

DATE: March 6, 2018  
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SUBJECT: Second Draft - Goal and Policy Text

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## Goal 1

Promote fair access to housing and shelter for all persons.

### Policies H1

1. Identify appropriate locations to support and facilitate transitional housing, coordinated with critical support services, for youth, adults, seniors, families, and those with disabilities.
2. Identify appropriate locations to support and facilitate the development of emergency shelters and short-term housing for those in need.
3. Ensure that any unique housing and shelter needs are considered and addressed in county housing policies, programs, funding, and local zoning regulations.
4. Evaluate and consider implementing the recommendations of the Tri-County Consortium's 2018 Analysis of Impediments to Fair Housing Choice and successor Fair Housing Plans to affirmatively further Fair Housing in Island County.
5. Promote community and landlord awareness of and compliance with federal and state Fair Housing laws.
6. Promote diverse representation on boards and committees that make recommendations concerning housing-related policies, programs or funding.
7. Consider adopting a county Fair Housing ordinance and enforcement mechanism that would prohibit housing discrimination based on source of income including use of housing vouchers.

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## Goal 2

Promote the development of different workforce housing types, such as rentals and manufactured homes, to meet the needs of all demographic segments of the population, housing tenure choices, and income levels, in appropriate locations where infrastructure, public transit, and community services are readily accessible or planned in the near future.

### Policies H2

1. Encourage the construction of multi-family units, primarily rentals, in areas where higher densities are permitted and where infrastructure, including public transportation, is already available.
2. Encourage housing suitable to the needs of older adults, including independent and assisted living housing, in Mixed Use RAIDs and UGAs.
3. Encourage the siting of duplexes, triplexes, and fourplexes in Rural Residential zones that are adjacent to Rural Center zones.
4. Identify innovative housing approaches for Camano Island where the predominance of rural zones and lack of a UGA presents challenges for affordable housing.
5. Evaluate Planned Residential Developments and clustered housing code provisions to ensure that they provide adequate incentives to achieve desired densities.
6. Evaluate regulatory barriers to building permanent and seasonal farm worker housing.
7. Encourage infill development in RAIDs and UGAs through zoning regulations and incentives.
8. Evaluate barriers to the development of accessory dwelling units and guest cottages.
9. Explore options to allow temporary housing structures to accommodate short-term housing needs related to limited-term employment and the homeless population.
10. Explore further ways to accommodate small housing types, such as tiny homes, and determine the appropriate location for these units.
11. Remove barriers for the siting of low-cost housing options such as manufactured housing communities and manufactured homes on fee simple land.
12. Review code regulations for housing types, minimum dwelling unit size, minimum number of rooms, and other potential barriers to ensure they do not conflict with affordable housing goals and the development of workforce housing options.
13. Monitor Island County's housing development and periodically compare to housing development targets in the Comprehensive Plan and buildable land supply.

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## Goal 3

Encourage preservation of existing housing stock capacity, subsidized affordable housing units, and the character of existing communities.

### Policies H3

1. Preserve the existing housing stock to meet the changing needs of residents by maintaining a streamlined permitting process for remodels/additions, accessory dwelling units, and guest cottages.
2. Monitor properties with expiring subsidies and identify strategies and resources to preserve their affordability.
3. Identify and promote awareness of resources and programs available for housing repair and rehabilitation for homeowners with low incomes; examples may include, weatherization, septic repair or compliance with flood hazard regulations.
4. Support the preservation of manufactured home parks in Island County as a component of the County's affordable housing stock.
5. Develop strategies to encourage the re-use of existing housing structures in rural areas including potential incentives for relocation to other sites.
6. Monitor the impacts of short-term rentals on housing availability in the County.

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## Goal 4

Promote policies that facilitate the reduction in the share of cost burdened households by increasing the supply of subsidized affordable housing.

### Policies H4

1. Define affordable and low-income housing needs and establish measurable affordable and low-income housing targets relative to those needs.
2. Encourage a range of permanent subsidized affordable housing options through small project-based structures, administration of rental assistance, and supportive housing.
3. Ensure publicly-funded, low-income housing is located in appropriate locations where infrastructure, public transit, and community services are readily accessible or planned in the near future.
4. Identify opportunities to lower labor and materials costs by supporting and encouraging alternative housing designs, materials and construction, such as self-help/sweat-equity housing, owner-built housing, and the use of existing or reclaimed building materials.
5. Review existing surplus public land owned by Island County and other public agencies to determine if any such lands are appropriate to be transferred to a non-profit housing agency for affordable or low-income housing.
6. Develop and allow “pre-approved” or “permit ready” house plans for accessory dwelling units, guest cottages, cottage housing and other potential housing types in appropriate locations.
7. Evaluate opportunities to reduce or eliminate permit fees for affordable and low-income housing.
8. Implement incentives for affordable housing projects within non-municipal urban growth areas and mixed use RAIDs.
9. Ensure coordination between the policies addressed in the Comprehensive Plan and those outlined in Island County’s Homeless Housing Plan.
10. Collaborate with municipal jurisdictions to develop mutual policies and agreements that facilitate the siting and subsequent annexation of affordable housing in unincorporated urban growth areas.

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## Goal 5

Collaborate with other jurisdictions and housing organizations to address county-wide housing issues.

1. Actively convene committees to coordinate county-wide housing issues.
2. Evaluate the potential for a Transfer of Development Rights (TDR) program for the Freeland NMUGA, or in conjunction with incorporated communities, that allows higher densities within city boundaries and urban growth areas.
3. Continue to maintain partnerships and support collaboration with the Housing Authority of Island County, Island Affordable Housing Trust, the Opportunity Council and different groups including nonprofit, faith-based, public, and private interests in ongoing efforts to fund and sustain existing low-income housing projects in Island County.
4. Support collaboration between private developers, public agencies, and non-profit organizations so that a variety of housing options are dispersed throughout the county and leverage these partnerships to collaboratively advocate for more financial resources from the federal and state government for subsidized, low-income housing.
5. Continue to provide staff support for the Housing Provider Network and other committees.
6. Support applications for federal, Low-Income Housing Tax Credits for the acquisition, rehabilitation, or new constructions of rental housing targeted to lower-income households.