



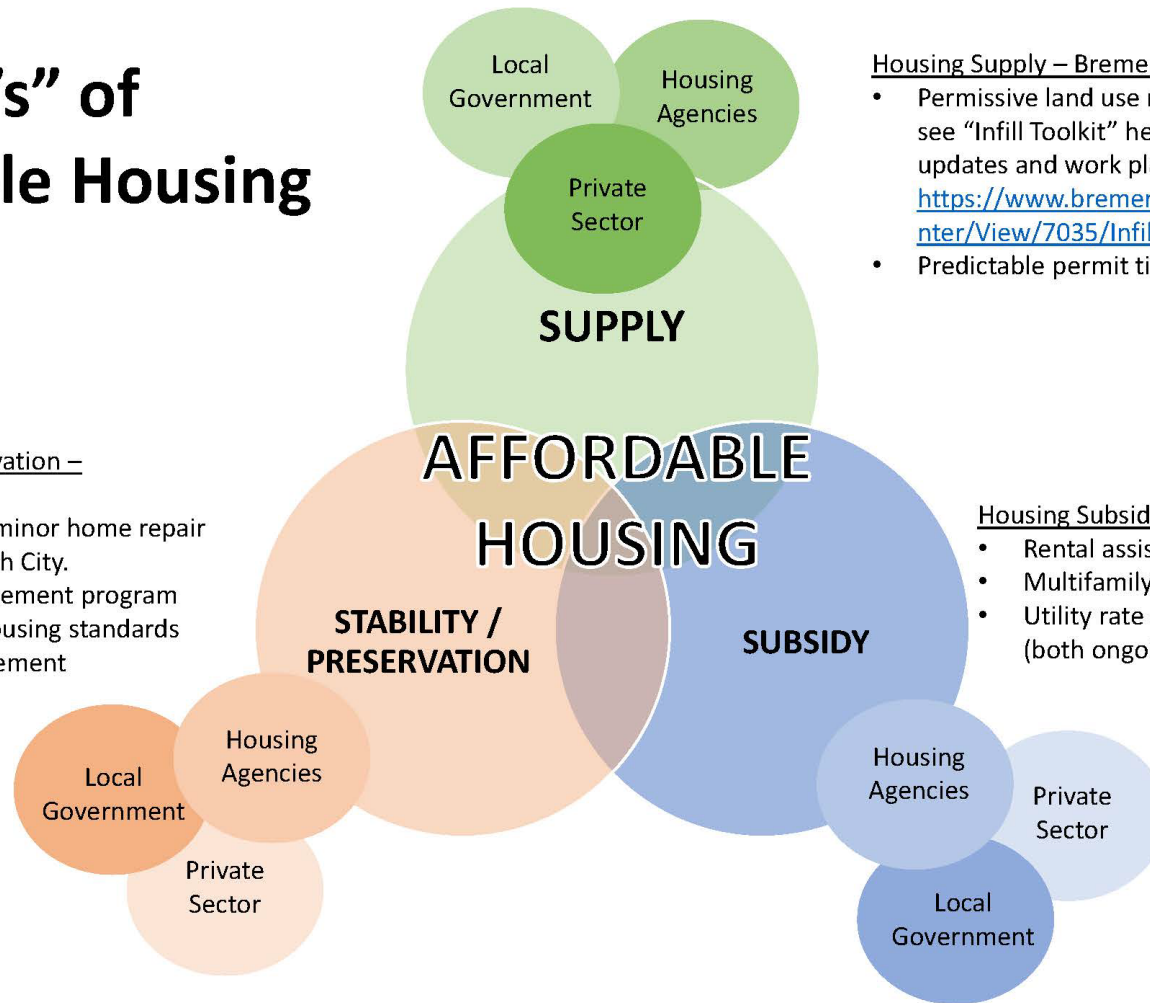
MAYOR'S REPORT

July 19, 2023

BREMERTON
WASHINGTON



Three “S’s” of Affordable Housing



Housing Supply – Bremerton’s Initiatives:

- Permissive land use regulations see “Infill Toolkit” here of recent code updates and work plan: <https://www.bremertonwa.gov/DocumentCenter/View/7035/Infill-Toolkit-PDF>
- Predictable permit timelines

Housing Stability/Preservation – Bremerton’s Initiatives:

- Weatherization and minor home repair programs funded with City.
- Development displacement program
- Setting rental unit housing standards through code enforcement

Housing Subsidies – Bremerton’s Initiatives:

- Rental assistance program
- Multifamily tax incentive
- Utility rate discount for affordable housing (both ongoing and development cost offset)

Infill Development Toolkit

Allow more housing types increased densities (2018, '19, '20, '21, '22)

- Allows duplex, townhomes, & cottage housing throughout the Low Density Residential zone.
- Provide a density bonus to religious organizations and the Bremerton Housing Authority.
- Increased the density of Medium Density Residential from 10 dwelling units per acre to 18 du/acre and High Density Residential from 20 du/acre to 40 du/acre.
- Increased the minimum permissible density Citywide to be no less than 6 du/acre.
- Remove permissible density in the General Commercial zone, to allow more flexibility.
- Reduced required dimensions of manufactured homes, to allow them to be placed on a typical city lot.

Infill Development Toolkit

Streamline Subdivision Process (2018, 2021)

- Allow Administrative decision for Formal Plats instead of City Council as allowed by State Law SB 5674 (2018). This has expedited the permit process for subdivisions.
- Adopted code to allow lot size averaging for subdivisions. This can help properties that are subdividing to meet maximum density (2021).

Allow Residential ground floor commercial space to be used as housing until demand increases (2018)

- Amended the District Center Core development standards to allow phased-in mixed-use development.
- This allows housing to be created on the ground floor, occupying spaces that might otherwise be vacant commercial space.

An aerial photograph of Bremerton, Washington, showing a wide river with several bridges crossing it. The city is built along the waterfront, with a mix of residential and commercial buildings. In the background, a large mountain (Mount Rainier) is visible under a blue sky with some clouds.

Infill Development Toolkit

Promote ADUs (2020, '21)

- Adopted provisions to allow the construction of more Accessory Dwelling Units (ADUs). Including allowing two ADUs per lot, removing owner-occupancy requirement, relaxing maximum size, simplifying design standards, allowing one ADU without parking, and allowing more opportunities for existing structures to be more easily converted to an ADU.

Pine Road Basin Stormwater Improvements



- The Pine Road Basin project addressed a decades-long flooding problem in the Robin/Eagle/Dibb neighborhoods by constructing over 3,200-ft of new storm mains, increasing stormwater system capacity
- Total project cost was \$3.5 million. Funding was through a low interest state Public Works Trust Fund loan.
- The scope of the project resulted in complete reconstruction of Eagle and Robin Avenue between Dibb and Sheridan
- Construction was substantially completed this week with only a little cleanup and restoration remaining
- Final completion is expected in early August



Pine Road Basin Stormwater Improvements

