

ISLAND COUNTY COMMISSIONERS' WORK SESSION SCHEDULE

January 21, 2026

Those interested in attending the meeting virtually please

Login: <https://zoom.us/j/98589156528?pwd=ds1haw2vO3AjRMwsuzQmctwFq0TcVW.1>

Passcode: 163571

Or by phone: (253) 215-8782 **Webinar ID:** 985 8915 6528 **Passcode:** 163571

9:00 a.m.	Facilities
9:30 a.m.	Public Works
9:45 a.m.	Human Services
10:05 a.m.	Public Health
10:25 a.m.	Planning & Community Development

The Board of County Commissioners meets routinely in Work Session the first three Wednesdays of each month. Work Sessions are held in the Annex Building, Board of County Commissioners' Hearing Room, #B102, 1 NE 6th Street, Coupeville, WA.

Work Sessions are public meetings that provide an informal workshop format opportunity for the Board to review ongoing items with departments or to meet with other agencies, committees, or groups to discuss specific topics of mutual interest. Items are typically reviewed at Work Session before being scheduled on the agenda for the Board's regular Tuesday business meetings.

While Work Sessions do not have time set aside for verbal public comment, written public comment is welcomed and can be directed to the Clerk of the Board by submitting comments to CommentBOCC@islandcountywa.gov. If you have questions regarding public comment, you may call (360) 679-7385. Written public comments are considered a public record.

Times for each department are approximate; a time slot scheduled for a specific department may be revised as the Work Session progresses. Because of the workshop format and time sensitivity, certain items, topics, and materials may be presented that are not included in the published agenda. **If you are interested in reviewing those documents, please contact the Clerk of the Board at (360) 679-7354.**

ASSISTIVE LISTENING AVAILABLE: Please contact the clerk for an assistive listening device to use during the meeting. Please return the device at the end of the meeting.

NOTE: Audio recordings are posted within 48 hours of the meeting date. To listen to the recording visit the [Agenda Center](#) on the Island County website.



ISLAND COUNTY FACILITIES

WORK SESSION AGENDA

MEETING DATE: 1/21/2026

To: Melanie Bacon, Chair
Board of Island County Commissioners

From: Mark Sibon, Director

Amount of time requested for agenda discussion. 30 minutes

DIVISION: Not Applicable

Agenda Item No.: 1

Subject: 2026 Facilities Work Plan Update

Description: Updated work plan to include Commissioners' recommendations on workload and priorities for 2026.

Attachment: Facilities 2026 Work Plan

Request: *(Check boxes that apply)*

- | | |
|--|--|
| ☐ Move to Consent | ☐ Move to Regular |
| ☒ None/Informational | ☐ Schedule a Public Hearing |
| ☐ Signature Request | ☐ Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

2026 Facilities Management Department Work Plan							
Updated on: 1/7/2026							
Project Title	Description	Staff Assignment	Quarters	Dept. Crossover	Funding Source	New Status	Not
Bayshore Renovations	Complete renovations including roof, windows, carpet, paint, FF&E, PLR, and dumpster enclosure. Multi-phase tenant move-in dependencies.	Laura-1, Chris-2, Dane-3	Q1	HHS, IT	REET 134	Active – 2026 Execution	Multiple sub-progr
Annex Main Breaker Replacement Review	Conduct engineering review and cost estimating for Annex main breaker replacement or upgrade to address reliability and safety concerns.	Mark-1, John-2, Keith-3	Q1-Q2	DES	REET 134, \$1M	Active – 2026 Execution	Needs to be de Jail replacemen as critical work to Annex I
Countywide Parking Lot Resurfacing (PLR)	Grouped CIP project for resurfacing: Bayshore, PW Main, Human Services 1st St, Camano MPC, SWFRC. District Court deferred-2027. Includes coordination of Admin parking warranty corrective work prior to or concurrent with resurfacing activities.	Dane-1, Laura-2, Chris-3	Q2-Q3	PW-1	REET 135, \$210,000 total	Active – 2026 Execution	Vendor sche weather
L&J ESCO Modernization (HVAC/Roof/Solar/LED)	Implement ESCO-based energy and envelope modernization at the Law & Justice building, including HVAC replacement, roof work, solar, and LED lighting to reduce fossil fuel use and improve reliability for a critical facility.	Laura-1, Millig-2, Chris,Dane,John-3	Q1-Q4	PA; Courts; ICSO; DES; Clerks	REET 134, \$1.9M +2025 rollover	Active – 2026 Execution	Dependent on execution; cc sequencing m Court ope
Fleet Management Modernization	Implement third-party fleet program. Standardize lifecycle replacement, reduce fleet size, and establish countywide policies.	Tod-1, Mark-2	Q1-Q4	GSA-2	Fund 506, \$157,234.72 (Cap & Repair)	Active – 2026 Execution	Complete prog and compar
Charging Station Installation (PSE Public & Fleet EV)	Coordinate and install EV charging infrastructure for public use via PSE programs and for County fleet operations at key sites such as Admin and Public Works.	Laura-1, Mark-2	Q2-Q4	PSE; TOC	Outside funded by PSE Grant	Active – 2026 Execution	Informed by the timelines; re selection and i the Fleet
Ituha Stabilization Center Expansion	Provide project management and owner's representation for the expansion of the Ituha Stabilization Center, including the addition of six beds, associated interior renovations, and required systems upgrades. This project requires coordination with Human Services to confirm programmatic requirements and must align with DES pre-contracting and grant funding processes. Significant early effort is needed to define scope, select A&E services, and secure a qualified construction contractor.	Mark-1	Q1-Q5	BOCC-1	WADC Grant, \$899,190.00-in pre contracting	Conditional – BOCC Direction Required	Requires comp pre-contracting validation, A&E and contract Sequencing mi operational r existing stabiliz and avoid p disrupt

NWFRC Renovations + Coroner Expansion	Scope includes Coroner expansion, potential morgue build-out, HVAC replacement, interior finishes, and PLR. Likely multi-phase 2026-27 project.	Laura-1, John-2, Chris-3	Q1-Q4	Coroner-2 ; HHS	REET 134, \$220,000	Active – 2026 Execution	High complexity adjacency and planning
Security Upgrades – Cameras (Off-Campus Buildings)	Design and deploy up to \$50K in security camera and access upgrades at off-campus County facilities to improve safety, asset protection, and incident response.	IT-1, Mark-2	Q1-Q3	IT-1	REET 134, \$60,000	Conditional – Capacity Dependent	Requires IT alignment and with existing prioritize high first
Elections Office Upgrades	Scope and deliver approximately \$300K of Elections Office improvements for workflow, security, and accessibility, including interior finishes, systems upgrades, and potential minor layout adjustments.	Mark-1	Q2-Q4	Auditor-1; BOCC-2	REET 134, \$300,000	Conditional – Capacity Dependent	Requires scope and budget alignment and Potential for other Public Defender
Electrical Load Capacity Study (New)	Countywide electrical capacity and service assessment to identify limitations related to load capacity, HVAC conversions, equipment reliability, solar integration and EV chargers.	John-1, Keith-2, Beth-3	Q1-Q2	PW-1; DES		Active – Planning Only (2026)	Must precede HVAC/electrification
Generator Program (Jail + L&J)	Continue multi-year generator modernization to ensure safety, security resilience, and operational continuity. Create Generator Capacity and Design Assessment.	Mark-1, Laura-2, John-3	Q1-Q4	N/A		Active – Planning Only (2026)	Jail and L&J generator purchase and installation deferred to 2027
Space Optimization & Departmental Realignment	Strategic realignment of departments and services across the campus, addressing adjacency conflicts, overcrowding, and long-term operational efficiency. Bayshore-HHS, SWFRM-DNR, NWFRM-Coroner, Bldg 504-facilities, and Superior Court Clerks relocations.	Director; Project Specialist	Q1-Q4	All		Deferred to 2027	Contingency Bayshore/NWFRM schedules; high on elected and leadership decisions
Facility Condition Index & Preventive Maintenance Plan	Engage a vendor or tool to assess Facility Condition Index (FCI) for all County buildings and develop a data-driven preventive maintenance plan that reduces reliance on reactive repairs.	Director; Maintenance Lead	Q2-Q4	Budget; Risk; All	General Fund (existing administrative budget)	Deferred to 2027	Requires procurement vendor or solution provide a baseline term capital plan Clean Buildings
Campus Wayfinding Program	Design and deploy updated interior/exterior signage across campus to improve navigation and public experience.	Director; Project Specialist	Q2-Q4	PW		Deferred to 2027	Vendor selection and funding

SWFRC HVAC/Energy Upgrades	Convert from natural gas to electric systems, add cooling, and replace aging HVAC. Must reference electrical load study.	Director; Project Specialist	Q2-Q4	HHS		Deferred to 2027	Requires design
Admin ADA Ramp Assessment	Clarify request, scope, and compliance requirements for potential ADA ramp improvements at the Admin building and determine implications for broader campus accessibility.	Director; Maintenance Lead	Q1-Q2	Facilities; Risk; Legal		Deferred to 2027	Needs confirmation and risk level additional ADA across
Countywide Design Standards & Move Support	Develop standard finishes, furniture, and design guidelines for County facilities and establish repeatable processes for movers, painters, and design support to streamline future projects.	Director; Project Specialist	Q3-Q4	All; HR; IT		Deferred to 2027	Should follow renovation lessons learned consistency across



ISLAND COUNTY PUBLIC WORKS

WORK SESSION AGENDA

MEETING DATE: 1/21/2025

To: Melanie Bacon, Chair
Board of Island County Commissioners

From: Fred Snoderly, Director

Amount of time requested for agenda discussion. 15 minutes

DIVISION: Solid Waste

Agenda Item No.: 1

Subject: Solid Waste Long Haul Transportation and Disposal Services

Description: CPI Fee Adjustments

Attachment: Memorandum, Amendment 1 to Contract, Sections 1.10 and 8.82 of existing Contract

Request: (Check boxes that apply)

- | | |
|---|--|
| ☒ Move to Consent | ☐ Move to Regular |
| ☐ None/Informational | ☐ Schedule a Public Hearing |
| ☐ Signature Request | ☐ Other: _____ |

IT Review: Not Applicable

Budget Review: In process

P.A. Review: In process

DIVISION: Solid Waste

Agenda Item No.: 2

Subject: Camano Island Recycling and Transportation Services

Description: CPI Fee Adjustments

Attachment: Memorandum, Amendment to Contract, Sections 3.4 and 3.5 of Existing Contract

Request: (Check boxes that apply)

- | | |
|---|--|
| ☒ Move to Consent | ☐ Move to Regular |
| ☐ None/Informational | ☐ Schedule a Public Hearing |
| ☐ Signature Request | ☐ Other: _____ |

IT Review: Not Applicable

Budget Review: In process

P.A. Review: In process



Island County Public Works

Fred Snoderly, Director

James Sylvester, Assistant Director

1 NE 7th Street, Coupeville, WA 98239 | www.islandcountywa.gov

Ph: Whidbey 360-679-7331 | Camano 360-387-3443 | S Whidbey 360-321-5111

Email: F.Snoderly@islandcountywa.gov | J.Sylvester@islandcountywa.gov

MEMORANDUM

January 21, 2026

TO: Board of Island County Commissioners

FROM: James Sylvester, Assistant Director

RE: **Solid Waste Disposal and Transportation Services Provision**

Currently, Island County contracts with Republic Services for provision of solid waste disposal and transportation services. As per Contract Section 8.2, CPI Fee Adjustments, compensation is adjusted annually by calculating the change in the 12 month annual average between the November to October period of the current year compared to the same period for the prior year. However, due to the recent Federal government shutdown, the October 2025 CPI annual index has been neither calculated nor published. For the purpose of implementing the January 1, 2026 CPI Fee Adjustment, along with a 0.35% B&O tax increase, the calculated and published November 2025 CPI annual index, rather than the October index, is proposed for use.

Service	Current Rates	Rates Effective 1/1/2026
Solid waste disposal, per ton	\$43.30	\$45.33
Transportation from Coupeville, per haul	\$1,645.00	\$1,722.04
Transportation from Camano, per haul	\$1,805.00	\$1,889.54

**FIRST AMENDMENT
SOLID WASTE LONG HAUL TRANSPORTATION AND DISPOSAL
ISLAND COUNTY, WASHINGTON**

This FIRST AMENDMENT TO THE ISLAND COUNTY, WASHINGTON CONTRACT FOR SOLID WASTE LONG HAUL TRANSPORTATION AND DISPOSAL services is made and entered into between REGIONAL DISPOSAL COMPANY, DBA REPUBLIC SERVICES (Contractor) and ISLAND COUNTY, a political subdivision of the State of Washington (County). The parties shall be collectively referred to herein as the 'Parties' and individually as a 'Party,' unless specifically identified otherwise. This First Amendment shall be effective upon January 1, 2026 (Effective Date).

RECITALS

WHEREAS, the Parties entered into Island County, Washington Contract (Contract) for solid waste long haul transportation and disposal services dated December 17, 2024; and

WHEREAS, as per Contract Section 8.2, CPI Fee Adjustments, compensation is adjusted annually by calculating the change in the 12 month annual average between the November to October period of the current year compared to the same period for the prior year; and

WHEREAS, due to the recent Federal government shutdown, the October 2025 CPI annual index has been neither calculated nor published; and

WHEREAS, following the Federal government shutdown, the November 2025 CPI annual index has been calculated and published, and is 4.3%.

NOW THEREFORE, for the purpose of implementing the January 1, 2026 CPI Fee Adjustment, along with a 0.35% B&O tax increase, the calculated and published November 2025 CPI annual index will be used.

IN WITNESS WHEREOF, the Parties enter into this First Amendment of the Contract as of the Effective Date. Each person signing this First Amendment represents and warrants that he or she has been duly authorized to enter into this First Amendment by the Party on whose behalf it is indicated that the person is signing.

CONTRACTOR:
Regional Disposal Services, DBA Republic Services

Jeff Barcenas, General Manager

Date

APPROVED this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Melanie Bacon, Chair

Janet St. Clair, Member

Jill Johnson, Member

ATTEST:

Jennifer Roll, Clerk of the Board

generator for Transport.

- 1.8 "Compacted Container" means a Container Loaded with Solid Waste that has been crushed or compressed in a hydraulic compactor at a County Transfer Station.
- 1.9 "Comprehensive Solid Waste Management Plan" means the County's Comprehensive Solid and Moderate Risk Waste Management Plan adopted in accordance with Chapter 70.95 RCW.
- 1.10 "Consumer Price Index" or "CPI" means the Consumer Price Index computed by the United States Department of Labor, Bureau of Labor Statistics, CUUR0000SEHG for Water and Sewer and Trash Collection Services, not seasonally adjusted, or a successor index produced by the United States government, or as subsequently mutually agreed.
- 1.11 "Construction, Demolition and Land-clearing Waste" (CDL Wastes) means any recyclable or non-recyclable Waste that results from construction, remodeling, repair or demolition of buildings, roads, or other structures, or from land-clearing for development, and that is removed from the site of construction, demolition or land clearing.
- 1.12 "Container" means a Closed Top Container or Open Top Container conforming to, but not limited to, Section 6.3 of the Contract.
- 1.13 "Contract", "Contract Documents", and/or "Agreement" are synonymous and mean the combination of all of the following:
- (A) This Contract, and all duly authorized and executed amendments thereto;
 - (B) The performance bonds, letters of credit or other financial guarantees required by the Contract;
 - (C) All exhibits and attachments to the Contract;
 - (D) Request for Proposals (RFP) as issued pursuant to RCW 36.58., the enabling Island County Resolution, and the Contractor's response(s) thereto;
 - (E) Any and all duly authorized Addenda to the Contract;
 - (F) Any and all duly authorized and executed change orders or modifications of

difference between the Contractor's net weights as stated on the Contractor's weight tickets, and the County's net weights as stated on the County's corresponding transaction tickets. Two copies of the transaction ticket will be provided to the Contractor at the time that the Contractor accepts ownership of the Solid Waste pursuant to Section 6.7.

7.5 Flow Control

The Contractor shall comply with Island County's flow control regulations pursuant to applicable laws directing all Acceptable Waste generated and collected in the County to the County System.

7.6 Not a Put or Pay Contract (No Minimum Tonnage Guaranteed).

The Contractor and the County agree this is not a "put or pay" contract. The Contractor and the County agree there is no minimum tonnage that the County is required to deliver to the Contractor under this Contract, and the County makes no guarantees, representations and/or warranties (express or implied) in this regard.

7.7 Right to Establish Diversion Programs

The Contractor and the County agree that the County reserves the right to establish diversion programs. The Contractor and the County agree that nothing contained in this Contract shall be construed to prevent the County from establishing diversion programs that, recycles, composts, or otherwise diverts all or a portion of Acceptable Waste.

ARTICLE 8 TIPPING FEES AND CONTRACTOR COMPENSATION

8.1 Calculation of Tipping Fees

For each Loaded Container accepted by the Contractor at the Receiving Facilities, Transported from the Receiving Facility to the Disposal Site, and Disposed at the Disposal Site, the County shall pay Contractor a Receiving Services and Transport Services Fee, and a Disposal Services Fee based on the net weight reported by the scale at the Disposal Site. The Contractor shall not receive payment for any fees other than those specifically identified in Exhibit A.

8.2 CPI Fee Adjustments

All fees in Exhibit A shall remain fixed through December 31, 2025. Commencing on January 1, 2026 and annually on the same date thereafter, for the term of the Contract, all fees in Exhibit A shall be adjusted by one hundred percent (100%) of the Consumer Price Index (CPI), as defined in Section 1.10. The adjustment will be calculated using the change in the 12 month annual average between the November to October period of the current year compared to the same period for the prior year. Annual CPI adjustments shall never be negative. Any unresolved dispute regarding any other change in the definition or calculation of the CPI that materially affects the CPI Fee Adjustment under this Article shall be resolved by arbitration in accordance with Article 15 of the Contract.



Island County Public Works

Fred Snoderly, Director

James Sylvester, Assistant Director

1 NE 7th Street, Coupeville, WA 98239 | www.islandcountywa.gov

Ph: Whidbey 360-679-7331 | Camano 360-387-3443 | S Whidbey 360-321-5111

Email: F.Snoderly@islandcountywa.gov | J.Sylvester@islandcountywa.gov

MEMORANDUM

January 21, 2026

TO: Board of Island County Commissioners

FROM: James Sylvester, Assistant Director

RE: **Camano Island Recycling and Transportation Services**

Currently, Island County contracts with Waste Management for provision of solid waste recycling and transportation services on Camano Island. As per Contract Section 3.4, Adjustment of Payments, compensation is adjusted annually by calculating the change in the 12 month annual average between the November to October period of the current year compared to the same period for the prior year. However, due to the recent Federal government shutdown, the October 2025 CPI annual index has been neither calculated nor published. For the purpose of implementing the January 1, 2026 CPI Fee Adjustment, the November 2025 CPI annual index, rather than the unpublished October index, resulting in an adjustment of 4.812%, is proposed for use. As per Section 3.51(d), Extraordinary Rate Adjustments, a state levied B&O tax of 0.32% is included. These increases are covered by the 2026 tipping fee increase of 5.2%.

Service	Current Rates	Rates Effective 10/1/2025
Recyclable Materials processing, per ton	\$214.39	\$225.43
Roll Off Recyclable Materials, per haul	\$192.92	\$202.85
Scrap Metal, per haul*	\$192.92	\$202.853
Contamination charge, per ton	\$30.11	\$31.66
*The County is responsible for all processing costs for Scrap Metal. The rate listed above is for containers and transportation only.		

**SECOND AMENDMENT
CONTRACT FOR CAMANO ISLAND RECYCLING SERVICES
ISLAND COUNTY, WASHINGTON**

This SECOND AMENDMENT TO THE ISLAND COUNTY, WASHINGTON CONTRACT FOR CAMANO ISLAND RECYCLING SERVICES is made and entered into between WASTE MANAGEMENT OF WASHINGTON, INC., a Delaware corporation (Contractor) and ISLAND COUNTY, a political subdivision of the State of Washington (County). The parties shall be collectively referred to herein as the "Parties" and individually as a "Party", unless specifically identified otherwise. This amendment shall be effective upon January 1, 2026 (Effective Date).

RECITALS

WHEREAS the Parties entered into Island County, Washington Contract (Contract) for Camano Island Recycling Services dated December 17, 2024; and

WHEREAS, as per Contract Section 3.51(d), Extraordinary Rate Adjustments, and the terms and conditions contained therein, following an increase in the State of Washington Business and Occupation tax rate from 2.10% to 2.42%, compensation shall be increased by 0.32%; and

WHEREAS, as per Contract Section 3.4, Adjustment of Payments, compensation is also adjusted annually by calculating the change in the 12 month annual average between the November to October period of the current year compared to the same period for the prior year; and

WHEREAS, due to the recent Federal government shutdown, the October 2025 CPI annual index has been neither calculated nor published; and

WHEREAS, following the Federal government shutdown, the November 2025 CPI annual index has been calculated and published.

TERMS AND CONDITIONS

NOW THEREFORE, for and in consideration of the mutual covenants and promises contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **CPI.** For the purpose of implementing the January 1, 2026 CPI fee adjustment, the change in the 12 month annual average between the December to November period of the current year and prior year, rather than the November to October period, which is 4.812%, will be used.

2. **Compensation.** To account for the new B&O tax and CPI fee adjustment, Section 3.1 of the Original Contract is hereby adjusted as per the following Compensation Schedule:

Service	Current Rates	Rates Effective 1/1/2026
Recyclable Materials processing, per ton	\$214.39	\$225.43
Roll Off Recyclable Materials, per haul	\$192.92	\$202.85
Scrap Metal, per haul*	\$192.92	\$202.85
Contamination charge, per ton	\$30.11	\$31.66

IN WITNESS WHEREOF, the Parties enter into this First Amendment of the Contract as of the Effective Date. Each person signing this First Amendment represents and warrants that he or she has been duly authorized to enter into this First Amendment by the Party on whose behalf it is indicated that the person is signing.

WASTE MANAGEMENT OF WASHINGTON, INC.
720 4TH Avenue, Suite 400
Kirkland, WA 98033

Juan Gomez, VP & Assistant Secretary

Date

APPROVED this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Melanie Bacon, Chair

Janet St. Clair, Member

Jill Johnson, Member

ATTEST:

Jennifer Roll, Clerk of the Board

- i. Contractor's printed name, address, and signature;
- ii. Billing date;
- iii. Period covered by the invoice;
- iv. Separate weight totals for Mixed Household Recyclable Materials, and any commodities added by mutual contract between County and Contractor; and
- v. The agreed rate as listed in Section 3.1.

3.3.3 Quarterly Report. Contractor shall report quarterly to County the following:

- i. Quarterly average percentage of each commodity recycled, and
- ii. percentage of any residual materials at sorting facility.

3.4 Adjustment of Payments. Commencing on January 1, 2026, and on the same date annually thereafter (each, an "Adjustment Date"), the service rates, as adjusted hereunder, shall be automatically increased by one hundred percent (100%) of the annual percent increase in the Consumer Price Index (CPI) series CUUR0000SEHG for Water and Sewer and Trash Collection Services, US City Average, not seasonably adjusted, as published by the Bureau of Labor Statistics. The CPI adjustment will be calculate using the change in the twelve (12)-month annual average between the November to October period of the current year compared to the same period for the prior year. Provided that adequate supporting information has been submitted by the Contractor, adjustments to Contractor's service rates shall be deemed approved and shall take effect as outlined in this Section. Adjustments to Contractor's rates shall be made in units of one cent (\$0.01). Fractions less than one cent (\$0.01) shall not be considered when making adjustments. Annual CPI adjustments shall never be negative. In the event the CPI index series decreases year-on-year, there shall be no CPI adjustment that year.

3.5 Changes of Work, Changes in Fees. During the term of the Contract, changes in specifications may be necessary due to regulatory, budgetary, market, fuel costs and/or other factors. The Parties, without invalidating the Contract, may mutually agree upon changes in the work consisting of additions, deletions, or modifications. The Contract sum, price schedule and term will be adjusted to compensate Contractor for any changes in work. With the exception of the list of recyclable materials defined in Section 1, such changes shall be authorized by written change order signed by the Public Works Director or the Board of Island County Commissioners. Changes in the list of designated recyclables shall be by mutual agreement of the Parties.

3.5.1 Extraordinary Rate Adjustments. The Contractor's service rates set by this Contract are calculated to pay certain expenses and costs that are of a contingent and uncertain nature. Therefore, in addition to the annual CPI adjustment, the Contractor's rates under this Contract shall, upon written request of Contractor, be further adjusted on

an interim basis for increased expenses or reduced revenue associated with performance of the services hereunder due to any one or more of the following causes:

- (a) Material changes in Contractor's costs resulting from a Force Majeure event;
- (b) Material changes in the scope or method of services provided by Contractor, or other changes or fees required, initiated, or approved by the County;
- (c) Any change in law, statute, rule, regulation, ordinance, order or requirement of any foreign, federal, state, regional or local government that is effective after the Effective Date of this Contract;
- (d) Any increase in surcharges, fees, assessments or taxes levied by federal, state or local regulatory authorities or other governmental entities upon the collection or disposal of Recyclable Materials;
- (e) Any material decreases in market prices for Recyclable Materials or increase in the cost to collect, handle, store, transport, process, market, and/or sell Recyclable Materials; and/or
- (f) Any other extraordinary circumstances or causes or reasons that are not within the reasonable control of Contractor.

If Contractor requests an adjustment due to the extraordinary circumstances set forth above, Contractor shall prepare a rate adjustment request setting forth its calculation of the increased costs or reduced revenue and accompanying rate adjustment necessary to offset such increased costs or reduced revenue. The County may request any and all documentation and data reasonably necessary to evaluate such request by Contractor, and may retain, at its own expense, an independent third party to audit and review such documentation and such request. If such third party is retained, the County shall take reasonable steps, consistent with state law, to protect the confidential or proprietary nature of any data or information supplied by Contractor. The County shall act within ninety (90) days of receipt of the request from Contractor, but shall approve the request if reasonably sufficient supporting information is provided.

Notwithstanding the foregoing, if the request is based upon any new or increased third party fees, taxes, assessments or charges, the County shall approve the interim rate adjustment within such time period as necessary to ensure that such fees, taxes, assessments or charges are passed on to customers by the date the same are effective.

3.6 Location. Payment will be made to the Contractor for provision of recycling services at the following location in Island County, Washington:

Camano Island Transfer Station and Recycle Park
75 E. Camano Hill Rd
Camano Island, 98282



ISLAND COUNTY HUMAN SERVICES

WORK SESSION AGENDA

MEETING DATE: 1/21/2025

To: Melanie Bacon, Chair
Board of Island County Commissioners

From: Lynda Austin, Director

Amount of time requested for agenda discussion. 30 minutes

DIVISION: Housing Assistance

Agenda Item No.: 1

Subject: 2024- 2029 Draft 5- Year Homeless Housing Plan

Description: Overview of Homeless Housing plan draft, focusing on Homeless Housing Ordinances and Action Plan and timeline for submission to the WA State Department of Commerce. Requesting to move to the February 3rd consent agenda to schedule a public hearing on March 10, 2026.

Attachment: Homeless Housing Plan

Request: *(Check boxes that apply)* ☒ Move to

Consent ☐ Move to Regular

☐ None/Informational ☒ Schedule a Public Hearing

☐ Signature Request ☐ Other: _____

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Island County 5 Year Homeless Housing Plan Draft 2025-2030



**Island County
Human Services**

Participants and Acknowledgements

Thank you to the Island County Community for participating in this plan. Without your contributions this plan would be far less comprehensive and effective. Thank you for the Homeless Housing Task Force for leading this effort and taking the time to attend meetings, provide input, critique and discuss what should go into this plan. Thank you to all of the providers in the community that provide direct services to Island County residents that provide the foundations for which this plan can be built on.

Homeless Housing Task Force

Faith Wilder, Representative for the City of Langley

Melissa Brown, Opportunity Council Island Director

Megan Roorda, Island County Epidemiologist

Michele Hines, SPiN Café Director

Andrea Downs, CADA Director

George Hernandez, Affordable Housing Specialist

Emily Carr, Island County Long Range Planner

Amber Truex, Ryan's House for Youth Director

Joshua Engelbrecht, City of Coupeville Planner

Kenesha Lewis, Pamoja Place Director

Pastor Fannie Dean, Mission Ministries Outreach

Sarah Hanson, Island County Housing Navigator

Deia Brower, Island County Homeless Housing Case Manager

Pastor Maria Francisco, Mision Emanuel Whidbey

Tony Slowik, Oak Harbor Chief of Police

Maria Maguire, Housing Authority of Island County Director

Tanya Stager-Gran, Whidbey Homeless Coalition Director

Michelle Ballard, Community Resource Center Stanwood Camano

John Lanier, Island County Long Range Planner

Valerie Roseberry, SPiN Cafe

Yvonne De La Rosa, Island County Housing Navigator

Danielle Legler, Opportunity Council Case Manager

Emily Neff, Island County Assistant Director Planning

Andrea Wyatt, Comm Resource Center of Stanwood Camano

Melinda Buchanon, Community Advisory Board OHPD

Nolan Grunska, Oak Harbor Associate Planner

Jennifer Patterson, NAMI Sno-Isle

Lynda Austin, Island County Human Services Director

Kathryn Clancy, Island County Behavioral Health Manager

Emily Wildeman, Island County Housing Program Manager

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Work Plan

Washington state law requires that each local community develop a Homeless Housing Task Force to create and publish a 5 Year Homeless Housing Plan adopting objectives identified by the Washington State Department of Commerce. This plan must include strategies or actions to meet these objectives, timelines for completion and measures of success or performance. This Task Force must develop a plan and recommend it to its government legislative authority for its jurisdictional area and adoption (RCW 43.185C.050, RCW 43.185C.080).

The local plan must be within the guidelines issued by the Department of Commerce as published in the 2025-2030 Local Homeless Housing Plan Guidance. The local plan must cover the five-year period from 2025-2030. The two largest cities in Island County, Oak Harbor and Coupeville must be included in the plan pursuant to (RCW 43.185C.080 and RCW 43.185C.160).

The Task Force sees this as a plan that will grow and adapt each year as needs change in the community and funding levels are adjusted. If we have learned anything in the last 5 years, it is that plans always need to be flexible to meet the current needs of the community and to best serve those most vulnerable community members. The Task Force recommends an annual review and updates as mandated by the Washington State Department of Commerce.

Vision, Goal, and Objectives

Like Washington State's Department of Commerce, Island County shares the core value that everyone deserves to be housed. Food, shelter and water are the fundamental needs that all people require to survive and grow from. Shelter aka housing has become a more and more challenging need to meet. Since the last plan was written in 2019, a global pandemic occurred changing people's lives, communities and resources. The cost of living especially housing has gone up dramatically. A Harvard University Joint Center for Housing Study showed that 48.9% of Oak Harbor renters are rent burdened, paying over 30% of their income towards rent. Almost 20% are severely cost burdened meaning they pay over 50% of their income towards rent.

This has led to an increase of households who are one crisis away from becoming unhoused. In writing this plan, Island County hopes to put forth some concrete steps to take in the next 5 years to address the needs of the unhoused in our community and prevent more households from falling into homelessness. The following statements guided this plan.

Vision: Everyone experiencing homelessness and housing instability has swift and equitable access to stable housing that meets their needs.

Goal: Homelessness in Island County is prevented, and in cases when it does occur, that it is a brief, rare and a one-time experience.

This Plan will look at the Current State of Homelessness in Island County, the Current Affordable Housing Market, and the Current Service Levels. It will outline projections for what the housing and service level needs are for the next 5 years. And it will identify fund sources that are being used and are available to this county and what factors are used to determine how this funding is distributed. This information along with the community knowledge and expertise that the Homeless Housing Task Force brings will guide the formation of the Island County Objectives and Action Plan that will be recommended for community adoption by the Island County Board of Commissioners.

Current State of Homelessness in Island County

There has been a lot of change in Island County since the last Homeless Housing Plan was written in 2019. This plan will use a variety of tools to illustrate where we are at currently with homelessness and housing instability. This allows us to create a plan that will move us forward over the next 5 years to create a community that meets people where they are at when they are unhoused, provides additional shelter, housing and resources, and also assists in preventing households from experiencing a housing crisis.

2025 Island County Point In Time Results

On January 30, 2025, the annual Point In Time Count was conducted in Island County. This is an annual count and surveying of everyone experiencing homelessness in each county in Washington State. This count happens throughout the United States and is mandated by HUD. The households being counted are unsheltered people and people living in emergency shelter or transitional housing programs. Point in Time (IT) only accounts for households for one night of the year, so therefore is only a snapshot of homelessness. Research shows that the number is 2-3 times less than the actual number for unsheltered homeless but can show trends over time.

2025 Point In Time Totals	Individuals	Households	
Total People	173	136	
Housing Type	Individuals	Households	Percent
Total in Emergency Shelter	71	56	41.0%
Total in Transitional Shelter	25	14	14.5%
Total Sheltered	96	70	55.5%
Total Unsheltered	77	66	44.5%

Snapshot of Homelessness

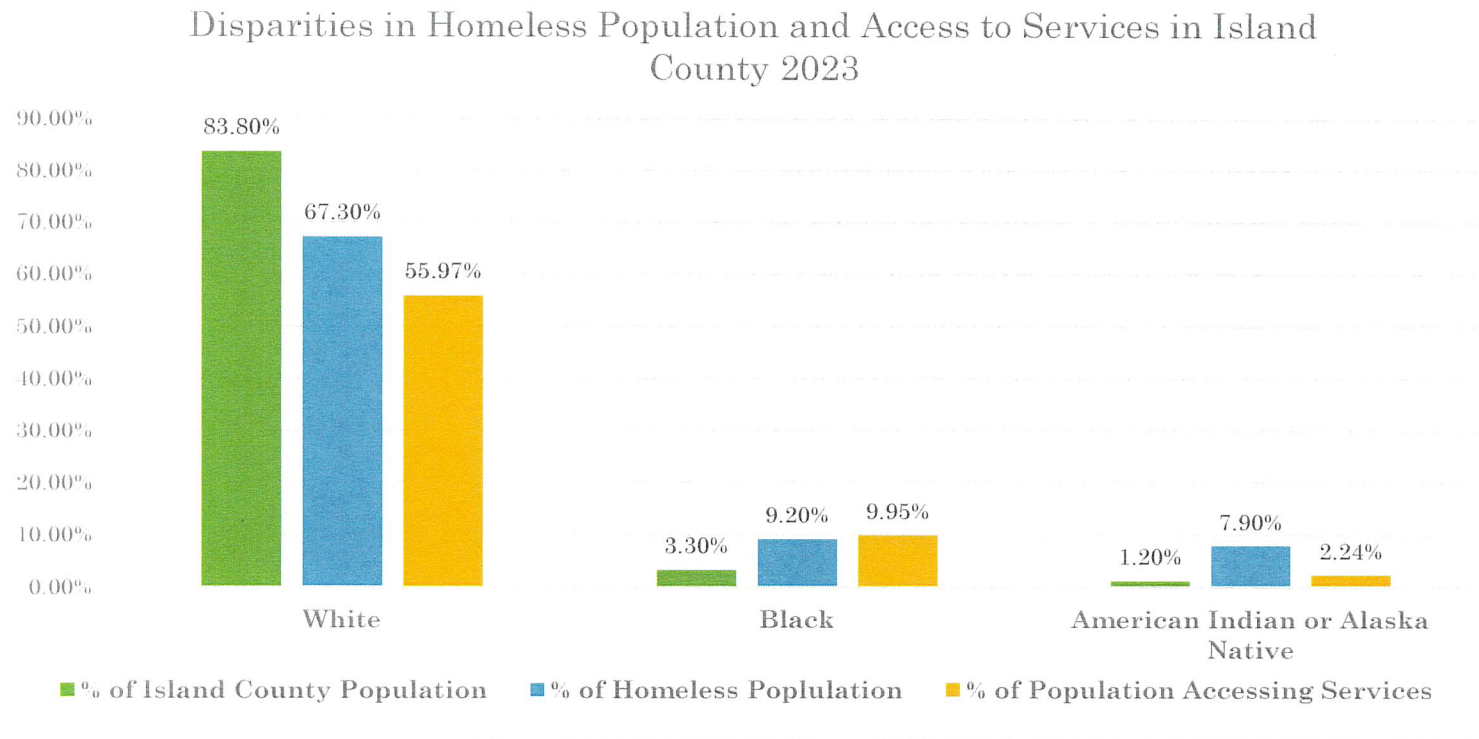
Washington State Department of Commerce has begun using the Snapshot of Homelessness as a more accurate tool to reflect how many people are experiencing both homelessness and unstable housing in each county in Washington State. This snapshot collects data from multiple sources including Medicaid, Economic Services and the Homeless Management Information System (HMIS). As rents, utilities and food costs all continue to rise, housing stability continues to decrease. Because of the shift in these economic realities the snapshot of homelessness takes into account all of these conditions and risk factors.

According to the January 2025 Snapshot of Homelessness in Washington State, Island County has 1,229 homeless or unstably housed people. The household break downs are summarized in the charts below. The chart outlines the breakdown of household types in Island County and compares these numbers to Washington State and neighboring counties.

Unstably Housed or Homeless Persons, by Household Type and Area for January 2025

Area	Total	Youth (18-24) without minors	Adults without minors	Single parent with minors	Two parents with minors	Minors only	Unknown
Washington State	201,809	13,235	120,627	39,222	27,959	546	203
Island County	1229	99	779	208	141	<11	<11
Skagit County	3244	191	1948	684	406	<11	<11
Whatcom County	5500	330	3476	941	736	16	<11
Jefferson County	724	35	534	98	56	<11	0

We continue to see disproportionate numbers of people of color in our homeless and unstably housed populations. In 2023, American Indian or Alaska Natives make up 1.2% of the population in Island County, but made up 8.6% of the homeless population. Also very concerning is that these households only made up 2.24% of the people accessing services.



Source: US Census Bureau, Washington State Department of Commerce Snapshot on Homelessness and HMIS data

Since the pandemic, Island County has worked to build stronger relationships with programs serving vulnerable communities to try and provide equity and access to services. Washington State Department of Commerce has also created a tool for counties and providers to track households by race, age and gender to determine whether or not there is equity in positive outcomes

from these programs. So not only do we want to see accessibility increase, but we also want to see positive exit outcomes from these programs for all populations.

Lived Survey Results

The Homeless Housing Task Force agreed that distributing an anonymous survey through homeless housing and support service providers would be the most effective way at gathering information from people with current lived experience with homelessness. Each participant was provided with a \$20 visa gift card for completing the 15 minute survey.



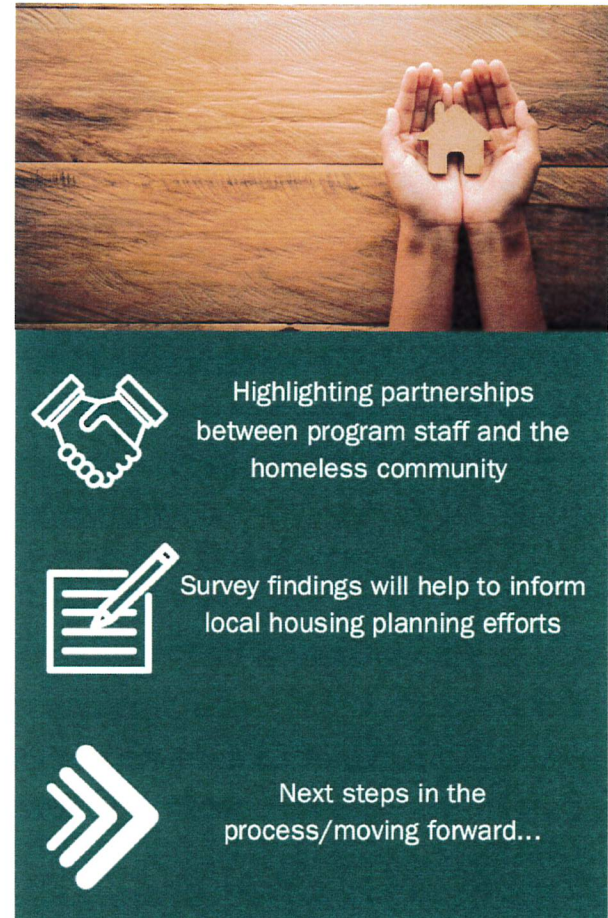
Homeless Housing Survey

SUMMARY

The homeless housing survey gathered information from 23 individuals experiencing homelessness to better understand housing needs, barriers to stable housing, and access to services. The results highlighted gaps in affordable housing, economic stability, and transportation. These findings will inform local planning efforts and guide resource allocation to improve housing stability in Island County.

Key Findings

- 70% of respondents said that “staff at a program they use” was helping them the most right now.
- 75%-50% of respondents said that medical care, dental care, and emotional support were the most needed health supports.



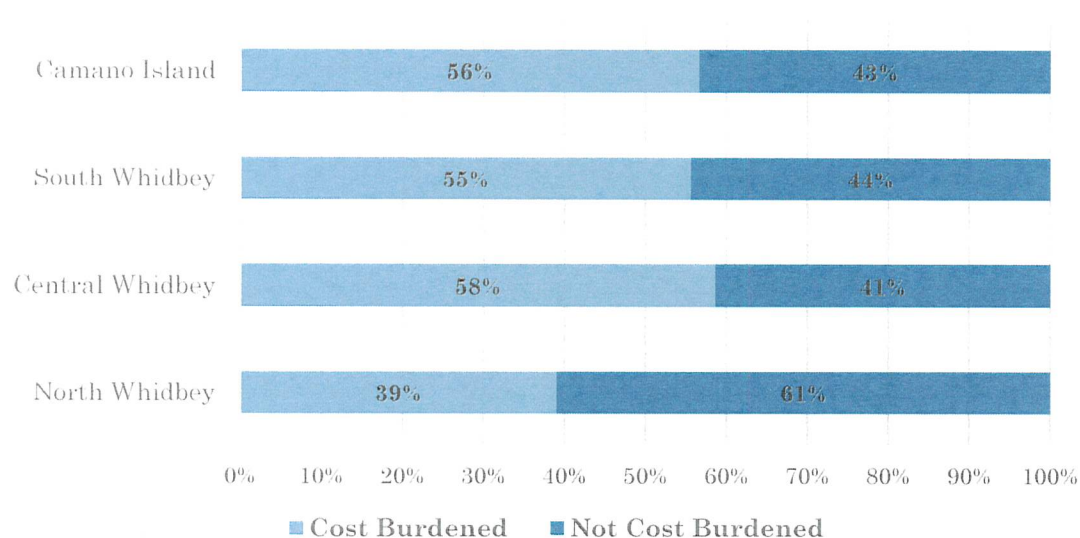
Current Affordable Housing Market

Over the past 3 years, we have seen an increasingly expensive rental housing market. Since the pandemic ended and the eviction moratorium ended, we have seen rents increase steadily, deposits increase as a result of these higher rents and growing demand for affordable rentals. This in turn has led to more households being cost burdened. HUD defines cost burdened as paying more than 30 percent of a household's income to rent. Households paying over 50 percent of their income to rent are considered severely cost burdened.

This burden is being felt throughout the United States. In a recent report titled *Deteriorating Rental Affordability, An Update on America's Rental Housing 2024* it was reported that in recent years there has been “worsening affordability challenges for renters at every level of household income...” In addition, this report found that 83 percent of renters earning under \$30,000 were cost burdened in 2023, and 67 percent were severely cost burdened.

Here in Island County, the number of households who are cost burdened has jumped from about 35 percent of households to 52 percent of households over the last 10 years. On Camano Island and in Central and South Whidbey there has also been an increase in severely cost burdened households.

Housing Cost Burdened in Island County 2023



Source: US Census Bureau 2023 ACS 5 Year Estimate

Island County residents are struggling with rents and the high cost of living. Finding employment with a livable wage is becoming increasingly difficult. Even affordable housing projects based on a growing area median income rate are becoming out of reach for many households. In 2025, the AMI for a family of four in Island County was \$112,300 according to HUD Income Limits Documentation System. This translates to an affordable rent of \$2,807 a month for the average family of four in Island County.

Fair Market Rents are also increasing. The Fair Market Rent rate is set by HUD and should reflect a modest, non-substandard rental including utilities. This rate helps to determine a limit on what a household receiving a Housing Choice Voucher should pay. In 2025, the Fair Market rent for a 3 bedroom in Island County is \$2,242. For a single parent, they would need to earn \$43.11 an hour to afford a “modest” rental. And even at this rate, families are having a hard time finding rentals within this range to utilize their vouchers.

Unit Size	2025 Fair Market Rent	Annual Income Needed	Hourly Wage Needed	Island County Minimum Wage	
Efficiency/Studio	\$1178	\$47,120	\$22.65	\$17.13	
1 Bedroom	\$1317	\$52,680	\$25.32	\$17.13	
2 Bedroom	\$1600	\$64,000	\$30.77	\$17.13	
3 Bedroom	\$2242	\$89,680	\$43.11	\$17.13	

Housing Needs Projections for Island County

Island County is currently updating their Comprehensive Plan including the Housing Element. The Housing Element examines the current housing data and projects the housing needs for the Island County community over the next 20 years. In conjunction with the Island County Planning Department, housing needs have been projected over the next 20 years including Emergency Shelter, Permanent Supportive Housing and Housing based on Affordability Level based on the Area Median Income (AMI). The tool provided by the Washington State Department of Commerce that is used to create these projections is The Housing All Planning Tool (HAPT). Below you can see the projections that the HAPT created for Island County based on a projected medium population growth.

Table 1: OFM GMA Population Projections, 2045

Island County Projected Population, 2045

	Low	Medium	High
Projected Population (2045)	83,501	102,639	116,450

Table 2: Projected Countywide Housing Needs Based on User Inputs

Island County

Population Target = 102,639

	Affordability Level (% of Area Median Income)								Emergency Housing/Shelter Beds
	Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	
		Non-PSH	PSH						
Total Future Housing Needed (2045)**	45,989	2,196	856	4,690	8,991	6,595	5,417	17,244	381
Estimated Housing Supply (2020)*	37,272	1,210	18	2,915	7,479	5,878	4,734	15,038	116
Net New Housing Needed (2020-2045)	8,717	986	838	1,775	1,512	717	683	2,206	265

* 2020 supply excludes homes in recreational use. Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2045) are in housing units. See Overview tab for details.

** Total Future Housing Needed (2045) excludes 2020 homes in recreational use.

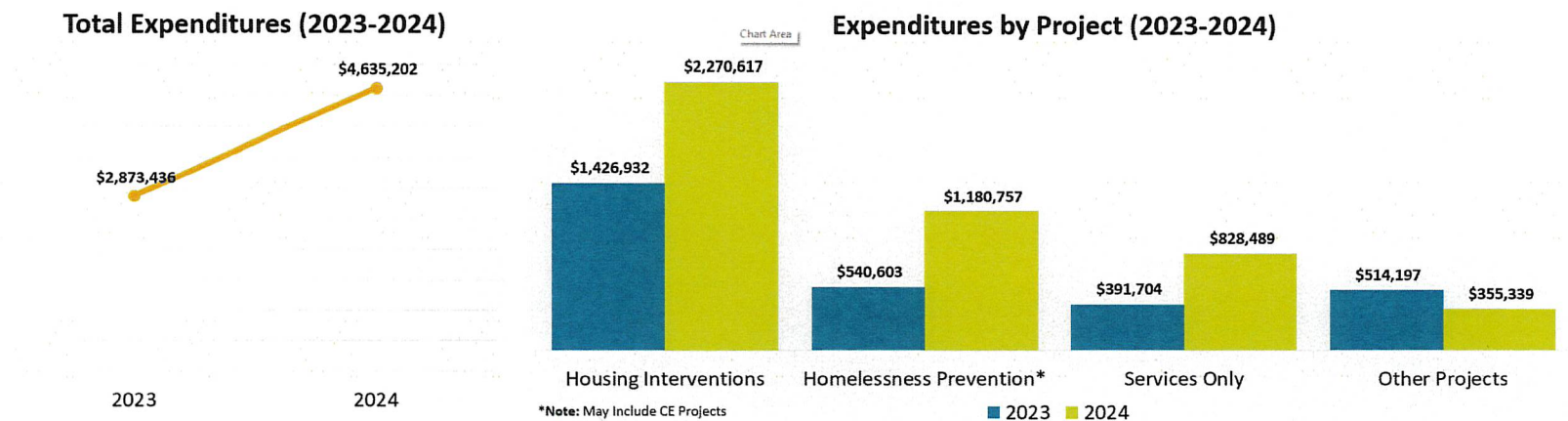
And with this tool, Island County is projecting to need an additional 265 Emergency Housing and Shelter beds over the next 20 years. That means that for the 2025-2030 Homeless Housing Plan, 66 new Emergency Housing and Shelter beds will need to be created to stay on pace. For Permanent Supportive Housing, 214 units will need to be created by 2030 to reach the goal of 856 new Permanent Supportive Housing units by 2045.

Estimates of Service Levels

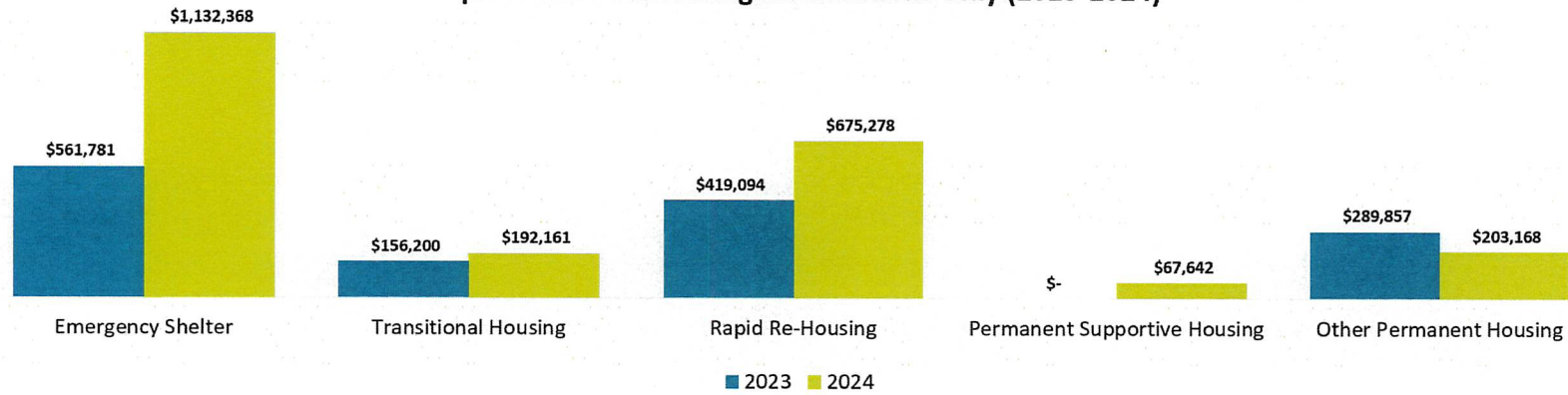
Washington State Department of Commerce has created a new dashboard, Estimates of Service Levels Data Tool, in preparation for these 5 Year Plans. This tool takes the annual data provided by each County in the Annual Expenditure Report and breaks down the data to funding sources and types of homeless housing projects in each county. The funding sources include Local, State and Federal Sources. The homeless housing projects include housing interventions, homelessness prevention, Services Only and Other. These are further defined below:

- Housing Interventions: Emergency Shelter, Transitional Housing, Rapid Re-Housing (RRH), Permanent Supportive Housing (PSH), and other permanent housing models (e.g., PSH that does not require a disability for entry).
- Homelessness Prevention: Programs that provide services or financial assistance to prevent a household from experiencing homelessness (e.g. Eviction Prevention rental assistance)
- Services Only: Coordinated Entry, services-only projects, street outreach, and day shelters

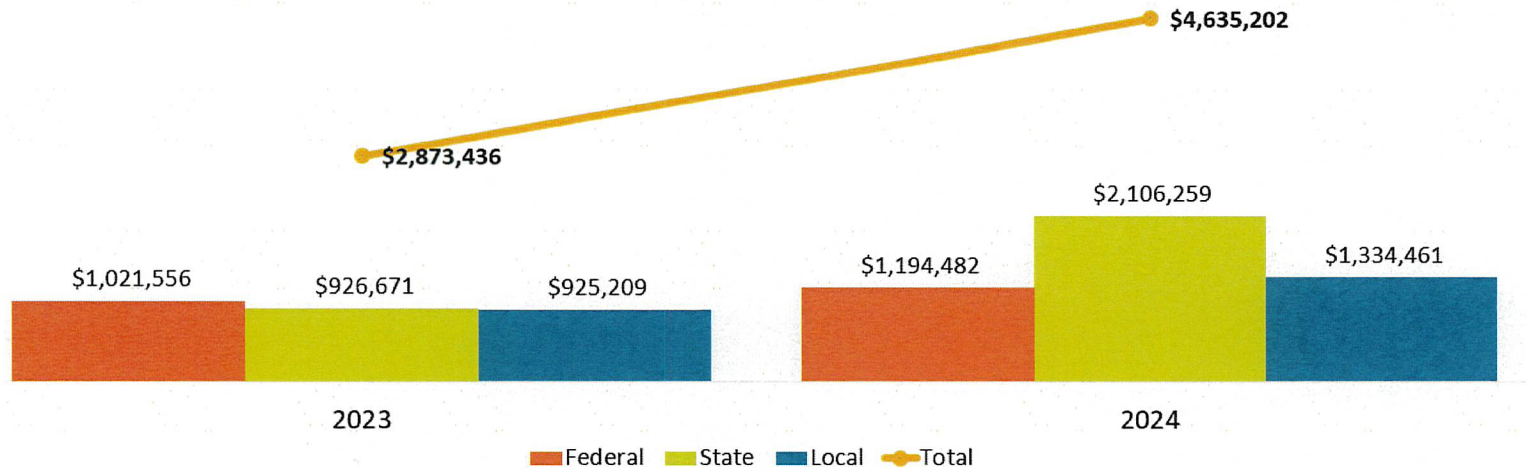
This allows counties to see where their funding is coming from, what projects it is being used for and how this trends from year to year. Please see the Estimates of Service Levels for Island County below from screenshots from the Estimates of Service Level Data Tool below:



Expenditures on Housing Interventions Only (2023-2024)



Annual Expenditures By Funding Source (2023-2024)



Survey of Fund Sources for Homeless Housing Assistance Programs and Capital Projects

Fund Source	Source	Status	Allowable Uses	Amount Received SFY24	Amount Received SFY25
Document Recording Surcharge, Local Portion	Local	Receiving/Collecting		\$434,193	\$475,629
Document Recording Surcharge, Affordable Housing Funds	Local	Receiving/Collecting		\$ 79,445	\$ 88,234
Mental Health Sales and Use Tax (1/10 of 1%)	Local Sales Tax	Receiving/Collecting		\$1,976,347	\$1,890,974
Housing and Related Services Sales and Use Tax (HB 1590)	Local Sales Tax	Receiving/Collecting		\$1,952,974	\$2,160,545
Consolidated Homeless Grant including Housing and Essential Needs (CHG and HEN)	State Grant			\$1,821,703	\$2,089,388
Criminal Justice Treatment Account	State Grant			\$70,808	\$120,413
HB 1406	State tax reimbursement	Receiving/Collecting		\$146,440	\$146,440

HARPS	State Grant			\$27,517	\$11,446
CDBG – Mortgage and Rental Assistances	Federal Grant			\$103,059	\$166,795
Community Behavioral Health Rental Assistance (CBRA) <i>Pioneer Human Svcs.</i>	State Grant			\$140,182	\$140,182
Supportive Services for Veteran Families (SSVF) <i>Opportunity Council</i>	Federal Grant				
Veteran Affairs Supportive Housing (VASH) <i>Housing Authority</i>	Federal Grant				
HOST <i>Evergreen Recovery</i>	State Grant				\$200,000

Prioritization Criteria of Homeless Housing Capital Projects

Before the tax for House Bill 1590 Funds was passed in Island County, our Board of County Commissioners requested a plan for how to best utilize this funding. The Island County 1590 Report and Revenue Distribution Plan for Affordable Housing and Related Services has become a guiding document for Capital Projects in Island County. This document lays out Goals and Strategies for this funding and makes recommendations for utilization of other affordable housing funds available to Island County. The following goals are included in this plan:

Goal #1: Support greater housing growth and diversity of housing types for households with incomes at 60% Area Median Income and below.

Goal #2: Ensure affordability in perpetuity of new affordable housing units and monitor the preservation of existing subsidized housing stock at risk of being sold without any further use restrictions.

Goal #3: Ensure equitable distribution of affordable housing across Whidbey and Camano Islands. Prioritize projects near transit facilities, supportive services and job centers.

Goal #4: Track progress and support ongoing collaboration between all jurisdictions.

Since the adoption of HB 1590, a rolling application for both HB 1590 funds and HB 1406 funds is now available on the Island County website. This application scoring process awards points for the number of units at 60% AMI and below, project location in relation to essential services and on-site services in alignment with the target population. Points are also awarded for targeting high-priority populations including:

1. Veterans
2. Senior residents
3. Individuals with disabilities
4. Domestic Violence survivors
5. Persons with behavioral health challenges
6. Persons at risk of becoming unhoused, currently unhoused, including families with children.
7. Unaccompanied unhoused youth or young adults

Island County Homeless Housing Objectives and Action Plan

The 2024-2029 Washington State Homeless Housing Strategic Plan contained 5 Objectives that each community needed to adopt locally and tailor to their local plans. These objectives provide goals for both Washington State and Island County to better guide the homeless crisis response system. The Objectives are as follows:

- Objective 1: Promote an equitable, accountable and transparent homeless crisis response system
- Objective 2: Strengthen the homeless service provider workforce
- Objective 3: Prevent episodes of homelessness whenever possible
- Objective 4: Prioritize those with the greatest barriers to housing stability and the greatest risk of harm
- Objective 5: Seek to house everyone in a stable setting that meets their needs

The Homeless Housing Task Force adopted these 5 Objectives to inform and guide the 5 Year Homeless Housing Plan for Island County. The Task Force agreed that they wanted an action plan with attainable, clear and equitable goals. There are many things that could be done to impact homelessness that are outside of this plan. They would require systemic changes and increased funding. It was important to this task force to focus on goals that can be worked towards within the current system constraints and funding available. The Objectives and Action Plan are as follows:

Objective 1: Promote an equitable, accountable and transparent homeless crisis response system

Action	Measure	Timeline	Action Takers
1.1 Re-engage Coordinated Entry oversight committee and create goals for this committee on increasing equity across Island County	Increase accountability for Coordinated Entry system	2026 Quarter 2	Housing Program Manager and Island County Homeless Housing and Service Providers

1.2 Run quarterly reports on equitable outcomes and share with providers	Keep providers informed on outcomes so they can continue to strengthen outcomes	2026 Quarter 2 and on-going quarterly	Housing Program Manager and Island County Homeless Housing and Service Providers
1.3 Facilitate annual meetings with Commerce and homeless services providers to discuss improving outcomes and distribute all applicable data appoints before meetings	Increase communication between Commerce and sub-grantees to ensure access to all tools	2026 Quarter 3 and on-going annually	Island County, WA State Dept of Commerce, Homeless Housing and Service Providers
1.4 Strengthen communication with By and For organizations in community and invite open and honest feedback around equity and accessibility in Island County	Pair data with real life experiences to get full picture and improve accessibility and outcomes	2026 Quarter 4 and on-going	Island County Housing Support Center
1.5 Promote capacity building opportunities for smaller organizations by communicating and encouraging training and funding opportunities with the Whidbey Community Foundation	Strengthen our local community organizations to make them efficient and prepared	2027 and on-going	Island County, Homeless Housing and Service Providers

Objective 2: Strengthen the homeless service provider workforce

Action	Measure	Timeline	Action Takers
2.1 Increase capacity for trainings for direct service providers by collaborating on trainings, increase communication among agencies, share costs to bring trainers to Island County	Training availability and quality will go up leading to stronger service delivery and less burnout	2026 Quarter 4 and on-going	Island County will gather trainings from Public Health, Commerce, Schools, Behavioral Health
2.2 Establish local standards of best practice in case management and direct service to strengthen and streamline service delivery	Standards will be shared and agreed upon across organizations so that people receive consistent service delivery	2027-2028 with on-going annual input	Island County Homeless Housing and Service Providers
2.3 Advocate to Commerce to increase inflation funds and apply those funds for livable wages to homeless housing workforce	Wages will increase for homeless housing workforce	2026 – 2028, Quarter 1	Island County, Homeless Housing and Service Providers
2.4 Advocate to legislatures to re-examine Area Median Income (AMI) as effective tool to set affordable housing rates because as the income gap continues to grow, direct service providers are unable to afford “affordable” rent	Provide housing that is truly affordable to all	2026-2028	Island County Leadership

2.5 Encourage agencies to provide job share opportunities in their hiring to support staff positions such as maintenance, food preparation, janitorial, etc. so that employees can receive full-time work	Increase employment opportunities in community	2026 Quarter2	Coordinated Entry Oversight Committee, Island County
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Objective 3: Prevent episodes of homelessness whenever possible

Action	Measure	Timeline	Action Takers
3.1 Advocate for Commerce to increase flexible funding that includes paying rent proactively to increase chances of lease renewal, provide for landlord incentives to encourage renting to young adults, households with bad credit, etc.	Strengthen tenant and landlord relationships so more households remain stably housed long term	2027	Island County Human Services, Local Landlords and Property Managers, Housing Authority
3.2 Increase life skills and case management supports for households who are newly housed to assist with their continuing stabilization by providing more wrap around services and	Decrease evictions and loss of housing within vulnerable communities	2026 Quarter 2 and on-going	Homeless Housing and Service Providers, Island County Human Services

Permanent Supportive Housing			
3.3 Strengthen case management in the area of resources for debt consolidation and financial assistance to improve their credit including reaching out to local banks and credit unions for resources	Assist households with increasing credit scores and decreasing evictions	2027 and on-going	Homeless Housing and Service Providers, Island County Housing Support Center
3.4 Prioritize prevention services for those who are most vulnerable to losing their housing and consider long term assistance versus crisis response when needed.	Serve households in crisis in addition to those experiencing on-going high vulnerability	2026 and on-going	Island County Housing Support Center, WA State Department of Commerce
3.5 Partner with Senior Service Providers in Island County to establish housing needs in this population and include in funding priorities.	Increase referrals and prevent seniors from experiencing homelessness	2026 and on-going	Island County Human Services, Island Senior Resources, The Center, Local Municipalities
3.6 Assist agencies in partnering with organizations to access grant writing support and exploring funding outside of HUD and traditional government funding sources	Diversify Homeless Housing and Service Providers income streams	2027 and on-going	Homeless Housing and Service Providers, Community Foundations

Objective 4: Prioritize assistance based on the greatest barriers to housing stability and greatest risk of harm

Action	Measure	Timeline	Action Takers
4.1 Collaborate with Island County Emergency Management to provide cold weather shelter options in Island County, develop consistent process for activation and communicate that protocol.	Provide cold weather shelter options so they are more accessible for all Island County residents	2026 Quarter 1, Quarter 4	Island County, Homeless Service Providers, Emergency Management
4.2 Strengthen vulnerability form and/or utilize vulnerability form that WA State Dept of Commerce is developing to improved prioritization	Improve prioritization to ensure most vulnerable are being served	2026 - 2027	Island County Housing Support Center, WA State Department of Commerce
4.3 Develop stronger partnerships with agencies serving our most vulnerable communities including BIPOC and LGBTQ+ youth to increase accessibility	More households from vulnerable communities will have equitable access to services and assistance.	2026-2030	Island County Housing Support Center, By and For Organizations, Community Providers
4.4 Engage more frequently with people accessing services to understand their barriers and continue this conversation as their barriers change depending on where they are at in the crisis	Incorporate feedback to improve crisis response system	2026 Quarter 4 and on-going	Island County Homeless Housing and Service Providers, Island County Housing Support Center

response system and include anonymous options.			
4.5 Identify housing gaps such as respite care from hospital, group homes, shared housing and collaborate with providers of these services in other counties to incorporate into Island County	Increase housing options for households that do not fit into current system options	2027-2030	Island County, Local Municipalities, Whidbey Health, Island Senior Resources

Objective 5: Seek to house everyone in a stable setting that meets their needs.

Action	Measure	Timeline	Action Takers
5.1 Partner with the City governments in prioritizing land and funding for increased emergency shelter options to meet the needs of local Comprehensive Plans	Increase types of Emergency Shelter available	2026 Second Quarter and on-going	Island County, City of Oak Harbor, City of Coupeville, City of Langley
5.2 Advocate with city and county planners for less restrictive zoning to allow for emergency shelter options throughout the county with increased density	Increase Emergency Shelter options throughout Island County	2026 First Quarter and on-going	Island County Housing, Island County Planners, City Planners

5.3 Affordable Housing Specialist will continue to seek out properties that have high density potential for Island County to buy and release an RFQ for affordable housing and prioritizing funding for plans serving 0-30% AMI	Increase Affordable Housing with funding priority for projects serving 0-30% AMI	On-going	Affordable Housing Specialist, Housing Program Manager, Island County
5.4 Affordable Housing Specialist, Island County Planners and Housing Program Manager will collaborate on potential land for emergency shelter in Island County	Increase Emergency Shelter	2026 First Quarter and on-going	Affordable Housing Specialist and Housing Case Manager
5.5 Increase communication with Stanwood Housing Providers to explore potential Camano Island partnerships	Increase Emergency Shelter and Affordable Housing options on Camano	2026 Second Quarter and on-going	Island County, Camano Housing, Snohomish County, Community Resource Center of Stanwood Camano
5.6 Advocate for legislatures to provide funding and resources for aging chronically homeless population that includes flexibility with high needs around behavioral health, substance abuse and medical needs	Decrease homelessness amongst seniors who are unable to stabilize in traditional assisted living facilities	2027-2030 First Quarters	Island County Leadership, Homeless Housing and Service Providers

APPENDICES

Appendix A – Definitions and Acronyms



ISLAND COUNTY PUBLIC HEALTH

WORK SESSION AGENDA

MEETING DATE: 1/21/2026

To: Melanie Bacon, Chair
Board of Island County Commissioners

From: Shawn Morris, Director

Amount of time requested for agenda discussion. 30 minutes

DIVISION: Administrative

Agenda Item No.: 1

Subject: Water Utility Coordinating Committee (WUCC)

Description: Dr. Chris Kelley, Hydrogeologist, will present high-level findings from the recent report on the County Coordinated Water Systems Plan. This session reviews strategic recommendations and details the specific action request to formally convene the Water Utility Coordinating Committee (WUCC). The presentation aims to align stakeholders on the path forward for regional water system management.

Attachments: Executive Review, Presentation Slides

Request: *(Check boxes that apply)*

☐ Move to Consent

☐ Move to Regular

☒ None/Informational

☐ Schedule a Public Hearing

☐ Signature Request

☐ Other: _____

Convening the Water Utility Coordinating Committee (WUCC)

Strategic Overview and Action Plan

Authority: *Public Water System Coordination Act of 1977 (RCW 70A.100)*

Operational Statute: *WAC 246-293-150 (Committee Establishment)*

Local Plan: *Island County Coordinated Water System Plan (1990), Section II*

1. Executive Summary

The Island County Coordinated Water System Plan (CWSP) requires updating to address current hydrogeologic data, seawater intrusion risks, and Growth Management Act (GMA) compliance. To initiate this process, the Board of Island County Commissioners (BOCC) must formally convene the Water Utility Coordinating Committee (WUCC). This body will vet the findings of the recent CWSP Review Report (2025) and recommend policy updates.

2. Membership Structure

Pursuant to WAC 246-293-150, the committee is streamlined for decision-making efficiency.

A. Voting Members (The Executive Committee)

1. **County Legislative Authority:** 1 Representative (Commissioner or Designee).
2. **County Planning Agency:** 1 Representative (Planning Director or Assigned Assistant Director).
3. **County Health Agency: County Hydrogeologist (Designated Lead).**
 - a. *Note: Public Health Director attendance is optional.*
4. **Water Purveyor Representative:** 1 Representative.
 - a. *Note: Per WAC 246-293-150(1)(d) and local efficiency standards, Group A purveyors (approx. 200+ systems) will meet in a "Purveyor Caucus" to elect a single representative to hold the voting seat.*

B. Technical Advisors (Non-Voting)

- **Public Works:** Advisory role for Rights-of-Way (ROW) and franchise agreement coordination.
- **WA Dept of Health (DOH):** Regional Engineer.
- **WA Dept of Ecology:** Water Resources Program.

3. Meeting Cadence

- **Phase 1: Activation (Months 1-2)**
 - **Action:** BOCC passes Motion to Convene.
 - **Meeting 1 (Purveyor Caucus):** Group A systems meet *once* to elect their Representative.
 - **Meeting 2 (WUCC Kickoff):** Voting members establish bylaws and review the CWSP Recommendations Report.
- **Phase 2: Committee Work Sessions (Months 3-8)**

- **Frequency: Bi-Monthly (Every 2 months).**
- **Activity:** Vetting findings and drafting the Scope of Work for the CWSP Update.

4. Primary Goals: Vetting & Prioritization

The WUCC will utilize the findings from the *Island County CWSP Report* to prioritize updates into three tiers:

- **Tier 1: Statutory Compliance (Immediate)**
 - Example: Clarifying Receivership Protocols (Defining the "Receiver of Last Resort" for failing systems).
- **Tier 2: Resource Management (Strategic)**
 - Example: Integrating new Seawater Intrusion protections into the CWSP (referencing *Island County Code 8.09*).
- **Tier 3: Administrative Standards (Long-term)**
 - Example: Standardizing Minimum Design Standards (Fire Flow/Pipe Sizing) across the county.

5. Action Request

To proceed, the Board is requested to approve the following motion:

"Move to convene the Water Utility Coordinating Committee (WUCC) pursuant to WAC 246-293-150 and direct the Public Health Hydrogeologist to facilitate the election of a Water Purveyor Representative."



Coordinated Water System Plan Third Party Review - Summary

Dr. Chris Kelley, LG
Island County Hydrogeologist



January 21, 2025
Island County Public Health

Quick Background

- The Original CWSP was adopted in 1990.
- There have been no text updates to the CWSP since adoption.
- Issues identified in the original CWSP continue to linger and require consideration. Some of these issues include:
 - Proliferation of small water systems and individual wells;
 - Applicants seeking to develop a new water system or install individual wells within an existing water system's future water service area;
 - Minimal coordination between adjacent water systems;
 - Seawater intrusion and other water quality concerns; and
 - Lack of consistency between water system planning and County land use policies.

Overview of Recommendations & Action Items

Recommendations and action items can be categorized into three tiers.



Tier 1

Statutory Compliance



Tier 2

Resource Management



Tier 3

Administrative Standards

Tier 1 –

Statutory Compliance

WAC 246293 WATER SYSTEM COORDINATION ACT

- Establish Water Utility Coordinating Committee (WUCC)
- WUCC will vet the findings of the CWSP Review Report and oversee updates to the CWSP if necessary.

Updates Identified:

- Updates to existing sections to incorporate changes in the state law and local code and policies, including:
 - Municipal Water Law (MWL),
 - Washington State Coordination Act,
 - Growth Management Act,
 - Island County Code
 - eg. Seawater Intrusion Policy
 - Comprehensive Plan
- Add Climate Resilience Section to comply with House Bill 1181

Tier 2 – Resource Management

General Updates:

- Number of systems;
- Population and future growth;
- Water system service areas;
- Data gathering, research, and analysis of groundwater supply

New Topics (not in current CWSP)

- Emerging Contaminants;
- Seawater Intrusion Monitoring;
- Function of County Hydrogeologist in groundwater management;
- Need for enhanced reporting requirements, such as
 - Water usage
 - Well water level monitoring

Tier 3 –

Administrative Standards

Updates:

- Process for modifying minor water system service area changes;
- Coordination with Ecology to enhance enforcement and reporting requirements for water rights;
- Coordination with DOH to encourage water system consolidation

New Topics (not in current CWSP)

- Group B Operating Permit;
- Water system failures, including receivership options such as water districts or Satellite Management Agencies owning systems.
- Develop Risk matrix for small water systems vulnerability to failure based on technical, managerial, and financial capacity.

Conclusion

- The CWSP has not been updated in thirty-five years, and is no longer aligned with current code, the Washington State Coordination Act, Growth Management Act (GMA), other local and state requirements, or current realities and conditions.
- According to the stakeholder outreach performed for this study, most water system purveyors in Island County are not aware of the CWSP and do not rely on it as a resource for planning for present and future water system needs, including planning for shared facilities and interties for emergencies.
- First step for updating the CWSP is to convene the WUCC.





Thank you!

For additional information, please contact:

Dr. Chris Kelley, LG

c.Kelley@islandcountywa.gov

<https://www.islandcountywa.gov/174/Public-Health>



ISLAND COUNTY PLANNING & COMMUNITY DEV.

WORK SESSION AGENDA

MEETING DATE: 1/21/2026

To: Melanie Bacon, Chair
Board of Island County Commissioners

From: Jonathan Lange, Director

Amount of time requested for agenda discussion. 90 minutes

Agenda Item No.: 1

Subject: 2025 Comprehensive Plan Periodic Update – Infrastructure

Description: Planning staff have released the draft elements, development regulations, and SEPA documents for the 2025 Comprehensive Plan Update. Planning, Facilities, and Public Works, along with their consultants, will present an overview of infrastructure related changes in the draft Capital Facilities & Utilities, Parks & Recreation, and Transportation Elements.

Attachments: Staff Memo, Presentation

Request: *(Check boxes that apply)*

- | | |
|--|--|
| ☐ Move to Consent | ☐ Move to Regular |
| ☒ None/Informational | ☐ Schedule a Public Hearing |
| ☐ Signature Request | ☐ Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

1 NE 7th St., Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

~ MEMORANDUM ~

TO: Board of County Commissioners
FROM: Long Range Planning
DATE: January 21, 2026
SUBJECT: 2025 Comprehensive Plan Update – Infrastructure

Planning and Community Development released the draft comprehensive plan and development regulation updates in December 2025. Planning, Facilities, and Public Works, along with their consultants, will present an overview of infrastructure related changes in the draft Capital Facilities & Utilities, Parks & Recreation, and Transportation Elements.

Documents related to this discussion:

- [Draft Capital Facilities & Utilities Element](#)
- [Draft Capital Facilities Plan \(Located in the Appendices\)](#)
- [Draft Transportation Element](#)
- [Draft Parks & Recreation Element](#)

Attachment: Presentation.

For more information, please contact:

Emily Neff (360) 678 - 7807 or e.neff@islandcountywa.gov



Island County 2045 Comprehensive Plan Infrastructure

**Long Range Planning
January 21, 2026**

Purpose of Work Session

Goal – Hear Input on Infrastructure related elements and policies

Reminders:

- Goals and Policies are guiding principals that will frame current and future code updates.
- Focus on the “what” not the “how” during these conversations.
- Keep in mind the need to balance competing priorities.
- Consider what our future communities could look like and how to support growth in ways that reflect our unique islands.

What is considered “Infrastructure”?

- **Capital Facilities** (government buildings, facilities for solid waste, water, wastewater, stormwater, corrections, libraries, schools, etc.)
- **Utilities** (telecommunications, energy, natural gas)
- **Transportation** Facilities (roads, highways, sidewalks, traffic control)
- **Parks & Recreation** Facilities (trails, courts, fields, parks, etc.)

Why is infrastructure planning important?

- Aligns development with community goals.
- Ensures essential services are available where development is projected to occur.
- Supports economic growth, public & environmental health, and quality of life.
- Creates strategic frameworks for updating, maintaining, and/or replacing assets as needed.
- Unlocks funding opportunities with state and federal grant providers.

How does infrastructure support growth?

- Good, reliable infrastructure supports density, and density supports transit and services.
- Dense development in UGAs and LAMIRDs rely on community water and wastewater solutions, creating less stress on resources.
- As population increases, demand for facilities increases!

What topic lives where?

Capital Facilities & Utilities

- Level of Service Standards.
- Inventory of County-owned and non-County-owned Facilities.
- 6- and 20-year project lists, including funding information.
- General location of all existing and proposed utilities.

Parks & Recreation

- Park and Habitat Inventory.
- Benchmarks & standards.
- Habitat conservation and recreation needs assessment.
- Funding strategies.

Transportation

- Analysis of existing conditions.
- Travel forecasts.
- Transportation systems plan.
- Transportation Funding Assessment.
- Transit information.
- Maps related to transit service, modeling, etc.

Approach to Infrastructure Updates

- Support the current and future population of Island County.
- Plan for infrastructure to support housing development in all areas.
- Outline funding strategies for new or upgraded facilities.
- Coordinate information with non-County utility and facility providers.

Key Changes

- Combined the Capital Facilities and Utilities Elements.
- Capital Facilities Plan (CFP) was a coordinated effort between Planning, Public Works, IT, and Facilities.
 - Contains framework for updating the Capital Improvement Plan (CIP) annually.
 - Highlights necessary projects to meet growth demands over 20-year planning period.
 - Contains background information regarding non-county providers.

Required Updates

- An inventory of existing facilities owned by public entities, including green infrastructure, showing their locations and capacities.
- A forecast of future needs for such capital facilities, as well as proposed locations/capacities of expanded or new facilities.
- A Capital Facilities Plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

Policy Changes

Summary of Policy Changes for Capital Facilities & Utilities

Level of Service (LOS) Standards	• LOS standards were updated for Solid Waste Processing, Corrections and Detentions, Trails, and Parks (CFU policies 1.4.2, 1.4.3, 1.4.5, and 1.4.6). • New policy to develop a LOS standard for open space and natural asset conservation before the 2035 Periodic Update (CFU policy 1.4.7).
Wastewater	• Policies that support placing density in denser areas (UGAs, LAMIRDs) via large on-site sewage systems (LOSS) and other wastewater solutions (CFU Goal 6 and sub policies, LU policies 3.13, 5.5, and 5.13). • Policies to provide flexibility for community sewer solutions (LU 2.3, LU 3.13.1).
Utility Placement	• Policies to buffer trees away from utility lines and to install utility lines underground where feasible; implement “Dig Once” policies (CFU Goal 7 and sub policies).
Capital Facilities Plan (CFP)	• Policies to support future updates to CFP (CFU policies 3.1, 3.2). • A new prioritization process has been outlined to utilize with annual updates of Capital Improvement Plan (CIP) and 10-year update of CFP (outlined in section 1.4 of CFP).

Policy Changes

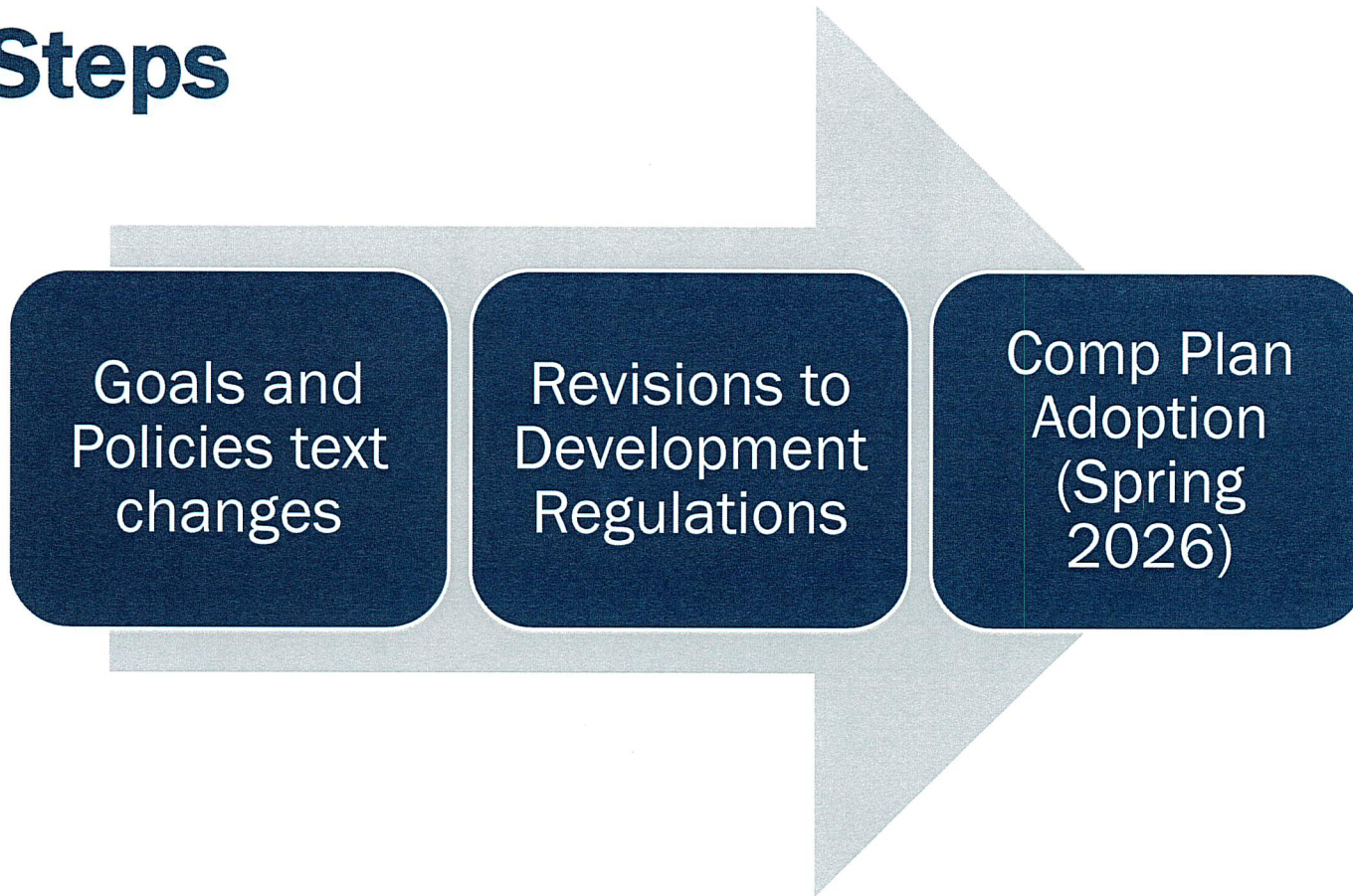
Summary of Policy Changes for Capital Facilities & Utilities

Essential Public Facilities (EFPs)	• Policies that support essential public facilities (CFU Goal 4 and sub policies). • Essential Public Facilities are allowed in all Mixed-Use LAMIRD zones (ICC 17.03.035C). • Emergency Shelters are allowed in Rural Center, Rural Village, and Camano Gateway Village (ICC 17.03.035C).
Water Systems	• Policies to encourage consolidation into larger, more resilient water systems (CFU policies 7.14 and 8.6). • Policy to comply with metering, reporting, and conservation requirements in Coordinated Water System Plan (CFU policy 8.8). • Policies to avoid creation or overlap of new systems (CFU policies 8.4, 8.5, 8.7).
Climate Resiliency	• Policies that increase facility resiliency to climate-related hazards (CFU policies 4.8, 7.10.1, and 7.13). • Policy to encourage access to recycling, reuse, and composting facilities (CFU policy 4.9).
Urban Growth Areas (UGAs)	• Policies to address deficiencies and support growth in UGAs with adequate facilities/services (CFU Goal 6 and sub policies, LU Goal 3 and sub policies).

Decisions Needed

- Confirm that changes to Level of Service Standards align with the Board's vision.
- Confirm that the Capital Facilities Plan project list meets the needs and demands of our residents.
- Confirm that infrastructure policy changes support housing needs and code changes.
- Confirm that UGA work outlined in Goal 6 feels achievable for the 20-year timeline.

Next Steps



Public Engagement Reminders

Comment Period: Dec. 10 to Feb. 9

How to Comment:

- **Website:**
www.islandcounty2045.com
- **Email:**
CompPlan@islandcountywa.gov
- **Snail Mail:** Attn PCD, 1 NE 7th Street, Coupeville, WA 98239
- **In Person:** at Board or Planning Commission meeting



[Subscribe to our Email Updates!](#)

Meeting Opportunities

Public Meetings:

- **Oak Harbor – The Center:**
Thursday, January 15, 5 to 6:30 pm
- **South Whidbey – Clinton Comm Hall:** Tuesday, January 20, 5 to 6:30 pm
- **Camano – County Annex Bldg:**
Saturday, January 24, 10 to 11:30 am

Board and Planning Commission Mtgs:

Coupeville:

- Wednesday, January 7 (**Housing**)
- Wednesday, January 14 (**Environment**)
- Wednesday, January 21 (**Infrastructure**)
- Wednesday, February 4 (**Econ Development & Clinton**)



Questions?

Long Range Planning

CompPlan@islandcountywa.gov

www.islandcounty2045.com

A photograph of a cyclist riding away from the viewer on a paved road that curves to the left. The cyclist is wearing a blue backpack and yellow panniers. The road is flanked by dense green trees and foliage. A green horizontal bar is overlaid across the middle of the image, containing the title text.

Island County
Board of County
Commissioners and
Planning Commission

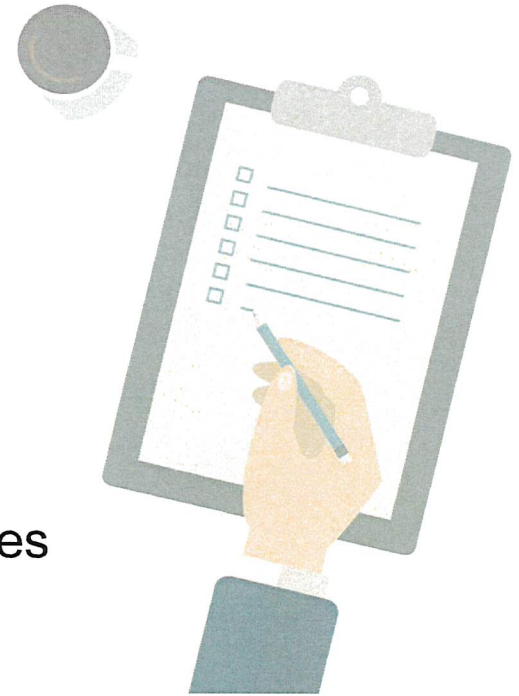
January 21, 2026

ISLAND COUNTY TRANSPORTATION ELEMENT

transpogroup 
WHAT TRANSPORTATION CAN BE.

AGENDA

- Key Updates to the Transportation Element
- Multimodal Levels of Service (as required by GMA)
- 2045 Transportation System Vision and Gaps
- Capital Project List and Planning Level Cost Estimates



TRANSPORTATION ELEMENT GUIDELINES

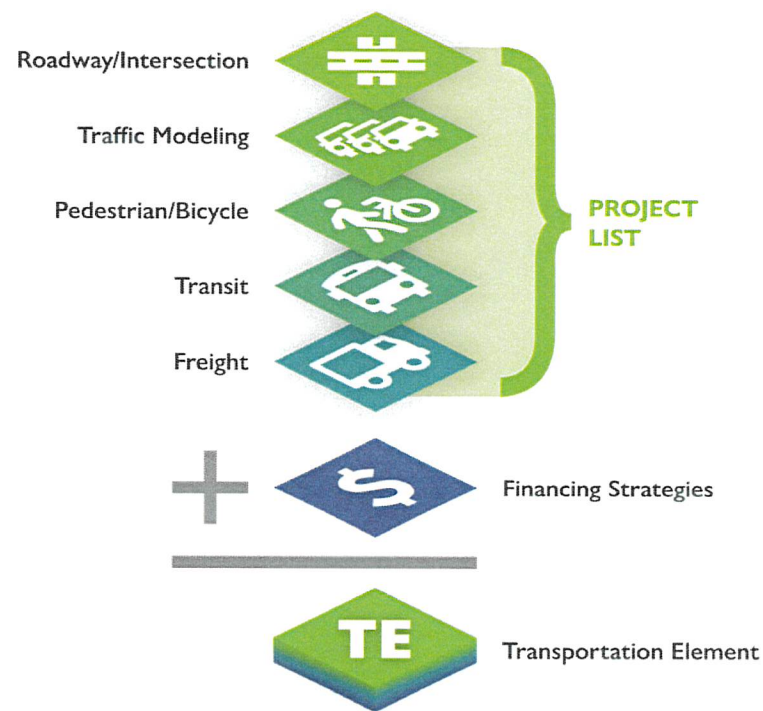
Transportation plan regulatory framework

- Washington State Growth Management Act (GMA)
- Island Regional Transportation Planning Organization (IRTPO) 2045
- Island County 'Countywide' Planning Policies
- Consistency with the 2045 Comprehensive Plan Land Use Element (RCW 36.70A.070(6))

KEY PLAN UPDATES

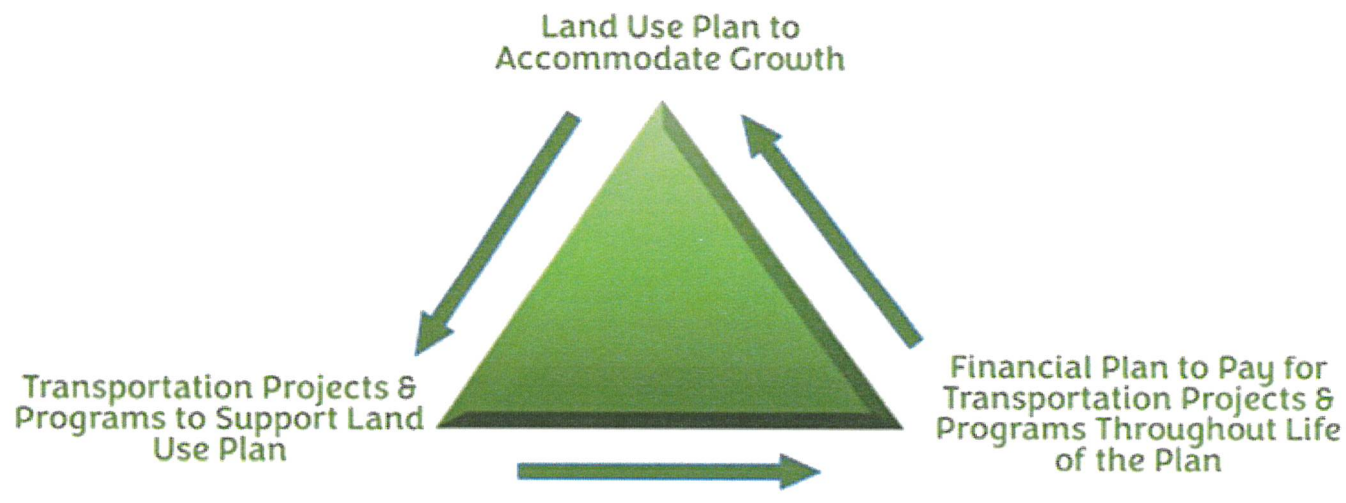
What were the Key Updates?

- Plan Horizon year extended from 2035 to 2045
- Introduction of multimodal LOS
- Updated long-term project list and planning level costs
- Focus on balancing investments amongst active transportation, connectivity, and improving vehicle movements



BALANCE: LAND USE-TRANSPORTATION-FINANCE

IF land use goals = higher density infill,
THEN LOS & concurrency ordinance
should allow infill served by adequate
multimodal transportation



WSDOT STATE HIGHWAYS: PLANS & RCWS



[RCW 47.04.035 Complete Streets](#)

All WSDOT state highway project costing \$1,000,000 + near population centers must include facilities for users of all ages and abilities per Complete Street principals

[WSDOT Active Transportation Plan 2020 and Beyond](#)

Requires WSDOT to work with cities and counties to ensure that state highways include active transportation facilities that are well-connected to local pedestrian, bicycle, and trail networks

Required for *“Population Centers”* according to this [WSDOT map](#)

PROPOSED MULTIMODAL LOS (MMLOS) STANDARD

Vehicles (No change in LOS method)

- HCM Roadway volume-to-capacity ratio method

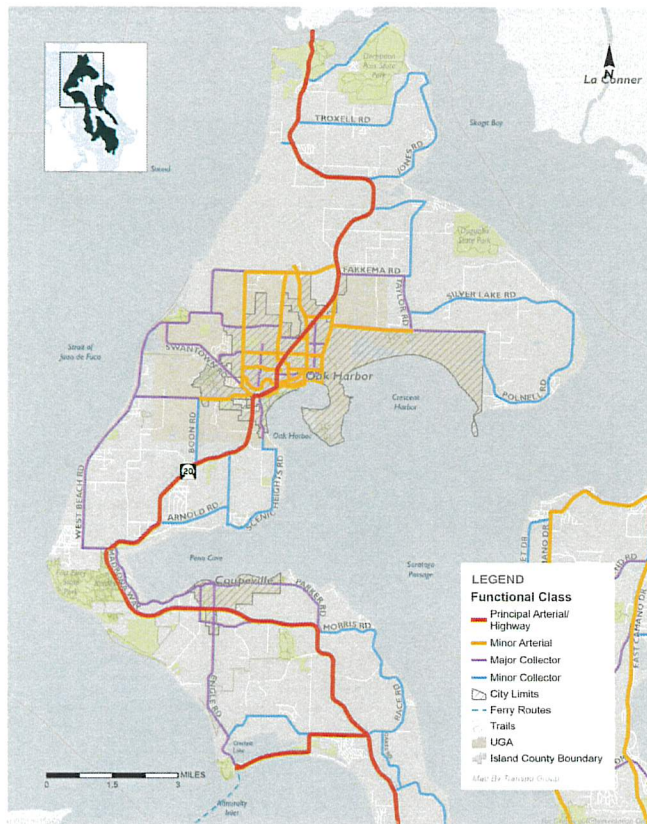
Active Transportation Networks

- Develop a Planned Network of Connected Routes (On- & Off-Road)
- Degree of completeness

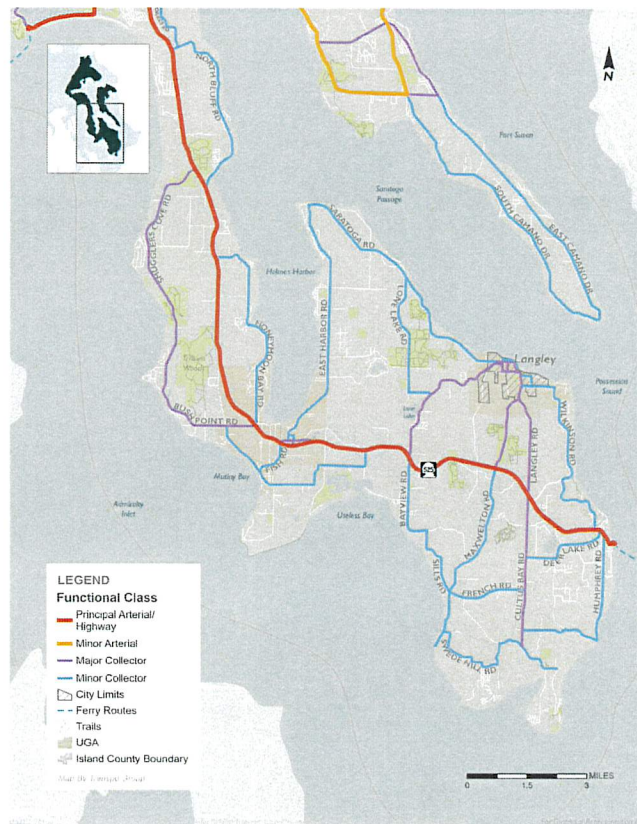
Transit

- Island Transit: Bus Route Service, Availability, Frequency
- Island County: Crossings, Stop Amenities in ROW with a focus on the UGA and other key 'regional destinations' (ferry terminals, etc.)

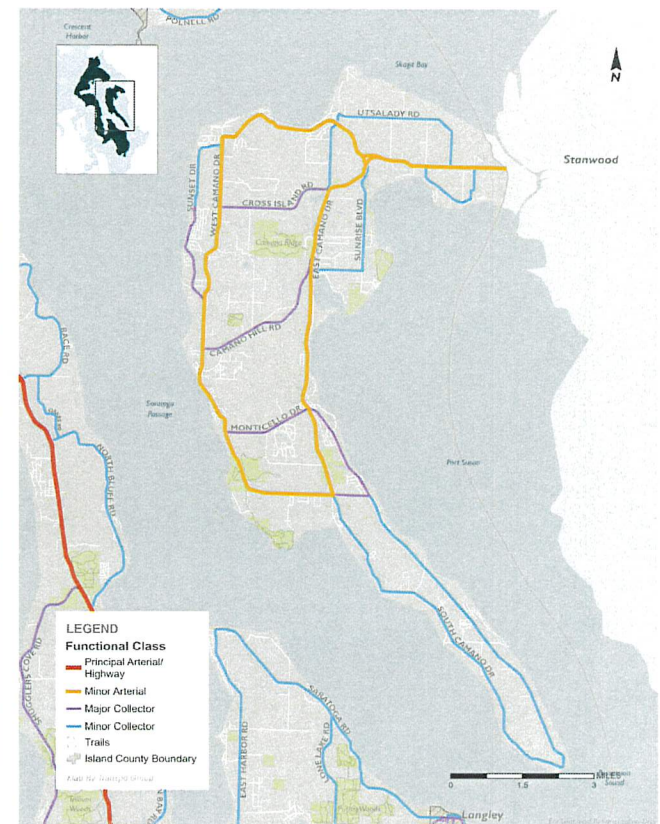
ISLAND COUNTY FUNCTIONAL CLASSIFICATION



North Whidbey

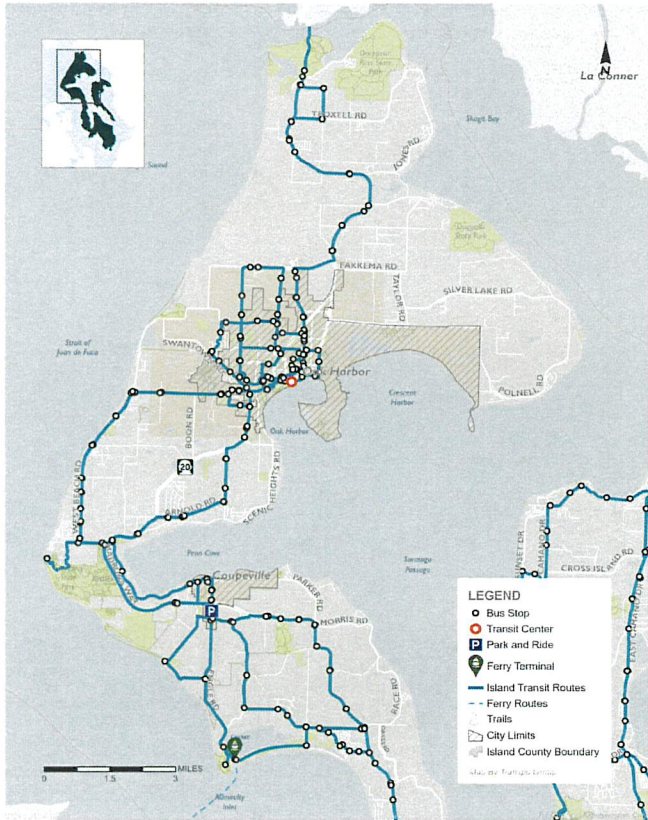


South Whidbey

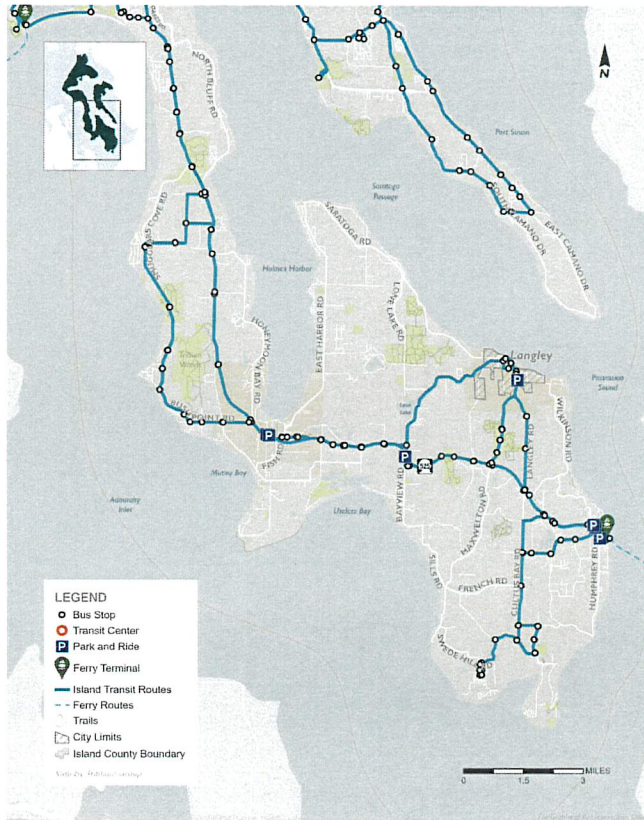


Camano

ISLAND TRANSIT ROUTES



North Whidbey

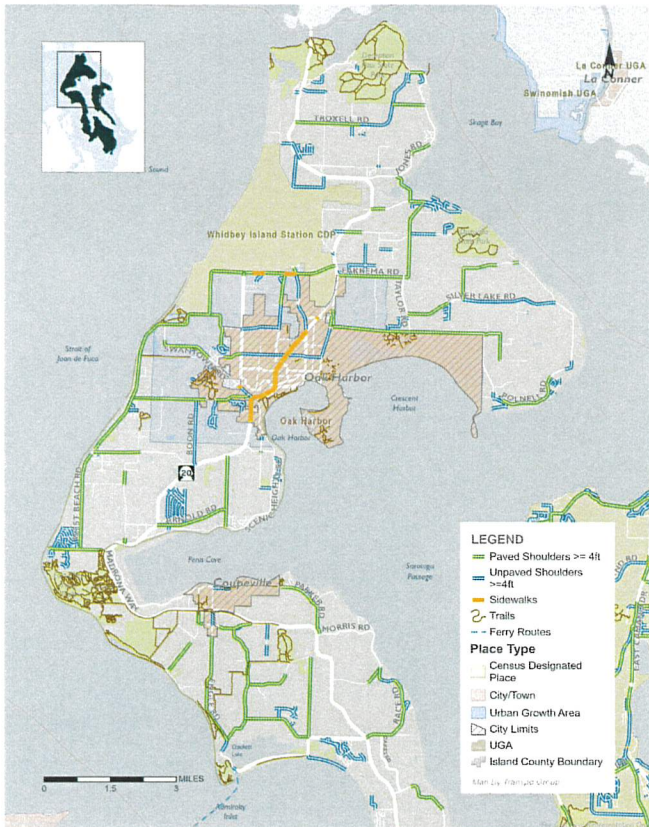


South Whidbey



Camano

EXISTING ACTIVE TRANSPORTATION 'FACILITIES'



North Whidbey



South Whidbey



Camano

MULTIMODAL LOS (MMLOS) STANDARDS

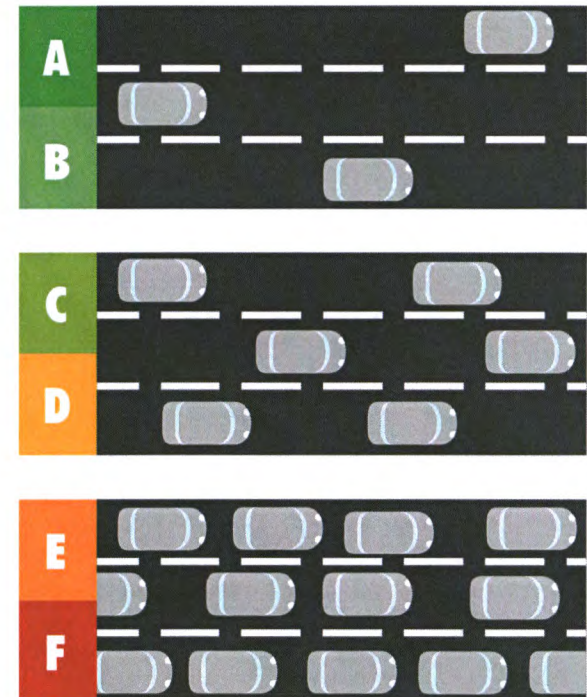
Vehicles

The County establishes LOS standards based on the type of intersection as described below.

- **Traffic Signals, Roundabouts, and All-Way Stop Controlled Intersections** – LOS D or better based on overall average delay per vehicle.
- **Unsignalized Two-Way Stop Controlled Intersections** – LOS E or better for worst traffic movement. On a case-by-case basis, the County may allow the LOS for traffic movements from the minor streets at two-way stop controlled intersections to operate below the adopted standard, if the County determines that no significant safety or operational issues will result.

State Highway Level of Service Standards

For HSS located in Urban areas the standard is LOS E, and for HSS located in Rural areas the standard is LOS D. Within Island County, these standards apply to SR 20 and SR 525. LOS standards for state highways of non-HSS are established at the same thresholds: LOS E for Urban areas and LOS D for Rural areas. SR 532 is a non-HSS route in Island County.

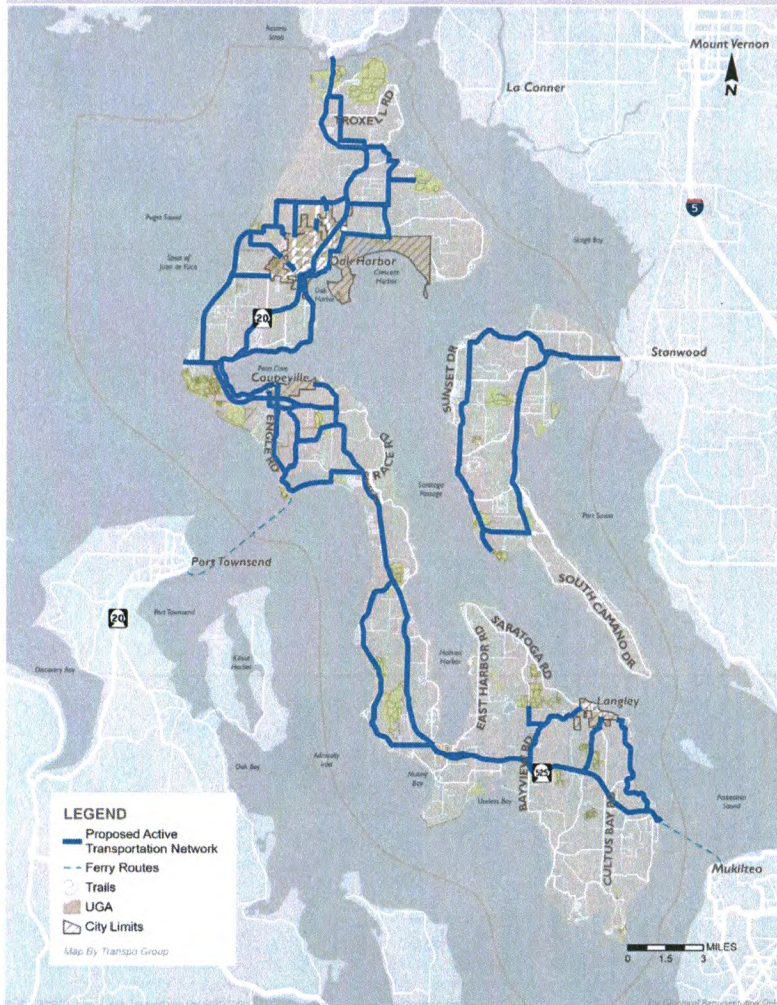


MULTIMODAL LOS (MMLOS) STANDARDS

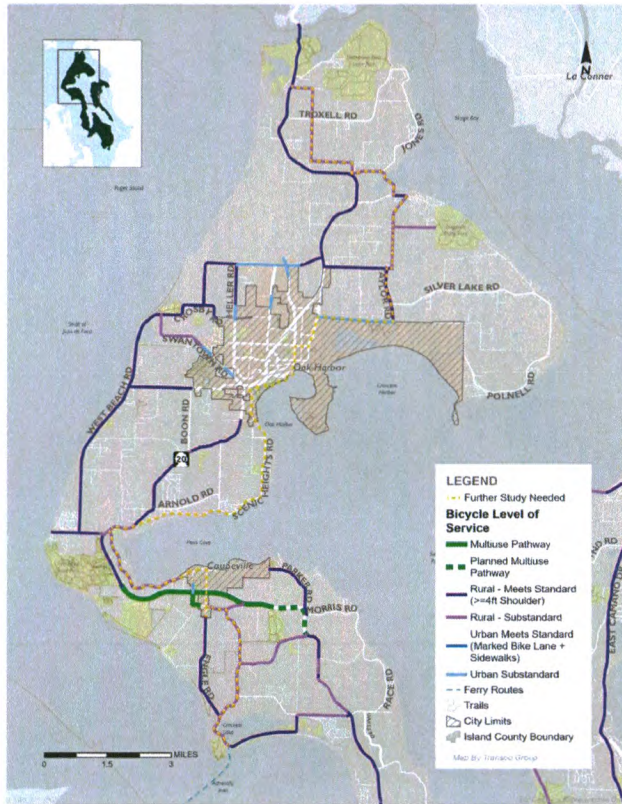
Active Transportation Networks

Table 2-6. Active Transportation Network LOS Standards

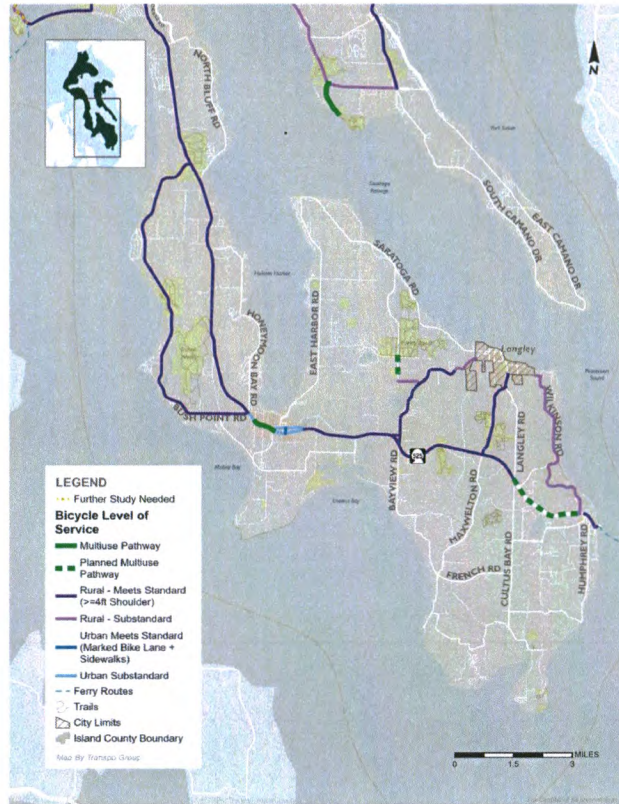
LOS	Rating	Bicycle Standard	Pedestrian Standard
	Rural Meets Standard	Shoulders with width $\geq$ 4ft	Shoulders with width $\geq$ 4ft
	Urban Meets Standard	Marked Bike Lanes in both directions/Multi Use Path	Incorporated UGA: Sidewalk on Both Sides of Street Unincorporated UGA: Sidewalk on One Side of Street
	Rural Substandard	Shoulders with width $<$ 4ft	Shoulders with width $<$ 4ft
	Urban Substandard	No Bike Lanes	Incorporated UGA: Missing sidewalks on one or both sides Unincorporated UGA: No sidewalks
	Meets Standard – All Locations	Multi Use Path	Multi Use Path



PLANNED ACTIVE TRANSPORTATION NETWORK



North Whidbey



South Whidbey



Camano

MULTIMODAL LOS (MMLOS) STANDARDS

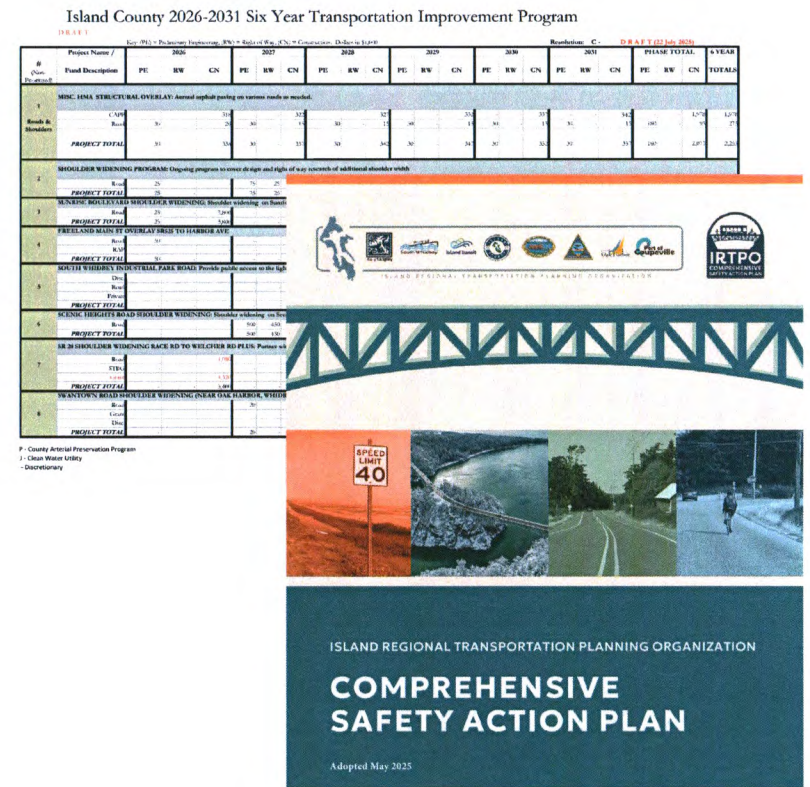


Transit LOS

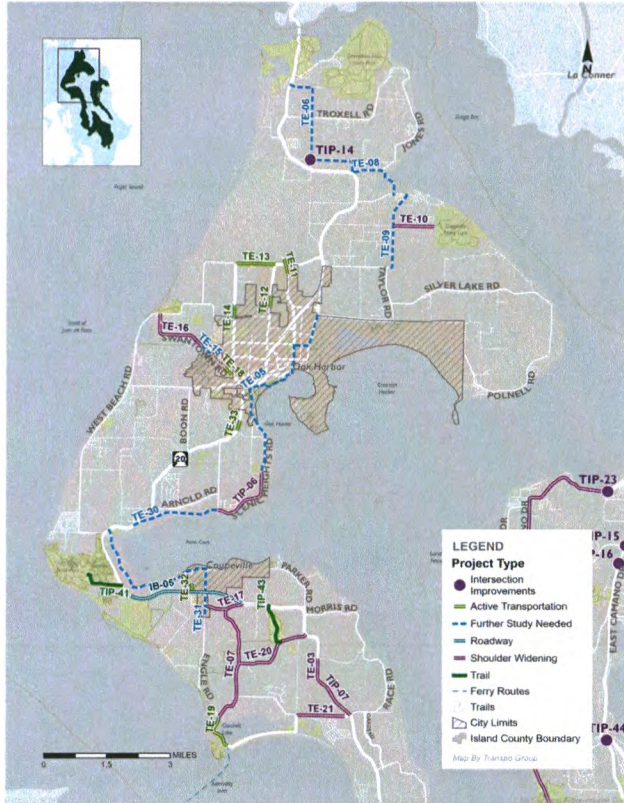
- Based on presence of marked crossing and adequate shelter at bus stops within the UGA and at key regional destinations (such as ferry terminals)
- GMA requirement for ADA

CAPITAL PROJECTS TO ADDRESS MMLOS

- Build from prior planning efforts
- Project improvements based on the evaluation of travel forecasts, safety, LOS and active transportation system gaps
- Projects widen corridors, build sidewalks, add bike lanes, enhance crossings, construct new connections, and improve intersections
- Project list includes planning level cost estimates



CAPITAL PROJECT MAPS



North Whidbey



South Whidbey



Camano

CAPITAL PROJECT TYPE AND COST

- Recent changes to the GMA require the inclusion of non-motorized improvements in the transportation element long-range planned improvements

Improvement Type	20 Year Cost
Shoulder Widening Program	\$84,350,000
Intersection Improvements	\$19,140,000
Roadway Improvements	\$20,744,000
Trail System Expansion	\$2,805,000
Active Transportation Improvements	\$15,833,000
Countywide Spot Improvements	\$14,605,000
Salaries (includes Sherriff's Office)	\$61,350,000
Roadway Maintenance & Operations	\$218,560,000
Total	\$437.4 million

FORECAST REVENUE SHORTFALL

Budget shortfall to be addressed by:

- Delaying Improvement Projects
- Additional Grant Awards
- Tax Increment Financing
- Voter Approved Bond/Tax Package
- Local Improvement Districts

Budget to be assessed annually as part of TIP/CFP

Table 5-2 2026-2045 Transportation Revenues

Revenue Source	Total Revenues	Percent of Total
Road Levy Tax	\$188,000,000	48.70%
Capron	\$106,000,000	27.46%
State Entitlement	\$44,000,000	11.40%
Grants (State and Federal)	\$34,000,000	8.81%
Other	\$14,000,000	3.63%
Total Revenues	\$386,000,000	100.0%

Table 5-3 Forecasted Revenues and Costs (2026-2045)

Revenue Source ¹	Total (2026-2045)
Transportation Revenues	\$386,000,000
Transportation M&O Costs	\$279,910,000
Estimated Capital Budget	\$106,090,000
Estimated Capital Costs	\$157,477,000
Estimated Capital Shortfall	(\$51,387,000)

1. All revenues in 2025 dollars

Questions?

Island County Staff Contacts:

Emily Neff – E.Neff@islandcountywa.gov

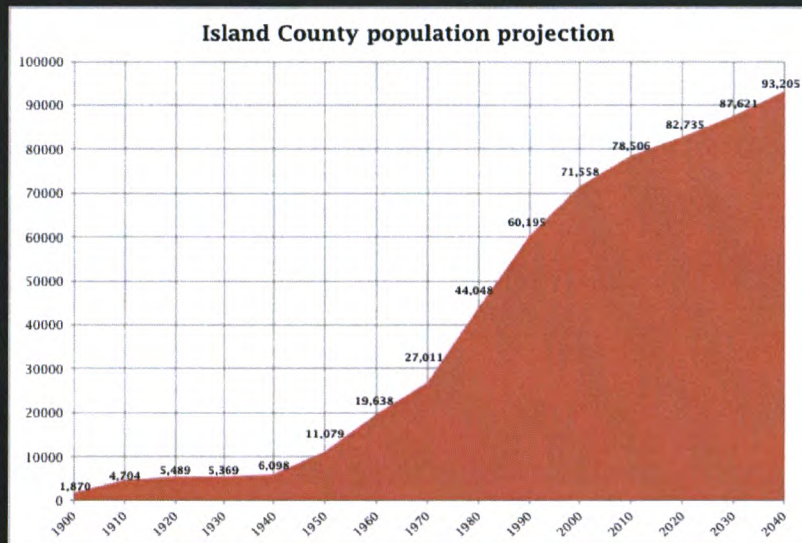
Malcolm Roberts - malcolm.roberts@islandcountywa.gov

Island County Parks, Recreation & Open Space (PROS) Plan

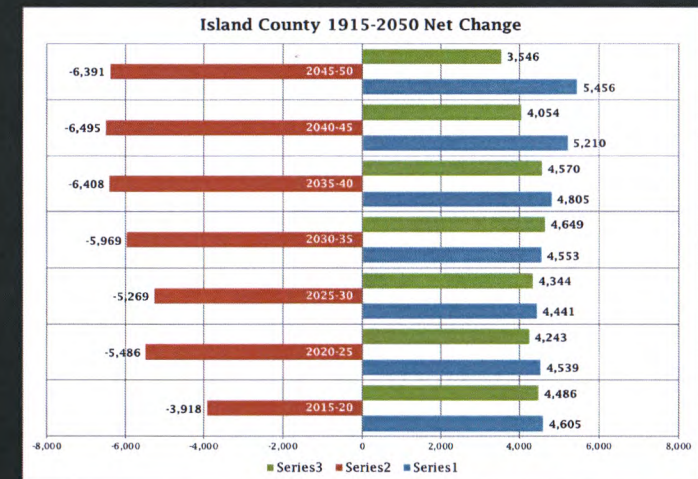


January 2026

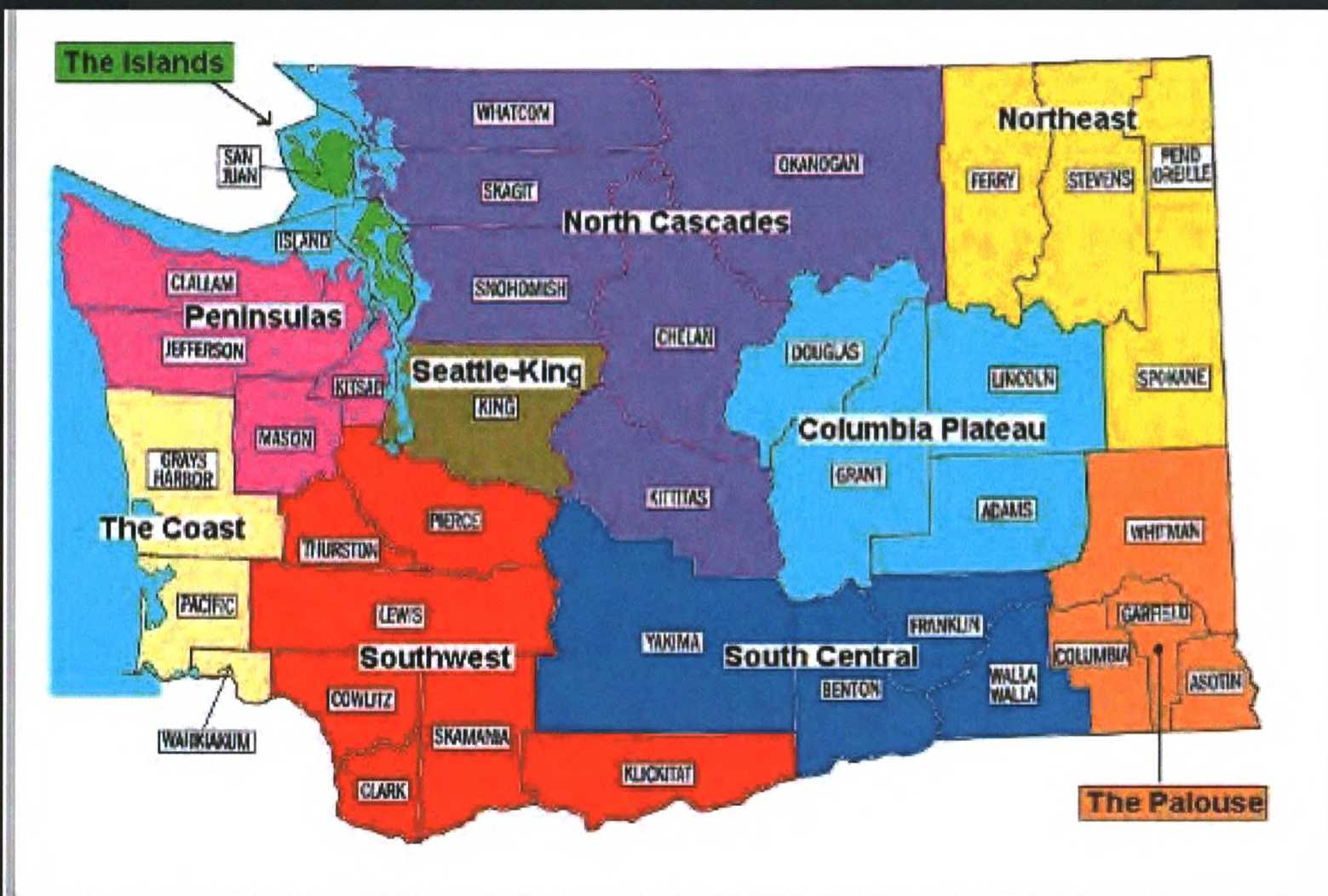
Island County demographic trends



WA OFM

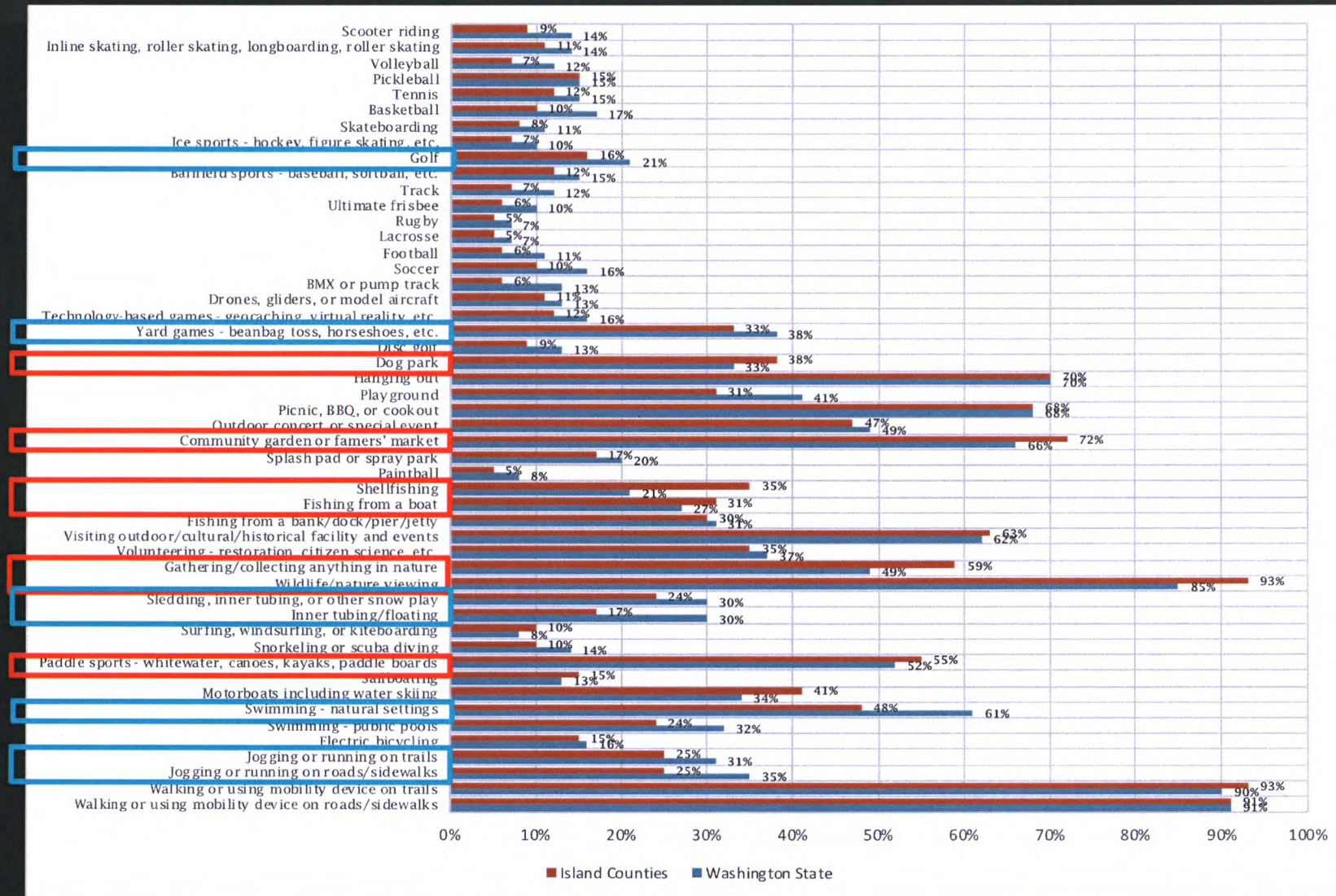


2022 RCO SCORP Diary-Based Survey

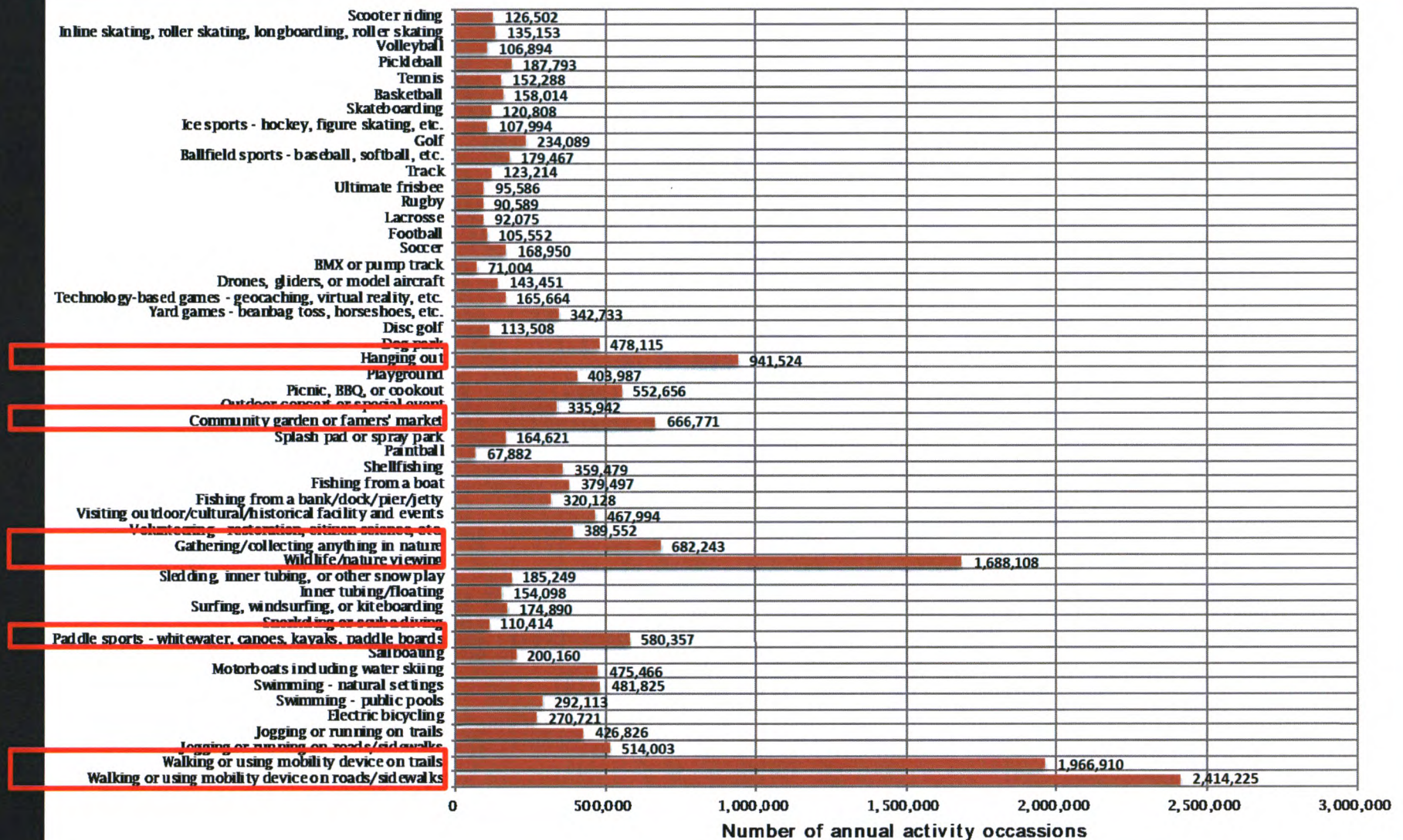


WA RCO 2022 diary-based survey regions. Survey completed by 6,171 respondents.

Washington State/Island Counties recreation participation

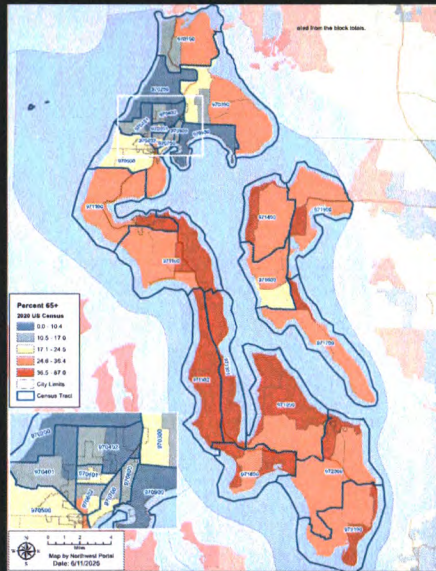


Island County 2050 recreation demand

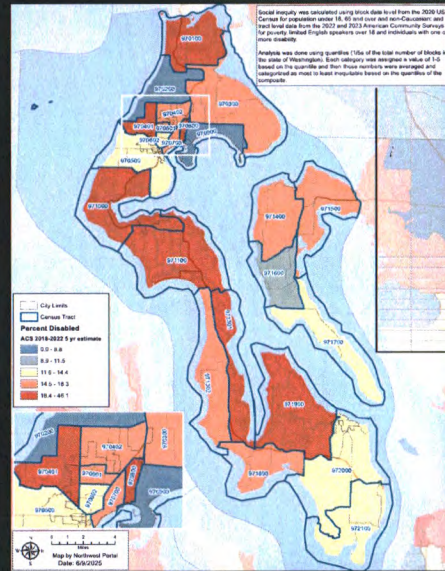


Island County Chapter 7 Element Parks & Recreation Plan

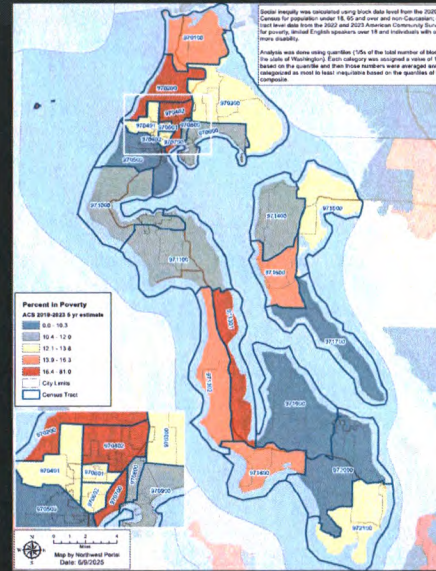
Social Equity



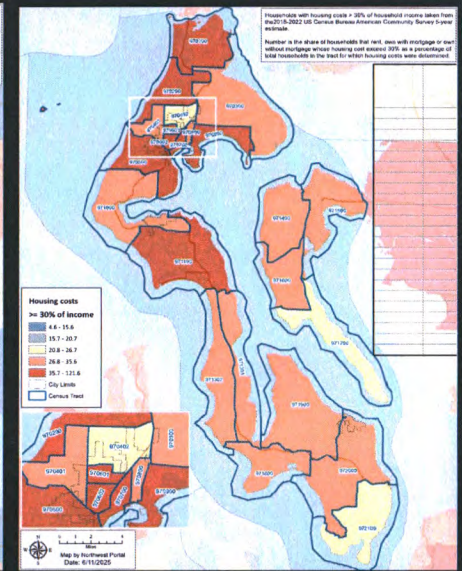
Age 65+



Percent Disabled



Percent in Poverty



Paying over 35%
for housing

Dark reds indicated highest incidence
American Community Survey (ACS) 2019-2023

Online outreach survey results – 478 responses

<i>Respondent resident location</i>	<i>Percent</i>
<i>Oak Harbor</i>	<i>12%</i>
<i>Coupeville</i>	<i>18%</i>
<i>Langley</i>	<i>15%</i>
<i>Freeland</i>	<i>13%</i>
<i>Clinton</i>	<i>13%</i>
<i>Other Whidbey Island</i>	<i>4%</i>
<i>Camano Island</i>	<i>22%</i>
<i>Outside Island County</i>	<i>3%</i>

Satisfaction

What is the level of satisfaction with the conservation areas, trails, parks, and recreation facilities current provided in Island County?

<i>Satisfaction ratings</i>	<i>Weight</i>
<i>Provided by State Parks, DNR, WDFW</i>	<i>3.65</i>
<i>Provided by Park & Recreation Districts (P&RD), ports, and nonprofits</i>	<i>3.62</i>
<i>Provided by all these agencies combined</i>	<i>3.58</i>
<i>Provided by Island County Parks and Public Works</i>	<i>3.56</i>
<i>Provided by School District recreation facilities</i>	<i>3.03</i>

Responses averaged/weighted on a scale of lowest (1) to highest (5) priority

Island County Role

What type of role should Island County Parks and Public Works take in the development of conservation areas and parks?

<i>Role recommendations</i>	<i>Weight</i>
<i>Include passive conservation and open space</i>	2.69
<i>Provide what no other agency can provide</i>	2.60
<i>Include hike, bike, and horse trails</i>	2.53
<i>Include active recreation like waterfront, boating</i>	2.42
<i>Include campgrounds, meeting facilities, fairgrounds</i>	2.13

Responses averaged/weighted on a scale of lowest (1) to highest (5) priority

Workshops and open houses – 125 participants

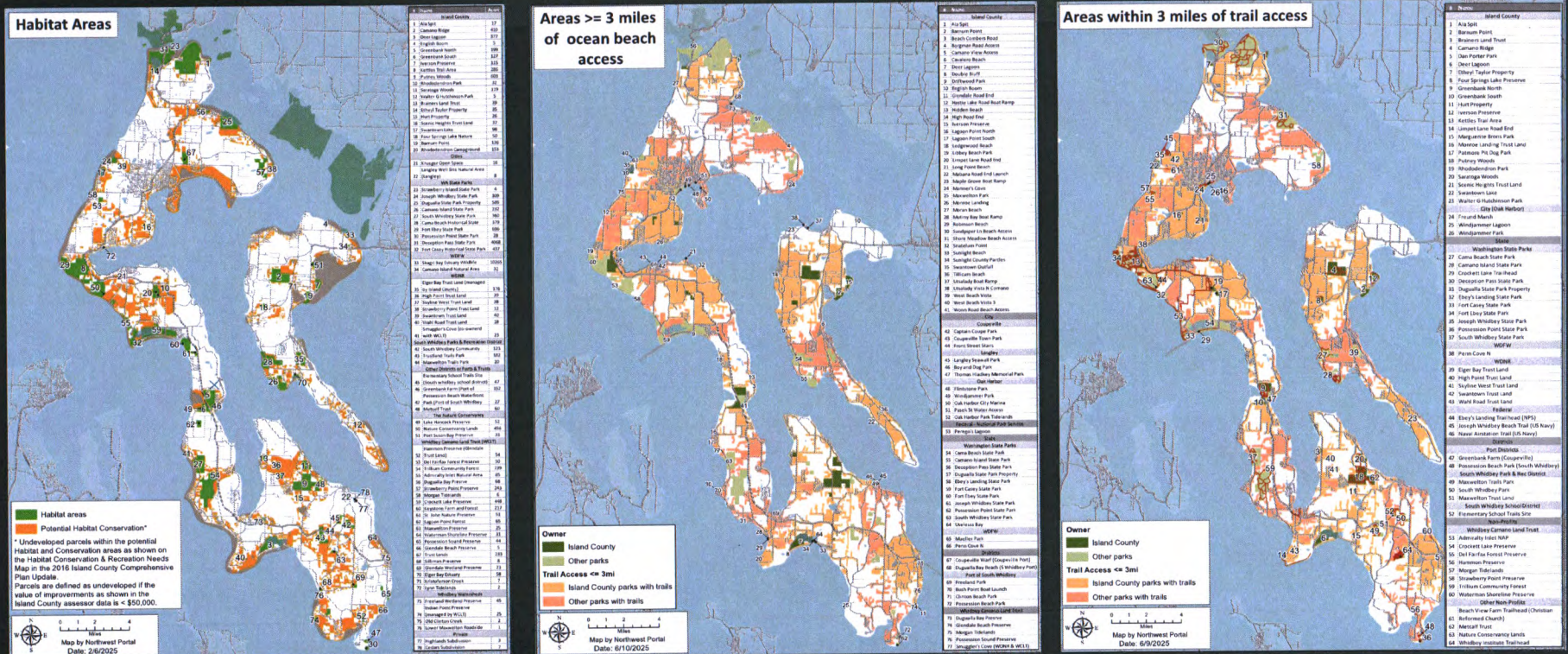
	<i>Suggestions</i>
<i>North Whidbey</i>	▪ <i>Develop trails</i> ▪ <i>Expand bike campsites</i>
<i>Central Whidbey</i>	▪ <i>Install port-a-potty on long trail segments</i> ▪ <i>Initiate Community Trails program</i>
<i>South Whidbey</i>	▪ <i>Complete Bridge-to-Boat Trail</i> ▪ <i>Work with Land Trust</i> ▪ <i>Utilize partnerships to protect shoreline, beach access</i>
<i>Camano Island</i>	▪ <i>Consider Park & Recreation District to fund local parks</i> ▪ <i>Acquire parkland on south end of island</i> ▪ <i>Develop continuous trail around Camano Island</i>

Each workshop and open house provided suggestions for the parks located in their district.

Online voter household survey results – 1,016 responses

<i>Respondent resident location</i>	<i>Percent</i>
<i>Oak Harbor</i>	<i>21%</i>
<i>Coupeville</i>	<i>14%</i>
<i>Langley</i>	<i>10%</i>
<i>Freeland</i>	<i>14%</i>
<i>Clinton</i>	<i>11%</i>
<i>Other Whidbey Island</i>	<i>7%</i>
<i>Camano Island</i>	<i>22%</i>
<i>Outside Island County</i>	<i>0%</i>

Habitat, beach, trail opportunities



Habitat Areas

Beach Access > 3 miles

Trail Access > 3 miles

Conservation areas

<i>Respondent resident location</i>	<i>Weight</i>
<i>Preserve significant wildlife habitat</i>	<i>4.25</i>
<i>Preserve scenic and historic resources</i>	<i>4.14</i>
<i>Develop natural/historical exhibits and facilities</i>	<i>3.01</i>
<i>Develop hand-carry water trails</i>	<i>2.89</i>
<i>Develop on and off-road hike and bike trails</i>	<i>3.40</i>
<i>Develop a network of horse trails</i>	<i>2.10</i>
<i>Develop resource-oriented parks with waterfront, picnic</i>	<i>3.45</i>
<i>Develop athletic parks with courts and fields</i>	<i>2.75</i>
<i>Develop dog parks and off-lease areas</i>	<i>2.62</i>
<i>Develop additional campgrounds</i>	<i>2.53</i>
<i>Develop indoor community/meeting facilities</i>	<i>2.43</i>

Wildlife habitat

<i>Respondent resident location</i>	<i>Weight</i>
<i>Existing wildlife areas are sufficient</i>	<i>2.44</i>
<i>Island County should protect more</i>	<i>3.89</i>
<i>Island County should facilitate other agencies to protect more</i>	<i>3.28</i>

Public beaches

<i>Respondent resident location</i>	<i>Weight</i>
<i>Existing parks with beaches are sufficient</i>	<i>2.47</i>
<i>Island County should acquire more public beach areas</i>	<i>3.55</i>
<i>Island County should facilitate other agencies to acquire more beaches</i>	<i>3.41</i>

Trails

<i>Respondent resident location</i>	<i>Weight</i>
<i>Existing trails are sufficient</i>	<i>2.46</i>
<i>Island County should develop more trails</i>	<i>3.35</i>
<i>Island County should facilitate other agencies to develop more trails</i>	<i>3.24</i>

Population increase

Island County population is projected to increase from 87,700 persons in 2022 to 105,250 persons by 2050 or by 17,550 or by 20% additional people.

Will existing conservation areas, trails, parks, and recreation facilities be sufficient to meet this population increase?

<i>Response</i>	<i>Percent</i>
<i>No</i>	<i>55%</i>

General Funds (1% limitation)

<i>Respondent resident location</i>	<i>Weight</i>
<i>Freeze PROS expenditures at 2.7%</i>	<i>3.44</i>
<i>Reduce PROS expenditures at 2.6%</i>	<i>2.42</i>
<i>Reduce PROS expenditures at 2.5%</i>	<i>2.27</i>
<i>Reduce PROS expenditures at 2.4%</i>	<i>2.23</i>

Real Estate Excise Tax (REET)

<i>Respondent resident location</i>	<i>Weight</i>
<i>Allocate 15% of REET annually (\$425,690) to PROS</i>	<i>2.81</i>
<i>Allocate 20% of REET annually (\$567,586) to PROS</i>	<i>2.93</i>
<i>Allocate 25% of REET annually (\$709,483) to PROS</i>	<i>3.14</i>

Conservation Futures (CF)

<i>Respondent resident location</i>	<i>Weight</i>
<i>Allocate 12% of CF annually (\$100,000) to PROS</i>	<i>2.97</i>
<i>Allocate 17% of CF annually (\$139,718) to PROS</i>	<i>2.98</i>
<i>Allocate 23% of CF annually (\$189,031) to PROS</i>	<i>2.98</i>

Lodging Tax (LTAC)

<i>Respondent resident location</i>	<i>Weight</i>
<i>Allocate 0% of LTAC annually (\$0) to PROS</i>	<i>2.02</i>
<i>Allocate 15% of LTAC annually (\$146,859) to PROS</i>	<i>3.20</i>
<i>Allocate 25% of LTAC annually (\$244,765) to PROS</i>	<i>3.22</i>

Property Tax Levy

\$0	23%	\$20	6%	\$40	6%
\$5	5%	\$25	12%	\$45	5%
\$10	4%	\$30	5%	\$50	29%
\$15	2%	\$35	1%		

58% of all survey respondents would pay more than \$45 per year for a property tax levy to cover any PROS funding shortfall

Camano Island Park & Recreation District or Service Area

<i>Respondent resident location</i>	<i>Island</i>	<i>Cam</i>
<i>Camano Island continue to rely on Stanwood and Stanwood SD</i>	3.04	2.97
<i>Adopt a Park & Recreation District or Service Area with annual levy rate <u>below \$0.60</u> per \$1,000 assessed value</i>	2.91	2.67
<i>Adopt a Park & Recreation District or Service Area with annual levy rate below \$0.60 per \$1,000 assessed value <u>depending on any capital project proposals, which may involve an excess levy</u></i>	2.87	2.64

Annual amount for a regular levy (Camano Island)

\$0	34%	\$20	8%	\$40	5%
\$5	4%	\$25	12%	\$45	3%
\$10	5%	\$30	6%	\$50	18%
\$15	4%	\$35	0%		

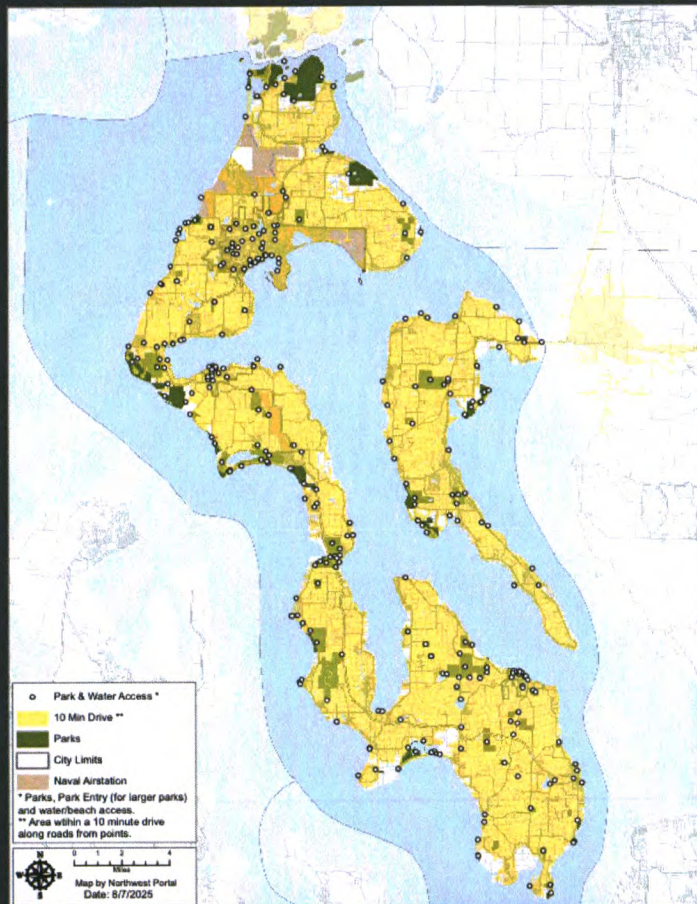
52% of all survey respondents would pay more than \$20 per year

Annual amount for improvements (Camano Island)

\$0	42%	\$20	8%	\$40	4%
\$5	6%	\$25	8%	\$45	2%
\$10	6%	\$30	3%	\$50	14%
\$15	2%	\$35	1%		

52% of all survey respondents would pay more than \$5 per year

Benchmarks



2024 NRPA Agency Performance
Review for agencies 50-99,000
population

<i>Residents/park</i>	<i>Lower</i>	<i>Median</i>	<i>Upper</i>
<i>NRPA</i>	<i>1,489</i>	<i>2,346</i>	<i>4,048</i>
<i>PROS ratio</i>		<i>2025</i>	<i>2045</i>
<i>Island County</i>		<i>838</i>	<i>996</i>
<i>All agencies</i>		<i>392</i>	<i>467</i>
<i>Acres/1,000</i>	<i>Lower</i>	<i>Median</i>	<i>Upper</i>
<i>NRPA</i>	<i>4.8</i>	<i>10.2</i>	<i>17.4</i>
<i>PROS ratio</i>		<i>2025</i>	<i>2045</i>
<i>Island County</i>		<i>43.3</i>	<i>36.5</i>
<i>All agencies</i>		<i>120.0</i>	<i>100.9</i>
<i>Miles of trail</i>	<i>Lower</i>	<i>Median</i>	<i>Upper</i>
<i>NRPA</i>	<i>8.0</i>	<i>18.1</i>	<i>37.0</i>
<i>PROS ratio</i>		<i>2025</i>	<i>2045</i>
<i>Island County</i>		<i>44.8</i>	
<i>All agencies</i>		<i>189.0</i>	

Amenities

	<i>Island</i>	<i>All</i>
<i>Beach access</i>	24	35
<i>Hand-carry</i>	2	6
<i>Boat ramp</i>	10	25
<i>Dock/pier</i>	2	4
<i>Campground</i>	2	7
<i>Tent/RV campsites</i>	15	611
<i>Kayak overnight</i>	1	7
<i>Bike overnight</i>	-	8
<i>Dog park/off-leash</i>	5	7
<i>Community garden</i>	-	3
<i>Picnic facility</i>	25	70
<i>Playground</i>	5	45
<i>Basketball</i>	0.5	10
<i>Volleyball</i>	1	6

	<i>Island</i>	<i>All</i>
<i>Tennis</i>	2	26
<i>Pickleball</i>	6	7
<i>Disc golf</i>	-	1
<i>Baseball</i>	6	33
<i>Soccer</i>	-	29
<i>Football</i>	-	5
<i>Track</i>	-	4
<i>Exercise course</i>	-	3
<i>Skateboard</i>	-	3
<i>Pump track</i>	-	2
<i>Outdoor event</i>	2	7
<i>Meeting facility</i>	7	16
<i>Swimming pool</i>	-	2

All includes cities, schools, federal, state, port, park & rctn, and nonprofits

Amenity benchmarks

	%	2025
<i>Beach access</i>	-	2,464
<i>Hand-carry</i>	-	14,377
<i>Boat ramp</i>	-	3,450
<i>Dock/pier</i>	-	21,566
<i>Campground</i>	-	12,323
<i>Tent/RV campsites</i>	-	136
<i>Kayak overnight</i>	-	12,323
<i>Bike overnight</i>	-	10,783
<i>Dog park/off-leash</i>	68%	12,323
<i>Community garden</i>	52%	28,755
<i>Picnic facility</i>	-	1,232
<i>Playground</i>	93%	1,917
<i>Basketball</i>	84%	8,626
<i>Volleyball</i>	23%	14,377

	%	2025
<i>Tennis</i>	72%	3,317
<i>Pickleball</i>	42%	12,323
<i>Disc golf</i>	20%	86,267
<i>Baseball</i>	85%	2,614
<i>Soccer</i>	83%	2,974
<i>Football</i>	-	17,253
<i>Track</i>	-	21,566
<i>Exercise course</i>	22%	28,755
<i>Skateboard</i>	46%	28,755
<i>Pump track</i>	-	43,133
<i>Outdoor event</i>	40%	12,323
<i>Meeting facility</i>	59%	5,391
<i>Swimming pool</i>	49%	43,133

- NRPA does not have a benchmark

Island County proposed amenities

	2025	2045
<i>Beach access</i>	24	25
<i>Hand-carry</i>	2	4
<i>Boat ramp</i>	10	13
<i>Dock/pier</i>	2	2
<i>Kayak overnight</i>	0	1
<i>Campsites</i>	15	15
<i>Hiking trail in park</i>	22	25
<i>Biking trail in park</i>	6	6
<i>Horse trail in park</i>	5	6
<i>Dog park/off-leash</i>	5	6
<i>Picnic facility</i>	25	38

	2025	2045
<i>Playground</i>	5	6
<i>Basketball</i>	0.5	0.5
<i>Volleyball</i>	1	1
<i>Tennis</i>	2	2
<i>Pickleball</i>	6	15
<i>Baseball</i>	6	6
<i>Soccer</i>	0	1
<i>Skateboard</i>	0	0
<i>Pump track</i>	0	3
<i>Outdoor event</i>	2	2
<i>Meeting facility</i>	7	7

County park plans



Island County - North Whidbey

Ala Spit

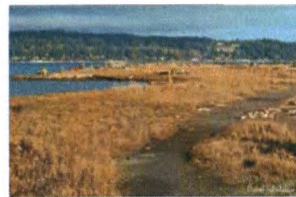
ALA Spit is a 16.75-acre waterfront open space near Deception Pass State Park on Geck Road in north Whidbey on Washington State Department of Fish & Wildlife (WDFW) land.

Existing improvements:

- Beach access
- Fishing
- Clamming
- Viewpoint
- 0.5 miles of hiking trails
- Interpretive signage
- 2 benches
- 2 picnic tables
- Pet waste station
- Parking area
- Portable restroom

Possible improvements:

- Improve parking area efficiency.
- Fill eroded areas along roadway.
- Install ADA access.
- Enclose portable restroom area.



Island County - Central Whidbey

Kettles

This 242.0-acre site is contiguous with Fort Ebey State Park along SR-20 in central Whidbey. During the glacial age 13,000 years ago, the ice sheet began to advance southward and stopped near Penn Cove before it began its final retreat.

Just south of Coupeville the glacier left behind a low ridge that is an east-west terminal moraine made of gravel. As the glacier melted it also left large ice blocks that had "calved" (broken off). The blocks were buried by sediment carried in the meltwater.

After the ice blocks were buried, the blocks slowly melted leaving large depressions known as "kettles." Within the two adjacent parks there are 25 kettles, ranging from 2,300 feet long and 160 feet deep to 820 feet deep. The Kettles and the Coupeville moraine mark the glacial terminus from which the glaciers retreated to the north.

Existing improvements:

- 12.6 miles of hiking, biking, and horse trails (35 miles in combined state and county parks)
- Seasonal hunting
- Kiosk
- 2 benches
- ADA access gate
- Pet waste station
- Parking area

Possible improvements:

- Improve parking area surface.
- Install hitching post for horseback.
- Configure parking area for horse trailers.
- Install fence around parking area.
- Install park signage.
- Improve/delineate access from entry road.
- Install/enclose portable restroom area.



Existing Island County PROS value/investments

<i>Item</i>	<i>Amount</i>
<i>Park land</i>	<i>\$210,662,500</i>
<i>Facilities</i>	<i>\$49,631,100</i>
<i>Total</i>	<i>\$260,293,600</i>
<i>Per capita</i>	<i>\$3,017</i>
<i>Per house/household (2.35 people)</i>	<i>\$7,090</i>

PROS Plan Capital Facilities Program 2026-2046

<i>Item</i>	<i>Amount</i>
<i>Master planning projects</i>	<i>\$150,000</i>
<i>Acquisition for conservation and resource sites</i>	<i>\$20,000,000</i>
<i>Development parks</i>	<i>\$20,370,400</i>
<i>Development trails</i>	<i>\$1,706,900</i>
<i>Total</i>	<i>\$42,227,300</i>

Financial strategies 2026-2032

Proposed expenditures - 2025 Budget

Administration, project management	(\$237,000) /year	3.0%	Alternative 1 (\$1,533,013)	Alternative 2 (\$1,533,013)	Alternative 3 (\$1,533,013)
Parks maintenance	\$487,722	3.0%	\$3,154,786	\$3,154,786	\$3,154,786
Repair & Replacement (15% facilities/year)	(\$293,533) /year	3.0%	(\$1,898,691)	(\$1,898,691)	(\$1,898,691)
PLOS land and facility additions	(\$14,000,000) value	3.0%	(\$90,557,738)	(\$90,557,738)	(\$90,557,738)
TOTAL EXPENDITURES			(\$90,834,657)	(\$90,834,657)	(\$90,834,657)

Proposed revenues - 2025 Budget/2023 WA DOR

Capital facility program revenues	Total	PROS	%	Inflate	Alternative 1	Alternative 2	Alternative 3
General Fund taxes	\$48,700,000	\$1,300,000	2.7%	1.0%	\$7,997,620	\$7,997,620	\$7,997,620
REET 2 2023 revenue/allocation	\$2,837,934	\$252,185	9%	3.0%	\$1,631,236	\$1,631,236	\$1,631,236
Conservation Futures 2023	\$821,874	\$100,000	12%	3.0%	\$646,841	\$646,841	\$646,841
Lodging Tax 2023	\$979,063	\$0	0%	3.0%	\$0	\$0	\$0
Grants - RCU	\$250,000	\$250,000	100%	3.0%	\$1,617,102	\$1,617,102	\$1,617,102
CFP totals	\$53,588,871	\$3,611,083			\$11,892,799	\$11,892,799	\$11,892,799
EXISTING DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$78,941,858)	(\$78,941,858)	(\$78,941,858)

6-year strategy options

Option 1 - General Fund

General Fund revenue	3.0%	\$48,700,000	\$315,011,561	\$315,011,561	\$315,011,561
Annual allocation for PROS Plan projects			2.6%	2.5%	2.4%
Resulting PROS by decreasing allocation			\$8,190,301	\$7,875,289	\$7,560,277

Option 2 - Real Estate Excise Tax (REET) 2

Assessed rate per \$1.00 sales		\$0.0025	\$0.0025	\$0.0025	\$0.0025
Total REET 2 revenue	3.0%	\$2,923,072	\$18,907,628	\$18,907,628	\$18,907,628
Annual allocation for PROS Plan projects			15%	20%	25%
Resulting PROS by increasing allocation			\$2,836,144	\$3,781,526	\$4,726,907

Option 3 - Conservation Futures

Assessed valuation 2024	\$25,669,683,984	3.0%	\$26,439,774,504	\$28,891,455,474	\$28,891,455,474	\$28,891,455,474
Conservation futures levy rate per \$1,000			\$0.0320	\$0.0320	\$0.0320	\$0.0320
Annual Conservation Futures revenue		3.0%	\$846,073	\$5,472,746	\$5,472,746	\$5,472,746
Annual allocation for PROS Plan projects				12%	17%	23%
Resulting PROS by increasing allocation				\$656,729	\$930,367	\$1,258,731

Option 4 - Lodging Tax

Total Lodging Tax revenue	3.0%	\$979,063	\$6,332,981	\$6,332,981	\$6,332,981
Annual allocation for PROS Plan projects			0%	15%	25%
Resulting PROS by increasing allocation			\$0	\$949,947	\$1,583,245

Option 5 - Property Tax Levy (PTLevy)

Assessed valuation 2024	\$25,669,683,984	3.0%	\$26,439,774,504	\$28,891,455,474	\$28,891,455,474
PTLevy requirement			\$77,534,380	\$75,680,426	\$74,086,393
Assessed average annual rate per \$1.00 (2)			\$0.00045	\$0.00044	\$0.00043
TOTAL CFP+GDF+REET2+CF+PTLevy			\$90,834,657	\$90,834,657	\$90,834,657
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES			\$0	\$0	\$0

Median house value ACS 2023 - US Census Quick Facts	\$100,000		\$7.45	\$7.28	\$7.12
	\$535,300		\$39.90	\$38.95	\$38.13

Financial strategies 2026-2046

Proposed expenditures - 2023 Budget

Administration, project management	(\$237,000) /year	3.0%	Alternative 1 (\$6,368,279)	Alternative 2 (\$6,368,279)	Alternative 3 (\$6,368,279)
Parks maintenance	\$487,722	3.0%	\$13,105,273	\$13,105,273	\$13,105,273
Repair & Replacement (15% facilities/year)	(\$293,533) /year	3.0%	(\$7,887,339)	(\$7,887,339)	(\$7,887,339)
PLOS land and facility additions	\$42,000,000 value	3.0%	\$1,128,555,729	\$1,128,555,729	\$1,128,555,729
TOTAL EXPENDITURES			\$1,127,405,384	\$1,127,405,384	\$1,127,405,384

Proposed revenues - 2023 Budget

Capital facility program revenues	Total	PROS	%	3.0% Inflate			
General Fund taxes	\$48,700,000	\$1,300,000	2.7%	1.0%	\$28,624,705	\$28,624,705	\$28,624,705
REET 2 2023	\$2,837,934	\$252,185	9%	3.0%	\$6,776,305	\$6,776,305	\$6,776,305
Conservation Futures	\$821,874	\$100,000	12%	3.0%	\$2,687,037	\$2,687,037	\$2,687,037
Lodging Tax 2023	\$979,063	\$0	0%	3.0%	\$0	\$0	\$0
Grants - RCU	\$250,000	\$250,000	100%	3.0%	\$6,717,594	\$6,717,594	\$6,717,594
CFP totals	\$53,588,871	\$3,611,083			\$44,805,642	\$44,805,642	\$44,805,642
EXISTING DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$1,172,211,025	\$1,172,211,025	\$1,172,211,025

20-year strategy options

Option 1 - General Fund

General Fund revenue	3.0%	\$48,700,000	\$1,308,587,238	\$1,308,587,238	\$1,308,587,238
Annual allocation for PROS Plan projects			2.6%	2.5%	2.4%
Resulting PROS by decreasing allocation			\$34,023,268	\$32,714,681	\$31,406,094

Option 2 - Real Estate Excise Tax (REET) 2

Assessed rate per \$1.00 sales		\$0.0025	\$0.0025	\$0.0025	\$0.0025
Total REET 2 revenue	3.0%	\$2,923,072	\$78,544,040	\$78,544,040	\$78,544,040
Annual allocation for PROS Plan projects			15%	20%	25%
Resulting PROS by increasing allocation			\$11,781,606	\$15,708,808	\$19,636,010

Option 3 - Conservation Futures

Assessed valuation 2024	\$25,669,683,984	3.0%	\$26,439,774,504	\$28,891,455,474	\$28,891,455,474	\$28,891,455,474
Conservation futures levy rate per \$1,000			\$0.0320	\$0.0320	\$0.0320	\$0.0320
Annual Conservation Futures revenue		3.0%	\$846,073	\$22,734,293	\$22,734,293	\$22,734,293
Annual allocation for PROS Plan projects				12%	17%	23%
Resulting PROS by increasing allocation				\$2,728,115	\$3,864,830	\$5,228,887

Option 4 - Lodging Tax

Total Lodging Tax revenue	3.0%	\$979,063	\$26,307,789	\$26,307,789	\$26,307,789
Annual allocation for PROS Plan projects			0%	15%	25%
Resulting PROS by increasing allocation			\$0	\$3,946,168	\$6,576,947

Option 5 - Property Tax Levy (PTLevy)

Assessed valuation 2024	\$25,669,683,984	3.0%	\$26,439,774,504	\$28,891,455,474	\$28,891,455,474	\$28,891,455,474
PTLevy requirement				(\$1,182,655,967)	(\$1,190,357,464)	(\$1,196,970,916)
Assessed average annual rate per \$1.00 (2)				(\$0.00205)	(\$0.00206)	(\$0.00207)
TOTAL CFP+GIF+REET2+CF+PTLevy				(\$1,127,405,384)	(\$1,127,405,384)	(\$1,127,405,384)
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	(\$0)	\$0

	\$100,000		(\$10.23)	(\$10.30)	(\$10.36)
Median house value ACS 2023 - US Census Quick Facts	\$535,300		(\$54.78)	(\$55.14)	(\$55.44)

Note:

Questions?