

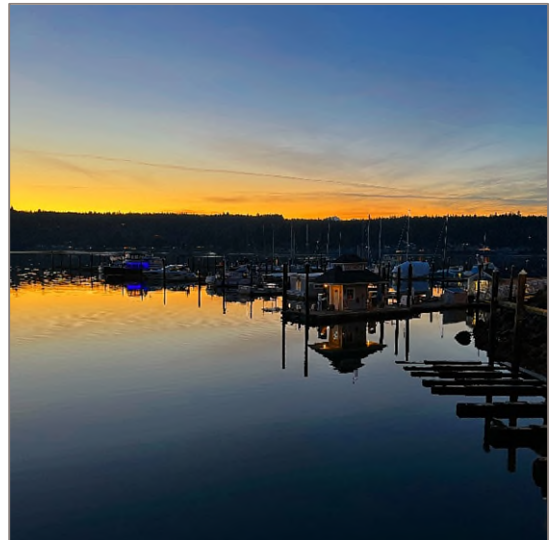
DRAFT REPORT

COMPREHENSIVE PLAN PERIODIC UPDATE – HOUSING ELEMENT TECHNICAL ANALYSIS KITSAP COUNTY

DRAFT – MARCH 28, 2024

Prepared for: Kitsap County
Department of Community
Development

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Title-page image: Poulsbo waterfront. Photo by DCG/Watershed.

The information contained in this report is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, state and federal regulatory authorities. No other warranty, expressed or implied, is made.

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6 Evaluating capacity for emergency housing needs

Only one facility offering emergency shelter beds serving Kitsap County residents is actually located in unincorporated Kitsap County – a pipeline project with 75 beds known as the Pacific Building Shelter, which will serve the South Kitsap area. After accounting for these 75 beds, Kitsap County’s remaining emergency housing need is $612 - 75 = 537$ beds.

A geospatial query was performed on Land Capacity Analysis GIS data to follow the data process outlined in Commerce housing element guidance:

- Identify all parcels in zones allowing indoor emergency housing and indoor emergency shelters (“Group Living” under Kitsap County Code, permitted or ACUP in the UL, UM, UR, GB, UCR, UH, C, RC, LIC, UVC, NC, RCO, P zones): 25,696 parcels
- Narrow parcel search (vacant and underutilized parcels according to the LCA (includes deducting critical areas and buffers), parcels in infrastructure gap areas removed, net developable acreage of at least 0.1, hotels and motels current use): 1,395 parcels
- Amend based on pending permits and pipeline projects (already accounted for by using vacant and underutilized parcels): 1,395 parcels
- Adopt any spacing or intensity requirements to the parcels (no adopted spacing or intensity requirements for indoor emergency shelter): 1,395 parcels
- Calculate capacity based on occupancy/intensity or assumed density methods.

The Pacific Building Shelter, which when it opens will have 75 beds available on 2.75 acres and will be unincorporated Kitsap County’s only indoor emergency shelter, can serve as an assumed density for calculating capacity for the parcels with potential capacity as identified above. $75 \text{ beds} / 2.75 \text{ gross (net) acres} = 27.3 \text{ beds per net acre}$

The 1,395 parcels identified above are further refined by eliminating the largest vacant and underutilized parcels to eliminate skew in the data. This results in 1,340 parcels with capacity for **31,291 emergency housing beds**.