



**Kitsap Regional Coordinating Council (KRCC)
Land Use Policy Committee (PlanPOL) Meeting Summary**

March 21, 2023 Meeting | 12:30 – 2:00 PM

Key Decisions		
<ul style="list-style-type: none">PlanPOL approved the September 20, 2022 PlanPOL meeting summary as final.		
Action Items	Who	Status
1. Post the approved September 20 PlanPOL summary on the KRCC website.	KRCC Staff	Complete
2. Review Puget Sound Regional Council's draft report that recommends certification of the Kitsap Countywide Planning Policies and share any concerns by Friday, March 24.	PlanPOL Members	Complete

A. WELCOME AND INTRODUCTIONS

Sophie Glass, KRCC Program Director, welcomed participants to the meeting. See Attachment A: Meeting Attendees for a list of PlanPOL members and observers.

B. COMMITTEE UPDATES AND ACTION ITEMS

September 20, 2022 PlanPOL Meeting Summary: PlanPOL members reviewed the meeting summary from the September 20 PlanPOL meeting. The summary was approved with no comments or revisions. KRCC staff will post the approved summary on the KRCC website.

Puget Sound Regional Council (PSRC) Recommended Certification for Kitsap's Countywide Planning Policies (CPPs): Liz Underwood-Bultmann shared that PSRC provides reviews of CPPs, local Comprehensive Plans, and other plans and prepares reports to the PSRC Board to document these plans. PSRC provided its draft report regarding the Kitsap CPPs to KRCC for a courtesy review. In this draft report, PSRC recommended certification of the CPPs. In addition to recommending certification, the draft report includes PSRC's additional recommendations for KRCC to consider in future CPP updates or in Comprehensive Plans.

PlanPOL members did not raise any comments or questions regarding PSRC's draft report. Sophie noted that PlanPOL members can share any concerns about the draft report with PSRC or KRCC staff by Friday, March 24.

C. NEW BUSINESS AND WORK IN PROGRESS

Housing Allocation Presentation: Sophie shared a slide deck summarizing LUTAC's work in developing a draft approach for housing allocations. The slide deck is available in the [March 21 PlanPOL packet, page 14](#).

Heather Wright shared that every county in the Puget Sound region has been working on this challenging question. LUTAC members met in person at the Suquamish Tribal Council Chambers in

early March and, after many meetings grappling with this question, determined that using the Department of Commerce's Methodology A to allocate housing need would be the soundest approach. Eric Baker emphasized that using Methodology A would present the least risk of litigation.

PlanPOL members asked the following questions:

- Mayor Erickson asked why Poulsbo's current estimated supply of permanent supportive housing is zero.
 - LUTAC and PlanPOL members explained that Poulsbo's existing low-income housing does not meet the definition of permanent supportive housing. To qualify as permanent supportive housing, the housing must include wraparound services, such as coordination for medical care, mental health care, addiction treatment, transportation to offsite services, and other supportive services.
 - Mayor Wheeler shared that the only current permanent supportive housing project in Kitsap County is the recently opened Pendleton Place in Bremerton. Building Pendleton Place took significant time and funding from many agencies working together.
- Mayor Putaansuu asked what the consequences would be if these allocations are not met.
 - LUTAC members explained that Commerce staff indicated that jurisdictions are not responsible for building housing; they are only responsible for providing capacity in zoning codes and removing barriers to development of housing that meets allocated housing needs.

PlanPOL members shared the following considerations:

- Implementation of meeting housing needs:
 - PlanPOL members noted that jurisdictions are not currently receiving enough funding from federal or state sources to create permanent supportive housing that meets the indicated housing needs.
 - Mayor Putaansuu emphasized that the state requires KRCC to allocate the total housing need among jurisdictions. KRCC cannot reduce this total countywide number.
 - Commissioner Bozeman noted that growth in housing units requires more funding for infrastructure and capital facilities such as roads, parks, and schools.
 - Chairman Forsman emphasized the scale of the housing need in the community. He noted that meeting this need will be a challenge that requires creativity, and that social service infrastructure is an important piece of permanent supportive housing.
- Methodology for allocating housing needs:
 - Councilmember Hytopoulos expressed concern with using an approach to allocating housing that is not tailored to individual jurisdictions. She expressed concern that agreeing to allocate this much housing could put jurisdictions at risk for future challenges if the housing needs are not met. She shared that the Bainbridge Island City Council will discuss housing allocations at the March 21 Council meeting.
 - Mayor Wheeler expressed support for using Methodology A and recommended including a footnote that states that the purpose of the housing allocations is for jurisdictions to ensure capacity is available and impediments to developing housing are removed.

- Mayor Erickson noted that while she plans to approve the approach of using Methodology A, it will be untenable to implement because of funding constraints.
- Mayor Putaansuu shared that he is supportive of using Commerce's Methodology A to allocate housing need for the reasons that LUTAC members brought up. He agreed that building housing is beyond jurisdictions' control and would require significant funding from outside sources, but that jurisdictions can take the step of planning for and facilitating housing development.
- Commissioner Garrido noted that she defers to Kitsap County staff's analysis of which allocation approach to take.

Sophie thanked PlanPOL members for their feedback and noted that LUTAC will discuss this feedback during their March 23 meeting. During the April 18 PlanPOL meeting, PlanPOL will have the opportunity to move draft housing allocations forward to the KRCC Board.

D. ADMINISTRATIVE AGENDA

Affordable Housing Round Robin:

Mayor Putaansuu shared that Port Orchard is working on a Housing Action Plan. After the Housing Action Plan is complete, Port Orchard intends to modify its Multi-Family Tax Exemption (MFTE) program to ensure that the City's policies include meaningful incentives to building housing.

Mayor Erickson shared that the application for the Nordic Cottage project, which is being funded by the City of Poulsbo, was formally submitted. After it goes through the application process, the City will put out a Request for Proposal for construction. Poulsbo has also submitted an application for federal vouchers for tenants. Mayor Erickson hopes that the project will break ground by the end of 2023. The City owns the plans for this project, and can replicate it throughout the community in the future.

Mayor Wheeler shared that he will participate in a panel at the League of Women Voters Affordable Housing Summit. He also shared that the City of Bremerton has contributed over \$3 million to subsidized affordable housing projects and updated zoning to allow duplexes, triplexes, townhomes, and accessory dwelling units in parts of the City.

Councilmember Hytopoulos and Councilmember Quitslund shared that Bainbridge Island is working on its Housing Action Plan and Winslow Subarea Plan. A significant focus of the Subarea Plan is accommodating affordable housing. The Bainbridge Island City Council has also expressed strong support for building affordable housing on the soon-to-be abandoned police station near the ferry terminal.

Eric Baker shared that Kitsap County is exploring an MFTE program in Silverdale and Kingston. The County is focusing on both affordable housing and market-rate housing. The County is using federal funding for several projects in Bremerton. The County has also released debt owed to it by Housing Kitsap, which will allow for greater investment by Housing Kitsap into the community.

Legislative Session Updates:

PlanPOL members discussed SB 5466, which relates to zoning near certain transit assets. Mayor Putaansuu noted that all cities in Kitsap County have expressed opposition toward the bill, and that the Association of Washington Cities also has concerns.

Mayor Wheeler expressed the need for Kitsap jurisdictions to find an approach for working with the legislature and Governor's office in an effective way that prevents the continuous introduction of bills that could be harmful to cities. He also expressed appreciation for the good work that legislators do to bring funding and other support to jurisdictions. Sophie noted that, per the KRCC Executive Committee's direction, KRCC will invite legislators to the June KRCC Board meeting. This will be an opportunity for KRCC members to discuss concerns, gratitude, and ideas with legislators.

Next PlanPOL Meeting: Sophie shared that the next PlanPOL meeting will be on April 18, 2023.

E. PUBLIC COMMENTS

There were no public comments at this meeting.

F. ADJOURN

The meeting adjourned at 1:50 p.m.

Attachment A: Meeting Attendees

NAME	JURISDICTION (ALPHABETICAL)
PLANPOL MEMBERS	
Councilmember Kirsten Hytopoulos	City of Bainbridge Island
Councilmember Jon Quitslund	City of Bainbridge Island
Mayor Greg Wheeler	City of Bremerton
Commissioner Cary Bozeman	Port of Bremerton
Commissioner Charlotte Garrido	Kitsap County
Allison Satter	Naval Base Kitsap
Mayor Rob Putaansuu	City of Port Orchard
Mayor Becky Erickson	City of Poulsbo
Chairman Leonard Forsman	Suquamish Tribe
OBSERVERS	
HB Harper	City of Bainbridge Island
Jennifer Sutton	City of Bainbridge Island
Ellen Schroer	City of Bainbridge Island
Garrett Jackson	City of Bremerton
Arne Bakker	Port of Bremerton
James Weaver	Port of Bremerton
Eric Baker	Kitsap County
Joe Morrison	Kitsap Economic Development Alliance
Ed Coviello	Kitsap Transit
Marla Powers	Port Gamble S'Klallam Tribe
Julie Raymond	Port Gamble S'Klallam Tribe
Nick Bond	City of Port Orchard
Jim Fisk	City of Port Orchard
Heather Wright	City of Poulsbo
Erika Harris	Puget Sound Regional Council
Liz Underwood-Bultmann	Puget Sound Regional Council
Alison O'Sullivan	Suquamish Tribe
Crystal Koch	<i>No affiliation listed</i>
STAFF	
Sophie Glass	KRCC Technical Director
Pauline Mogilevsky	KRCC Land Use Program Coordinator