

Kitsap County Community Investments in Affordable Housing

Department of Human Services

Kitsap Regional Coordinating Council

March 5, 2024



Strategic Planning Team

- ◆ Stakeholder Representation
 - ◆ County staff
 - ◆ City Staff (Port Orchard & Bremerton)
 - ◆ PHAs
 - ◆ Non-profit developer
 - ◆ Builder
 - ◆ Service Providers
 - ◆ Equity/Housing Justice
- ◆ 3 Meetings over six weeks
- ◆ Resulted in first policy plan

Who CIAH Serves

1590 -> ~\$4.5M

- ◇ Any of the following earning less than 60% of Area Median Income (AMI):
 - ◇ Persons with behavioral health disabilities;
 - ◇ veterans;
 - ◇ senior citizens;
 - ◇ Persons who are homeless or at-risk of being homeless, including families with children;
 - ◇ unaccompanied homeless youth or young adults;
 - ◇ persons with disabilities; or
 - ◇ domestic violence survivors

1406 -> ~\$475,000

- ◇ Any person earning less than 60% of Area Median Income (AMI):

	30% AMI	60% AMI
1	\$22,900	\$45,800
2	\$26,150	\$52,300
3	\$29,400	\$58,800
4	\$32,650	\$65,300

What CIAH Does

1590 -> ~\$5M

At least 60% of the funds must be used to:

- ◆ **Construct** or **acquire** affordable housing (emergency shelter, transitional housing, and supportive housing [PSH]) which may include new units of affordable housing within an existing structure, and facilities providing housing-related services, or acquiring land for these purposes; **or**
- ◆ **Construct** or **acquire** behavioral health-related facilities, or acquiring land for these purposes; **or**
- ◆ Fund the **operations** and **maintenance** costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

Up to 40% may be used on:

- ◆ operation, delivery, or evaluation of behavioral health treatment programs and services or housing-related services.



What CIAH Does

1406 -> ~\$475,000

- ◆ Acquire, rehabilitate, or construct affordable housing
 - ◆ May include new units within an existing structure or facilities providing supportive housing services
- ◆ Operation and maintenance costs of new units of affordable or supportive housing
- ◆ Rental assistance



Process Flow



Review Process

Capital Grant Review Committee

- 8-member committee reviews and scores applications with County staff, re-built annually.
 - 3 members – 1 each to represent North, Central, and South Kitsap, selected by that commissioner.
 - 4 members – 1 each to represent Bremerton, Poulsbo, Bainbridge Island, and Port Orchard, chosen by that Mayor.
 - 1 member chosen at-large, selected jointly by the Commissioners
- Recommendations are provided with a 30-day comment period
- Board of County Commissioners gets final approval

2024 Overview

- ◆ \$7,250,000 made available
- ◆ 85% (\$6.15M) of CIAH went to Capital
 - ◆ Acquisition, Rehab/Construction, and Pre-development
- ◆ 15% to Services
 - ◆ Rental Assistance and Operations & Maintenance
- ◆ \$3.6M Disbursed as of 2/27/24
 - ◆ Acquisition, rental assistance, O&M



Gaps & Considerations

- ◆ Money alone isn't enough
- ◆ Development capacity (non profits)
- ◆ Continued funding coordination
- ◆ Leveraging other funding
- ◆ Geographic equity

2020 ECONorthwest Report

- ◆ Revolving loan fund
- ◆ Countywide Land Trust
- ◆ Regulations and Incentives

