

					FIRST DRAFT Proposed Policy Revision	
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Existing Goal Number	Existing Policy Number	Existing Page Number	Theme / Subheading	Existing Policy		Reasoning for Proposed Change
7A		216	Housing Supply	Ensure that the supply of housing and sufficient land capacity keep pace with population growth in the County.	Ensure that the supply of diverse housing types and sufficient land capacity keep pace with population growth-projection for all income groups in the County.	
7A	7A-1	216	Housing Affordability	Maintain a progressive program of financial, regulatory, and development measures that will produce opportunities for a full range of housing affordability.	Maintain a progressive program of financial, regulatory, and development measures that will produce opportunities for a full range of housing affordability countywide for all income groups .	HB 1220 “Plan for accommodate housing at all income levels”
7A	7A-1.1	216	Housing Affordability	Work with housing producers and stakeholders in urban and rural areas to apply creative solutions to infill and development using techniques such as attached dwelling units, co-housing, home-sharing, accessory dwelling units, clustering, planned unit developments and lot size averaging, consistent with the community’s vision for urban growth areas and rural character.	Work with housing producers and stakeholders in urban and rural areas to apply creative solutions to infill and development using techniques and housing options such as attached dwelling units, co-housing, home-sharing, accessory dwelling units, tiny homes , clustering, planned unit developments, and lot size averaging, and middle housing , consistent with the community’s vision for urban growth areas and rural character.	New housing options have been incorporated to address comments from the Planning Commission collected at the July meeting.
7A	7A-1.2	216	Housing Affordability Education	Develop explanatory materials, offer pre-application conferences, and employ other measures to facilitate the review and approval of building permit and land use applications.	No recommended change at this time.	
7A	7A-1.3	216	Housing Affordability	Support, when financially feasible, low-income housing programs, with tools such as multifamily tax exemptions, public bond issues, grants, and low interest loan programs.	Support, when financially feasible , low income housing programs, with tools such as tax increment financing multifamily tax exemptions , public bond issues, grants, and low interest loan programs.	Remove the policy qualifier “when financially feasible.” Additionally, MFTE programs may not be an available tool for Skagit County as RCW 84.14.010(4) refers to counties with an unincorporated population of at least 170,000 people.
			Housing Affordability		Explore options, collaboratively with cities and other organizations, for incentives to construct a variety of housing types that are affordable to targeted income bands.	
			Housing Affordability		Explore options, collaboratively with cities and other organizations, for programs to assist residents with the ability to afford housing.	

Comprehensive Plan Element: Housing

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			Housing Affordability			Promote homeownership through various programs such as education, technical support, self-help housing efforts, and working with financial institutions.
7A	7A-1.4	216-217	Housing Affordability	Ensure zoning and subdivision regulations provide for the efficient use of lands for residential development where appropriate to increase available land supply and opportunities for affordable housing to match the demographic and economic housing needs of the County’s current and projected population.	No recommended change at this time.	
7A	7A-1.5	217	Housing Affordability	Develop procedures to reduce impact fees and utility fees for low income housing projects, when such fees are required.	No recommended change at this time.	
7A	7A-1.6	217	Housing Affordability	Maintain an ongoing monitoring and evaluation program to improve the process of permit review and approval, save time, and decrease costs.	No recommended change at this time.	
7A	7A-1.7	217	Housing Affordability	Work with the Skagit Council of Governments to establish a program for regular updating of the Housing Needs Assessment, including provisions to monitor and assist in providing affordable housing opportunities. The Assessment should be updated on a regular basis, several years in advance of each periodic GMA-required Comprehensive Plan update.	No recommended change at this time.	
7A	7A-1.8	217	Housing Affordability	Develop growth strategies and housing and human service programs to plan for affordable housing within the regional context. In collaboration with the cities and housing providers, address the countywide need for ownership and rental housing affordable to households with moderate, low and very-low incomes. Work towards a common goal of having 40 percent of the countywide housing stock affordable at or below 80 percent of the area median income (AMI), with an intentional focus on expanding the supply of housing affordable at or below 50 percent of the AMI. Develop	Develop growth strategies and housing and human service programs to plan for affordable housing within the regional context. In collaboration with the cities and housing providers, address the countywide need for ownership and rental housing affordable to households with moderate, low and very-low incomes. Work towards a common goal of having 40 percent of the allocating adequate countywide housing stock according to the regional allocation , affordable at or below 80 percent of the area median income (AMI), with an intentional focus on expanding the supply of housing affordable at or below 50 percent of the AMI. Develop objectives for housing affordable to different income ranges and special needs populations.	Suggest referring to the regional allocation will keep this policy relevant even when the allocation changes. Policy for special need housing exists below.

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				objectives for housing affordable to different income ranges and special needs populations.		
7B		217	Housing Quality	Strive to preserve, conserve, and enhance the existing housing stock, including historic structures and sites; develop design guidelines and standards to improve the quality of new housing consistent with applicable building codes.	Strive to preserve, conserve, and enhance the existing housing stock, including historic structures and sites; develop clear and objective design guidelines and standards to improve the quality of new housing consistent with applicable building codes.	HB 1293 - clear and objective design review
7B	7B-1.1	217	Housing Quality	Facilitate the rehabilitation and reuse of existing structures for housing by allowing reduced permitting fees and “grandfathered” development standards.	No recommended change at this time.	
7B	7B-1.2	218	Housing Quality	Allow reuse of formerly non-residential structures for housing in mixed use developments in Rural Village Commercial Districts and Urban Growth Areas.	No recommended change at this time.	
7B	7B-1.3	218	Housing Quality	Establish development standards and design guidelines for Urban Growth Areas, Rural Villages, and large CaRD developments, to promote efficient, pedestrian friendly, and attractive communities.	Establish clear and objective development standards and design guidelines and design review process for Urban Growth Areas, Rural Villages, and large CaRD developments, to promote efficient and pedestrian friendly, and attractive communities.	HB 1293 - clear and objective design review. Suggest removing "attractive" as this can be a relative term.
7B	7B-1.4	218	Housing Quality	Manage regulatory, administrative, funding and information programs that contribute to the development and maintenance of high quality housing and strong communities throughout the County.	Manage regulatory, administrative, funding and information programs that contribute to the development and maintenance of high quality housing and strong communities throughout the County.	Consider removing "strong community" that may have subjective interpretation
7C		218	Housing Distribution and Accessibility	Strive to ensure that a variety of housing types, densities, and values can be produced in the rural area, Urban Growth Areas, and Rural Villages appropriate to the character of the individual communities. Additionally, ensure sufficient infrastructure capacity is available to accommodate growth and provide housing opportunities for all economic segments of the population.	Strive to ensure that a variety of housing types, densities, and values can be produced in the rural area, Urban Growth Areas, and R rural Villages, and LAMIRDS appropriate to the character of the individual communities. Additionally, ensure sufficient infrastructure capacity is available to accommodate growth and provide housing opportunities for all economic segments of the population.	Added LAMIRD to include other land use types where growth can be accommodated. Recommend separating rural villages references from Rural Village land use designations.

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7C	7C-1.1	218	Housing Distribution and Accessibility	Allow mixed residential and commercial uses in Urban Growth Areas and Rural Village commercial districts to promote housing affordability and availability.	No recommended change at this time.	
7C	7C-1.2	218	Housing Distribution and Accessibility	Consider allowing reduced minimum lot sizes in exchange for community facilities and amenities such as parks, open space, recreational facilities, and community centers.	Consider Allowing reduced minimum lot sizes in exchange for community facilities and amenities such as parks, open space, recreational facilities, and community centers.	RDI review: A stronger policy would be to reduce minimum lot sizes by right as minimum lot sizes were historically one of the zoning tools used to segregate wealthier white households from less wealthy people of color. If a trade is desired, then dropping the “consider” and making that the policy is stronger.
7C	7C-1.3	218	Housing Distribution and Accessibility	Allow duplexes in zoning districts permitting single-family residences, as an alternative to accessory dwelling units or the ability to further subdivide. A duplex extinguishes two development rights.	Allow duplexes in a variety of housing types including middle housing and affordable housing options in the UGAs and LAMIRDs (for example, ADUs, tiny homes per building code, manufactured homes, duplexes, triplexes, townhouses) where public services are or can be made available to address the changing housing needs of our zoning districts permitting single-family residences, as an alternative to accessory dwelling units or the ability to further subdivide. A duplex extinguishes two development rights.	Allowing duplexes and various housing types in LAMIRDs and UGAs.
7D		219	Housing for Special Needs	Ensure the availability of housing for people with special needs.	No recommended change at this time.	
7D	7D-1.1	219	Housing for Special Needs	Allow specialized housing facilities such as senior housing, group homes for children and adults with special needs, in appropriate zoning districts.	Allow specialized housing facilities in terms of cost, size, design, and suitability for various household types, e.g., families, people of all ages and levels of mobility, couples, single persons, and persons with disabilities or special needs. These include but are not limited to such as senior housing, group homes for children and adults with special needs in appropriate zoning districts.	Consider adding more clarity to diverse needs. Removing references to zoning districts as they should be addressed in the zoning code.
7E		219	Farmworker Housing	Strive for an adequate supply of housing to meet the needs of farmworkers and the agricultural industry.	No recommended change at this time.	

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7E	7E-1.1	219	Farmworker Housing	Work in partnership with other public agencies and the private sector to ensure an adequate supply of farmworker housing. (a) Support strategic actions of the Skagit Valley Farmworker Housing Trust Advisory Council to develop new farmworker housing. (b) Recognize farmworker housing would occur primarily in urban areas where services are available and secondarily in rural areas when sensitively designed to minimize loss of agricultural lands of long-term commercial significance. (c) Consider the seasonal nature of farming and potential options to accommodate seasonal housing that does not permanently convert agricultural lands of long-term commercial significance.	Work in partnership with other public agencies and the private sector to ensure an adequate supply of farmworker housing. (a) Support strategic actions of the Skagit Valley Farmworker Housing Trust Advisory Council to develop new farmworker housing. (b) Recognize farmworker housing would occur primarily in urban areas where services are available and secondarily in rural areas when sensitively designed to minimize loss of agricultural lands of long-term commercial significance. (c) Consider the seasonal nature of farming and potential options to accommodate seasonal housing that does not permanently convert agricultural lands of long-term commercial significance.	RDI evaluation: There is tension and conflict within the policy language of “b” and other land use and housing policies due to Skagit County not having appropriate urban zoning and urban densities in UGA areas near farms that can accommodate the housing types needed to provide housing affordable to farmworkers. See Land Use policies that identify annexation/service planning, joint planning and development standards that begin to address this need to fully plan unincorporated UGAs.
7E	7E-1.2	219	Farmworker Housing	Review permit applications for farm-worker housing developments in consideration of proximity to job locations and necessary public facilities and services consistent with the Washington State Temporary Worker Housing Health and Safety Regulations (RCW 70.114A).	No recommended change at this time.	
7F		220	Manufactured Housing	Recognize the value of manufactured housing as an affordable housing solution.	Recognize the value of Allow manufactured housing, and manufactured home parks, tiny homes, and accessory dwelling units as an affordable housing solutions.	“recognizing the value,” doesn’t necessarily lead or mean there is actionable support towards the cause.
7F	7F-1.1	220	Manufactured Housing	Ensure that regulations regarding manufactured housing are consistent with federal and state laws.	Ensure that regulations regarding manufactured housing are consistent with federal and state laws.	
	New Policy				Allow manufactured housing in the same locations and at the same density as other housing. Apply development and design standards in each residential zoning district equally to manufactured homes as they would apply in other residences.	This is in response to RCW 35.21.684.
	New Goal				Prevent discrimination, address displacement, and mitigate past harm in the development and maintenance of housing.	New goal to address racially disparate impacts - HB 1220
	New Policy				Collaborate with community groups, organizations, non-profits, and businesses to help vulnerable groups obtain and maintain housing.	Associated new policy supporting new goal.
	New Policy				Evaluate the potential for displacement on lands proposed for rezone or redevelopment for public use.	Associated new policy supporting new goal.

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	New Policy				<i>This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025</i>	Associated new policy supporting new goal.
					Consider the drivers of displacing low-income households and marginalized populations as a result of planning, public investments, redevelopment, and market pressures. Use strategies to mitigate displacement of these communities.	