

112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221-4246



Krista “Kennedy” Horstman
Mayor
mayor@langleywa.org

City of Langley

PLANNING ADVISORY BOARD AGENDA

SPECIAL MEETING

February 10, 2025 @ 4:00 PM

– Hybrid Meeting In-Person at City Hall or Online via Zoom –

To Join In-Person

City Council Chambers, Langley City Hall, 112 2nd St, Langley, WA, 98260

To Join Zoom Meeting

<https://us06web.zoom.us/j/99202993758?pwd=Rlk1Q0xucTNBWdJlcHY4MnJTa1hPUT09>

Meeting ID: 992 0299 3758 | **Passcode:** 789764 | **Dial by your location:** +1 253 215 8782 US (Tacoma)

Find your local number: <https://us02web.zoom.us/u/kx5RnWoGK>

SPECIAL NOTICE IS HEREBY GIVEN that a quorum of the Langley City Council may be in attendance for the Planning Advisory Board (PAB) meeting on Monday, February 10, 2025 at 4:00pm via zoom. The Council will not be discussing or making any decisions on City business at this meeting.

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- a. February 5, 2025 Summary Minutes

4. PUBLIC COMMENT – Items not on the agenda

5. DISCUSSION

- a. Review and discuss draft updates to data and policies for the Economic Development Element.

Attachments:

- Draft Economic Data for the Economic Development Element Update
- Draft changes to the goals and policies of the Economic Development Element
 - 1. Changes tracked in underline/strikethrough
 - 2. Clean version
- City Council and Commission SWOT input for Island County CEDS process
- [Complete Comprehensive Plan](#) (note: linked, not attached)
- [Island County Comprehensive Economic Development Strategy](#) (note: linked, not attached)

Contact: Meredith Penny, Director of Community Planning

- b. Review and discuss draft updates to data and policies for the Housing Element.

Attachments:

- Draft Housing Needs Analysis for the Housing Element Update
- Draft changes to the goals and policies of the Housing Element
 - 3. Changes tracked in underline/strikethrough
 - 4. Clean version
- [Complete Comprehensive Plan](#) (note: linked, not attached)
- [2023 Adopted Housing Action Plan](#) (note: linked, not attached)

Contact: Meredith Penny, Director of Community Planning

6. ANNOUNCEMENTS

7. ADJOURN

Next Meeting: March 5, 2025 @ 4pm

Statement Regarding Potential Conflicts of Interest -

Officials, employees, consultants, volunteers and vendors are obliged to withdraw from any involvement in a matter where there is a conflict or perceived conflict, even if they feel certain they can act impartially. If a conflict, or potential conflict exists, the affected party shall declare so at the first public meeting when the matter is being considered. And shall withdraw from the meeting or future meetings for the duration of the discussion of the issue.

Guiding Principles for Citizen Committees and Boards.

- a. All advisory board and committee meetings are to be conducted in public session and noticed in accordance with state law, unless otherwise advised by the city attorney.
- b. Individual committee members and the collective group will be fair, impartial, and respectful of the public, staff, and each other.
- c. Committee members will respect the limitations of their individual and collective authority. The role of the committee is to advise the city council and/or staff. Please keep in mind that committee appointment does not empower you to make final decisions, unless authorized by state law or the group's enabling ordinance, or to supervise staff.
- d. Members will strive to appreciate differences in approach and point of view, whether from each other, the community, the city council, or staff.
- e. Each member will participate in the group's discussions and work assignments without dominating the discussion or activity of the committee.
- f. The committee chair will ensure that all members have a fair, balanced, and respectful opportunity to share their knowledge and perspectives.
- g. The committee will attempt to reach consensus on issues. If consensus is not possible, strong differing opinions, such as "minority" opinions, should be recorded and acknowledged in the committee's report to the city council.
- h. There should be "no surprises" from the committee, either in the nature of the work being undertaken by the committee or the method and timing for conveyance of recommendations to the city council. The staff liaison fulfills an important role in assisting the committee in this regard. When presenting recommendations to the Council, it is essential that advisory group members keep the following in mind:
 - i. all recommendations should be in written form;
 - j. all ideas should be expressed in clear and concise language;
 - k. proposed solutions should be viable and cost-effective;
 - l. recommendations should identify the reasons for the changes suggested;
 - m. the advice should reflect a consensus of a majority of the group members.



**CITY OF LANGLEY
PLANNING ADVISORY BOARD
SUMMARY MINUTES
February 5, 2025 at 4:00pm**

112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221 4246

1. CALL TO ORDER

The meeting was called to order at 4:00 pm by PAB Chair Greg Easton.

ROLL CALL

PAB Members:

Commissioners Greg Easton (Chair); Maureen Freehill (Vice Chair); Casey Gloster; David Smith; Sharon Sappington

Council and Commission Members:

Gail Fleming, Council; Chris Carlson, Council

Staff Present:

Meredith Penny, Director of Community Planning; Randi Perry, Public Works Director; Alex Cattand, Permit Technician

Guests Present:

None

Attendees: 6

2. APPROVAL OF AGENDA

The agenda was approved after a motion by Commissioner Gloster and seconded by Commissioner Sappington. All in favor.

3. APPROVAL OF MINUTES

- The PAB minutes of January 15, 2025 were approved after a motion by Commissioner Gloster and seconded by Commissioner Sappington. All in favor.

➔ **Audio Recording for timestamp references** 
(https://www.langleywa.org/government/citizen_boards/pabar.php)

4. PUBLIC COMMENT – Items not on the agenda

- None.

5. DISCUSSION

- a. Review and discuss existing Capital Facilities Element of the Comprehensive Plan.

Attachments:

- Memo (pg. 5-7)
- PWAC Comments (pg.8-10)
- [Complete Comprehensive Plan](#) (note: linked, not attached)

Contacts: Randi Perry, Public Works Director

- Randi Perry presented her memo/presentation and linked material.
- PAB discussed and commented.

Public comments:

- None.

- b. Review and discuss existing Parks and Open Space Element of the Comprehensive Plan.

Attachments:

- Memo (pg. 11-15)
- [Complete Comprehensive Plan](#) (note: linked, not attached)

Contacts: Meredith Penny, Director of Community Planning.

- Meredith Penny presented her memo/presentation and linked material.
- PAB discussed and commented.

Public comments:

- None.

- c. Revisit discussion on Employment Land Deficiencies.

Attachments:

- Memo (pg. 16-18)
- Map of Commercial Land Deficiency Options (pg. 19)
- Ranking Matrix: Pros and Cons of Options to Address Commercial Land Deficiency (pg. 20-24)
- [Draft Buildable Lands Analysis Report, Kimley-Horn and Associates Inc., September 5, 2024](#) (note: linked, not attached)

Contacts: Meredith Penny, Director of Community Planning.

- Meredith Penny introduced the discussion on Employment Land Deficiencies.
- PAB discussed and commented.

Public comments:

- None.

6. ANNOUNCEMENTS

- Meetings scheduled for February 10th and a joint meeting on February 27th

7. ADJOURNMENT

- a. The meeting was adjourned at 6:15pm
- b. Next scheduled meeting: February 10, 2025.

Respectfully submitted by: Meredith Penny, Community Planning Director.



City of Langley

MEMORANDUM

To: Langley Planning Advisory Board
From: Meredith Penny, Director of Community Planning
Re: Draft Economic Data for the Economic Development Element Update
Meeting Date: February 10, 2025

Although Section 36.70A.070(8) of the Revised Code of Washington (RCW) includes an economic development element as one of the “mandatory elements,” it is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the Growth Management Act. However, economic development remains a key goal of the Growth Management Act and is crucial for effective planning.

The Economic Development Element should establish goals, policies, objectives, and provisions that support economic growth, vitality, and a high quality of life. In economic development planning, the overarching goal is to create and sustain a strong and vibrant local economy. Local government economic development efforts are an integral part of a region's overall strategy and require intergovernmental coordination.

In April 2023, Island County, the Town of Coupeville, and the Cities of Langley and Oak Harbor agreed to share the costs of developing a Comprehensive Economic Development Strategy (CEDS) for Island County. A CEDS is a long-term, consensus-driven planning document that guides economic development across a region or county. The Economic Development Administration (EDA) manages and sets the content guidelines for the CEDS process. As the City works on its Economic Development Element, staff aim to align it with the Island County CEDS.

Data is essential for illustrating the rationale behind the City’s economic development goals and policies. While the current Economic Development Element contains narrative information, it lacks specific data to support its objectives. To address this, proposed tables and charts are included below to provide a data-driven foundation for the element. **As the Planning Advisory Board (PAB) reviews this information, consider what stands out and assess whether the draft policies will effectively address the City’s economic development needs.**

Exhibit 1: Educational Attainment, Langley, Island County, Washington State, 2023
Source: US Census Bureau, ACS 2023 5-year

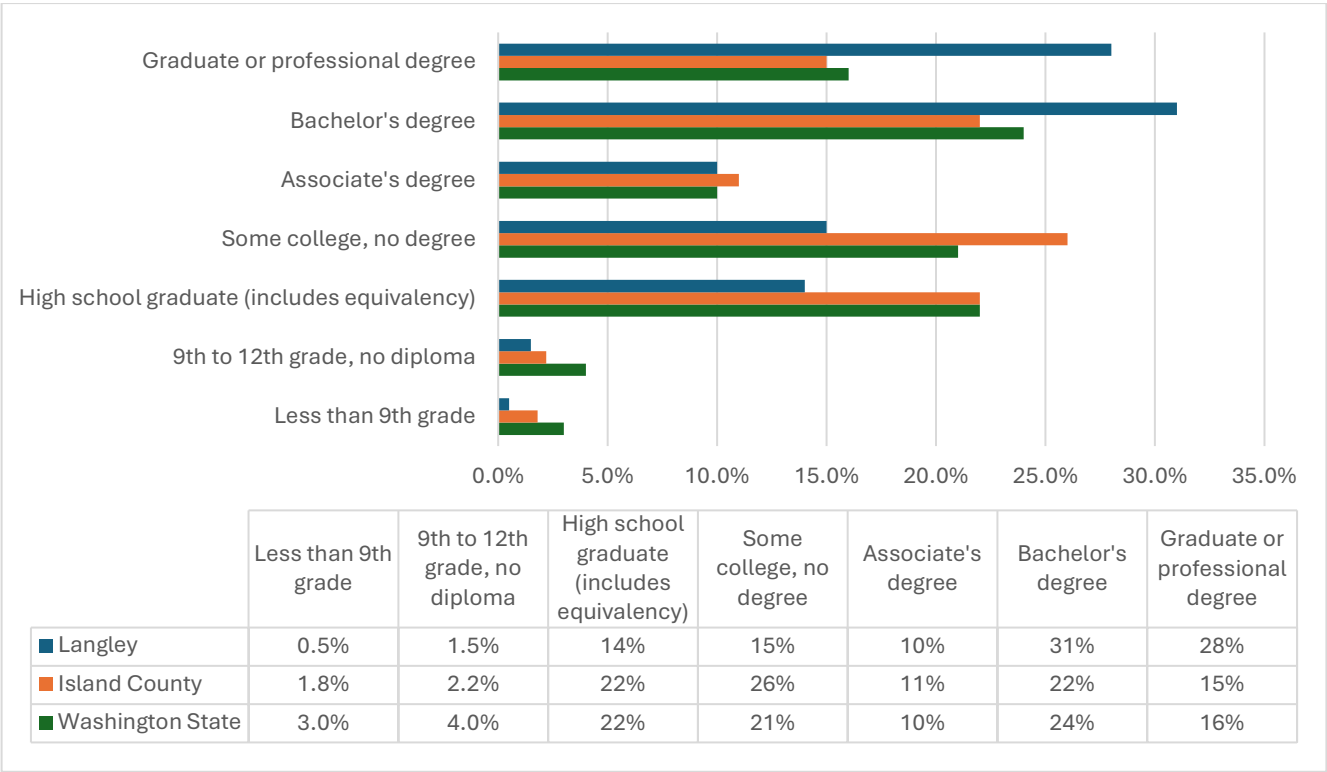


Exhibit 2: Income by Range, Langley, Island County, Washington State, 2023
Source: US Census Bureau, ACS 2023 5-year

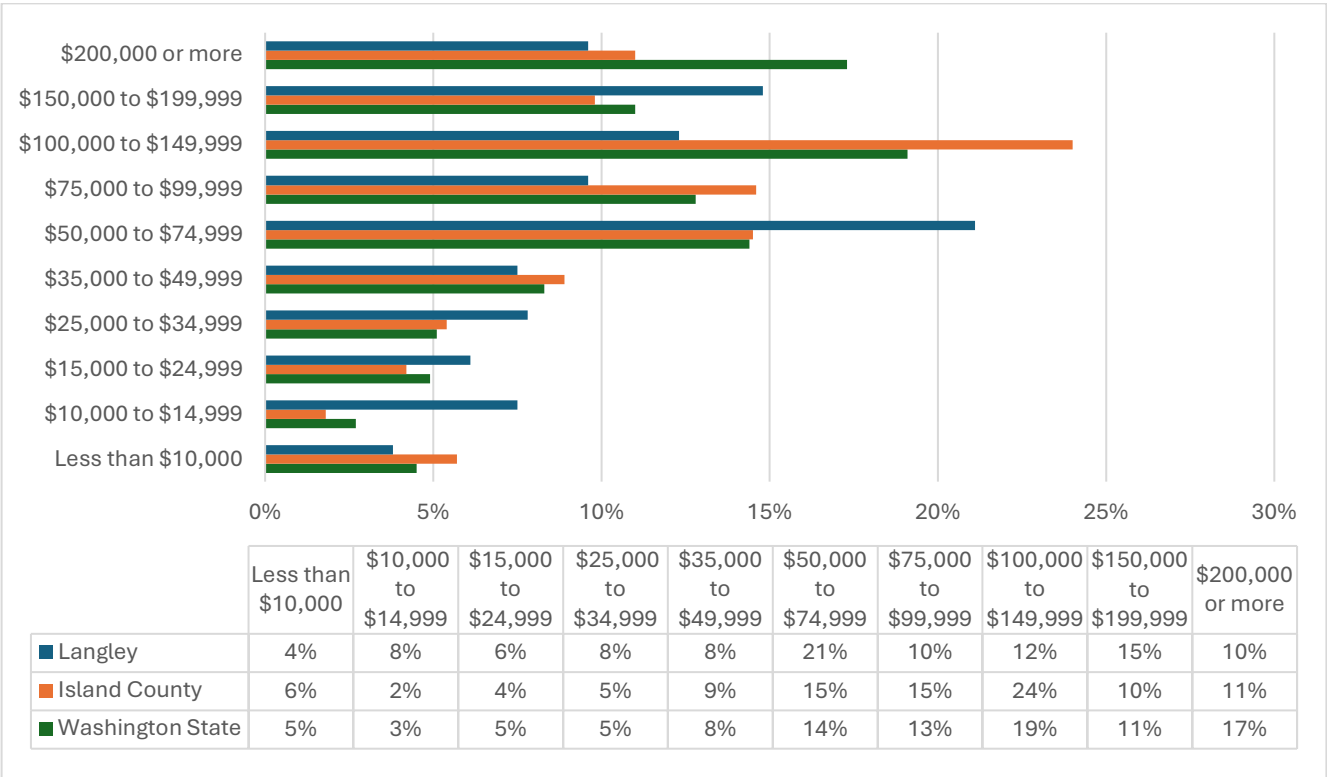


Exhibit 3: Income by Source, Langley, Island County, Washington State, 2023
Source: US Census Bureau, ACS 2023 5-year

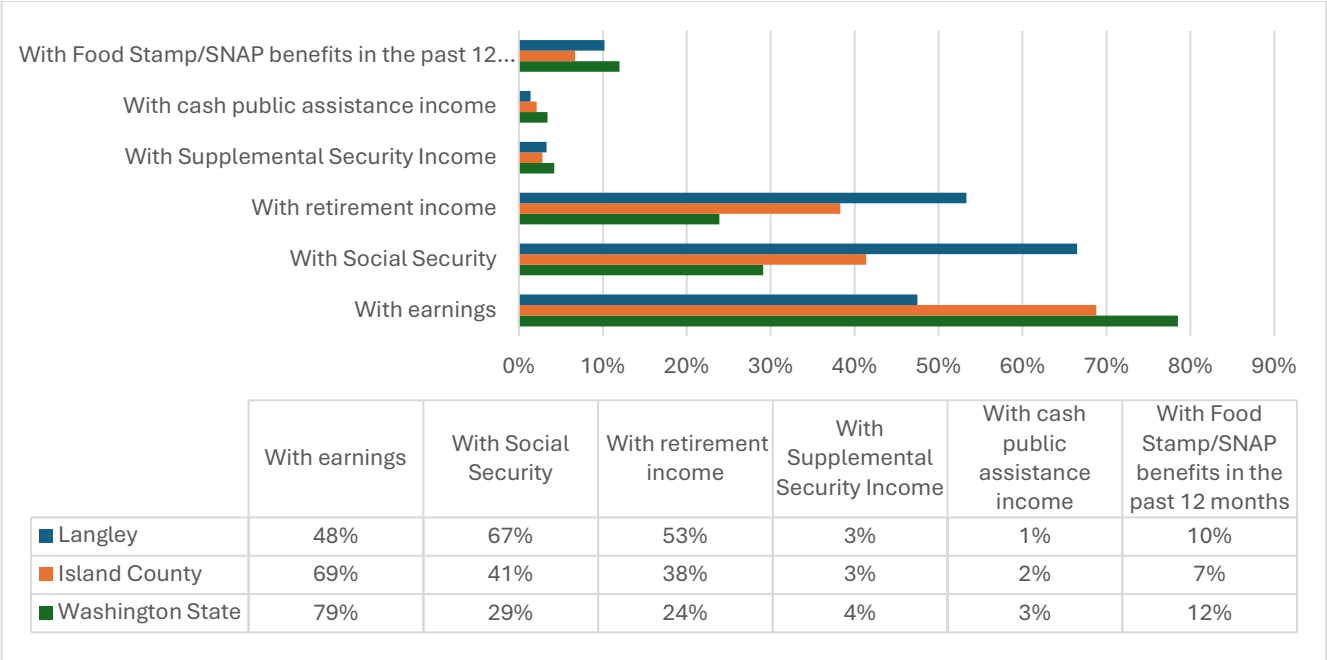


Exhibit 4: Annual Average Wage, Island County, 2021
Source: WA Economic Security Department, 2021

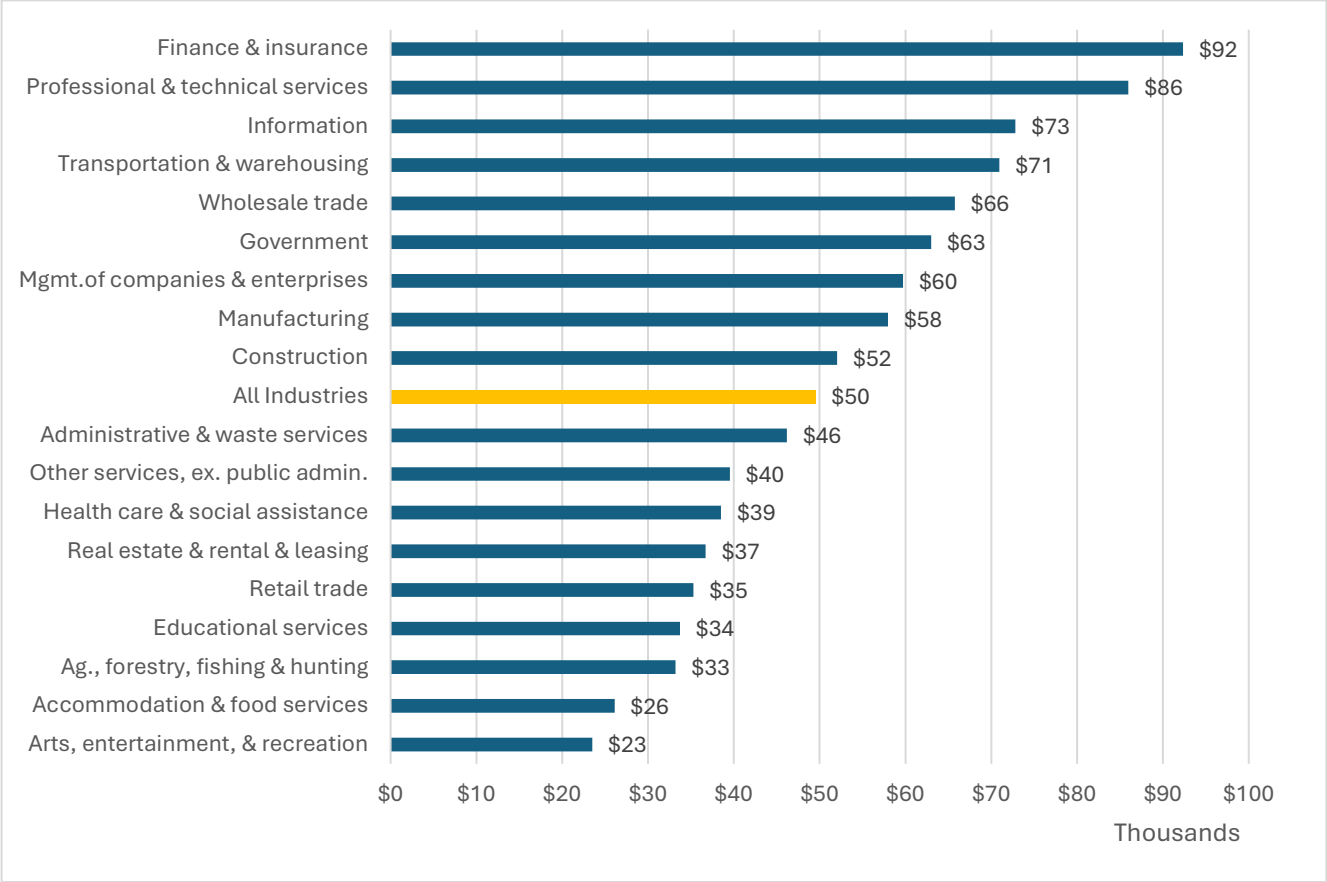


Exhibit 5: Island County Average Annual Wage, Adjusted for Inflation, 1987-2021
Source: WA Economic Security Department, 2021

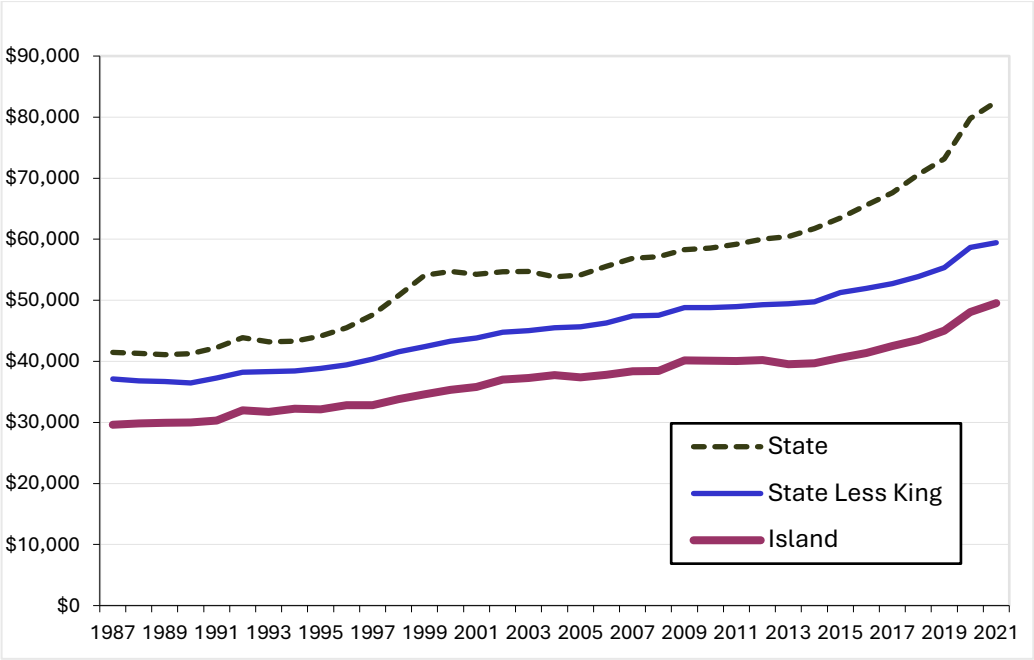


Exhibit 6: Island County Median Hourly Wage, Adjusted for Inflation, 1990-2020
Source: WA Economic Security Department, 2021

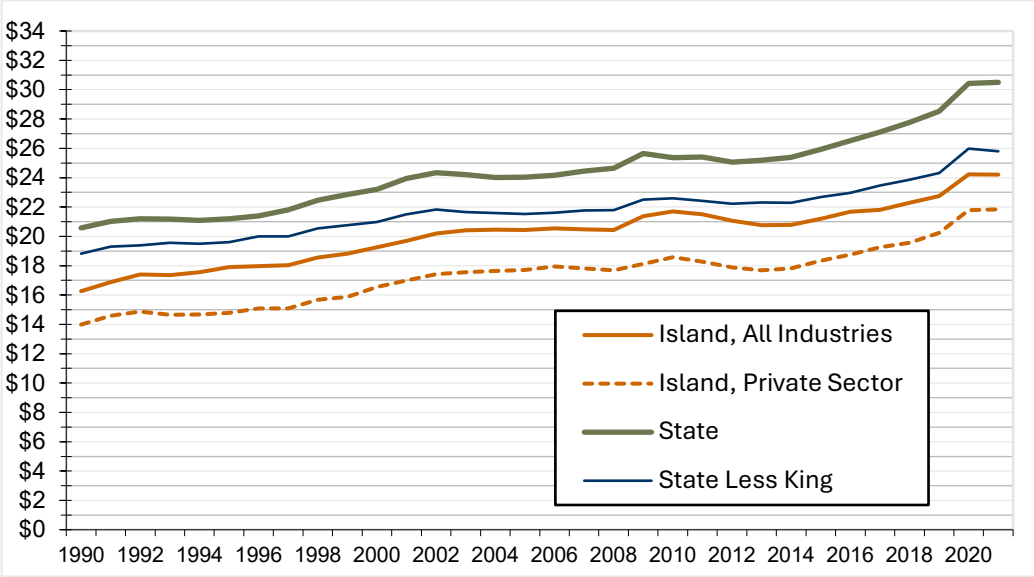


Exhibit 7: Commuting Flows, City of Langley, 2022
Source: US Census Bureau, On the Map Census

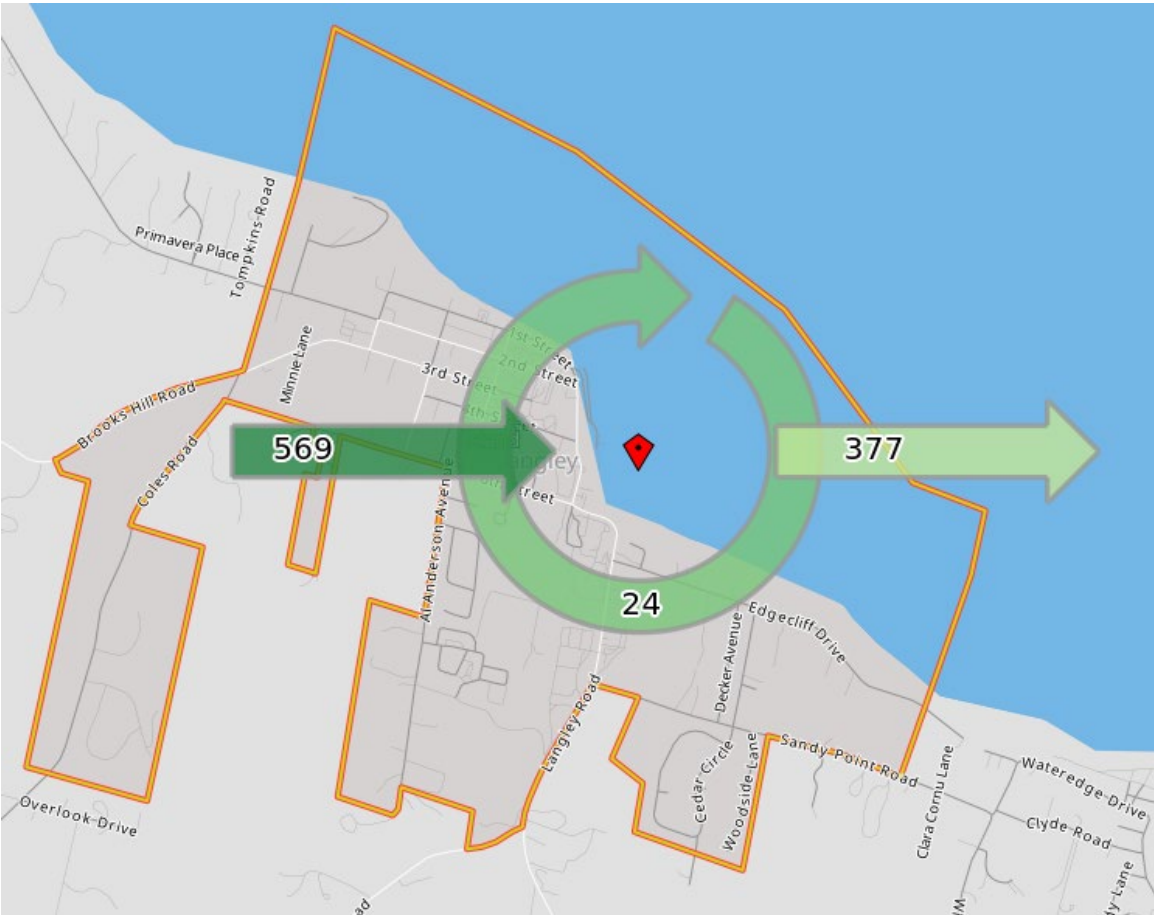


Exhibit 10: Workers 16 Years and Over Who Worked from Home, Langley, 2023
Source: ACS 2023 5-year

329	94	29%
Workers 16 years and over	Worked from home	Percent who worked from home

Exhibit 8: Unemployment Rate, Langley, Island County, Washington State, 2000-2023
Source: US Census Bureau, Decennial Census 2000, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

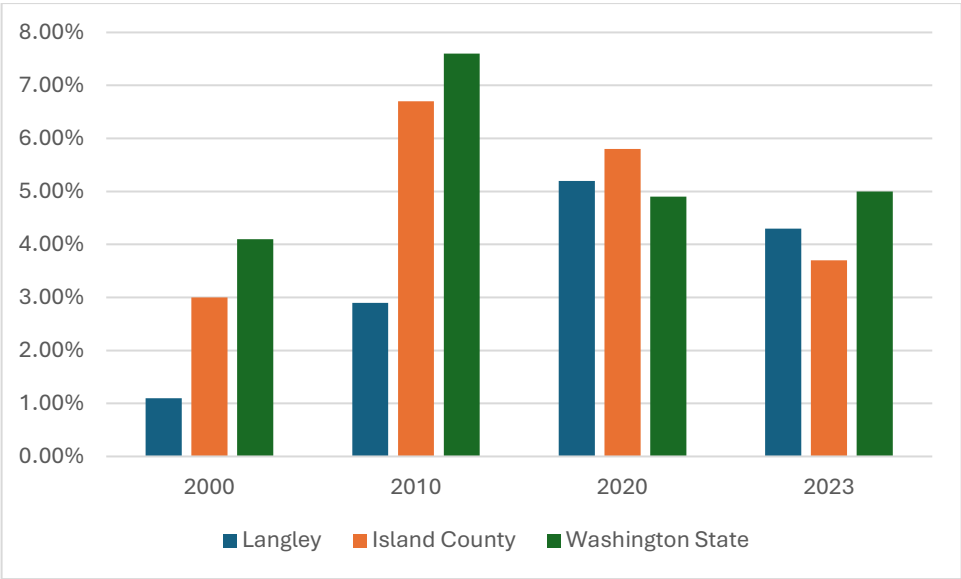
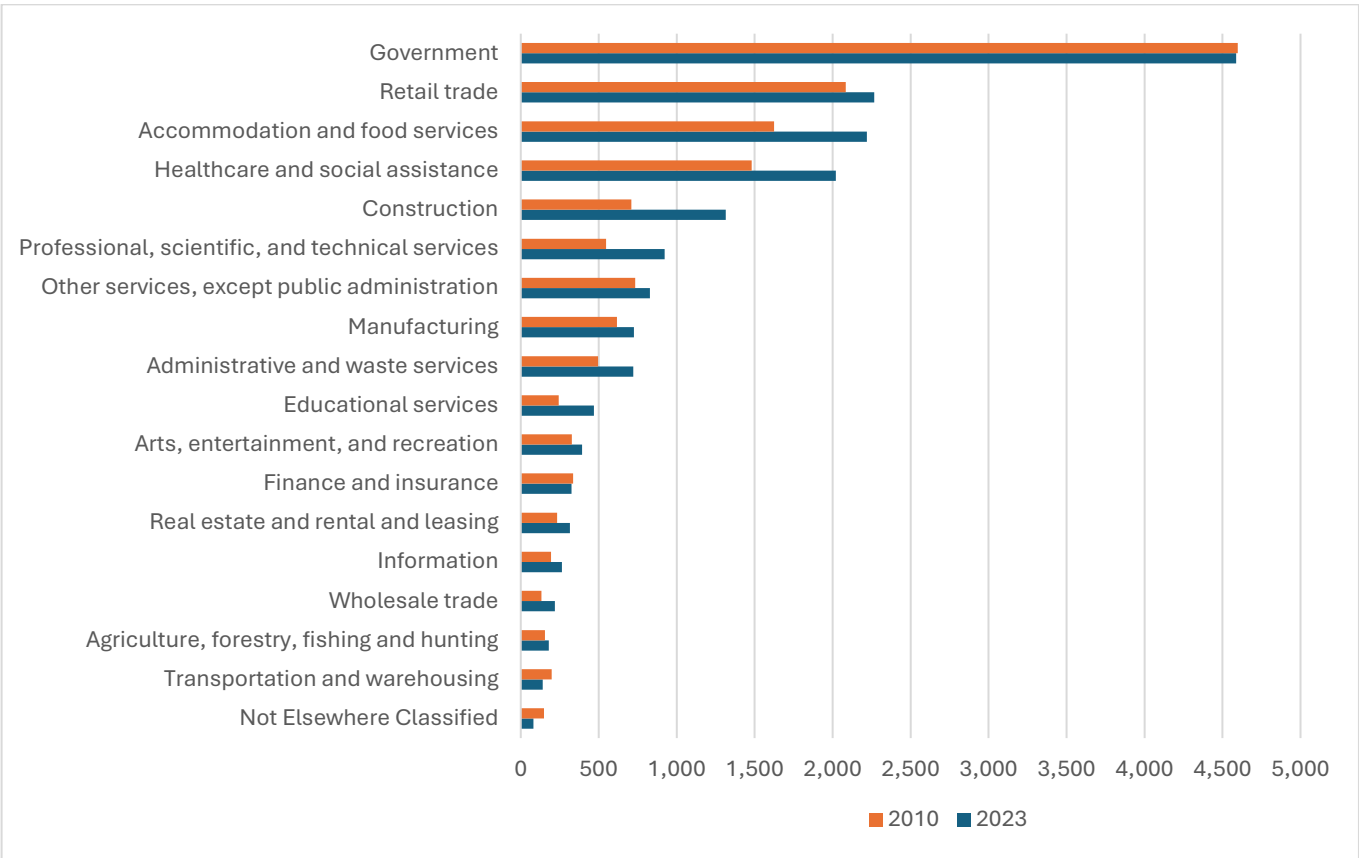


Exhibit 9: Employment by Industry, Island County, 2010-2023
Source: ACS 2010 5-year, ACS 2023 5-year





MEMORANDUM

To: Langley Planning Advisory Board
From: Meredith Penny, Director of Community Planning
Re: Review of Proposed Changes to Economic Development Goals and Policies
Meeting Date: February 10, 2025

The purpose of this memo is to review and gather feedback on the draft changes to the goals and policies of the Economic Development Element of the Comprehensive Plan.

Please follow these links to find:

- [The complete Comprehensive Plan](#) (Economic Development Element is pages 153-162 of 184)
- [Island County Comprehensive Economic Development Strategy \(CEDS\)](#)

What is the Economic Development Element?

Although the Revised Code of Washington (RCW) section 36.70A.070(8) includes a economic development element as one of the “mandatory elements,” the element is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the Growth Management Act. However, economic development is a Growth Management Act goal. The Economic Development Element should establish goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.

Each element of the Comprehensive Plan includes relevant background information, data, analysis, and maps to provide context for its goals and policies. Goals represent the broad aspirations of a community, offering long-term direction and setting the stage for more detailed policies. They should be aspirational and reflect the community's values and priorities. In contrast, policies are specific, actionable guidelines that outline how to achieve these goals, providing detailed instructions for implementing the community's vision.

Reminder of Scope of Work

In August and September of 2023, the Planning Advisory Board and City Council discussed the proposed scope of work for the Comprehensive Plan Update. The City Council expressed that the existing vision statement remains relevant but could use some additions focused on equity. Given the limited resources and the number targeted updates identified, the Council decided that an extensive revisioning process was unnecessary for this update cycle. However, Council would like the city commissions' input on the vision and potential adjustments. Also listed below are the priorities specifically identified for the Land Use Element update:

- Increase useability
- Review policies to evaluate what the City has accomplished
- Coordinate with Island County on Countywide Planning Policies
- Add a sustainability and equity focus throughout
- Use the Comprehensive Economic Development Strategy (CEDS) to inform the Economic Development Element

Summary of Draft Changes to the Housing Element Goals and Policies

Staff have taken a first go at updating the goals and policies of the Economic Development Element based on state requirements, the Island County CEDS, and public, commission, and Council input. Attached to this memo are the draft revisions, and below are a summary of those revisions.

Goal 1

- New ED-1.1 borrowed from CEDS 2.4
- New ED-1.2, 1.3, and 1.4 added per City Council input
- New ED-1.5 added per community input
- New ED-1.6 added per CCAC and DSR input during review of the comp plan vision statement.

Goal 2

- ED-2.1 revised and ED-2.2 removed to reflect current status

Goal 3

- New ED-3.2 moved from Goal 6
- New ED-3.3 moved from Land Use Element, LU-5.6
- New ED-3.4 added per Council and community input

Goal 4

- Revised Goal 4 to reflect current sentiment about the impacts of short-term rentals. Broke out second portion of the goal to form new policy ED-4.2
- Updated ED-4.1 to reflect what the city has implemented already.

Goal 5

- Updated ED-5.1 per City Council and Port of SW input
- New ED-5.2 added to support adopted bluff management plan
- New ED-5.3 added per public input on sea level rise

Goal 6

- Goal 6 moved to create new ED-3.2

Goal 7

- Previous Goal 8 and policy LU 5.4. moved here and combined to create new Goal 7. Original Goal 7 moved to policy ED 7.1
- New ED-7.2 moved from previous ED-8.2 and edited per City Council input
- New ED-7.3 added per Port of SW input

Goal 8

- Goal 8 removed, the Island County CEDS has replaced any need for a South Whidbey regional specific economic plan.
- ED-8.2 removed, now covered under new previous Goal 9, new Goal 8

Previous Goal 9, New Goal 8

- Goal revised with language from CEDS goal 1
- New ED-8.1 added and expanded on from CEDS 1.1
- New ED-8.2 added and expanded on from CEDS 1.4
- New ED-8.3 added and expanded on from CEDS 1.5
- New ED-8.4 added and expanded on from CEDS 1.7
- New ED-8.5 added and expanded on from CEDS 1.8
- New ED-8.6 added and expanded on from CEDS 1.8
- New ED-8.7 added and expanded on from CEDS 1.9

Goal 9 – NEW

- New Goal 9 borrowed from CEDS goal 4
- New ED 9.1 borrowed from CEDS 4.5 and added per WDFW guidance
- New ED-9.2 added and expanded on from CEDS 4.6

Next Steps

Staff requests that PAB come prepared to discuss the draft revisions at their February 10, 2025 meeting and that any final follow-up comments be provided to staff by end-of-day February 17, 2025 to allow incorporation into the version for Council.

Attachments:

- A. Draft Revisions to the Economic Development Element 2.10.25 – Tracked Changes and Comments
- B. Draft Revisions to the Economic Development Element 2.10.25 – Clean Version

Please follow these links to find:

- [The complete Comprehensive Plan](#) (Housing Element is pages 49-68 of 184)
- [Island County Comprehensive Economic Development Strategy](#)

ECONOMIC DEVELOPMENT GOALS AND POLICIES

GOAL ED-1 Balanced and Diversified Economy

Foster a balanced, diversified local economy that serves local residents and families, visitors, and markets elsewhere.

<u>ED – 1.1</u>	<u>Explore options for recruitment of employers that complement and leverage the existing industry mix and align with local values.</u>
<u>ED – 1.2</u>	<u>Promote Langley as an ideal location for professional services and remote workers by leveraging its high-speed broadband internet availability. Additionally, support the development of co-working spaces to foster growth in these sectors.</u>
<u>ED – 1.3</u>	<u>Recognize the City's unique position as the only jurisdiction providing sewer service on South Whidbey and use this resource to support industries that benefit from urban infrastructure.</u>
<u>ED – 1.4</u>	<u>Encourage the development of industries that support a living wage to build a sustainable local workforce and economic stability for the community.</u>
<u>ED – 1.5</u>	<u>Support and encourage affordable housing development in Langley, recognizing its critical role in promoting both individual and community economic well-being.</u>
<u>ED – 1.6</u>	<u>Support the growth and sustainability of local, independent businesses by partnering with local organizations and stakeholders to provide resources, incentives, and opportunities for entrepreneurs to thrive within the community.</u>

Commented [CP1]: Borrowed from CEDS sub-goal 2.4

Commented [CP2]: Per City Council input

Commented [CP3]: Per City Council input

Commented [CP4]: Per City Council input

Commented [CP5]: Per community input

Commented [CP6]: Per CCAC and DSR input

GOAL ED-2 Arts

Recognize arts, culture, and education activities and organizations as foundational components of Langley's economy. Work in partnership to encourage and support them to flourish.

<u>ED – 2.1</u>	<u>Continue to support the Langley Creative District by promoting it as a cultural and economic asset, supporting events, helping secure funding, and aligning city policies to advance the district's growth and visibility. Establish an Arts and Recreation District along Camano Avenue and adopt a zoning overlay for this area (LU-5).</u>
<u>ED – 2.2</u>	<u>The Arts Commission Master Plan shall be the primary guide for arts related activities in the city.</u>

GOAL ED-3 Central Business District

Maintain and enhance the existing downtown area as Langley's retail and civic center and in particular its intimate and walkable scale as well as its small-town atmosphere and character while addressing the downtown's planning and infrastructure issues.

<u>ED – 3.1</u>	<u>Encourage residential use above ground floor commercial uses to create a vibrant downtown day and night.</u>
<u>ED – 3.2</u>	<u>Incorporate residential use in the downtown and along the waterfront in ways that complement, enhance, and do not detract from the primary commercial, civic, and public uses of these areas, that preserve the scale and character of Langley, and that preserve public views and access.</u>

Commented [CP7]: Moved from ED Goal 6 below

CITY OF LANGLEY COMPREHENSIVE PLAN

ED-3.3 Continue to invest in Langley's downtown public spaces, such as Second Street Plaza, Seawall Park, Whale Bell Park, Boy and Dog Park, and Cascade Avenue.

ED-3.4 Explore strategies to encourage the timely occupancy and revitalization of vacant commercial spaces in the Central Business District.

GOAL ED-4 Tourist Accommodation

~~Support opportunities for short-term~~ Encourage the development of lodging options to serve tourists and strengthen the downtown economy, ~~including an all-seasons RV Park within the city limits.~~

ED-4.1 ~~Review and update the LMC regarding tourist accommodation and short-term rentals.~~ Manage the growth of short-term rentals in residential areas and monitor their impact on neighborhoods and housing availability.

ED-4.2 Continue supporting the Port of South Whidbey in owning, operating, and maintaining camping facilities at the Fairgrounds.

GOAL ED-5 Waterfront

Support waterfront property development that fits with Langley's scale and character, is consistent with the Shoreline Master Program, and includes public use and access.

ED-5.1 The City will work with the Port of South Whidbey to support ~~expansion plans of the~~ marina ~~improvements.~~

ED-5.2 Pursue implementation of the City's Bluff Management Plan to reduce landslide and erosion risk to critical infrastructure, downtown businesses, waterfront residents, and the marina while improving public shoreline access, recreation, views, and habitat.

ED-5.3 Plan for sea level rise impacts on critical infrastructure and collaborate with local waterfront businesses to inform them of potential impacts and explore ways to partner on resiliency efforts.

~~GOAL ED-6 Land use~~

~~Incorporate residential use in the downtown and along the waterfront in ways that complement, enhance, and do not detract from the primary commercial, civic, and public uses of these areas, that preserve the scale and character of Langley, and that preserve public views and access.~~

GOAL ED-7 Partnerships

Work with the business community and community groups to accomplish projects of mutual interest and to attract economic development activities and entrepreneurs that will benefit the region.

ED-7.1 Work with civic partners including the Chamber of Commerce, the Langley Main Street Association, the Port of South Whidbey, South Whidbey Parks and Recreation and others to continue to create and promote year-round events that appeal to both residents and tourists.

ED-7.2 Continue supporting, participating in, and implementing the Island County Comprehensive Economic Development Strategy.

ED-7.3 Support the Port of South Whidbey in enhancing infrastructure at the Fairgrounds, including improvements to electrical systems, utilities, and access.

GOAL ED-8 South Whidbey

Commented [CP8]: Moved from LU 5.6

Commented [CP9]: Added to better emphasize the connection to economic development

Commented [CP10]: Added per PAB comments

Commented [CP11]: Per Council and public input

Commented [CP12]: Turned into a separate policy, ED-4.2

Commented [CP13]: Per City Council input

Commented [CP14]: Per City Council and Port of SW input

Commented [CP15]: Moved to policy ED 3.2

Commented [CP16]: Previous Goal 8 and policy LU 5.4. moved here and combined to create new Goal 7. Original Goal 7 moved to policy ED 7.1

Commented [CP17]: Moved from ED 8.2 below and edited per City Council input

Commented [CP18]: Per input from the Port of SW

CITY OF LANGLEY COMPREHENSIVE PLAN

~~Work with South Whidbey economic development interests and infrastructure providers to encourage and attract economic development activities and entrepreneurs that will benefit the region.~~

~~ED – 8.1 Foster conditions and work with partners such as Whidbey Telecom to support and attract knowledge-based businesses.~~

~~ED – 8.2 In partnership with stakeholders, develop an economic development strategy for the City of Langley and South Whidbey.~~

GOAL ED – 9 ~~8 Resilient Infrastructure Sustainable Economy~~

~~Foster a supportive and encouraging environment for new businesses to open and existing businesses to expand and flourish. Work with partners to develop critical infrastructure and improve its resiliency including water, wastewater, and stormwater utilities, broadband internet, energy, healthcare, public transit, reliable ferry service, and bicycle and pedestrian facilities.~~

~~ED – 8.1 Identify and strategically plan for city utility improvements that enhance infrastructure resilience, environmental, and public health, while also supporting and enabling economic development opportunities.~~

~~ED – 8.2 Collaborate with all available partners to work with WSDOT on re-establishing a reliable ferry schedule at the Mukilteo-Clinton route and identify opportunities for alternative passenger-only ferry service.~~

~~ED – 8.3 Ensure alignment and coordination between economic development initiatives and public transit, pedestrian, and bicycle transportation facilities.~~

~~ED – 8.4 Continue to work with Puget Sound Energy to explore options for improving energy reliability and reducing outage durations, while also advancing the development of distributed energy systems such as microgrids, to minimize the impacts of outages.~~

~~ED – 8.5 Support countywide efforts for improved solid waste management, recycling, and composting services.~~

~~ED – 8.6 Support local businesses in their efforts to reduce waste by collaborating with local agencies and organizations to connect them with resources, information, and incentives to advance their sustainability initiatives.~~

~~ED – 8.7 Maintain existing healthcare services and facilities and explore opportunities for generating additional and varied healthcare services and facilities, with a focus on unserved and underserved communities.~~

GOAL ED – 9 Sustainable Resources

~~Sustainably manage the natural beauty and resources of Langley.~~

~~ED – 9.1 Support opportunities for salmon habitat restoration and rehabilitation.~~

~~ED – 9.2 Support and promote improvements to Langley parks and open spaces.~~

Commented [CP19]: Moved to ED 7.2 above, and edited per City Council input

Commented [CP20]: From CEDS goal 1

Commented [CP21]: Expanded on from CEDS sub-goal 1.1

Commented [CP22]: Expanded on from CEDS sub-goal 1.4

Commented [CP23]: Expanded on from CEDS sub-goal 1.5

Commented [CP24]: Expanded on from CEDS sub-goal 1.7

Commented [CP25]: Expanded on from CEDS sub-goal 1.8

Commented [CP26]: Expanded on from CEDS sub-goal 1.8

Commented [CP27]: Borrowed from CEDS sub-goal 1.9

Commented [CP28]: Borrowed from CEDS Goal 4

Commented [CP29]: Borrowed from CEDS sub-goal 4.5 and per WDFW guidance

Commented [CP30]: Borrowed from CEDS sub-goal 4.6 and edited

Other Relevant Goals and Policies for Reference						
<i>Land Use Element</i>						
- LU-3.1						
- LU-4.2						
- LU-4.5						
- LU-4.9						
- LU-4.13						
- LU-5						
- LU-10.2						
- LU-10.4						
- LU-10.6						
- LU-11.2						
- LU-11.4						
- LU 12.1						
- LU 12.5						
- LU 14.4						

ECONOMIC DEVELOPMENT GOALS AND POLICIES

GOAL ED-1 Balanced and Diversified Economy

Foster a balanced, diversified local economy that serves local residents and families, visitors, and markets elsewhere.

ED – 1.1	Explore options for recruitment of employers that complement and leverage the existing industry mix and align with local values.
ED – 1.2	Promote Langley as an ideal location for professional services and remote workers by leveraging its high-speed broadband internet availability. Additionally, support the development of co-working spaces to foster growth in these sectors.
ED – 1.3	Recognize the City’s unique position as the only jurisdiction providing sewer service on South Whidbey and use this resource to support industries that benefit from urban infrastructure.
ED – 1.4	Encourage the development of industries that support a living wage to build a sustainable local workforce and economic stability for the community.
ED – 1.5	Support and encourage affordable housing development in Langley, recognizing its critical role in promoting both individual and community economic well-being.
ED – 1.6	Support the growth and sustainability of local, independent businesses by partnering with local organizations and stakeholders to provide resources, incentives, and opportunities for entrepreneurs to thrive within the community.

GOAL ED-2 Arts

Recognize arts, culture, and education activities and organizations as foundational components of Langley's economy. Work in partnership to encourage and support them to flourish.

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GOAL ED-3 Central Business District

Maintain and enhance the existing downtown area as Langley's retail and civic center and in particular its intimate and walkable scale as well as its small-town atmosphere and character while addressing the downtown's planning and infrastructure issues.

ED – 3.1	Encourage residential use above ground floor commercial uses to create a vibrant downtown day and night.
ED – 3.2	Incorporate residential use in the downtown and along the waterfront in ways that complement, enhance, and do not detract from the primary commercial, civic, and public uses of these areas, that preserve the scale and character of Langley, and that preserve public views and access.
ED-3.3	Continue to invest in Langley’s downtown public spaces, such as Second Street Plaza, Seawall Park, Whale Bell Park, Boy and Dog Park, and Cascade Avenue.
ED-3.4	Explore strategies to encourage the timely occupancy and revitalization of vacant commercial spaces in the Central Business District.

GOAL ED-4 Tourist Accommodation

Encourage the development of lodging options to serve tourists and strengthen the downtown economy.

ED – 4.1	Manage the growth of short-term rentals in residential areas and monitor their impact on neighborhoods and housing availability
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ED – 4.2	Continue supporting the Port of South Whidbey in owning, operating, and maintaining camping facilities at the Fairgrounds.
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GOAL ED-5 Waterfront

Support waterfront property development that fits with Langley's scale and character, is consistent with the Shoreline Master Program, and includes public use and access.

ED – 5.1	The City will work with the Port of South Whidbey to support expansion plans of the marina improvements.
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ED – 5.2	Pursue implementation of the City's Bluff Management Plan to reduce landslide and erosion risk to critical infrastructure, downtown businesses, waterfront residents, and the marina while improving public shoreline access, recreation, views, and habitat.
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ED – 5.3	Plan for sea level rise impacts on critical infrastructure and collaborate with local waterfront businesses to inform them of potential impacts and explore ways to partner on resiliency efforts
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GOAL ED – 7 Partnerships

Work with the business community and community groups to accomplish projects of mutual interest and to attract economic development activities and entrepreneurs that will benefit the region.

ED – 7.1	Work with civic partners including the Chamber of Commerce, the Langley Main Street Association, the Port of South Whidbey, South Whidbey Parks and Recreation and others to continue to create and promote year-round events that appeal to both residents and tourists.
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ED – 7.2	Continue supporting, participating in, and implementing the Island County Comprehensive Economic Development Strategy.
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ED – 7.3	Support the Port of South Whidbey in enhancing infrastructure at the Fairgrounds, including improvements to electrical systems, utilities, and access.
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GOAL ED – 9 8 Resilient Infrastructure

Work with partners to develop critical infrastructure and improve its resiliency including water, wastewater, and stormwater utilities, broadband internet, energy, healthcare, public transit, reliable ferry service, and bicycle and pedestrian facilities.

ED – 8.1	Identify and strategically plan for city utility improvements that enhance infrastructure resilience, environmental, and public health, while also supporting and enabling economic development opportunities.
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ED – 8.2	Collaborate with all available partners to work with WSDOT on re-establishing a reliable ferry schedule at the Mukilteo-Clinton route and identify opportunities for alternative passenger-only ferry service.
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ED – 8.3	Ensure alignment and coordination between economic development initiatives and public transit, pedestrian, and bicycle transportation facilities.
ED – 8.4	Continue to work with Puget Sound Energy to explore options for improving energy reliability and reducing outage durations, while also advancing the development of distributed energy systems such as microgrids, to minimize the impacts of outages.
ED – 8.5	Support countywide efforts for improved solid waste management, recycling, and composting services.
ED – 8.6	Support local businesses in their efforts to reduce waste by collaborating with local agencies and organizations to connect them with resources, information, and incentives to advance their sustainability initiatives.
ED – 8.7	Maintain existing healthcare services and facilities and explore opportunities for generating additional and varied healthcare services and facilities, with a focus on unserved and underserved communities.

GOAL ED – 9 Sustainable Resources

Sustainably manage the natural beauty and resources of Langley.

ED – 9.1	Support opportunities for salmon habitat restoration and rehabilitation.
ED – 9.2	Support and promote improvements to Langley parks and open spaces.

Other Relevant Goals and Policies for Reference						
<i>Land Use Element</i>						
– LU-3.1						
– LU-4.2						
– LU-4.5						
– LU-4.9						
– LU-4.13						
– LU-5						
– LU-10.2						
– LU-10.4						
– LU-10.6						
– LU-11.2						
– LU-11.4						
– LU 12.1						
– LU 12.5						
– LU 14.4						



City of Langley

MEMORANDUM

To: Langley Planning Advisory Board
From: Meredith Penny, Director of Community Planning
Re: Draft Housing Needs Analysis for the Housing Element Update
Meeting Date: February 10, 2025

The Revised Code of Washington (RCW) Section 36.70A.070(2) requires a housing element to be included in Growth Management Act (GMA) comprehensive plans. As per RCW 36.70A.020, local governments must “plan for and accommodate” housing affordable to all economic segments, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock.

The housing element must include an inventory and analysis of existing and projected housing needs, identifying the number of housing units necessary to manage projected growth. This includes units for moderate, low, very low, and extremely low-income households, as well as emergency housing, emergency shelters, and permanent supportive housing.

The City of Langley adopted a Housing Action Plan (HAP) in 2023. A housing needs analysis was conducted as part of this effort, primarily using data from the 2020 Census. Updated tables and charts from that analysis are provided below. These will form the foundation for drafting the Housing Element and revising the associated goals and policies.

A key difference between the housing needs outlined in the 2023 HAP and the current Housing Element process is the passage of Washington State House Bill 1220 (HB 1220). The 2023 HAP based housing needs on the existing distribution of incomes in Langley as of 2020, assuming this distribution would carry forward into the future. However, under HB 1220, the Washington State Department of Commerce developed the Housing for All Planning Tool (HAPT) to help local jurisdictions identify housing needs over the 20-year planning period. The HAPT tool starts by allocating an additional housing unit for each homeless household in 2020. It then includes housing to ensure every cost-burdened renter household has access to an affordable unit, accounting for units that will be vacated. Similar to the 2023 HAP, the final step in the HAPT tool bases the rest of the housing needs on the existing income distribution, though the distribution used is at a countywide level.

During recent revisions to the Countywide Planning Policies, Island County and local municipalities selected a population projection of 102,639 by the year 2045. In accordance with the GMA, growth was allocated to each jurisdiction, with an emphasis on directing growth to urban areas where jobs, infrastructure, and services are already in place to support diverse housing types. Langley was allocated 5.12% of the expected population growth, which results in the need to plan for 446 new permanent housing units and 14 temporary emergency housing units or beds by the year 2045. This data is presented in Exhibit 29 below.

As the PAB reviews the information below, consider what stands out as the critical housing needs for Langley. Reflect on whether the draft Housing Element policies will effectively help address these needs.

Exhibit 1: Population Growth from 1990 to 2024 and Population Forecast 2024 to 2045, Langley and Island County

Source: Office of Financial Management Population Estimates

	1990	2000	2010	2024	2045	Change 1990 to 2024		Change 2024 to 2045	
						Percent	AAGR	Percent	AAGR
City of Langley	845	959	1,035	1,190	2,051	41%	1.1%	72%	3%
Island County	60,195	71,558	78,506	88,650	102,639	47%	1.2%	15%	1%

Exhibit 2: Median Age, City of Langley, Island County, 2010-2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

55	67	70
Langley, 2010	Langley, 2020	Langley, 2023
42	44	45
Island County, 2010	Island County, 2020	Island County, 2023

Exhibit 3: Age Distribution City of Langley, Island County 2010, 2020, 2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

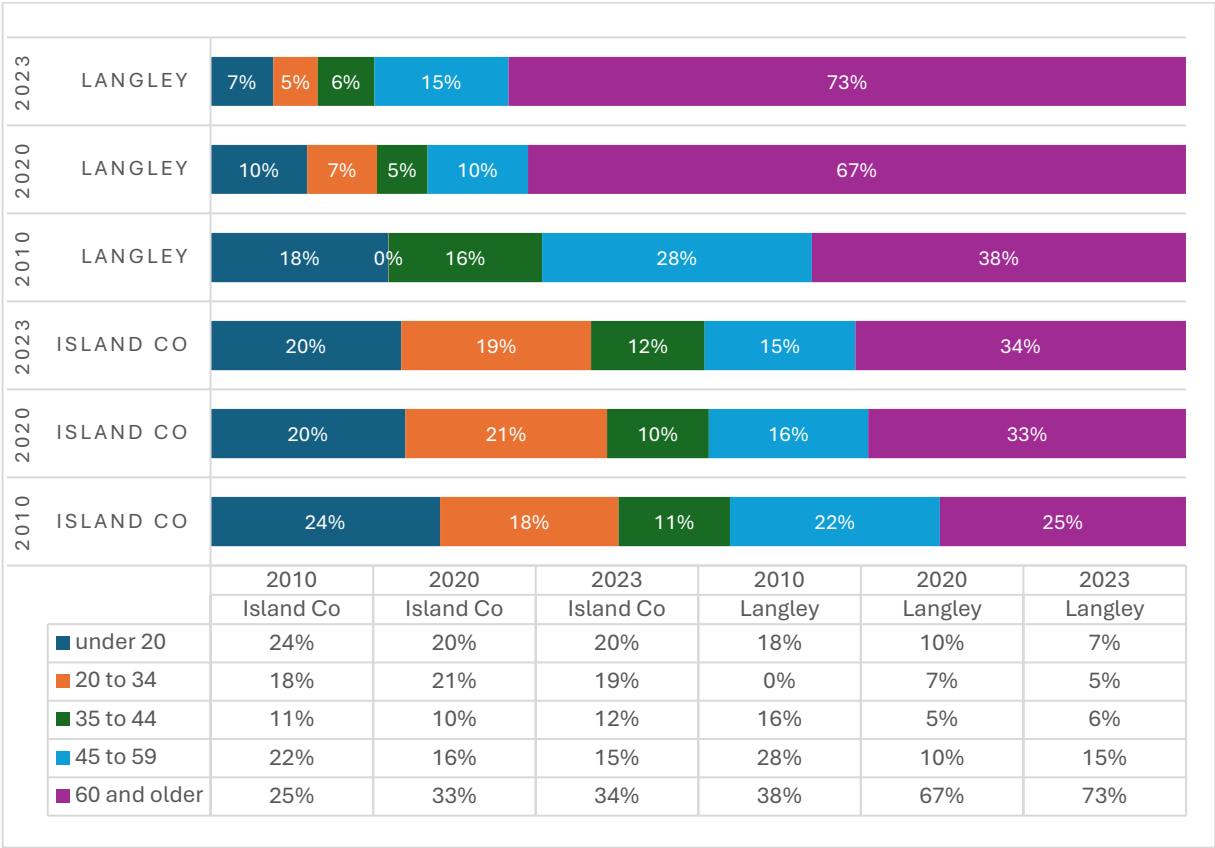


Exhibit 4: Average Household Size, City of Langley, Island County 2010-2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

	2010	2020	2023
Langley	1.7	1.8	1.7
Island County	2.4	2.3	2.4

Exhibit 5: Household Size, City of Langley, Island County 2010, 2020, 2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

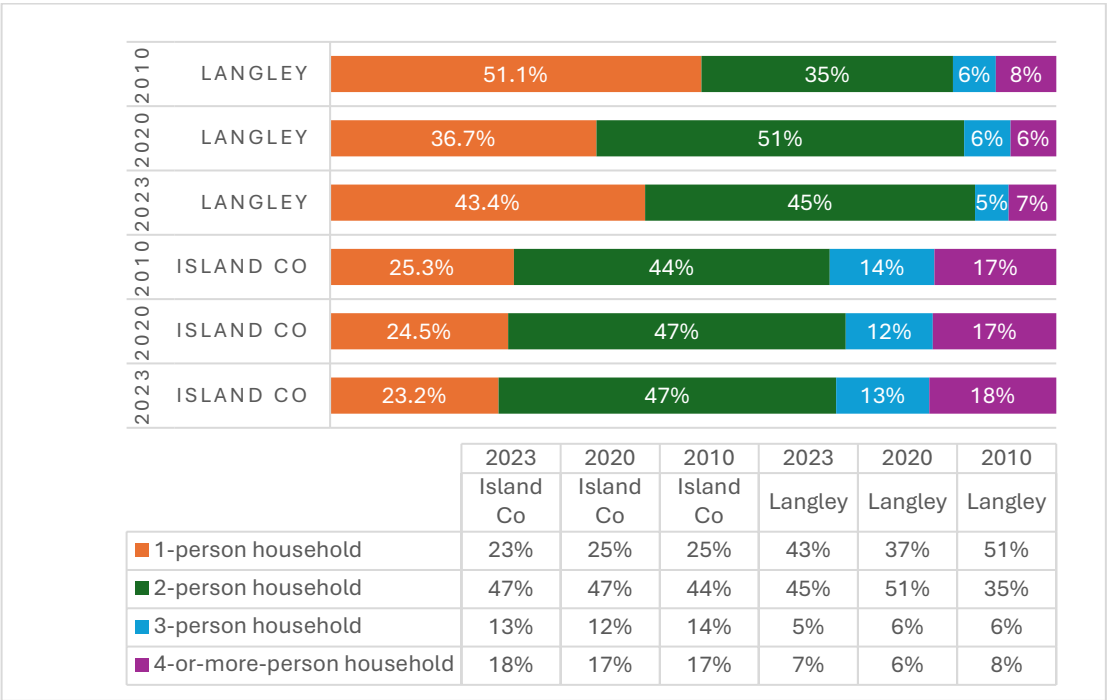


Exhibit 6: Household Size by Tenure Type, City of Langley, Island County 2010 - 2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2023 5-year

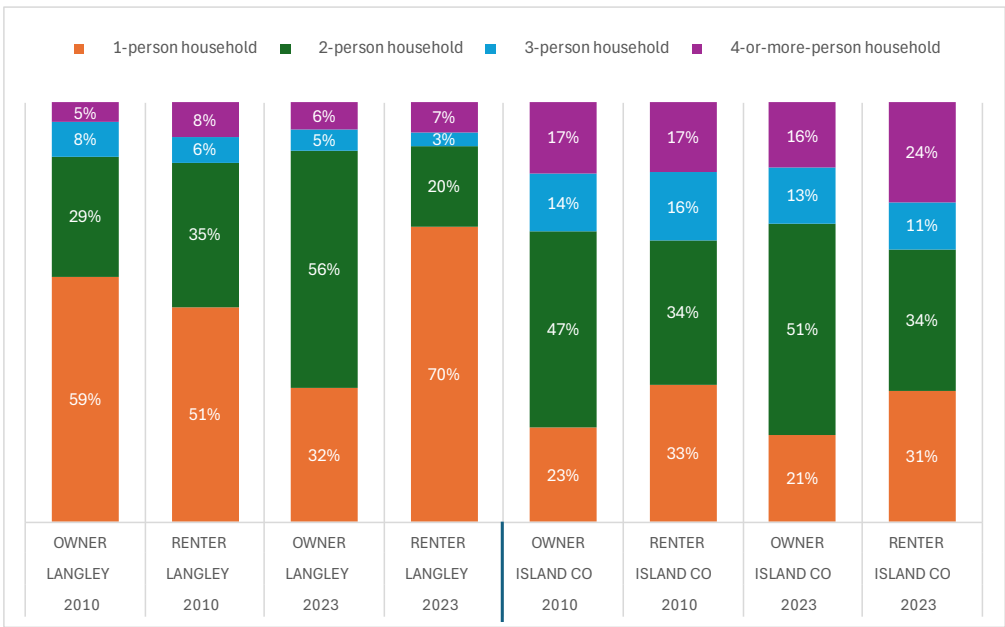


Exhibit 7: Median Household Income, City of Langley and Island County

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

\$39,868	\$62,381	\$74,067
Langley, 2010	Langley, 2020	Langley, 2023
\$57,190	\$70,765	\$88,358
Island County, 2010	Island County, 2020	Island County, 2023

Exhibit 8: Income Distribution, Island County, Langley, 2010, 2020, 2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

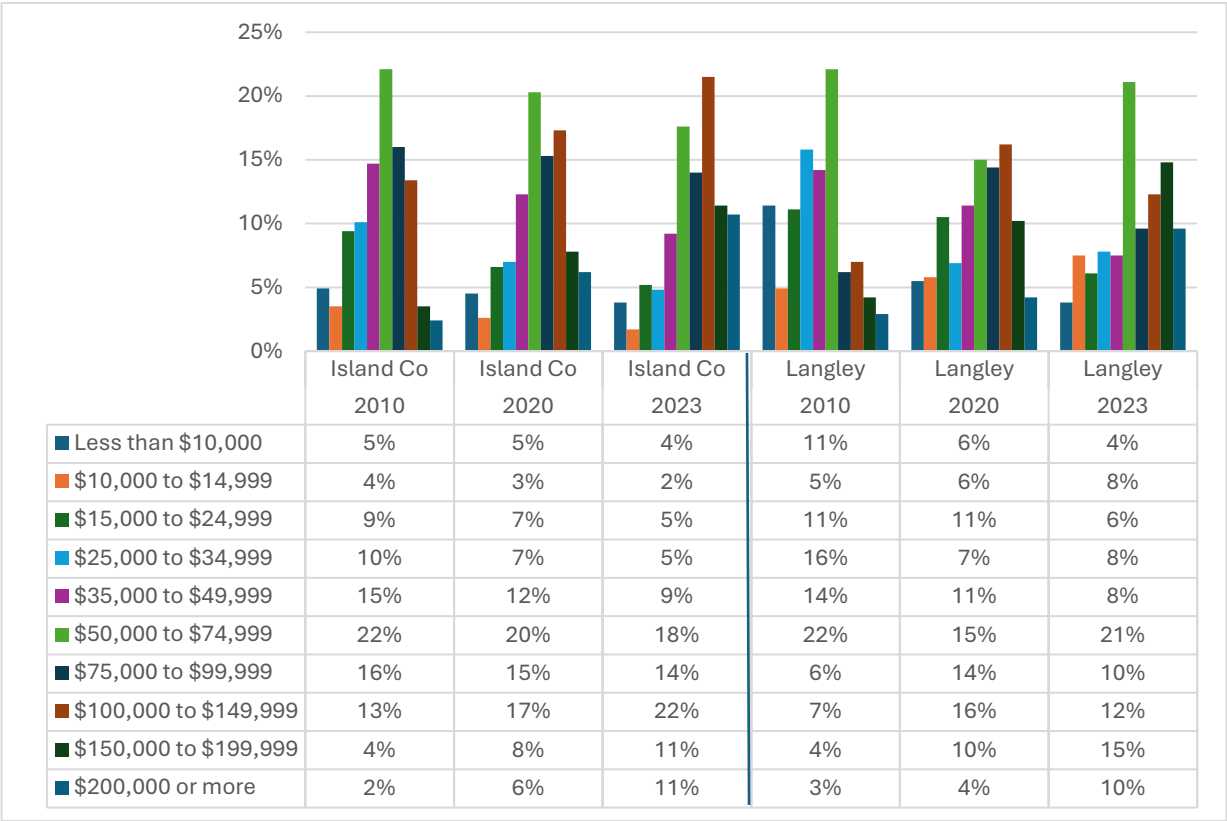


Exhibit 9: Commuting Flows, City of Langley, 2022
Source: US Census Bureau, On the Map Census

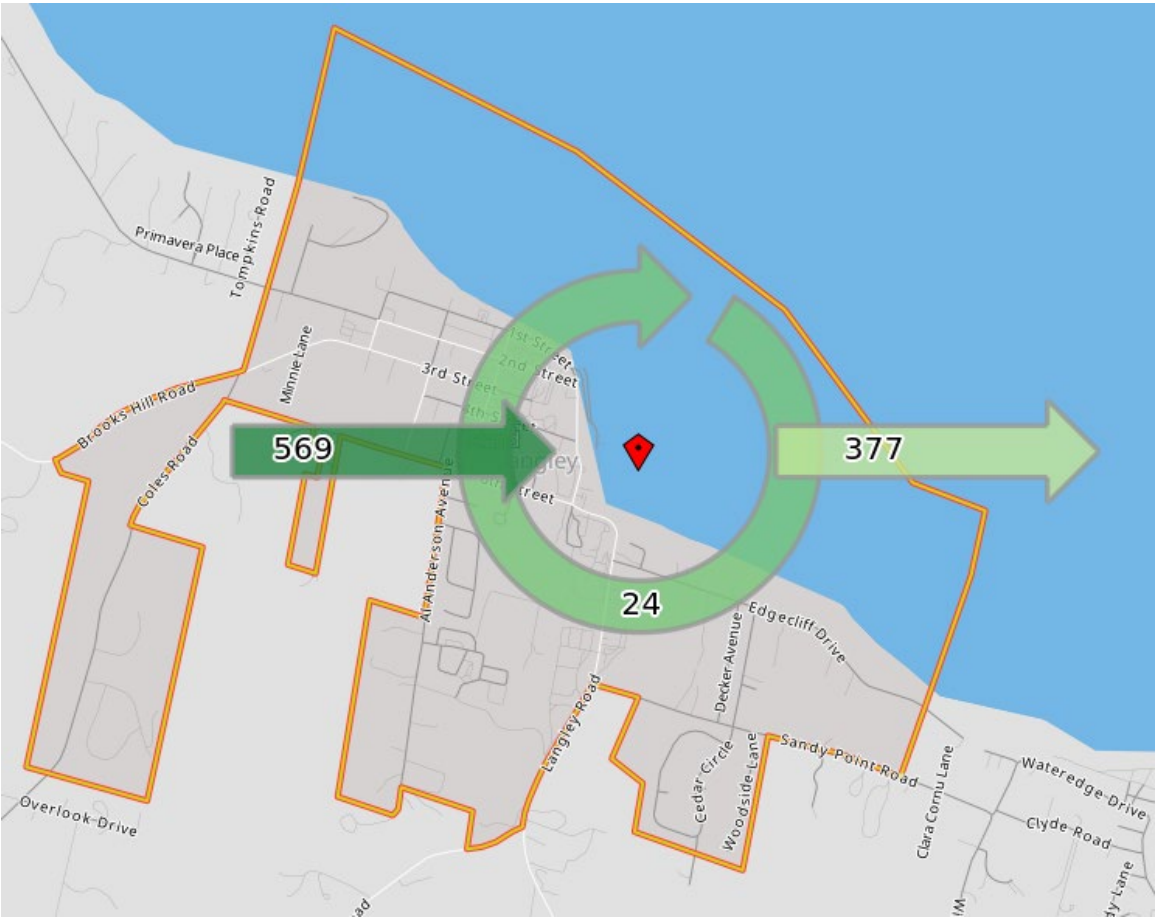


Exhibit 10: Number of Dwelling Units, City of Langley, 2010–2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

654	768	773
2010	2020	2023

Exhibit 11: Housing Types, City of Langley and Neighboring Areas, 2023

Source: US Census Bureau, ACS 2023 5-year

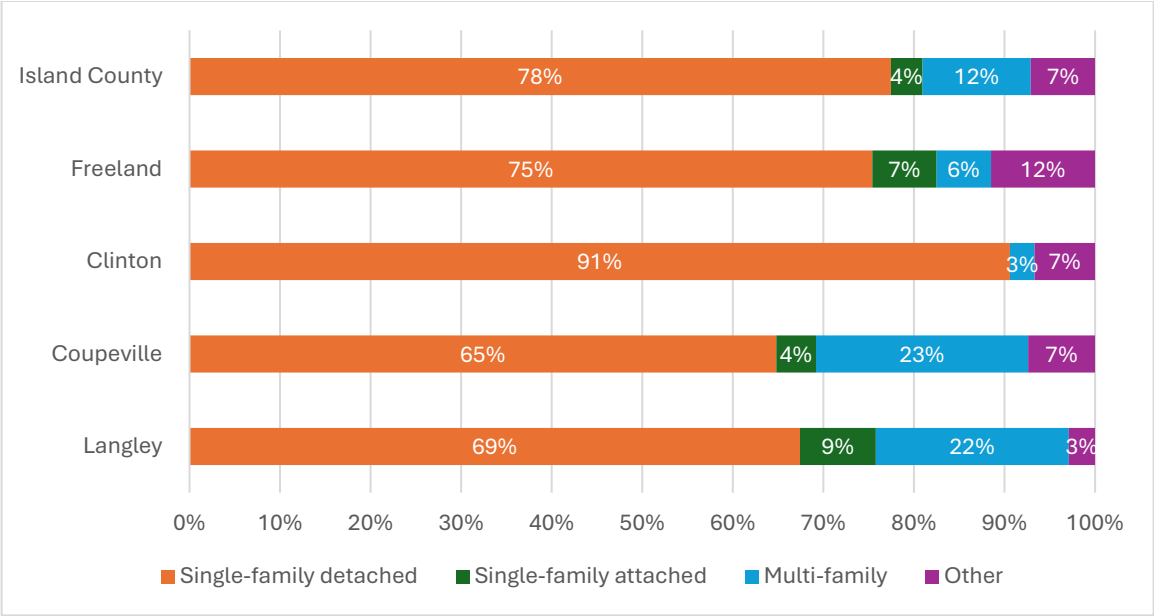


Exhibit 12: Housing Mix, City of Langley, 2025

Source: Island County Assessor

Unit Type	Total Number of Units
Condominium	94
MFR (2-4 Units)	22
MFR (5+ Units)	4
SFR	516
Total	636

Exhibit 13: Tenure by Occupied Units, City of Langley, Island County 2010, 2020, 2023

Source: US Census Bureau, ACS 2010 5-year, ACS 2020 5-year, ACS 2023 5-year

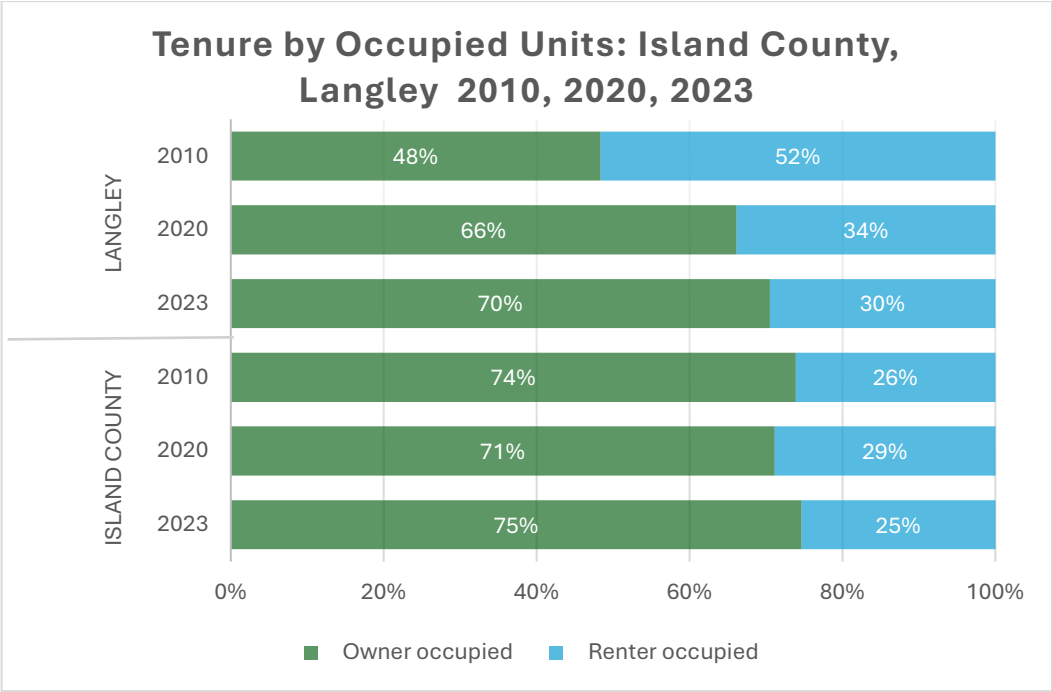


Exhibit 14: Tenure by Type of Unit, City of Langley, 2023

Source: US Census Bureau, ACS 2023 5-year

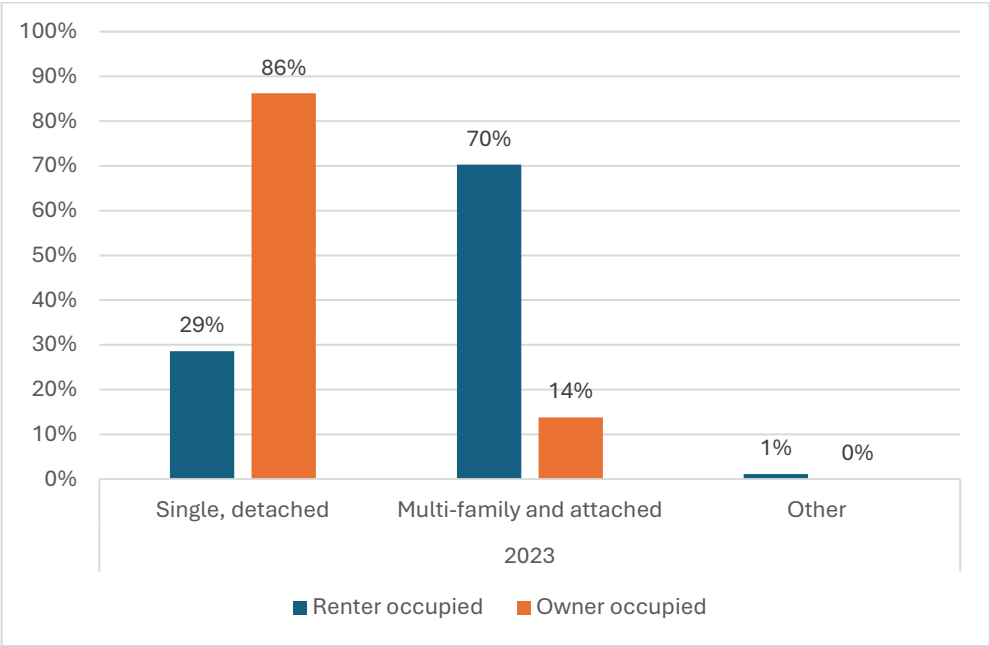


Exhibit 15: Housing Vacancy, City of Langley, Island County, 2023

Source: US Census Bureau, ACS 2023 5-year

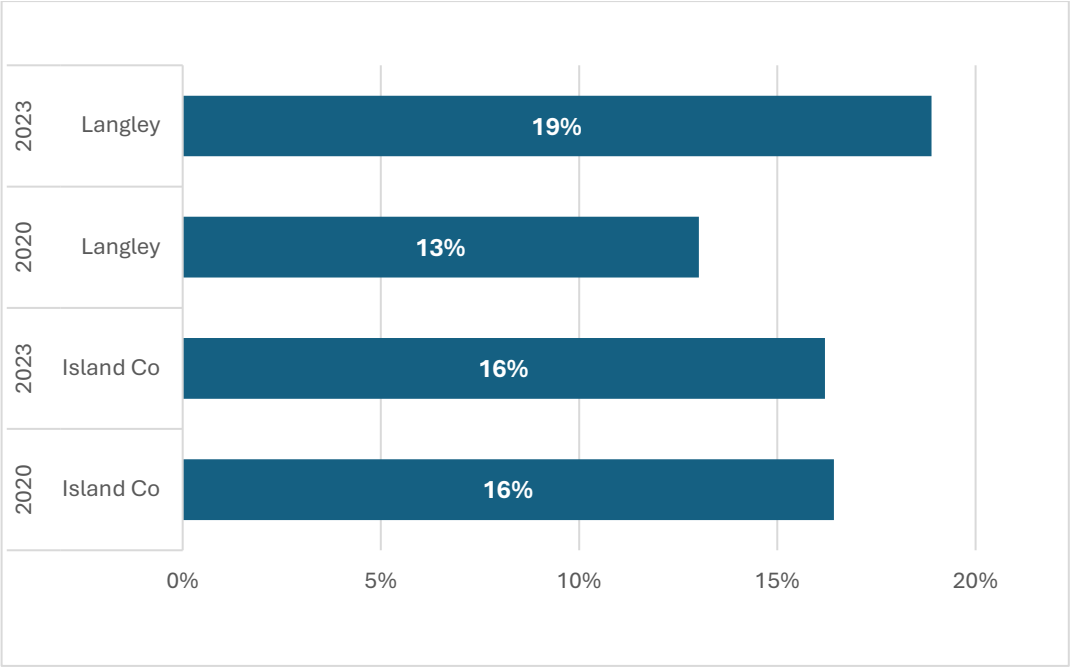


Exhibit 16: Housing Vacancy by Reason, City of Langley, Island County, Washington State, 2023

Source: US Census Bureau, ACS 2023 5-year

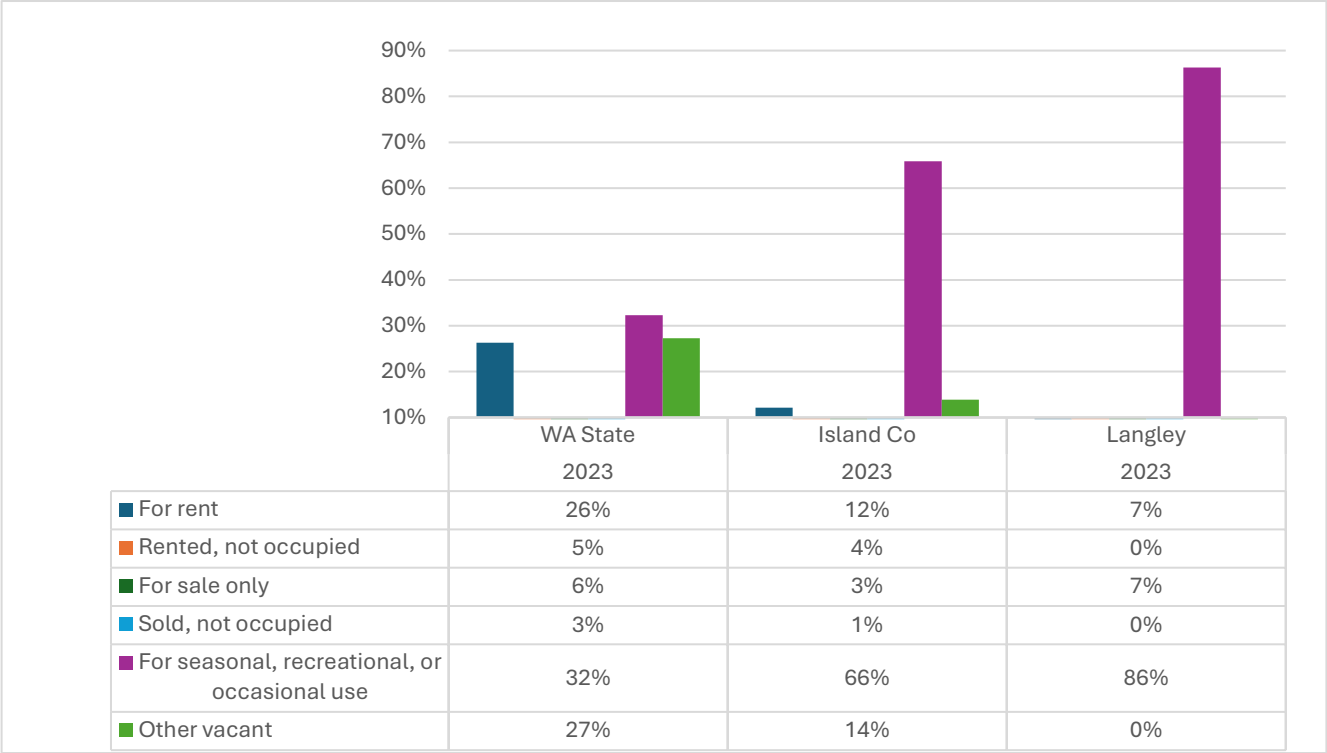


Exhibit 17: Active Short-Term Rentals, City of Langley, 2025

Source: City of Langley Permit Data, 2025

Short Term Rental Type	Type I (Rooms - Hosted)	Type II (B&B Inns - Hosted)	Type III (Commercial Districts – Hosted or Non-Hosted)	Type IV (Limited – Non-Hosted)
Number of Active Rentals	2	1	12	10

Exhibit 18: Year of Home Built, City of Langley, 2010-2024 (November)

Source: City of Langley Community Planning & Building Department

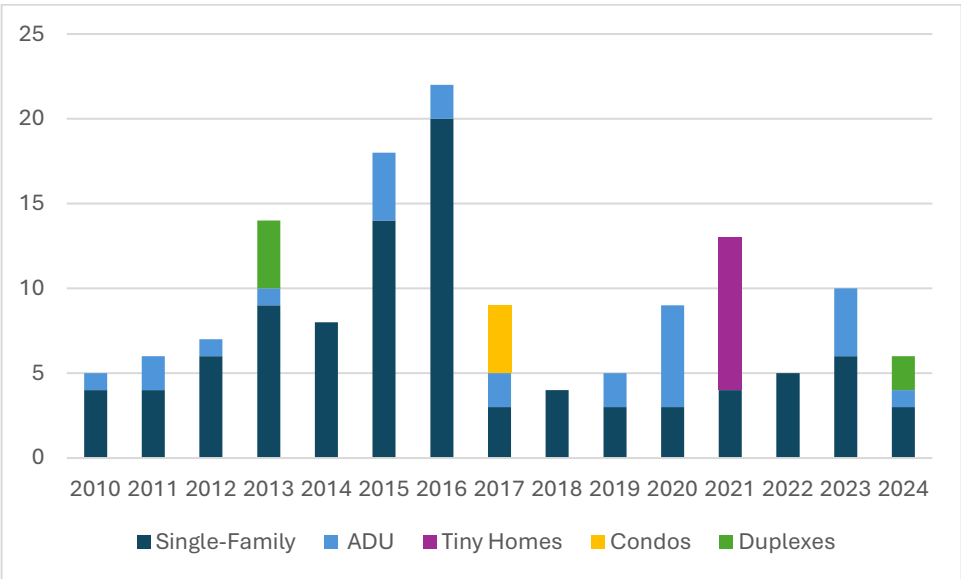


Exhibit 19: Housing Age, City of Langley, Island County, 2023

Source: US Census Bureau, ACS 2023 5-year

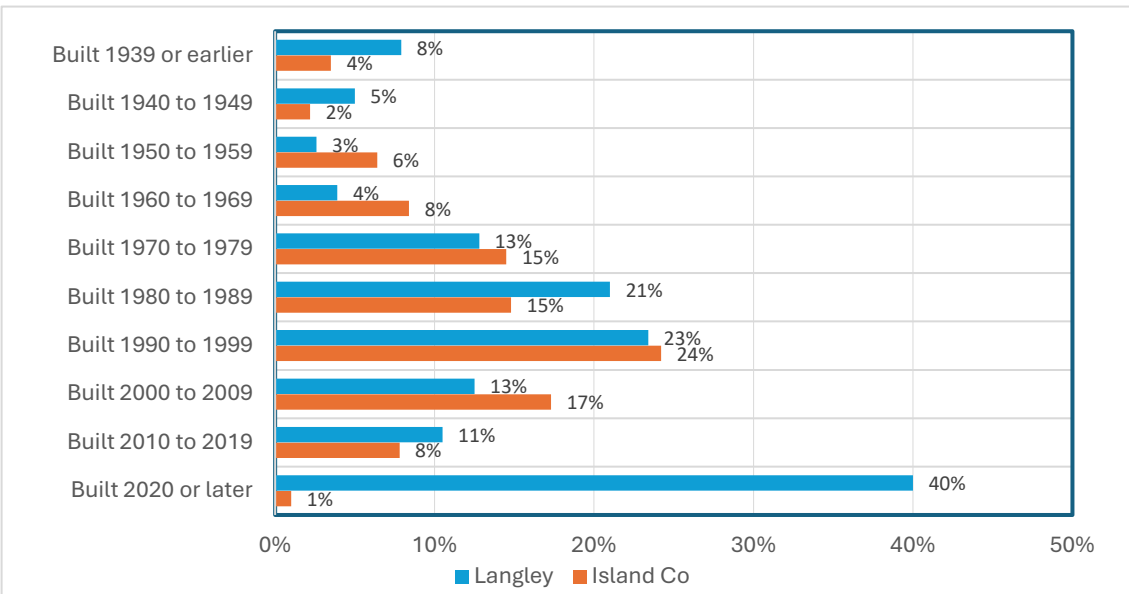


Exhibit 20: Income Restricted Units, City of Langley, 2024

Source: National Preservation Database; City of Langley

Development	Affordability	Bedrooms	Demographic	Income Restricted	Total Units	Ownership /Rental
Brookhaven	80% AMI and below	Studios, 1 and 2 bedrooms	62 or older with a disability	40	40	Rental
Glenhaven Condos	80% AMI and below	2 bedroom	55 and older	9	12	Ownership
Saratoga Terrace	Only pay up to 30% of income	2 and 3 bedrooms	Couples or families	16	24	Rental
THINC	80% AMI and below	1 bedroom	Not limited	10	10	Rental
Upper Langley	120% AMI and below	Unknown	Not limited	16	16	Ownership

Exhibit 21: Median Home Sale Price, Langley and Comparison Geographies, 2024

Source: Redfin

\$663	\$648	\$644	\$593	\$577	\$489
Langley	Clinton	Freeland	Whidbey Island	Coupeville	Oak Harbor

Exhibit 22: Median Gross Rent, Langley and Comparison Geographies, 2023

Source: US Census Bureau, ACS 2023 5-year

\$1,413	\$1,350	\$1,424	\$1,576	\$1,009	\$1,629
Langley	Clinton	Freeland	Whidbey Island	Coupeville	Oak Harbor

Exhibit 23: Gross Rent, City of Langley, Island County, and Washington State, 2023

Source: US Census Bureau, ACS 2023 5-year

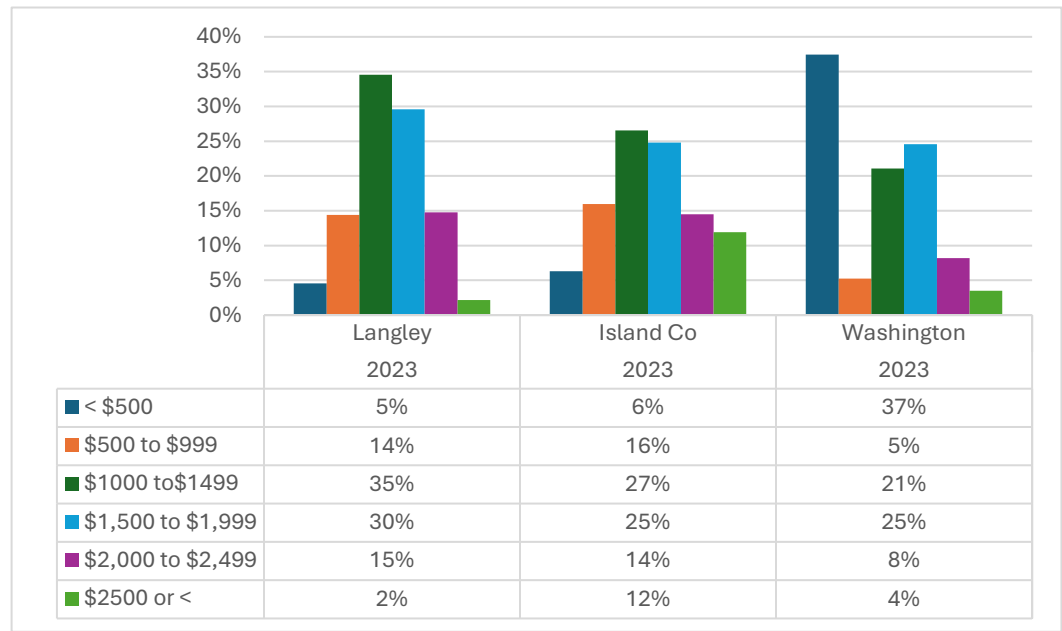


Exhibit 24: Number of Cost Burdened Households, City of Langley, 2023

Source: US Census Bureau, ACS 2023 5-year

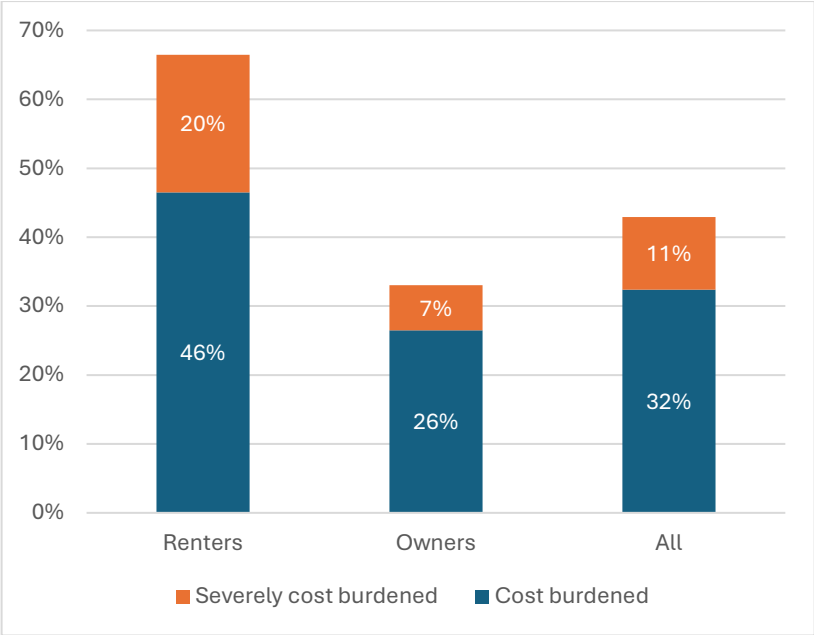


Exhibit 25: Change in Cost-Burdened Households, City of Langley, 2010, 2020, 2023

Source: US Census Bureau, ACS 2023 5-year

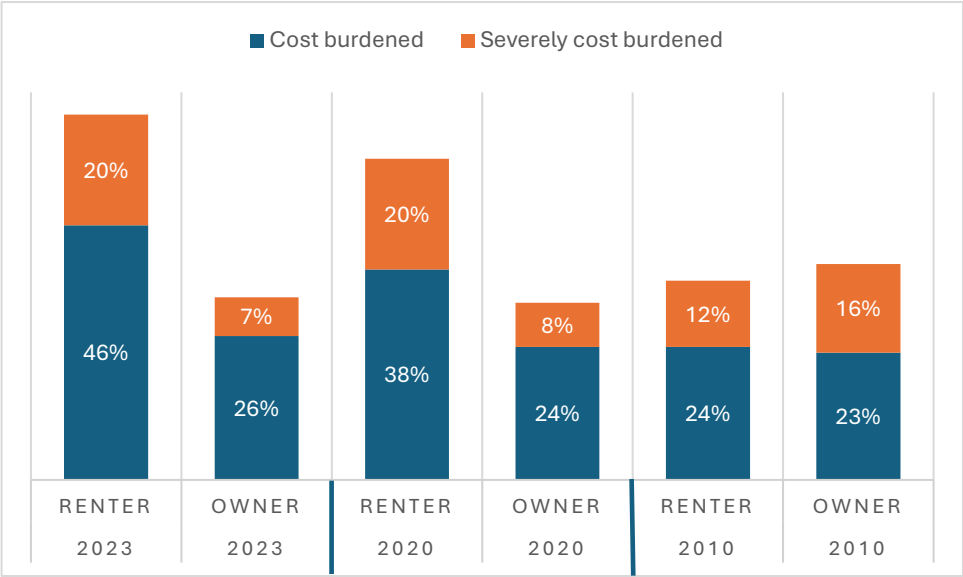


Exhibit 26: Percent of Cost-Burdened Households, City of Langley, Island County, Washington State, 2023

Source: US Census Bureau, ACS 2023 5-year

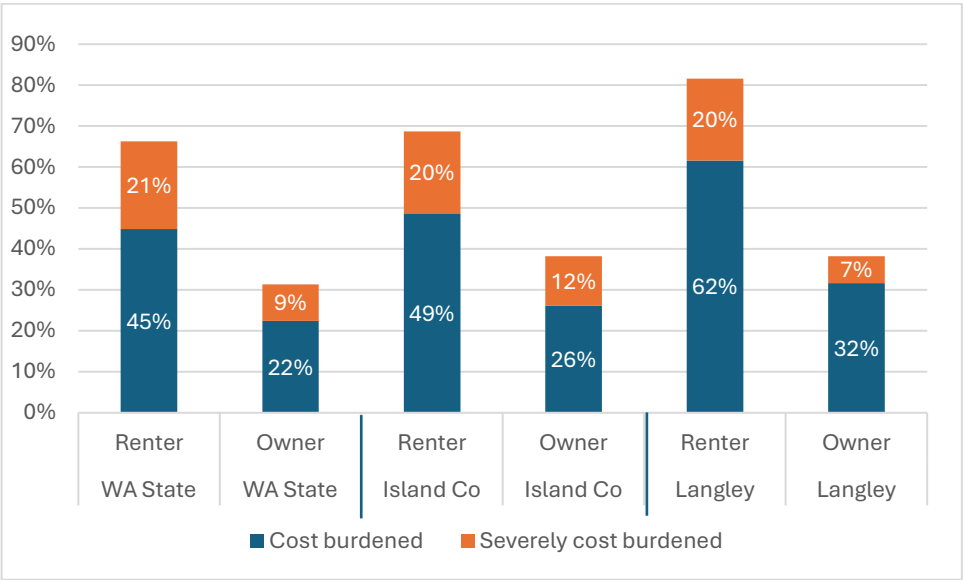


Exhibit 27: Cost-Burdened Households by Age and Tenure, City of Langley, 2023

Source: US Census Bureau, ACS 2023 5-year

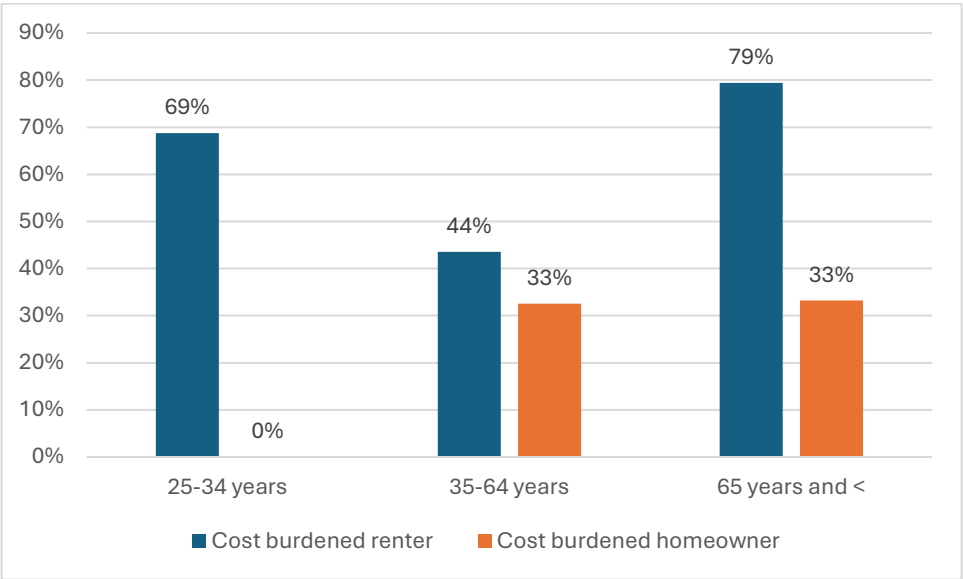


Exhibit 28: Financially Attainable Housing, by Median Family Income (MFI) for a family of two, Island County (\$102,000), 2024

Source: US Department of Housing and Urban Development, Island County, 2024.

If your household earns...

	30% of MFI	50% of MFI	80% of MFI	100% of MFI	120% of MFI
	\$24,500	\$40,800	\$65,300	\$81,600	\$97,920

Then you can afford...

	30% of MFI	50% of MFI	80% of MFI	100% of MFI	120% of MFI
Rent	\$613	\$1,020	\$1,633	\$2,040	\$2,448
Home Price 3% Interest	\$178,125	\$301,250	\$487,125	\$603,125	\$579,000
Home Price 5% Interest	\$168,125	\$285,000	\$461,250	\$571,250	\$546,000
Home Price 7% Interest	\$158,750	\$269,375	\$435,000	\$536,250	\$638,125

*Assumes a 20% down payment

Exhibit 29: Housing Allocations, Island County and Local Municipalities, 2020-2045

Source: WA State Department of Commerce HAPT, Island County CPPs

Projection Year: 2045 Population Target: 102,639			Permanent Housing Needs by Income Level (% of AMI)								Emergency Housing Needs (Temporary)
% Share of County Growth	Jurisdiction		Total	0-30%		>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%	
				Non- PSH	PSH						
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%	Town of Coupeville	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%	City of Langley	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%	City of Oak Harbor	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

Exhibit 30: Estimated Housing Supply 2020, and Allocated Housing Units 2020-2045, Island County and Local Municipalities

Source: WA State Department of Commerce HAPT, Island County CPPs

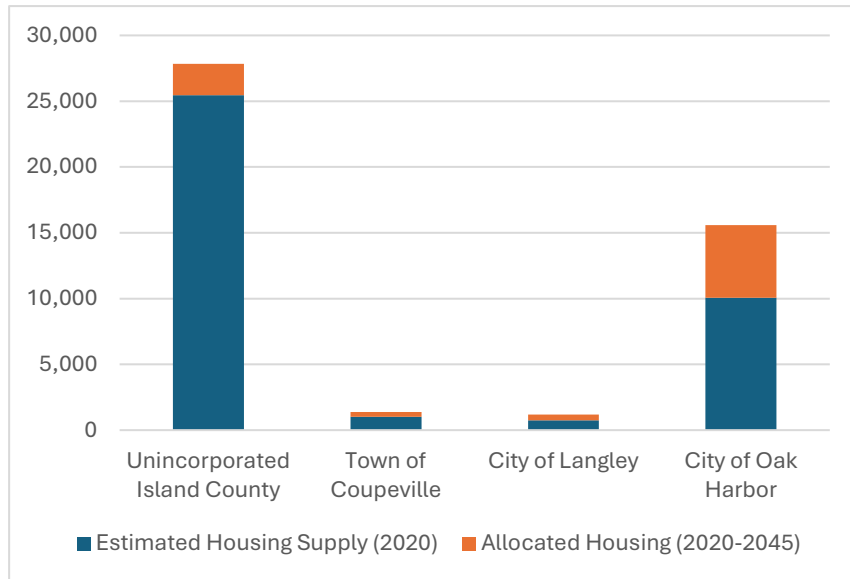


Exhibit 31: Allocated Housing Units 2020-2045 as a Percentage of Total Estimated Housing Supply 2020, Island County and Local Municipalities

Source: WA State Department of Commerce HAPT, Island County CPPs

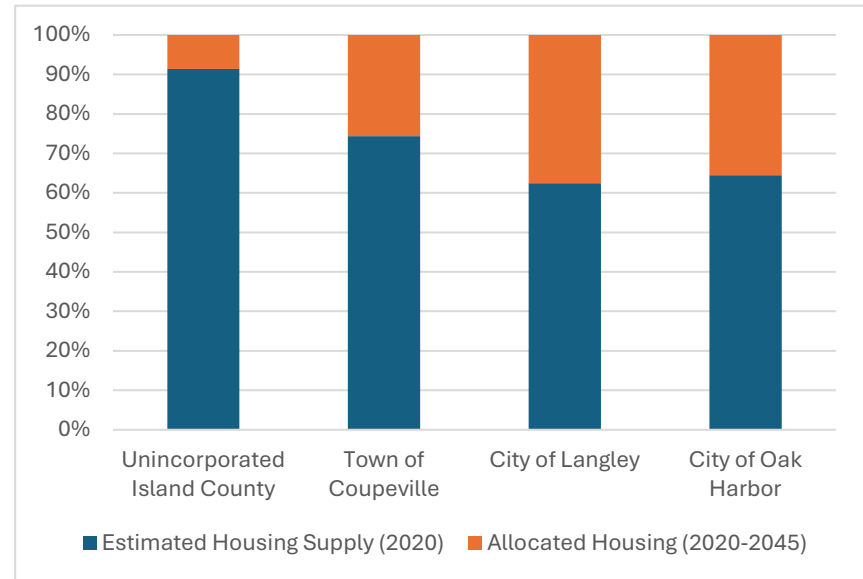


Exhibit 32: Housing Allocations, Langley, 2020-2045

Source: WA State Department of Commerce HAPT, Island County CPPs

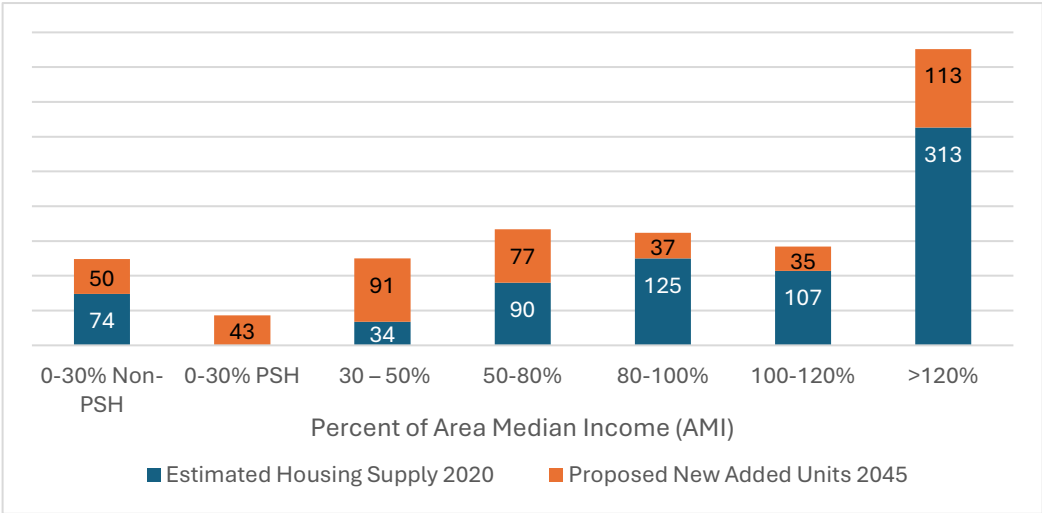


Exhibit 33: Housing Allocations, Langley, 2020-2045

Source: WA State Department of Commerce HAPT, Island County CPPs

			Emergency Housing (Temporary)	
Income Level (%AMI)	Estimated Housing Supply 2020	Proposed New Added Units 2045	Estimated Housing Supply 2020	Proposed New Added Units 2045
0-30% Non-PSH	74	50	21	14
0-30% PSH	0	43		
30 – 50%	34	91		
50-80%	90	77		
80-100%	125	37		
100-120%	107	35		
>120%	313	113		
Total	743	446		

Exhibit 34: Estimated Housing Supply Distribution by Income Level (% of AMI), Island County and Local Municipalities, 2020

Source: WA State Department of Commerce HAPT

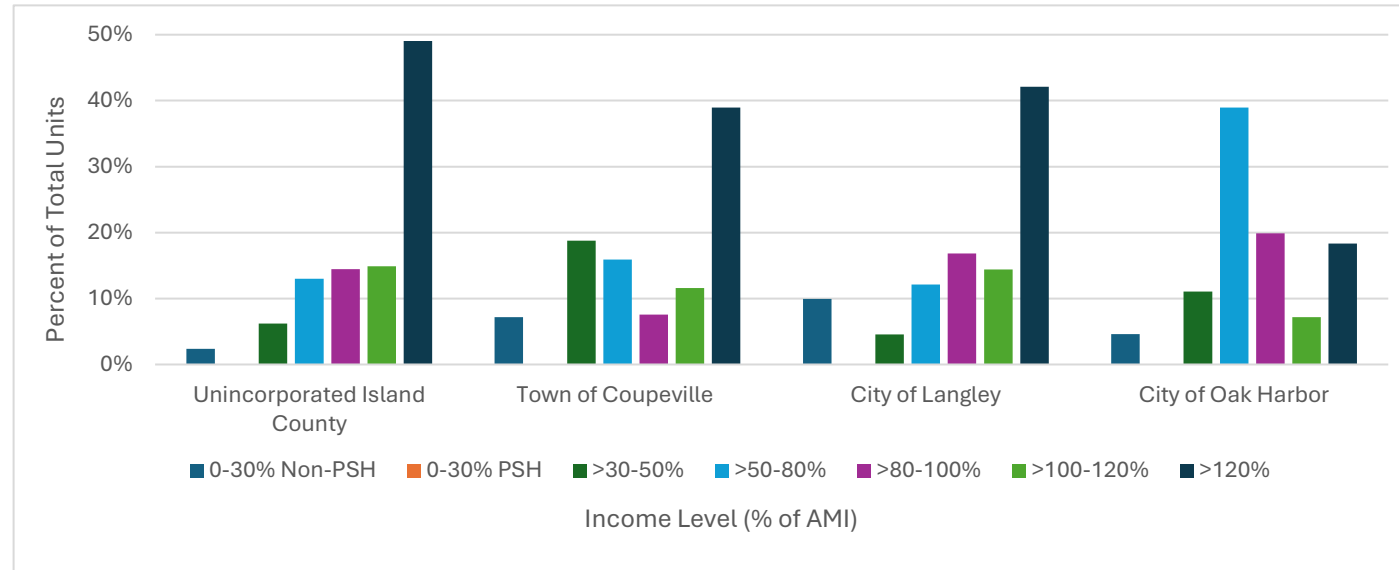
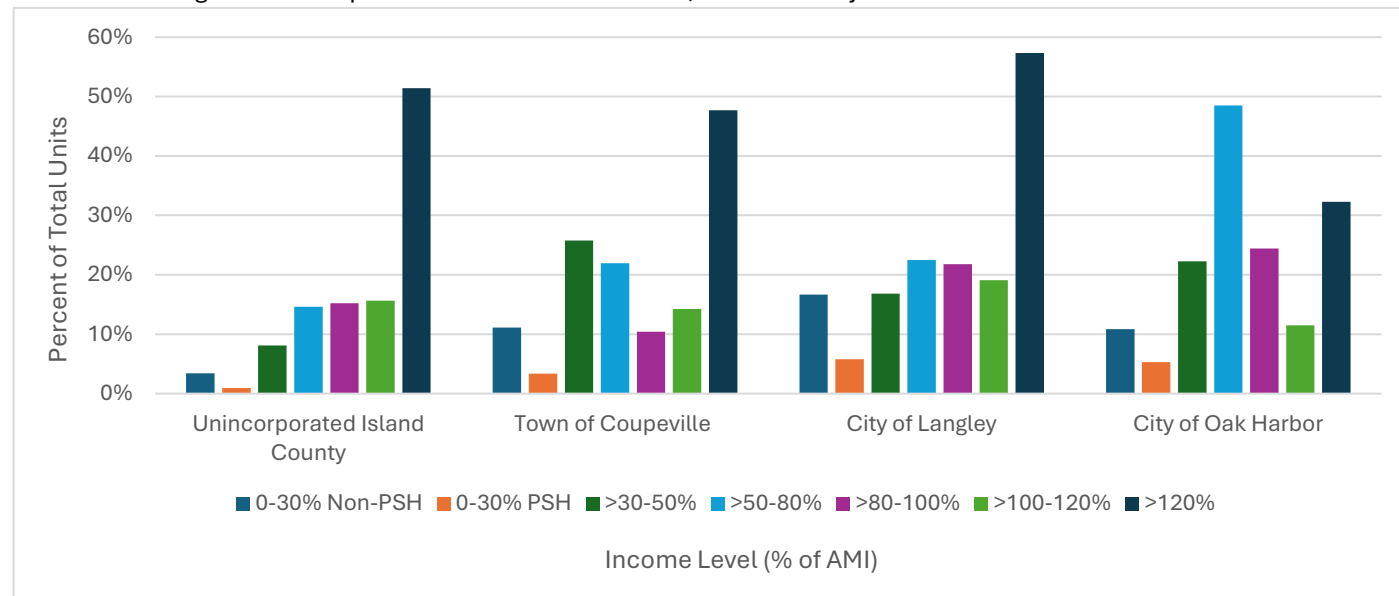


Exhibit 35: Estimated Housing Supply Distribution by Income Level (% of AMI), Island County and Local Municipalities, 2045

Source: Washington State Department of Commerce HAPT, Island County CPPs





MEMORANDUM

To: Langley Planning Advisory Board
From: Meredith Penny, Director of Community Planning
Re: Review of Proposed Changes to Housing Goals and Policies
Meeting Date: February 10, 2025

The purpose of this memo is to review and gather feedback on the draft changes to the goals and policies of the Housing Element of the Comprehensive Plan.

Please follow these links to find:

- [The complete Comprehensive Plan](#) (Housing Element is pages 49-68 of 184)
- [2023 Housing Actions Plan](#)

What is the Housing Element?

The Revised Code of Washington (RCW) section 36.70A.070(2) requires a housing element be included in Growth Management Act comprehensive plans. Per RCW 36.70A.020, local governments are required to “plan for and accommodate” housing affordable to all economic segments, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The housing element must include:

- An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.
 - Units for moderate, low, very low, and extremely low-income households
 - Emergency housing, emergency shelters, and permanent supportive housing
- A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, duplexes, triplexes, and townhomes.
- Sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and duplexes, triplexes, and townhomes.
- Adequate provisions for existing and projected needs of all economic segments of the community
 - Consideration for low, very low, extremely low, and moderate-income households
 - Programs and actions to achieve housing availability including gaps in local funding, and other barriers and limitations such as development regulations
 - Consideration of housing locations in relation to employment location
 - Consideration of the role of accessory dwelling units in meeting housing needs
- Identification of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
 - Zoning that may have a discriminatory effect
 - Disinvestment
 - Infrastructure availability

- Policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.
- Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Anti-displacement policies

Each element of the Comprehensive Plan includes relevant background information, data, analysis, and maps to provide context for its goals and policies. Goals represent the broad aspirations of a community, offering long-term direction and setting the stage for more detailed policies. They should be aspirational and reflect the community's values and priorities. In contrast, policies are specific, actionable guidelines that outline how to achieve these goals, providing detailed instructions for implementing the community's vision.

Reminder of Scope of Work

In August and September of 2023, the Planning Advisory Board and City Council discussed the proposed scope of work for the Comprehensive Plan Update. The City Council expressed that the existing vision statement remains relevant but could use some additions focused on equity. Given the limited resources and the number targeted updates identified, the Council decided that an extensive revisioning process was unnecessary for this update cycle. However, Council would like the city commissions' input on the vision and potential adjustments. Also listed below are the priorities specifically identified for the Housing Element update:

- Increase useability
- Review policies to evaluate what the City has accomplished
- Coordinate with Island County on Countywide Planning Policies
- Provide policy support for potential changes to the Multifamily Infill Code
- Add a sustainability and equity focus throughout
- Evaluate racially disparate impacts in the Housing Element using new Department of Commerce Guidance and review all elements with antiracist focus.
- Create consistency with the recently adopted 2023 Housing Action Plan

Summary of Draft Changes to the Housing Element Goals and Policies

Staff have taken a first go at updating the goals and policies of the housing element based on state requirements, the 2023 Housing Action Plan, and public, commission, and Council input. Attached to this memo are the draft revisions, and below are a summary of those revisions. Note that revisions to address racially disparate impacts in housing has not yet been included. Staff are working with two members of the City's Dismantling Systemic Racism Commission to conduct interviews and collect information to support policy changes.

Goal 1

- Streamlined language in H-1.1
- Moved new H-1.2 from the Land Use Element, previous policy LU-4.8
- Added language to H-1.2 (now H-1.3) from HAP action 1.1
- Updated language of H-1.3 (now H-1.4) to reflect work accomplished
- Added new H-1.5 and H-1.6 from HAP actions 1.4 and 2.5

Goal 2

- Rephrased goal language to remove subjectivity and potential for exclusionary interpretations.
- Revised H-2.2 to reflect changes in state law and PAB input about "character" being a subjective standard
- Removed H-2.4 and H-2.5 because they were addressed elsewhere
- **Outstanding items to address:**
 - Has H-2.1 been addressed and if so, should it be altered or removed?
 - H-2.3 may be best if reworded and moved to a new goal focused on equity

Goal 3

- Removed previous policy H-3.2 based on PAB and Council feedback that it is not a priority

Goal 4

- Added H-4.1 and H-4.2 per PAB and public input
- Added Multifamily Tax Exemption to H-4.1 (now H-4.3) per PAB input and removed reference to REET exemptions because these are managed at the state level.
- H-4.2 (now H-4.4) added “sales tax” to reflect recent state allowances for local counties and cities to retain a portion of state sales tax for affordable housing, which Island County has implemented in partnership with local jurisdictions.
- H-4.4 (now H-4.6) added “second homes” per Council and public input.
- Removed previous H-4.5 because this has been implemented and the amnesty period has expired.
- Removed previous H-4.6 per Council and PAB input that this is not a priority.
- Removed previous H-4.7 because it is now addressed by H-5.3 and H-5.5
- Removed references to specific organizations from H-4.8 (now H-4.7)
- Updated H-4.9 (now H-4.8) to reflect work accomplished.
- Added H-4.12 and 4.13 from HAP 1.3 and 2.3
- **Outstanding items to address:**
 - H-4.3 (now H-4.5) focuses on “workforce housing” for residents with incomes between 80%-120% of AMI. Is this still a priority of the city’s?

Previous Goal 6, Now Goal 7

- Made minor updates to H-6.2 (now H-7.2) to reflect that these programs are already offered through other organizations per PAB input

Previous Goal 7, Now Goal 8

- **Outstanding items to address**
 - Would this goal and its supporting policies fit better under the Land Use Element?

Next Steps

Staff requests that PAB come prepared to discuss the draft revisions at their February 10, 2025 meeting and that any final follow-up comments be provided to staff by end-of-day February 17, 2025 to allow incorporation into the version for Council.

Attachments:

- A. Draft Revisions to the Housing Element 2.10.25 – Tracked Changes and Comments
- B. Draft Revisions to the Land Use Element 2.10.25 – Clean Version

Please follow these links to find:

- [The complete Comprehensive Plan](#) (Housing Element is pages 49-68 of 184)
- [2023 Housing Actions Plan](#)

HOUSING GOALS AND POLICIES

Goal H-1: Innovative and Diverse Housing

Work to provide a mix of housing in Langley and facilitate innovative forms of 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.~~

Commented [CP1]: These details are already covered by the supporting policies for this goal, listed below.

H- 1.1	Include more flexible development standards to increase housing diversity and affordability, including but not limited to: <u>such as flexibility in lot sizes, density, lot coverage, setbacks, street widths, shared parking, height, and multifamily infill.</u> • 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 • Permitting multi-unit housing in single family housing neighborhoods through a form based overlay.
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<u>H-1.2</u>	<u>Support innovative strategies that facilitate the development of a range of affordable housing options. Such strategies may include clustered residential developments, density bonuses for developments that include Affordable Housing, accessory dwelling units, cottage housing developments, multi-family infill in single family neighborhoods, and inclusionary zoning.</u>
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Commented [CP2]: Moved from the Land Use Element, policy LU 4.8

H – 1.2 <u>1.3</u>	<u>Identify opportunities for public-private partnerships to support and encourage developers to design and build innovative housing options</u> including creative housing alternatives for individuals at each stage of life.
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Commented [CP3]: Added from HAP 1.1

H – 1.3 <u>1.4</u>	Enable <u>Continue to support and encourage the development of</u> ‘missing middle’ housing typology that includes typologies, including row housing, townhouses and small-scale apartments to be developed as infill within existing single-family neighborhoods.
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<u>H – 1.5</u>	<u>Align capital investments in infrastructure to support future housing development.</u>
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Commented [CP4]: From HAP 1.4

<u>H – 1.6</u>	<u>Support community land trusts, cooperative housing, cohousing, and other innovative forms of affordable and community-oriented home ownership</u>
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models.

Commented [CP5]: From HAP 2.5

Goal H-2: Character and Density

Seek opportunities to ensure that various housing types and densities of housing are permitted in sufficient numbers to meet projected housing needs, while encouraging development that promotes a gradual transition of densities through thoughtful design guidelines and development standards while maintaining the character of existing neighborhoods.

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

Commented [CP6]: Changes proposed for less exclusionary language.

Commented [CP7]: Would suggest that this policy fits better under goal 1 above, and may already be covered by policy H 1.3

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

Commented [CP8]: Per new state law limitations on ADU regulations and PAB feedback

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.

Commented [CP9]: Could reword and add to a new goal focused on equity

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.

Commented [CP10]: Addressed by LU-6.4

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.

Commented [CP11]: Addressed by new policy H 5.2

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

CITY OF LANGLEY COMPREHENSIVE PLAN

	provide access to the full range of public services
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Commented [CP12]: Removed per PAB and Council - not deemed a priority

H – 3.3 3.2	Discourage front-access garages and curb cuts. Encourage alleys and shared driveways.
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H – 3.4 3.3	Encourage usable porches facing the street for community vitality and neighborhood surveillance.
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Goal H-4: Housing Affordability

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

H – 4.1	<u>Ensure land capacity analysis methodologies account for the fact that permanently affordable housing typically requires subsidies and is most effective when developed at scale, recognizing that such developments may require larger sites.</u>
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Commented [CP13]: Added per PAB and public input

H – 4.2	<u>When updating zoning regulations and design standards for residential development, engage affordable housing developers in the process to ensure that the standards align, and do not conflict with, state or federal requirements for publicly funded housing</u>
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Commented [CP14]: Per PAB and public input

H – 4.1 4.3	Explore innovative <u>funding</u> techniques <u>and incentives</u> 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, or no minimum lot size, elimination of minimum lot size with appropriate open space , expediting expedited permit processing, exempting Real Estate Excise Taxes (REET) to qualified sellers , incentives such as reduced or waived connection fees, and reduced parking requirements , form-based codes, mixed use planned unit developments, <u>a Multifamily Tax Exemption Program</u> , and other provisions to be determined.
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Commented [CP15]: Covered by H-4.6

Commented [CP16]: Repetitive

Commented [CP17]: Washington State DOR already has a list of allowed exemptions from REET which include affordable and low-income housing. This is not regulated at the city level.

Commented [CP18]: Per PAB input

H – 4.2 4.4	Work with Island County and other local governments to investigate and implement regional funding options to support the development and/or maintenance of affordable housing such as a regional housing trust fund, regional housing tax levy, real estate excise tax, <u>sales tax</u> , or other mechanisms.
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H – 4.3 4.5	Explore opportunities and mechanisms for workforce housing for residents with incomes between 80% to 120% of Area Median Income (AMI).
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Commented [CP19]: Highlighted for discussion with PAB

H – 4.4 4.6	Encourage <u>Explore incentives to encourage the use of new</u> Accessory Dwelling
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CITY OF LANGLEY COMPREHENSIVE PLAN

	Units (ADUs), (both attached and detached,) that provide <u>as well as second homes, for long term rentals, using incentives such as</u> <u>Potential incentives may include</u> reduced connection fees, <u>and lower</u> parking requirements, density bonuses, and permitting more than one <u>allowing multiple</u> ADUs on the a property that must be served by <u>when</u> sewer <u>is available</u> .
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Commented [CP20]: Added per Council and community input

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).
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Commented [CP21]: This has already been implemented in code and the amnesty period has expired. See LMC 18.22.155.D and E

H – 4.6	Consider establishing an inventory of old buildings that could be converted into affordable housing.
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Commented [CP22]: Per PAB and Council input that this is not a priority

H – 4.7	Work to preserve the existing affordable housing stock.
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Commented [CP23]: Addressed by H-5.5 and H-5.3 below

H – 4.8 <u>4.7</u>	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.
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H- 4.9 <u>4.8</u>	Review <u>Continue to monitor</u> the impacts that <u>short-term vacation rentals (Air B&B, VRBO, etc)</u> may have <u>be having</u> on long term rentals and housing affordability and if necessary, develop a strategy <u>adjust city regulations</u> in response.
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Commented [CP24]: Revised to reflect that the city already regulates short-term rentals

H- 4.10 <u>4.11</u>	Allow increased density on existing affordable housing sites.
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<u>H – 4.12</u>	<u>Coordinate with other public agencies to identify publicly owned land in Langley suitable for housing development.</u>
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Commented [CP25]: From HAP 1.3

<u>H – 4.13</u>	<u>Consider amendments to the City's Innovative Affordable Housing Project Program to better incentivize participation.</u>
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Commented [CP26]: From HAP 2.3

Goal H-5: Mitigating Displacement

Encourage the preservation and maintenance of existing, affordable housing and protect the stability of existing residents through anti-displacement measures.

<u>H- 5.1</u>	<u>Identify and monitor areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulation and</u>
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CITY OF LANGLEY COMPREHENSIVE PLAN

	<u>capital investments.</u>
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Commented [CP27]: HAP 3.2

H- 5.2	<u>Encourage City investment in the improvement of existing neighborhoods where infrastructure gaps are less likely to be filled by new development.</u>
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H- 5.3	<u>Consider the use of techniques and incentives to assist property owners in the preservation and maintenance of existing affordable housing.</u>
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H- 5.4	<u>Support efforts to retain existing residents during redevelopment to maintain the community.</u>
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H- 5.5	<u>Preserve existing affordable housing by educating residents about the option to place a deed restriction on their property in partnership with a local community land trust organization.</u>
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H- 5.6	<u>Track the supply of regulated affordable housing and engage with current operators to support continued affordability.</u>
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Commented [CP28]: From HAP 3.1

H- 5.7	<u>Identify, monitor, and mitigate the impact of vacant second homes on the housing supply by analyzing utility usage to track second homes, conducting outreach to homeowners, and exploring incentives to encourage long-term rentals.</u>
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Commented [CP29]: HAP 3.4 and 3.5

Goal H-~~5~~ 6: Special-Needs Housing

Work with Island County and other appropriate agencies to increase opportunities for residents with special housing needs.

H – 5 6.1	<u>Encourage special needs housing to be located throughout the City.</u>
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H – 6.2	<u>Allow for, support, and remove barriers to permanent supportive housing, transitional housing, and emergency housing and shelters.</u>
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H – 6.3	<u>Allow for, support, and remove barriers to permanent supportive housing, transitional housing, emergency housing and shelters, group homes, and assisted living and nursing care facilities.</u>
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H – 6.4	<u>Consider incentives for new developments to create accessible housing units.</u>
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Goal H-6 7: 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 7.1	Reduce barriers and establish development regulations that encourage the development or redevelopment of more energy and water efficient homes and neighborhoods.
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H - 6.2 7.2	Support an ongoing program to partner organizations that provide incentives and information to homeowners, planners , and developers about opportunities to make new and existing housing resource efficient and environmentally friendly.
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Commented [CP30]: Per PAB input

H - 6.3 7.3	Facilitate and encourage the use of green building technologies and techniques.
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Goal H-7 8: 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.

Commented [CP31]: Discuss whether this goal fits better under the Land Use Element

H - 7.1 8.1	Establish a mixed-use PUD overlay designation to allow discrete areas to be treated differently and more flexibly than allowed under current zoning standards.
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H - 7.2 8.2	Ensure that mixed use PUD neighborhoods are of sufficient size to promote an appropriate mix of residential and commercial uses.
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H - 7.3 8.3	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.
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Other Relevant Goals and Policies for Reference						
Land Use Element						
– LU-2.10						
– LU-4.3						
– LU-4.4						
– LU-4.6						
– LU-4.14						
– LU-6.4						
– LU-6.5						
– LU- 6.6						
– LU-6.8						

HOUSING GOALS AND POLICIES

Goal H-1: Innovative and Diverse Housing

Work to provide a mix of housing in Langley and facilitate innovative forms of residential development.

H- 1.1	Include more flexible development standards to increase housing diversity and affordability, such as flexibility in lot sizes, density, lot coverage, setbacks, street widths, shared parking, height, and multifamily infill.
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H-1.2	Support innovative strategies that facilitate the development of a range of affordable housing options. Such strategies may include clustered residential developments, density bonuses for developments that include Affordable Housing, accessory dwelling units, cottage housing developments, multi-family infill in single family neighborhoods, and inclusionary zoning.
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H – 1.3	Identify opportunities for public-private partnerships to support and encourage developers to design and build creative housing alternatives for individuals at each stage of life.
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H – 1.4	Continue to support and encourage the development of ‘missing middle’ housing typologies, including townhouses and small-scale apartments to be developed as infill within existing single-family neighborhoods.
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H – 1.5	Align capital investments in infrastructure to support future housing development.
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H – 1.6	Support community land trusts, cooperative housing, cohousing, and other innovative forms of affordable and community-oriented home ownership models.
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Goal H-2: Character and Density

Seek opportunities to ensure that various housing types and densities are permitted in sufficient numbers to meet projected housing needs, while encouraging development that promotes a gradual transition of densities through thoughtful design guidelines and development standards.

H – 2.1	Expand the areas where multi-family residential housing is permitted.
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H- 2.2	Encourage attached and detached ADUs in residential zones provided scale is consistent with the existing dwelling unit.
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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.
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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.
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H – 3.2	Discourage front-access garages and curb cuts. Encourage alleys and shared driveways.
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H – 3.3	Encourage usable porches facing the street for community vitality and neighborhood surveillance.
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Goal H-4: Housing Affordability

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

H – 4.1	Ensure land capacity analysis methodologies account for the fact that permanently affordable housing typically requires subsidies and is most effective when developed at scale, recognizing that such developments may require larger sites.
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H – 4.2	When updating zoning regulations and design standards for residential development, engage affordable housing developers in the process to ensure that the standards align, and do not conflict with, state or federal requirements for publicly funded housing
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H – 4.3	Explore innovative funding techniques and incentives that enable increased housing affordability including but not limited to, a housing trust fund, inclusionary zoning, density bonuses, smaller, or no minimum lot size, expedited permit processing, reduced or waived connection fees, reduced parking requirements, form-based codes, mixed use planned unit developments, a Multifamily Tax Exemption Program, and other provisions to be determined.
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H – 4.4	Work with Island County and other local governments to investigate and implement regional funding options to support the development and/or maintenance of affordable housing such as a regional housing trust fund,
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	regional housing tax levy, real estate excise tax, sales tax, or other mechanisms.
H – 4.5	Explore opportunities and mechanisms for workforce housing for residents with incomes between 80% to 120% of Area Median Income (AMI).
H – 4.6	Explore incentives to encourage the use of Accessory Dwelling Units (ADUs), both attached and detached, as well as second homes, for long term rentals. Potential incentives may include reduced connection fees, lower parking requirements, density bonuses, and allowing multiple ADUs on a property when sewer is available.
H – 4.7	Work with and support the efforts of nonprofit and governmental housing organizations, to develop affordable housing.
H- 4.8	Continue to monitor the impacts that short-term rentals may have on long term rentals and housing affordability and if necessary, adjust city regulations in response.
H- 4.11	Allow increased density on existing affordable housing sites.
H – 4.12	Coordinate with other public agencies to identify publicly owned land in Langley suitable for housing development.
H – 4.13	Consider amendments to the City’s Innovative Affordable Housing Project Program to better incentivize participation.

Goal H-5: Mitigating Displacement

Encourage the preservation and maintenance of existing, affordable housing and protect the stability of existing residents through anti-displacement measures.

H- 5.1	Identify and monitor areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulation and capital investments.
H- 5.2	Encourage City investment in the improvement of existing neighborhoods where infrastructure gaps are less likely to be filled by new development.

H- 5.3	Consider the use of techniques and incentives to assist property owners in the preservation and maintenance of existing affordable housing.
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H- 5.4	Support efforts to retain existing residents during redevelopment to maintain the community.
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H- 5.5	Preserve existing affordable housing by educating residents about the option to place a deed restriction on their property in partnership with a local community land trust organization.
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H- 5.6	Track the supply of regulated affordable housing and engage with current operators to support continued affordability.
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H- 5.7	Identify, monitor, and mitigate the impact of vacant second homes on the housing supply by analyzing utility usage to track second homes, conducting outreach to homeowners, and exploring incentives to encourage long-term rentals.
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Goal H-6: Special-Needs Housing

Work with Island County and other appropriate agencies to increase opportunities for residents with special housing needs.

H – 6.1	Encourage special needs housing to be located throughout the City.
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H – 6.2	Allow for, support, and remove barriers to permanent supportive housing, transitional housing, and emergency housing and shelters.
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H – 6.3	Allow for, support, and remove barriers to permanent supportive housing, transitional housing, emergency housing and shelters, group homes, and assisted living and nursing care facilities.
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H – 6.4	Consider incentives for new developments to create accessible housing units.
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Goal H-7: 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 – 7.1	Reduce barriers and establish development regulations that encourage the development or redevelopment of more energy and water efficient homes and
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	neighborhoods.
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H – 7.2	Support partner organizations that provide incentives and information to homeowners and developers about opportunities to make new and existing housing resource efficient and environmentally friendly.
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H – 7.3	Facilitate and encourage the use of green building technologies and techniques.
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Goal H 8: 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 – 8.1	Establish a mixed-use PUD overlay designation to allow discrete areas to be treated differently and more flexibly than allowed under current zoning standards.
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H – 8.2	Ensure that mixed use PUD neighborhoods are of sufficient size to promote an appropriate mix of residential and commercial uses.
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H – 8.3	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.
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Other Relevant Goals and Policies for Reference						
<i>Land Use Element</i>						
– LU-2.10						
– LU-4.3						
– LU-4.4						
– LU-4.6						
– LU-4.14						
– LU-6.4						
– LU-6.5						
– LU- 6.6						
– LU-6.8						