

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF ESTABLISHING THE
HOUSING ELEMENT IMPLEMENTATION
PLAN AS A PART OF THE 2018 HOUSING
ELEMENT UPDATE

RESOLUTION NO. C- 05 -19
PLG- 001 -19

WHEREAS, Island County conducts planning activities in accordance with RCW 36.70, the Planning Enabling Act and RCW 36.70A, the Growth Management Act (GMA); and

WHEREAS, Island County is required to plan under RCW 36.70A, the Growth Management Act (GMA); and

WHEREAS, state law requires periodic updates of GMA comprehensive plans; and

WHEREAS, RCW 36.70A.070 requires counties and cities to develop a housing element ensuring vitality and character of established residential neighborhoods, and requires that the housing element contain:

- (a) an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) a statement of the goals, policies, and objectives for the preservation, improvement, and development of housing, including single-family residences;
- (c) identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities; and
- (d) adequate provisions for existing and projected needs of all economic segments of the community; and

WHEREAS, on October 02, 2018 the Board of Island County Commissioners adopted an updated version of the Housing Element, and

WHEREAS, the Scope of Work for the Housing Element Update, outlines an Implementation Plan, drafted to provide discrete tasks Island County can pursue to implement policies in the Housing Element, and address housing issues identified by the Housing Needs Analysis; specifically, the need for variety in housing types and housing for low-income individuals; **NOW, THEREFORE,**

IT IS HEREBY RESOLVED that the Housing Element Implementation Plan attached hereto as Exhibit "A" shall be used to guide consideration of housing related policy implementation actions as a part of annual work plan review; at a minimum until the 2024 Comprehensive Plan Periodic Review.

ADOPTED this 22nd day of January, 2019.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON





JILL JOHNSON, Chair



JANET ST. CLAIR, Member



HELEN PRICE JOHNSON, Member

ATTEST:



Debbie Thompson
Clerk of the Board

EXHIBIT A
Housing Element Implementation Plan

The implementation plan for the Housing Element is intended to provide a set of discrete tasks that Island County can pursue to implement policies in the updated Housing Element and address housing issues identified in the Housing Needs Analysis, including the need for variety of housing types (particularly rental housing) and housing for low-income households. The plan includes eight implementation actions. Priorities for determining the actions include their timing, ease of implementing, and impact. These actions are "low hanging fruit" the County should work towards and complete in the next five years, at which point the element will be reviewed as a part of the periodic update. The implementation actions are organized into three groups: procedural actions, regulatory actions, and outreach/partnerships. The actions are not ordered by any particular priority or difficulty level.

IMPLEMENTATION ACTIONS

Procedural Actions

Action 1

Utilize the Intergovernmental Working Group as a chance to share innovative housing approaches and to centrally track housing development, affordable housing production, and the use of the buildable land supply throughout the County and report the findings to the BOCC on an annual basis.

- **Related Goals and Policies:** H 2.13, H 3.2, and H 4.1
- **Lead Department:** Island County Planning and Community Development
- **Supporting:** Planning staff from the City of Oak Harbor, the City of Langley, and the Town of Coupeville
- **Timing:** 2018 and ongoing

Action 2

Research and identify methods for tracking vacation rentals in unincorporated Island County for the purposes of better understanding any potential impacts on housing availability and to inform future Buildable Lands Analyses.

- **Related Goals and Policies:** H 3.6
- **Lead Department:** Island County Planning and Community Development
- **Supporting:** Treasurers Office
- **Timing:** 2018-2020

Regulatory Actions

Action 3

Consider reducing permit fees for affordable housing or other types of desired development, such as ADUs and multifamily development, where appropriate and provide, when possible, access to approved plans for interested applicants

- **Related Goals and Policies:** H 4.7
- **Lead Department:** Island County Planning and Community Development
- **Supporting:** None
- **Timing:** 2019-2020

Action 4

Conduct a review of development standards to identify unnecessary barriers to the development of higher density housing types such as clustered housing, planned residential developments, accessory dwelling units, guest cottages, farm labor housing and multifamily development in desired locations. Prepare and implement corresponding code updates.

- **Related Goals and Policies:** H 2.5, H 2.6, H 2.8, H 2.9, H 2.10, H 2.11, and H 2.12
- **Lead Department:** Island County Planning and Community Development
- **Supporting:** Island County Public Works and Public Health
- **Timing:** 2018-2021

Outreach and Partnerships

Action 5

Convene a working group including the Housing Authority, Housing Support Center, city and county planning staff, local builders, developers, housing experts, and elected officials from all jurisdictions in Island County to ensure needs outlined in the Housing Needs Assessment are addressed. This group will engage the community around countywide housing issues and work to identify and remove barriers to development of different housing types.

- **Related Goals and Policies:** H 1.4 and H 1.5
- **Lead Department:** Island County Human Services
- **Supporting:** The Housing Authority, Elected Officials, experts, and planning staff within Island County
- **Timing:** 2020 and ongoing

Action 6

Increase public awareness, among builders, developers, and community members about lower-cost housing types currently permitted by the County and local jurisdictions including, accessory dwelling units, manufactured homes, cluster development, and other small dwelling unit types. Public outreach could include workshops, website information and the distribution of informational material.

- **Related Goals and Policies:** H 4.5, 4.10, H 5.1, H 5.3, H 5.4, and H 5.6
- **Lead Department:** Island County Planning and Community Development
- **Supporting:** Planning staff from the City of Oak Harbor, the City of Langley, and the Town of Coupeville
- **Timing:** 2019 and ongoing

Action 7

Coordinate with the Island County Economic Development Council and Housing Support Center to map potential available properties for non-profit and for-profit development of multifamily housing.

- **Related Goals and Policies:** H 1.4 and H 1.5
- **Lead Department:** Island County Planning and community Development
- **Supporting:** Economic Development Council and Housing Human Services
- **Timing:** 2019 and ongoing