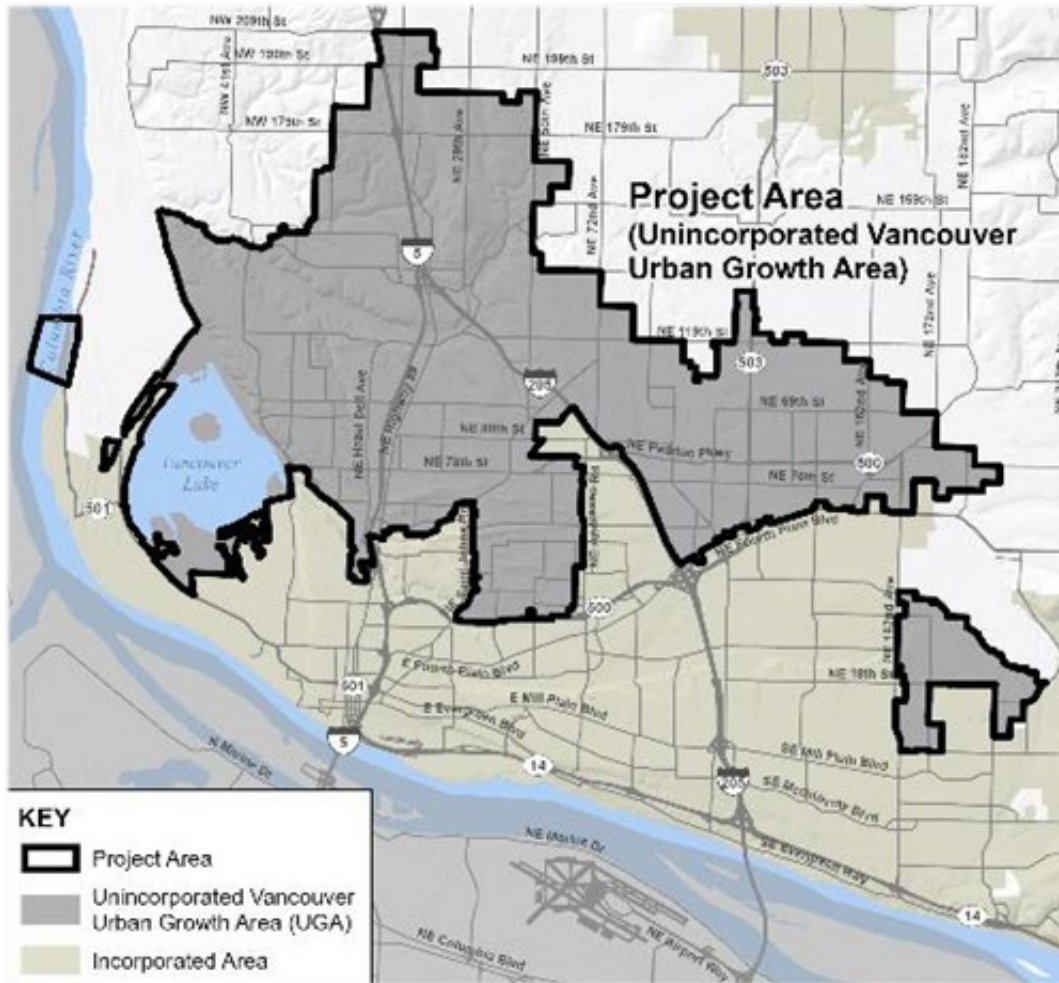


# Clark County Housing Options Study and Action Plan

Neighborhood Association  
Council of Clark County  
April 12, 2021



Presenters: Jacqui Kamp and Jenna Kay, Community  
Planning



## 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:
- Remove regulatory barriers and consider other strategies
- Provide 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.

# STAKEHOLDER INTERVIEWS



## Stakeholder Interviews

Video and phone calls

## Online questionnaire

April - July

## Focus group

Real estate brokers

Agency on Aging & Disabilities of Southwest Washington	Building Industry Association (BIA)	Clark County Association of Realtors (CCAR)	Clark County Community Development and Planning	Clark County Community Services
Clark County Food Bank	Clark County Community Services	Clark County Parks Advisory Board	Council for the Homeless	City of Ridgefield
C-TRAN	City of Vancouver Long Range Planning	County Council	Clark County Planning Commission	Clark County Public Health
Clark County Veterans Assistance Center	Clark County Veterans Assistance Center	Community Roots Collaborative	Clark County Public Works	Development and Engineering Advisory Board
Clark County Regional Economic Development Council	Clark County Regional Wastewater District	Commission on Aging	Engineering, development, and housing companies	Evergreen School District
Faith Partners for Housing	Friends of Clark County	Housing Initiative	Latino Community Resource Group	Latino Community Resource Group
Middle Class Alliance	NAACP	Neighborhood Associations	REACH CDC	SW WA League of United Latin American Citizens
Vancouver School District	Vancouver Housing Authority	Vancouver Affordable Housing Nonprofit	Washington State University	Youth Commission

# Stakeholder Interviews Summary

## Themes

- Housing Types
- Zoning
- Land Supply
- Infrastructure Priorities
- Review and Permitting Process
- Fee structure (impact/development)
- Design standards

## Themes

- Location criteria for new housing types
- Parking
- Affordable housing incentives
- Public perception of non-traditional housing types
- Displacement concerns

## What are the development trends and regulatory barriers?

- Recent construction does not reflect local needs
- Permitted residential uses and locations do not support needed housing types
- Land supply is constrained and encumbered
- Lack of infrastructure is a barrier to development
- The review and permitting process is fragmented and inefficient
- Impact and development fees are not scaled to development
- Importance of working towards equity when reviewing policy and regulations to ensure no group is disproportionately affected (i.e. manufactured home parks)

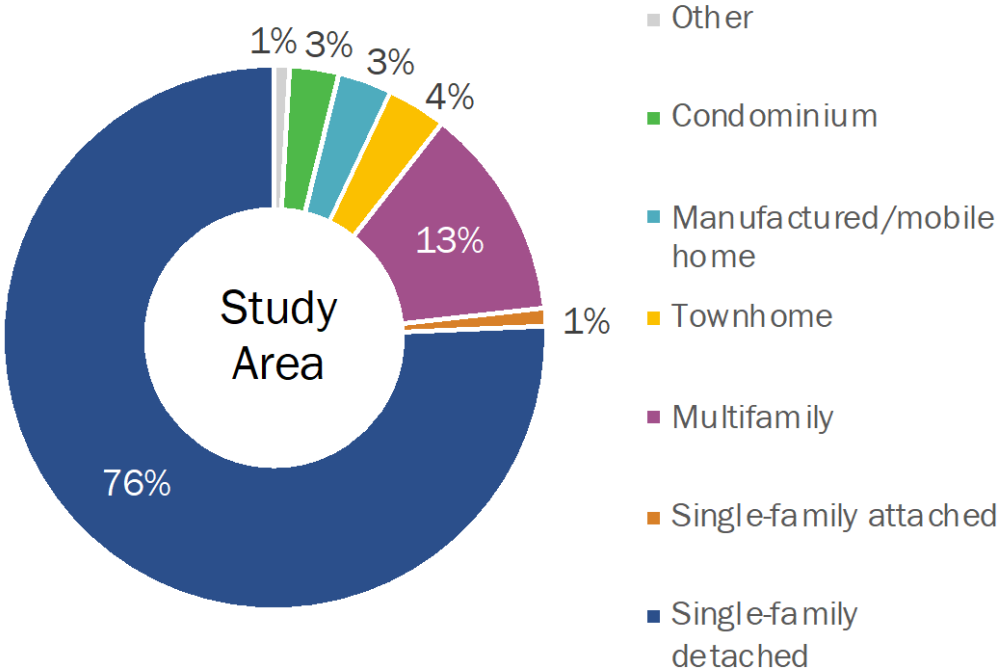
# HOUSING DATA COLLECTION AND ANALYSIS



The majority (76%) of the housing stock in the VUGA is single-family detached, over 1,500 sf per unit, and on lots larger than 5,000 square feet.

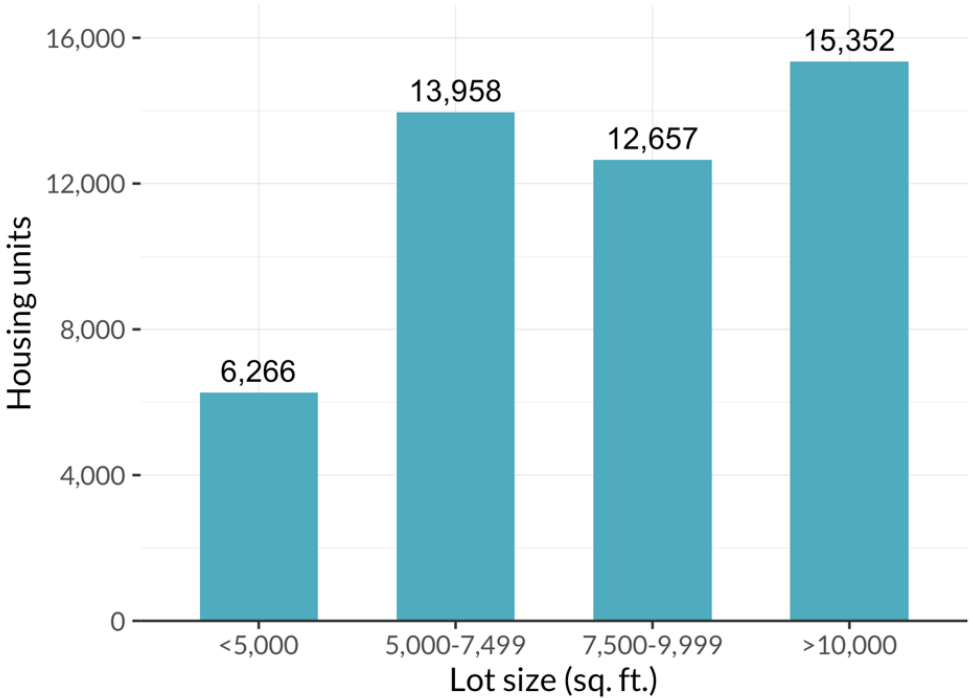
### Housing Units by Type, Unincorporated Vancouver UGA and Clark County, 2020

Source: Clark County Assessor, 2020.



### Housing Units by Lot Size, Single-Family Detached and Single-Family Attached Parcels, Unincorporated Vancouver UGA, 2020

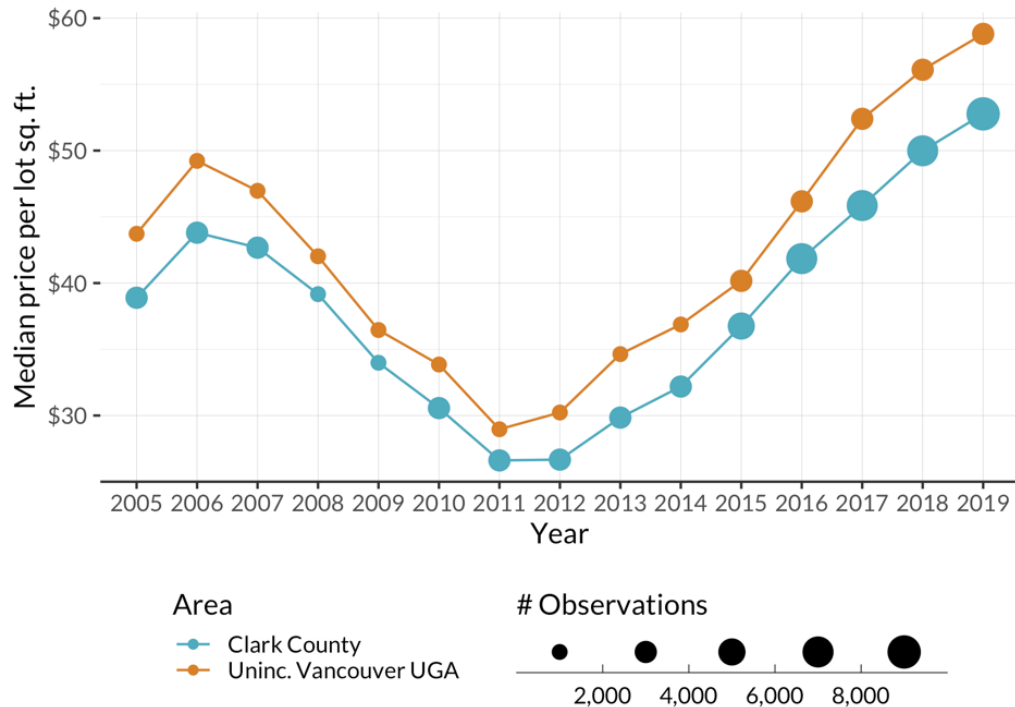
Source: Clark County Assessor, 2020.



# Housing, both rental and ownership, is getting increasingly more expensive.

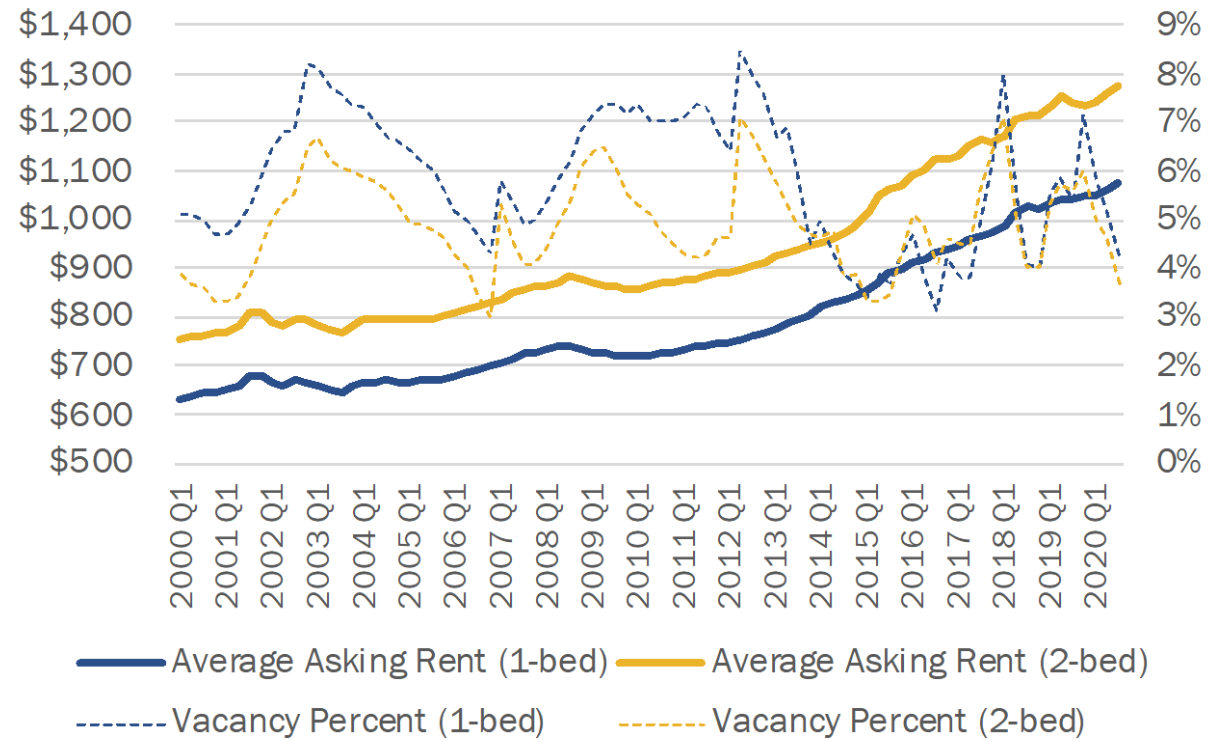
**Median Home Sales Price per Lot Square Foot (Single-Family Detached Units), Unincorporated Vancouver UGA and Clark County, 2005 through 2019**

Source: Clark County Assessor, 2020.



**Quarterly Average Asking Rental Rates for Multifamily Units, Unincorporated Vancouver UGA, 2000 Q1 through 2020 Q3**

Source: CoStar.



# From 2012-2019...

Wages

**+12%**

Rents

**+23%**

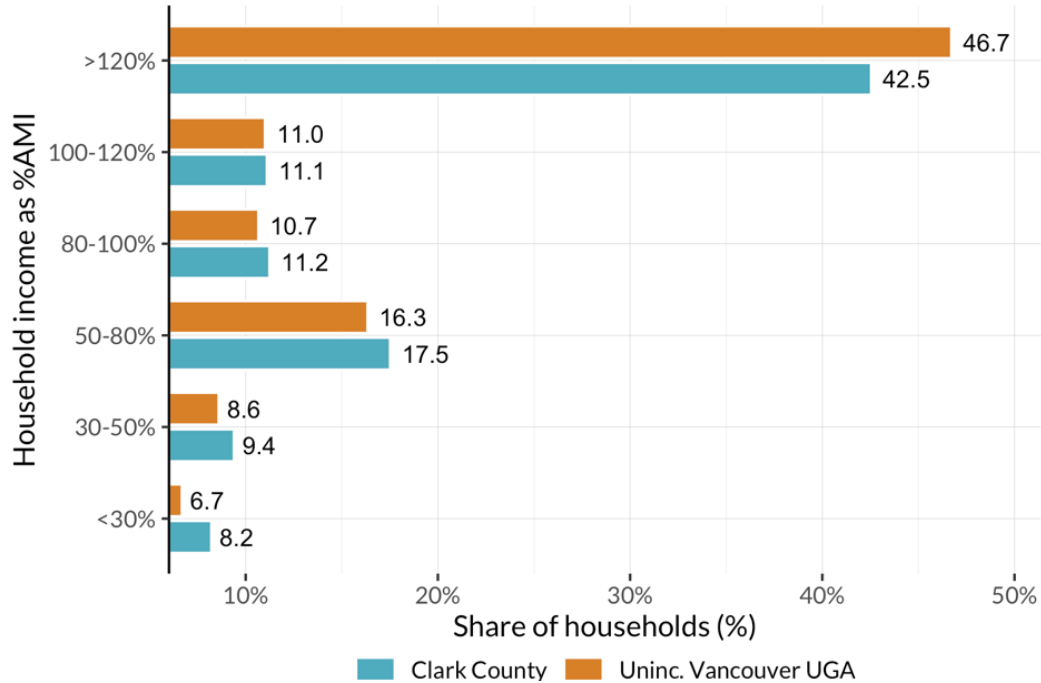
Avg. Home Sales  
Price Per Lot SF

**+95%**

More than 50% of households make less than 120% AMI. Many low-income households are renters; 44% of renters are cost burdened

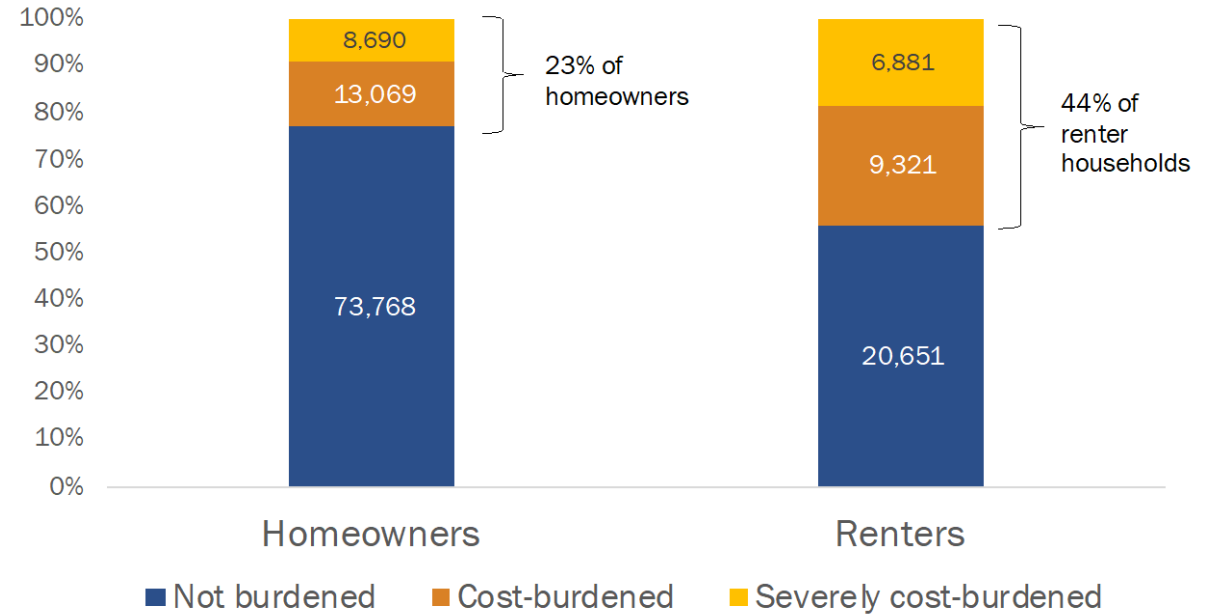
### Household Income Distribution by AMI, Unincorporated Vancouver UGA and Clark County, 2019

Source: U.S. Census PUMS, 2019.



### Cost Burdened and Severely Cost Burdened Renters, Unincorporated Vancouver UGA, 2019

Source: U.S. Census PUMS, 2019

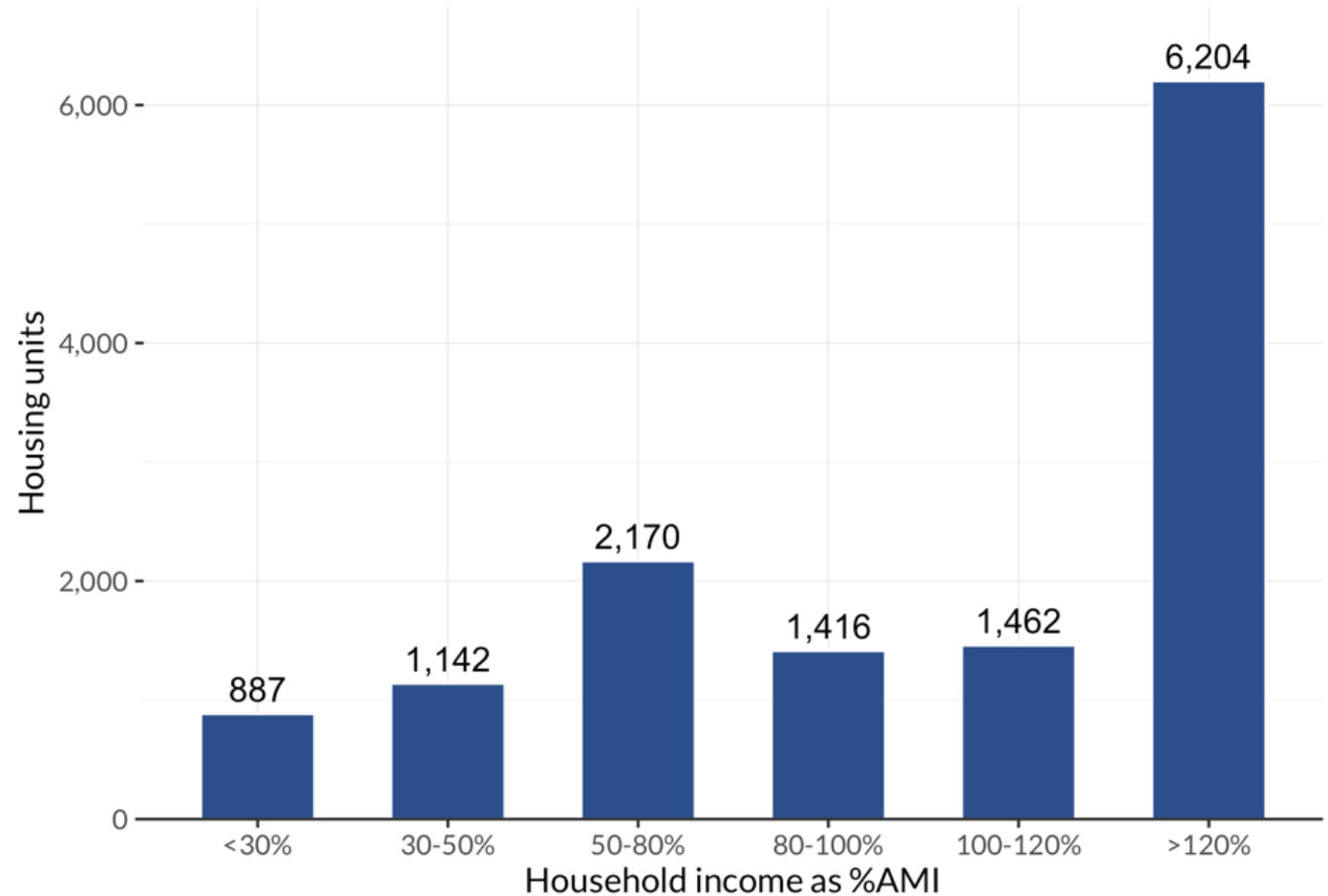


To accommodate new growth in the unincorporated UGA, the County will need to plan for 13,281 units by 2035.

42% of needed housing is at income levels below 100% AMI while 58% is at income levels above 100% AMI

### Total Future Housing Need by AMI, Unincorporated Vancouver UGA , 2020 to 2035

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



# POLICY AND REGULATORY REVIEW





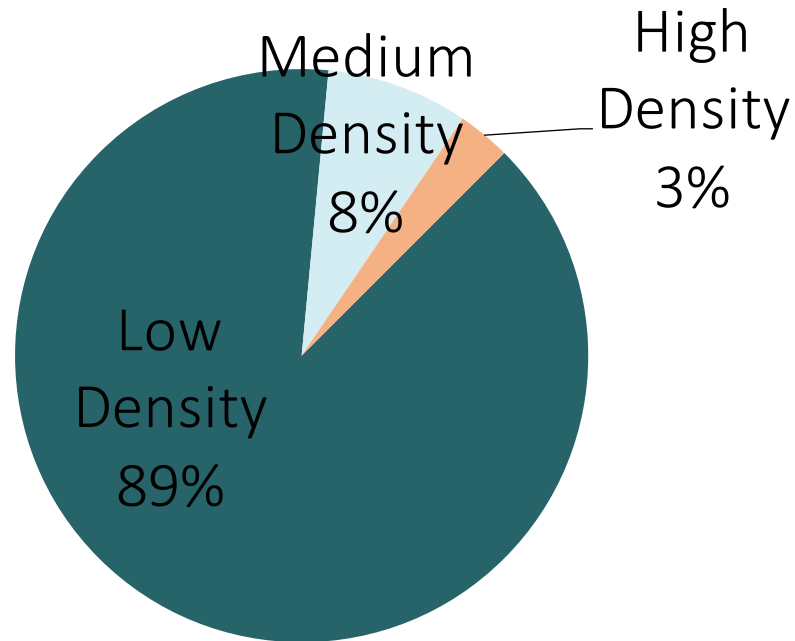
## Audit Focus and Design

- Included long-range land use plans, land use and zoning maps, and implementing development regulations
- Did not address related development standards for environmental, public improvements, or building code (technical and less scope to address)
- Intended to be descriptive, evaluative, and exploratory

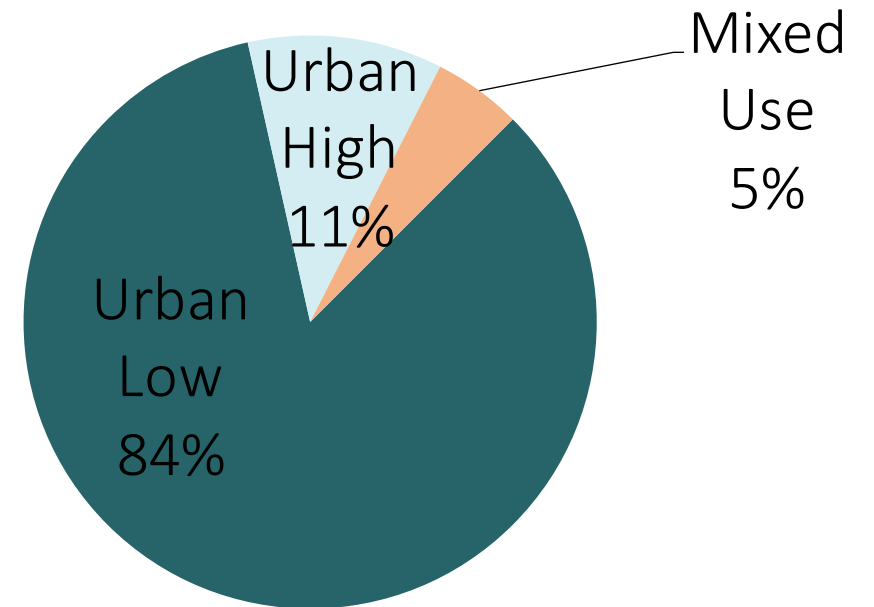
## Zoning Map Findings

- 3 comprehensive plan designations implemented by 15 zoning districts
- Acres zoned for low-density zones constitute majority of land and buildable land

Residential Zoned Land



Residential Buildable Land



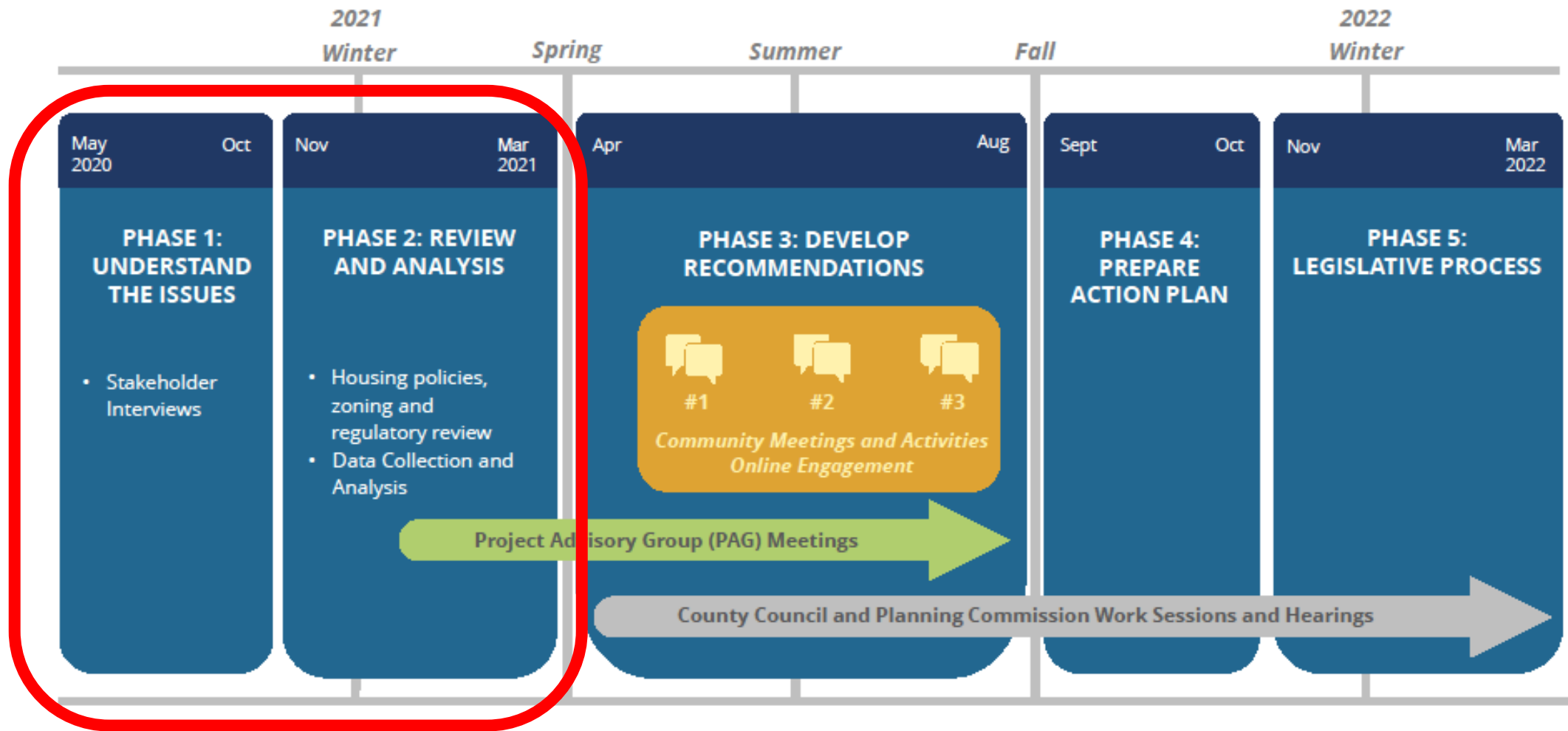


## Development Code: Variety of Housing Types

- Permitted
- Review
- Prohibited

Zoning Designation	Single-family detached	Accessory dwelling units	Zero lot line (single-family)	Townhouses	Duplexes	Cottage housing	Manufactured home parks	Multifamily
R1-20	P	R	X	R	X	X	X	X
R1-10	P	R	X	R	X	X	X	X
R1-7.5	P	R	R	R	X	P	X	X
R1-6	P	R	R	R	P <sup>1</sup>	P	X	X
R1-5	P	R	R	R	P <sup>1</sup>	P	X	X
R-12	R	R	R	R	P	P	R	P
R-18	R	R	R	R	P	P	R	P
R-22	R	R	X	R	P	P	R	P
R-30	X	R	X	R	P	X	R	P
R-43	X	R	X	R	P	X	R	P

# PUBLIC INVOLVEMENT EVENTS



## Clark County Housing Options Study and Action Plan Schedule

- Workshops, open houses
- Discussion/focus groups
- Online or text questionnaires
- Phone interviews
- Informational videos about the project or project concepts
- Independent walking/driving tours of different housing types
- ArcGIS StoryMaps to share project information spatially and visually
- Printed materials
- Interactive poster board displays
- Mailings

# THANK YOU! QUESTIONS?

Project website and sign up for project updates:  
[www.clark.wa.gov/housingoptions](http://www.clark.wa.gov/housingoptions)

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