

1 RESOLUTION NO. 2022-05-11

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3 **A RESOLUTION relating to the approval of the Clark County Housing Options Study and Action Plan as**  
4 **a guiding document to encourage the construction of additional affordable and market-rate housing**  
5 **that meets the unincorporated Vancouver Urban Growth Area’s current and future housing needs.**  
6 **The recommended strategies include potential changes to the comprehensive plan, county code,**  
7 **zoning map; and/or other non-regulatory recommendations.**

8 WHEREAS, Clark County adopted an updated 20-Year Comprehensive Growth Management Plan  
9 2015-2035 through Ordinances 2016-06-12, 2017-07-04, and 2019-11-16 to meet the goals and  
10 requirements of Chapter 36.70A RCW; and

11 WHEREAS, Chapter 36.70A RCW, requires jurisdictions to include a Housing Element as part of  
12 their 20-Year Comprehensive Growth Management Plan and through the Growth Management Act’s  
13 housing goal to plan for and accommodate housing affordable to all economic segments of the  
14 population of this state, promote a variety of residential densities and housing types, and encourage  
15 preservation of existing housing stock; and

16 WHEREAS, the Housing Element of Clark County’s 20-Year Comprehensive Growth Management  
17 Plan 2015-2035 identifies the need for and mechanisms that will lead to the construction and  
18 preservation of decent housing for all economic segments of the Clark County population and sets policy  
19 direction for lands under county government jurisdiction; and

20 WHEREAS, the Housing Element includes policies that encourage flexible and cost-efficient land  
21 use regulations that allow for the creation of alternative housing types which will meet the needs of an  
22 economically diverse population; and

23 WHEREAS, Clark County has jurisdiction over a large urban area with a population of 161,300,  
24 not incorporated into the City of Vancouver; and

25 WHEREAS, housing is becoming increasingly expensive in the county’s urban jurisdiction. Both  
26 ownership and rental housing costs have increased about 4% annually since 2015; and

27 WHEREAS, the unincorporated Vancouver Urban Growth Area’s housing stock lacks diversity of  
28 housing type, with most units being single-family, owner-occupied units; and

29 WHEREAS, within the unincorporated Vancouver Urban Growth Area, 44% of households who  
30 rent and 23% of households who own their own home are cost burdened (spend more than 30% of their  
31 income on housing costs) or severely cost burdened (spend more than half of their income on housing  
32 costs); and

33 WHEREAS, for households looking to buy a home, entry level homes are increasingly out of  
34 reach. In 2021, the median home sales price of housing in the unincorporated Vancouver Urban Growth

1 Area was about \$343,000, which is affordable to households earning about 112% to 130% of the median  
2 family income (about \$98,000 to \$114,000). About 65% of the area’s households have incomes below  
3 this level; and

4 WHEREAS, the County Council is interested in finding additional ways to provide more housing  
5 in the Vancouver Unincorporated Urban Growth Area that is attainable to people with a variety of  
6 household incomes; and

7 WHEREAS, the project consultant staff conducted a stakeholder interview process and issue  
8 assessment to identify the primary housing issues and interests regarding regulatory barriers to creating  
9 a more diverse variety of housing types affordable to low-income and moderate-income households in  
10 the project area; and

11 WHEREAS, the project consultant staff conducted a comprehensive data collection, inventory,  
12 and analysis to provide an analysis of housing supply, demand, needs, and preferences throughout the  
13 unincorporated Vancouver Urban Growth Area, to provide context for evaluating potential actions; and

14 WHEREAS, the project consultant staff conducted a policy and regulatory review of county  
15 comprehensive plan housing policies, zoning, and other regulations to identify any barriers to creating a  
16 more diverse variety of housing types at a variety of price points in the project area; and

17 WHEREAS, the project consultant staff completed an analysis of recent state housing legislation  
18 to provide a summary of recent Washington state legislation for opportunities for the county to help  
19 meet its housing needs; and

20 WHEREAS, the project consultant staff completed a case study summary and lessons learned  
21 analysis to summarize recent housing initiatives in other jurisdictions and identify key takeaways; and

22 WHEREAS, County Council adopted a Public Participation Plan (RES 2020-11-04) to guide the  
23 public engagement process, which included: a project website; email correspondence; news releases;  
24 public meetings; questionnaires; CVTV information videos; meetings with community and county  
25 boards; briefings with the Planning Commission and County Council; and the participation of a Project  
26 Advisory Group (PAG) to provide input throughout the project and assist the county with developing  
27 recommendations; and

28 WHEREAS, the final Housing Options Study and Action Plan provides information regarding the  
29 local housing market and what barriers exist in providing a greater variety of housing types. The  
30 Housing Options Study and Action Plan includes strategies that could be implemented to overcome  
31 challenges in providing more housing that is affordable to a variety of households; and

32 WHEREAS, the Housing Options Study and Action Plan will provide information to assist with the  
33 update of Clark County’s next 20-Year Comprehensive and Growth Management Plan related to  
34 housing; and

1 WHEREAS, staff presented key findings and project updates to the Planning Commission and to  
2 Council throughout 2020 and 2021; and

3 WHEREAS, the Planning Commission, on April 21, 2022, voted five to zero to recommend that  
4 Council approve the Housing Options Study and Action Plan and to direct staff to begin implementation  
5 of the short-term strategies; and

6 WHEREAS, the Council after required notice considered the Housing Options Study and Action  
7 Plan (Exhibit 1) at a duly advertised public hearing, took public testimony, and considered all comments  
8 presented to the Council on May 17, 2022; and

9 WHEREAS, the Council finds that approval of the Housing Options Study and Action Plan will  
10 further the public health, safety and welfare; now therefore,

11 **BE IT HEREBY ORDERED, RESOLVED AND DECREED BY THE CLARK COUNTY**  
12 **COUNCIL, CLARK COUNTY, STATE OF WASHINGTON, as follows:**

13 Section 1. Findings. The recitals above are incorporated into this resolution as findings.

14 Section 2. Adoption. The Housing Options Study and Action Plan shown in (Exhibit 1) is adopted.

15 Section 3. Implementation. County staff will begin implementation of the Housing Options Study and  
16 Action Plan as directed by Council or County Manager.

17 Section 4. Instructions to Clerk.

18 The Clerk to the Board shall:

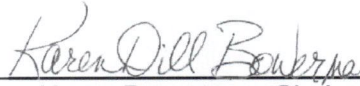
- 19 1. Transmit a copy of the resolution to the Washington State Department of Commerce within ten  
20 (10) days of its adoption pursuant to RCW 36.70A.106.  
21 2. Transmit a copy of the adopted resolution to Community Planning Director.  
22 3. Record a copy of this resolution with the Clark County Auditor.  
23 4. Cause notice of adoption of this resolution to be published forthwith pursuant to RCW  
24 36.70A.290, and Clark County Code 1.02.140, and transmit a copy to Community Planning.

25  
26 Adopted this 17th day of May, 2022.

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28  
29 Attest:

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34 \_\_\_\_\_  
35 Clerk to the Council

CLARK COUNTY COUNCIL  
FOR CLARK COUNTY, WASHINGTON

By:   
Karen Bowerman, Chair

1 Approved as to Form Only:  
2 Anthony F. Golik  
3 Prosecuting Attorney

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5 By: /s/Christine Cook  
6 Christine Cook  
7 Sr. Deputy Prosecuting Attorney

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By: \_\_\_\_\_  
Temple Lentz, Councilor

By: \_\_\_\_\_  
Julie Olson, Councilor

By: \_\_\_\_\_  
Gary Medvigy, Councilor

By: \_\_\_\_\_  
Richard Rylander, Councilor

