

# COUNTYWIDE PLANNING POLICIES



CITY OF  
**Oak Harbor**  
WHIDBEY ISLAND, WASHINGTON

City Council Workshop

3/27/2024

# BACKGROUND

- **CWPP or CPP**
- **Growth Management Act – RCW 36.70A**
- **GMA requires that counties subject to the GMA adopt Countywide Planning Policies (CWPPs) and requires that these policies be developed with the cooperation of the municipalities within the county (RCW 36.70A.210(2))**
- **Island County CWPP amendments - 1992, 1998, 1999, 2015, 2017**
- **County Planning Group (CPG) to review the CPP prior to 2025 Major update**
- **City Council and Planning Commission Joint Workshop Oct 23, 2023**
- **City Council discussed the HAPT and housing allocation Jan 16, 2024**
- **City Council ratified the OFM medium population on Feb 5<sup>th</sup>, 2024**
- **Island County to hold hearing on CPP in March**
- **City Council ratify the CPP in April**

# CPP AMENDMENTS

- **Countywide Planning Group**
- **Overall Approach**
  - Consistency
  - Practical growth-related modification
  - Promote growth in urban areas and discourage growth in rural areas
  - Learn on the move
- **Scope of Amendments**
  - Clerical and Terminology Update
  - Practical growth-related policy modifications
    - Inclusive of natural areas, open space, wetlands, etc
  - Buildable Land and Housing oriented
    - New Addition - Appendix B – Housing for All Planning Tool (HAPT)
    - Housing allocations assigned to UGA vs city limits

# HIGHLIGHTS

- Population – Medium (OFM) 102,639
- 20 yr Housing Allocation for Oak Harbor (2045)
  - 5533 Units

# HAPT

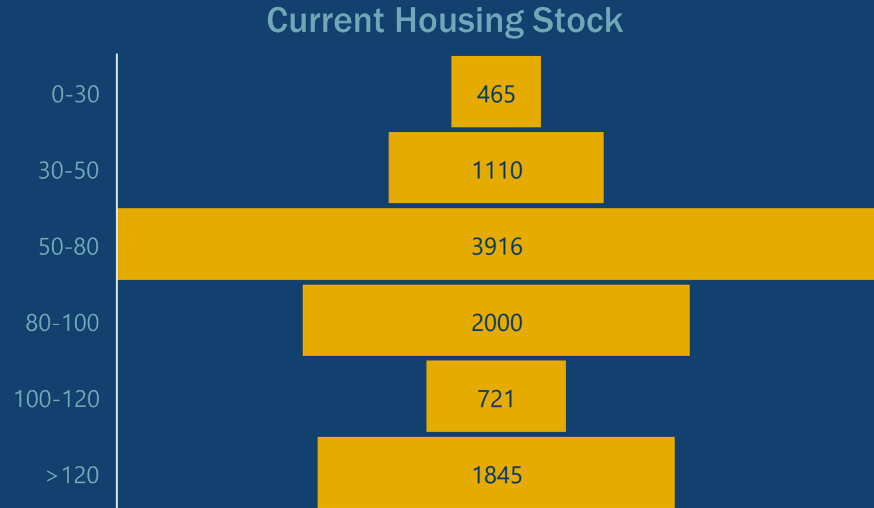
Island County		Projection Year: 2045		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
		Population Target = 102,639		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%		>120%
		Countywide Estimated Housing Supply (2020)	37,272	1,210	18	2,915	7,479	5,878	4,734	15,038	116	
		Countywide Additional Units Needed (2020-2045)	8,717	986	838	1,775	1,512	717	683	2,206	265	
		Sum of Allocation to Jurisdictions (from User Inputs)	8,717	986	838	1,775	1,512	717	683	2,206	266	
User Input - % Share of County Population Growth. Values must sum to 100%				100.00% Met Target	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.							
		* The location of 10 existing permanent supportive housing units within Island County is unknown. Therefore, they are not included in the jurisdiction table below.		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)	
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%			
27.39 %	Unincorporated Island County	Estimated Housing Supply (2020)	25,445	598	8	1,580	3,311	3,676	3,788	12,484	28	
		Allocation Method A (2020-2045)	2,388	270	230	486	414	196	187	604	73	
4.02 %	Coupeville town	Estimated Housing Supply (2020)	1,017	73	0	191	162	77	118	396	0	
		Allocation Method A (2020-2045)	350	40	34	71	61	29	27	89	11	
5.12 %	Langley city	Estimated Housing Supply (2020)	743	74	0	34	90	125	107	313	21	
		Allocation Method A (2020-2045)	446	50	43	91	77	37	35	113	14	
63.47 %	Oak Harbor city	Estimated Housing Supply (2020)	10,057	465	0	1,110	3,916	2,000	721	1,845	67	
		Allocation Method A (2020-2045)	5,533	626	532	1,127	960	455	434	1,400	168	



**NO ACTION REQUIRED  
QUESTIONS? / COMMENTS**

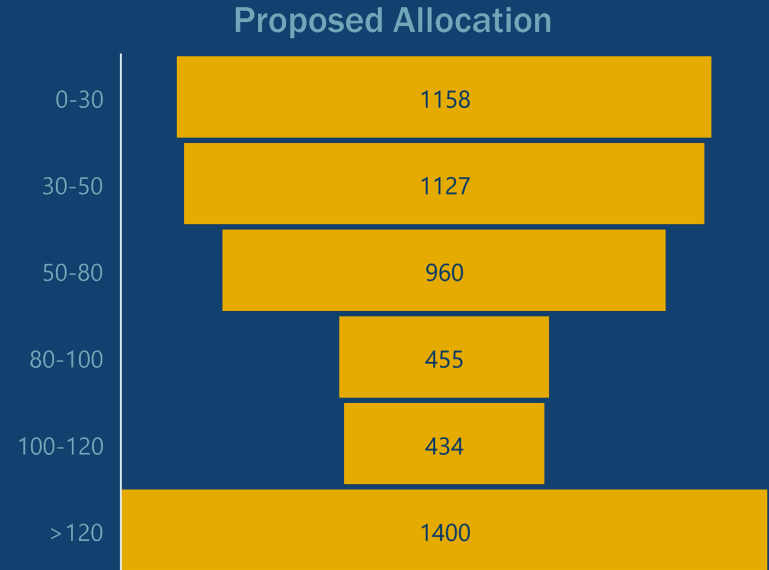
# EXISTING DISTRIBUTION

- **10,057 existing units**
  - **0-30% AMI – 465 units**
  - **30-50% AMI – 1110 Units**
  - **50-80% AMI – 3916 Units**
  - **80-100% AMI – 2000 Units**
  - **100-120% AMI – 721 Units**
  - **>120% AMI – 1845 Units**



# PROPOSED ALLOCATION

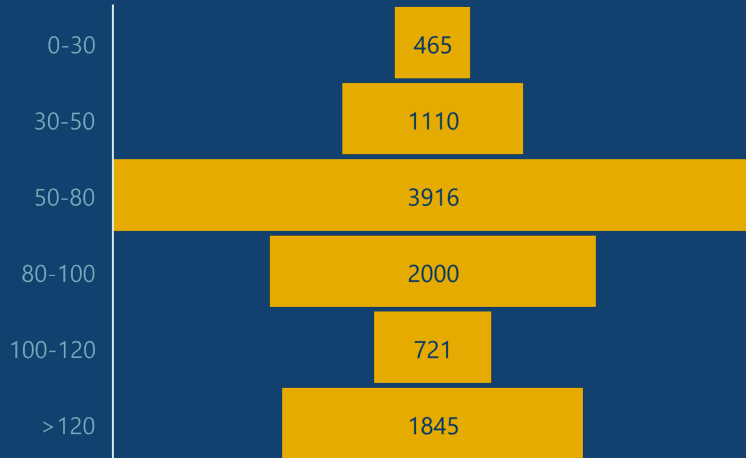
- **5533 required unit distribution**
  - **0-30% AMI – 1158 units**
  - **30-50% AMI – 1127 Units**
  - **50-80% AMI – 960 Units**
  - **80-100% AMI – 455 Units**
  - **100-120% AMI – 434 Units**
  - **>120% AMI – 1400 Units**



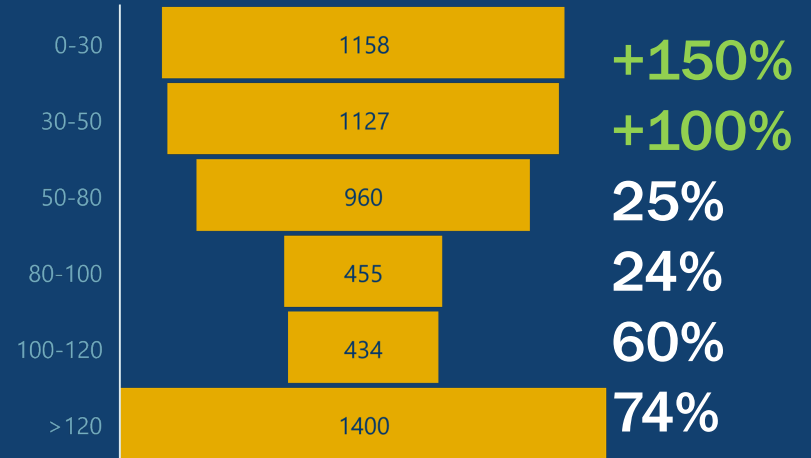


# COMPARISON

Existing Housing Stock

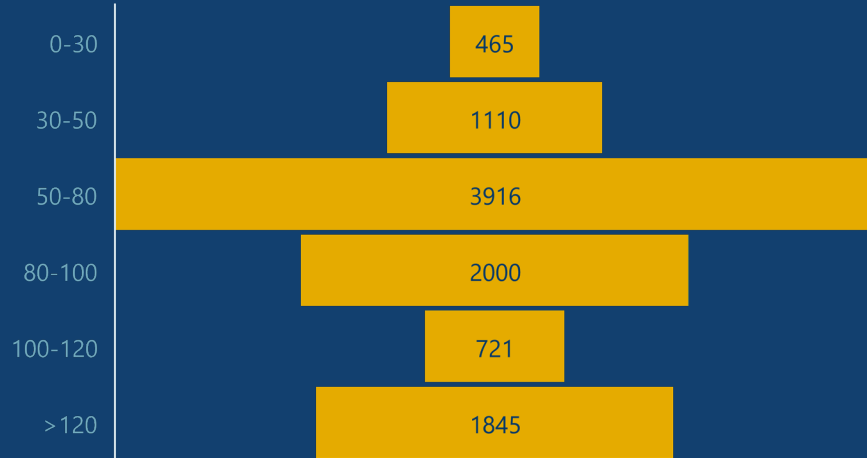


20 yr Allocation



# COMBINED OUTCOME

## Current Housing Stock



## 2045

