

# 2025 COMPREHENSIVE PLAN PERIODIC UPDATE

COUNTYWIDE PLANNING POLICIES

JANUARY 10, 2024



# Reminders: Housing Allocation Considerations

In developing housing percentages, the Countywide Planning Group used the following considerations as guidance:

- Following the spirit of GMA, **growth is directed to urban areas** where jobs, infrastructure, and services exist to support diverse housing types.
- Weighting factors accounted for the location of **jobs, commute flows, transportation accessibility, and social services** across the county.
- A cap was set on the allocations to ensure that **no jurisdiction is unreasonably burdened by the growth** during the 20-year planning period.



# Latest Guidance From Commerce

**“Where counties and cities are able to plan for and accommodate 0-50% Area Median Income (AMI) housing:**

- Typically, this housing is in the form of multifamily housing, because generally only multifamily housing can be built in housing types and arrangements that can be affordable to these incomes.
- These housing types are most appropriate in urban areas where zoning allows multifamily housing, and residents benefit from being near services, transit, and jobs.
- Therefore, we encourage all new 0-50% AMI housing need be allocated to cities and unincorporated UGAs.”



# Latest Guidance From Commerce Cont.

**Commerce has suggested two solutions for where the County could place it's 0-50% AMI housing allocation:**

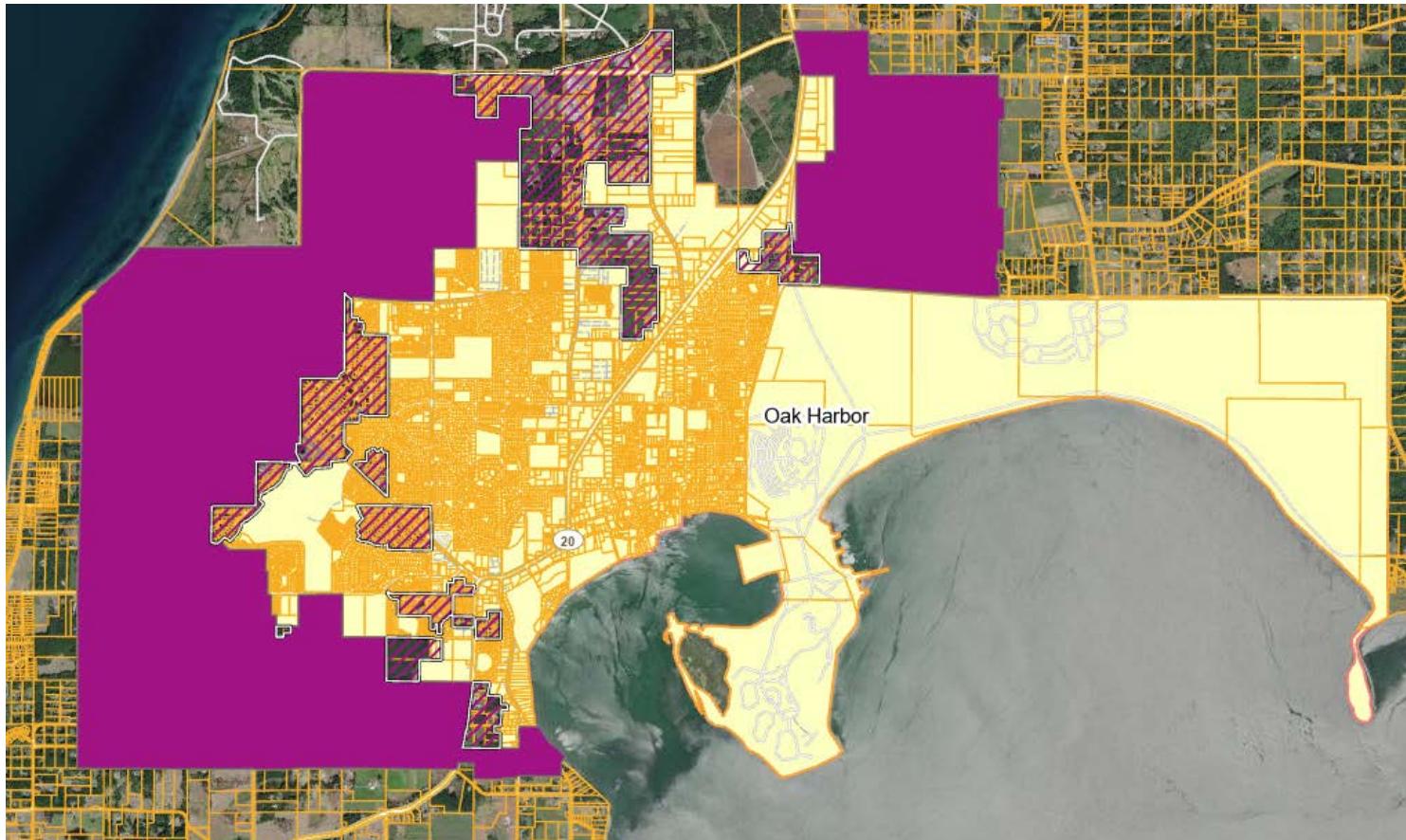
1. The County could plan for it's 0-50% housing to be accommodated in jurisdictions UGAs.
2. The County could trade or transfer it's 0-50% share of AMI housing to UGAs.

Neither of these scenarios was palatable to the Countywide Planning Group. Let me explain why...



# UGA vs. JPA vs. City Limits

- JPA
- UGA
- City Limits



# Countywide Planning Group Discussion

- The Cities are planning for the growth in their City Limits and in their UGAs.
  - Having the County plan for the UGAs would just increase a jurisdiction's share of 0-50% housing and is not viewed as equitable.
- The proposed housing allocations are based on a “fair share methodology” where each jurisdiction accommodates a fair share all income levels – as assigned by the HAPT tool.
  - Trading shares of 0-50% housing is contradictory to this fair share approach and does not ensure that each jurisdiction has a share of housing at all income levels.



# How The County Plans to Accommodate 0-50% AMI Housing



# Challenges to Locating 0-50% AMI Housing

- Existing land use code
- 0-50% housing should represent a proportion of the available housing, and should not overwhelm the existing housing stock in any given area
- Transportation accessibility
- Septic/sewer availability
- Availability of services
- Public acceptance



# County's Share of 0-50% AMI Housing

Jurisdiction	0-50% AMI	Percentage Share
Unincorporated Island County	986	27.39%

Projection Year: 2045		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)			
Island County	Population Target = 102,639	Total	0-30% Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%				
Countywide Estimated Housing Supply (2020)	37,272	1,210	18	2,915	7,479	5,878	4,734	15,038	116			
Countywide Additional Units Needed (2020-2045)	8,717	986	838	1,775	1,512	717	683	2,206	265			
Sum of Allocation to Jurisdictions (from User Inputs)	8,717	986	838	1,775	1,512	717	683	2,206	266			
User Input - % Share of County Population Growth. Values must sum to 100%		100.00% Met Target	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.									
* The location of 10 existing permanent supportive housing units within Island County is unknown. Therefore, they are not included in the jurisdiction table below.		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)			
		Total	0-30% Non-PSH	PSH *	>30-50%	>50-80%	>80-100%	>100-120%				
27.39 %		Unincorporated Island County	Estimated Housing Supply (2020)	25,445	598	8	1,580	3,311	3,676	3,788	12,484	28
			Allocation Method A (2020-2045)	2,388	270	230	486	414	196	187	604	73
4.02 %		Coupeville town	Estimated Housing Supply (2020)	1,017	73	0	191	162	77	118	396	0
			Allocation Method A (2020-2045)	350	40	34	71	61	29	27	89	11
5.12 %		Langley city	Estimated Housing Supply (2020)	743	74	0	34	90	125	107	313	21
			Allocation Method A (2020-2045)	446	50	43	91	77	37	35	113	14
63.47 %		Oak Harbor city	Estimated Housing Supply (2020)	10,057	465	0	1,110	3,916	2,000	721	1,845	67
			Allocation Method A (2020-2045)	5,533	626	532	1,127	960	455	434	1,400	168



# Past Capacity Analysis

Table B-11. Island County Vacant Parcels by Zoning Designations in the Rural Areas

Zone	Acres			Parcels		
	Total	Vacant*	% Acres Vacant	Total	Vacant*	% Parcels Vacant
Rural	76,314	21,388	28%	23,809	6,435	27%
Rural Residential (RAIDs)	8,519	2,202	26%	14,894	3,511	24%
Commercial Agriculture	4,200	268	6%	197	26	13%
Rural Agriculture	6,603	472	7%	431	42	10%
Rural Forest	13,394	4,708	35%	802	236	29%
Airport	295	62	21%	40	7	18%
Light Manufacturing	127	20	16%	30	7	23%
Commercial RAIDs	477	168	35%	331	105	32%



= ~10,000 vacant parcels

# Past Capacity Analysis

## Freeland (NMUGA)

### Constraints:

- Freeland currently has ~300 housing units, any 0-50% housing would need to be balanced with the current stock
- Sewer hasn't come to fruition
- UGA size was reduced during last Comp Plan



Table B-30. Freeland NMUGA, Buildable Lands Analysis - Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate
Freeland	514	658	28% 1.0% annually

Table B-31. Freeland NMUGA, Buildable Lands Analysis - Land Capacity Before Resizing

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Urban Residential Reserve
Freeland	850	61	789

# Past Capacity Analysis

## Central Whidbey

### Constraints:

- Ebey's National Historic Reserve
- Lack of sewer
- Mostly rural lands (minimal mixed-use RAIDS)
- Critical areas



Table B-15. Central Whidbey Planning Area, Buildable Lands Analysis - Rural Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate
Rural (Central)	10,520	11,339	8% 0.3% annually

Table B-16. Central Whidbey Planning Area, Buildable Lands Analysis - Rural Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Rural (Central)	1,775	347	1,428

# Past Capacity Analysis

## S. Whidbey

### Constraints:

- Lack of sewer
- Mostly rural lands (with some RAIDs)
- Critical areas



Table B-17. South Whidbey Planning Area, Buildable Lands Analysis - Rural Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate
Rural (South)	15,560	16,564	6% 0.2% annually

Table B-18. South Whidbey Planning Area, Buildable Lands Analysis - Rural Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Rural (South)	2,145	425	1,720

# Past Capacity Analysis

## N. Whidbey

### Constraints:

- Lack of reserve
- Our upcoming Buildable Lands Analysis will show if there's any available capacity



Table B-13. North Whidbey Planning Area, Buildable Lands Analysis - Rural Growth 2010 - 2036

Total Population	2010	2,036	Growth Rate
Rural (North)	36,750	39,248	7% 0.3% annually

Table B-14. North Whidbey Planning Area, Buildable Lands Analysis - Rural Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Rural (North)	848	1,058	(211)

# Past Capacity Analysis

## Camano

### Constraints:

- Lack of sewer
- Mostly rural lands (with mostly residential RAIDs)
- Critical areas



Table B-19. Camano Island, Buildable Lands Analysis - Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate
Camano Island	15,660	16,623	6% 0.2% annually

Table B-20. Camano Island, Buildable Lands Analysis - Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Camano Island	1,353	408	945

# County's Strategy for Our Share of 0-50% AMI Housing

The County's ~1,000 units of 0-50% AMI housing would be spread amongst the following (as septic capacity allows):

- Freeland UGA
- Clinton
- Camano
- Mixed-Use Raids
- Rural Lands (creative potential options include: Planned Residential Developments, RVs and RV Parks, Accessory Dwelling Units, developer incentives, etc.)



# Countywide Planning Group Recommendation

- Continue with the housing allocations as proposed by the CPG – **the allocations represent the most equitable way to allocate, while following the GMA guidance.**
- **The existing 0-50% housing will be very challenging for the County to accomplish.** Increasing the County's overall share of housing, will increase the 0-50% allocation to a rate that is unachievable, given Commerce's latest guidance.
- These allocations are a **starting point for developing a housing strategy** for our Comprehensive Plan updates; there will be many chances to revisit this over the coming years as we implement the new housing laws.



# QUESTIONS?

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# 2025 COMPREHENSIVE PLAN PERIODIC UPDATE

## VISION STATEMENT

January 10, 2024



# Framing the Discussion

- Change happens.
  - While community character is important, the GMA does not support the idea that neighborhoods will remain unchanged over time.
  - Comprehensive planning asks us not to try and stop change, but to understand the forces behind change and work with them to achieve a better future.



# What Makes a Strong Vision Statement

- The Vision is the introduction to the Comp Plan, it guides the rest of our work.
- A good vision will provide:
  - A framework for determining appropriate goals and policies.
  - An explanation to the public of why the plan is the way it is.
  - A yardstick for determining the effectiveness of the plan and policies over time.



# 2016 Vision Statement

“Through comprehensive planning, the County will balance the goals of the GMA to ensure that Island County’s rural character and natural beauty is protected, while meeting the housing and service needs of both existing and future county residents.”



# Think About

- What do you like about the current statement?
- What do you feel is missing from the current statement?
- How to best reflect the Board's priorities: Equity, Health, and Climate Resilience?

“Through comprehensive planning, the County will balance the goals of the GMA to ensure that Island County’s rural character and natural beauty is protected, while meeting the housing and service needs of both existing and future county residents.”



# Brainstorm 1

- Define what Equity, Climate Resilience, and Health means to you in relation to the Comp Plan.
  - How do we balance the three Board priorities?



# Brainstorm 2

**In 2045, Island County will have ~15,000 new residents. Define what success looks like:**

- What are Island County's best assets? Why do people choose to live here? What is unique about Island County? What do we not want to lose as we grow?
- If the Comp Plan is successful, what will Island County look like in 2045?
- What are some indicators of a successful outcome?



# Brainstorm 2 Cont.

**Think about the gaps to reaching a successful outcome.**

- What is happening in current state that is preventing us from reaching our goals for 2045?
- What are some of the challenges we face to reaching our vision?



# Next Session – Jan. 17

- Review the rest of the Introduction Chapter and Values Statements
- Board feedback from homework
- Review GMA required updates
- Review public input (to date)



# QUESTIONS?

**SIGN UP TO RECEIVE COMP PLAN EMAILS:**

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