source: Kitsap Buildable Lands Report, 2014). Building permits declined during the recession, however as the economy has recovered building permit activity has increased. Construction of multi-family housing may be slow to recover due to the lengthy financing and development process for multi-family properties.

Nationally, most of the recent increase in rental supply has come from single-family homes. Since the Recession there has been an increase in conversions of owner-occupied single-family homes to rentals. The American Community Survey reports that the number of single-family homes rented during this period increased by 3.2 million, roughly twice the number of new apartments added, pushing the single-family share of all rentals from 30% in 2006 to 34%. New multifamily construction typically adds units at the upper end of the rent distribution, well out of reach for households with limited incomes. At the same time, owners of existing low-rent properties have little revenue to cover operating and maintenance costs, leaving these units at risk of removal. (Source: NLIHC, Out of Reach 2015).

As housing cost burden increases, so does housing instability. Cost-burdened households are forced to cut back on food, healthcare, and other critical expenses. Safe, decent, affordable housing means a dramatic improvement in quality of life for households able to obtain it. Unfortunately, federal and state housing assistance lags far behind need (Source: The State of the Nation's Housing 2015).

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

### Introduction

There are approximately 106,552 housing units in Kitsap County. Of these the majority are single-family detached units (68%). The county has a relatively high percentage (27%) of seasonal, recreational or occasional use housing units. Most units occupied by owners are 3-bedroom units. Rental units are more evenly distributed but 2-bedroom units are the most prevalent.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	72,900	68%
1-unit, attached structure	3,876	4%
2-4 units	5,823	5%
5-19 units	9,118	9%
20 or more units	5,905	6%
Mobile Home, boat, RV, van, etc	8,930	8%
<b>Total</b>	<b>106,552</b>	<b>100%</b>

Table 1 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	261	0%	1,017	3%
1 bedroom	1,757	3%	6,686	21%
2 bedrooms	11,207	17%	13,003	42%
3 or more bedrooms	52,205	80%	10,547	34%
<b>Total</b>	<b>65,430</b>	<b>100%</b>	<b>31,253</b>	<b>100%</b>

Table 2 – Unit Size by Tenure

Data Source: 2007-2011 ACS

### Housing Tenure

Source: U.S. Census, 2010

Housing Tenure	Kitsap County		City of Bremerton	
	Number	Percentage	Number	Percentage
Occupied housing units	97,220	100%	14,918	
Owner-occupied units	66,425	68.3%	6,380	42.7%
Avg. household size - owner	2.55			
Renter-occupied units	30,795	31.7%	8,552	57.3%
Avg. household size - renter	2.37			

### Subsidized Units for Eligible Renter Households at Different Income Thresholds

Source: State of Washington Housing Needs Assessment, January 2015

\*Income eligibility was not available for all units in the inventory

% of Median Family Income	Renter Households	Subsidized Units for Which They are Eligible*		Units per 100 Households
0%-30%	6,095	3,099	100%	51
30%-50%	5,500	2,254	72.7%	41
50%-80%	8,040	174	5.6%	2
80%-100%	3,895	16	0.5%	0

### Tables

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

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. There are a total of 4,272 units of publicly funded or assisted housing units for low-income and special needs households in Kitsap County. These include 1,641 units reserved for elderly, 291 units reserved for disabled, 121 units reserved for large households, and 168 units reserved for special populations including substance abusers in recovery, homeless and the mentally ill (Source: State of WA Housing Needs Assessment, 2015). These totals do not include private housing units rented with public housing vouchers.

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

Similar to Washington State as a whole, Kitsap County has a number of assisted units at risk of being lost due to expiring contracts which keep them affordable. In Kitsap County 867 units funded through HUD

Section 8 and USDA Section 515 are at risk of loss by 2017 (source: State of WA Housing Needs Assessment, Jan. 2015). It is possible over the next five year period that rental housing properties with expired affordability contracts will be sold and converted to market rate rental units, if there is a lack of funding to keep them subsidized. When rental income is insufficient to cover the maintenance and operation of housing, owners are left with two choices; raise rents to cover expenses or reduce maintenance and operating costs which eventually results in dilapidated properties.

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

In Kitsap County eligible households outnumber available units by a wide margin. Although not every low-income household will need a subsidy to maintain affordable housing, many do, particularly households with incomes below 50% of the area median income. These households are some of the most cost-burdened, paying 30%-50% or more of their income towards housing costs. For households with incomes below 50% of the area median income, there are only 32 units per 100 households and for households with incomes below 30% area median income, there are only 12 housing units per 100 households that are affordable (Source: Washington State Housing Needs Assessment, 2015).

### **Describe the need for specific types of housing:**

Kitsap County needs more housing units affordable to households below 50% area median income. These are the most cost burdened households. There are approximately 8,655 renter households with incomes below 50% of AMI that are paying 30% or more of their income in rent. This represents 9% of all households in the county. Rental housing in particular will continue to be challenging. Increasing demand for rental housing will drive up rents for unsubsidized units putting them out of reach of many if not most low-income households. Subsidized units, which are already in short supply, will continue to face pressure for conversion to un-subsidized units as contracts which have kept them affordable expire.

Preservation of housing is also critical. It is more cost effective to keep people housed. If housing units are lost, households are forced to find a new place to live that is affordable, adding to the already increased demand for affordable housing. Minor rehabilitation is less expensive than production of new units and has the added benefit of also improving the neighborhood.

Production of new units, although expensive, is also needed. New units may be created through the acquisition and rehabilitation of existing market rate housing or through new construction. Additional units of permanent affordable housing that targets special needs populations and individuals with housing barriers is needed.

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

### Introduction:

Housing Costs continue to rise for Kitsap residents, particularly lower income households. While home values continue to recover from the Recession, which is good news for homeowners, many households are still priced out of the homeownership market. Rents are rising and many low-income households pay more than 30% of their income for rent. The cost of housing is especially troublesome for low-income seniors and non-elderly adults with disabilities.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	235,000	268,200	14%
Median Contract Rent	667	1,035	55%

Table 3 – Cost of Housing

Alternate Data Source Name:  
2009-2013 American Community Survey  
Data Source Comments:

Rent Paid	Number	%
Less than \$500	5,646	18.1%
\$500-999	16,409	52.5%
\$1,000-1,499	7,354	23.5%
\$1,500-1,999	1,287	4.1%
\$2,000 or more	557	1.8%
<b>Total</b>	<b>31,253</b>	<b>100.0%</b>

Table 4 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,792	No Data
50% HAMFI	6,471	1,793
80% HAMFI	19,524	7,105
100% HAMFI	No Data	14,292
<b>Total</b>	<b>27,787</b>	<b>23,190</b>

Table 5 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	556	712	934	1,341	1,599
High HOME Rent	566	725	951	1,244	1,369
Low HOME Rent	566	709	851	983	1,096

**Table 6 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Gross Rent as a % of Household Income

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates

% of Income	Number	Percentage
Less than 15%	2,869	9.7%
15% to 19.9%	4,000	13.5%
20% to 24.9%	3,669	12.4%
25% to 29.9%	3,655	12.3%
30% to 34.9%	3,550	12.0%
35% or more	11,935	40.2%

## Monthly Owner Costs as a Percentage of Household Income

(Housing units with a mortgage only)

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates

% of Income	Number	Percentage
Less than 20%	15,535	32.6%
20% to 24.9%	7,746	16.3%
25% to 29.9%	6,606	13.9%
30% to 34.9%	4,593	9.7%
35% or more	13,111	27.5%

## Tables

**City of Bremerton  
Gross Rent as a % of Household Income**

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates

% of Income	Number	Percentage
Less than 15%	701	8.7%
15% to 19.9%	1,104	13.7%
20% to 24.9%	945	11.7%
25% to 29.9%	763	9.5%
30% to 34.9%	827	10.3%
35% or more	3,711	46.1%

**City of Bremerton  
Monthly Owner Costs as a Percentage of Household Income  
(Housing units with a mortgage only)**

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates

% of Income	Number	Percentage
Less than 20%	1,372	31.4%
20% to 24.9%	623	14.3%
25% to 29.9%	620	14.2%
30% to 34.9%	393	9.0%
35% or more	1,358	31.1%

**City of Bremerton Tables**

**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. Eligible households outnumber available units and there are currently not enough units for cost-burdened renters, particularly those below 50% of the median family income level.

In Kitsap County there are 58 rental units for every 100 households at or below 50% of the median family income level. For renter households at or below 30% median family income, there are 24 units for every 100 households. For homeownership, there are 18 units for every 100 households at or below 50% of the median family income and for households at or below 30% median family income there are 6 units. This gap, projected out over the next several years will increase.

A 4 person household renting a 3-bedroom unit needs 70.85% of Kitsap County median income to afford the fair market rent. A one person household renting a 1 bedroom unit would need 57.22% of Kitsap median income. For homeownership, in Kitsap County median family income is \$75,600 and the maximum affordable housing value is \$298,747 at this income. Only 56.92% of owner occupied housing would be considered affordable (Analysis based on the following assumptions: The mortgage was a 30-

year fixed-rate loan at a 4.7% fixed interest rate. The buyer made a 10% down payment. Private mortgage insurance was .75% of the amount mortgaged. Homeowner's insurance was equivalent to the value of the home divided by 1,000 and then multiplied by \$3.50. Principal, interest, taxes and insurance equaled no more than 30% of gross monthly income.). Source: State of Washington Housing Needs Assessment 2015.

### **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. Wages have remained relatively stagnant so housing costs continue to take a bigger share of most low-incomes household budgets. The Kitsap County rental housing market is also challenging in terms of vacancy. During 2014 Kitsap County recorded the biggest drop in vacancy rate, from 9.4% to 5.6%, in the State. Fluctuations are often a reflection of the movement of military personnel in and out of the county. A five percent vacancy rate is considered to represent "market equilibrium," where supply and demand are in balance. If vacancy rates continue to decline, rent increases will be likely as landlords respond to increased demand.

### **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 published the FMR annually for all Metropolitan Statistical Areas. Based on survey data collected by Washington Center for Real Estate Research in March 2014, the average rent in Kitsap County was \$917. The average for 1-bedroom units was \$784 and for 2-bedroom units is was \$875. These rents are generally comparable to Fair Market and HOME rent levels.



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

### Introduction

Kitsap County's housing stock overall is less than 50 years old and in standard or better condition. The housing stock in Bremerton is significantly older than other areas of the County. The median year that housing units were built is 1958 while for Kitsap County the median year is 1981. Increasing housing costs and a low-income population hinder the overall ability of residents to afford housing within the City.

### Describe the jurisdiction's definition for "substandard 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 meeting 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	20,030	31%	13,603	44%
With two selected Conditions	517	1%	841	3%
With three selected Conditions	26	0%	124	0%
With four selected Conditions	3	0%	0	0%
No selected Conditions	44,854	69%	16,685	53%
<b>Total</b>	<b>65,430</b>	<b>101%</b>	<b>31,253</b>	<b>100%</b>

Table 7 - Condition of Units

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,355	16%	2,834	9%
1980-1999	26,392	40%	11,486	37%
1950-1979	18,952	29%	11,886	38%
Before 1950	9,731	15%	5,047	16%
<b>Total</b>	<b>65,430</b>	<b>100%</b>	<b>31,253</b>	<b>100%</b>

**Table 8 – Year Unit Built**

Data Source: 2007-2011 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	28,683	44%	16,933	54%
Housing Units build before 1980 with children present	4,755	7%	3,335	11%

**Table 9 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	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 10 - Vacant Units**

Data Source: 2005-2009 CHAS

**City of Bremerton  
Housing Occupancy**

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2013 Population Estimates.

Housing Occupancy	Number	Percent
Total Housing Units	17,396	17,396
Occupied Housing Units	14,918	85.8%
Vacant Housing Units	2,478	14.2%
Homeowner Vacancy Rate	3.5	X
Rental Vacancy Rate	10.8	X

**City of Bremerton Tables**

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

Information on abandoned vacant, bank owned and abandoned bank owned property is not readily available for Kitsap County. Overall Kitsap County does not have a significant problem with abandoned units or blighted neighborhoods with high numbers of dilapidated properties. Using data from Zillow.com, in Kitsap County 17.7% of homes have negative equity; this is compared to the U.S. average of 15.4%. In Kitsap County an estimated 4.9% of homeowners are delinquent on their mortgage payments, compared to 6% of all U.S. homeowners and approximately 5.2 homes of every 10,000 has been foreclosed upon, which is slightly higher than the U.S. average of 3.5.

Over half of Kitsap County’s housing units have been built since 1980. In Kitsap County 44% of owner occupied housing and 54% of renter occupied units were built before 1980. Of this housing, 8.8% was built before 1939. The City of Bremerton has the largest inventory of aging housing in the County. In the City of Bremerton 77.3% of housing units were built before 1980 and 22.4% were built in 1939 or earlier.

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. 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.

In the City of Bremerton rehabilitation of the aging housing stock is a high need. Over three-quarters of the housing units were built before 1980, nearly one-quarter before WWII. Many of these housing units are solidly built and structurally sound but in need of energy efficiency improvements and upgrades to preserve them for the long-term.

**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 8,090 units of housing in Kitsap County occupied by households with children that were built before 1980. Housing units assisted with CDBG and HOME funds are evaluated for potential lead hazard. Programs providing rehabilitation or weatherization services have staff trained in lead hazard evaluation and lead safe work practices.

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

### Introduction:

The information used to complete this section was provided by Housing Kitsap (Kitsap County Consolidated Housing Authority) and Bremerton Housing Authority.

### 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	723	6,369	567	5,802	573	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 11 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

Bremerton Housing Authority and Housing Kitsap

**Data Source**

Data provided by Bremerton Housing Authority and Kitsap County Consolidated Housing Authority dba Housing Kitsap

**Comments:**

### Supply of public housing

The number of Public Housing units operated by Housing Kitsap in the jurisdiction is 136. The Austerbruin development has 10 units in 5 duplexes, the Coventry development has 15 single family homes, the Fairview development has 33 single family homes, the Golden Tides I development has 15 units, the Nollwood development has 48 units in 24 duplexes and the Scattered Sites development has 15 units. The physical condition of Housing Kitsap's Public Housing units is declining due to the age of the buildings and the lack of funding to complete necessary capital improvements on a continual basis.

Over the last 8 years Bremerton Housing Authority (BHA) has transformed its inventory of public housing units. In 2007, BHA had two public housing developments, West Park (581 units) and Tara Heights (21 units). In 2008, BHA received a HUD HOPE VI Public Housing Revitalization grant and began the transformation of West Park into Bay Vista, a new mixed-income, mixed-use, mixed-housing type neighborhood. All 581 public housing units at West Park were demolished with HUD approval in 2008-09 and new replacement public housing was built in on-site (The Summit, 83 units total / 47 public housing; Bay Vista West, 69 units total / 54 public housing; and Bay Vista South, 68 units total / 41 public housing). In addition, as part of the revitalization plan, BHA acquired and renovated two additional off-site properties in east Bremerton (Winfield Apartments, 22 units all public housing; and Shadow Creek

Apartments, 32 units / 15 public housing). The revitalization plan for West Park resulted in a reduction in public housing units from 581 to 179, but an increase in total affordable units from 581 to 624 (a combination of replacement public housing, tenant protection Housing Choice Vouchers, Low Income Housing Tax Credit units, project-based Section 8 vouchers, Section 202 project-based rental assistance, and first-time homebuyer assistance).

In 2014, BHA completed a HUD Rental Assistance Demonstration (RAD) conversion of the 21-unit Tara Heights development from public housing to project-based Section 8 rental assistance. All units remain affordable with no net loss in inventory available to lower-income households.

**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:**

As a result of the revitalization plan of West Park, BHA's inventory of public housing units are either new or completely renovated within the last 5 years.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Winfield Apartment	91
Shadow Creek	96
Tara Heights	86
The Summit at Bay Vista	98
Bay Vista West	97
Nollwood	71

**Table 12 - Public Housing Condition**

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

Housing Kitsap’s restoration and revitalization needs of Public Housing units in the jurisdiction include new roofing, new vinyl siding, exterior painting, replacement of exterior and common area doors, windows, wood decks, sidewalks and concrete retaining walls. Installation of tightline drains, replacement of garage doors. Interior replacement of flooring, doors, trim, bathroom fixtures, kitchen cabinets and fixtures, repair and replacement of HVAC systems and unit changes to increase the number of accessible units.

Outside of our normal capital improvement plan for each public housing development, BHA does not have a need for restoration and revitalization of public housing. This is due to the complete rebuilding and acquisition / rehabilitation of our public housing inventory related to our HUD HOPE VI Public Housing Revitalization grant executed between 2008-2013.

**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 public housing is to continue pursuing grant opportunities to complete needed and future restoration items; seek redevelopment and new development options to increase funding to the agency and in return offer more services to the residents; and continue to offer resident focused programs and supportive services to those in need.

BHA has a comprehensive capital improvement program for the ongoing maintenance of our public housing stock. We work in tandem with our 3rd-party management entity, Cascade Management, to ensure compliance with the program and adequate funds are set aside each year for capital improvements.

BHA also has 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 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.



## MA-30 Homeless Facilities and Services - 91.210(c)

### Introduction

Kitsap County and the City of Bremerton have in the past used CDBG and HOME funds for housing and services for people who are homeless or at risk of becoming homeless. As CDBG and HOME funds have declined, projects addressing homelessness are now primarily funded with Homeless Housing Grant Funds. These funds, authorized through legislation passed by the Washington State Legislature (ESSHB 2163), are distributed through the same Coordinated Grant process that includes County CDBG and HOME funds.

Kitsap County participates in the Continuum of Care and oversees the implementation of the Homeless Management Information System (HMIS).

### 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)	61	0	24	0	0
Households with Only Adults	60	0	37	213	30
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	60	0	0
Unaccompanied Youth	6	0	0	0	0

**Table 13 - Facilities Targeted to Homeless Persons**

**Alternate Data Source Name:**

Homeless Housing Inventory Count

**Data Source**

Comments:

**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, transitional housing, and sober supported housing for homeless individuals needing these services. Employment services are provided through WorkSource, a division of the Washington State Department of Labor and Industries, and the Compass Vocational Program, which is tailored to serve homeless individuals residing in emergency shelters and transitional housing.

**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 women and children, single men, and families with children. Couples, families with teen-age boys, households with pets, and men with children are currently under served.

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.

At this time there are few services available for chronically homeless individuals and/or individuals with complex and multiple barriers to stable housing.

The Challenge to End Veteran Homelessness in Kitsap is part of a national initiative to end veteran homelessness as quickly as possible. It includes participation from a wide range of programs specific to veterans and programs that serve all individuals experiencing homelessness. Recently a Supportive Services for Veteran Families grant has expanded the resources available for providing rental assistance and case management to veteran households. Building 9 at Retsil provides 60 beds of transitional housing for veterans throughout the region.

## **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 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, people with alcohol or other drug addictions, people with HIV/AIDS and their families and youth aging out of foster care. Many people with special needs are also low income and their need for permanent housing has been taken into account in estimating the needs of person 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**

Kitsap County currently has a variety of agencies working with special needs populations providing supportive housing. Although there are 4,272 units of subsidized housing, and 1,904 tenant-based housing vouchers, most of it is not supportive housing. The following table illustrates Kitsap County's inventory of permanent supportive housing. Group homes and other congregate care facilities are represented as beds in the following chart, units are Single Room Occupancy (SRO) or traditional one and two bedroom apartment units. The chart does not include assisted living or memory care facilities for elderly/frail elderly.

In addition to the units of supportive housing in existence currently, there is need for more supportive housing. For people experiencing mental health issues or substance abuse, there is need for:

- Specialized behavioral health supportive housing;
- Transitional housing for individuals moving from jail to treatment;
- More project based housing vouchers for individuals with mental health/substance abuse issues or in recovery; and
- A flexible rental assistance fund for individuals with mental health/substance abuse issues.

For frail elderly persons with serious mental illness requiring permanent supportive housing there is a need for five low-income Single Room Occupancy (SRO) units. These would need to be low barrier units that are able to take people with a history of criminal conviction, prior eviction, or bad credit.

There is a need for 90-120 additional units of SRO units of permanent supportive housing for adults with serious mental illnesses. These would need to be low barrier units as described above.

There is a need for a group home for foster children who have behavioral and mental health issues and are difficult to place or maintain in a foster parent environment.

### Kitsap County Supportive Housing

Source: Kitsap County agencies serving special need populations

Agency	Project Name	Population Served	Number of beds/units
Agape Unlimited	Sisyphus II Housing	Individuals (and their children) recovering from substance abuse	55-60 beds
KMHS	Private Rental Units	Mentally ill individuals	24 units
KMHS	Private Scattered Site Rental Units	Mentally ill individuals	20-40 units
KMHS	Burwell Place	Mentally ill individuals	8 units
KMHS	Keller House	Mentally ill individuals	4 beds
KMHS	Liberty Bay	Mentally ill individuals	16 units
KMHS	Agency Owned Scattered Site Housing	Mentally ill individuals	12 homes (36 beds)
BHA	Institution to Permanent Housing	Mentally ill individuals exiting institutions	10 units
BHA	Cottages at Forest Park	Mentally ill individuals	29 units
West Sound	O'Hana House	Women in substance abuse treatment	13 beds
West Sound	The Lighthouse	Men in substance abuse treatment	8 beds
West Sound	Forward Bound	Chronically homeless families	14 units
West Sound	New Start	Men exiting jail	8 beds
West Sound	New Start	Women exiting jail	9 beds
Oxford Housing	Oxford Houses	Individuals in substance abuse recovery	16 beds
Inland Empire	Frances Haddon Morgan Replacement Housing	Developmentally Disabled adults	10 beds
Inland Empire	Bremerton Group Homes	Developmentally Disabled adults	8 beds
Communitas	Agency Owned Housing for Disabled	Developmentally Disabled adults	28 units
Communitas	Private Housing - services provided	Developmentally Disabled adults	14 units

### Table Existing Supportive Housing

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

For individuals being discharged from Western State Hospital, a liaison will work with the Kitsap Mental Health Services (KMHS) Clinical staff to create a discharge plan that includes address of housing, clinical, and case management supports. For KMHS clients depending on acuity of need and unit availability, person may be placed in our 15 bed Residential Services Center (4 permanent supported beds). Most of

these individuals will be on the 2 KMHS PACT Teams with daily high intensity clinical and case management services. At least 15 of these individuals are served through Bremerton Housing Authority housing, with rent paid via local County grant funds. Others are in private landlord housing. Ability to support client with housing needs is dependent on whether KMHS Housing Manager is able to use existing relationships with private house or apartment landlords to place client and that units are available. History of criminal involvement, eviction, or poor credit severely limits options. Most typical is single adult, very low income, limited family resources, with a history of co-occurring substance use. The numbers in any given year to assist in placement is an average of 12 adults. The service gap is 10 units of housing.

**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.**

Kitsap County and the City of Bremerton, like all jurisdictions in Washington State, have land use policies implementing the Growth Management Act. In general these policies drive new development towards designated urban growth areas that can support higher densities and better infrastructure such as sewers, public water supply, storm-water controls, more efficient transportation systems and public parks. Kitsap County and its cities engage in ongoing efforts to advance policy for increasing the supply of affordable housing. Effort has been made to coordinate planning activities among jurisdictions, streamline the permit process and include incentives for affordable housing development.

New development of housing is expensive and the cost is ultimately passed on to homebuyers and renters. For new housing units to be affordable to households with incomes below 50% AMI there typically must be some level of subsidy to bring the cost below market level. This subsidy, most often from Federal and State sources, has been shrinking. The result has been a decline in the production of new units and fewer resources to preserve existing housing and provide housing vouchers (rent assistance). This means the supply of affordable housing is more constrained as demand grows, prices increase and more households compete for the same supply of affordable units.

One of the negative effects of current housing policy at the national level is the lack of policy to direct funding to the most vulnerable – extremely low-income households which include many of our most vulnerable citizens – disabled individuals, elderly, Veterans, and families recovering from traumatic circumstances such as domestic violence, substance abuse and homelessness. Some extremely low-income households will never be able to earn enough to afford market rate housing. Safe, decent and affordable housing is critically important, but absent policy to drive the funding towards this population, the money is spread out among different income levels and needs. Even if the current level of funding was directed towards those with incomes below 30% AMI, additional funding would be needed to produce new units of affordable housing to meet the demand.

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

### Introduction

As of June 2014, the civilian labor force in Kitsap County stood at 115,050 and the county unemployment rate was 5 percent compared to 7.1 percent in June 2013. Unemployment continues a steady decline in the county. Since 2004, Kitsap County typically experienced average annual unemployment rates under 7 percent. Job numbers are starting to rebound, but have yet to make up for losses occurring from 2007 to 2014. There were 84,800 nonfarm jobs in the county in June 2014, this figure reflects a net loss of approximately 3,200 jobs since June 2007. The main component of Kitsap County's employment is government. This sector typically accounts for a third of the nonfarm total with a total of 28,600 jobs.

### 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	522	202	1	1	0
Arts, Entertainment, Accommodations	7,272	5,718	14	17	3
Construction	3,231	2,881	6	8	2
Education and Health Care Services	11,663	6,500	22	19	-3
Finance, Insurance, and Real Estate	3,319	1,815	6	5	-1
Information	1,822	894	3	3	0
Manufacturing	3,499	1,664	7	5	-2
Other Services	4,014	2,457	7	7	0
Professional, Scientific, Management Services	5,708	3,527	11	10	-1
Public Administration	0	0	0	0	0
Retail Trade	8,472	7,315	16	21	5
Transportation and Warehousing	1,699	457	3	1	-2
Wholesale Trade	2,395	784	4	2	-2
Total	53,616	34,214	--	--	--

**Table 14 - Business Activity**

**Data** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	100,966
Civilian Employed Population 16 years and over	92,762
Unemployment Rate	8.13
Unemployment Rate for Ages 16-24	25.08
Unemployment Rate for Ages 25-65	4.29

**Table 15 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	24,278
Farming, fisheries and forestry occupations	3,384
Service	10,021
Sales and office	21,154
Construction, extraction, maintenance and repair	10,063
Production, transportation and material moving	5,442

**Table 16 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	56,113	62%
30-59 Minutes	21,239	23%
60 or More Minutes	13,564	15%
<b>Total</b>	<b>90,916</b>	<b>100%</b>

**Table 17 - Travel Time**

Data Source: 2007-2011 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	3,347	529	2,865
High school graduate (includes equivalency)	16,866	1,637	7,397
Some college or Associate's degree	32,117	1,906	10,642



Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	25,761	880	7,215

**Table 18 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	87	301	357	899	991
9th to 12th grade, no diploma	2,720	1,581	1,367	2,256	1,700
High school graduate, GED, or alternative	7,318	5,572	6,839	13,922	7,473
Some college, no degree	6,794	7,769	7,481	18,540	7,694
Associate's degree	1,179	2,762	3,423	7,185	1,988
Bachelor's degree	1,002	4,443	5,042	13,189	5,023
Graduate or professional degree	39	1,427	2,682	8,287	3,274

**Table 19 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,636
High school graduate (includes equivalency)	29,940
Some college or Associate's degree	38,375
Bachelor's degree	51,547
Graduate or professional degree	63,750

**Table 20 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

- Education and Health Care Services
- Retail Trade
- Arts, Entertainment, Accommodations
- Professional, Scientific and Management services

What is not included in Table 45 – Business Activity, is the large number of defense related jobs in Kitsap County. Information from Naval Base Kitsap, 2014 numbers for employment were:

- 8,700 military (active duty)
- 16,000 civilian

These numbers do not include government contractors. The civilian work force includes many professional and management workers employed at Puget Sound Naval Shipyard, Naval Submarine Base Bangor and Naval Undersea Warfare Center.

**Describe the workforce and infrastructure needs of the business community:**

**Workforce Needs:**

As with most areas with technology related jobs, tech workers are needed. Healthcare managers cite the need for technology skills paired with medical skills to meet many of the digital healthcare requirements. The skilled trades shortage impacts all communities with a manufacturing presence. The addition of two large (and well paying) magnets for that workforce – Puget Sound Naval Shipyard and Boeing – in our region make that shortage even more pronounced at times for manufacturers and defense contractors. The growth of the healthcare industry will continue to bring healthcare workforce needs. The numbers and types of workers will evolve as the industry evolves across the board, all managers and business owners cite a need for a workforce with strong community skills, strong work ethics and ability to work as a team member.

**Infrastructure Needs:**

Business Parks currently do not have natural gas or sewer connections. 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 more rural parts of the county.

**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:

- CHI Harrison Medical Center has announced relocation of their Bremerton campus to their Silverdale Campus. It is anticipated that Silverdale will be the healthcare hub for the county, with other healthcare providers moving closer to the new and expanded hospital.
- The Trails at Silverdale is a 30 acre retail project at the entrance to Silverdale. This project will contain 200,000 SF of retail space.
- Two major contracts at Naval Base Kitsap have changed. Multiple Ship Maintenance and Operations changed from Vigor to General Dynamics in 2014. This will require establishing new relationships for small businesses as subcontractors. Chugach took over the West Sound (Kitsap) Base Operating and Service Contract in 2014 from EJB. Again, this will require small business to establish new subcontracting relationships.
- Anticipated transportation funding would bring new ferries to the system (for commuters) and some minor road changes in the county.
- The Port of Bremerton continues to seek funding to finish the connector road between Hwy 3 and Lake Flora Road, making the privately owned parcels of the Puget Sound Industrial Center – Bremerton more accessible to workers in South Kitsap. It also creates an access point for other infrastructure needs.
- Several housing projects in Poulsbo are in permit status to create an additional 700 units.

## Needs:

- The healthcare industry will continue to grow, requiring additional healthcare workers.
- A new retail center will create many new retail and service positions in a community already saturated with retail workers.
- Housing projects will create the need for construction worker in all trades; it is possible that during the recession some of those workers may have retrained for other skilled trades positions in manufacturing.
- There will be increased traffic in Silverdale with additional healthcare offerings.

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

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 technology training is needed to meet the 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 is part of Air Washington, a consortium of community and technical colleges providing aerospace workforce skills. Many of those skills cross over into other manufacturing scenarios.
- Olympic College offers BAS (Bachelor of Applied Science) of Nursing Degree. Additionally, they offer certificates in Medical Assisting, Medical Billing, Medical Receptionist, Nursing Assistant, Pharmacy Technician, Polysomnography Technology, Chemical Dependency and Practical Nursing;
- 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 – GIS and 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 BAS in Information Systems.
- In collaboration with Western Washington University at Olympic College, the following degrees are available in Kitsap County: Business Administration BA, Environmental Policy BA, Environmental Science BS, Human Services BA, and Elementary Teacher Education BAE and Certification.
- In partnership with Washington State University, Kitsap students can obtain a Bachelor of Science in Mechanical Engineering from WSU.
- Everest College in Bremerton provides healthcare training with diplomas in dental assistant, massage therapy, medical administrative assistant, medical assistant and pharmacy technician.
- Many of the retired and separated military workforce remain in the area with a diverse and skilled training background.
- The Olympic Workforce Development Council is working to provide timely training with input from the WIOA guidelines.

**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 is part of the Puget Sound Economic Development District administered by the Puget Sound Regional Council.

## **MA-50 Needs and Market Analysis Discussion**

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

The primary housing problem in Kitsap County is housing cost burden. The problems of overcrowding and lack of kitchen or plumbing facilities are small. Data from the American Community Survey was used to review housing problems. For Kitsap County as a whole, none of the housing problems (other than cost burden) are greater than 1.6%.

Geographic analysis shows that the concentration of older housing stock overlaps with a concentration of low to moderate income families. Areas which have a greater than 51% concentration of low and moderate income persons are located in a higher percentage primarily in West Bremerton, and a slightly lower percentage in East Bremerton. Housing units built before 1978, also concentrated primarily in West Bremerton are more likely to contain lead-based paint and are more likely in need of major repair. Yet, these houses are occupied by families least likely to have the financial means to correct either potential lead hazards or make all other needed repairs. The City's low/mod Census Tracts are all in need of reinvestment through owner and rental housing rehabilitation.

The City of Bremerton has a high rental to owner occupant rate (60% renters to 40% buyers). Single-family owner units are available at relatively low prices, but the demand isn't there because of this need for extensive and expensive renovation in many of the structures, as well as stricter loan standards and higher down payment requirements which limit the number of potential buyers. More affluent buyers will tend to favor newer construction, in other more attractive parts of the City or even the County. The rental market is stronger because of the transient nature of the community which creates an increased demand, especially for more modern or better kept buildings. Rents tend to increase, even for poorer buildings, exacerbating the cost burden issue for low-income households. Landlords are often unable to make costly repairs to their rental units thereby creating unsafe and a lower quality of housing for some low-income households as well.

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

HUD has generated a series of standards that can be used to determine if a Census Block Group has a minority concentration or a concentration of low-income households. To determine if a low-income concentration exists, the Area Median Income of a Block Group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA). In 2015 the median income for the Bremerton-Silverdale MSA is \$74,600. Therefore, a Block Group with a median income of less than \$37,300 would be considered to have a concentration of low-income households. In Kitsap County the majority of census block groups that meet this criteria are located in Bremerton. While the City of Bremerton has block groups with a high concentration of poverty, the City does not have particular block groups with high minority populations.

Under the HUD definition, an area is considered to have a high concentration of minority persons if the percentage of households in a particular racial or ethnic minority group in a Block Group or Groups is at least 20 percentage points higher than the percentage of that minority group for the MSA. Race and ethnicity data was reviewed for each of the census block groups in Bremerton and Kitsap County and no census block group had a minority concentration.

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

The City of Bremerton has 10 Census Tracts with over 50% of the population low/moderate income. These neighborhoods are centered around the downtown core extending out to West Bremerton, as well as across the water in East Bremerton. The highest percentage of low/moderate income population is census tract 812 which is near the downtown core with 95% LMI. The housing stock in these neighborhoods is older and the rental rates are high. The percentage of cost-burdened households in these areas is also high.

### **Are there any community assets in these areas/neighborhoods?**

There are many community assets in the downtown/residential core NRSA including well established, older neighborhoods, attractive City Parks, access to the waterfront, investment in revitalization of the downtown core, capable and willing community partners, and a targeted City investment of its CDBG resources.

### **Are there other strategic opportunities in any of these areas?**

Over the past few years, downtown Bremerton redevelopment has been encouraged and is on the rise due to the creation of new housing units downtown. The City's focus on directing CDBG funds towards this target area, and with the establishment of a NRSA the City hopes to create mixed income developments by leveraging demand for market rate housing the area with the demand for affordable housing representing a strategic opportunity for Bremerton. The downtown/residential core NRSA encompasses census tract 805 which has 72% LMI. This area is also where the city plans to invest a large percentage of its CDBG allocation for the next 5 years.

# 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 as well as in the City of Bremerton. The plan is based on an assessment and analysis of community need and results of community outreach. Because CDBG and HOME funds are very limited, targeting funds to specific priorities is necessary. 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 estimated 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 on 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. Evaluation and analysis of the needs in our community have resulted in a decision to focus on two areas; housing and economic development. Housing affordability continues to be problem for many households, but particularly for households with incomes below 50% of area median income and is most dire for households below 30% AMI. Many households at these income levels are disabled or have special needs. Assuring access to decent, safe and affordable housing prevents homelessness and ensures households are not living in substandard conditions. In addition to affordable housing, economic opportunity and revitalization were also identified through community outreach and the needs assessment as priorities in our community.

Kitsap County will prioritize CDBG capital funds for housing, and continue to set-aside 10% for economic development. CDBG public service funds will continue to be set-aside at 15% however it will be reviewed annually and may change during the 5-year period. HOME funds will continue to be used for affordable housing but will be prioritized for housing projects that target households below 50% AMI, and/or special needs households. Kitsap County currently awards funding through an annual competitive grant cycle open to all eligible applicants. In order to meet the specific objectives of the Consolidated Plan the county may implement a Request for Proposal (RFP) process in the future.

### Kitsap County Strategic Plan Priorities

- Preservation of existing affordable housing, and construction or acquisition of new housing, for very low and extremely low income households (50% AMI and below). Permanent housing targeting extremely low and very low income households and/or special needs populations will be a priority;



- Increased economic opportunities for low-income individuals; and
- Provision of critical services to meet basic needs and promote long-term self-sufficiency.

### **City of Bremerton Priorities**

The City of Bremerton’s Strategic Plan for the Consolidated Plan period from January 1 2016 through December 31, 2020 sets forth the City’s priorities for expenditure of available Community Development Block Grant Funds (CDBG and HOME) Priorities are based on the needs assessment, and address geographic priorities and priority needs. The strategic plan addresses HUD’s goal to provide decent housing, a suitable living environment, and expand economic opportunity.

Bremerton’s Strategic Plan is centered on its most pressing need: providing economic development and opportunity. By addressing concentrated areas of urban blight and deteriorating housing stock, Bremerton will be able to provide a sustainably healthy economic environment where a suitable living environment and decent, affordable housing opportunities are the norm.

The City will target its funds in a specific target area which includes its downtown. The City has also renewed its designation of a portion of the downtown core as a slum and blight zone. The City intends to utilize its funding to abate slum and blight conditions, provide economic development and affordable, suitable housing in the target area.

The City’s priorities for use of CDBG funds will remain the same throughout the 5 year consolidated plan time period. The City has designated two target areas for prioritization of use of funds. One area is targeted for capital projects, while the other is designated as Slum and Blight. 55% of funds will go towards housing and economic development projects in the City designated target area. Within this target area there are 72% low and moderate income families. 10% of funds will go towards the slum and blight zone, and 15% will be available for Economic Development City-wide. The percentages for dedication of use of funds will be reassessed per year and may change however the target areas and priorities will stay the same.

The City of Bremerton will utilize HOME funds for improving and preserving affordable housing. 15% will continue to be set aside for CHDO projects and \$75,000 will be set aside for the City of Bremerton Down Payment Assistance Program.

City of Bremerton will award its funding through a Request for Proposal process. Through this process the City is able to ensure that the specific needs and objectives detailed in the Consolidated Plan.

### **City of Bremerton Strategic Plan Priorities**

- Revitalize targeted neighborhoods;

- Improve and preserve affordable homeownership housing;
- Expand economic opportunities for very-low and low-income Bremerton residents;
- Abate Slum and Blight conditions downtown;
- Increase homeownership opportunities for low to moderate income Bremerton residents.

## SP-10 Geographic Priorities - 91.215(a)(1)

### Geographic Area

Table 1 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Bremerton
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	City of Bremerton city limits.
	<b>Include specific housing and commercial characteristics of this target area.</b>	See Needs Assessment and Housing Market Analysis sections.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This target area is the extent of eligible geographic area for the City's CDBG and HOME grant activities
	<b>Identify the needs in this target area.</b>	See Needs Assessment.
	<b>What are the opportunities for improvement in this target area?</b>	See Strategic Plan Goals.
<b>Are there barriers to improvement in this target area?</b>	See Barrier section.	
2	<b>Area Name:</b>	Downtown Blight Zone
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Commercial
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	From the Puget Sound Naval Shipyard north to 6th Street and from Chester Avenue east to Washington Avenue.

<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>This is Bremerton’s original commercial/residential core, comprising of street-level retail store-frontage and residential/office space above. It was principally built in the 1920’s through the 1940’s and today experiences high vacancy/abandonment, aging infrastructure, and severe under-utilization. The neighborhood is adjacent to the Naval Shipyard, the Washington State Ferry Terminal, and the waterfront along the Port Washington Narrows.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This area has been a designated blight zone since the 1970’s. Blight designation has been renewed every 10 years since, and was most recently renewed by City Council in August of 2015, when City Community Development staff assessed the properties and determined that the area again met regulatory criteria.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Most buildings cannot obtain occupancy due to expensive, needed repairs and code updates, notably fire suppression systems. Additionally, spaces are generally large, awkward and not conducive to modern needs. Property owners find the cost burden of making repairs is too high for Bremerton’s current low-rent. Banks are also very hesitant to lend in the Bremerton area which proves to put up a large barrier.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>With improvements converting this area into a vibrant live/work/shop/dine destination, rent potential will improve, spurring more private interest and investment. Bringing retail and office space back online will help create local jobs and entrepreneur opportunities will create tax revenue from formerly vacant buildings which will allow Bremerton to invest more into the community, thereby making it a better place to live for all.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Even with commitment to this project of most of the City’s CDBG allocation over the next 5 years, plus planned use of the Section 108 Loan Guarantee, there will still be a great need for additional funding partners. There are a few property owners that may be reluctant participants, but we believe there is hope. This is the “heart” of Bremerton, and there are strong opinions on how to proceed. Strong community engagement and outreach will be critical.</p>

<b>3</b>	<b>Area Name:</b>	Downtown Residential Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Evergreen Rotary Park in the north, Park avenue to Chester in the west, Puget Sound Naval Shipyard in the South and the Port Washington Narrows to the east.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Within this area there is an opportunity to create mixed use affordable housing unique to the Kitsap peninsula. Recent increases in the cost of construction makes the affordability of larger scale projects harder to control. This makes it critical to strategically utilize funds and create strong partnerships with developers who can create affordable housing. The City has also implemented land use policies to mitigate private developer risk through the application of incentives and tax abatements. The privately owned housing stock in this area is older and some homes are in substantial need of repair.

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>This area matches the downtown subarea plan which was approved by City Council in 2007. During this process there were individual one-on-one and group meetings held with stakeholders identified by the City of Bremerton, Community Development Department. A focus group was held with professional market analysts and local stakeholders to ensure project feasibility and impacts. Three Public Open Houses were held at the City of Bremerton City all. These community meetings were advertised through mailed notices and residents living within 2/3 mile of the downtown Sub Area.</p> <p>A public hearing was held and this target area was adopted by City Council on July 15th. This meeting was advertised through an article in the newspaper, an email blast to all contacts of the Mayor’s office and Community Development Department, as well as listed on the City’s website.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Rehab of buildings, creation of affordable housing, rehab of older single family homes, creation of sustainable partnerships with the community and create strong partnerships with developers or organizations who can help leverage these funds.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>There are many interested and willing development partners, including a very active Housing Authority. There is a great opportunity for economic development as well as creation of affordable housing in a mixed-use structure. There is also a great opportunity to create a multi-modal, pedestrian friendly street-scape.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Limited funding allocation and strong opinions may make collaboration difficult.</p>

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Kitsap County will fund projects county-wide, outside the City of Bremerton. Funding is not allocated on a geographic basis; instead funds are allocated to organizations that provide low-income households with housing and services. The county is committed to fund services that reach those with the most need in the most efficient and accessible way possible. Affordable housing is needed in all areas of the

county but is expected to be located in the cities and urban growth areas where transportation and other services are more easily accessed. Integration of affordable housing with other market rate housing in a neighborhood is the goal for all projects funded with CDBG and HOME.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 2 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing - Kitsap County
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve and Increase Affordable Housing



	<b>Description</b>	Kitsap County is proposing to use CDBG and HOME funds to preserve existing housing and construct or acquire additional units of housing. Projects may include new construction, rehabilitation, acquisition of land for construction of new units, acquisition of existing housing units, weatherization and minor home repair, and homebuyer assistance.
	<b>Basis for Relative Priority</b>	There is a limited supply of housing in Kitsap County for households with incomes below 80% AMI, the supply of housing affordable to households at or below 50% AMI is even less. The demand for housing continues to grow and more and more households are cost burdened. As incomes have become stagnant and the population of individuals with special needs grows, there is more competition for the limited amount of housing that is affordable. There are waiting lists for rental assistance (housing vouchers) as well as for nearly all subsidized units of rental housing and many of the households at this income level do not qualify for homeownership or they need supportive housing to be successful.
2	<b>Priority Need Name</b>	Economic Opportunity - Kitsap County
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase economic opportunities
	<b>Description</b>	Kitsap County is proposing to set-aside 10% of CDBG funds to increase economic opportunities for low-income individuals. Funding will be targeted towards projects that create permanent jobs.
	<b>Basis for Relative Priority</b>	Lack of opportunity for low-income individuals to access the existing job market in Kitsap County as well opportunities to be employed at a job that pays a decent wage, are the primary needs identified. Most higher paying jobs in technology, health care and the defense industry require training.
<b>3</b>	<b>Priority Need Name</b>	Services - Kitsap County
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly 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
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide Support Services
	<b>Description</b>	Kitsap County is proposing to set-aside 15% of CDBG funds to fund services that meet basic needs and promote long-term self-sufficiency.

	<b>Basis for Relative Priority</b>	There is a continuing on-going need county-wide for services that help low-income individuals and families overcome difficult and sometimes traumatic circumstances. The priority is for services targeted toward the most vulnerable populations including extremely low income households, elderly, children and the disabled.
4	<b>Priority Need Name</b>	Homeless Housing & Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve and Increase Affordable Housing
	<b>Description</b>	Through other local funding sources, Kitsap County funds shelters, supportive housing, rental assistance, and services for the homeless population.
	<b>Basis for Relative Priority</b>	Projects addressing the homeless population are a low priority for CDBG and HOME funds. Reducing and ending homelessness is a high priority in Kitsap County, however projects addressing homelessness are a priority for Homeless Housing Grant Program (HHGP) funds. Projects addressing homeless individuals with mental illness and/or substance abuse issues are a priority for the county's 1/10 of 1% tax. As CDBG and HOME funds have declined, homeless projects are not a high priority for federal grant funds but instead are funded through these other funding sources.
5	<b>Priority Need Name</b>	Affordable Housing in City of Bremerton
	<b>Priority Level</b>	High

<b>Population</b>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Elderly  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</p>
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	<p>Preserve/Increase affordable housing in Bremerton</p>
<b>Description</b>	<p>Bremerton is an old city, and most of its housing stock is aging and deteriorating. However, these solid, pre-WWII homes are diamonds in the rough, located in walkable neighborhoods, close to schools and amenities, and with careful rehab, very suitable starter homes for lower income residents. However resources for rehab are limited and many homeowners cannot afford these costly repairs. It is becoming too costly for homeowners to purchase and rehab these homes.</p>

	<b>Basis for Relative Priority</b>	60% of Bremerton residents rent. With the Navy presence, Bremerton will always have a higher-than-average rental rate, but with efforts to improve the housing stock, we can attract new homeownership to our city. The City will primarily use HOME funds for homeownership initiatives. Over three-quarters of the housing units were built before 1980, nearly one-quarter before WWII. These aging unites typically have more issues related to upkeep than buildings built more recently. As home maintenance and improvement projects are necessary with older housing, more residents will be faced with increasing housing costs, which hinder the overall ability of residents to afford housing in these jurisdictions over time. Also, many of these older homes lack energy efficiency. This poses two problems: environmental concerns and higher utility costs for occupants. Older homes may also present health hazards due to their potential to contain lead-based paint and/or asbestos. Many of these holder housing units require some degree to bring them to current, acceptable building standards. Aging housing is also important in regards to renter-occupied units. When renters occupy older housing, housing quality and occupant safety concerns become more of an issue because many of the owners may not have much of an incentive to invest time and money into maintenance and improvements. Thus, over time rental units begin to deteriorate and suffer from deferred maintenance.
6	<b>Priority Need Name</b>	Public Facilities - Kitsap County
	<b>Priority Level</b>	Low
	<b>Population</b>	Frail Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Public Facilities include health facilities, shelters, and community service centers.
	<b>Basis for Relative Priority</b>	Due to the high need for affordable housing and economic development in the County, public facilities are considered a low priority and will not be funded beyond the 2016 grant cycle.

**Narrative (Optional)**

Kitsap County and the City of Bremerton will use available CDBG and HOME funds to address “High” priorities.

## SP-30 Influence of Market Conditions - 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)	Need exists for tenant-based rental assistance however the County and City of Bremerton do not intend to use HOME funds for TBRA. There are other sources of funds dedicated to providing TBRA.
TBRA for Non-Homeless Special Needs	Need exists for tenant-based rental assistance however the County and City of Bremerton do not intend to use HOME funds for TBRA. There are other sources of funds dedicated to providing TBRA.
New Unit Production	<p>Based on data provided in the Needs Assessment and the Housing Market Analysis, approximately 22,715 low income households in Kitsap County are cost burdened and paying more than 30% of their income for housing. This represents 23% of all households. The County will prioritize the creation of affordable housing benefiting low income households. Projects targeted towards very low and extremely low income households, including those with special needs will be considered the highest priority for funding.</p> <p>Because the City of Bremerton has an abundance of existing affordable housing stock, new unit production is not a priority.</p>
Rehabilitation	Preservation of existing affordable housing is a high priority based on the data in the Needs Assessment and the Housing Market Analysis. Because housing rehabilitated with HOME funds requires the housing be brought up to specific rehabilitation standards, HOME funds will only be used for major rehabilitation where the housing will be brought up to current codes and an occupancy permit is issued upon completion. Projects targeted towards very low and extremely low income households, including those with special needs will be considered the highest priority for funding.
Acquisition, including preservation	Based on data provided in the Needs Assessment and the Housing Market Analysis, and the need for affordable housing, the County will prioritize the creation of affordable housing (acquisition and conversion or preservation), which will benefit low income households. Projects targeted towards very low and extremely low income households, including those with special needs will be considered the highest priority for funding. Bremerton has an abundance of existing, affordable housing stock. The City will prioritize the use of HOME funds towards the acquisition and rehabilitation of existing housing.

**Table 3 – Influence of Market Conditions**

# City of Bremerton Population Demographics

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates

	Base Year (2000)		Most Recent Year 2013		% Change
Population	37,259		38,614		3
Households	15,096		14,932		-1.08%
Median Income	30,390		43,183		34%

**Table 4 - Demographics-City of Bremerton**





**SP-35 Anticipated Resources - 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 the City of Bremerton together formed a consortium for Home Investment Partnership (HOME) funds from HUD. The County is the lead agency responsible for administration of HOME funds. The City of Bremerton receives a direct allocation of CDBG funds from HUD and is responsible for administration of their funds.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	972,705	22,829	1,502	997,036	3,8901,820	Kitsap County strongly encourages leveraging of funds from other sources including State, local and private sources. Projects are evaluated at the time of application for other sources of funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	534,702	94,701	88,370	717,773	2,318,280	Kitsap County evaluates projects eligible for HOME funds at the time of application for source of HOME match. All projects are expected to have some source of match.

Table 5 - 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**

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. All HOME projects must indicate what they will use as match for their project. When a written agreement is executed for projects awarded CDBG or HOME funds, agencies must update the sources of funding and provide a detailed budget to show how expected funds will be used. For HOME funded projects, documentation of commitment for all other funding in the project is required before funds are committed and a written agreement is executed.

In addition to these resources the jurisdiction expects other federal, state and local resources will be available to address the needs identified in the Consolidated Plan. CDBG and HOME funds are typically used along with local funds, allowing projects to complete for additional funding provided by tax credits, bonds and state financing programs. Local Homeless Housing and Affordable Housing Grant funds are awarded through the Coordinated Application Process targeting homelessness and operations and maintenance projects, allowing CDBG and HOME to address other priorities in the Plan. Leveraging of funds is strongly encouraged and nearly all projects funded with CDBG and HOME funds have other

sources of funds. HOME projects are required to demonstrate at least 25% match in their budget at the time of application for funds. Match is recorded on the Match Log at the time of contract execution when all other funding sources are required to be committed.

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

Not applicable.



## SP-40 Institutional Delivery Structure - 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	Government	Homelessness Non-homeless special needs Ownership Planning Rental	Jurisdiction
City of Bremerton Department of Community Development	Government	Non-homeless special needs Ownership Planning Rental	Jurisdiction
KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY	PHA	Ownership Planning Public Housing Rental	Jurisdiction
Bremerton Housing Authority	PHA	Ownership Planning Public Housing Rental	Jurisdiction

**Table 6 - Institutional Delivery Structure**

### Assess of 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 most pressing needs. Kitsap Continuum of Care Coalition is actively meeting, planning and working to address homeless. Our county has fully implemented HMIS and conducts an annual Point in Time Count. The Homeless Housing Plan is being updated in 2015 and there are groups working on veteran's homelessness and chronic homeless on the streets.

Through a coordinated application process each year CDBG and HOME funds along with Homeless Housing Grant funds and Affordable Housing Grant funds are awarded. This process has improved coordination of funding and allows better targeting of funds. These funding sources 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. Beginning in 2015 the City of Bremerton will utilize an RFP process to allocate CDBG funds which will be targeted towards economic development.

There is a significant and growing need for affordable housing, and agencies including CHDOs with the ability to successfully develop new units in Kitsap County. However, the lack of funding available to develop new units, and rehabilitate existing aging housing, has resulted in a growing gap. Cuts to federal and state funds for affordable housing have resulted in almost no new development of subsidized housing units over the last few years. If funds continue to decline, this trend will continue.

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

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

**Table 7 - 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 response system is coordinated through the Kitsap Continuum of Care 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 supports, 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 response system is in the leadership from elected officials and social service providers through the Kitsap Continuum of Care 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 a vastly improved capacity over the last 10 years, specific barriers and gaps to our community's capacity to assist all people who are homeless 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 have been identified:

- Emergency shelter for single men, men with children, couples, and large families

- Housing and services for homeless individuals entering the community from jails, correctional facilities, foster care, hospitals, and mental institutions, and who are chronically unsheltered.
- Overnight Shelter
- Harm Reduction housing (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
- Integration of planning efforts

The 2015 Kitsap Homeless 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 2015 Kitsap Homeless 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).



## SP-45 Goals - 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	Preserve and Increase Affordable Housing	2016	2020	Affordable Housing		Affordable Housing - Kitsap County Homeless Housing & Services	CDBG: \$2,968,833 HOME: \$1,689,779	Rental units constructed: 16 Household Housing Unit  Rental units rehabilitated: 318 Household Housing Unit  Homeowner Housing Added: 20 Household Housing Unit  Homeowner Housing Rehabilitated: 225 Household Housing Unit  Direct Financial Assistance to Homebuyers: 25 Households Assisted
2	Increase economic opportunities	2016	2020	Non-Housing Community Development		Economic Opportunity - Kitsap County	CDBG: \$332,648	Other: 390 Other
3	Provide Support Services	2016	2020	Non-Housing Community Development		Services - Kitsap County	CDBG: \$583,803	Public service activities other than Low/Moderate Income Housing Benefit: 110070 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Preserve/Increase affordable housing in Bremerton	2016	2020	Affordable Housing		Affordable Housing in City of Bremerton	HOME: \$1,042,669	Direct Financial Assistance to Homebuyers: 40 Households Assisted
5	Public Facilities	2016	2017	Non-Homeless Special Needs		Public Facilities - Kitsap County	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 181 Persons Assisted

**Table 8 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Preserve and Increase Affordable Housing
	<b>Goal Description</b>	Kitsap County and the City of Bremerton will preserve and expand the supply of affordable housing through the award of funds for projects which create new units of housing through new construction and acquisition; rehabilitation and weatherization of homeowner units; rehabilitation of rental housing units; and direct homebuyer assistance for the purchase of homes. Kitsap County and the City of Bremerton will continue to support fair housing strategies and initiatives designed to affirmatively further fair housing choice.
2	<b>Goal Name</b>	Increase economic opportunities
	<b>Goal Description</b>	Kitsap County will fund economic development programs that increase economic self-sufficiency for low-income individuals and create jobs.
3	<b>Goal Name</b>	Provide Support Services
	<b>Goal Description</b>	Kitsap County will fund programs that meet basic needs and promote long-term stability for low-income and special needs populations.
4	<b>Goal Name</b>	Preserve/Increase affordable housing in Bremerton
	<b>Goal Description</b>	The City hopes to utilize its funds to rehab older, vacant buildings into affordable housing. It also hopes to utilize funding to rehab homeowner housing, and increase homeownership opportunities.
5	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Public Facilities include health facilities, educational facilities, community service centers, etc. Public Facilities are a low priority for funding and will not be funded past the 2016 funding cycle.

**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 following goals represent an estimate of the income levels of the households to be assisted. Because the County awards funds competitively each year, the exact number of households by income level is unknown, the following represents an estimate based on the types of projects funded in the past.

- 31%-50% AMI - 16 households
- 51%-80% AMI - 73 households

## **SP-50 Public Housing Accessibility and Involvement - 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**

Both Housing Kitsap and the 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.

### **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 - 91.215(h)**

### **Barriers to Affordable Housing**

Kitsap County and the City of Bremerton, like all jurisdictions in Washington State, have land use policies implementing the Growth Management Act. In general these policies drive new development towards designated urban growth areas that can support higher densities and better infrastructure such as sewers, public water supply, storm-water controls, more efficient transportation systems and public parks. Kitsap County and its cities engage in ongoing efforts to advance policy for increasing the supply of affordable housing. Effort has been made to coordinate planning activities among jurisdictions, streamline the permit process and include incentives for affordable housing development.

New development of housing is expensive and the cost is ultimately passed on to homebuyers and renters. For new housing units to be affordable to households with incomes below 50% AMI there typically must be some level of subsidy to bring the cost below market level. This subsidy, most often from Federal and State sources, has been shrinking. The result has been a decline in the production of new units and fewer resources to preserve existing housing and provide housing vouchers (rent assistance). This means the supply of affordable housing is more constrained as demand grows, prices increase and more households compete for the same supply of affordable units.

One of the negative effects of current housing policy at the national level is the lack of policy to direct funding to the most vulnerable — extremely low-income households which include many of our most vulnerable citizens — disabled individuals, elderly, Veterans, and families recovering from traumatic circumstances such as domestic violence, substance abuse and homelessness. Some extremely low-income households will never be able to earn enough to afford market rate housing. Safe, decent and affordable housing is critically important, but absent policy to drive the funding towards this population, the money is spread out among different income levels and needs. Even if the current level of funding was directed towards those with incomes below 30% AMI, additional funding would be needed to produce new units of affordable housing to meet the demand.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Kitsap County, through periodic updates to the Comprehensive Plan and the Buildable Lands Analysis, reviews and revises county land use policy to address affordable housing. Each of the cities also review and update their land use policies to address issues in their jurisdictions. Kitsap County has made affordable housing a high priority for CDBG and HOME funds. The Kitsap Homeless Housing Plan contains strategies to address housing barriers experienced by people experiencing homelessness. Kitsap County has also implemented the Housing Solutions Center to provide people experiencing housing problems a single point of contact for information and referral.

## **SP-60 Homelessness Strategy - 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 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. However, additional outreach case managers are needed to make connections with people who are living unsheltered. A Master List project, surveying unsheltered individuals will be conducted periodically to gather additional data about their demographics and needs.

### **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 these populations who are not currently served is included in the Kitsap Homeless Housing Plan, as are making connections with 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. Kitsap does not have an overnight shelter that could serve as temporary respites for these households until a longer-term solution could be arranged, rather than returning to unstable living conditions or situations unsuitable for human habitation. The Plan calls for development of an overnight shelter that would address this gap and also address the need for respite care for homeless people being discharged from hospitals, but who still need some semi-skilled or limited assistance.

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.

**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 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 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.

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 - 91.215(i)**

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

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.

The potential for lead is also evaluated during the environmental review of projects funded with CDBG or HOME, including non-housing projects. Projects where lead is suspected are required to have a risk assessment performed and a written report with recommendations for action completed.

Housing Kitsap receives some funding specifically to address lead in its housing rehabilitation program and the agency has a certified risk assessor.

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

The actions of Kitsap County and its partner agencies ensure that housing assisted with public funds is safe from lead based paint hazards. Although the number of children with reported lead poisoning is low, there are still confirmed cases of lead poisoning in children in Kitsap County. In 2015 there were 7 reported cases of potential lead poisoning, 4 of those were confirmed by the Health District. In 2014 there were 5 reports, 4 of those confirmed.

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

Kitsap County has policies and procedures that follow Lead Safe Housing Rules. All housing funded with HOME or CDBG funds must follow these requirements.

## **SP-70 Anti-Poverty Strategy - 91.215(j)**

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

Although Kitsap County does not have a stated strategy or plan for reducing the number of poverty-level families, the County works with area service providers, the faith based community, local business and other governmental entities to address poverty in the community. Most existing programs serve low-income individuals and families and many are targeted to specific populations such the elderly, disabled, veterans, homeless, etc. They are not necessarily specifically targeted towards those below the federal poverty level.

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

Kitsap County has many different programs, and public funding sources, directed at low-income individuals and families including those in poverty. The primary goal of this plan is to focus CDBG and HOME funds on housing, particularly housing for households with incomes below 50% of area median income. These households are the most cost burdened and are often forced to make difficult choices about food and medical care in order to maintain housing. Kitsap County will also continue to use CDBG funds services that meet basic needs such as food, and services that promote self-sufficiency such as childcare for working adults and programs that promote employment and create jobs.

## **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 must sign a contract with the County which outlines roles and obligations of the County and contract agency, 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.

Throughout the year, organizations are responsible for submitting quarterly performance reports, and each request for reimbursement must be accompanied by appropriate back-up documentation. Questions of capacity and expertise are reviewed through this process, and supported where necessary by technical assistance, resource referral, or guidance. Information collected throughout the year is used to provide direction for on-site monitoring at least once a year. Quarterly reports are used to determine funding eligibility and timeliness of expenditures.

In addition to monitoring specific projects under contractual agreements, the Kitsap County Block Grant Program provides resource material, information, instruction, guidance and referrals proactively to organizations in need of support.

During the program year, each organization with an open contract will undergo a full, on site audit of project and program records related to grant performance and fiscal accountability by the Kitsap County Block Grant Program project managers. The purpose of the review is to assess performance against the agreement, and to verify all federal, state and local regulations are satisfied. Where required, monitoring for capital projects in a period of affordability is also performed on site. Housing inspections are performed consistent with HUD requirements by qualified inspectors and reviewed or completed by Block Grant projects managers. Each on-site monitoring follows specific procedures and a written checklist is maintained in the files. Letters of findings or concerns, with a specific timeline for completing tasks, are written to each contract organization. Organizations are monitored in a timely manner for compliance with these written requests, and given assistance or guidance where necessary.

## **Expected Resources**

AP-15 Expected Resources - 91.420(b), 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 the City of Bremerton together formed a consortium for Home Investment Partnership (HOME) funds from HUD. The County is the lead agency responsible for administration of HOME funds. The City of Bremerton receives a direct allocation of CDBG funds from HUD and is responsible for administration of their funds.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	972,705	22,829	1,502	997,036	3,890,820	Kitsap County strongly encourages leveraging of funds from other sources including State, local and private sources. Projects are evaluated at the time of application for other sources of funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	534,702	94,701	88,370	717,772	2,318,280	Kitsap County evaluates projects eligible for HOME funds at the time of application for source of HOME match. All projects are expected to have some source of match.

**Table 1 - Expected Resources – Priority Table**

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

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. All HOME projects must indicate what they will use as match for their project. When a written agreement is executed for projects awarded CDBG or HOME funds, agencies must update the sources of funding and provide a detailed budget to show how expected funds will be used. For HOME funded projects, documentation of commitment for all other funding in the project is required before funds are committed and a written agreement is executed.

In addition to these resources the jurisdiction expects other federal, state and local resources will be available to address the needs identified in the Consolidated Plan. CDBG and HOME funds are typically used along with local funds, allowing projects to complete for additional funding provided by tax credits,

bonds and state financing programs. Local Homeless Housing and Affordable Housing Grant funds are awarded through the Coordinated Application Process targeting homelessness and operations and maintenance projects, allowing CDBG and HOME to address other priorities in the Plan. Leveraging of funds is strongly encouraged and nearly all projects funded with CDBG and HOME funds have other sources of funds. HOME projects are required to demonstrate at least 25% match in their budget at the time of application for funds. Match is recorded on the Match Log at the time of contract execution when all other funding sources are required to be committed.

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

Not applicable.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Support Services	2016	2020	Non-Housing Community Development		Services - Kitsap County	CDBG: \$148,166	Public service activities other than Low/Moderate Income Housing Benefit: 22014 Persons Assisted
2	Preserve and Increase Affordable Housing	2016	2020	Affordable Housing		Affordable Housing - Kitsap County Affordable Housing in City of Bremerton	CDBG: \$574,762.98 HOME: \$465,265.46	Rental units rehabilitated: 138 Household Housing Unit Homeowner Housing Added: 16 Household Housing Unit Homeowner Housing Rehabilitated: 51 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase economic opportunities	2016	2020	Non-Housing Community Development		Economic Opportunity - Kitsap County	CDBG: \$50,000	Other: 79 Other
4	Preserve/Increase affordable housing in Bremerton	2016	2020	Affordable Housing		Affordable Housing in City of Bremerton	HOME: \$189,567	Direct Financial Assistance to Homebuyers: 6 Households Assisted
5	Public Facilities	2016	2017	Non-Homeless Special Needs		Public Facilities - Kitsap County	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 181 Persons Assisted

Table 2 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Provide Support Services
	<b>Goal Description</b>	Kitsap County will set-aside 15% of the CDBG allocation plus 15% of prior years' program income for Public Service projects.
2	<b>Goal Name</b>	Preserve and Increase Affordable Housing
	<b>Goal Description</b>	Kitsap County has identified affordable housing as a high priority for CDBG and HOME funds.
3	<b>Goal Name</b>	Increase economic opportunities
	<b>Goal Description</b>	Kitsap County has set-aside 10% of the CDBG Capital allocation for projects that create and/or retain jobs.

<b>4</b>	<b>Goal Name</b>	Preserve/Increase affordable housing in Bremerton
	<b>Goal Description</b>	The City of Bremerton will use it's share of HOME funds for homebuyer down payment assistance.
<b>5</b>	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	CDBG funds will be used for public facilities in 2016 only. Public Facilities are a low priority in the Consolidated Plan. CDBG capital funds are prioritized for housing projects.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Funds are allocated to organizations that provide low-income households with housing and services. The county is committed to fund services that reach those with the most need in the most efficient and accessible way possible. Funds were allocated for 2016 through a competitive grant application process and project funding was based on the priorities outlined in the Consolidated Plan as well as the organizational and fiscal capacity of the organization carrying out the project.

Action Plan projects include new construction, rehabilitation, acquisition of existing housing units, weatherization and minor home repair, and homebuyer assistance.

Projects also include an economic development opportunity for low-income individuals to access the existing job market, as well as opportunities to be employed at a job that pays a decent wage.

Services that help the most vulnerable populations, including extremely low-income households, elderly, children and the disabled, and projects that help low-income individuals and families overcome difficult and sometimes traumatic circumstances are funded in this Action Plan.

The primary obstacle to addressing underserved need in the community is lack of funding. Most programs and projects submitted in the annual application cycle are not able to be fully funded.

#	Project Name
1	CDBG Administration
2	General HOME Administration
4	KCR - Weatherization
5	HK - Heritage Apt Paint/Siding
6	HK - Single Family Rehab Program
7	Martha & Mary Health Services - Phone System Replacement
8	SAG - KC Portfolio Preservation
9	HK - Downpayment Assistance Program
10	HRB - Ferncliff Village Townhomes
11	Community Frameworks - Built in Bremerton 3
12	KCR - BEST Micro Enterprise Program
13	Boys & Girls Clubs - SK Teen Initiative
14	Boys & Girls Clubs - SK Elementary After School Program
15	CK Food Bank - 2016 Salaries
16	Helpline House - Community Connections
17	Kitsap Sexual Assault Center - Child Abuse Intervention
18	SK Helpline - Employee Funding Assistance

#	Project Name
19	YMCA - Child Care Scholarships

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$199,107
	<b>Description</b>	CDBG Grant administration is the general management and coordination of the CDBG/HOME programs, including federal regulation compliance, annual monitoring, citizen participation and development of other sources of funding for community development. 20% of our CDBG entitlement may be used for planning and administrative costs to deliver the CDBG program requirements. 10% of our HOME allocation will be retained for use in administrative costs to deliver the HOME program requirements.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	General HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$62,940.26
	<b>Description</b>	HOME Grant administration is the general management and coordination of the CDBG/HOME programs, including federal regulation compliance, annual monitoring, citizen participation and development of other sources of funding for community development. 10% of HOME allocation will be retained for use in administrative costs to deliver the HOME program requirements.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	KCR - Weatherization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Kitsap County
	<b>Funding</b>	CDBG: \$189,570
	<b>Description</b>	CDBG Funds will be used to provide Weatherization and minor home repair to 40 low-income households throughout Kitsap County. Priority is given to the elderly, people with disabilities, and children. The focus of the work is on improving the energy efficiency, health and safety of homes.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low-income households at 80% and below AMI. • High residential energy users • Households with a high energy burden 4 of 9 • Elderly (60 years of age and older) • Persons with disabilities • Children under the age of six • Native Americans, with emphasis on households residing on reservations.
	<b>Location Description</b>	County-wide.

	<b>Planned Activities</b>	To provide Weatherization and minor home repair throughout Kitsap County. Priority is given to the elderly, people with disabilities, and children. The focus of the work is on improving the energy efficiency, health and safety of homes. This program specifically addresses the Housing Priority Needs 91.215(b) – Preserve and improve energy efficiency of affordable housing units through weatherization and other efficiency measures.
4	<b>Project Name</b>	HK - Heritage Apt Paint/Siding
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Kitsap County
	<b>Funding</b>	CDBG: \$150,360
	<b>Description</b>	CDBG Funds will be used for siding repairs and painting of the exterior of the Heritage Apartments, a 56-unit apartment complex serving extremely low income households, including households with children.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The exterior of 56 units of rental property at Heritage Apartments.
	<b>Location Description</b>	145 Lippert Drive W, Port Orchard, WA. 98366
	<b>Planned Activities</b>	Using the funds for repairing the siding and painting the exterior of the Heritage Apartments, a 56-unit apartment complex serving extremely low income households, including households with children.
5	<b>Project Name</b>	HK - Single Family Rehab Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Kitsap County
	<b>Funding</b>	CDBG: \$216,570

	<b>Description</b>	CDBG Funds will be used to provide home rehabilitation loans or emergency grants to 10-14 households for repair, health, safety and ADA needs to owner occupied homes for low and very low income residents in Kitsap County. Preservation of housing for the elderly, disabled and families is the goal of the program.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The target population is households with incomes at 50% or below the area median income (AMI) with priority given to the disabled, disabled veterans and elderly populations.
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	The Rehabilitation Program addresses health and safety repairs, disabled accessibility, energy conservation, building conservation (i.e. roofing, windows, siding etc.) and exterior blight. All projects must be owner-occupied and the participants primary residence.
6	<b>Project Name</b>	Martha & Mary Health Services - Phone System Replacement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities - Kitsap County
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	CDBG funds will help with cost of purchase and installation of a Voice over Internet Protocol (VoIP) system, which will improve medical provider connections, benefit residents, and support low-income, frail elderly, whose care is subsidized in Martha & Mary Health Services long-term skilled nursing care, short-term rehabilitation, palliative care, and memory care facility in Poulsbo.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	181 residents will benefit from this upgrade to the Health and Rehabilitation facility. Target population for Martha and Mary Health Services is frail elderly persons and their families.
	<b>Location Description</b>	19160 Front Street NE, Poulsbo, WA 98370

	<b>Planned Activities</b>	Grant funds will help purchase/install a Voice over Internet Protocol (VoIP) system, improve medical provider connections, benefit residents, and support low-income, frail elderly, whose care we subsidize.
7	<b>Project Name</b>	SAG - KC Portfolio Preservation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Kitsap County
	<b>Funding</b>	HOME: \$187,580
	<b>Description</b>	CDBG and HOME Funds will be used for acquisition of the 42-unit Silvercrest Apartments in Silverdale and 40-unit Conifer Ridge Apartments in Port Orchard, which are two existing senior projects that are in need of preservation and rehabilitation. Conifer Ridge was financed under the USDA 515 Housing Program in the 1980s and is eligible for loan prepayment by the current owners which would nullify the property status as low income senior and disabled housing. The threatened federal assets involve a below market interest credit federally supported loan and significant direct Rental Assistance tenant subsidies.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Preserving 82 units senior households.
	<b>Location Description</b>	Silvercrest Apartments in Silverdale and Conifer Ridge Apartments in Port Orchard are 2 senior rental housing in Kitsap County Geographic Services Area: 912.01, 912.04, 912.03, 914, 916, 923,924, 928.01, 922.
<b>Planned Activities</b>	Conifer Ridge was financed under the USDA 515 Housing Program in the 1980's and is eligible for loan prepayment by the current owners which would nullify the property's status as low income senior and disabled housing. SAG would aid to acquire and preserve the low income programs governing operations and affordable rent levels, but would also renovate the buildings pursuant to a Capital Needs Assessment to ensure sustainable usefulness, add green sustainable features, and assure their availability for the next 50 years for the benefit of low-moderate income seniors in Kitsap County.	
8	<b>Project Name</b>	HK - Downpayment Assistance Program



	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Kitsap County
	<b>Funding</b>	CDBG: \$18,263 HOME: \$105,779
	<b>Description</b>	HOME Funds will be used as Down Payment Assistance (DPA) to fill the gap between the cost to build a home and the maximum loan amount available to the household participating in Housing Kitsap's Mutual Self-Help Program located. The funding will serve approximately 6 very low income households. The Mutual Self-Help participants work together in groups of 8 to 10 building each other homes and contributing approximately 1,200 hours of labor which reduces the overall construction costs and is paired with an affordable mortgage from USDA's Rural Housing Services and down payment assistance to make homeownership possible for the very low income households served county-wide.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 very low income homebuyers will be served.
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	Down Payment Assistance Program (DPA) funds are used to fill the gap between the cost to build the home and maximum loan amount available to participants based upon their income. The USDA 523 Grant funds used to operate the Mutual Self-Help Program require Housing Kitsap to meet their grant goals; one goal is 40% of all homes must be provided to participants with very low incomes.
<b>9</b>	<b>Project Name</b>	HRB - Ferncliff Village Townhomes
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing - Kitsap County
	<b>Funding</b>	HOME: \$171,906.90

	<b>Description</b>	HOME Funds will be used for the construction of Ferncliff Townhomes which is a 16 unit homeownership project on Bainbridge Island. This project provides affordability to individuals and families at low and moderate incomes and will provide working people and retirees with the opportunity to own their own home in a high cost housing market where they are excluded.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Ferncliff Townhomes is a 16 unit new construction homeownership project that will be affordable to individuals and families at low and moderate income levels.
	<b>Location Description</b>	Curtis Loop NE, Bainbridge Island WA 98110
	<b>Planned Activities</b>	This project is the second phase of a low/moderate income subdivision (completed in fall of 2013) of 24 single family homes and common spaces that include a community garden, playground, public walking trail and open space. It is located 1/3 mile north of the ferry on Ferncliff Avenue, near services and transportation. The project is designed to be “net-zero ready” with a highly efficient heating system, solar orientation, enhanced insulation, triple paned windows and wiring for future installation of a photovoltaic system. It is part of a clustered development that has been designed to preserve trees and vegetation and will consist of two and three bedroom townhomes, including four accessible homes. Ferncliff Townhomes will become part of HRB’s Community Land Trust (CLT). A Community Land Trust provides permanently affordable housing for the community and allows low and moderate income families to become homeowners.
<b>10</b>	<b>Project Name</b>	Community Frameworks - Built in Bremerton 3
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve/Increase affordable housing in Bremerton
	<b>Needs Addressed</b>	Affordable Housing in City of Bremerton
	<b>Funding</b>	HOME: \$189,567

	<b>Description</b>	HOME Funds will be used to provide Down Payment Assistance (DPA) for approximately 6 homebuyers participating in the Built in Bremerton homeownership program, and to pay administrative costs such as affirmatively marketing the program and processing homebuyer applications and closings. Built in Bremerton is a local homeownership program in which Community Frameworks purchases vacant foreclosed, or otherwise dilapidated homes within Bremerton City Limits. The homes are rehabilitated and made available for sale to low-income homebuyers who fall under the 80% Area Median Income limits.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 low-income households
	<b>Location Description</b>	City of Bremerton City Limits
	<b>Planned Activities</b>	Community Frameworks purchases vacant, foreclosed or other dilapidated homes within Bremerton's City Limits and rehabs the homes to quality housing standards, removing hazardous substances, increasing the energy efficiency, upgrading systems and features, and adding curb appeal. One rehab is complete, the homes are available for sale to low-income homebuyers at 80% Area Median Income or below. HOME funds are then used for downpayment assistance for the homebuyers in the form of a 30-year One Pay Note at 3% interest. Funds are also used to pay administrative costs of the program such as affirmatively marketing the program and processing homebuyer applications and closings.
<b>11</b>	<b>Project Name</b>	KCR - BEST Micro Enterprise Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase economic opportunities
	<b>Needs Addressed</b>	Economic Opportunity - Kitsap County
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	CDBG Funds will be used to support 79 Bremerton and Kitsap County residents in creating small taxpaying businesses through the Business Education Support and Training (BE\$T) program. BE\$T is a micro-enterprise program that provides business training, ongoing business support and facilitates access to capital to help clients with limited financial resources develop their business. In 2016 we plan to guide and support 79 Bremerton and Kitsap County residents as they create small taxpaying businesses.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	BEST supports 79 Bremerton and Kitsap County residents as they create small tax-paying businesses.
	<b>Location Description</b>	845 8th Street, Bremerton WA 98337
	<b>Planned Activities</b>	BE\$T is a micro-enterprise program that provides business training, ongoing business support and facilitates access to capital to help clients with limited financial resources develop their business.
<b>12</b>	<b>Project Name</b>	Boys & Girls Clubs - SK Teen Initiative
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support Services
	<b>Needs Addressed</b>	Services - Kitsap County
	<b>Funding</b>	CDBG: \$12,522
	<b>Description</b>	CDBG Funds requested will be used to support the Teen Coordinator position in the South Kitsap School District at Madrona Heights. The teen initiative provides activities and youth development for 200 area teens ages 13 to 18 during non-school hours. Over 50% of teens served are below 50% of AMI.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 youth ages 13-18, including youth with developmental disabilities.

	<b>Location Description</b>	Boys and Girls Clubs of South Puget Sound, 2150 Fircrest Dr SE, Port Orchard, 98366
	<b>Planned Activities</b>	Funding will support the new Teen Coordinator position for South Kitsap. The program provides youth programming with trained staff youth professionals on a consistent basis that youth can count on. Teens will pay a membership fee of \$5 per month to participate. Teens will have a safe positive place to go during high crime hours following the school day. Staff will conduct programs to teach kids the importance of good decision making and how to gain the skills they need to be successful in life.
<b>13</b>	<b>Project Name</b>	Boys & Girls Clubs - SK Elementary After School Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support Services
	<b>Needs Addressed</b>	Services - Kitsap County
	<b>Funding</b>	CDBG: \$12,442
	<b>Description</b>	CDBG Funds requested will be used to support a portion of the salary of a SK Elementary Site Coordinator at one site which provides youth development programs at Sidney Glen and Orchard Heights Elementary Schools. The Boys & Girls Clubs provide after school and summer programs to 800 youth ages 6 to 12 years of age to help them grow to be productive, caring, and responsible citizens.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	800 youth ages 6-12 years of age
	<b>Location Description</b>	South Kitsap Elementary Schools at Sidney Glen and Orchard Heights.
	<b>Planned Activities</b>	Project supports a portion of the salary of a Site Coordinator, which provides youth development programs after school and in summer programs to help them grow to be productive, caring, and responsible citizens.
<b>14</b>	<b>Project Name</b>	CK Food Bank - 2016 Salaries
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support Services

	<b>Needs Addressed</b>	Services - Kitsap County
	<b>Funding</b>	CDBG: \$34,454
	<b>Description</b>	CDBG funds requested will be used to support employee salaries of the Executive Director, Office Manager/Bookkeeper, Food Bank Supervisor and the Warehouse Manager/Driver to maintain and operate daily and regular services for food distribution and access to 6,600 unduplicated low income individuals in the Central Kitsap School District Boundary. In addition to the walk-in food bank, Central Kitsap Food Bank also serves seniors who are shut-ins.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6,600 low-income persons and seniors who are shut-ins will be served food and emergency rations for people in Kitsap County who would otherwise experience food shortages without the daily services provided.
	<b>Location Description</b>	CK Food Bank, 3537 NW Anderson Hill Rd., Silverdale, WA 98393
	<b>Planned Activities</b>	CDBG funds will pay a portion of the five (5) part-time CKFB staff salaries. There are two administrative positions, Executive Director and Office Manager/ Bookkeeper and three (3) support positions, Food Bank Manager 1 & 2 and Warehouseman/ Driver, all of which are needed to accomplish the daily operations of administration, inventory management (food), food distribution and deliveries.
15	<b>Project Name</b>	Helpline House - Community Connections
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support Services
	<b>Needs Addressed</b>	Services - Kitsap County
	<b>Funding</b>	CDBG: \$18,686
	<b>Description</b>	CDBG Funds requested will be used for partial salary costs of one professional social worker as part of the agency's Community Support Services program. The program utilizes four master's level social workers and will provide one-to-one scheduled and on-call assessments, referrals, support services and limited financial assistance as a bridge to stability for 1,312 individuals on Bainbridge Island and surrounding communities. More than 50% of those served are below 50% of AMI.
	<b>Target Date</b>	12/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,312 below 80% AMI will be served.
	<b>Location Description</b>	282 Knechtel Way NE, Bainbridge Island
	<b>Planned Activities</b>	Helpline provides information, referral, and application support for individuals needing basic needs met and also provides crisis intervention, case management, and mental health counseling when needed. Community Connections (CC) partially funds 4 master's degree social workers who provide individual assessments, referrals, support services, and limited financial assistance as a bridge to stability for community members. Grant funds will be used toward a portion of 1 social worker's salary.
16	<b>Project Name</b>	Kitsap Sexual Assault Center - Child Abuse Intervention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support Services
	<b>Needs Addressed</b>	Services - Kitsap County
	<b>Funding</b>	CDBG: \$14,857
	<b>Description</b>	CDBG funds requested will be used to for a portion of a Child & Family Advocate's salary who will provide advocacy and crisis intervention services for 40 children and persons with developmental disabilities who have been sexually abused and for their non-offending family members/caregivers.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 children and persons with developmental disabilities who have been sexually abused and their non-offending family members/caregivers.
	<b>Location Description</b>	Kitsap Sexual Assault Center, 600 Kitsap Street, Port Orchard, WA 98366
	<b>Planned Activities</b>	Funds will be utilized for the Child & Family Advocate's salary who will provide advocacy, support and crisis intervention services for 40 children and persons with developmental disabilities who have been sexually abused and for their non-offending family members/caregivers.

17	<b>Project Name</b>	SK Helpline - Employee Funding Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support Services
	<b>Needs Addressed</b>	Services - Kitsap County
	<b>Funding</b>	CDBG: \$34,445
	<b>Description</b>	CDBG funds requested will be used for a portion of payroll costs for the Executive Director, Operations Coordinator/Bookkeeper and a new part-time administrative support position at the food bank. South Kitsap Helpline provides groceries and other assistance including utility bills, rental assistance, prescriptions, gas vouchers and motel stays for 13,000 unduplicated individuals in the South Kitsap School District Boundary.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13,000 low-income individuals and families
	<b>Location Description</b>	SK Helpline, 1012 Mitchell Avenue, Port Orchard WA 98366
	<b>Planned Activities</b>	CDBG funds will provide people in crisis with healthy food, limited financial assistance (to help with utility/mortgage/rental costs, transportation vouchers, prescriptions) and access to other resources that can help our low-income neighbors better meet their on-going basic needs.
18	<b>Project Name</b>	YMCA - Child Care Scholarships
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Support Services
	<b>Needs Addressed</b>	Services - Kitsap County
	<b>Funding</b>	CDBG: \$20,760
	<b>Description</b>	CDBG funds requested will be used to provide 62 scholarships to allow eligible low-income children (ages 5 - 12) to participate in YMCA Child Care before and after school and as day camp during school breaks.
	<b>Target Date</b>	12/31/2016



<b>Estimate the number and type of families that will benefit from the proposed activities</b>	62 low-income elementary school-aged children in 14 Kitsap County schools
<b>Location Description</b>	Bremerton, Central Kitsap, and South Kitsap elementary schools
<b>Planned Activities</b>	After school childcare scholarships are provided for low-income elementary school-aged children at 4 Central Kitsap and 3 South Kitsap school sites. The program is state-licensed, includes structured activities, and incorporates evidence-based best practices that ensure high-quality youth development. Staff works collaboratively with school teachers and parents to align our activities with what is being taught in the classroom and to meet the unique needs of each student.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

All of Kitsap County’s allocation of CDBG funds and portion of HOME funds will be directed to projects county-wide, outside the City of Bremerton, that serve low-income populations. The City of Bremerton HOME funds will be targeted to housing in the City.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The county does not distribute funds specifically on a geographic basis. Kitsap County’s low-income population is fairly broadly distributed throughout the county. The county is committed to funding services and housing that reach those with the most need.

The projects funded during the 2016 Coordinated Grant Application Process serve North Kitsap; Central Kitsap; County-wide services and housing; and South Kitsap areas. The HOME funds portion set-aside for the City of Bremerton will provide homebuyer assistance in the City Limits of Bremerton. The full description of each activity and its location is available in Projects Table AP35 of this Action Plan.

## Affordable Housing

### AP-55 Affordable Housing - 91.220(g)

#### Introduction

The County will continue to utilize CDBG/HOME funds in ways that balance the affordable housing needs for both low-income and special needs individuals/families with rental and homeownership opportunities throughout the County. CDBG/HOME funding will be used, wherever possible, in ways that increase and maximize other funding sources to projects. USDA Rural Development, State Housing Trust Funds, Low-Income Housing Tax Credits, Homeless Housing Grant Program (2163), SHOP funds, Affordable Housing Grant Program (2060), private grants and foundations are but a few of the funding sources that our low-income housing partners will seek funding with CDBG/HOME commitments in hand. Self-help homeownership as well as down payment assistance for existing housing stock will be supported. The segments of the population that have been identified as having special housing needs are the elderly and frail elderly, persons with mental, physical or developmental disabilities, persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence and persons discharged from institutions.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	22,188
Special-Needs	303
Total	22,491

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	22
Rehab of Existing Units	189
Acquisition of Existing Units	6
Total	217

**Table 6 - One Year Goals for Affordable Housing by Support Type**



## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The two public housing authorities in Kitsap County, Bremerton Housing Authority and Kitsap County Consolidated Housing Authority dba Housing Kitsap, work with their housing residents to meet their needs as well as encourage their participation in programs that will lead to greater self-sufficiency.

Kitsap County Consolidated Housing Authority dba Housing Kitsap has made significant strides in reorganizing and rehabilitating their subsidized and public housing portfolio. At the same time they are looking at how best to preserve existing subsidized housing with expiring affordability periods. There are all types of families on the Housing Kitsap Public Housing and 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.

Over the last 8 years Bremerton Housing Authority (BHA) has transformed its inventory of public housing units. In 2007, BHA had two public housing developments, West Park (581 units) and Tara Heights (21 units). The revitalization plan for West Park resulted in a reduction in public housing units from 581 to 179, but an increase in total affordable units from 581 to 624 (a combination of replacement public housing, tenant protection Housing Choice Vouchers, Low Income Housing Tax Credit units, project-based Section 8 vouchers, Section 202 project-based rental assistance, and first-time homebuyer assistance). In 2014, BHA completed a HUD Rental Assistance Demonstration (RAD) conversion of the 21-unit Tara Heights development from public housing to project-based Section 8 rental assistance. All units remain affordable with no net loss in inventory available to lower-income households.

### **Actions planned during the next year to address the needs to public housing**

Over the next year, Housing Kitsap plans to continue to make investments in their public housing stock. They will use CDBG funding to make capital improvements such as exterior painting, roofing, siding, and accessibility upgrades.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Both Housing Kitsap and the 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 Cafe, a hand-on job training facility.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The Homeless Housing Grant Program, the Consolidated Homeless Grant Program, and the Affordable Housing Grant Program participate in the Coordinated Grant Application process to address the need of the homeless populations. All funding applications related to homelessness will be funded from these sources in Kitsap County. The Kitsap Homeless Housing Plan will guide the allocation of resources.

\$897,120 of Homeless Housing Grant Program (HHGP) funds and \$229,122 of Affordable Housing Grant Program (AHGP) funds were allocated to a variety of projects addressing homelessness for 2016. These projects include services and housing for homeless individuals and families as well as programs designed to prevent homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

Outreach to homeless persons in 2016 will include community-wide referrals to the coordinated entry program, the Housing Solutions Center, which provides intake, assessment and referrals to emergency housing and support services. 2016 programs for unsheltered persons include Salvation Army's social services program and new hygiene center, as well as existing faith-based outreach to unsheltered individuals.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In 2016 the range of existing emergency shelter options (include shelters for men, shelters for women with children, shelters for families, a shelter for survivors of domestic violence, and a shelter for unaccompanied young adults) will continue operations and referrals to other community services. Transitional housing units will provide housing for up to two years for families who need case management and supports to regain self-sufficiency.

**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**

Priority will be given to making shelter stays as short as possible and utilizing rapid rehousing programs whenever possible, as funding permits. Housing case management and early connections with employment, education, and skill-building services assist households to increase self-sufficiency and avoid future homelessness. The Compass Vocational Program provides homeless-specific employment services, beginning during shelter stays. Homeless households are prioritized for subsidized housing through the Housing Kitsap Housing Stabilization Program, and several Bremerton Housing Authority programs provide Section 8 vouchers for households successfully transitioning to permanent housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In 2016 existing prevention programs will provide short-term rental assistance for eviction prevention, as well as first/last/deposit funding for households with sufficient income to maintain housing after these supports. Kitsap Mental health will continue its program working with jail inmates with mental health issues prior to discharge to coordinate their housing upon exit. West Sound Treatment Center is piloting a program to work with people with substance abuse disorders who are exiting jails. West Sound Youth for Christ will continue to provide independent living case management for foster kids who are aging out of the system to improve housing stability outcomes. All of these programs that coordinated exits to stable housing from systems of care are unable to serve all individuals in need of these services.

## **Discussion**

N/A



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Kitsap County and the City of Bremerton, like all jurisdictions in Washington State, have land use policies implementing the Growth Management Act. In general these policies drive new development towards designated urban growth areas that can support higher densities and better infrastructure such as sewers, public water supply, storm-water controls, more efficient transportation systems and public parks.

Kitsap County and its cities engage in ongoing efforts to advance policy for increasing the supply of affordable housing. Effort has been made to coordinate planning activities among jurisdictions, streamline the permit process and include incentives for affordable housing development.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Through the planning process for the Kitsap County Comprehensive Plan update, goals and strategies have been identified to address barriers to affordable housing and included in the Housing Element. County staff, along with local housing providers and developers, will continue to work together to identify and implement policies that encourage and increase the production of affordable housing.

### **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

There is a significant and growing need for affordable housing, and agencies including CHDOs with the ability to successfully develop new units in Kitsap County. A challenging environment for obtaining financing for the construction of new affordable rental units, as well as preservation of existing subsidized properties, has resulted in a growing need in the rental housing market. The County will continue to explore new and innovative ways to increase affordable housing and expand economic opportunities for low-income individuals and families, in spite of the decline in Federal and State funding.

### **Actions planned to address obstacles to meeting underserved needs**

Kitsap County has a wide variety of non-profit and government agencies working together to address our community's most pressing needs. Kitsap Continuum of Care Coalition is actively meeting, planning and working to address homeless. Our county has fully implemented HMIS and conducts an annual Point in Time Count. The Homeless Housing Plan is being updated in 2015 and there are groups working on veteran's homelessness and chronic homeless on the streets.

### **Actions planned to foster and maintain affordable housing**

Kitsap County has made affordable housing a high priority for CDBG and HOME funds. The Kitsap Homeless Housing Plan contains strategies to address housing barriers experienced by people experiencing homelessness. Kitsap County has also implemented the Housing Solutions Center to provide people experiencing housing problems a single point of contact for information and referral. Through the projects funded for 2016, Kitsap County will continue to foster and maintain affordable housing throughout the county.

### **Actions planned to reduce lead-based paint hazards**

Housing units assisted with CDBG and HOME funds are evaluated for potential lead hazard. Programs providing rehabilitation or weatherization services have staff trained in lead hazard evaluation and lead safe work practices.

### **Actions planned to reduce the number of poverty-level families**

Kitsap County will continue to target grant funds towards projects that serve the lowest income households.

### **Actions planned to develop institutional structure**

Kitsap County has a wide variety of non-profit and government agencies working together to address our community's most pressing needs. Kitsap Continuum of Care Coalition is actively meeting, planning and working to address homeless. Our county has fully implemented HMIS and conducts an annual Point in Time Count. The Homeless Housing Plan was updated in 2015 and there are groups working on veteran's homelessness and chronic homeless on the streets.

**Actions planned to enhance coordination between public and private housing and social service agencies**

Through a coordinated application process each year CDBG and HOME funds along with Homeless Housing Grant funds and Affordable Housing Grant funds are awarded. This process has improved coordination of funding and allows better targeting of funds. These funding sources 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. Beginning in 2015 the City of Bremerton will utilize an RFP process to allocate its CDBG funds which will be targeted towards economic development.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

100% of CDBG funds will be used for activities that benefit low- and moderate income persons. 15% of Kitsap County's CDBG funds are allocated to Public Service projects. The remaining CDBG funds are used for Capital projects and economic development projects.

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

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in CFR 92.254, is as follows:

HOME assisted homebuyers assisted through the Housing Kitsap DPA program and Community Frameworks Built in Bremerton Program are subject to Recapture provisions. Resale provisions will be used for the Ferncliff Village project. Kitsap County's Recapture and Resale provisions are include in the Appendix of this Consolidated Plan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

If a program or project does not meet its affordability requirements through change in ownership, change in use, or other failure to adhere to contractual obligations, Resale or Recapture provisions are triggered in order to continue the HOME investment to its intended recipient. Either Resale or Recapture provisions are set forth in each project/program's contract as well as in each HOME written agreement executed with the homebuyer. Homeownership projects funded with HOME are subject to the following period of affordability which is included in the HOME written agreement for each homeowner:

<b><u>HOME assistance provided per unit</u></b>	<b><u>Period of Affordability</u></b>
Under \$15,000	5 Years
Between \$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt.

## Appendix 1

### Kitsap County Recapture and Resale Policy for HOME Funded Projects

#### **Recapture**

All direct assistance to homebuyers funded with HOME will follow recapture provisions as follows:

1. The homebuyer must enter into restrictive covenant outlining recapture requirements.
2. The PJ will record a lien on the property securing the asset until expiration of the Period of Affordability.
3. The homebuyer may sell the home at any time during the Period of Affordability, to any willing buyer, and at the price the market will bear.
4. In the event of voluntary or involuntary sale during the Period of Affordability, the PJ will recapture the HOME investment not to exceed net proceeds which is enforced through a HOME Agreement executed with the homebuyer at closing of the loan.

Net Proceeds = [Sale Price] – [Non-HOME Debt] – [Closing Costs]

#### **Resale**

All other homebuyer projects where HOME funds are used in the development of housing will follow resale provisions as follows:

1. The length of the affordability period (based on the dollar amount of HOME funds invested in the unit; either 5, 10, or 15 years)
2. Subject property must be homebuyer's principal residence at all times during the Period of Affordability.
3. Property is sold to an income qualified homebuyer with an income between 51-80 percent of Area Median Income for Kitsap County, as published by HUD. The property must be sold at a price that is "affordable to a reasonable range of low-income buyers." The sales price shall be set such that the amount of Principal, Interest, Taxes and Insurance does not exceed 30% of the new buyer's annual income. The Kitsap County Block Grant Program must approve the resale price.
4. The owner shall receive a fair return on their investment. Fair Return on Investment means the total homeowner investment which includes the total cash contribution (excluding standard maintenance) plus the approved capital improvements as described below:

- a) The cost of any capital improvements, documented with receipts provided by the homeowner, including but not limited to:
    - i. Any additions to the home such as a bedroom, bathroom, or garage;
    - ii. Replacement of heating, ventilation, and air conditioning systems;
    - iii. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and which were not installed through a federal, state, or locally-funded grant program; and
    - iv. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.
  - b) All capital improvements will be visually inspected to verify their existence.
5. The **Housing Price Index (HPI)** of the **Federal Housing Finance Agency** will be used as the index to determine fair return on investment. The percentage of change as calculated by the HPI projects what a house purchased at a point in time would be worth today if it appreciated (or depreciated) at the average rate for all homes in the areas. The calculation shall be performed for the Bremerton-Silverdale Metropolitan Statistical Area (MSA).
6. Calculating Fair Return on Investment: Calculating the Fair Return to the original homeowner would be as follows:

Step 1: Owner cash contribution at closing + capital improvements x HPI% change= fair return on initial & capital investments

Step 2: The results are then added to the owner's cash contribution + capital improvements to get the total return to the original homebuyer at sale.

## Appendix 2 - Glossary

**Annual Action Plan:** This document allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG and HOME programs. It is submitted to HUD 45 days prior to the start of the City's and County's program year or no later than November 15 and is developed in accordance with federal regulations (24 CFR Part 91)

**Affordability:** Housing is considered affordable if a household pays 30% or less of their income for all housing costs.

**Area median income:** This income is not adjusted for household size like the median family income, and so it is usually a smaller number.

**Citizen Participation Plan:** This plan is prepared to facilitate and encourage public participation and involvement in the Consolidated Plan process and the City's and County's CDBG program, especially by low- and moderate-income persons. The plan identifies the public participation requirements as identified by federal regulations (24 CFR Part 91)

**Community Development Block Grant (CDBG) Program:** This is a federal grants program administered by the U.S. Department of Housing and Urban Development (HUD). The program allocates money to eligible cities and counties throughout the nation to assist low- and moderate-income households and neighborhoods. The funds may be used for activities such as housing rehabilitation, affordable housing assistance, community services, and community development activities such as the construction or rehabilitation of community facilities and economic development.

**HOME Investment Partnership Program (HOME):** HOME is a Federal block grant funding authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Program regulations are at 24 CFR Part 92. HOME funds are provided to eligible grantees in local governments, often in partnership with local nonprofit groups-to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership. HOME's requirement that participating jurisdictions (PJs) match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

**Consolidated Annual Performance Evaluation Report (CAPER):** This document reports on the progress in carrying out the Consolidated Plan and Annual Action Plan. The report is prepared annually by the County in accordance with federal regulations (24 CFR Part 91). It is due to HUD no later than 90 days after the end of the County's fiscal year or March 31.

**Consolidated Plan:** This document serves as the County's application for CDBG funds and sets forth the priorities and strategies to address the needs of primarily low- and moderate-income persons and areas in the county. It typically covers a five-year time period. It is submitted to HUD 45 days prior to the start of the County's fiscal year or no later than November 15 and is developed in accordance with federal regulations (24 CFR Part 91).



**Consolidated Plan Documents:** These include the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

**Cost burden:** HUD defines any household paying more than 30% of household income on housing expenses as “cost-burdened.”

**Low- and Moderate-Income Households (LMI):** These are households earning less than 80% of the area median income (AMI). They are broken down into the following income designations:

**Extremely Low-Income:** households with incomes less than 30% of the area median family income, adjusted for household size

**Housing costs:** Rental costs include rent and utilities. Homeownership costs include mortgage principal and interest, taxes, insurance and utilities.

**Low-Income:** households with incomes between 31 and 50% of the area median family income, adjusted for household size. The term can also be used to describe any household making 80% or less of median family income.

**Moderate-Income:** households with incomes between 51 and 80% of the area median family income, adjusted for household size

**Low- and Moderate-Income Area Neighborhood (LMA):** In general, this is defined as census tract(s) or block group(s) where a minimum of 51% of the residents have low or moderate incomes (i.e., not exceeding 80% of the area median family income).

**Median Family Income (MFI):** HUD surveys major metropolitan areas annually to develop an index of median family income by household size. HUD publishes income limits for every Fair Market Rent area with adjustments for family size and for areas that have unusually high or low income-to-housing-cost relationships. For 2015 the median income for Kitsap County is \$74,600.

**Program Year:** The "program year" chosen by the Kitsap County and the City of Bremerton is January 1 through December 31, which is the same as the County and the City’s fiscal year.

**Severe cost burden:** Any household paying more than 50 percent of household income on housing expenses.

**Substandard Housing:** HUD has defined “substandard” to mean housing which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit for the family’s exclusive use, without electricity or with inadequate or unsafe electrical service, without safe or adequate source or heat, and should but does not have a kitchen, or has otherwise been declared unfit by the government. (24 CFR Part 5.425)