

EPRC Special Meeting - Housing and Land Capacity Study overview

September 18, 2024

In attendance: Jason Bradshaw, Mia Kartinger, April Duke, Sophia Cassam, Cindy Wolf

David Fiske (Leland Consulting Group) works with Sarah Diekroeger (Otak)

Public: Brian Wiese, Bill Bangs (online), Charles Toxey

Meeting opened at 3:03 PM

Agenda additions or modifications: none

Public comments: none

David –Update study looks at how the state rules and housing/land issues apply to SJC

Showed a presentation – Overview of their work

- Land Capacity, Housing and Economic growth

- New state regulations (HB 1220, HB 1337)

- Updating comp plan for housing, new data, provisions for all economic sectors, racially disparate impact analysis, zoning available for housing

- Look at barriers to building housing and ways to eliminate them

Racial – owners versus renters, accessible

- guidance for updating housing – booklet from WA Gov?

The previous Housing Needs Analysis was thorough and well received – we will soon be updated with latest data

New Commerce/GMA requirements –

Housing targets/land capacity by income band and related context, gap analysis section compares with current housing inventory, will the county be able to create the housing we need?

Income based on county wide income, not state. Subsidized affordable housing based on these numbers, median income

Median in SJC 2022, about \$75K, UGA study showed about \$43K annually

County must show housing breakdown categories in UGA's

Need to plan for 50% of growth to happen in the UGA's, more housing types/diversity is needed in the UGA to meet the different housing needs

HB 1337 – ADUs (2 per parcel) now allowed in UGAs

HB 1220 Requirements –

Housing needs by income

Adequate provisions – potential barriers to housing production based on permitting trends and targets

Racially disparate impacts- historic and current racial disparities in housing policy

If a deficit in available land is found – what are the potential actions we can implement?

Potential to upzone? Increase UGA? (more difficult)

Cindy – no way we can really build “affordable” housing in SJC without outside funding

David- moderate priced (50-80% of medium income) multifamily

Townhomes more expensive

Charles – no site planning in village commercial, can we use it more efficiently for Eastsound infill, to facilitate future buildings, subdivision of property?

Engagement with the planning department Summer-Winter 2024 chart (photo)

Housing focus groups with providers, developers, land trusts, etc? Hopefully in October

David – planning targets and capacity to meet them, State wants to see that the work has been done to plan, then it can help to fund

Brian – parcel data from mapping – how to determine that those parcels are really “ground truthed” – many corrections needed to be made by the EPRC in the previous land study

David – market factors take into account that some of the potentially buildable land (example: Bank Parking lot) probably won't be built on for the next 20 years.

Charles – in last assessment – parcels that were in the critical areas were lumped together – didn't seem a good measurement because it didn't consider setbacks, driveways, sidewalks, etc – how can we really account for the real **buildable** area. One big lump doesn't consider the buffers etc needed for each property.

David – they do consider critical areas, buffers, etc in their analysis – then they apply a percentage for circulation to reduce the available acreage

Brian – example – Orcas has lots of grandfathered properties, more developable parcels if you rezone (5 acre zoning versus 2 acre zoning) # of non-conforming “lots” of record. Already they are denser than their zoning allows– non-compliant

David – they will take that under advisement to not undercount/overcount non-conforming zoning

Meeting adjourned 4:10 pm