Island County Housing Element Update
Housing Challenges and Assets

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Purpose

- Project: Updated Housing Element
  - Goal
  - Policies
- Purpose for today:
  - Provide direction where we're headed
  - Review housing challenges and assets
  - Prime discussion on updated goal and polices

Photo by Matt Kukuk

Policies to ensure there is sufficient land for future housing needs, to provide for existing and projected housing needs, and to ensure the continuing vitality of existing Island County neighborhoods.

Where we are at in the process?

Done
- Stakeholder Outreach

Done
- Housing Element Baseline Review

December
- Housing Needs Analysis

Today
- Identification of Challenges and Assets

February
- Updating Housing Element

February
    - Updating Goals and Policies

Spring
    - SEPA Checklist

    - Public feedback

Implications for Housing Element Update

- Implications for Updating Goals
    - Are the County's housing objectives captured by the existing goals?

- Implications for Policies and Implementation
    - Are there appropriate polices to provide guidance for each goal?
    - Are they at the right level of detail?

HOUSING ELEMENT GOALS

1 Promote fair and equal access to housing for all persons.

2 Promote a variety of residential densities and housing types in appropriate locations where infrastructure, public transit, and/or services are readily accessible or planned for in the near future.

3 Encourage preservation of existing housing stock and the character of existing neighborhoods and communities

4 Implement Island County's Housing Element in accordance with RCW 36.70A.070(2) and WAC 365-196-410(2)(f).

Implications for Housing Element Update

What is the rationale for making changes to the Housing Element's goals and policies?

- **Public Input** from residents, businesses, and other stakeholders

- **Existing Assets** include funding, programs, and partnerships

- **Housing needs and challenges** include programmatic, institutional, regulatory, or policy constraints

Existing Assets

1. Existing Policies
   - Financial support
   - Zoning allows variety of unit types
   - Manufactured home communities

2. Programs
   - Homeless system
   - Subsidized housing
   - Housing Vouchers

3. Partnerships and Networks
   - Nonprofit development capacity
   - Professional network and coordination
   - Interjurisdictional coordination

Housing Needs and Challenges

1. Development and Regulatory Challenges

   - Developing diverse housing types

   - Permit process

2. Market Conditions and Programmatic Challenges

   - Funding constraints

   - Loss of exiting affordable units

   - Rent levels and subsidies

3. Existing Conditions Posing Challenges

   - Physical geography

   - Infrastructure

   - Access to services

Goals: Primary housing objectives and outcomes

Need for new goals
- No goal specifically about subsidized low-income housing
- No goal addressing partnering or coordinating with local organizations or governments

Modification to language
- Goals 1 &2 addresses access to housing for all persons, but senior housing, housing for those with disabilities, farm labor housing, etc. are not specifically identified
- Goal 4 references meeting GMA requirements, but it does not describe any broad County housing objective

What makes a good goal?

- Aspirational
- A community priority
- Can be measured and monitored
- Focused: 3-5 total

Policies: Guidance on County actions (programs, regulations, and funding) to achieve goals

- **Need for new polices**
  - Guidance on housing in RAIDs.
  - Approaches for increasing the concentration of housing while still maintaining rural character, such as *clustered housing* developments.
  - One policy under Goal 3 related to preservation of the existing housing stock. …policies for maintenance and weatherization?
  - Senior housing or farm labor housing.

What makes a good policy?

- Clear intent
- Appropriate level of detail
- Specific to activities under Island County's control

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Policies

- **Need for new polices continued…**
  - Monitoring the implementation of reasonable alternatives identified in the current CWPPs.
  - Identify and providing information on environmental constraints to facilitate development process
- **Modification to language**
  - One policy related to manufactured housing, and it does not provide guidance on housing regulations or programs.
  - Several of the current policies listed are too detailed and are more like implementation actions rather than policy guidance.
  - Current Policy H 4.5 discusses reviewing existing code to not conflict with affordable housing goals, but not for other market-rate housing types, such as cottage housing.
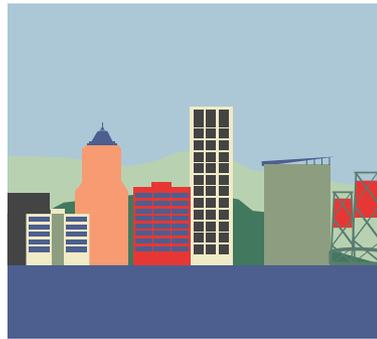
Next Steps

1. Update Housing Element's goals and policies
   - Modifying existing text to better address specific issues
   - Drafting language for new goals and policies
   - Reorganizing goals and policies to better incorporate updates
   - Removing unnecessary or redundant policies

2. Review process with staff, BOCC, and PC

3. Revised goals and policies

4. Public Engagement

Eugene   Portland   Seattle   Boise