

Clark County Housing Options Study and Action Plan

Development Engineering and
Advisory Board

September 2, 2021

Presenters:

Jacqui Kamp, Community Planning

Jenna Kay, Community Planning

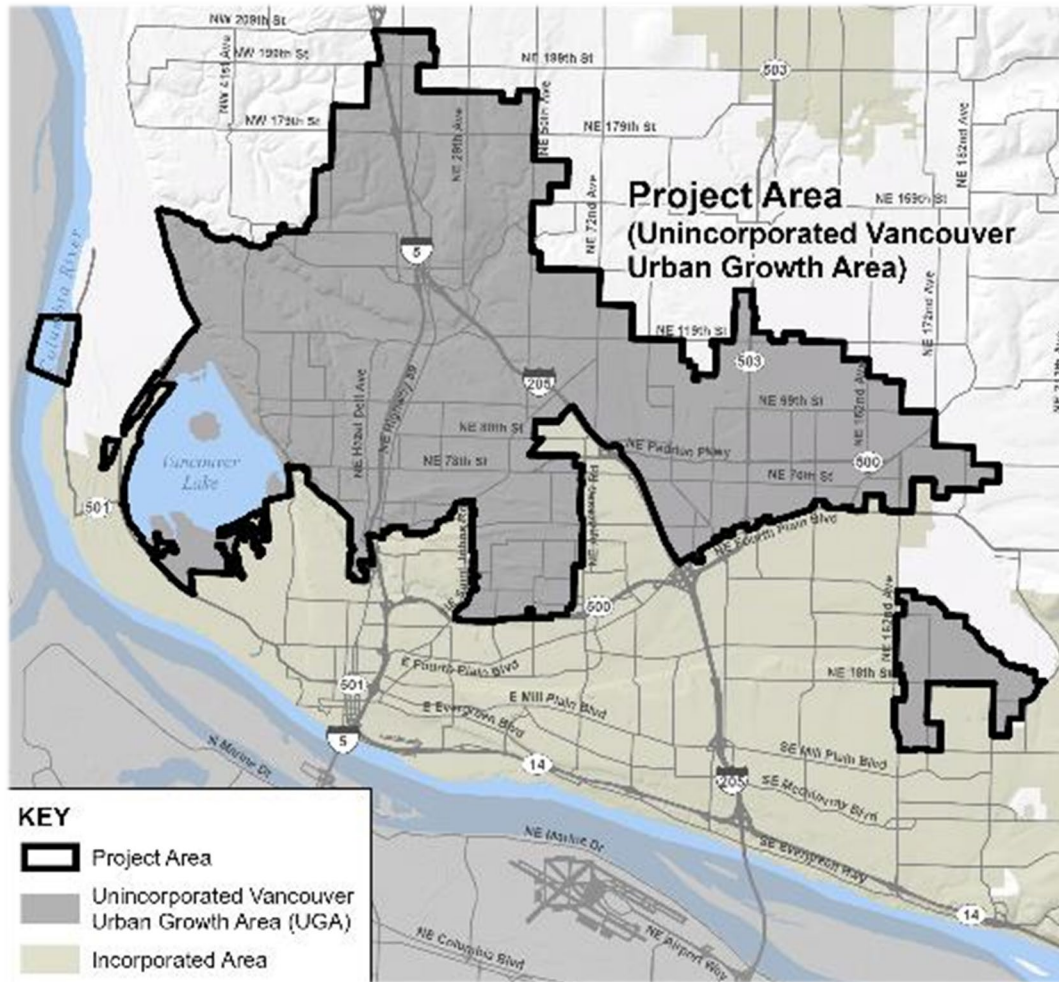
Susan Ellinger, Community Planning





Agenda

- Project Overview
- Housing Action Plan Objectives
- Development of Potential Strategies
- Strategy Discussion
- Next steps



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.
- **Strategy Development:** Identify actions to meet local housing challenges in the UVUGA.

HOUSING ACTION PLAN OBJECTIVES



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.



DEVELOPMENT OF POTENTIAL STRATEGIES FRAMEWORK



Housing Action Plan Workflow



Development of Potential Strategies Framework



Housing Action Plan Strategies Framework

- A. Expand Zoning Permissions for Housing Development
- B. Modify Existing Regulatory Tools
- C. Process Improvements
- D. Affordable Housing Incentives
- E. Funding Options
- F. Other Strategies
- G. Displacement Strategies



Timeline

- Short-term includes implementation-ready strategies that will be adopted through this process.
- Medium-term strategies are those that require more work or time to implement.
- Long-term strategies are those that the County does not control.

Cost

- Development code changes have no/low cost.
- Strategies with ongoing administrative needs are medium cost.
- Items that require the County to invest or forgo revenues are high cost.

Admin Effort

- Strategies that primarily involve policy setup or code changes are low effort.
- Strategies that will require more work following the completion of this project are medium effort.
- High-effort strategies require substantial ongoing staff time and program setup.

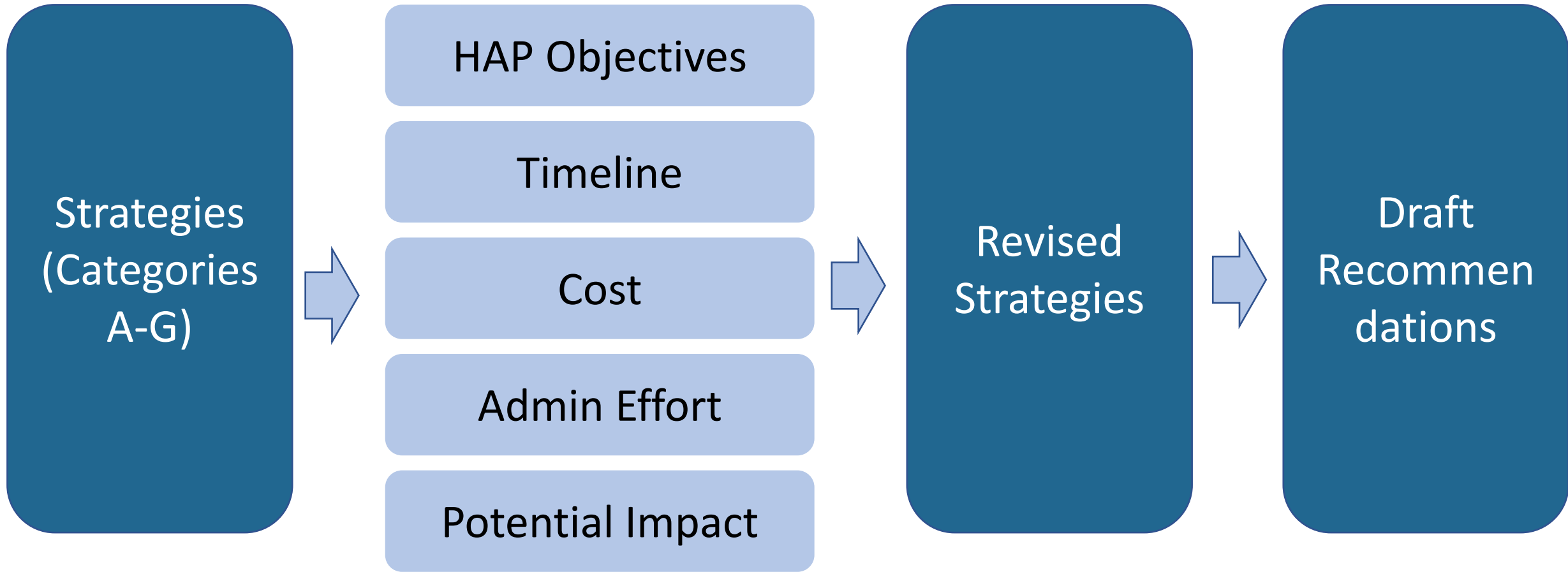
Potential Impact

The magnitude of impact the strategy will have on achieving the project objectives. This will be assessed following the PAG's initial discussions of potential strategies.



Housing Action Plan Strategies Framework

C-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort	Potential Impact
C-3.1	●	●	●	●		Short	\$\$\$	Medium	
C-3.2	●		●	●		Short	\$	Low	
C-3.3	●	●	●	●	●	Medium	\$\$\$	High	
C-3.4	●		●	●		Short	\$	Low	
C-3.5	●	●	●	●	●	Short	\$\$	Low	



Development of Potential Strategies Framework



STRATEGY DISCUSSION



A. Expand Zoning Permissions for Housing Development

Expand the overall supply of residential development opportunities and introduce new opportunities. Strategies for regulating building heights, density levels and permitted uses.

- Reduce minimum lot sizes
- Require a Minimum Density
- Increase or Remove Density Limits
- Upzone
- Increase Allowed Housing Types in Existing and/or Proposed Zones (cottages; 2,3,4-plexes; townhouses; courtyard apartments; micro-housing)
- Offer Density and/or Height Incentives for Desired Unit Types.
- Expand Residential Uses in Commercial Zones



B. Modify Existing Regulatory Tools

These include adjusting regulatory standards such as parking requirements, setbacks and design standards that can affect the feasibility of projects.

- Reduce Off-Street Parking Requirements
- Revise Ground-Floor Commercial Requirements for Mixed-Use Development
- Reduce Setbacks, Lot Coverage and/or Impervious Area Standards
- Simplify Design Standards
- Revise ADU Standards
- Manufactured Home and Tiny House Communities
- Transportation



C. Process Improvements

Strategies to provide for a smoother, faster and/or more predictable permitting process for developers seeking to build housing that is consistent with jurisdictional goals. Also includes a variety of potential administrative actions.

- SEPA Infill Exemption
- Subarea Plan with Non-Project EIS (SEPA)
- Planned Action
- Permitting Process Streamlining
- Other Administrative Actions



D. Affordable Housing Incentives

Strategies to encourage and support multifamily and affordable housing development, particularly income-restricted affordable housing, such as fee waivers, multifamily tax exemptions or inclusionary zoning.

- Multifamily Tax Exemption
- Density Bonuses for Affordable Housing
- Alternative Development Standards for Affordable Housing
- Fee Waivers for Affordable Housing
- Other ideas



E. Funding Options

These are options for directly funding or subsidizing affordable housing production, including grants, loans and new revenue generation.

- Local Option Taxes, Fees and Levies
- Local Housing Trust Fund
- "Found Land": Surplus Land and Other Opportunities
- Partner with Local Housing Providers
- Monitor and Track Unregulated Affordable Housing
- Enhance Partnerships with Mission-Oriented Acquisition Funds



F. Other Strategies

Such as strategic infrastructure investments or programs to support homeowners with ADU financing, design, permitting and/or construction. Many strategies are most effective when implemented with the support of partners. Examples might include engaging a housing authority or other agency to help conduct annual affordability checks to ensure units with affordability covenants are still affordable.

- Legislative Advocacy
- Accessibility



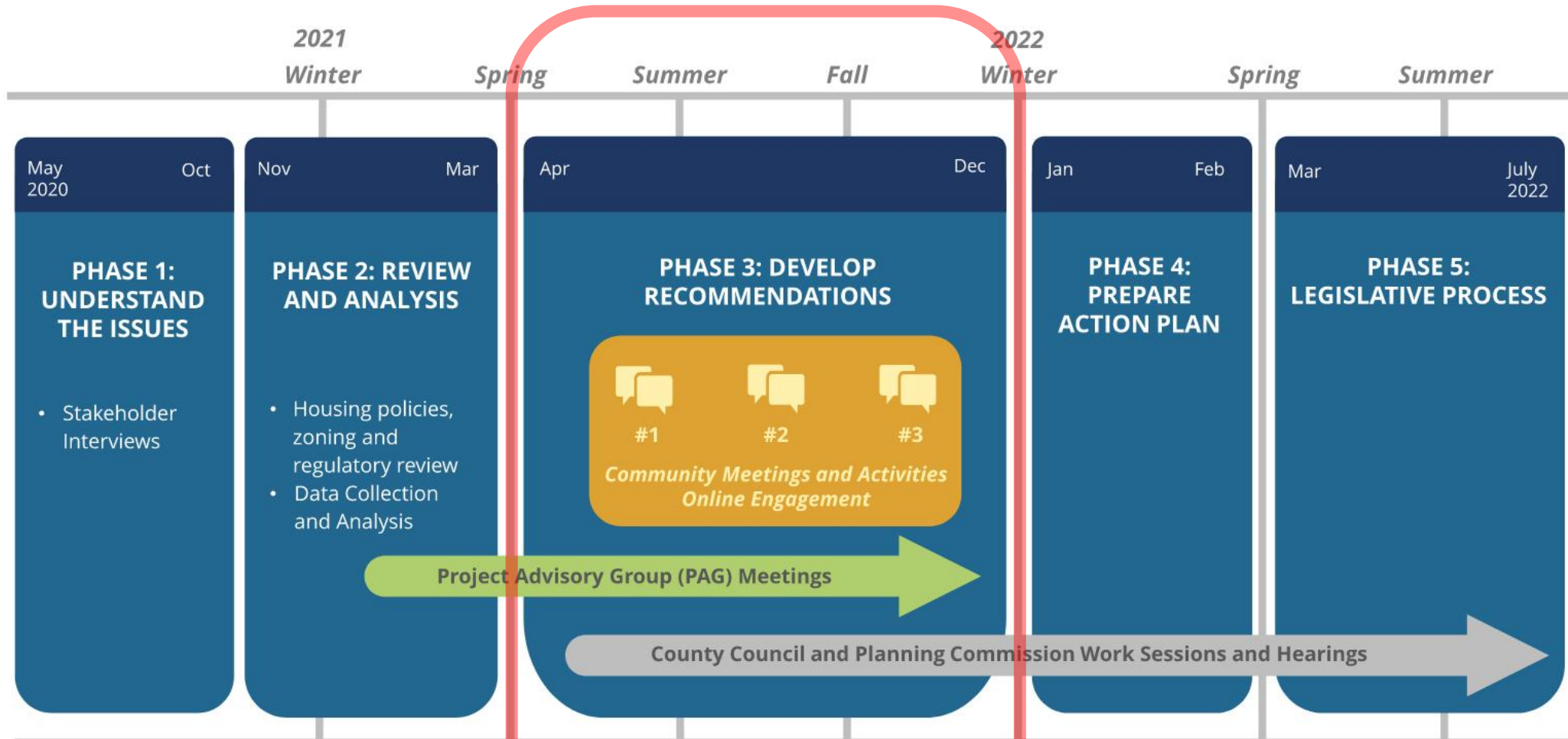
G. Displacement Strategies

This category includes strategies to preserve affordable housing to prevent the displacement of residents. It also includes tenant protections that reduce the likelihood of evictions or foreclosures, and mitigation strategies to help low-income tenants with relocation when it cannot be avoided.

- Mission-Oriented Acquisition Funds/Partner with Local Housing Providers
- Manufactured Home and Tiny Home Communities
- Tenant and Homeowner Protections and Assistance
- Regulation of Short-term Rentals



NEXT STEPS



Clark County Housing Options Study and Action Plan Schedule



Proposed next steps for DEAB

- Submit comments/feedback to advisory group PRIOR to development of DRAFT recommendations
- Participate in a focus group to review the project advisory group's DRAFT recommendations



THANK YOU

Project information: www.clark.gov/housingoptions