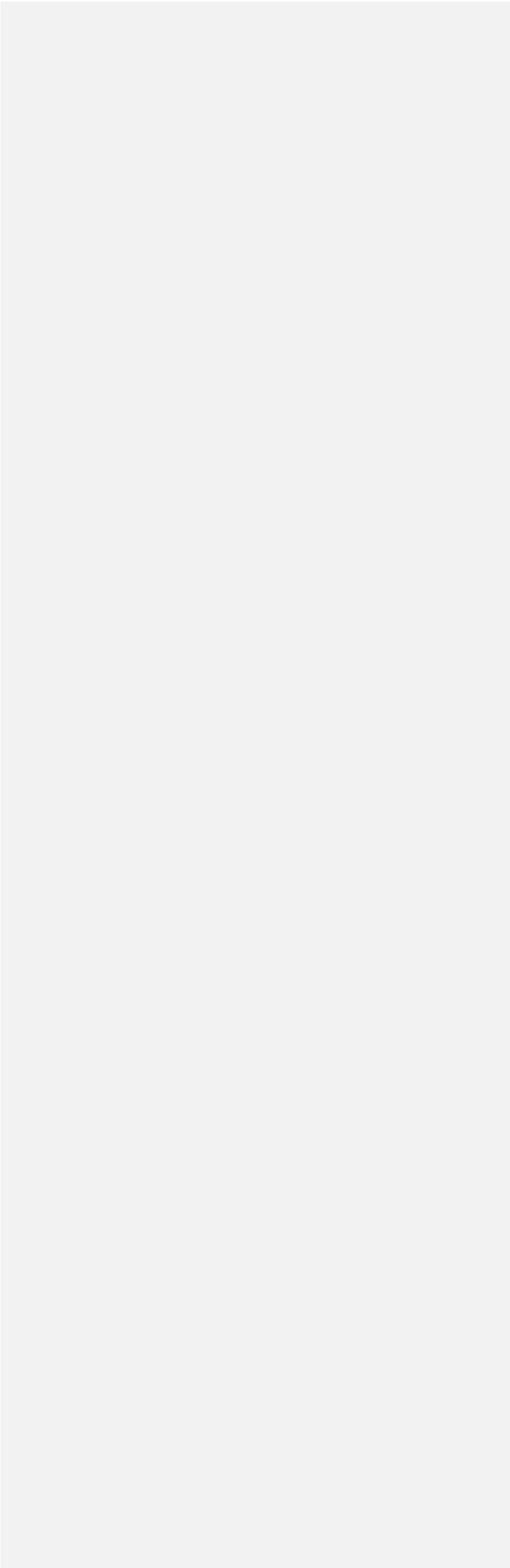




Exhibit D



**Housing
Element**



HOUSING ELEMENT

While it takes a range of land uses to create and sustain a village, it is the provision of adequate housing that is arguably the single most important issue for the vast majority of Langley’s citizens. For those who call Langley “home,” the word means both the community and the above-store flat, cottage home, single-family house, condominium, duplex unit, or accessory dwelling in which they live. Housing options are exercised at a very personal level and can include considerations such as family size, household income, mobility, second homeownership, individual preferences (older vs. newer, many neighbors or somewhat isolated, large lot or common wall, room for a garden or no maintenance, etc.), or simply proximity to important people or places. For many, the choice to live in Langley is likely a voluntary one and their connection to the wider community is in part defined by that choice.

There is a strong link between the demand for certain types of housing and the demography of the current Langley population. However, it is also true that the City’s desire to increase the diversity of its population is linked to the availability of a wider range of housing options than is currently available. Housing policy therefore must focus on what the community wants for the future, not necessarily continuing the same patterns of development from the past. Consequently, this element concentrates on describing the baseline for housing in 2016, discusses current trends in demographics, and introduces strategies to address key initiatives for increased diversity and affordability.

LANGLEY HOUSING

According to the 2015 Land Use Inventory, there were 707 total housing units within the city limits of Langley, which is very close to the April 2014 estimate of 703 housing units supplied by the State of Washington's Office of Financial Management. As of the end of 2016 the total number of housing units is 744. To provide some perspective, the number of housing units in Langley increased from 526 to 678 between 2000 and 2010 representing a net increase of 152 units. An additional 66 units were constructed between 2010 and 2016. The following sections examine several aspects of the Langley housing stock over the past 15 years.

Housing Composition

As of the end of 2016 the breakdown of housing unit types is 533 single-family detached units, or 71.6% of the total. The remaining 28.3% are multi-family, duplex or residential units above commercial businesses. The construction of single-family detached units continues to significantly outpace common wall construction during the last fifteen years and it appears that this trend will continue. (see Population Projection and Housing Capacity Analysis below for an explanation).

**Table H-1
Housing Composition 2000, 2010 and 2014**

	2000	2010	2014	2016
Single-family Detached	325 (61.8%)	473 (69.8%)	494 (70.3%)	533 (71.6%)
Multi-Family, Duplex, Mixed Use	201 (38.2%)	205 (30.2%)	209 (30.2%)	211 (28.3%)
TOTAL	526	678	703	744

Source: Washington State Office of Financial Management and City of Langley Building Permit Statistics

Housing Size

Home sizes, as measured by the number of bedrooms, appear to be getting larger in Langley. While there was a modest percentage increase in the number of dwellings with one bedroom, the biggest shift was the percentage and actual increase in the number of two- and three-bedroom homes. During the same period the number of larger homes decreased. The trend to larger houses is shared with most other cities across North America. According to real-estate publication Property Shark¹ homes built within the last six years are 74% larger than most built in the 1910s. In contrast, family sizes have decreased.

Table H-2
Number of Bedrooms per Dwelling Unit, 1990 to 2000

	2000	2014	Net Change
No Bedroom	5 (1.0%)	7 (1.0%)	2
1 Bedroom	98 (18.6%)	107 (15.3%)	9
2 Bedrooms	191 (36.3%)	297 (42.3%)	106
3 Bedrooms	173 (32.9%)	251 (35.7%)	78
4 Bedrooms	48 (9.1%)	32 (4.5%)	-16
5+ Bedrooms	11 (2.1%)	8 (1.2%)	-3
TOTAL	526	703	

Source: 2000 US Census and 2010-2013 American Community Survey 5-year Estimates

Housing Character and Condition

By county standards, Langley's housing stock is relatively old. The City contains many homes greater than 50 years old with about 15% of the city's housing dating from before 1939. These homes are dispersed throughout the city. There is an increasing trend that these smaller older homes are being replaced by newer larger homes.

Rental Housing

Historically, the supply of housing has not equaled the demand in Langley. In 1990, for instance, the vacancy rate for rental housing was 2.8%, or below what is called the "frictional level." Vacancy rates below 4 or 5% indicate that there is not much on the market, merely units being prepared for new tenants. While the vacancy rate rose somewhat to 4.8% in 2000, the small amount of new construction of units that might traditionally be rented suggests continuing constraints on the availability of rental housing. The Island County Human Services Department indicate that in 2017 Q3 rental vacancy rates across Island County ranged between 2 and 3% and are likely lower in Langley given the smaller inventory.²

Subsidized Housing

As of 2016, Langley has approximately 12% of its housing in subsidized rental units. This has remained relatively unchanged since 2007. These subsidized rental units are located primarily in three complexes. The most recent addition to Langley's affordable housing stock is the House of Hope.

¹ <https://www.propertyshark.com/Real-Estate-Reports/2016/09/08/the-growth-of-urban-american-homes-in-the-last-100-years/>

² Catherine Reid, June 14, 2017, email

Brookhaven, located at 150 Fourth Street is a 40-unit row-house development consisting of 1- and 2-bedroom, as well as efficiency units. Rents are based on 30% of the family’s adjusted income and eligible households must have an income of 80% or less of Average Median Income (AMI), be 62 years or older, or be a person with a disability.

Saratoga Terrace. Located near downtown Langley at 350 Manchester Way, All 22 units rent for below the market rate and 16 units have tenants who qualify for rental assistance and only pay up to 30% of their income for rent. All units are intended for couples or families; single residents are not permitted. Similar to Brookhaven, there is minimal turn-over at Saratoga Terrace.

Glenhaven Condominiums. In 1999 the Island County Housing Authority (HA) purchased these 12 units (4 triplexes), located across from Brookhaven on Fourth Street. Six units are for families at 50% or below of AMI, 3 units for families at 80% of AMI and 3 units at Market Rent. The rents vary from \$625 - \$800/mo. You must be 55 yrs. of age or older to be eligible to live at Glenhaven.

DEMOGRAPHIC TRENDS AND HOUSING

As noted at the beginning of this element, Langley’s demographics play a seminal role in shaping the demand for housing. Logically, therefore, it is important to recognize trends within the city’s population as one tool in helping to craft housing policies for the next twenty years. However, while identifying trends may help us understand the current demographics of the community, it does not necessarily mean that Langley needs to reinforce these trends through specific actions. More appropriately, housing policy should be tailored to serve the desired demographic composition of the city in 2025. The following sections look at several demographic measures available from the US Census information.

Age Profile

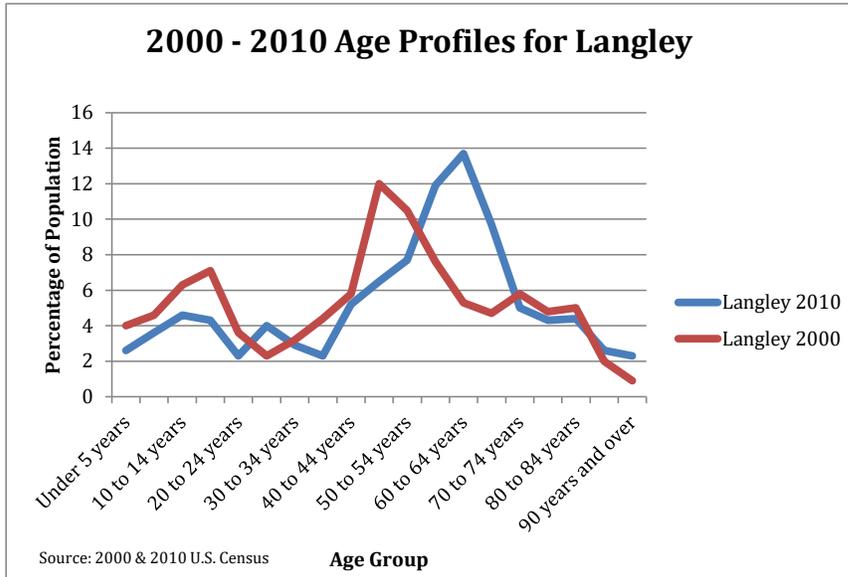
In terms of age Langley’s population is the oldest of any jurisdiction in Island County and indeed within the county and State. As shown in Table H-3, the median age in Langley in 2010 was 57 years of age. This was a 10.5-year age increase from 2000. This is also significantly higher than Island County’s median age of 37 and the Washington median age of 35. The proportion of elderly in the City of Langley (aged over 65) was also greater than for the county and the State. Figure H-1, prepared using data from the U.S. Census, shows the shift in median age and general age characteristics between 2000 and 2010. While some of the aging reflected in this figure is attributable to general societal trends (e.g., the baby boom and echo boom), it still highlights the increase in Langley’s median age.

**Table H-3
Age Characteristics Langley vs. County and State in 2010**

	Langley	Island County	Washington State
Median Age	57	43	37
% Adults > age 18	86%	79%	77%
% Population > age 65	28%	18%	12%

Source: 2010 United States Census

**Figure H-1
Age Profiles**



Housing Tenure

The proportion of units measured by housing tenure, owner-occupied and renter-occupied, changed little between 2000 and 2010 (see Table H-4). Owner-occupied housing increased by 49 units while renter-occupied housing increased by 20 units over the decade. While the number of units may have increased, the total number of renter-occupied units have declined in that period. Seasonal, temporary, and unoccupied units grew to a total of 123 units, of which 62 were counted for “seasonal, recreational, or occasional use.” As a percentage of total housing units in Langley, these account for approximately 9% of the available housing stock. This figure is perhaps most concerning as these units may be occupied as vacation rentals or they may be vacant for extended periods. In either case, they can negatively impact a neighborhood as long-term residents are replaced by people with less commitment to the community. This trend together with a declining number of renter-occupied units, is resulting in fewer units available for renter households.

**Table H-4
Housing Tenure, 2000 to 2010**

	2000	2010	Net Change
Owner-Occupied	269 (49.6%)	318 (46.9%)	+49
Renter-Occupied	217 (40.0%)	237 (35.0%)	+20
Seasonal, Temporary, or Unoccupied	56 (10.3%)	123 (18.1%)	+67
TOTAL	542	678	+136

Source: 2000 and 2010 United States Census

HOUSING AFFORDABILITY

Continuum of Housing Need

Housing affordability can be understood as a continuum of need ranging from absolute homelessness to market ownership housing. Households don't always remain within one type of housing throughout their lives; changing circumstances (both positive and negative) can move people along the continuum.

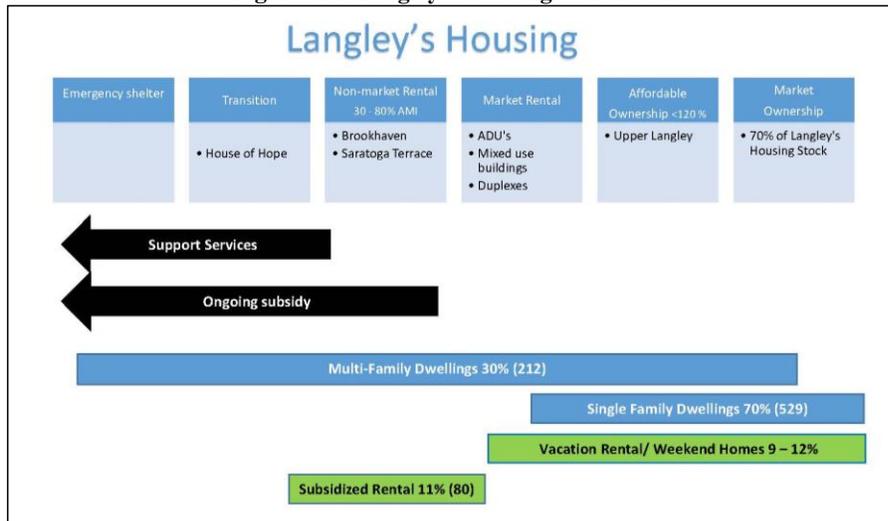
The continuum is an important concept for housing policy and housing development. The level of financial and social support required to construct the units and support the households change dramatically as one moves through the continuum. The private market may be able to deliver housing at the right side of the continuum, but funding subsidies are required as one moves to the left side of the continuum.

Direct government assistance is required on the left of the continuum to assist those who are homeless, those with very low incomes and those with special needs. These individuals can't obtain housing without financial assistance for housing and social supports. In many cases, residents require social supports to obtain and retain their housing (e.g. lifeskills training, rehab & detox, supportive living services).

In the center of the continuum, housing funding assistance and regulation (e.g. housing agreements, covenants) must be provided to ensure housing costs are low enough to allow those with modest incomes to obtain housing. These units are often government assisted.

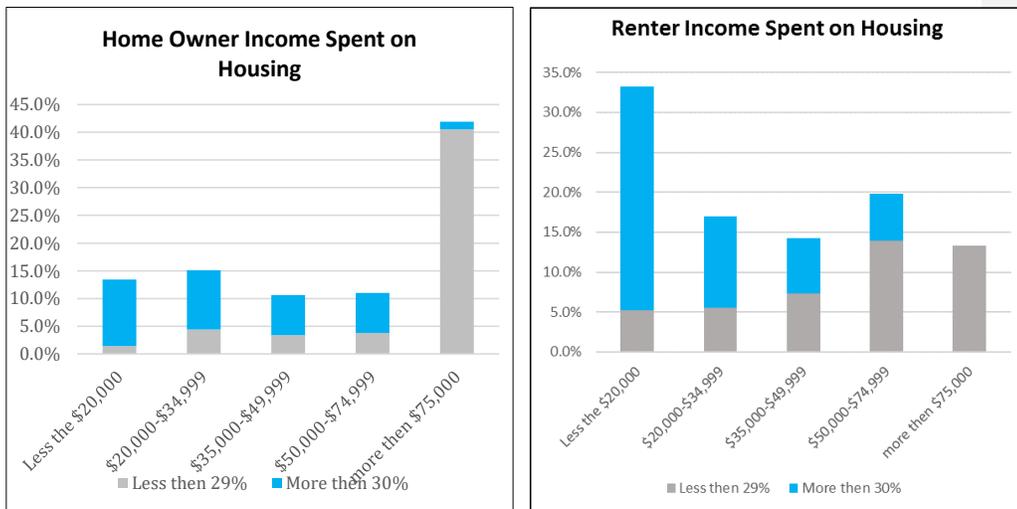
On the right side, local government policy and regulation are needed to ensure an adequate range and mix of housing for a range of households. Options may include density bonusing, inclusionary zoning, and other forms of incentive zoning and development requirements.

Figure H-2 Langley's Housing Continuum



There are a couple of common metrics used to quantify housing affordability. Housing and Urban Development (HUD) and the Washington Housing Policy Act RCW 43.185b define affordable housing as households (renter or home owner) who pay 30 percent or less of their household income on shelter and shelter related costs. A household paying more than 30 percent of household income on housing expenses is considered ‘cost-burdened’. And ‘severe cost burdened’ are those households paying more than 50 percent. Figure H-3 below shows the percentage of income that both owner and renter households were paying in 2014 and clearly shows that a larger number of renter households are spending more of their income on housing and related expenses. As the housing market tightens these households are at a greater risk of losing their homes and becoming homeless.

Figure H-3 Housing Affordability, 2014



Source: US Census Bureau, 2010-2014 American Community Survey for the City of Langley

Another measure of housing affordability is based upon households’ income and housing costs relative to the average area median income. In 2013 in the City of Langley the median household income was estimated to be \$38,523. This was the lowest in Island County and 37 percent lower than the US average. According to a report prepared by the Economic Development Council³ almost 50 percent of households in Langley were earning less than the median income in 2013. The same report states that Langley has the highest median home value of \$407,900 in Island County which is 130 percent higher than the US average. Median monthly rental rates in Langley were \$936 in 2013. However, these rents don’t include additional shelter related costs of utilities and insurance, for example. Therefore, housing in Langley is becoming more unaffordable and with fewer rental units being built. The result is a growing challenge to house our community.

³ Island County Economic Development Council 2015 Demographics Report

Homelessness in Island County

As with many North American communities there are increasing numbers of individuals and families that are finding themselves without permanent housing that is safe, adequate (in good repair and size) and affordable. As a result, people find alternative places to sleep/live such as camping outside, sleeping in vehicles, living in abandoned buildings, in substandard buildings or couch surfing. The State has required counties to undertake point in time homeless counts since 2005. Table H- 5 below shows a trend towards increasing numbers of households declaring themselves as homeless. Due to the nature of this population these figures are estimated as low.

Table H-5
Island County Point in Time Count of Homeless Persons

Year	Households without minors	Households with adults and minors	Households with only minors	Total
2017	108	68	5	181
2016	120	80	0	200
2015	84	42	0	126
2014	62	57	0	119
2013	43	82	1	126

Source: Department of Commerce, WA Annual Point in Time Count

Household Size

A key finding of population and housing change between 2000 and 2010 is that even though 152 dwelling units were added to the inventory of housing within the City of Langley over the decade, only 76 people were added to the population. This counter-intuitive finding suggests several trends, including the increase in the number of seasonal or vacant units over the decade (residency of less than six months does not count in the census), and the reduction in the average number of people per household (see Table H-5) which has fallen further to 1.86 persons per household according to 2015 OFM estimates.

The decline in people per household could be attributed to a variety of factors, such as more couples choosing not to have children, empty-nesters moving to the island, young families moving away due to increasing rents, growing number of seniors both couples and singles or the inability to purchase a home. Whatever the combination of causes, this trend in declining household size, if it continues, is particularly important to recognize when identifying new housing policies, as smaller household sizes tend to prefer different types of housing and smaller units (such as cottage housing).

Table H-6
Average Household Size, 1990 and 2000

	2000	2010	Percent Change
Washington	2.53	2.51	-0.79%
Island County	2.52	2.35	-6.75%
Langley	1.97	1.86	-5.58%

Source: 2000 and 2010 United States Census

POPULATION PROJECTION AND HOUSING CAPACITY ANALYSIS

With demographic trends that clearly show an increase in median age and decreases in average household size, not to mention the uptick in the number of homes used for seasonal or vacation rentals, it is clear that the City's goal to increase population diversity and affordable housing options requires work on many fronts. An important aspect for achieving these goals is to demonstrate that there is sufficient land available to accommodate residential land uses to house its 20-year growth projection. To confirm adequate capacity, City staff in 2015 conducted a housing capacity analysis based on current zoning.

The Growth Management Act requires that the City must plan to accommodate the population in its Buildable Lands Analysis completed by the County. The Buildable Lands Analysis completed in 2016 estimates that Langley must plan for a net increase of 89 residents by the year 2036. However this analysis was based on Island wide data and did not consider community specifics such as the age of Langley's population, the extent of seasonal homes and most importantly the high rates of growth projected for the Puget Sound region.

To gauge whether the size of the City's Urban Growth Area and the permitted densities are sufficient to accommodate projected growth, City staff conducted an inventory of vacant and underdeveloped parcels to determine how much additional housing capacity remains within the incorporated portion of the UGA.

**Table H-7
Developed, Underdeveloped, and Vacant Lands (in acres)⁴**

Zone	Total Area	13% critical areas reduction ⁵	Fully Developed	Under developed	Vacant
RS15000	238.34	207.36	45.95	123.87 ⁶	68.52
RS7200	165.16	143.69	52.35	78.85	33.96
RS5000	18.59	16.18	14.63	2.99	0.97
Mixed Residential	22.33	19.43	21.23	0.73	0.37
Central Business	15.7	13.66	13.72	1.27	0.71
Neighborhood Business	17.08	14.86	6.37	3.59	7.12
Public Use	102.55	NA	NA	NA	NA
Totals:	579.75	415.18	154.25	211.3	111.65

Source: Department of Community Planning, 2017

Thus, in raw numbers, there is substantially more than enough residentially zoned land (over 300 acres) to accommodate the projected population. However, the greatest availability for vacant and underdeveloped lands is within the RS15000 zone district and

⁴ This assessment is based upon a parcel by parcel review using Google Earth air photos

⁵ This is based upon Island County's Buildable Lands Analysis Critical Area factor for Langley

⁶ Approximately 22.62 ac in the RS15000 zone is actively being used for agriculture.

the ability to further develop this land is limited by the lack of sewer. There may also be an added constraint of critical areas for many of these lots. In addition, the density permitted in this zone district is low at 3 units per acre. As shown above less than one percent is zoned for multi-unit developments.

Increasing density is one of the most basic and potentially most effective techniques for facilitating housing affordability. Therefore, the City should consider ways to increase the amount of land zoned for multi-family as well as enabling multi-family housing to be constructed across the City more broadly. Reducing barriers to encourage development is another mechanism to encourage the creation of more housing units.

Housing Density in Langley

Density is described as the number of housing units on a given size of land. In the City the gross housing density, that is the number of housing units across the whole city including roads, public land, and critical areas is 1.1 dwelling units per acre⁷, the lowest of the three incorporated areas in Island County.

Table H-8
Permitted Densities By-Right

Zone	Permitted density (gross)
RS5000	9 units/acre
RS7200	6 units/acre
RS15000	3 units/acre
Mixed Residential	15 units/acre
<u>Multifamily FBC</u>	<u>As controlled by bulk standards</u>

The permitted densities outlined above do not reflect that the Langley Municipal Code permits density bonusing for different types of development or subdivision. These include for example a one hundred percent increase for developments approved pursuant to the Innovative Permanently Affordable Housing project ordinance or 150% increase for developments approved pursuant to the clustered residential development ordinance. However, these ordinances are specifically established for single family residential development, not multi-family types of housing. In addition, the lot sizes are large thereby preventing smaller lots proposing infill developments. These barriers ~~will~~ be examined in detail and reconsidered by the PAB and City Council to facilitate more housing options. Solutions developed by PAB and Council include a new PUD and an overlay Multifamily Form Based Code (MF FBC). In exchange for benefits to the community in a PUD, higher intensities may be achieved while still contributing to community open space. The MF FBC’s primary goal is to diversify housing options throughout the City and provide more affordable options for residents. As shown in Table H-1 the number of single family homes built in Langley far exceed multi-family units.

⁷ Office of Financial Management April 2016

An acceptable density for the City of Langley:

- Supports a vibrant downtown core with retail and services for local needs
- Supports bike and transit infrastructure
- Builds on and enhances a sense of community
- Enriches Langley’s small town historic character

The ‘**Missing Middle**’ is used to define a range of multi-unit or clustered housing types compatible in scale with single-family homes. These are building types that are characteristic of pre-1940’s neighborhoods and consist of duplexes, three and four-plex buildings, townhomes, live/work, and small multi-plex buildings. These developments are suitable on larger lots and with good design they fit well within single family neighborhoods. One source considers ‘Missing Middle’ housing as being defined as “affordable-by-design workforce housing that helps meet the demand for walkable *neighborhood* living.”⁸ The sizes of units in ‘Missing Middle’ housing tend to be smaller than conventional single-family homes resulting in more units on a similarly sized parcel for one single-family home. The densities found in Missing Middle examples range from 16 up to 50 units per acre. The “missing middle’ housing typologies found at the lower end of the density scale can fit Langley’s small-town character.

In summary, while Langley clearly has sufficient capacity to meet its 20-year growth projection, the majority of available land is within the single-family zone districts. Permitting multi-family developments following the ‘missing middle’ example can enable more affordable housing options.

~~In summary, while Langley clearly has sufficient capacity to meet its 20 year growth projection, the majority of available land is within the single family zone districts. Permitting multi family developments following the ‘missing middle’ example can enable more affordable housing options.~~

HOUSING TRENDS AND AFFORDABILITY

Residential development regulations need to balance numerous goals and objectives. Much of the current regulations continue to reinforce single family suburban type development. The current minimum-lot-size standards of residential subdivisions are destructive to the landscape and are based on historic 1950s – 1980s market models. The concept of conservation design combined with mixed densities can greatly change and improve Langley’s semi-rural landscape while providing creative, marketable, and affordable housing choices.

Langley’s residential neighborhoods are comprised of primarily single-family detached housing but there is also some small multiplex, courtyard, and cottage housing interspersed. These areas can accommodate combined-lot in-fill housing that would remain at a small scale, which would be sensitive to the existing small-town feel that

⁸ <http://opticosdesign.com/the-missing-middle-affordable-housing-solution/>

Langley strives to maintain. This strategy can provide for a modest increase in overall density.

There are various factors impacting Langley's housing affordability and availability:

- Lack of available zoned land for higher density housing
- Real estate and land is becoming increasingly more expensive following broader regional trends
- Housing is being used for vacation rentals whether a full house or accessory dwelling unit
- Homes being used as second residences
- The existing permitted densities are very low for incorporated jurisdictions and in Island County
- Lack of sewer in the City restricts development
- A growing state population and changing demographics have added more people to the state and increased the number of households, which is placing an intense demand on local housing markets

Possible actions to reduce barriers to creating more housing in Langley include:

- Increasing 'hidden' density by permitting ADUs, both attached and detached
- Creating a zone with smaller minimum permitted lot sizes
- Reducing utility fees
- Reducing parking and setback requirements
- Increasing the maximum height
- Working with the County on issues of common interest
- Permitting multi-unit housing typologies reflected in the 'Missing Middle' throughout the City ~~-as infill and greenfield development, as a conditional use.~~
- Permitting multiple 'tiny homes' on a single lot.
- Increasing the density for all zones
- Identifying a process to incentivize the creation of appropriate smaller sized lots.

ALTERNATIVE HOUSING TYPOLOGIES

Post World War II American small-town housing has been typified, at least in the west, by single-family homes and boxy common-wall structures, and Langley has its share of this vernacular. More recently, frustration with the one-style-fits-all approach has resulted in new and neo-traditional movements that are introducing a variety of housing styles. This section briefly describes housing typologies that have gained footholds in Langley, and explores other options suitable for Langley's small town context.

Cottage Housing: Cottage housing is an attempt to expand density while preserving the privacy and personal space of a single-family home, and it provides a chance to deepen our sense of relatedness in our communities. Cottage housing is defined as the clustering of small, single-family homes around a common area, developed with a consistent plan for the entire site. Cottages have gained popularity in recent years as a shared common area and the coordinated design have allowed for densities that are higher than typical single-family neighborhoods. These developments minimize the impact on neighboring residential areas. As a result, cottage housing has the potential to offer the benefits of

single-family housing at a lesser cost.

In 1995 Langley adopted the Cottage Housing Development Zoning Ordinance to help expand its housing options. This type of housing is suitable for larger lots within the city. The Third Street Cottages were introduced into the community with great success. This project increased the density by 100% by building eight detached units on four standard single-family lots. The homes share a community building, a garden and a walkway, while parking is screened.

The Highlands Planned Unit Development was initially approved as a cottage development. However, after the first phase the developer chose to change to a more conventional subdivision for the subsequent phases apparently due to homebuyer preference.

Mixed-Use Development: Mixed-use development tends to consist of commercial/retail uses on the ground floor and residential units above. Some of the older retail shops on First and Second Streets are built as such but are only two stories. A recent example in the City is the mixed use building on Anthes with three commercial units on the ground floor and two floors with four residences above. Mixed-use may include a compatible mix of single-family, multi-family housing and neighborhood/small scale commercial businesses and services. Mixed-use developments are important as they can contribute to the vitality and interest of residents, provide additional customers for neighborhood businesses, as well as offer a variety of housing options and reduce dependency on the automobile.

Form-based codes (FBC) are alternative regulations to conventional zoning. FBC came about in response to the homogeneous suburbs and neighborhoods that were being created post WWII and continue to develop across North America. FBC focus on the physical form, rather than the separation of uses. Many local governments are shifting to form-based codes out of concern with growing sprawl and its associated costs and also in recognition that their defining historic downtowns and neighborhoods could not be developed using the current zoning code. This is true for Langley as it is many cities across North America.

Accessory Dwelling Units (ADUs): ADUs can either be attached or detached from the primary or principle residential unit. These units are generally less than 1,000 square feet and typically contain a kitchen, sleeping room or area and bathroom. ADUs are permitted in all single family residential zones in the City. However, the exact number of ADUs within the City is unknown due in part that some homeowners establish them without approvals and City records have not been well maintained. These units do provide opportunities for rental housing. However in most recent years they are also being used as vacation rentals thereby taking them off the market as long term rentals. The process for granting approval of ADUs as well as connection fees for utilities may be a discouragement for homeowners to build or to go through the proper process. Therefore streamlining the process, reducing fees and generally making it easier for homeowners to build ADUs should be undertaken.

Shared Living Residence: is a housing option in which a small group (typically, three to ten—sometimes, a few more) of unrelated people share the housing unit and the expenses and tasks of running the household. Residents may be all elderly adults or an intergenerational mix of older and younger adults. Each resident has a private bedroom and a shared or private bath; all residents share the kitchen, dining room, and living areas. Shared Living Residences are attractive to residents who are capable of independent living, but whose circumstances make them unable or unwilling to continue living alone. These residences may be purpose built or could be a converted larger single family residence. There are different management structures associated with this type of residence.

Multiplex Homes: are buildings in compact form, 2-3 stories high, which maintain small-scale residential character. Parking is typically to the rear and/or underneath or to the side of the building. Various typologies fit this design intent including courtyard, row, or townhome housing. The front of the units should face the main street. Row and townhome designs should share a common roof form with individual entries. Stacked flats with a shared entry (typically four per entry) is another form.

Adaptive Re-Use: Special-condition housing developments such as old school buildings and churches may be attractive to non-profit housing groups for affordable housing or single-room occupancy.

Mixed Density Design: This approach is applicable to both urban and semi-rural contexts. This type of design mixes housing types within a cluster or phase of a development as opposed to locating one specific typology in one sector and a different typology in another.

Conservation Design: This density neutral approach is appropriate where preservation of natural features such as forested slopes, ravines, ridges, wetlands, etc. are considered a priority in the configuration of a lot's size and shape within a development. With this approach, the clustering of homes to preserve these natural features as well as to conserve open space is of prime consideration. Characteristics of a density-neutral development design include but are not limited to:

- No requirement for minimum lot dimension as long as significant contiguous open space is protected and conserved. Open space interspersed with compact housing development.
- Limited-access road that provide access to both individual and shared parking areas.
- Two- to three-story buildings.
- Ground-floor parking with two-story units above, which reduces the total building footprint.
- Private open spaces for each unit, which are attached to a larger common space.
- Can be patented or condominium (air-space) ownership arrangements.

Tiny Homes: are dwelling units less than 500 square feet in size and contain a kitchen, bathroom, sleeping and living areas. These units may or may not be built with permanent

foundations and some have wheels. Tiny homes can be useful in conjunction with many of the alternatives listed above to provide additional affordability and conservation while providing a wider range of options than is currently being utilized. Tiny homes may be an ADU on an existing single-family lot or multiple tiny homes could be developed similar to the existing cottage developments found in Langley.

Planned Unit Development

A Planned Unit Development (PUD) is intended to be a flexible zoning concept that encourages open space and preservation of natural features and native vegetation. PUDs are also characterized by their creativity in site design, efficient street and utility layout and utility networks, higher densities and a compatible mix of residential and non-residential uses. Affordable housing is a required component of any PUD neighborhood.

Below are two housing developments recently added to Langley’s inventory that include housing affordability as a key goal for their intentional communities.

Fifth Street Commons: is made up of 1- and 2- bedroom units in a four-building apartment complex. It was originally built in 1996 as a purpose built rental. In 2012, a group of individuals came together to purchase the property and transform it into an intentional community. A central laundry and commons building was constructed in 2013. As an intentional community, the membership strives for a community that has a mix of owners and renters, is multi-generational, has a range of incomes, is ecologically responsive, and is socially healthy.

Upper Langley: is an intentional community with 16 lots clustered on a 10-acre parcel located on the southwest end of Al Anderson Road. Each of the houses are less than 975 square feet. The project was developed based upon the City ordinance entitled “Innovative, Permanently Affordable Housing Projects.” The project is ‘deed restricted’ to keep the housing prices perpetually affordable and residents must meet income qualification of being a middle-income household, i.e. households with an income that are between 96 and 120 percent of the average median income. The community embraces values of conservation and sustainability.

HOUSING PROGRAMS SERVING WHIDBEY ISLAND AND ISLAND COUNTY

Saratoga Community Housing: This community land trust formed in 2006 to concentrate efforts to provide affordable housing throughout Island County.

Housing Authority of Island County: No organization has had a greater impact on meeting the housing needs for low-income residents than the Housing Authority (HA) of Island County. HA provides and administers various public programs including HUD-subsidized housing for the elderly and persons with disabilities as well as the HUD Section 8 Housing Choice Voucher Program (rental assistance and home ownership). It also developed partnerships with other private and public service organizations such as CADA (Citizens Against Domestic Abuse) and the Opportunity Council to provide emergency and transitional housing for women and children, transitional group housing for persons with mental illnesses, transitional housing rental assistance, and other assistance.

Habitat for Humanity: Since 1998, Habitat for Humanity has completed eight new homes in Island County, averaging two new units per year. Eligible applicants must be within 30% - 80% of median income to qualify for 0% financing and are required to provide a down payment, pay a monthly mortgage, and invest 250 - 500 hours of sweat equity. The homeowner is responsible for the cost of materials to build the house and Habitat covers the cost of the land and the infrastructure. The average Habitat home built in the United States costs \$60,000 (www.islandcountyhabitat.org/). Homes are built in partnership with local churches, organizations, and businesses, along with staff and community volunteers. Habitat for Humanity purchased two parcels on Brooks Hill Road at the entrance to Langley. The development is in its planning phase but will be a welcome addition to the City.

The Langley House of Hospitality, House of Hope: Opened Memorial Day 2015 and since opening it has been at full capacity. This four-bedroom home is owned and operated by the South Whidbey Homeless Coalition. House of Hope provides short term housing for families with children and vulnerable adults up to a maximum of 90 days. If needed, guests are provided with additional 'mentor' support for six months once they leave the facility.

Island County Human Services Support Center: Was established in 2016 to assist families and individuals that are either at risk of becoming homeless or already experiencing homelessness. The Housing Support Center conducts screenings and assessments, considers all housing programs and determines which program and service provider can best accommodate the needs of those seeking housing.

HOUSING GOALS AND POLICIES

Goal H-1: Innovative and Diverse Housing

Work to provide a mix of housing in Langley and facilitate residential development in the form of single-family homes, duplexes, condominiums, apartments, townhouses, tiny homes, ADU's, housing that allows people to age in place, and other innovative forms of housing.

H- 1.1	<p>Include more flexible development standards to increase housing diversity and affordability including but not limited to:</p> <ul style="list-style-type: none"> • Reducing minimum lot sizes • Increasing density on single family zoned lots • Reducing lot lines to zero for attached multi-family housing • Reducing maximum lot size for clustering • Increasing lot coverage for small lots, accessory dwelling units, and multi-family lots • Reducing setbacks • Narrowing street widths • Permitting shared or common parking between dwellings • <u>Permitting multi-unit housing in single family housing neighborhoods through a form-based overlay.-</u>
--------	--

H – 1.2	Encourage developers to design and build innovative housing options including creative housing alternatives for individuals at each stage of life.
---------	--

H – 1.3	Actively promote <u>Enable</u> the 'missing middle' housing typology that includes row housing, townhouses and small-scale apartments <u>to be developed as infill within existing single-family neighborhoods.</u>
---------	--

Goal H-2: Character and Density

Seek opportunities to ensure that various types and densities of housing are permitted in sufficient numbers to meet projected housing needs, while maintaining the character of existing neighborhoods.

H – 2.1	Expand the areas where multi-family residential housing is permitted.
---------	---

H- 2.2	Encourage attached and detached ADUs in residential zones provided character, scale, and appearance are consistent with the existing dwelling unit.
--------	---

H – 2.3	Encourage the distribution of various housing types throughout the city to provide a wide variety of neighborhood settings and avoid undue concentration in particular neighborhoods.
---------	---

H – 2.4	Ensure that new development is sensitive to and reinforces the design character of existing neighborhoods, promotes the pedestrian orientation of neighborhood streets, and encourages street and development patterns that promote social interaction as well as privacy.
---------	--

H – 2.5	Continue the conservation of housing through public investment in the infrastructure needed to service the community (water, sewer, storm drainage, streets, and pathways) and in development regulations necessary to prevent incompatible land uses.
---------	--

Goal H-3: Pedestrian Orientation, Community and Safety

Encourage new subdivisions and neighborhoods that are designed to be pedestrian oriented and maintain a development pattern consistent with promoting a sense of community and safety.

H – 3.1	Promote residential development that will facilitate pedestrian and transit access to commercial areas, employment, schools, and park or recreational areas.
---------	--

H- 3.2	Encourage new development, remodeling, or adaptation of existing structures for multiple uses including accommodations and access for residents to gather for either impromptu or formal meetings, community affairs, and to provide access to the full range of public services
--------	--

H – 3.3	Discourage front-access garages and curb cuts. Encourage alleys and shared driveways.
---------	---

H – 3.4	Encourage usable porches facing the street for community vitality and neighborhood surveillance.
---------	--

Goal H-4: Housing Affordability

Enable the opportunity for affordable housing for a diversity of residents within the city of Langley.

H – 4.1	Explore innovative techniques that enable increased housing affordability including but not limited to long term rentals of accessory dwelling units (ADU), a housing trust fund, inclusionary zoning, density bonuses, smaller lot size, elimination of minimum lot size with appropriate open space, expediting permit processing, exempting Real Estate Excise Taxes (REET) to qualified sellers; incentives such as reduced or waived connection fees and reduced parking
---------	---

CITY OF LANGLEY COMPREHENSIVE PLAN

	requirements, <u>form-based codes, mixed use planned unit development</u> , and other provisions to be determined.
H – 4.2	Work with Island County and other local governments to <u>investigate and implement regional funding options to support the development and/or maintenance of affordable housing such as develop</u> a regional housing trust fund, <u>regional housing tax levy, real estate excise tax or other mechanisms.</u>
H – 4.3	Explore opportunities and mechanisms for workforce housing for residents with incomes between 80% to 120% of Area Median Income (AMI).
H – 4.4	Encourage new Accessory Dwelling Units (ADU) (both attached and detached) that provide long term rentals using incentives such as reduced connection fees and parking requirements, density bonuses, and permitting more than one ADU on the property that must be served by sewer.
H – 4.5	Study the feasibility of developing an amnesty program to allow owners to regularize existing non-permitted ADU's (both attached and detached).
H – 4.6	Consider establishing an inventory of old buildings that could be converted into affordable housing.
H – 4.7	Work to preserve the existing affordable housing stock.
H – 4.8	Work with and support the efforts of nonprofit and governmental housing organizations, such as the Housing Authority of Island County, Saratoga Community Housing, and Habitat for Humanity to develop affordable housing.
H - 4.9	Review the impacts that vacation rentals (Air B&B, VRBO, etc) may be having on long term rentals and housing affordability and if necessary, develop a strategy in response.
H- 4.10	Allow increased density on existing affordable housing sites.

Goal H-5: Special-Needs Housing

Work with Island County and other appropriate agencies to increase opportunities for

residents with special housing needs.

H – 5.1	Encourage special needs housing to be located throughout the City.
---------	--

Goal H-6: Green Housing

Encourage the development of housing and neighborhoods that reduces consumption of water, energy and other resources and are less impactful on the natural environment.

H – 6.1	Reduce barriers and establish development regulations that encourage the development or redevelopment of more energy and water efficient homes and neighborhoods.
---------	---

H – 6.2	Support an ongoing program to inform homeowners, planners, and developers about opportunities to make new and existing housing resource efficient and environmentally friendly.
---------	---

H – 6.3	Facilitate and encourage the use of green building technologies and techniques.
---------	---

Goal H-7: Mixed Use Neighborhoods

Encourage the creation of mixed-use neighborhoods that integrate a mix of housing types, densities, including affordable housing units, limited commercial services, and access to recreation.

H – 7.1	<u>Establish a mixed-use PUD overlay designation to allow discrete areas to be treated differently and more flexibly than allowed under current zoning standards.</u>
---------	---

H – 7.2	<u>Ensure that mixed use PUD neighborhoods are of sufficient size to promote an appropriate mix of residential and commercial uses.</u>
---------	---

H – 7.3	<u>Limit commercial uses in mixed use PUD neighborhoods to businesses that primarily cater to neighborhood residents, such as small grocery stores, small food service, and personal professional services.</u>
---------	---

Formatted: Font: Not Bold

Formatted: Font: 11 pt

Formatted Table

Formatted: Font: 11 pt, Not Bold

Formatted: Font: 11 pt, Not Bold

Formatted: No underline