



## Kitsap Regional Coordinating Council

### Kitsap Regional Coordinating Council (KRCC)

#### Land Use Technical Advisory Committee (LUTAC)

#### December 8, 2022 Meeting Summary | Convened via Teleconference

Decisions and Recommendations		
<ul style="list-style-type: none"><li>LUTAC recommended developing a new housing target methodology that incorporates Kitsap-specific policy considerations.</li></ul>		
Actions	Person Responsible	Status
1. Post the approved November 10 LUTAC summary to the KRCC website.	KRCC Staff	Complete
2. Provide jurisdictions information about 2020 – 2022 growth in the Urban Growth Areas (UGAs) associated with cities.	Eric Baker	In Progress
3. Communicate with the Department of Commerce about their presentation during the February 7 KRCC Board meeting.	KRCC Staff	In Progress
4. Communicate with the Department of Commerce about LUTAC's housing target questions.	KRCC Staff	In Progress
5. Draft the 2022 annual annexation report.	KRCC Staff	Complete

### 1. Welcome and Introductions

Sophie Glass, KRCC staff, welcomed LUTAC members to the December 8 meeting. She reviewed the meeting objectives and topics. Attachment A lists the LUTAC members and other presenters in attendance.

### 2. Old Business

- Meeting Summary Review:** LUTAC members reviewed the November 10 meeting summary. They did not raise any comments or concerns. KRCC staff will post the summary to the KRCC website.

### 3. Committee Updates and Work in Progress

- Population and Employment Growth Allocation Process:**
  - Discuss jurisdictions' approaches to 2022 population and employment numbers:** Sophie reminded LUTAC members that, during the November LUTAC meeting, they began discussing the potential need for jurisdictions to grow their 2020 population and employment numbers to 2022 to allow for accurate comparisons regarding land capacity for the 2024 Comprehensive Plan.

LUTAC members from Port Orchard, Poulsbo, and Bremerton shared that their jurisdictions plan to add actual development that occurred between 2020 and 2022 to the 2020 population and employment numbers. They do not plan to re-run land capacity analyses for 2022.

Eric Baker offered to provide jurisdictions information about growth in the Urban Growth Areas (UGAs) associated with cities.

LUTAC members discussed the methodology of identifying growth between 2020 and 2022. They considered whether it would be accurate to assume that all



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developments that have been built are fully occupied. They also considered whether the counts should be based on final permits or occupancy permits.

LUTAC members agreed to continue this conversation at the January LUTAC meeting.

### b. Housing Target Allocation Process:

- **Initial housing target outcomes from Commerce's methodologies:** KRCC staff shared Commerce's draft Housing for All Planning Tool (HAPT) spreadsheet. The spreadsheet includes draft housing targets based on two allocation methodologies: Methodology A and Methodology B.

LUTAC members shared the following comments:

- Methodology A does not acknowledge that some jurisdictions already have housing stock under 80% Area Median Income (AMI).
- Methodology B includes negative numbers; LUTAC members would need guidance from Commerce about how to approach negative numbers.
- Methodology B targets a large amount of housing in rural areas, but existing policies discourage growth in rural areas.
- The persons per household number used in the HAPT is significantly lower than the persons per household number that jurisdictions are using in their individual plans.
- It would be helpful to have separate lines in the HAPT that show Silverdale, Kingston, Central Kitsap, and each of the UGAs associated with cities.
- Each of the Kitsap jurisdictions is working on or has developed some form of Housing Action Plan.

LUTAC members noted that Kitsap could choose to use its own methodology, and identified several considerations that a new methodology should incorporate:

- Existing supportive services
- Recognition of existing affordable housing
- Recognition of land costs in jurisdictions
- Station area planning along the planned High-Capacity Transit routes
- Individual jurisdictions' conversations
- Jurisdictions' Housing Action Plans
- Excluding new construction of <80% AMI in rural areas and measures to strive to prevent displacement of existing <80% AMI housing
- Separate numbers for Silverdale, Central Kitsap, Kingston, and UGAs associated with cities

LUTAC members shared the following questions for Commerce staff:

- Would it be possible for the HAPT to break out Unincorporated Kitsap County so that it has separate lines for Silverdale, Kingston, Central Kitsap, and each of the UGAs associated with cities (Poulsbo UGA, Port Orchard UGA, Bremerton UGA)?
- For the HAPT, what were Commerce's assumptions regarding persons per household?



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- If Kitsap uses its own methodology for developing housing targets, can this methodology exclude rural areas from <80% AMI?
- How do housing targets developed as part of this process relate to housing targets that jurisdictions develop as part of their individual Housing Action Plans?

LUTAC members requested that KRCC staff take the following next steps:

- Identify existing social service providers.
  - Gather housing targets from jurisdictions' housing needs assessments.
  - Connect with staff from King County, Snohomish County, and Pierce County to understand their approaches to developing housing targets.
- c. **2023 Land Use Meeting Plan:** Sophie shared that the KRCC Executive Committee was in support of additional LUTAC meetings in 2023 and adjusted the KRCC budget accordingly. The Executive Committee also recommended that the February 7 KRCC Board meeting be a study session about housing targets, including an overview from the Department of Commerce. The KRCC Board approved the adjusted budget during the December 6 Board meeting.

LUTAC members recommended that Commerce's presentation on February 7 focus on implications of HB 1220 on jurisdictions' planning processes. They also recommended that Sophie lead the presentation about Commerce's methodologies.

LUTAC members added draft topics to LUTAC and PlanPOL meetings within the tentative 2023 KRCC land use meeting plan.

### 4. Administrative Agenda

- a. **Annual Annexation Report:** LUTAC members shared that no jurisdictions completed annexations in 2022. KRCC staff will draft the annual annexation report.
- b. **Puget Sound Regional Council (PSRC) Regional Staff Committee Appointments:** LUTAC members edited the draft KRCC LUTAC roster and draft roster of KRCC appointees to the PSRC Regional Staff Committee.

### 5. Wrap Up

- a. **Recap:** Sophie reviewed the decisions and action items listed in the table above.

### 6. Adjourn



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### Attachment A: List of LUTAC Members in Attendance (Virtual Participation Only)

Name	Affiliation (alphabetical)
1. HB Harper	City of Bainbridge Island
2. Andrea Spencer	City of Bremerton
3. Nick Bond	City of Port Orchard
4. Jim Fisk	City of Port Orchard
5. Andrew Oliver	Leland Consulting/City of Port Orchard
6. Heather Wright	City of Poulsbo
7. Eric Baker	Kitsap County
8. Ed Coviello	Kitsap Transit
9. Nicole Leaptrot-Figueras	Naval Base Kitsap
10. Allison Satter	Naval Base Kitsap
11. Erika Harris	Puget Sound Regional Council
12. Alison O'Sullivan	Suquamish Tribe
13. Yvette Liufau	Washington State Department of Transportation
Sophie Glass	KRCC Technical Director
Pauline Mogilevsky	KRCC Land Use Program Lead