

Comprehensive Plan Periodic Update

Housing Element + Housing Needs Assessment

Sophia Cassam, Planner I

January 17, 2020 - Planning Commission

January 27, 2020 - County Council



SJC Housing Vision

Adequate, safe, affordable, and stable housing helps our community thrive. There are diverse housing types and we use innovative strategies to meet the housing needs of our community.

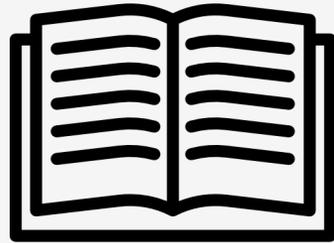
- San Juan County Vision, 2018

Housing Element and HNA

**4th Draft
HNA**



**1st Draft
Housing Element**



**Review Public
Comments**



**Review Proposed
Goals & Policies**



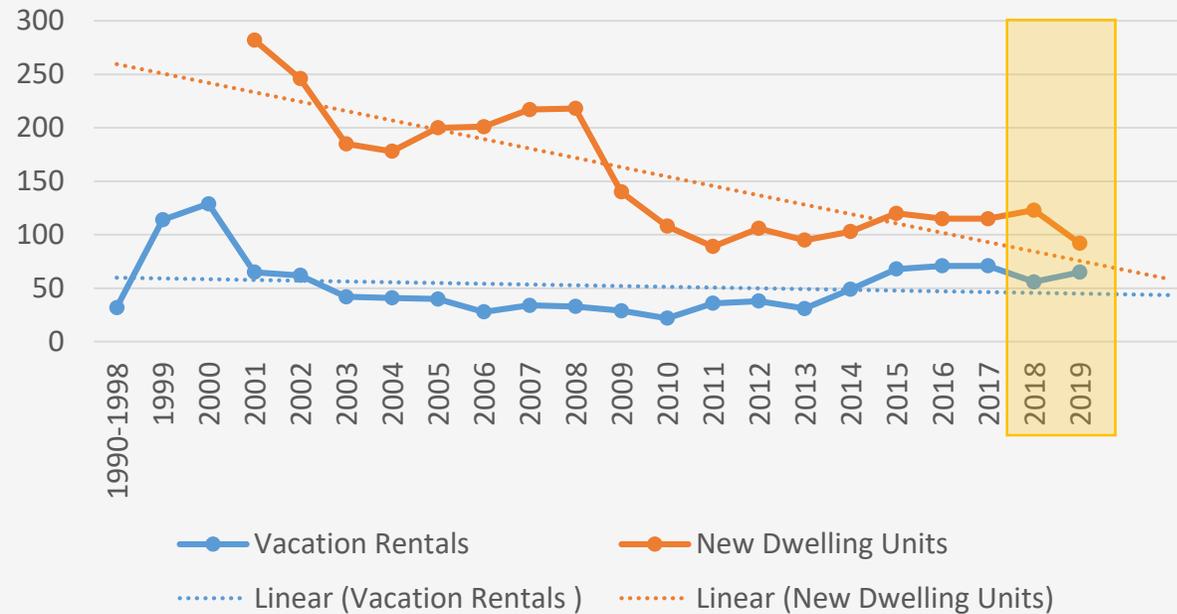
Housing Needs Assessment (HNA)

- Technical appendix supporting the Housing Element
- Added vacation rental data and discussion
 - 2019 data
 - Compliance Program
- Updated charts and figures



Housing Needs Assessment (HNA)

Vacation Rental permits as compared to Dwelling Unit Permits

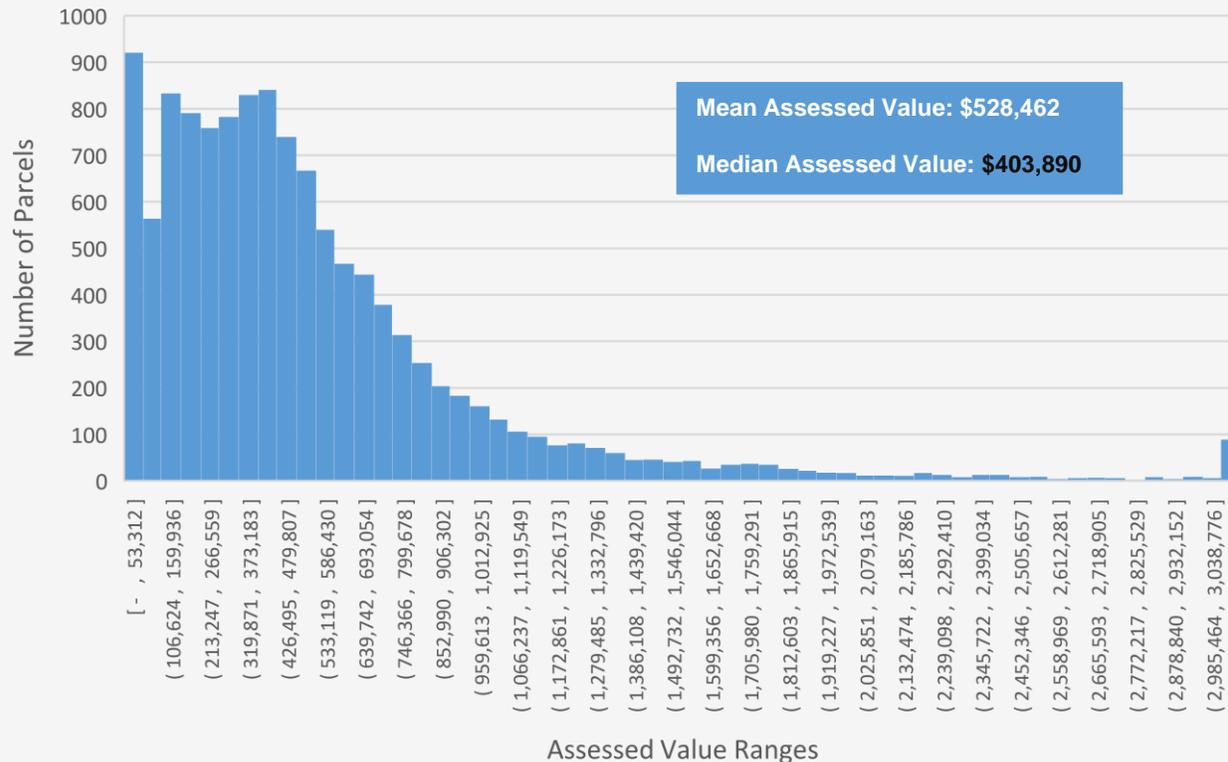


← Updated to 2019

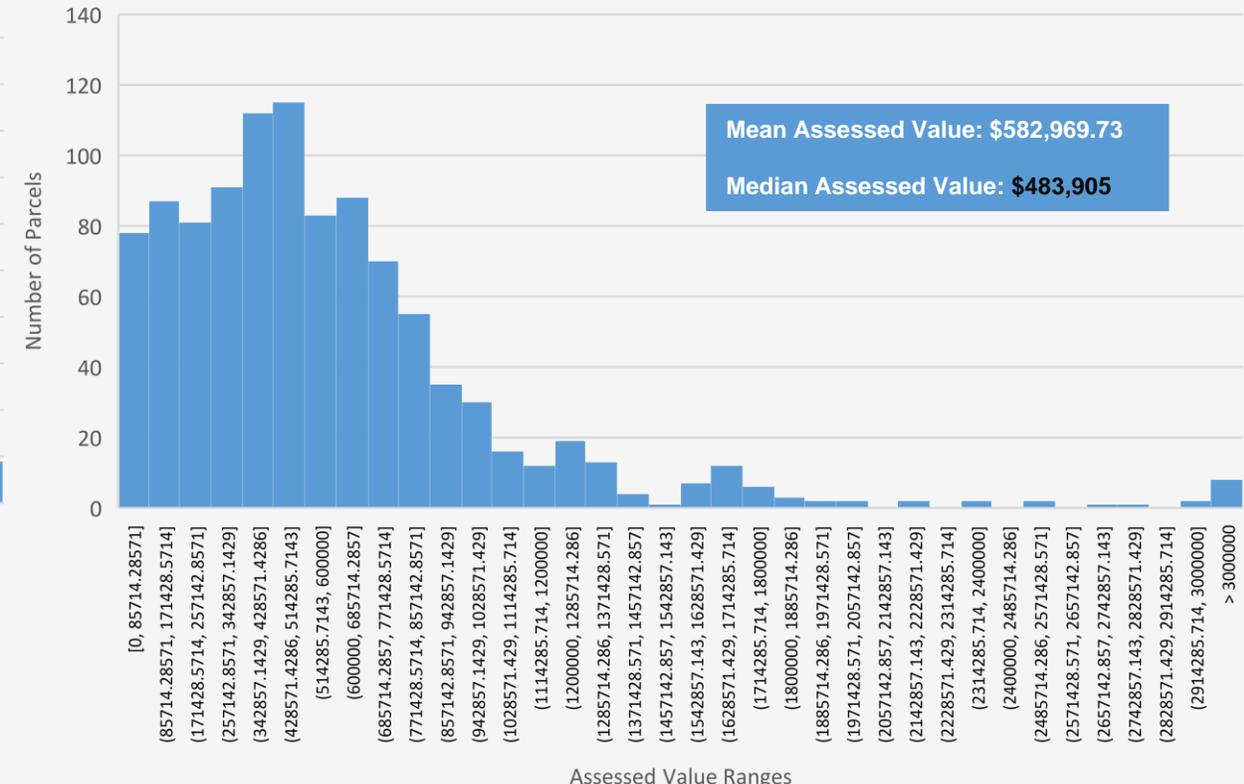
Housing Needs Assessment (HNA)

The median assessed value for parcels with VR permits is \$80,000 higher than the median assessed value for all parcels with buildings.

5-20. Distribution of Assessed Value for All Parcels with Buildings, 2019.



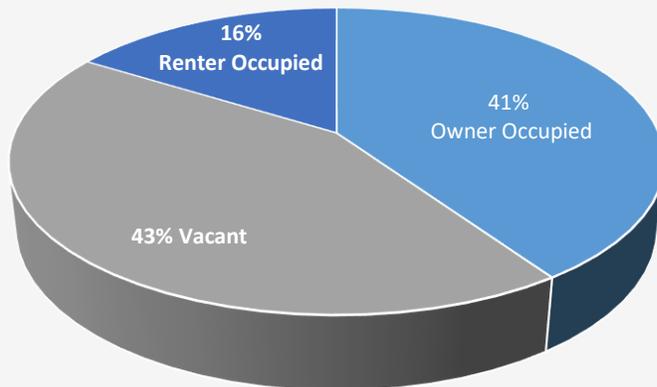
5- 21. Distribution of Assessed Value for All Parcels with VR Permits, 2019.



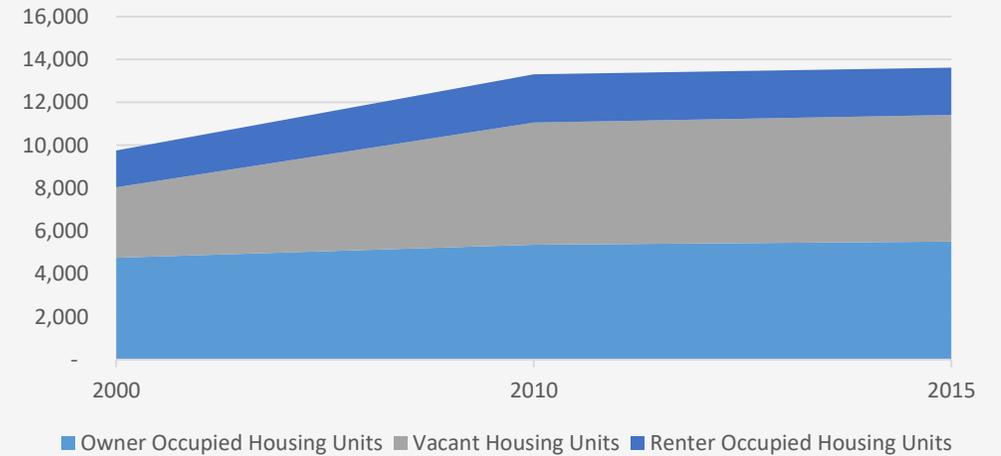
Housing Needs Assessment (HNA)

Figures 5-17, -19 Housing Occupancy by Type

2015



2000 - 2015



Housing Element

- Synthesizes data from HNA in a readable, usable document
- Includes new and revised goals and policies
- Realizes the vision of meeting the housing needs of our community
- Planning to meet the needs of the projected population is required by GMA
- Update strategy
 - Repeal and replace 2009 Housing Element
 - Collaborated with Housing Affordability Coordinator
 - Incorporated information gathered from past community outreach
 - Preliminary feedback from Housing Advisory Committee helped make Element more actionable



Public Comments

COMMENTS	DATE	TOPIC(S)
Maureen Cleveland	12/29/20	Vacation Rentals and environment
Ann Ballard	01/02/20	Vacation Rentals and community impacts
Sandy Bishop - LCLT	01/03/20	Alternative living situations, Committee collaboration, Housing for Ag workers, affordability covenants, long-term rentals, de-incentivizing VRs.
Naomi Aldort	01/03/20	Curb growth, VR moratorium to help housing and reduce traffic, preserving rural character
Peggy Elston	01/05/20	Vacation Rentals and community/environment/long-term housing impacts
Lisa Beyers – OPAL	01/06/20	Specific edits and additions shown in red on today’s work document, vacation rentals
Ed Lutz	01/08/20	Vacation Rentals and community/environment/long-term housing impacts
Bill Appel	01/10/20	Affordable housing
Steve Bernheim	01/13/20	Reducing greenhouse gas emissions
Lynnette Wood and Kenneth Gibbs	01/14/20	Vacation Rentals: rate of growth, percent of housing stock, future trends, VRs vs new units, impact on affordable housing

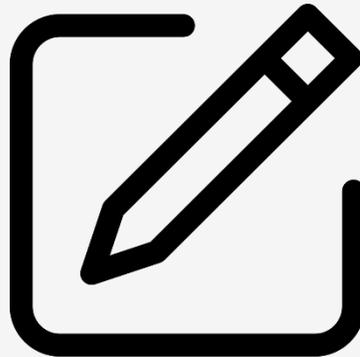


Next Steps

**Present to Council
January 27**



**Incorporate
feedback**



**2nd Draft
Element**



How to Comment

Comment Period End:

January 28,
2020

Document Link:

https://www.sanjuanco.com/DocumentCenter/View/19498/2019-12-17_Draft_Housing_Element_HNA

Draft Name:

“2019-12-17_Draft_Housing_Element_HNA”

Note: Substantive changes to HNA made in red ~~strikeout~~/underline.

Please include:

- Your full contact information for the record;
- A subject line: RE: Housing Element and HNA from [your last name or agency name];
- References to the document, page and line number related to your comment. Specific comments with alternative language are most helpful.

Submit Comments

- Via Email to compplancomments@sanjuanco.com
- Via Postal Service to Sophia Cassam, Planner I, Department of Community Development, PO Box 947 Friday Harbor, WA 98250
- Drop off at the DCD office at 135 Rhone Street, Friday Harbor during business hours.

Review Session: Proposed Goals and Policies

- **Process:**
 - Review goals and policies item-by-item
 - Suggest specific edits as we go
 - Chairperson calls for approval of edits by consensus
- Changes based on public comments noted in red ~~strikeout~~/underline
- Vacation rental policies will be drafted after community outreach



Thank You