

Affordable Housing Task Force

Recommendations and Top Priorities

Jurisdiction	Recommendation	Comments
Island County & City of Oak Harbor	1) Adjust Island County and City of Oak Harbor ordinances to take maximum advantage of RCW 36.70A.540 Affordable Housing incentive program. Recommend vetting by IC and OH planning departments to ensure meeting all legal criteria (Group#1)	
Island County & City of Oak Harbor	2) Allow city sewer service extensions into the UGA, with requirement for future annexation. (Group#1)	
Island County & City of Oak Harbor	3) Island County and City of Oak Harbor to adopt the provisions of Senate Bill 5674 which was signed into law by Governor on 4/27/17. The Bill provides local options to allow administrative approval of final plat process. Has the Potential to cut several months off the Platting process (Group#1)	
Island County & City of Oak Harbor	4) Eliminate any minimum square footage requirements preventing the use of tiny homes and Park Model Homes (Group #3)	
Island County Only	5)a. Modify the ordinance to Eliminate barriers to ADUs- b. Allow two ADU's on parcels of 5 acres and allow an additional ADU for each additional 5 acres under a single ownership, and allow common septic tank use. (Group #1)	
Island County Only	6) Implement Multi-Family Tax Incentive Program per RCW 84.14 and RCW 36.70A215 (Group #1)	
City of Oak Harbor Only	7) Change the ordinance to allow first floor residential in all commercial zones with provision that requires 10 foot ceilings on the portion of building fronting an arterial street or major collector street. (Creates option to convert to commercial in event demand arises) (Group #1)	
City of Oak Harbor Only	8) Make an immediate change to the ordinance to eliminate barriers and encourage ADU's. (Group #1) a) Eliminate occupancy restrictions b) no added parking requirements	

** At the July 10th 2017 meeting, Task Force members met to review final voting and prioritizing of recommendations. At this meeting Work Group #1 presented the idea of bundling the 8 recommendations listed in the orange box above, as implementation could happen with relative ease in the near future through ordinance change or other. A majority of the Task Force members in attendance voted and agreed to bundle and prioritize.

Island County Only	9) Island County should revisit minimum 5 acre lot size for smaller lot sizes where appropriate. (Group #1). (July 10 th meeting, Voted and approved new wording.)	
Island County Only	10) Streamline Permitting processes. Look at overlapping processes, timeline barriers, allow paying for permits with	

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	credit cards. (Group #3)	
City of Oak Harbor Only	<p>11) Reduce minimum lot sizes through density bonuses for affordable housing development, per the guidelines below; (Group #3)</p> <p>Current 7,200 reduce R-1 to 5,500 sq. ft.</p> <p>Current 6,000 reduce R-2 to 3,500 sq. ft.</p> <p>Current 6,000 reduce R-3 and R-4 to 2,500 sq. ft.</p>	
Island County & City of Oak Harbor	<p>12) Establish an inter-jurisdictional Housing Affordability Task Force to follow through on implementation. Task Force to include elected officials, land development, planning professions and city and county staff. Group should meet with enough regularity to ensure final approved recommendations are moved forward. (Group #3)</p>	
Island County & City of Oak Harbor	<p>13) Land Banking- Designate and Bank surplus properties in Oak Harbor and Island County unincorporated areas as targeted land for Affordable Housing either through development of the specific site or by sale of sites with funds used for developed land purchase. (Group#1)</p> <p><i>i:</i> Banked properties would be managed, for compliance, by county staff or Island County Housing Authority.</p> <p><i>ii:</i> Inter local agreement required.</p>	
Island County & City of Oak Harbor	<p>14) Take actions necessary to attract (non-profit or for-profit) professional and experienced affordable housing developers like Bellwether, Low Income Housing Institute, Mercy Housing, Opportunity Council, Catholic Housing Services and others to navigate the complex funding sources and systems needed to develop affordable housing in Oak Harbor and Island County. These developers are expert at knowing the recipe for success and know the formula for putting together the right partners and funding sources: local funding, low income housing tax credits, WA state housing trust, federal home loan bank, private banks, foundation grants, etc. If we can attract them to build, in scale, on Island County/Oak Harbor we will be able to take the pressure off an inadequate number of existing units and provide a range of housing options for our residents. (Group#2)</p> <p>To accomplish this we must demonstrate:</p> <ol style="list-style-type: none"> 1). availability of reasonably priced land, suitably zoned, with water and sewer accessibility 2). local funding (levy) for an Affordable Housing Investment Fund (AHIF) that demonstrates local commitment and support 3). Staff resource designated to reach out to advance and promote new policies. 	
Island County & City of Oak Harbor	15) Allow an affordable housing high density project in the unincorporated UGA with a contract provision that the ownership, by covenant, will agree to future annexation.	

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Island County Only	<p>(Group#1)</p> <p>16) Per RCW 84.52.105 Request Board of County Commissioner's to place on ballot the implementation of a 7 year property tax levy to fund an Affordable Housing Investment Fund. (Group #2)</p> <p>Funds from this levy would be targeted toward that community segment in greatest crisis-assisting renting households who earn 50% or less of area median income. This levy would not impact the county's levy lid.</p> <p>Fund Allocation:</p> <ol style="list-style-type: none"> 1). 60% of collections-allocated toward new rental developments and preservation of existing rental projects 2). 20% of collections-allocated toward land acquisition/land banking 3). 15% of collections- allocated toward accompanying social services 4). 5% of collections – allocated to administration 	
Island County & City of Oak Harbor	17) Create maps identifying land that can accommodate affordable housing for immediate development and future development.(Group#1)	
City of Oak Harbor Only	18) Mix R-3 and R-4 strategically within the R-1 areas that have not been developed fully (Group #3)	
Island County Only	19) For existing manufactured home parks-allow up to 30% expansion with no density requirement if infrastructure is available. (Group #1)	
Island County Only	20) Adjust incentives for clustering. Allow reduced permitting costs and/or additional bonus for affordable units at 90% AMI or below with a 30% density increase. (Group #3)	
City of Oak Harbor Only	21) Allow Duplexes in Oak Harbor Single Family zones (Group #3)	
Island County Only	22) Encourage Manufactured Home Parks. Remove size limitation, allow existing parks to expand if infrastructure available. (Group #3)	
Island County & City of Oak Harbor	23) Provide increased Density Bonuses for Affordable Housing in all residential zones of 30% (up from 20%) if units targeted at or below 90% area median incomes and meet affordable housing criteria. (Group #3)	
Island County Only	24) Conservation Futures Funds should be targeted in a way using TDR's or other mechanisms to benefit affordable housing (Group #1)	
Island County & City of Oak Harbor	25) Establish a Transferable Development Rights program targeting development at 80% or less of AMI. (Group#1) i) Execute inter local agreements between Island County and City of Oak Harbor and possibly Coupeville.	

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	<p>ii) Identify potential TDR receiving areas</p> <p>iii) Evaluate possibility of intra-jurisdictional county programs that could transfer development rights from farmland, forest land, or areas of high environmental value to unincorporated urban areas or rural areas where density is allowed.</p> <p>iv) Utilize staff position called for in H4.10 of Island County Comprehensive Plan to manage repository.</p> <p>v) Initial funding for TDR bank from Island County Housing</p>	
Island County Only	<p>26) For New developments of Manufactured Homes allow for increased density up to 50 units on no less than 30 acres (Group #1)</p>	
Island County Only	<p>27) Island County Should Take the lead in the creation of Community Drain fields in RAIDS – Many individual lots do not ‘perc’. Most lots that ‘perc’ well have already been built out. Large Onsite Septic Systems (LOSS) are already successfully used, such as in mobile home, Payless grocery store and Sunny View Village Work Force Housing. (Group #3)</p>	
Island County & City of Oak Harbor	<p>28) Allow waiver on impact fees if the affordable housing project targets 70% AMI or below</p>	
Island County & City of Oak Harbor	<p>29) Preserve existing affordable housing opportunities. Develop system to closely monitor existing affordable housing properties annually. (Group #4)</p>	
Island County & City of Oak Harbor	<p>30) Through discussions with both County and City planning, parking standards can be reduced or modified for development of affordable housing at 90% AMI or below.</p>	
Island County Only	<p>31) Island County to develop Conservation Futures Funds Program in concert with clustering and affordable housing. (Group #3)</p> <p>i). Purchase development rights using conservation futures funds and transfer them to be used for affordable cluster development elsewhere</p> <p>ii). Use conservation futures funds to purchase the required set aside open space for conventional clustering development to reduce cost.</p>	
City of Oak Harbor Only	<p>32) Allow detached housing in multifamily zones (Group #3)</p>	
Island County & City of Oak Harbor	<p>33) Planned Residential Development (PRD) Process/Earned development units. Allow increased density as a trade- off for design requirements/street improvements and address any neighborhood concerns with good design. (Group #3)</p>	
Island County & City of Oak Harbor	<p>34) Require landlords to give forty-five (45) day notice to vacate. Create a 45 day notice “Affirmative Defense”, where residential month to month tenants can assert in an eviction</p>	

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	action against a landlord who fails to provide a 45 day no-cause notice to terminate tenancy. This notice would be contingent upon the tenant meeting all terms of the lease. A failure to meet the terms would allow the landlord to issue a three-day notice to pay or vacate. (Group #4)	
Island County & City of Oak Harbor	35) Require lessors to provide tenant a lease addendum informing them of resources for obtaining copy of tenant rights.	
Island County & City of Oak Harbor	36) Require forty-five (45) day notice for rent increases on 10% or more in any 180-day period. (Group #4)	
Island County & City of Oak Harbor	37) Allow Park Model Homes with associated quality requirements such as insulation and wood siding (Group #3)	
Island County Only	38) Island County to create a staff position, in accordance with Island County Comprehensive plan for affordable housing. (July 10th meeting, voted and approved new wording and to move to the final list of recommendations).	
City of Oak Harbor Only	39) Low Impact Development (LID) requirements – Incentivize Low Impact Developments (LID) through increased density allowances and reduced permitting costs. Develop guide for low cost LID options. Look into potential revisions to LID standards to help with affordability. (Group #3)	
Island County Only	40) Task Island County Housing Advisory Board to target funds toward leveraging into programs that actually create new affordable housing or new added shelter programs. (Group #1)	