

4.56 GOALS & POLICIES

Goal 1. Encourage preservation of existing housing stock capacity, subsidized affordable housing units, and the character of existing neighborhoods and communities.

H 1.1 Sustain and enhance the vitality, diversity, and quality of life within existing neighborhoods through the promotion of development that is sensitive to the quality, design, scale, and character of those neighborhoods.

~~H 1.1.2. Preserve the existing housing stock to meet the changing needs of residents by continuing to improve evaluating ways to streamline the permitting process for remodels/additions, and accessory dwelling units, and guest cottages.~~

H 1.3. Monitor properties with expiring subsidies and identify strategies and resources to preserve their affordability.

H 1.4. 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.

H 1.5. Support the preservation of manufactured home parks in Island County as a component of the County's affordable housing stock.

H 1.6. Develop strategies to encourage the re-use of existing housing structures in rural areas including potential incentives for relocation to other sites.

H 1.7. Monitor the impacts of vacation rentals on housing availability in the County.

H 1.8 Consider development regulations for the RAIDs and NMUGAs that are compatible with residential community character, that promote pedestrian connectivity and ensure the long term vitality of Island County neighborhoods.

Goal 2. Promote the development of different 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. Provide a variety of residential densities and for these housing types in appropriate locations where infrastructure, public transit, and/or community services are readily accessible, or planned in the near future, or included as part of a new fully-contained community as described in RCW 36.70A.350.

~~H 2.14.3. Promote, as one of the mechanisms in the County for the development of affordable housing, Encourage the construction of multifamily units, primarily rentals, in areas where higher densities are permitted and where infrastructure, including public transportation, is already available.~~

~~H 2.21. Encourage a broad range of housing types, densities and programs including attached housing, housing appropriate suitable to the needs of seniors older adults, co-housing, self-help housing for low income households and residential care housing including independent and assisted living housing, in Mixed Use RAIDs and UGAs.~~

~~H 2.32. Encourage the siting of Allow for duplexes, triplexes, and fourplexes in Rural Residential zones that are adjacent to Rural Center zones near Mixed Use RAIDs and UGAs.~~

H 2.4. Identify innovative housing approaches for Camano Island where the predominance of rural zones and lack of a UGA presents challenges for meeting a diversity of housing needs.

~~H 2.53. Provide for~~ Evaluate and modify as needed. Planned Residential Developments and clustered housing code provisions to ensure that they provide adequate incentives to achieve desired densities. ~~to include either attached or detached housing units, while maintaining the look and feel of the rural character as much as possible.~~

H 2.6. Evaluate regulations to determine appropriate locations, provide expanded opportunities, determine potential incentives, and remove unnecessary barriers and/or impediments to the development of the following housing types: permanent and seasonal farm worker housing; accessory dwelling units and guest cottages; manufactured housing communities and manufactured homes; small multi-unit structures; cottage housing; and other small dwelling unit types.

H 2.7. Encourage infill development in RAIDs and UGAs through zoning regulations and incentives with specific attention to the incentives identifies under RCW 36.70A.540..

H 2.8. Explore options to allow temporary housing structures to accommodate short-term housing needs related to limited-term employment and the homeless population.

~~H 4.17-2.9. Monitor the performance of Island County's housing development strategy, through methods such as:~~ and periodically compare to housing development targets in the Comprehensive Plan and buildable land supply.

H 2.10. Ensure that innovative housing options are considered and addressed in county housing policies, programs, funding, and local zoning regulations.

~~H 2.114.11.3. Develop and allow~~ Create “pre-approved” or “permit ready” house plans for accessory dwelling units, guest cottages, cottage housing and other potential housing types in appropriate locations. ~~use on small lots in appropriate locations. House plans can be developed by volunteer architects or through a design competition to create a set of pre-approved plans approved by a Design Review Board and acceptable to the community. Manufactured and modular homes can be included in this process. This effort can be done on a county-wide scale in partnership with the Town of Coupeville, City of Oak Harbor and the City of Langley.~~

~~H 2.12-4.3. Identify opportunities to~~ Lower labor and materials costs by supporting and encouraging alternative housing designs, financing, materials and construction, such as self-help/sweat-equity housing, owner-built housing, and the use of existing or reclaimed building materials.

H 2.13. Provide appropriate locations for and encourage the siting of, recreational vehicle parks as a temporary lodging option.

H 2.14. Continue to identify and evaluate opportunities to streamline interdepartmental permitting review where possible.

Goal 34. Promote fair access to housing and shelter for all persons.

~~H 3.1-4.7. Identify appropriate locations to support and facilitate~~ Encourage transitional housing, coordinated with critical support services for youth, adults, seniors, and families, and those with disabilities ~~coordinated with critical support services.~~

~~H 3.24-8. Identify appropriate locations to support and facilitate~~ Encourage the development of emergency shelters and short-term housing for those in need.

H 3.3. Ensure that community housing and shelter needs are considered and addressed in county housing policies, programs, funding, and local zoning regulations.

H 3.4. 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.

H 3.5. Promote community and landlord awareness of and compliance with federal and state Fair Housing laws.

H 3.6. Promote diverse representation on boards and committees that make recommendations concerning housing-related policies, programs or funding.

~~H 1.1. Encourage the availability of affordable housing for all economic segments of the population.~~

~~H 1.2. Develop an approach to comprehensively address housing affordability in Island County through methods including, but not limited to, public outreach, data analysis, and coordination with other housing agencies while acknowledging the previous work done with regards to affordable housing in 2009.~~

~~H 1.9. The County considers manufactured homes the same as site built housing as per the definition of manufactured home contained in RCW 35.63.160.~~

Goal 4. ~~Implement Island County's Housing Element in accordance with RCW 36.70A.070(2) and WAC 365-196-410(2)(f). The following policies will be considered as implementation methods:~~ Promote policies that facilitate the reduction in the share of cost burdened households by increasing the supply of subsidized housing.

~~H 4.1. The Housing Element will be implemented in accordance with the Countywide Planning Policies.~~

H 4.2 ~~4.1.~~ Define subsidized ~~affordable~~ and low-income housing needs and establish measurable subsidized ~~affordable~~ and low-income housing targets relative to those needs.

~~H 4.21-6. Encourage a range of permanent subsidized housing options through small project-based structures, administration of rental assistance, and supportive housing, ensuring that permanent housing options are dispersed throughout the community, by collaborating with private developers, public agencies and non-profit organizations.~~

~~H 4.31.4. In order to maximize economic opportunity and enhance the well-being of Island County's low-income residents, Ensure publicly-funded low-income housing should be is located in appropriate locations where infrastructure, close proximity to employment centers, public transit stops and other public community services are readily accessible, planned in the near future, or are included as a part of a new fully-contained community established under RCW 36.70A.350.~~

~~H 4.9.1 4.4. 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 subsidized affordable or low-income housing. In general, such lands should have access to public services or, by prearrangement, to be used in an exchange for buildable affordable housing unit sites.~~

~~H 4.11.5-4.5. Evaluate opportunities to reduce or eliminate permit Provide relief of fees for affordable subsidized and low-income housing. This would require a code amendment and can be done by adopting a separate fee schedule for projects incorporating affordable housing.~~

H 4.6. Implement incentives for subsidized housing projects within NMUGAs and Mixed Use RAIDs.

~~H 4.5~~ 4.7. Ensure coordination between the policies addressed in the Comprehensive Plan and those outlined in Island County's Homeless Housing Plan.

H 4.8. Collaborate with municipal jurisdictions to develop mutual policies and agreements that facilitate the siting and subsequent annexation of subsidized housing in unincorporated UGAs.

~~H 4.4. Provide for appropriate locations for low-cost housing options such as manufactured homes and US Department of Housing and Urban Development (HUD) approved mobile homes in single-width and larger.~~

~~H 4.5. Review code regulations for housing types, minimum dwelling unit size, minimum number of rooms and house shape to ensure they do not conflict with affordable housing goals.~~

~~H 4.6. Support publicly-owned housing. Continue to support the Housing Authority of Island County in ongoing efforts to fund and sustain existing low-income housing projects in Island County. Support can come in the form of partnering in grant applications, appealing to the state to increase the Housing Trust Fund, and other measures.~~

~~H 4.8. Develop density bonuses and other incentives to provide for affordable housing in the rural area.~~

~~H 4.9. When deemed appropriate, the title to surplus land holdings should be transferred to the Island County Housing Authority or non-profit organizations such as the Island Affordable Housing Trust.~~

~~H 4.10. Promote affordable and low-income housing creation and promote zoning and other County ordinances to accommodate affordable and low-income housing.~~

~~H 4.11. Streamline permit review for any type of project with affordable or low-income housing, from manufactured homes to multi-family units and clustered development. Examples of permit streamlining include:~~

~~H 4.11.1. Review the current permitting system with the planning staff, building officials and developers to identify barriers for development of affordable or low-income housing.~~

~~H 4.11.2. Set up an expedited review process for affordable or low-income housing, with a predictable review period, such as a maximum of 60 days.~~

~~H 4.11.4. Provide a single location in the County Zoning Code for regulations relating to the development of affordable housing.~~

~~H 4.12. When annexation of land in Urban Growth Areas occurs, work with municipalities to include or set aside areas for affordable housing.~~

~~H 4.13. Include provisions for affordable housing in any Comprehensive Plan land use changes that increase density.~~

~~H 4.15. Provide for density bonuses on land in the urban growth areas, suitable for an affordable housing project. This would also apply to surplus land discussed in H 4.9.~~

~~H 4.16. Support and encourage partnerships with Island Affordable Housing Trust (IAHT) or similar agencies to build permanently affordable housing units throughout Island County.~~

~~H 4.17.1. Collect and analyze information about the housing market~~

~~H 4.17.2. Collect and analyze data about the supply of developable residential building lots at various land-use densities and the supply of rental and for-sale housing at various price levels~~

~~H 4.17.3. Develop a comparison of actual housing development to the targets, policies and goals contained in the Housing Element~~

~~H 4.17.4. Identify the thresholds at which steps should be taken to adjust and revise goals and policies~~

~~H 4.17.5. Develop a description of the types of adjustments and revisions that the County may consider~~

Goal 5. Collaborate with other jurisdictions and housing organizations to address county-wide housing issues.

H 5.1. Actively convene committees to coordinate county-wide housing issues.

~~H 5.2~~ 4.14. Develop 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 for affordable housing within city boundaries and urban growth areas

H 5.3. Continue to maintain partnerships and support collaboration with the Housing Authority of Island County, the Opportunity Council, local industries, major employers, and different groups including nonprofit, faith-based, public, and private interests in ongoing efforts to fund and sustain existing subsidized and low-income housing projects in Island County.

H 5.4. Support collaboration between private developers, public agencies, and non-profit organizations so that a variety of housing options are dispersed throughout the county and develop these partnerships to collaboratively advocate for more financial resources from the federal and state government for subsidized, low-income housing.

H 5.5. Continue to coordinate with, and provide staff support for the Housing Provider Network and other housing-related committees.

~~H 4.7~~ 5.6. Encourage Support applications for federal Low-Income Housing Tax Credits and other available incentives for the acquisition, rehabilitation, or new constructions of rental housing targeted to lower-income households.

H 5.7. The Board shall consider housing related policy implementation actions as part of the annual work plan review.