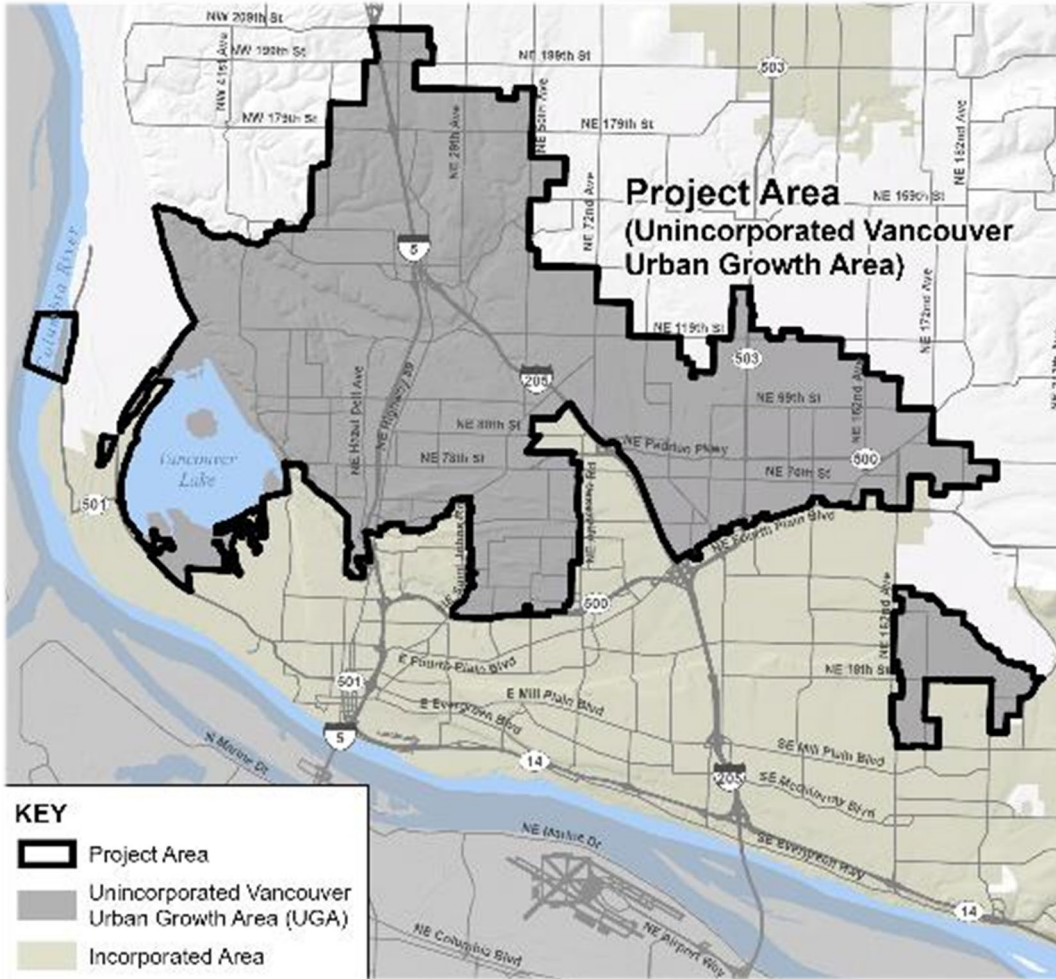


Clark County Housing Options Study and Action Plan

Project Overview, Status, and
Next Steps



PROJECT OVERVIEW



Clark County Housing Options Study and Action Plan

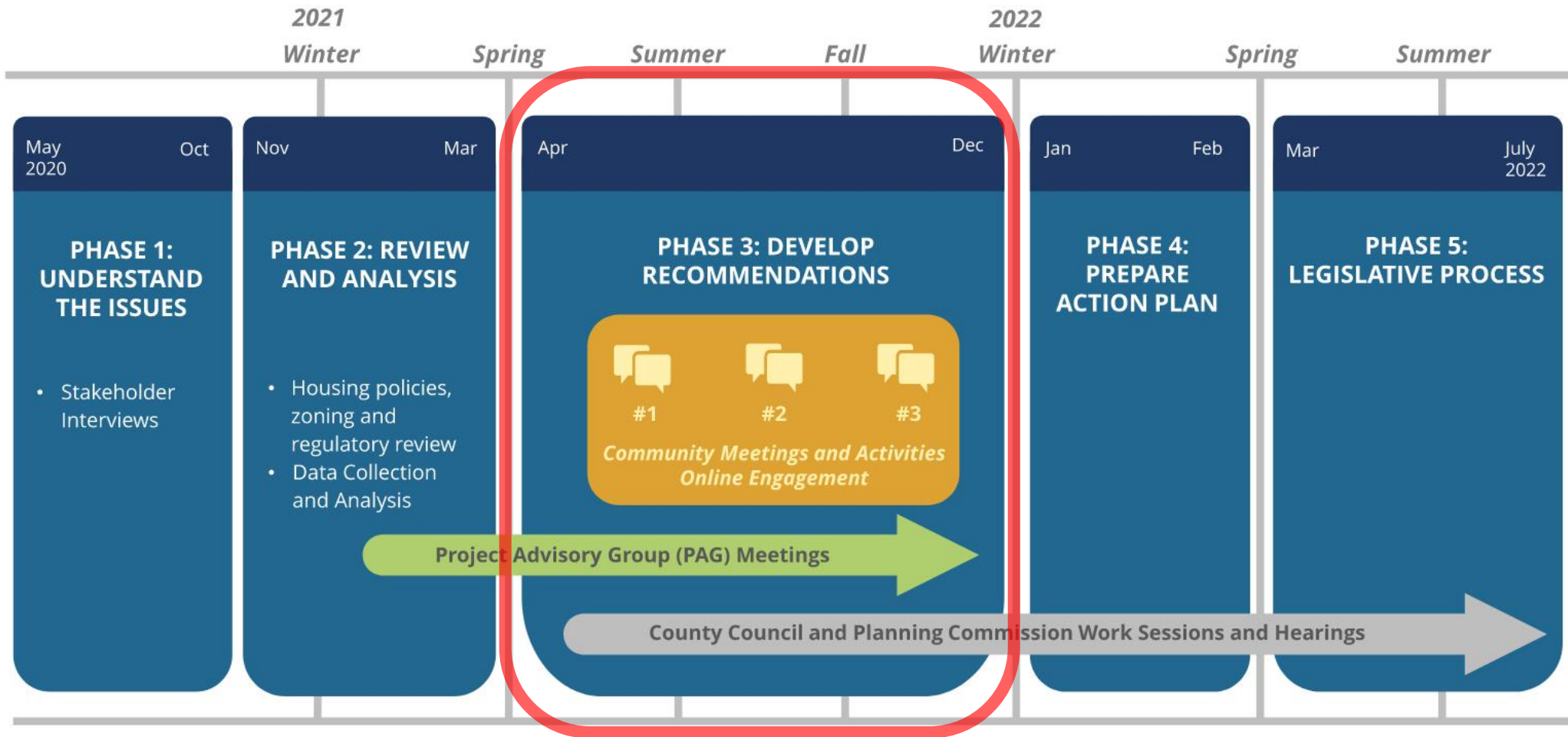
- Understand local housing challenges in the Unincorporated Vancouver UGA
- Encourage creation of housing affordable to low and moderate-income households by:
 - Removing regulatory barriers and consider other strategies
 - Providing access affordable, quality, and flexible housing for future generations

Understanding the Issues

Identify housing challenges within the unincorporated Vancouver Urban Growth Area (UVUGA) and opportunities to encourage development of housing that is affordable to a variety of household incomes through the removal of regulatory barriers and/or implementation of other strategies.

Activities

- **Stakeholder Interviews:** Understanding development trends, barriers and opportunities.
- **Housing Data Collection and Analysis:** Understanding trends in housing production and demographics.
- **Land Use Policies, Zoning and Regulation Audit:** Understanding the existing regulatory landscape.



Clark County Housing Options Study and Action Plan Schedule

Project Schedule

KEY FINDINGS

Housing is getting increasingly expensive in the VUGA.

From 2012-2019...

Wages
+12%

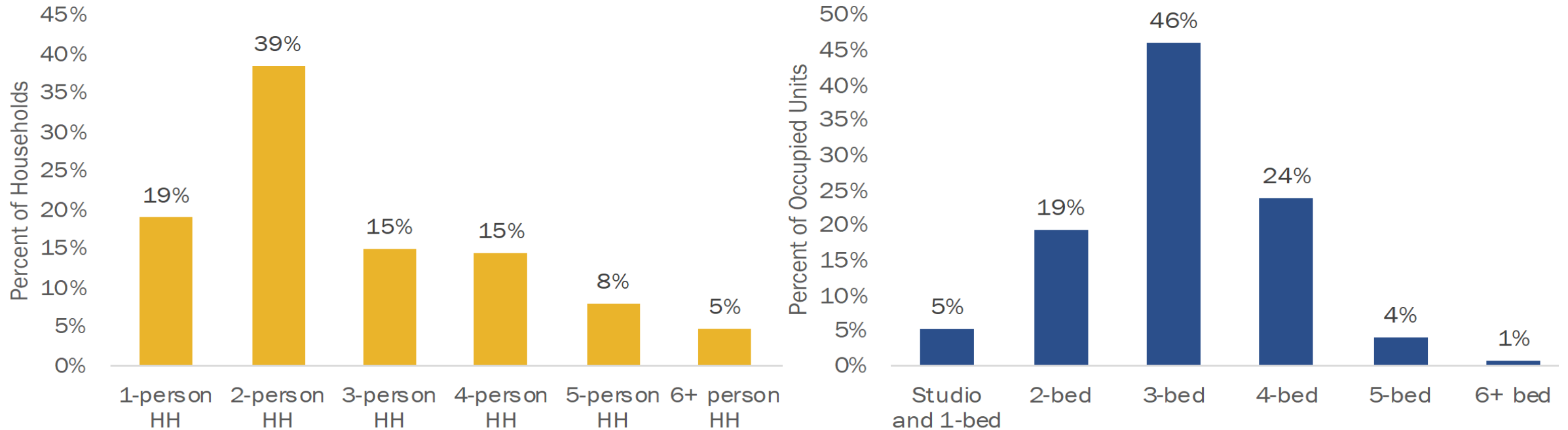
Rents
+23%

Avg. Home Sales
Price Per Lot SF
+95%

Single family, owner-occupied dwellings are the predominate housing type in the county, but do not reflect the entirety of local needs.

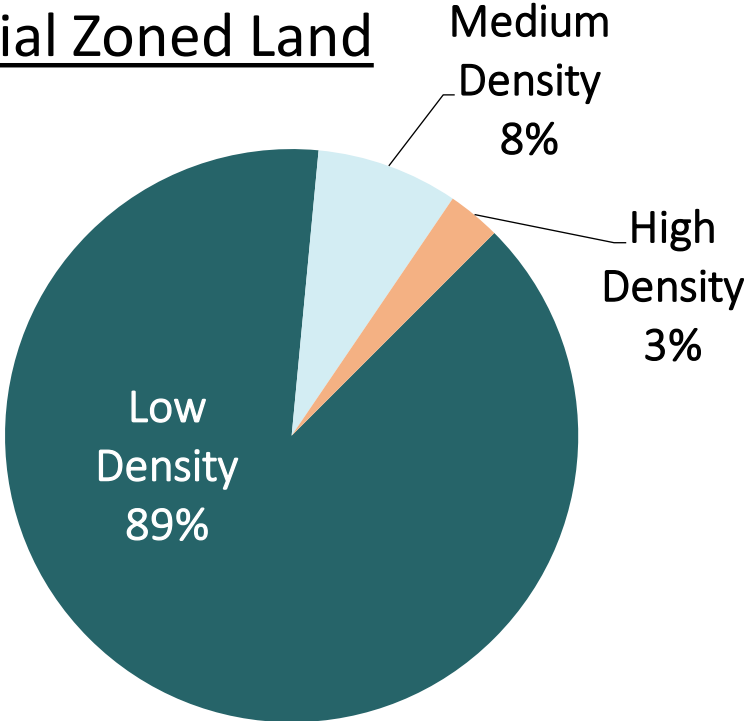
Comparison of Household Sizes and Occupied Housing Units, Unincorporated Vancouver UGA, 2019

Source: U.S. Census PUMS, 2019.

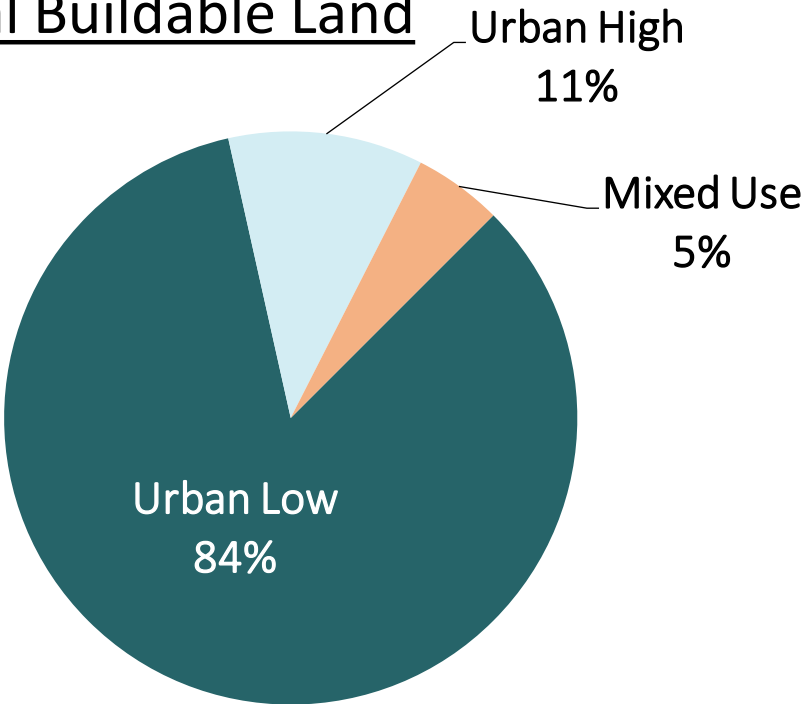


The relatively small supply of land for medium and high density limits the variety of housing options that get built.

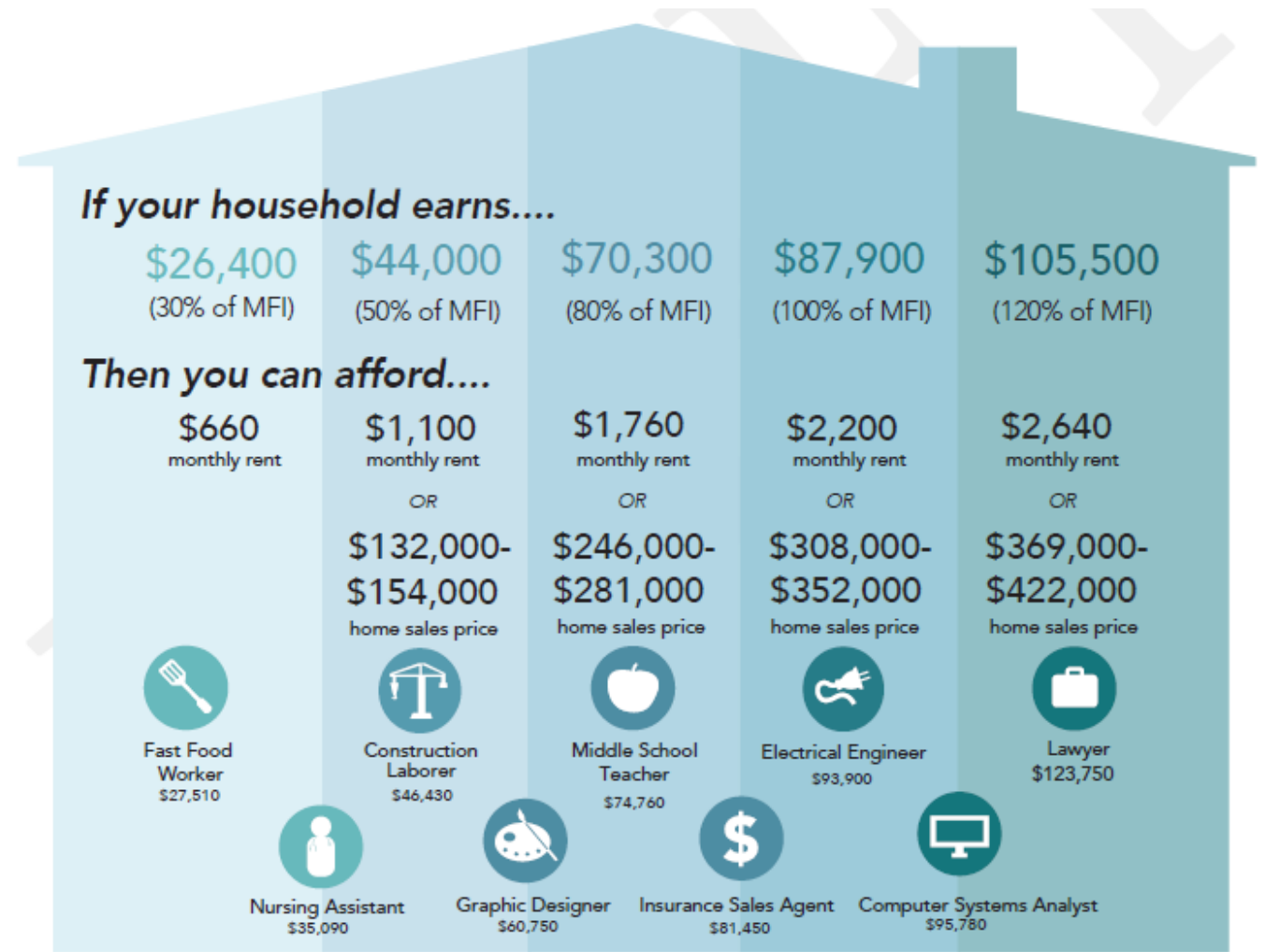
Residential Zoned Land

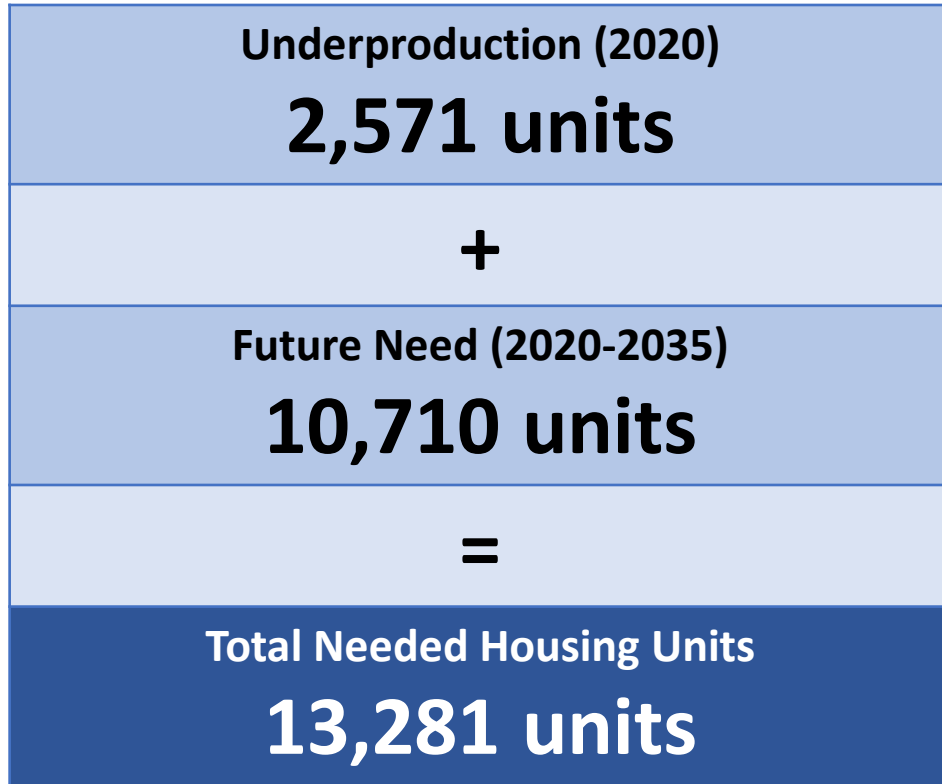


Residential Buildable Land



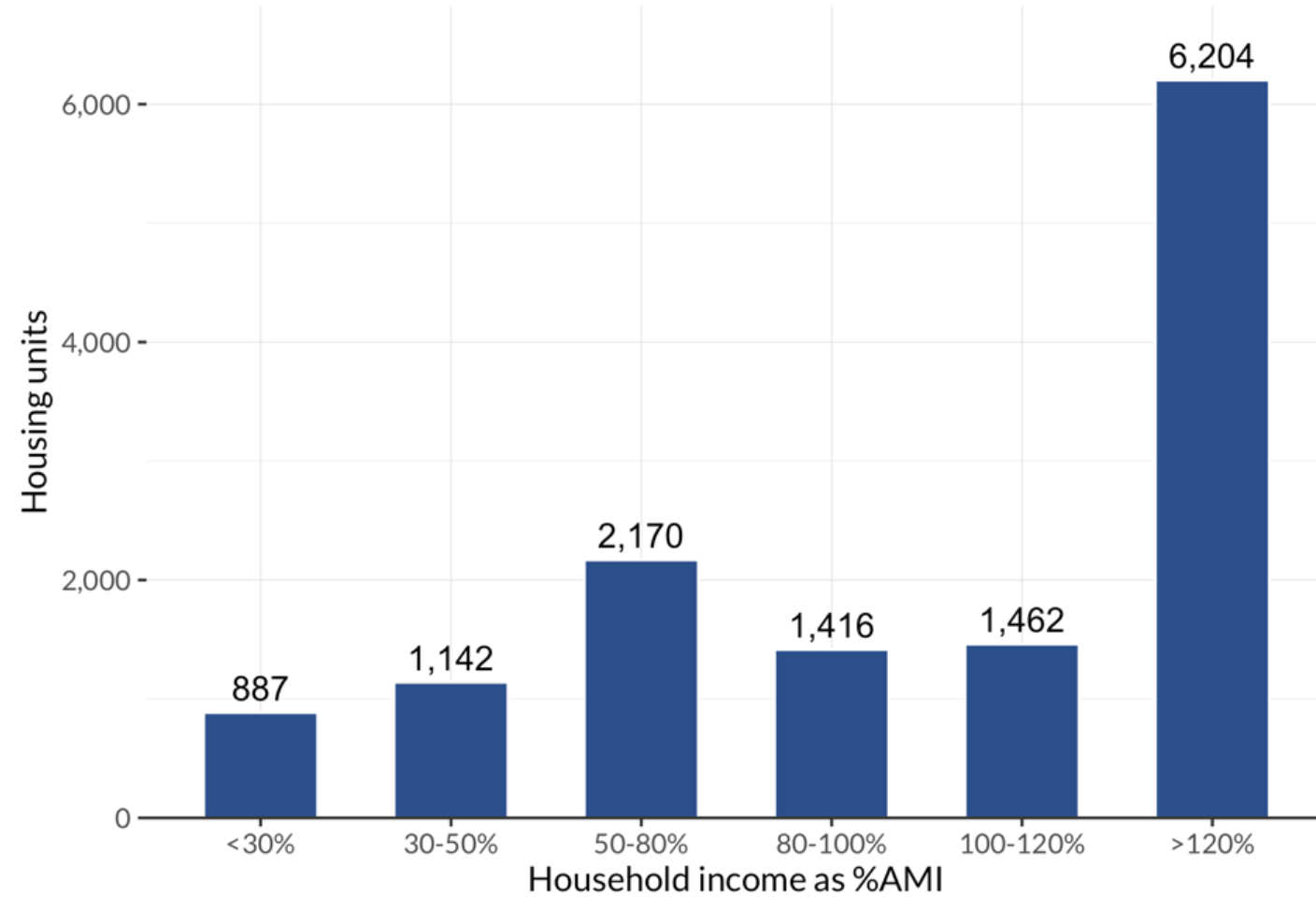
The aging of Baby Boomers and the household formation of Millennials will drive demand for renter and owner-occupied housing of all sizes.





Existing Housing Underproduction and Forecasted Future Housing Need by AMI, Unincorporated Vancouver UGA , 2020 to 2035

Source: OFM SAEF, Clark County, U.S. Census PUMS 2019.



HOUSING ACTION PLAN: DRAFT RECOMMENDATIONS

1. Encourage housing development that meets the needs of **middle-income households** who are not being served in the current housing market.
2. Develop strategies to support the development of housing that is affordable to **low, very low, and extremely low-income households**.
3. Encourage **diversity in housing types and tenure** (rental/ownership), including expanding middle housing options and increasing multifamily feasibility.
4. Encourage the creation of a broad **range of housing sizes** to match the needs of all types of households (families, singles, students, older adults, disabled, or other unique population groups), with a focus on 1-2 person households not being served in the current housing market.
5. Guide development of diverse housing options to areas with **access to transportation corridors and transit, commercial services, schools and parks**, and conversely, support development of those same amenities in areas where more housing is added.

Near-Term Strategies implemented through this project or on a similar timeline.

- Typically incur low to medium costs and administrative effort and have medium to high potential impacts.
- Also includes “low-hanging fruit” strategies that are easy to implement and/or required to comply with state legislation.

Long- Term Strategies with medium to high potential impacts, but a longer timeline for implementation.

Housing Options

Support for Affordable Housing

Programs and Partnerships

Advocacy

www.clark.wa.gov/housingoptions

Housing Options

Expand housing development options and enhance the feasibility of existing housing options. Strategies include:

- Incentivize higher density residential development in high-density zones (HO-3, HO-7, HO-10, HO-20)
- Expand development opportunities for plexes, townhouses, accessory dwelling units (ADUs), cottages (HO-1, HO-4, HO-5, HO-6, HO-9)
- Study manufactured home parks and develop strategies to reduce or mitigate displacement (HO-23)
- Expand opportunities to site RVs and tiny homes (HO-12 and HO-24)

Support for Affordable Housing

Increase the feasibility of subsidized affordable housing for households with low, very low, and extremely low-income. Strategies include:

- Expand development opportunities for affordable housing, such as hotel conversions and permitting in commercial zones. (AH-1 and AH-2)
- Study development standard “bonuses” to make regulated affordable housing more feasible (AH-3, AH-6, AH-7, HO-8)

Support for Affordable Housing

Increase the feasibility of subsidized affordable housing for households with low, very low, and extremely low-income. Strategies include:

- Comprehensive review of impact fees, including up to 80% impact fee reduction for regulated affordable housing while maintaining current revenue levels (AH-4)
- Study Tax Increment Financing (TIF) and other funding tools to support affordable housing goals (AH-5)

Programs and Partnerships

Strategies related to administering county programs or supporting or helping facilitate partner efforts to provide educational and/or financial assistance programs. Strategies include:

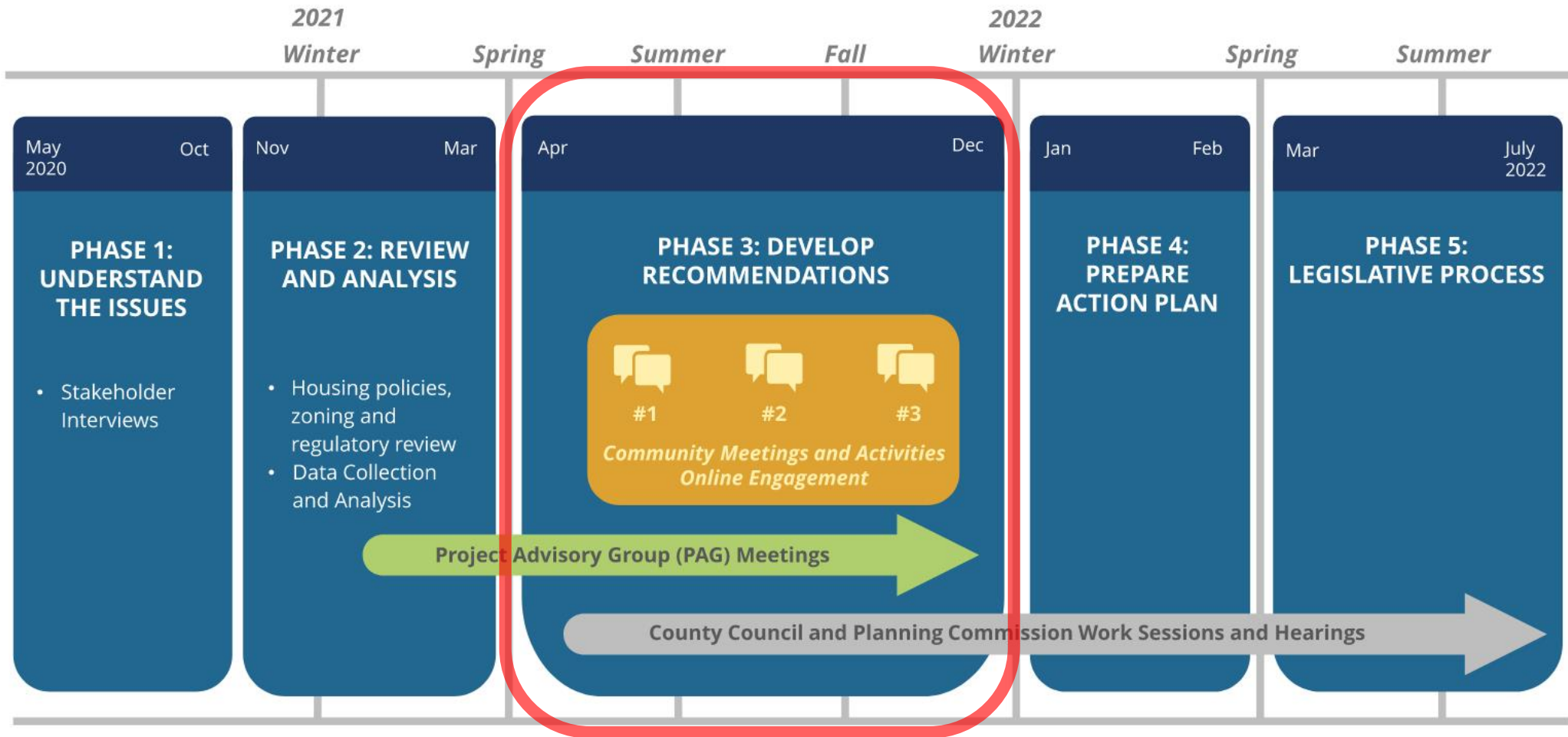
- Identify a county affordable housing point of contact to help developers understand/use affordable housing incentives and streamlined review (PP1, PP-2)
- Monitor housing development over time to support further regulatory revisions and track properties nearing affordability expiration date (PP-9 and PP-11)
- Adopt a Notice of Intent to Sell/Sale Ordinance (PP-12)

Advocacy

Advocate for state legislative changes to allow strategies and tools not currently available to the county. Strategies include:

- Expand multi-family tax exemption to include counties

NEXT STEPS



Clark County Housing Options Study and Action Plan Schedule

Project Schedule

Opportunities for Engagement

- Additional meetings with interested groups – contact Jacqui
- Submit written comments by January 18
- PAG Meeting #9 – January 25, 3pm

Web: www.clark.wa.gov/housingoptions

Email: jacqui.kamp@clark.wa.gov

THANK YOU