

Bremerton is in a Housing Crisis

2019 Budget Preview

Proposed budget includes
\$100,000 for a rental assistance
program managed by BHA

Bremerton is in a Housing Crisis

- ❑ Rents are increasing
- ❑ Wages are stagnant
- ❑ The supply of rental housing at prices affordable to the working poor and seniors is shrinking



From the **Kitsap Sun**, 4/13/2018



From 2013 to 2018, we have
experienced nearly a

50%

increase in the average rent in
Bremerton & Kitsap County

Evictions in Kitsap County

- There's been a 90% increase in evictions over the last three years.
- Evictions are a clear indicator of a lack of affordability in the rental market



Consequences of an Eviction:

- Becomes a public record, attached to a person's credit report for at least the next 7 years
- Disruption of normal life – school for children, employment, etc.
- Leads to a downward spiral mentally, emotionally, financially, and physically for the entire household

EVICTIION NOTICE

EDEN JURISDICTION #1
CHERUBIM SERVICES DIVISION

NOTICE TO VACATE

CASE NUMBER 0000000001

The tenants Aden and have Go been found in violation of Eden Resident Conduct Statute 1.16 and are hereby ordered to vacate the premises immediately. Failure to comply may result in civil and criminal penalties up to and including death by flaming sword.

Uriel
Uriel, Chair of the Four Living Creatures,
B.A. Angelic Host University, 8 Billion BCE

What is “Affordable Housing”?

HUD defines “affordable” as a housing cost (rent/mortgage and utilities) that doesn’t exceed **30%** of a household’s monthly income.



What happens when rent becomes unaffordable?

- Economic distress, requiring juggling of other financial obligations – food, child care, utilities, transportation, health care, etc.
- Tough choices – move, double-up, seek support from others
- Avoidance (wishing the problem away)
- Eviction



The Mismatch Between Rent and Income :

- The hourly wage needed by a householder to afford a 2-bedroom apartment in Bremerton and Kitsap County (working a 40 hour work week, 52 weeks a year):

\$ 23.84

Federal Rental Assistance is Insufficient

- Demand for Section 8 rental assistance far exceeds supply
- Current federal funding supports 1,800 households county-wide.
- Eligible households is 10 times this number (18,000).
- Average wait for rental assistance is 7 years.



Bremerton Can Help Close the Funding Gap

Since Federal rental assistance is insufficient, Mayor Wheeler is proposing \$100,000 for a rental assistance program.

A Locally-Funding Rental Assistance Program Is Needed

- Fill the gap created by federal funding cuts
- Prevent eviction
- Provide help when needed rather than after years of waiting
- Bring stability to vulnerable rent-burdened households
- Targeted to the working poor and seniors



Three Key Rental Assistance Program Components:

- Monthly rent supplement for the working poor & seniors (similar to Section 8)
- One-time eviction prevention assistance for those less than 2 months behind in rent
- Revolving loan fund for security deposits



Permits Approved by Year

Year	# of Permits	Total Valuation	
2003	1086	\$6,904,795	
2004	773	\$31,790,746	
2005	792	\$76,695,990	
2006	912	\$69,612,099	
2007	848	\$46,454,987	
2008	798	\$45,247,585	
2009	803	\$31,526,778	
2010	806	\$36,861,186	
2011	876	\$37,885,512	
2012	694	\$23,567,771	
2013	832	\$52,429,161	
2014	680	\$36,780,006	
2015	683	\$81,678,047	*
2016	870	\$53,476,252	
2017	929	\$51,297,918	
2018	1026	\$71,894,072	**

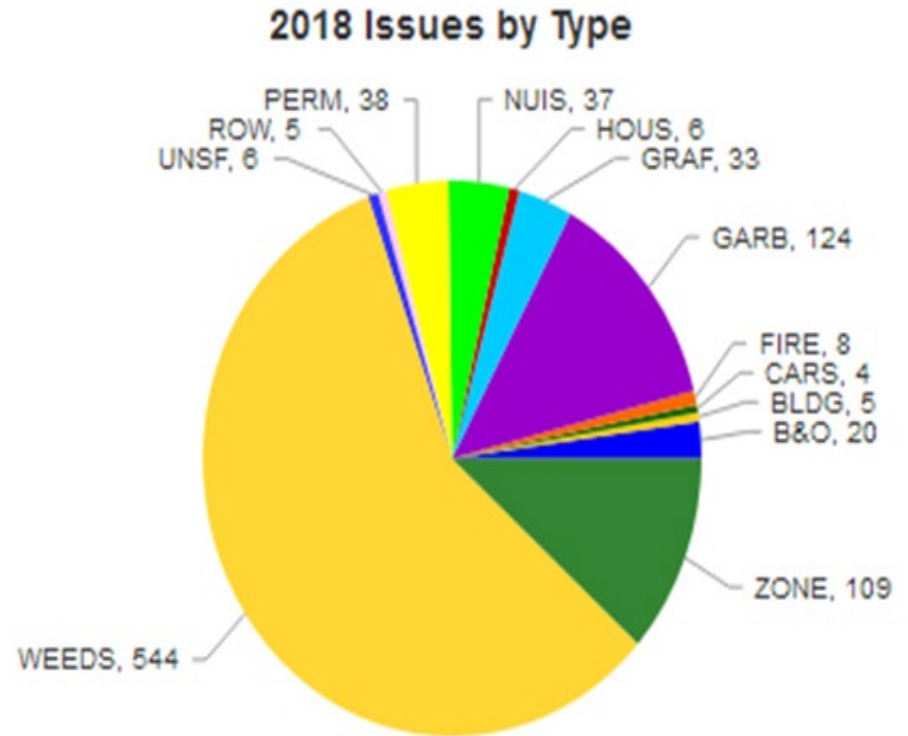
**Includes Olympic College Instructional Center construction valued at 36.3 Million*

***Permits through September 2018*

Code Enforcement Activity

Statistics

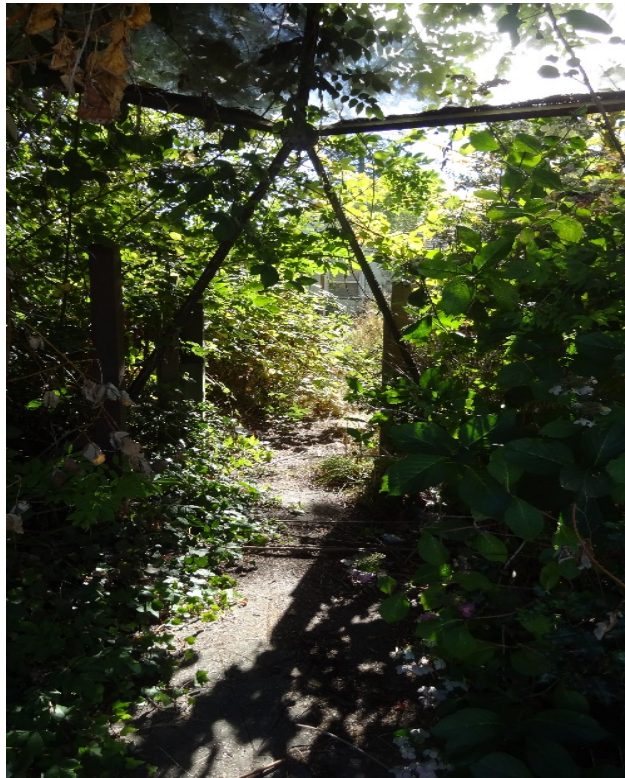
- 932 issues addressed so far this year
 - 544 weed issues
 - 124 garbage issues
 - 108 zoning issues
 - Remainder of issues (156) scattered across other categories (nuisances, graffiti, building code violations, housing code issues)
- 178 doorknockers issued
- 46% increase in investigations since Code Enforcement Specialist began in June.



2915 15TH ST

First Receiver Appointed

Overhaul of yard underway these pictures were taken from the same vantage point; house can barely be seen on September 25th.



1538 LYLE — Abandoned Foreclosure

Before



During



After



New fence installed, garbage removed, house and outbuildings secured.

1432/1436 17TH — Weeds & Debris

Overgrown vegetation, garbage and debris at rental property

Before



After



3200 BLK WHEATON WAY — Weeds

Before



After



820 PARK — Garbage

Before



After



808 NAVAL — Overgrown Vegetation

Before



After



Kitsap Lake Park



RCO/Aquatic Lands Enhancement Account for Kitsap Lake Park - \$438K
(Ranked 2 out of 15)

DOE Toxic Algae Grant for Kitsap Lake - \$50K Opened Oct. 1, application due in November.

DOE Aquatic Weed Planning Grant - \$30K Opens October, application due in November.

Kitsap Lake Park Development Site Plan



Warren Avenue Playfield



RCO Grants that have been applied for and ranked:

- RCO/Local Parks for Warren Ave. - \$500K (Ranked 9 out of 91)
- RCO/Youth Athletic Facilities for Warren Ave. - \$350K (Ranked 5 out of 51)
- Total for Warren Ave. Playfield = \$850K

Site Plan



LED Playfield Lighting



Relocated Backstop



Pathway Connecting Features



Paved Accessible Parking

Plan Enlargement



Example of Shelter



Example of Children's Play Area



Example of Restroom & Drinking Fountain