

# 2025 COMPREHENSIVE PLAN PERIODIC UPDATE



ISLAND COUNTY/OAK HARBOR JOINT MEETING

April 23, 2024

# Elements in the County's Comprehensive Plan

- Land Use/Rural
- **Housing**
- Natural Resources
- Capital Facilities
- Utilities
- Transportation
- Economic Development
- **Climate Resiliency**
- Shoreline
- Historical Preservation
- Parks and Recreation
- **Sub Area Plans**



# Key Topics for Consideration during Element Updates

## Housing Element

- Affordable housing
- Short-term rentals
- Accessory Dwelling Units (ADUs)

## Natural Resources Element

- Water quality and quantity
- Sewer/septic constraints and opportunities
- Conservation



# Key Topics for Consideration during Element Updates

## Land Use Element

- UGA changes
- Capacity analyses
- Future land use designations

## Climate Element

- Sea level rise
- Flooding
- Saltwater intrusion



# Housing Allocations



# Guidance From Commerce

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

- Typically, 0-50% AMI housing is built as multi-family.
- Multi-family housing types are most appropriate in urban areas where zoning can support dense housing types, and residents benefit from being near services, transit, and jobs.
- Commerce encourages all new 0-50% AMI housing need be allocated to cities and unincorporated UGAs.



# Countywide Planning Policies Agreements

1. The Cities are planning for housing units in their City Limits and in their UGAs.
2. The proposed housing allocations are based on a “fair share methodology” where each jurisdiction accommodates housing at all income levels – as assigned by the HAPT tool.



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

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



Island County	Projection Year: 2045		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)
	Population Target = 102,639										
	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>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%	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.							
			Met Target								
			Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)
			Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
				Non-PSH	PSH *						
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

\* The location of 10 existing permanent supportive housing units within Island County is unknown. Therefore, they are not included in the jurisdiction table below.

# 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, Manufactured Home and RV Parks, Accessory Dwelling Units, developer incentives, etc.)



# Challenges to Locating 0-50% AMI Housing in the County

- 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
- Infrastructure: septic/sewer availability
- Transportation accessibility
- Availability of services
- Public acceptance



# **UGA Changes – As Outlined in CPPs**



# Land Capacity Analysis

All land capacity analyses (also called Buildable Lands Analysis) must demonstrate:

- Total net capacity of zoned lands
- How each AMI level will be accommodated
- For each UGA, whether there is sufficient capacity to accommodate housing and job growth for the 20 year period



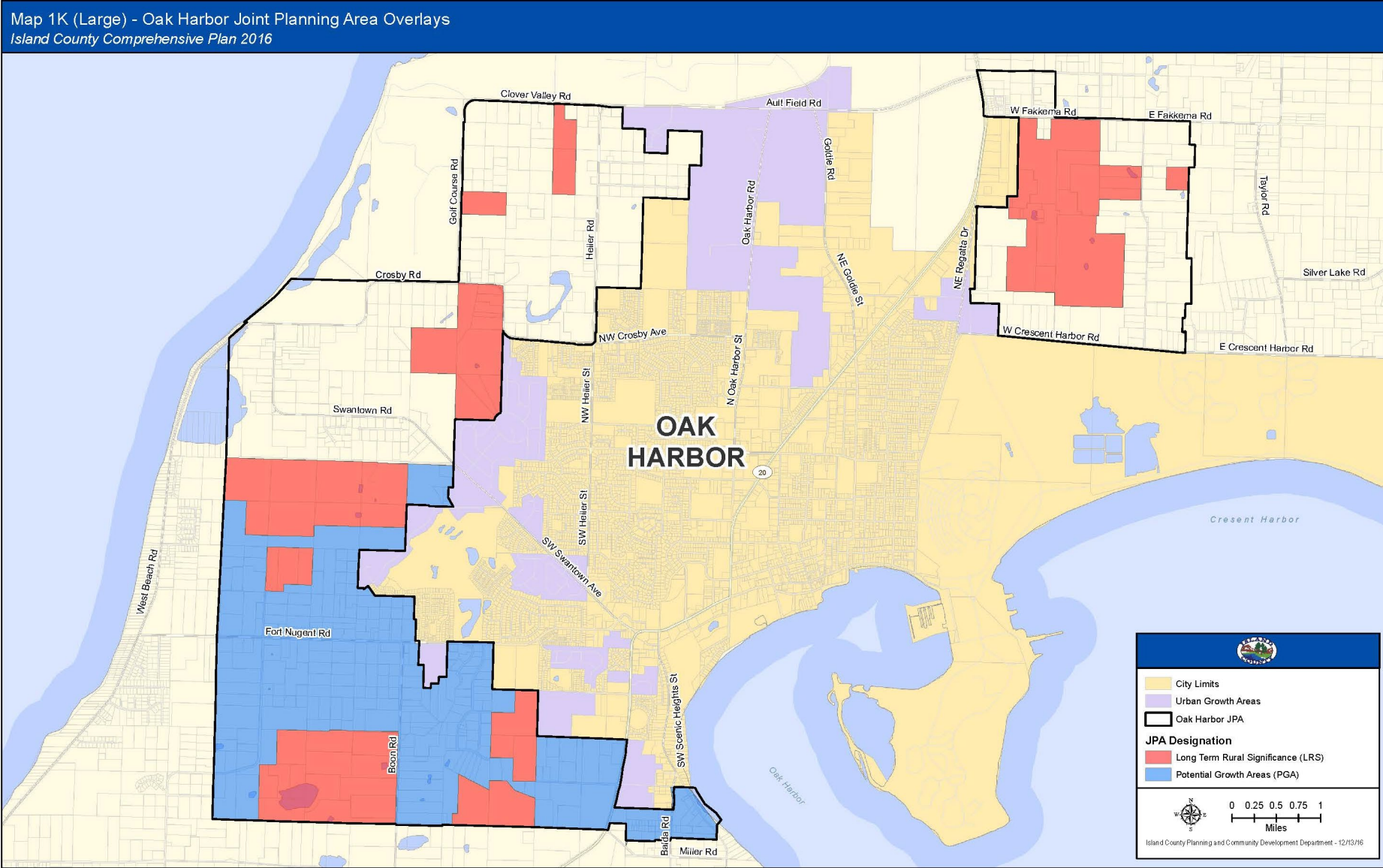
# UGA Modifications Considerations

Lands will be considered for UGA expansion in the following order of priority:

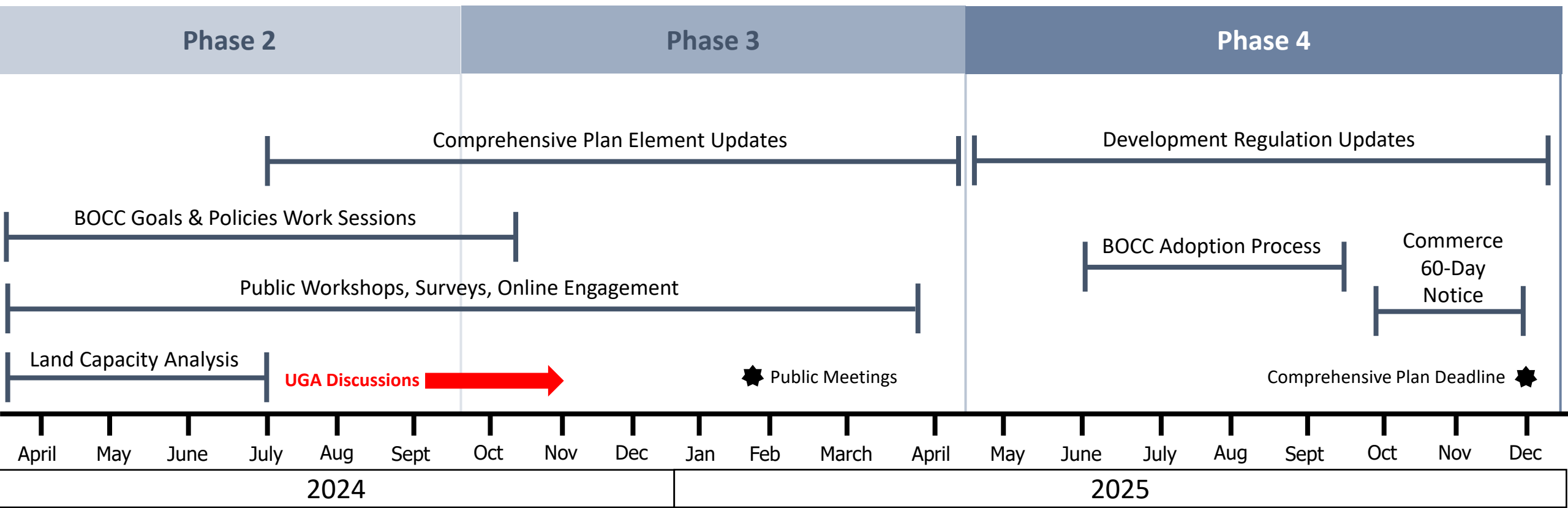
- Priority growth areas (or urban holding areas)
- Land inside a JPA that has not been assigned an overlay designation
- Long term rural significance not extensively constrained by critical areas



# Joint Planning Areas Overlay



# 2024-25 Timeline



# Conclusion

- CPPs document some processes we can follow moving forward.
- CPPs don't contain all of the details for how we'll work together.
- Today is a chance to discuss high level goals for how we will move forward in collaboration.



# QUESTIONS?



[WWW.ISLANDCOUNTY2045.COM](http://WWW.ISLANDCOUNTY2045.COM)

[CompPlan@islandcountywa.gov](mailto:CompPlan@islandcountywa.gov)