

# KRCC Board Meeting

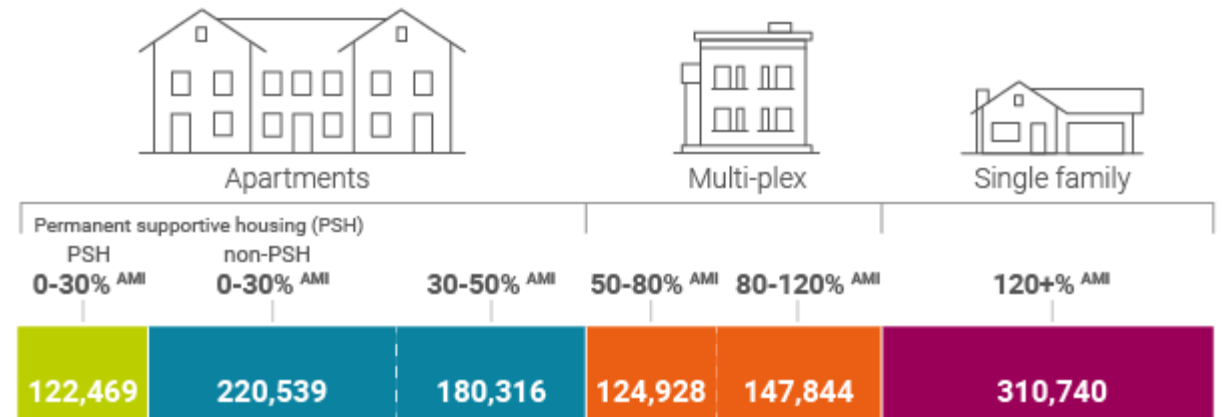
May 2, 2023



# Overview of Housing Allocation

In 2021, House Bill 1220 amended the Growth Management Act (GMA) to instruct local governments to “plan and accommodate” for (rather than “encourage”) housing affordable to all income levels.

Future housing needs broken down by area median income (AMI) groups



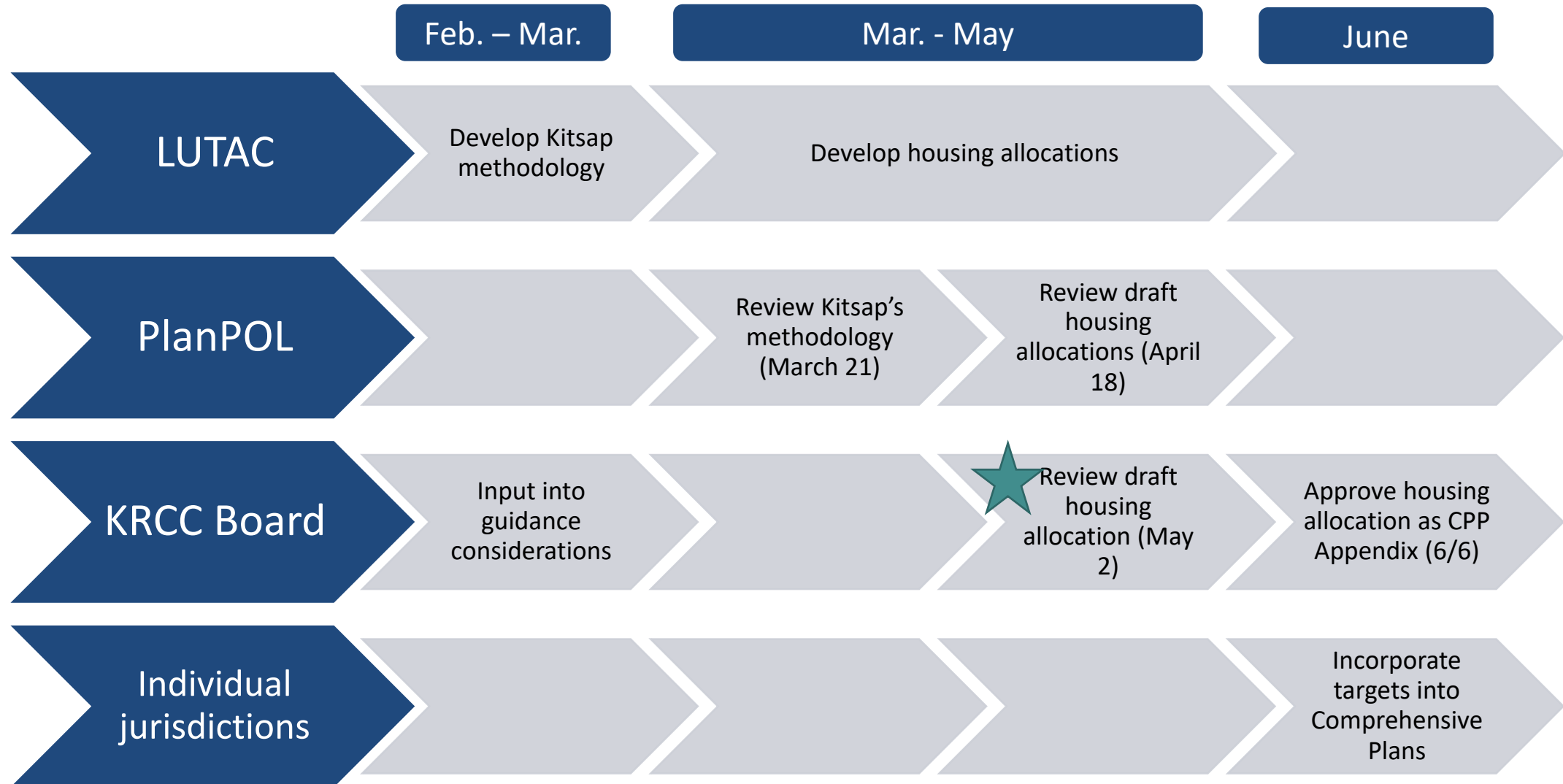
**1.1 Million** new homes will be needed in the next 20 years

In addition, there will also need to be:

**91,357** Emergency housing beds (temporary housing)

Source: Department of Commerce

# Process Overview



# Methodology Choices

## Methodology A

Assumes all housing needs are accommodated through new housing production. All jurisdictions get the same share of new growth at each income level

## Methodology B

Assumes all jurisdictions accommodate equivalent shares of total countywide housing need at each income level, proportional to their size (can result in negative allocations)

## Kitsap Methodology

Adjusts for local factors unique to Kitsap  
Balances fair, achievable, and smart growth

# Methodology Choices

## Methodology A

Assumes all housing needs are accommodated through new housing production. All jurisdictions get the same share of new growth at each income level

## Methodology B

Assumes all jurisdictions accommodate equivalent shares of total countywide housing need at each income level, proportional to their size (can result in negative allocations)

## Kitsap Methodology

Adjusts for local factors unique to Kitsap  
Balances fair, achievable, and smart growth

# Kitsap's Initial Preferred Methodology



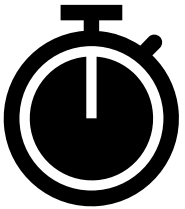
## Use Commerce's Methodology A

- *Adjust persons per household calculations in each jurisdiction's respective Comprehensive Plan*

# Why Methodology A?



- Commerce recommended that counties use Methodology A if they do not create their own methodology.



- A custom methodology would require considerable time and cost, which would affect the timeline for developing the Comprehensive Plan.



- Final guidance from the Department of Commerce is still not published.



- The Department of Commerce's models/methodology is not available to work off from to develop a methodology.

Allocations Based on Commerce's Methodology A		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)
		0-30%								
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Kitsap County	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153
	Allocation Method A (2020-2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612
Bainbridge Island city	Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578	0
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560	83
Bremerton city	Estimated Housing Supply (2020)	18,351	1,346	106	3,030	8,960	2,496	879	1,534	316
	Allocation Method A (2020-2044)	9,556	1,824	800	1,566	1,316	678	667	2,705	403
Port Orchard city	Estimated Housing Supply (2020)	6,209	288	0	619	2,051	1,246	717	1,288	11
	Allocation Method A (2020-2044)	4,943	944	414	810	680	351	345	1,399	209
Poulsbo city	Estimated Housing Supply (2020)	5,116	356	0	422	1,062	915	594	1,767	1
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560	83



# Next Steps

- KRCC Board votes on housing allocations on June 6

