

Comparing Models for Estimating Potential Rural Housing Clark County, Washington

The Rural Vacant Buildable Lands Model (Rural VBLM) estimates potential houses on lands outside of urban growth areas. This document describes the residential model and compares the results for land use alternatives based on Draft Supplemental EIS (DSEIS) and proposed exclusions and planning assumptions.

The model analyzes land use derived from current and/or proposed zoning districts at the parcel level. Clark County Code defines a minimum lot size for each zone which is the foundation for determining the number of housing units a parcel could accommodate. Characteristics from the Assessor's database such as property type, units, and size are evaluated to help further determine if the land is developable.

Residential VBLM Land Use

Residential classified land uses include:

- Rural
- Rural Center Residential
- Urban Reserve
- Agriculture
- Forest

Residential VBLM Classifications

Residential properties are divided into the following classifications.

- Built
 - Parcel has existing housing units
 - Parcel not large enough to be further divided
- Vacant
 - No existing housing units
 - Parcel size greater than or equal to minimum lot size
 - May contain outbuildings
- Vacant Undersized
 - Same as vacant but property size is below minimum lot size requirements
 - 1 acre minimum
- Underutilized
 - Parcel has existing housing units
 - Parcel is large enough to be further divided based on minimum lot size requirements
- Not Residential
 - Does not have a residential land use
- Excluded

Exclusion	DSEIS	Proposed
Forest zoned lands in the Current Use program (Timber or Designated Forest Land (DFL))	✓	(Note: Some timberlands are excluded as site specific properties)
Surface mining overlay area	✓	✓
Water Areas	✓	✓
Private street or Right of Way	✓	✓
Transportation or utilities	✓	✓
Private parks or recreation areas	✓	✓
Assessed as a zero value property	✓	✓
Size is less than 1 acre	✓	✓
Mobile Home Parks		✓
Tax exempt	✓	✓
Site specific properties determined not buildable for various reasons		✓

✓ - excluded in the model

Residential Planning Assumptions

Planning assumptions are applied to Vacant, Vacant Undersized, and Underutilized residential properties to better estimate development over the 20 year planning period.

Assumption	DSEIS	Proposed
Constrained (Critical) Lands ¹	No reduction for constrained lands	All constrained lands are deducted from buildable lands
Never to Convert Factor	None	10% for vacant and 30% for underutilized applied to total housing units
Undersized Vacant Parcels Over 1 Acre	One housing unit	One housing unit if at least 1 acre with no constraints
Undersized lot Development Factor	None	10% of undersized parcels will likely develop
Housing Capacity for Vacant and Underutilized Lands	Housing Capacity = Total Acres / minimum lot size	At least 1 acre of unconstrained land per allowed housing unit. If not, reduce housing units to the number that can be accommodated by unconstrained acres
10% Variance Factor	For dividable parcels one lot is considered buildable if it is within 10% of the minimum lot size	
Underutilized Parcels	Account for existing housing unit	
Population Capacity	2.66 persons per housing unit	

Estimates for Potential Housing Units

The below table compares results for alternatives based on the DSEIS and proposed models. These numbers represent all buildable land including: Agriculture, Forest, Rural, Rural Center, Urban Reserve, Columbia River Gorge areas and Agriculture/Wildlife designations.

Alternative	DSEIS Methodology*	Proposed Methodology
Alternative 1 (Current Zoning)	7,660	3,325
Alternative 4 Revision	11,409	6,638

*The number of lots in the DSEIS does not include potential lots on the following land use designations: Rural Center, Urban Reserve, Columbia River Gorge and Agriculture/Wildlife.

Identifying change in Potential New Housing Units between DSEIS Alt 4 and New Alt 4

	Housing Units
Alternative 4 (DSEIS) Total VBLM Housing Units	12,401
Timber Excluded	1,278
Other Rural Zones	127
	13,806
	Reduced Housing Units*
Factors	
Constraints	3,594
Undersized Never to Convert (90% will not develop)	590
Never to Convert - 10% of Vacant	407
Never to Convert - 30% of Underutilized	1,157
Never to Convert - 10% of Vacant Undersized	7
Overrides	772
Landuse Changes	629
Unidentified	12
Total Housing Unit reductions	7,168
Revised Alternative 4 Total VBLM Housing Units	6,638

*Reduced housing units can be a result of more than one factor
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1. Constrained Lands:

- 100 year floodplain or flood fringe
- Wetlands inventory (NWI, high quality, permitted, modeled) with 100 foot buffer
- Slopes greater than 15 percent
- Land slide area that has active or historically unstable slopes
- Designated shorelines
- Hydric soils with 50 foot buffer
- Habitat areas with 100 foot buffer
- Species areas with 300 foot buffer
- Riparian stream buffers by stream type (Table 2)

Table 2: Riparian Buffers

Stream Type	Buffer
Type S (Shoreline)	250 Feet
Type F (Fish Bearing)	200 Feet
Type NP (Non-fish bearing, perennial)	100 Feet
Type NP (Non-fish bearing, seasonal)	75 Feet