

From: [susan_rasmussen](#)
To: [Eileen Quiring](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Gary Medvigy](#); [Kathleen Otto](#); [Mitch Nickolds](#); [Jose Alvarez](#)
Subject: FW: Broken Public Process
Date: Friday, July 10, 2020 11:18:35 AM

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FOR THE PUBLIC RECORD

Fortunately, there are professional surveyors and civil engineers that are stakeholders and volunteer their time to work on the Buildable Lands Committee. These professionals have submitted data and analytic reports concerning assumptions used in the buildable lands model. The reports were submitted Dec., 2019, and Jan., 2020. Clark County Citizens United also submitted reports about the assumptions into the public record for the county's 2016 update of the Comprehensive Plan.

Apparently, staff and the contractor decided they do not need to use the professional data and reports submitted into the record. They are deviating significantly from the adopted public participation plan, and are advocating assumptions regardless of professional stakeholder input. Those stakeholders must work with the assumptions in their work. There have been statements concerning faulty assumptions for years. There is a different definition of a public participation process that is being applied to the work of this committee.

In attempts to sway the committee's opinions, staff has mounted a campaign. This is outside the scope of the public process that was approved. Public dollars fund this campaign that attempts to influence the work of the committee.

For years, CCCU has heard there are faults with the county's buildable land assumptions. They inappropriately lead one to believe there is plenty of buildable land supply in Clark County. Bill 5254 attempts to correct discrepancies and misinformation. This is being met with little effort to change the methodology to reflect accuracy. The standards remain status quo.

Ironically, SB 5254 is praised for projected improvements to data that would clarify what land is considered buildable under GMA. This work should help address housing inventory shortages across the county. It is critically important to ensure the work is done properly. Staff continues with status quo and is ignoring the data submitted into the record. This makes the work potentially inaccurate and questions the lobbying campaign financed with tax-payer dollars.

Susan Rasmussen
Clark County Citizens United, Inc.

From: [susan.rasmussen](#)
To: [Eileen Quiring](#); [John Blom](#); [Julie Olson](#); [Gary Medvigy](#); [Temple Lentz](#); [Kathleen Otto](#); [Jose Alvarez](#)
Subject: Counting permits is insufficient
Date: Thursday, July 9, 2020 5:21:49 PM

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For the Public Record

Clark County Citizens United does not accept that it is ok to ignore habitat, buffers, easements, all critical areas in the buildable lands analysis for rural. Everything that must be accounted for when you're standing in line at the building permit counter, should be acknowledged in the inventory analysis. Limiting rural analysis to counting building permits will not provide adequate data. CCCU needs to ensure there is an ample supply of affordable buildable rural lots to meet the generational needs for housing over 20 years.

Stated in the Dept. of Commerce, Buildable Lands Guidelines, 2018

Introduction:

. Determine whether there is sufficient land suitable for development and capacity to accommodate the remainder of the 20-year planning period's population and employment targets and projections. In making this determination, zoned capacity of land alone is not a sufficient standard to deem land suitable for development or redevelopment within the 20-year planning period.

Chapter 2: Data Collection, Pg. 20:

Evaluation Data

Additional evaluation data are necessary to supplement the baseline and annual data.

. . Examples of evaluation data that are especially helpful include:

- . Population change since the beginning of the review period;*
- . Most recent population forecast or other growth data from the state Office of Financial Management;*
- . Job growth, past or future.*

Chapter 3: Methodology, Pg. 33

Zoned Capacity & Redevelopment

RCW 37.70A.215(3)(a) specifies that jurisdictions must determine whether there is *sufficient suitable land to accommodate the county-wide population projection* established for the county and the subsequent population allocations. . It also states that zoned capacity of land alone is not a sufficient standard to deem land suitable for development or redevelopment within the 20-year period.

E2SSB-5254 Requirements

Review and Evaluation Program

RCW 37.70A. 215 Sec 2 (2)(a): *The review and evaluation program shall:*

*Encompass land uses and activities both within and outside of urban growth areas and provide for **annual collection of data on urban and rural land uses, development,***

zoning, and development standards, environmental regulations including but not limited to critical areas, storm water, shoreline, and tree retention; and capital facilities to determine the quantity and type of land suitable for development, both for residential and employment-based activities;

Best regards,
Susan Rasmussen
Clark County Citizens United

Sent from [Mail](#) for Windows 10

From: [Carol Levanen](#)
To: [Eileen Quiring](#); [Gary Medvigy](#); [Kathleen Otto](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Mitch Nickolds](#); [Dan Young](#); [Jose Alvarez](#)
Subject: Fw: Number of issues to consider in the VBLM Report
Date: Thursday, July 9, 2020 8:49:10 PM

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Dear Councilors,
THE PUBLIC RECORD

FOR

Clark County Citizens United, Inc. has identified a number of areas that deserve further evaluation and action.

Please consider these issues.

1. The findings in the Thorpe Report haven't been discussed. Particularly, the treatment of the many large remainder parcels that have been counted at rural *and* urban densities. If the probability is high that a remainder parcel will *not* go into a city limit within the 20 year planning period, those parcels should be removed from the inventory count. Without taking corrective measures, the counts would be inappropriately inflated and lead to a false belief there is plenty of buildable land. There are hundreds of large remainder parcels throughout the county.

2. How is the 159+ acres the Cowlitz Nation absorbed treated? The Cowlitz Nation has become a substantial, private jobs creator. How is the county accounting for housing the workforce for the Cowlitz Nation? How are the jobs numbers treated?

3. With the legislative approval of HB 5254, and the recent county approval of the federal CRISI grant application for improvement of the Chelatchie Prairie Railroad, how will the potential jobs associated with the rail line be treated? How will the housing for the workforce, associated with railroad jobs, be treated?

4. It is suggested the only analysis for rural is a count of building permits. This suggests that, comparing allocated growth to reported rural building permits will provide the supply of single-family dwelling units for the land capacity analysis of rural. There is nothing here showing how well existing housing serves the current rural population, let alone actually analyzing whether generational needs will be met over 20 years. Stated in a Councilor work session to kick off the Buildable Lands Program; *You want your children to return home after graduating to establish their homes and families.*

5. Stated in the U. S. County Census profile, Clark County is home to the largest settlement in the nation of members of the Old Apostolic Lutheran Church. This community is substantial and should be acknowledged in the demographics. What measures has the county taken to ensure the sustainability of this community and their culture? Understanding and addressing the potential risk for displacement, disruptions of any community, is a critical body of work.

6. There is a growing national sensitivity to demographic cultures and bias. I hope

the county is prioritizing this issue and willing to allow analysis to be part of the discussions. This will only serve to benefit the well-being of all, and promote fair housing opportunities that meets local needs at prices that are affordable.

Sincerely,

Susan Rasmussen, President

Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604

Sent from [Mail](#) for Windows 10

From: [Carol Levanen](#)
To: [Eileen Quiring](#); [Gary Medvigy](#); [Kathleen Otto](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Mitch Nickolds](#); [Dan Young](#); [Jose Alvarez](#)
Subject: Washington State Housing Market Report - FOR THE PUBLIC RECORD
Date: Thursday, July 9, 2020 9:18:46 PM

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Submitted by: Clark County Citizens United, Inc. for the VBLM Report - FOR THE PUBLIC RECORD

<http://realestate.washington.edu/wp-content/uploads/2020/05/2020Q1HousingMarketReport.pdf>

Washington State's Housing Market 1st Quarter 2020 Washington Market Highlights:
First Quarter 2020

- Existing home sales fell in the first quarter by 0.3 percent to a seasonally adjusted annual rate of 107,640 units compared to last quarter, and rose 0.8 percent compared to a year earlier.
 - Building permit activity rose 5.2 percent from a year earlier, totaling 9,885 new units authorized. Of these, 5,361 were issued for single-family units.
 - The median price home sold in Washington during the first quarter was \$415,000, 10.8 percent higher than a year earlier.
 - Housing affordability for both all buyers and first-time buyers rose from the previous quarter and rose the same quarter a year ago. The All-Buyer Housing Affordability Index stayed above 100 in 31 of Washington's 39 counties.
 - Inventories of homes available for sale totaled 10,571 single-family homes at the end of the quarter, a 6.1% increase from the previous quarter and a 22.7 percent decline from a year ago. This inventory level represented a 1.7 month supply, a slight imbalance, where demand exceeds the supply of homes on the market.
- 60000 80000 100000 Existing Home Sales (SAAR) Ten year time trend (Q1 2010-Q1 2020)
\$200,000 \$250,000 \$300,000 \$350,000 \$400,000 Q1 2010 Q1 2011 Q1 2012 Q1 2013 Q1 2014 Q1 2015 Q1 2016 Q1 2017 Q1 2018 Q1 2019 Q1 2020 Median Home Prices Real Estate Commission

WASHINGTON CENTER FOR REAL ESTATE RESEARCH | COLLEGE OF BUILT ENVIRONMENTS Washington State's Housing Market is a quarterly report to the Washington Real Estate Commission and the Washington State Department of Licensing. Prepared by: Washington Center for Real Estate Research College of Built Environments University of Washington 424 Gould Hall, Box 355740 Seattle, WA 98195-5740 Phone: (206) 685-9597 Web: realestate.washington.edu E-mail: wcrer@uw.edu James Young Research Director ©Copyright 2020 by the Washington Center for Real Estate Research. All rights reserved.

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is published quarterly by the Washington Center for Real Estate Research. The annual subscription price is \$60 plus tax. Phone us, or visit our Website for more information. First Quarter 2020 Issued May 2020 Survey Description Publication: Washington State's Housing Market is a publication of the Washington Center for Real Estate Research (WCRER) at the University of Washington. Coverage: At least quarterly, WCRER receives data on single-family home sales from each multiple listing service located in, or providing market coverage to, Washington communities. In 2012, data on nearly 69,000 home transactions were received and processed.

Sales Volume: Estimated total sales value of single-family homes in each county is compiled using a scale factor to transform the MLS sales to market totals. This scaling is required since a significant number of transactions are always completed as "for sale by owner" or are assisted by real estate licensees who do not participate in a MLS. Scale factors were developed by analyzing the relationship between MLS sales and measures of total single-family sales derived from the 2010 American Community Survey and data from individual county assessors. Data in this report represents closed sales transactions. **Sales Price:** Median sales prices represent that price at which half the sales in a county (or the state) took place at higher prices, and half at lower prices.

Since WCRER does not receive sales data on individual transactions (only aggregated statistics), the median is determined by the proportion of sales in a given range of prices required to reach the midway point in the distribution. While average prices are not reported, they tend to be 15-20 percent above the median. Movements in sales prices should not be interpreted as appreciation rates. Prices are influenced by changes in cost and changes in the characteristics of homes actually sold. The table on prices by number of bedrooms provides a better measure of appreciation of types of homes than the overall median, but it is still subject to composition issues (such as square footage of home, quality of finishes and size of lot, among others). There is a degree of seasonal variation in reported selling prices. Prices tend to hit a seasonal peak in summer, then decline through the winter before turning upward again, but home sales prices are not seasonally adjusted. Users are encouraged to limit price comparisons to the same time period in previous years.

Seasonal Adjustment: Volume statistics are seasonally adjusted using the X-11 method of seasonal adjustment originally developed at the US Bureau of the Census and used for adjustment of most economic statistics by government agencies. The procedure includes adjusting for trading day variation—the number of Mondays, Tuesdays, etc., in a particular month or quarter. This type of variation in the data was found to be significant. Sales in each county are first seasonally adjusted, then aggregated to yield the statewide statistics. Seasonal indices are based on quarterly single-family home sales activity dating from Second quarter 1994. New seasonal adjustment factors are constructed at the conclusion of each year. Data for the three preceding years are revised using these new seasonal factors. Seasonally-adjusted annual rate values are based on single quarter sales and indicate the number of sales which would take place in a year if the relative sales pace were to continue. They are not a forecast of annual activity and do not include the sales observations of previous quarters.

Metropolitan/Micropolitan Areas: This report uses the definitions of metropolitan and micropolitan areas by the Federal Office of Management and Budget. Briefly, metropolitan areas are larger communities with at least 50,000 people in the urban core. Micropolitan areas are smaller cities, with 10,000-50,000 people in the urban core. Currently Washington has 21 metropolitan counties in 14 metropolitan areas (or divisions) and nine micropolitan areas. Metropolitan and micropolitan area designations were revised in February 2013 based on Census 2010. Some rural counties are now included in metropolitan or micropolitan areas because of commuting patterns. Month's Supply: Estimates of month's supply of homes on the market compare the number of total MLS listings at the end of the quarter to the seasonally-adjusted annual rate sales for that county $[(\text{Listings}/\text{SAAR}) \times 12 = \text{month's supply}]$. It is interpreted as how long the current inventory available for sale would be able to meet current demand if no additional homes were listed for sale. Housing Affordability: Two measures of housing affordability are presented. Each should be interpreted as the degree to which a median income family (or typical first-time buyer household) could afford to purchase the assumed home. The following table lays out the assumptions. In all cases it is assumed the lender would be willing to fund the loan so long as the principal and interest payments do not exceed 25 percent of gross income. Index values above 100 indicate housing is affordable to the specified income group.

All Buyers First Time Home Price Median 85% Median Downpayment 20% 10%
Mortgage Term 30 years 30 years Income Median Household* 70% Median
Household* Mortgage Insurance No Yes (add 0.25% to mortgage rate) Mortgage
Rate average of the Freddie Mac 30 year fixed mortgage interest rate for the quarter
*Household income includes single persons living alone. Please refer to the footnote
at the end of the report regarding important revisions in the housing affordability
index. 2 Washington State's Housing Market—First Quarter 2020 Summary:
Washington state's housing market was strong in the first quarter of 2020, with both
sales and new building permits rising compared with a year ago. The statewide
median sales price for a single family home increased to \$415,000 in the first quarter,
10.8 percent higher than the same time in 2019. The seasonally adjusted annual rate
of existing home sales rose 0.8 percent from the first quarter of 2019—from 106,740 to
107,640. This means that if the quarter's pace continued unchanged for a year, that
number of homes would be sold. Although robust, the current annual rate of sales is
lower than the high witnessed in 2003.

Home prices rose in all of the state's eighteen metropolitan counties. Statewide, Klickitat County recorded the highest relative increase of 33.3 percent, followed by Clallam County at 24.2 percent. Median prices were lower than a year earlier in seven counties, with prices in Adams County decreasing by 18.6%. Given the variety of location and market diversity in the state, median housing prices are highly variable, ranging from \$154,800 in Lincoln County to \$689,900 in King County (San Juan County has the second highest median values at \$533,300). Housing affordability rose in the first quarter from the previous quarter and the previous year. That index—where 100 means a middle-income family can just qualify for a medianpriced home, given a 20 percent down payment and a 30-year fixed mortgage rate at prevailing

rates—was 109.6, up from 108.6 in the fourth quarter of 2019. This metric suggests that, given the same down payment and mortgage, a middle-income family can afford a home selling for 9.6 percent above the median. Statewide, the first-time buyer index rose by 0.7 points, ending the quarter at 80.2. This index assumes a less expensive home, lower down payment and lower income. This means that a household earning 70 percent of the median household income—as may be true of first-time buyers—had only 80.2 percent of the income required to purchase a typical starter home statewide.

Housing affordability varied widely across the state. The least affordable county is San Juan County, with Lincoln County the most affordable. Twenty-nine counties, especially those in the central Puget Sound, present affordability issues for newcomers. Affordability remains a challenge in the state's housing market. Meanwhile, permitting activity is increasing. In the first quarter of 2020, a total of 9,885 building permits were recorded, up (5.2%) from the previous year. Washington can be described as three states, including trends for Metropolitan, micropolitan, and other areas (map below). It can also be three states, with differing challenges for eastern Washington, western Washington, and the central Puget Sound. The nature of this report has been changed so that reader's can more easily pull out the information they need, especially for variances in location. Washington Center for Real Estate Research / University of Washington 3 Home Resales: 0.3% Quarter-over-quarter decline in seasonally adjusted annual sales. 107,640 Seasonally Adjusted Annual Sales (SAAR). 0.8% Year-over-year decline in seasonally adjusted annual sales. 16 of 39 Number of counties with quarter-over-quarter sales increases. 16.7% Largest quarter-over-quarter gain in seasonally adjusted sales seen in Lincoln county. 150 Largest quarter-over-quarter sales gain in absolute terms seen in Benton county. 19 of 39 Number of counties with a quarter-over-quarter decline in seasonally adjusted sales. 33.3%

Largest drop in seasonally adjusted quarter-over-quarter sales seen in Garfield county. 270 Largest drop in seasonally adjusted quarter-over-quarter sales in absolute terms seen in Pierce county. Two Number of counties with sales rates at least ten percent lower than the previous quarter. 9 of 17 Number of Metropolitan counties with fewer sales than the previous quarter. 93,440 Seasonally adjusted annual sales rate in the 17 Metropolitan counties (86.8 % of state total). 60000 80000 100000 Q1 2010 Q1 2011 Q1 2012 Q1 2013 Q1 2014 Q1 2015 Q1 2016 Q1 2017 Q1 2018 Q1 2019 Q1 2020 Existing Home Sales (SAAR) Ten year time trend (Q1 2010-Q1 2020) 4 Washington State's Housing Market—First Quarter 2020 Housing Construction: 9,885 Number of building permits issued during the quarter. 5.2% Increase in year-over-year total number of permits. 17.1% Decline in quarter-over-quarter total number of permits. 21.8% Increase in year-over-year single family permits (960 more units). 9.5% Decline in year-over-year multifamily permits (473 fewer units). 650.0% Greatest year-over-year increase in permits in a Metropolitan county, (Douglas county, 65 additional units). 17.6% Greatest year-over-year increase in permits in a non-Metropolitan county, (Mason county, 12 additional units). 15 of 16 Number of counties with more than a 10% increase in single family permits of the total number of counties with an increase in single family permits, as compared to one year ago. 18 of 21

Number of counties with more than a 10% decrease in single family permits of the total number of counties with a decrease in single family permits, as compared to one year ago. 3 of 4 Number of counties in the central Puget Sound had a year-over-year increase in single family permits. Washington Center for Real Estate Research / University of Washington 5 \$ 200,000 \$ 250,000 \$ 300,000 \$ 350,000 \$ 400,000 2,000 4,000 6,000 Q1 2010 Q1 2011 Q1 2012 Q1 2013 Q1 2014 Q1 2015 Q1 2016 Q1 2017 Q1 2018 Q1 2019 Q1 2020 Median Home Prices Permits Issued Multifamily units Single-family units Ten year time trend (Q1 2010-Q1 2020) 6 Washington State's Housing Market—First Quarter 2020 Home Prices: \$415,000 Median selling price of a single family home. 10.8% Year-over-year increase in median selling price of a single family home. 23.8% Year-over-year decline in the Federal Housing Finance Agency (FHFA) repeat sales index. \$689,900 Highest median price in the state seen in King county. \$154,800 Lowest median price in the state seen in Lincoln county. \$198,500 Lowest median price in a Metropolitan county seen in Asotin and Garfield counties. \$195,300–\$391,700 Range of prices in Micropolitan areas (Adams to Island). Four of Seven Number of counties with year-over-year price declines of more than ten percent. Fifteen of Thirty-two Number of counties with year-over-year price increases of more than ten percent. 10.8%, 8.8%, & 9.4% Year-over-year price change in eastern Washington, Western Washington, and the central Puget Sound.

Big Players Changes for the five largest counties by sales volume: King 5.1% Pierce 12.2% Snohomish 7.3% Spokane 12.7% Thurston 10.8% Prices by Bedroom: \$298,000 Median price for a 2-bedroom single family home, a 10.3% year-over-year increase. \$371,000 Median price for a 3-bedroom single family home, a 4.7% year-over-year increase. \$638,700 Median price for a 4-bedroom single family home, a 37.2% year-over-year increase. 14.3 46.9 38.8 Q1 2020 % Bedrooms 4 3 2 Sales by Number of Bedrooms 4 of 17 Number of Metropolitan counties with price declines in 2-bedroom homes. 1.9% Biggest decline in price of a 2-bedroom home in a Metropolitan county, seen in Chelan county. One Number of Metropolitan counties with year-over-year price increases of 20% or more for 2-bedroom homes (Douglas county). Zero & One Number of Metropolitan counties with price declines in 3-bedroom and 4-bedroom homes. Washington Center for Real Estate Research / University of Washington 7 Housing Affordability: 10.8% Year-over-year increase in home prices.

Better & Better Statewide all-buyer housing affordability as compared to last quarter, and last year. 109.6 Statewide all-buyer housing affordability index. 70.1 to 203.7 Range of affordability index scores across the state, low in San Juan county, and high in Lincoln county. 5 of 39 Number of counties with statewide all-buyer affordability lower than a year ago. 82.8 & 84.4 Lowest affordability index values in Metropolitan (King), and micropolitan (Clallam) counties. 80.2

Statewide first-time housing affordability index, up from the previous quarter, and up from last year. 10 of 39 Number of counties with a first-time affordability index greater than 100 (affordable). 60.6 to 122.7 Range of values for first-time affordability among metropolitan counties. Low in King county, and high in Asotin county. 61.8 to 131.8 Range of values for first-time affordability among micropolitan counties. Low in

Clallam county, and high in Grant county. 80 100 120 140 Q1 2010 Q1 2011 Q1 2012 Q1 2013 Q1 2014 Q1 2015 Q1 2016 Q1 2017 Q1 2018 Q1 2019 Q1 2020 First-time HAI HAI Ten year time trend (Q1 2010-Q1 2020) 8 Washington State's Housing Market—First Quarter 2020 Availability of Affordable Housing: \$78,600 Statewide median household income \$46,700 to \$98,800 Range of median household income values. Low in Pend county, and high in King county. \$55,020 Statewide median household income for first-time buyers \$32,690 to \$69,160 Range of median household income values. Low in Pend county, and high in King county. 1.2%

Statewide inventory priced below \$80,000, increased from 1.0% from a year ago. 28 of 39 Number of counties with less than 2% of homes priced below \$80,000. 0% & 0% Homes in King and San Juan counties below \$80,000. 4.7% Statewide inventory priced below \$160,000, declined from 5.1% a year ago. 0.1% to 12.3% Range of availability of homes below \$160,000 in Metropolitan counties. Low in King county, and high in Mason and Yakima counties. Available Inventory: 10,571 Number of homes available for sale at the end of the quarter. 608 & 3,101 Increase from last quarter (6.1%), and decline from last year (22.7%). 2,143 & 1,027 Largest inventories seen in King county and Pierce county. Up 26.5%, and up 12.4% from last quarter. Two of Two Number of counties with more than 1,000 listing that had an increase over last quarter. 16 of 39 Number of counties with a decline in listings since the last quarter. 1.7 Month's supply of housing. 1.2 last quarter, and 2.4 last year. 0.8 to 9.5 Range of month's supply across the counties—low in Thurston county, high in San Juan county.

Fifteen Number of counties with less than five month's supply of homes priced over \$500,000. 0 & 4 Numbers of counties with more than a year's supply of homes, and more than a year's supply of homes priced over \$500,000. Washington Center for Real Estate Research / University of Washington 9 10,000 20,000 30,000 40,000 50,000 2.5 5.0 7.4 9.9 Q1 2010 Q1 2011 Q1 2012 Q1 2013 Q1 2014 Q1 2015 Q1 2016 Q1 2017 Q1 2018 Q1 2019 Q1 2020 Active Listings Month's Supply Ten year time trend (Q1 2010-Q1 2020) 10 Washington State's Housing Market—First Quarter 2020

HOUSING MARKET SNAPSHOT State of Washington and Counties First Quarter 2020 County SAAR % Change by qtr % Change by year Building Permits % Change by year Median Resale Price (\$) % Change by year HAI Firsttime HAI Adams 140 -6.7 -17.6 16 -23.8 \$195,300 -18.6 151.1 110.6 Asotin 130 -27.8 -50 1 -91.7 \$198,500 -4.1 167.6 122.7 Benton 4,010 3.9 -1.5 328 -34.5 \$306,900 5.3 130.1 95.2 Chelan 960 0 0 209 53.7 \$355,600 9 113.6 83.1 Clallam 1,010 -3.8 -6.5 40 11.1 \$347,600 24.2 84.4 61.8 Clark 6,980 -1.4 2.2 1,401 46.1 \$378,300 4.8 122 89.3 Columbia 100 0 0 2 -50 \$188,600 12.4 143.9 105.3 Cowlitz 1,380 -0.7 -2.8 62 31.9 \$285,400 9.1 102.6 75.1 Douglas 620 6.9 -4.6 75 650 \$348,200 7.1 98.9 72.4 Ferry 110 10 10 4 -20 \$167,000 1.2 174.9 128.1 Franklin 1,340 3.9 -2.2 138 -0.7 \$306,900 5.3 133.6 97.8 Garfield 20 -33.3 -60 2 0 \$198,500 -4.1 145.4 106.5 Grant 1,070 0.9 0 33 -8.3 \$224,300 14.7 180 131.8 Grays Harbor 2,010 2 5.8 30 -16.7 \$207,600 4.3 130.7 95.7 Island 1,850 -0.5 -6.1 16 -57.9 \$391,700 10.1 95.6 69.9 Jefferson 580 1.8 -9.4 31 -6.1 \$412,500 6.5 82.3 60.3 King 25,990 0.4 3.8 2,828 -14.1 \$689,900 5.1 82.8 60.6 Kitsap 4,560 -1.5 -2.8 215 12 \$398,700 12.5 112.4 82.3 Kittitas 1,110 1.8 1.8 112 -42

\$365,800 6.9 96.6 70.7 Klickitat 280 3.7 12 10 0 \$308,300 33.3 125.9 92.2 Lewis
 1,280 -0.8 2.4 45 -45.1 \$269,900 7.1 119.8 87.7 Lincoln 140 16.7 -12.5 3 -25
 \$154,800 10.6 203.7 149.1 Mason 1,300 -3.7 -1.5 80 17.6 \$280,800 17.2 131.4 96.2
 Okanogan 520 0 6.1 4 -93.5 \$176,200 1.5 160.9 117.8 Pacific 520 -3.7 -1.9 14 27.3
 \$212,500 11.1 134.2 98.2 Pend Oreille 280 -6.7 -3.4 10 -16.7 \$192,900 -15.6 140.1
 102.5 Pierce 14,530 -1.8 -3.9 1,090 51.6 \$397,900 12.2 105.8 77.5 San Juan 280
 -6.7 -9.7 32 45.5 \$533,300 -15.8 70.1 51.3 Skagit 2,150 0.5 2.9 80 -22.3 \$386,600
 11.8 101.2 74 Skamania 250 8.7 13.6 25 66.7 \$300,000 9.1 119 87.1 Snohomish
 10,910 -0.7 9.2 1,175 56.2 \$515,000 7.3 105.8 77.5 Spokane 8,740 -0.1 -1.2 841 6.5
 \$288,100 12.7 109 79.8 Stevens 820 -5.7 -5.7 24 -14.3 \$192,900 -15.6 146.6 107.4
 Thurston 5,270 -0.6 0.8 367 18.8 \$359,300 10.8 123.5 90.4 Wahkiakum 100 0 42.9 1
 -75 \$266,700 5.2 114.5 83.8 Walla Walla 830 3.8 -3.5 32 52.4 \$283,100 17.1 117.1
 85.7 Whatcom 3,190 2.6 3.6 405 62 \$415,100 8.5 93.8 68.7 Whitman 440 2.3 -2.2 9
 -82.7 \$287,500 -0.6 114.9 84.1 Yakima 1,850 -1.1 -0.5 95 -75.7 \$259,600 12.6 110.3
 80.7 Statewide 107,640 -0.3 0.8 9,885 5.2 \$415,000 10.8 109.6 80.2 1.

Home Resales are Center estimates based on MLS reports or deed recording. 2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison. 3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates. 4. Median prices are Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices. 5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income. 6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015. Washington Center for Real Estate Research / University of Washington 11 EXISTING HOME SALES State of Washington and Counties Seasonally Adjusted Annual Rate County Q1 2019 Q2 2019 Q3 2019 Q4 2019 Q1 2020 % Change by qtr % Change by year Adams 170 170 160 150 140 -6.7 -17.6 Asotin 260 240 210 180 130 -27.8 -50.0 Benton 4,070 3,740 3,790 3,860 4,010 3.9 -1.5 Chelan 960 920 930 960 960 0.0 0.0 Clallam 1,080 1,050 1,030 1,050 1,010 -3.8 -6.5 Clark 6,830 6,900 7,010 7,080 6,980 -1.4 2.2 Columbia 100 80 90 100 100 0.0 0.0 Cowlitz 1,420 1,390 1,390 1,390 1,380 -0.7 -2.8 Douglas 650 580 570 580 620 6.9 -4.6 Ferry 100 110 110 100 110 10.0 10.0 Franklin 1,370 1,250 1,270 1,290 1,340 3.9 -2.2 Garfield 50 50 40 30 20 -33.3 -60.0 Grant 1,070 1,030 1,050 1,060 1,070 0.9 0.0 Grays Harbor 1,900 1,910 1,940 1,970 2,010 2.0 5.8 Island 1,970 1,960 1,880 1,860 1,850 -0.5 -6.1 Jefferson 640 650 610 570 580 1.8 -9.4 King 25,030 25,750 25,510 25,890 25,990 0.4 3.8 Kitsap 4,690 4,660 4,630 4,630 4,560 -1.5 -2.8 Kittitas 1,090 1,130 1,130 1,090 1,110 1.8 1.8 Klickitat 250 250 270 270 280 3.7 12.0 Lewis 1,250 1,270 1,280 1,290 1,280 -0.8 2.4 Lincoln 160 150 130 120 140 16.7 -12.5 Mason 1,320 1,350 1,360 1,350 1,300 -3.7 -1.5 Okanogan 490 500 500 520 520 0.0 6.1 Pacific 530 580 560 540 520 -3.7 -1.9 Pend 290 300 300 300 280 -6.7 -3.4 Pierce 15,120 15,230 14,990 14,800 14,530 -1.8 -3.9 San Juan 310 320 300 300 280 -6.7 -9.7 Skagit 2,090 2,140 2,170 2,140 2,150 0.5 2.9 Skamania 220 240 230 230 250 8.7 13.6 Snohomish 9,990 10,280 10,940 10,990 10,910 -0.7 9.2 Spokane 8,850 8,600 8,800 8,750 8,740 -0.1 -1.2 Stevens 870 890 870 870 820 -5.7 -5.7 Thurston 5,230 5,290 5,450 5,300 5,270 -0.6 0.8 Wahkiakum

70 90 100 100 100 0.0 42.9 Walla Walla 860 830 770 800 830 3.8 -3.5 Whatcom
3,080 3,130 3,120 3,110 3,190 2.6 3.6 Whitman 450 420 400 430 440 2.3 -2.2
Yakima 1,860 1,830 1,880 1,870 1,850 -1.1 -0.5 Statewide 106,740 107,250 107,770
107,930 107,640 -0.3 0.8 Number of single-family units sold, excluding new
construction. 12 Washington State's Housing Market--First Quarter 2020 EXISTING
HOME SALES State of Washington and Counties Not Seasonally Adjusted County
Q1 2019 Q2 2019 Q3 2019 Q4 2019 Q1 2020 % Change by qtr % Change by year
Adams 40 40 40 40 30 -25.0 -25.0 Asotin 60 60 50 50 30 -40.0 -50.0 Benton 980 950
970 950 950 0.0 -3.1 Chelan 230 230 240 240 230 -4.2 0.0 Clallam 260 270 270 270
250 -7.4 -3.8 Clark 1,660 1,770 1,810 1,760 1,700 -3.4 2.4 Columbia 20 20 20 20 20
0.0 0.0 Cowlitz 350 360 360 340 330 -2.9 -5.7 Douglas 150 150 150 150 140 -6.7 -6.7
Ferry 20 30 30 30 30 0.0 50.0 Franklin 330 320 320 320 320 0.0 -3.0 Garfield 10 10
10 10 10 0.0 0.0 Grant 250 260 270 260 250 -3.8 0.0 Grays Harbor 460 490 500 500
480 -4.0 4.3 Island 460 490 490 470 440 -6.4 -4.3 Jefferson 160 160 160 150 140
-6.7 -12.5 King 6,030 6,660 6,590 6,460 6,270 -2.9 4.0 Kitsap 1,130 1,200 1,200
1,160 1,100 -5.2 -2.7 Kittitas 260 280 290 280 260 -7.1 0.0 Klickitat 60 60 70 70 70
0.0 16.7 Lewis 310 320 330 320 310 -3.1 0.0 Lincoln 40 40 30 30 30 0.0 -25.0 Mason
320 350 350 340 320 -5.9 0.0 Okanogan 110 130 130 130 120 -7.7 9.1 Pacific 130
140 140 140 130 -7.1 0.0 Pend 70 80 80 80 70 -12.5 0.0 Pierce 3,680 3,880 3,850
3,700 3,550 -4.1 -3.5 San Juan 70 80 80 80 70 -12.5 0.0 Skagit 510 550 560 540 530
-1.9 3.9 Skamania 60 60 60 60 60 0.0 0.0 Snohomish 2,410 2,630 2,810 2,740 2,660
-2.9 10.4 Spokane 2,110 2,230 2,300 2,200 2,080 -5.5 -1.4 Stevens 210 230 230 220
200 -9.1 -4.8 Thurston 1,260 1,360 1,410 1,340 1,280 -4.5 1.6 Wahkiakum 20 20 30
30 30 0.0 50.0 Walla Walla 200 210 200 200 190 -5.0 -5.0 Whatcom 730 800 810 780
760 -2.6 4.1 Whitman 110 120 110 100 100 0.0 -9.1 Yakima 450 470 490 470 450
-4.3 0.0 Statewide 25,720 27,510 27,830 26,990 26,000 -3.7 1.1 Number of single-
family units sold, excluding new construction. Washington Center for Real Estate
Research / University of Washington 13 EXISTING

HOME SALES State of Washington and Counties Annual, 2013-2019 County 2013
2014 2015 2016 2017 2018 2019 % Change by year Adams 90 100 90 120 140 160
140 -12.5 Asotin 220 240 320 280 240 300 130 -56.7 Benton 2,940 3,050 4,030
4,300 3,960 4,130 3,820 -7.5 Chelan 810 550 740 1,040 980 980 980 0 Clallam 950
810 630 1,040 1,040 1,130 1,070 -5.3 Clark 6,560 6,410 7,220 8,160 7,410 6,960
7,210 3.6 Columbia 110 90 190 80 120 110 90 -18.2 Cowlitz 1,060 1,050 1,240 1,350
1,530 1,460 1,360 -6.8 Douglas 460 380 430 570 570 640 590 -7.8 Ferry 50 50 60 70
100 110 110 0 Franklin 990 1,020 1,350 1,440 1,330 1,390 1,280 -7.9 Garfield 40 50
60 50 50 60 30 -50 Grant 980 830 870 890 980 1,080 1,060 -1.9 Grays Harbor 1,130
1,310 1,360 1,690 1,880 1,920 2,000 4.2 Island 1,870 1,570 1,750 1,920 2,110 2,000
1,920 -4 Jefferson 510 560 650 680 690 670 590 -11.9 King 25,650 25,180 26,370
28,350 28,020 25,540 26,550 4 Kitsap 3,650 3,920 3,780 4,720 5,110 4,820 4,710
-2.3 Kittitas 840 880 1,090 1,170 1,260 1,130 1,140 0.9 Klickitat 230 240 270 260 330
250 280 12 Lewis 1,110 910 1,000 1,120 1,320 1,290 1,280 -0.8 Lincoln 60 210 80
80 160 160 120 -25 Mason 830 1,030 1,030 1,170 1,420 1,380 1,360 -1.4 Okanogan
330 340 390 420 450 490 490 0 Pacific 360 400 480 530 520 560 560 0 Pend Oreille
270 210 240 250 280 330 300 -9.1 Pierce 11,230 11,450 12,650 14,570 16,000
15,580 15,020 -3.6 San Juan 310 310 290 330 360 340 290 -14.7 Skagit 1,760 1,840
1,990 2,390 2,350 2,160 2,210 2.3 Skamania 210 210 220 280 270 250 240 -4

Snohomish 9,430 9,240 10,030 11,390 11,240 10,050 11,210 11.5 Spokane 6,190
 7,600 7,040 8,440 9,420 9,190 8,810 -4.1 Stevens 790 630 710 720 830 960 890 -7.3
 Thurston 6,270 3,620 3,950 4,860 5,560 5,390 5,430 0.7 Wahkiakum 50 140 120 120
 80 70 110 57.1 Walla Walla 660 710 750 900 890 870 780 -10.3 Whatcom 3,360
 2,690 3,040 3,230 3,320 3,120 3,240 3.8 Whitman 400 330 460 450 400 460 420 -8.7
 Yakima 1,520 1,670 1,850 1,930 1,860 1,940 1,850 -4.6 Statewide 94,280 91,830
 98,820 111,360 114,580 109,430 109,670 0.2 Number of single-family units sold,
 excluding new construction. 14 Washington State's Housing Market—First Quarter
 2020 MEDIAN HOME PRICES State of Washington and Counties Time Trend County
 Q1 2019 Q2 2019 Q3 2019 Q4 2019 Q1 2020 % Change by year Adams \$240,000
 \$153,300 \$202,800 \$177,500 \$195,300 -18.6 Asotin \$207,000 \$206,000 \$207,600
 \$202,000 \$198,500 -4.1 Benton \$291,500 \$304,400 \$298,200 \$307,600 \$306,900 5.3
 Chelan \$326,100 \$361,000 \$364,700 \$364,700 \$355,600 9.0 Clallam \$279,800
 \$306,800 \$319,800 \$321,600 \$347,600 24.2 Clark \$361,100 \$369,300 \$377,500
 \$374,900 \$378,300 4.8 Columbia \$167,800 \$173,200 \$176,200 \$180,400 \$188,600
 12.4 Cowlitz \$261,600 \$274,100 \$280,700 \$279,800 \$285,400 9.1 Douglas \$325,000
 \$351,000 \$353,300 \$352,600 \$348,200 7.1 Ferry \$165,000 \$162,000 \$152,700
 \$162,000 \$167,000 1.2 Franklin \$291,500 \$304,400 \$298,200 \$307,600 \$306,900
 5.3 Garfield \$207,000 \$206,000 \$207,600 \$202,000 \$198,500 -4.1 Grant \$195,500
 \$226,500 \$234,800 \$248,000 \$224,300 14.7 Grays Harbor \$199,000 \$211,400
 \$229,200 \$216,400 \$207,600 4.3 Island \$355,800 \$387,700 \$411,300 \$383,800
 \$391,700 10.1 Jefferson \$387,500 \$383,300 \$421,400 \$405,400 \$412,500 6.5 King
 \$656,600 \$701,200 \$673,600 \$671,100 \$689,900 5.1 Kitsap \$354,400 \$380,800
 \$391,700 \$389,500 \$398,700 12.5 Kittitas \$342,200 \$345,600 \$344,800 \$351,900
 \$365,800 6.9 Klickitat \$231,200 \$316,700 \$294,400 \$284,100 \$308,300 33.3 Lewis
 \$251,900 \$258,300 \$266,700 \$254,900 \$269,900 7.1 Lincoln \$140,000 \$140,000
 \$125,600 \$140,800 \$154,800 10.6 Mason \$239,500 \$271,800 \$278,800 \$280,800
 \$280,800 17.2 Okanogan \$173,600 \$223,600 \$234,600 \$243,300 \$176,200 1.5
 Pacific \$191,200 \$216,700 \$213,000 \$202,600 \$212,500 11.1 Pend \$228,600
 \$195,000 \$213,000 \$205,600 \$192,900 -15.6 Pierce \$354,600 \$372,300 \$379,000
 \$375,300 \$397,900 12.2 San Juan \$633,300 \$653,600 \$585,700 \$690,600 \$533,300
 -15.8 Skagit \$345,700 \$385,600 \$373,500 \$376,700 \$386,600 11.8 Skamania
 \$275,000 \$328,600 \$350,000 \$287,500 \$300,000 9.1 Snohomish \$479,800 \$500,600
 \$492,400 \$495,100 \$515,000 7.3 Spokane \$255,600 \$277,400 \$284,200 \$276,900
 \$288,100 12.7 Stevens \$228,600 \$195,000 \$213,000 \$205,600 \$192,900 -15.6
 Thurston \$324,300 \$340,700 \$346,400 \$346,200 \$359,300 10.8 Wahkiakum
 \$253,500 \$270,800 \$285,800 \$268,300 \$266,700 5.2 Walla Walla \$241,700
 \$267,800 \$263,300 \$261,500 \$283,100 17.1 Whatcom \$382,500 \$407,700 \$400,000
 \$408,200 \$415,100 8.5 Whitman \$289,100 \$287,900 \$276,200 \$300,000 \$287,500
 -0.6 Yakima \$230,500 \$244,700 \$261,200 \$252,600 \$259,600 12.6 Statewide
 \$374,700 \$410,600 \$400,700 \$396,900 \$415,000 10.8 WCRER Estimates
 Washington Center for Real Estate Research / University of Washington 15 HOME
 PRICES BY BEDROOMS State of Washington and Counties First Quarters 2
 bedrooms 3 bedrooms 4+ bedrooms County Q1 2019 Q1 2020 % Change Q1 2019
 Q1 2020 % Change Q1 2019 Q1 2020 % Change Adams 120,000 85,000 -29.2
 225,000 190,000 -15.6 275,000 225,000 -18.2 Asotin 154,000 153,700 -0.2 200,000
 232,500 16.2 200,000 316,700 58.4 Benton 170,000 186,700 9.8 273,800 288,100
 5.2 341,500 352,600 3.3 Chelan 269,400 264,300 -1.9 321,400 327,300 1.8 422,200

492,300 16.6 Clallam 229,200 287,500 25.4 301,200 368,300 22.3 350,000 368,700
 5.3 Clark 258,300 274,300 6.2 337,700 355,700 5.3 429,400 462,100 7.6 Columbia
 180,000 130,000 -27.8 186,700 208,300 11.6 275,000 275,000 0 Cowlitz 180,000
 200,000 11.1 258,000 281,400 9.1 299,000 354,500 18.6 Douglas 185,000 245,000
 32.4 332,800 347,400 4.4 331,200 387,500 17 Ferry 160,000 212,500 32.8 300,000
 170,000 -43.3 225,000 130,000 -42.2 Franklin 170,000 186,700 9.8 273,800 288,100
 5.2 341,500 352,600 3.3 Garfield 154,000 153,700 -0.2 200,000 232,500 16.2
 200,000 316,700 58.4 Grant 115,000 160,000 39.1 196,400 212,900 8.4 227,500
 280,000 23.1 Grays Harbor 172,500 177,300 2.8 207,600 238,100 14.7 218,700
 236,100 8 Island 361,400 350,000 -3.2 344,900 388,000 12.5 400,000 429,500 7.4
 Jefferson 350,000 396,900 13.4 410,000 396,900 -3.2 450,000 600,000 33.3 King
 543,000 584,600 7.7 604,500 630,500 4.3 753,500 803,700 6.7 Kitsap 256,000
 301,200 17.7 352,000 391,700 11.3 401,100 449,300 12 Kittitas 238,900 287,500
 20.3 322,200 368,700 14.4 487,500 500,000 2.6 Klickitat 88,300 225,000 NA 250,000
 275,000 10 283,300 475,000 67.7 Lewis 197,100 198,300 0.6 263,500 274,300 4.1
 278,600 319,400 14.6 Lincoln 90,000 200,000 NA 160,000 212,500 32.8 140,000
 212,500 51.8 Mason 164,500 235,900 43.4 263,100 294,000 11.7 312,500 329,200
 5.3 Okanogan 155,000 138,600 -10.6 182,500 190,000 4.1 177,500 300,000 69
 Pacific 152,500 177,500 16.4 208,300 239,300 14.9 400,000 200,000 -50 Pend
 Oreille 160,000 163,300 2.1 212,500 225,000 5.9 275,000 250,000 -9.1 Pierce
 261,800 296,300 13.2 330,200 375,100 13.6 416,000 462,500 11.2 San Juan
 600,000 395,800 -34 625,000 543,700 -13 912,500 900,000 -1.4 Skagit 245,500
 292,400 19.1 340,100 379,500 11.6 463,900 445,000 -4.1 Skamania 350,000
 130,000 -62.9 250,000 293,700 17.5 110,000 366,700 NA Snohomish 357,900
 379,700 6.1 434,900 468,900 7.8 558,000 578,100 3.6 Spokane 157,100 176,900
 12.6 236,500 268,400 13.5 297,000 338,200 13.9 Stevens 160,000 163,300 2.1
 212,500 225,000 5.9 275,000 250,000 -9.1 Thurston 276,200 291,700 5.6 306,400
 344,000 12.3 360,000 396,700 10.2 Wahkiakum 600,000 225,000 -62.5 208,300
 287,500 38 325,000 325,000 0 Walla Walla 150,000 156,700 4.5 236,800 275,000
 16.1 317,900 358,300 12.7 Whatcom 285,700 301,700 5.6 365,100 403,600 10.5
 473,500 514,300 8.6 Whitman 225,000 150,000 -33.3 270,800 262,500 -3.1 322,200
 320,800 -0.4 Yakima 160,000 157,300 -1.7 233,300 264,100 13.2 281,600 310,000
 10.1 Statewide 270,200 298,000 10.3 354,400 371,000 4.7 465,600 638,700 37.2

WCRER Estimates 16 Washington State's Housing Market—First Quarter 2020
 HOUSING AFFORDABILITY INDEX State of Washington and Counties First Quarter
 2020 County Median Price Mortgage Rate Household Income Monthly Payment HAI
 Starter Household Income Starter Monthly Payment First-time HAI Adams \$195,300
 3.52 \$51,000 \$703 151.1 \$35,700 \$693 110.6 Asotin \$198,500 3.52 \$57,500 \$714
 167.6 \$40,250 \$704 122.7 Benton \$306,900 3.52 \$69,000 \$1,105 130.1 \$48,300
 \$1,089 95.2 Chelan \$355,600 3.52 \$69,800 \$1,280 113.6 \$48,860 \$1,262 83.1
 Clallam \$347,600 3.52 \$50,700 \$1,251 84.4 \$35,490 \$1,234 61.8 Clark \$378,300
 3.52 \$79,800 \$1,362 122 \$55,860 \$1,343 89.3 Columbia \$188,600 3.52 \$46,900
 \$679 143.9 \$32,830 \$669 105.3 Cowlitz \$285,400 3.52 \$50,600 \$1,027 102.6
 \$35,420 \$1,013 75.1 Douglas \$348,200 3.52 \$59,500 \$1,253 98.9 \$41,650 \$1,236
 72.4 Ferry \$167,000 3.52 \$50,500 \$601 174.9 \$35,350 \$593 128.1 Franklin \$306,900
 3.52 \$70,900 \$1,105 133.6 \$49,630 \$1,089 97.8 Garfield \$198,500 3.52 \$49,900
 \$714 145.4 \$34,930 \$704 106.5 Grant \$224,300 3.52 \$69,800 \$807 180 \$48,860

\$796 131.8 Grays Harbor \$207,600 3.52 \$46,900 \$747 130.7 \$32,830 \$737 95.7
 Island \$391,700 3.52 \$64,700 \$1,410 95.6 \$45,290 \$1,391 69.9 Jefferson \$412,500
 3.52 \$58,700 \$1,485 82.3 \$41,090 \$1,465 60.3 King \$689,900 3.52 \$98,800 \$2,484
 82.8 \$69,160 \$2,450 60.6 Kitsap \$398,700 3.52 \$77,500 \$1,435 112.4 \$54,250
 \$1,415 82.3 Kittitas \$365,800 3.52 \$61,100 \$1,317 96.6 \$42,770 \$1,299 70.7 Klickitat
 \$308,300 3.52 \$67,100 \$1,110 125.9 \$46,970 \$1,094 92.2 Lewis \$269,900 3.52
 \$55,900 \$971 119.8 \$39,130 \$958 87.7 Lincoln \$154,800 3.52 \$54,500 \$557 203.7
 \$38,150 \$549 149.1 Mason \$280,800 3.52 \$63,800 \$1,011 131.4 \$44,660 \$997 96.2
 Okanogan \$176,200 3.52 \$49,000 \$634 160.9 \$34,300 \$625 117.8 Pacific \$212,500
 3.52 \$49,300 \$765 134.2 \$34,510 \$754 98.2 Pend Oreille \$192,900 3.52 \$46,700
 \$694 140.1 \$32,690 \$685 102.5 Pierce \$397,900 3.52 \$72,800 \$1,432 105.8 \$50,960
 \$1,413 77.5 San Juan \$533,300 3.52 \$64,600 \$1,920 70.1 \$45,220 \$1,894 51.3
 Skagit \$386,600 3.52 \$67,600 \$1,392 101.2 \$47,320 \$1,373 74 Skamania \$300,000
 3.52 \$61,700 \$1,080 119 \$43,190 \$1,065 87.1 Snohomish \$515,000 3.52 \$94,200
 \$1,854 105.8 \$65,940 \$1,829 77.5 Spokane \$288,100 3.52 \$54,300 \$1,037 109
 \$38,010 \$1,023 79.8 Stevens \$192,900 3.52 \$48,900 \$694 146.6 \$34,230 \$685
 107.4 Thurston \$359,300 3.52 \$76,700 \$1,293 123.5 \$53,690 \$1,276 90.4
 Wahkiakum \$266,700 3.52 \$52,800 \$960 114.5 \$36,960 \$947 83.8 Walla Walla
 \$283,100 3.52 \$57,300 \$1,019 117.1 \$40,110 \$1,005 85.7 Whatcom \$415,100 3.52
 \$67,300 \$1,494 93.8 \$47,110 \$1,474 68.7 Whitman \$287,500 3.52 \$57,100 \$1,035
 114.9 \$39,970 \$1,021 84.1 Yakima \$259,600 3.52 \$49,500 \$934 110.3 \$34,650 \$921
 80.7 Statewide \$415,000 3.52 \$78,600 \$1,494 109.6 \$55,020 \$1,473 80.2 Source:
 Center Estimates Housing Affordability Index measures the ability of a middle income
 family to carry the mortgage payments on a median price home. When the index is
 100 there is a balance between the family's ability to pay and the cost. Higher indexes
 indicate housing is more affordable. All loans are assumed to be 30 year loans. All
 buyer index assumes 20% downpayment. First-time buyer index assumes 10% down.
 It is assumed 25% of income can be used for principal and interest payments.
 Washington Center for Real Estate Research / University of Washington 17

HOUSING AFFORDABILITY INDEX State of Washington and Counties Time Trend
 County Q1 2018 Q2 2018 Q3 2018 Q4 2018 Q1 2019 Q2 2019 Q3 2019 Q4 2019 Q1
 2020 Adams 164.4 150.8 144.3 130.3 107.8 170.1 134.3 163.4 151.1 Asotin 141.9
 136.3 134.3 135.5 140.6 150.2 156.9 167.7 167.6 Benton 127.2 117.3 115.3 116.9
 119.9 116.4 126 124.3 130.1 Chelan 107.9 99.6 94.4 97.3 108.3 100.8 104.5 107.5
 113.6 Clallam 91.5 81.8 78 80.9 91.7 85.5 86.9 87.5 84.4 Clark 113.6 106.3 105.5
 108.8 112.1 113.7 117.6 122.2 122 Columbia 150.5 153.9 145.9 139.6 141.8 142.7
 153.9 148.7 143.9 Cowlitz 100 99 93 93.8 98.1 93.7 96.4 97.8 102.6 Douglas 99.6
 86.1 84.6 90.4 92.8 87.8 89.8 95.3 98.9 Ferry 158.5 133.8 149 144.4 154.9 157.9
 186.5 174.8 174.9 Franklin 130.7 120.1 120 124.6 123.1 119.2 131.2 132.4 133.6
 Garfield 123.2 114.6 117.1 112.6 122 126 136.7 139.4 145.4 Grant 190.5 162.4 169.3
 161.6 180.6 162.9 166.4 162.4 180 Grays Harbor 122.7 117.3 116.2 110.4 119.5
 114.4 111.9 119.4 130.7 Island 91.6 80.6 78.8 88.1 92.2 85.9 84.7 92.7 95.6
 Jefferson 79.9 73 77 71.7 76.6 78.9 75.7 80.3 82.3 King 72.4 62.4 68.1 68.8 76.2 71
 79.8 79.2 82.8 Kitsap 117 105 105.4 109.2 110.7 107.1 110.9 113.6 112.4 Kittitas
 96.8 88.1 94.3 88.5 90.4 94.4 104.2 104.3 96.6 Klickitat 118.6 122.1 107.2 109.8
 147.1 105.2 114.5 124.6 125.9 Lewis 132.1 121.5 110.9 120.5 112.4 115.2 117.7
 125.8 119.8 Lincoln 268.4 184.4 242.2 182.9 196.7 201.7 239.9 213.6 203.7 Mason

139 130.4 124.1 121.9 134.8 126 127.9 127.5 131.4 Okanogan 107.3 114.6 103.6
 111.8 143 113 116.3 115 160.9 Pacific 128.2 127.2 129.3 110.7 130.7 117.1 126.3
 135.9 134.2 Pend 130.5 117.9 104.1 110.5 103.4 120.1 115.3 119 140.1 Pierce 108.2
 99.3 98.5 103.5 104 103.2 107.1 110.6 105.8 San Juan 66.9 54.8 54.6 55 51.6 51.1
 60.7 53.2 70.1 Skagit 97.4 95.3 90.3 90.7 99 92.4 99.9 102.4 101.2 Skamania 105.7
 112.8 94 102.4 113.4 98.4 96.7 123.7 119 Snohomish 98.5 88.3 87.5 89.3 99.5 95.4
 99.4 100.1 105.8 Spokane 119 101.2 100.3 102.3 107.8 101 102.8 107.2 109
 Stevens 136.8 127.5 113.8 123.2 108.2 129.8 125.7 132.8 146.6 Thurston 126.9
 117.1 117.2 118.7 119.7 119.9 125.1 127.8 123.5 Wahkiakum 121.6 116.4 104.9
 99.8 105.6 101.3 100.9 112.1 114.5 Walla Walla 126 109.1 102.7 107.5 120.2 110.5
 116.8 116.9 117.1 Whatcom 91.9 84.7 83.1 83 89.1 87.4 93 92.8 93.8 Whitman 110.8
 102.6 104.5 113.8 100.1 104.6 117.3 109.9 114.9 Yakima 121.5 99.3 98.4 101.7
 108.6 102.6 101.4 107.6 110.3 Statewide 107.5 98.5 100.9 103.2 106.1 97.7 107.1
 108.6 109.6 WCRER Estimates Notes: Housing Affordability Index measures the
 ability of a middle income family to carry the mortgage payments on a median price
 home. When the index is 100 there is a balance between the family's ability to pay
 and the cost. Higher indexes indicate housing is more affordable. All loans are
 assumed to be 30 year loans. All buyer index assumes 20% downpayment. It is
 assumed 25% of income can be used for principal and interest payments. 18
 Washington State's Housing Market—First Quarter 2020 HOUSING

AFFORDABILITY INDEX First-time Buyers State of Washington and Counties Time
 Trend County Q1 2018 Q2 2018 Q3 2018 Q4 2018 Q1 2019 Q2 2019 Q3 2019 Q4
 2019 Q1 2020 Adams 116.8 107.2 102.5 92.6 76.6 120.9 98.3 119.6 110.6 Asotin
 100.9 96.9 95.5 96.4 99.9 106.6 114.9 122.8 122.7 Benton 90.4 83.5 81.9 83.2 85.2
 82.7 92.3 91 95.2 Chelan 76.7 70.9 67.1 69.2 76.9 71.6 76.5 78.7 83.1 Clallam 65
 58.2 55.5 57.6 65.2 60.8 63.6 64.1 61.8 Clark 80.8 75.6 75 77.4 79.7 80.8 86.1 89.5
 89.3 Columbia 107 109.5 103.9 99.3 100.7 101.3 112.7 108.9 105.3 Cowlitz 71 70.4
 66.1 66.8 69.7 66.6 70.6 71.6 75.1 Douglas 70.8 61.2 60.1 64.3 66 62.4 65.7 69.7
 72.4 Ferry 112.6 95.2 105.9 102.8 110 112.3 136.6 128 128.1 Franklin 92.9 85.5 85.3
 88.6 87.5 84.7 96 96.9 97.8 Garfield 87.5 81.4 83.2 80.2 86.6 89.5 100 102 106.5
 Grant 135.3 115.5 120.4 115 128.5 115.7 121.8 118.9 131.8 Grays Harbor 87.2 83.3
 82.6 78.6 85 81.3 81.9 87.4 95.7 Island 65 57.3 56 62.7 65.5 61 62 67.9 69.9
 Jefferson 56.8 51.9 54.7 51.1 54.5 56 55.4 58.8 60.3 King 51.5 44.4 48.4 49 54.1
 50.4 58.5 58 60.6 Kitsap 83.2 74.6 74.9 77.7 78.7 76.1 81.2 83.1 82.3 Kittitas 68.7
 62.7 67 63 64.3 67 76.3 76.4 70.7 Klickitat 84.3 86.8 76.3 78 104.5 74.8 83.8 91.2
 92.2 Lewis 93.9 86.3 78.8 85.7 80 81.8 86.1 92.1 87.7 Lincoln 190.8 131.2 172.2
 130.2 140 143.3 175.6 156.4 149.1 Mason 98.9 92.7 88.3 86.8 95.8 89.5 93.6 93.3
 96.2 Okanogan 76.3 81.5 73.7 79.5 101.6 80.3 85.2 84.2 117.8 Pacific 91.1 90.5 91.9
 78.7 92.9 83.2 92.4 99.5 98.2 Pend 92.8 83.9 74.1 78.6 73.5 85.4 84.4 87.1 102.5
 Pierce 76.8 70.6 70.1 73.6 74 73.3 78.4 81 77.5 San Juan 47.6 38.9 38.8 39.1 36.7
 36.3 44.4 38.9 51.3 Skagit 69.2 67.8 64.3 64.6 70.4 65.7 73.1 75 74 Skamania 75.1
 80.2 66.8 72.9 80.6 69.9 70.8 90.6 87.1 Snohomish 70 62.8 62.2 63.5 70.7 67.8 72.8
 73.3 77.5 Spokane 84.6 72 71.3 72.8 76.5 71.7 75.3 78.5 79.8 Stevens 97.2 90.6
 80.9 87.7 76.9 92.2 92 97.2 107.4 Thurston 90.2 83.3 83.3 84.5 85.1 85.2 91.6 93.5
 90.4 Wahkiakum 86.5 82.8 74.7 70.9 75 72 73.8 82.1 83.8 Walla Walla 89.6 77.6 73
 76.4 85.4 78.4 85.5 85.6 85.7 Whatcom 65.4 60.2 59.1 59.1 63.3 62.1 68 68 68.7
 Whitman 78.8 73 74.3 81 71.2 74.3 85.9 80.4 84.1 Yakima 86.4 70.7 70.1 72.4 77.3

72.9 74.3 78.8 80.7 Statewide 76.4 70 71.8 73.4 75.4 69.4 78.4 79.5 80.2

WCRER Estimates Notes: Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family’s ability to pay and the cost. Higher indexes indicate housing is more affordable. All loans are assumed to be 30 year loans. All buyer index assumes 20% downpayment. It is assumed 25% of income can be used for principal and interest payments. Washington Center for Real Estate Research / University of Washington

19 % OF HOMES ON MARKET BELOW SPECIFIED PRICE State of Washington and Counties End of First Quarter County \$80,000 \$160,000 \$250,000 \$500,000
Adams NA 28.6 61.9 95.2 Asotin NA NA NA NA Benton 0.6 4.1 16.2 76.7 Chelan 0.5 13.7 23.2 65.3 Clallam 1.3 5.1 18.6 71.2 Clark 2.0 5.1 9.5 57.5 Columbia 2.3 8.3 30.9 81.1 Cowlitz NA 3.1 25.0 75.8 Douglas 2.2 5.4 15.2 71.7 Ferry 6.1 39.4 51.5 78.8 Franklin 0.6 4.1 16.2 76.7 Garfield NA NA NA NA Grant 0.9 13.1 37.1 84.0 Grays Harbor 5.9 21.0 45.8 88.5 Island NA 2.9 11.5 45.9 Jefferson 3.4 8.5 17.9 58.1 King 0.1 0.2 2.0 20.6 Kitsap 0.3 1.0 6.0 48.1 Kittitas NA 0.7 5.1 47.1 Klickitat 1.4 8.2 21.9 58.9 Lewis 1.0 5.7 23.9 79.4 Lincoln NA 7.7 23.1 76.9 Mason 3.9 12.2 27.6 79.6 Okanogan 4.1 19.9 44.4 79.5 Pacific 6.7 24.2 49.7 87.2 Pend Oreille 6.8 33.1 55.1 82.2 Pierce NA 2.3 6.1 49.0 San Juan 0.5 1.0 2.1 18.7 Skagit 0.7 4.8 8.1 48.0 Skamania 2.8 19.4 33.3 75.0 Snohomish 0.2 0.8 3.7 33.7 Spokane 0.5 4.0 14.3 69.2 Stevens 6.8 33.1 55.1 82.2 Thurston 0.9 5.0 12.8 64.7 Wahkiakum NA 6.2 12.5 75.0 Walla Walla 2.3 8.3 30.9 81.1 Whatcom 8.9 12.3 17.8 55.9 Whitman NA 6.7 22.5 76.4 Yakima 3.6 12.6 39.0 86.7 Statewide 1.4 5.3 13.8 52.3 WCRER Estimates 20

Washington State’s Housing Market–First Quarter 2020 LISTINGS AVAILABLE FOR SALE State of Washington and Counties End of First Quarters County Q1 2013 Q1 2014 Q1 2015 Q1 2016 Q1 2017 Q1 2018 Q1 2019 Q1 2020 % Change Adams 78 74 52 36 40 27 28 21 -25 Asotin 323 305 746 581 220 216 NA NA NaN Benton 1,655 1,447 1,272 807 652 699 646 644 -0.3 Chelan 384 307 229 239 186 141 142 153 7.7 Clallam 470 467 269 206 195 151 204 156 -23.5 Clark 2,044 2,065 1,151 816 678 743 814 735 -9.7 Columbia NA 442 416 377 323 279 238 NA -100 Cowlitz 395 431 380 190 162 144 164 123 -25 Douglas 145 122 90 118 67 65 65 88 35.4 Ferry 78 60 65 60 53 40 45 33 -26.7 Franklin 1,655 1,447 1,272 807 652 699 646 644 -0.3 Garfield 323 305 746 581 220 216 NA NA NaN Grant 479 414 423 355 271 216 197 196 -0.5 GraysHarbor 721 601 550 448 366 322 266 254 -4.5 Island 695 604 472 337 289 249 275 189 -31.3 Jefferson 361 309 302 216 175 135 108 109 0.9 King 3,124 3,254 2,643 2,162 1,687 1,721 3,297 2,143 -35 Kitsap 1,262 1,090 797 549 504 329 405 371 -8.4 Kittitas 350 323 363 227 133 132 139 128 -7.9 Klickitat 188 182 152 131 148 84 65 73 12.3 Lewis 621 586 546 399 216 205 199 209 5 Lincoln 41 36 42 28 17 23 23 13 -43.5 Mason 663 574 475 367 265 195 161 179 11.2 Okanogan 368 353 364 399 250 221 200 169 -15.5 Pacific 352 342 275 234 182 177 164 125 -23.8 Pend 468 404 382 322 266 197 155 118 -23.9 Pierce 2,580 2,937 2,531 1,713 1,409 1,217 1,326 1,027 -22.5 SanJuan 340 332 285 269 207 183 165 182 10.3 Skagit 712 624 478 409 295 275 320 253 -20.9 Skamania 86 55 55 41 30 38 41 36 -12.2 Snohomish 1,355 1,753 1,437 1,080 768 646 1,099 848 -22.8 Spokane 2,505 2,448 2,375 1,898 1,377 1,242 1,130 708 -37.3 Stevens 468 404 382 322 266 197 155 118 -23.9 Thurston 1,054 1,041 1,030 697 538 434 429 309 -28 Wahkiakum NA NA NA 32 22

16 21 16 -23.8 WallaWalla 460 442 416 377 323 279 238 NA -100 Whatcom 1,064
984 804 727 451 407 470 467 -0.6 Whitman 168 172 163 142 100 87 74 89 20.3
Yakima 755 758 776 603 483 452 359 407 13.4 Statewide 26,344 26,338 22,806
17,592 13,348 11,987 13,672 10,571 -22.7 WCRER Estimates Washington Center for
Real Estate Research / University of Washington 21 MONTH'S SUPPLY OF
HOUSING BY PRICE RANGE State of Washington and Counties March 2020 County
Under \$80,000 \$80,000- \$159,999 \$160,000- \$249,999 \$250,000- \$499,999
\$500,000 and above Total Market % Change by year Adams NA NA 1.7 3.8 NA 2.3
-4.2 Asotin NA NA NA NA NA NA NaN Benton 1.2 1.7 0.8 1.3 4.4 1.4 -17.6 Chelan
0.4 1.2 1 1.9 NA 2.1 -4.5 Clallam 1.6 2.1 2.2 2.1 3.7 2.4 -22.6 Clark 2.5 3.2 1.7 1 3.3
1.6 -5.9 Columbia NA NA NA NA NA NA -100 Cowlitz NA NA 0.9 0.9 5.8 1.1 -35.3
Douglas 2.2 6.6 2 1.1 NA 1.6 6.7 Ferry 4.5 8.3 3 10.1 NA 8.3 -42.8 Franklin 1.2 1.7
0.8 1.3 4.4 1.4 -17.6 Garfield NA NA NA NA NA NA NaN Grant NA NA 1.6 3.2 18.3
2.4 -7.7 Grays Harbor 1 1.3 1.5 3.4 13.2 2.2 -15.4 Island NA NA 1.9 0.8 3.4 1.6 -27.3
Jefferson NA NA 5.5 1.7 3.7 2.7 -3.6 King NA NA 1.1 0.6 1.2 1.1 -42.1 Kitsap NA NA
1 0.8 2.3 1.2 -7.7 Kittitas NA NA 0.7 1.4 4.7 2.1 -12.5 Klickitat 0.8 1.3 2.9 3.3 6.9 3.4 3
Lewis 1.3 1.5 1.2 2.2 7.8 2.1 -12.5 Lincoln NA NA 0.7 4.2 NA 2 -56.5 Mason 5.8 2.5 1
1.9 8.3 2 5.3 Okanogan 2.9 1.9 3.8 4.8 9.4 3.9 -29.1 Pacific 1.3 2.6 3.2 5.9 9.9 4.2
-20.8 Pend Oreille 2.6 4.7 2.2 3 NA 3.6 -37.9 Pierce NA NA 0.7 0.6 2.2 1 -23.1 San
Juan NA NA NA 4.2 13.3 9.5 -13.6 Skagit 1.2 3.1 1.9 1 3.8 1.8 -28 Skamania 1.4 5.8
2.9 2.9 8.6 3.7 -59.3 Snohomish 2.5 2.5 1.9 0.6 1.4 1.1 -21.4 Spokane 1.6 0.4 0.3 1
3.3 1 -47.4 Stevens 2.6 4.7 2.2 3 NA 3.6 -37.9 Thurston NA NA 0.8 0.6 2.5 0.8 -33.3
Wahkiakum NA NA 3.5 4.4 14.2 4.7 -30.9 Walla Walla NA NA NA NA NA NA -100
Whatcom 4.4 5.4 1.3 1.2 3.3 2 -4.8 Whitman NA NA 2 2.2 6.6 2.5 -3.8 Yakima 1.6 2.4
2.4 2.8 NA 2.8 -9.7 Statewide 2.3 2.1 1.4 1.3 2.4 1.7 -29.2 WCRER Estimates
Reporting issues have prevented the inclusion of Whitman County data. As it
becomes available, the table will be revised and included in updated versions. Please
refer to realestate.washington.edu for updates. 22 Washington State's Housing
Market—First Quarter

2020 MEDIAN HOME PRICES State of Washington and Counties Annual, 2012-
2019 County 2013 2014 2015 2016 2017 2018 2019 2020 Adams \$132,700 \$127,300
\$140,800 \$145,900 \$154,100 \$160,600 \$192,700 \$203,100 Asotin \$161,800
\$160,100 \$170,300 \$178,000 \$197,100 \$216,700 \$200,000 \$196,200 Benton
\$186,600 \$190,400 \$201,200 \$222,800 \$244,000 \$276,700 \$299,800 \$306,900
Chelan \$223,900 \$239,700 \$269,800 \$275,600 \$305,100 \$337,200 \$357,000
\$355,600 Clallam \$193,400 \$207,000 \$219,300 \$250,700 \$270,300 \$293,000
\$309,800 \$347,600 Clark \$229,700 \$247,600 \$263,200 \$294,600 \$332,800 \$359,100
\$371,700 \$378,300 Columbia \$153,700 \$130,000 \$166,900 \$140,000 \$152,700
\$162,700 \$186,400 \$208,300 Cowlitz \$150,500 \$162,000 \$179,100 \$199,900
\$225,600 \$246,900 \$275,200 \$285,400 Douglas \$207,000 \$223,000 \$238,300
\$259,000 \$283,000 \$318,200 \$347,800 \$348,200 Ferry \$134,000 \$130,000 \$127,500
\$95,000 \$146,700 \$164,000 \$160,000 \$170,000 Franklin \$186,600 \$190,400
\$201,200 \$222,800 \$244,000 \$276,700 \$299,800 \$306,900 Garfield \$161,800
\$160,100 \$170,300 \$178,000 \$197,100 \$216,700 \$200,000 \$196,200 Grant
\$156,900 \$160,200 \$165,400 \$182,400 \$190,500 \$202,300 \$227,900 \$224,300
GraysHarbor \$118,800 \$123,200 \$138,800 \$151,600 \$169,400 \$191,600 \$215,200
\$207,600 Island \$255,000 \$266,700 \$290,400 \$316,900 \$340,400 \$366,000

\$388,100 \$391,700 Jefferson \$261,400 \$254,500 \$276,600 \$320,200 \$355,200
 \$371,800 \$402,000 \$412,500 King \$420,500 \$449,600 \$486,100 \$566,200 \$637,700
 \$689,900 \$677,700 \$689,900 Kitsap \$242,500 \$243,500 \$260,200 \$288,400
 \$316,600 \$346,800 \$381,400 \$398,700 Kittitas \$210,900 \$220,100 \$243,700
 \$259,900 \$285,300 \$336,000 \$346,200 \$365,800 Klickitat \$189,400 \$180,000
 \$204,900 \$236,600 \$244,100 \$270,000 \$283,100 \$308,300 Lewis \$141,600
 \$150,500 \$158,700 \$174,000 \$199,200 \$227,400 \$258,700 \$269,900 Lincoln
 \$67,500 \$127,500 \$80,000 \$80,000 \$105,000 \$115,600 \$142,500 \$210,000 Mason
 \$152,300 \$158,500 \$170,800 \$194,100 \$213,600 \$242,900 \$271,900 \$280,800
 Okanogan \$159,700 \$151,400 \$166,500 \$182,900 \$198,700 \$217,800 \$220,400
 \$176,200 Pacific \$114,000 \$125,300 \$141,600 \$143,500 \$165,000 \$189,100
 \$206,000 \$212,500 Pend \$119,800 \$143,700 \$150,400 \$156,400 \$169,200 \$188,000
 \$206,900 \$192,900 Pierce \$217,700 \$231,900 \$251,900 \$279,000 \$315,700
 \$347,400 \$372,200 \$397,900 SanJuan \$391,500 \$419,400 \$444,300 \$467,100
 \$516,700 \$550,000 \$652,000 \$533,300 Skagit \$228,600 \$236,500 \$281,000
 \$287,300 \$317,000 \$349,900 \$374,100 \$386,600 Skamania \$188,600 \$173,700
 \$217,600 \$256,500 \$271,600 \$292,000 \$323,100 \$300,000 Snohomish \$299,100
 \$328,700 \$719,500 \$391,700 \$439,300 \$482,100 \$493,000 \$515,000 Spokane
 \$174,500 \$178,400 \$192,200 \$207,300 \$222,600 \$246,200 \$276,600 \$288,100
 Stevens \$119,800 \$143,700 \$150,400 \$156,400 \$169,200 \$188,000 \$206,900
 \$192,900 Thurston \$224,000 \$231,400 \$247,000 \$266,100 \$285,800 \$315,800
 \$341,200 \$359,300 Wahkiakum \$145,000 \$75,000 \$167,500 \$212,500 \$226,800
 \$240,900 \$256,800 \$300,000 WallaWalla \$180,700 \$176,300 \$186,700 \$212,300
 \$217,900 \$244,900 \$260,300 \$283,100 Whatcom \$261,600 \$271,300 \$290,400
 \$311,700 \$343,600 \$382,300 \$401,300 \$415,100 Whitman \$212,900 \$201,600
 \$204,100 \$228,700 \$241,200 \$264,100 \$287,500 \$287,500 Yakima \$160,100
 \$160,600 \$166,800 \$189,000 \$204,200 \$226,600 \$249,000 \$259,600 Statewide
 \$253,800 \$267,600 \$1,994,900 \$289,100 \$315,900 \$362,100 \$397,900 \$415,000
 WCRER Estimates Washington Center for Real Estate Research / University of
 Washington 23 TOTAL BUILDING PERMITS State of Washington and Counties
 Annual, 2011-2019 County 2011 2012 2013 2014 2015 2016 2017 2018 2019 %
 Change by year Adams 24 29 54 50 86 31 31 47 73 55.3 Asotin 16 19 23 35 31 32 34
 34 86 152.9 Benton 1,127 1,094 930 942 1,124 1,357 1,111 1,285 1,540 19.8 Chelan
 154 207 577 304 365 393 442 590 606 2.7 Clallam 154 168 122 160 216 247 307
 336 287 -14.6 Clark 961 1,558 2,942 2,240 3,283 3,310 3,787 3,598 4,722 31.2
 Columbia 4 2 7 7 10 2 4 4 4 0.0 Cowlitz 113 132 195 178 173 308 484 318 351 10.4
 Douglas 92 92 129 156 162 181 187 217 349 60.8 Ferry 13 15 20 10 16 21 0 1 27
 2600.0 Franklin 570 531 375 322 510 530 698 616 601 -2.4 Garfield 2 3 1 3 NA 1 1 2
 2 0.0 Grant 187 275 279 264 457 650 445 451 489 8.4 GraysHarbor 114 125 122 142
 178 207 251 463 344 -25.7 Island 164 178 221 252 281 373 408 391 369 -5.6
 Jefferson 86 83 101 121 177 238 172 143 174 21.7 King 6,143 11,614 12,277 14,703
 15,226 17,699 18,641 18,460 17,919 -2.9 Kitsap 540 804 913 598 1,066 1,059 1,094
 1,149 1,117 -2.8 Kittitas 174 195 344 283 288 323 531 629 411 -34.7 Klickitat 58 78
 94 83 120 123 115 127 112 -11.8 Lewis 93 121 95 164 129 232 234 275 301 9.5
 Lincoln 32 27 45 30 33 50 43 58 48 -17.2 Mason 134 121 135 108 111 166 212 276
 293 6.2 Okanogan 130 103 134 165 165 133 144 153 156 2.0 Pacific 111 130 139 63
 62 77 85 131 91 -30.5 Pend 48 36 37 42 47 59 41 48 50 4.2 Pierce 2,566 2,479
 2,892 3,777 3,046 3,865 4,968 5,449 4,272 -21.6 SanJuan 105 92 109 109 100 124

115 156 133 -14.7 Skagit 179 229 283 274 424 505 663 585 518 -11.5 Skamania 34
 23 26 34 47 38 58 63 73 15.9 Snohomish 2,521 3,573 4,348 3,473 2,594 3,925 3,725
 4,277 4,408 3.1 Spokane 1,785 1,353 1,634 1,839 1,978 3,596 3,460 2,926 3,106 6.2
 Stevens 54 71 84 79 74 109 140 200 194 -3.0 Thurston 1,028 1,012 1,289 1,003 931
 2,081 1,067 1,750 1,713 -2.1 Wahkiakum 10 5 12 11 15 15 20 11 16 45.5 WallaWalla
 202 150 241 207 188 218 144 221 190 -14.0 Whatcom 605 637 999 1,007 911 1,183
 1,256 1,464 1,821 24.4 Whitman 93 283 380 218 141 194 242 264 415 57.2 Yakima
 438 471 358 442 392 422 434 578 1,043 80.4 Statewide 20,864 28,118 32,966
 33,898 35,157 44,077 45,794 47,746 48,424 1.4 U.S. Department of Commerce 24
 Washington State's Housing Market—First Quarter 2020 SINGLE-FAMILY BUILDING
 PERMITS State of Washington and Counties Annual, 2011-2019 County 2011 2012
 2013 2014 2015 2016 2017 2018 2019 % Change by year Adams 22 26 44 46 75 28
 23 47 71 51.1 Asotin 16 19 21 33 31 30 34 30 29 -3.3 Benton 781 897 840 798 825
 952 848 942 1,082 14.9 Chelan 154 205 259 286 358 385 414 420 384 -8.6 Clallam
 114 168 122 160 215 243 287 320 275 -14.1 Clark 688 1,190 1,699 1,588 2,220
 2,645 2,080 2,793 2,929 4.9 Columbia 2 2 7 7 10 2 4 4 4 0.0 Cowlitz 113 132 155
 160 168 273 464 294 309 5.1 Douglas 92 92 127 147 132 158 185 206 248 20.4
 Ferry 13 15 20 10 16 21 0 1 27 2600.0 Franklin 558 374 245 280 396 496 609 616
 574 -6.8 Garfield 2 3 1 3 NA 1 1 2 2 0.0 Grant 171 251 236 230 228 264 350 383 441
 15.1 GraysHarbor 104 125 122 140 174 207 251 455 340 -25.3 Island 164 176 221
 252 281 369 401 375 351 -6.4 Jefferson 80 83 101 121 154 234 172 143 174 21.7
 King 2,765 3,864 4,419 4,215 4,010 4,254 4,356 4,442 3,777 -15.0 Kitsap 451 634
 674 519 796 862 952 903 931 3.1 Kittitas 169 180 285 265 285 304 364 435 396 -9.0
 Klickitat 54 78 88 78 120 105 99 119 102 -14.3 Lewis 82 97 95 129 129 156 218 271
 260 -4.1 Lincoln 30 27 45 30 33 50 43 58 46 -20.7 Mason 134 121 120 108 111 166
 208 266 291 9.4 Okanogan 120 103 98 160 164 133 138 149 154 3.4 Pacific 111 130
 139 63 62 77 85 94 91 -3.2 Pend 48 36 37 42 47 59 41 48 50 4.2 Pierce 1,494 2,009
 2,369 2,371 2,253 2,469 3,014 2,491 2,551 2.4 SanJuan 105 92 109 109 100 118
 112 152 113 -25.7 Skagit 179 227 283 262 410 420 534 542 436 -19.6 Skamania 34
 23 26 24 47 38 58 61 64 4.9 Snohomish 1,819 2,174 1,985 2,079 2,383 2,702 2,627
 2,201 2,409 9.5 Spokane 740 963 1,299 1,014 1,340 1,661 1,608 1,696 1,696 0.0
 Stevens 52 67 66 79 74 99 136 200 192 -4.0 Thurston 858 959 929 934 881 1,084
 950 912 812 -11.0 Wahkiakum 10 5 12 11 15 15 20 11 16 45.5 WallaWalla 80 102
 134 183 184 182 144 221 160 -27.6 Whatcom 419 488 568 542 599 718 793 767 816
 6.4 Whitman 33 70 100 75 81 78 80 126 128 1.6 Yakima 298 301 300 352 390 405
 412 480 569 18.5 Statewide 13,159 16,508 18,400 17,905 19,797 22,463 23,115
 23,676 23,300 -1.6 U.S. Department of Commerce Washington Center for Real
 Estate Research / University of Washington 25 TOTAL HOUSING INVENTORY State
 of Washington and Counties Annual, 2014-2019 County 2014 2015 2016 2017 2018
 2019 % Change by year Adams 6,375 6,461 6,492 6,523 6,570 6,643 1.1 Asotin
 9,877 9,908 9,940 9,974 10,008 10,094 0.9 Benton 71,298 72,422 73,779 74,890
 76,175 77,715 2.0 Chelan 35,897 36,262 36,655 37,097 37,687 38,293 1.6 Clallam
 36,054 36,270 36,517 36,824 37,160 37,447 0.8 Clark 171,815 175,098 178,408
 182,195 185,793 190,515 2.5 Columbia 2,140 2,150 2,152 2,156 2,160 2,164 0.2
 Cowlitz 43,715 43,888 44,196 44,680 44,998 45,349 0.8 Douglas 16,011 16,173
 16,354 16,541 16,758 17,107 2.1 Ferry 4,126 4,142 4,163 4,163 4,164 4,191 0.6
 Franklin 26,700 27,210 27,740 28,438 29,054 29,655 2.1 Garfield 1,351 1,351 1,352
 1,353 1,355 1,357 0.1 Grant 34,789 35,246 35,896 36,341 36,792 37,281 1.3

GraysHarbor 36,422 36,600 36,807 37,058 37,521 37,865 0.9 Island 38,993 39,274
 39,647 40,055 40,446 40,815 0.9 Jefferson 17,134 17,311 17,549 17,721 17,864
 18,038 1.0 King 900,887 916,113 933,812 952,453 970,913 988,832 1.8 Kitsap
 107,710 108,776 109,835 110,929 112,078 113,195 1.0 Kittitas 21,629 21,917
 22,240 22,771 23,400 23,811 1.8 Klickitat 10,091 10,211 10,334 10,449 10,576
 10,688 1.1 Lewis 33,663 33,792 34,024 34,258 34,533 34,834 0.9 Lincoln 5,875
 5,908 5,958 6,001 6,059 6,107 0.8 Mason 30,330 30,441 30,607 30,819 31,095
 31,388 0.9 Okanogan 21,663 21,828 21,961 22,105 22,258 22,414 0.7 Pacific 15,646
 15,708 15,785 15,870 16,001 16,092 0.6 Pend 7,691 7,738 7,797 7,838 7,886 7,936
 0.6 Pierce 338,930 341,976 345,841 350,809 356,258 360,530 1.2 SanJuan 12,278
 12,378 12,502 12,617 12,773 12,906 1.0 Skagit 51,284 51,708 52,213 52,876 53,461
 53,979 1.0 Skamania 5,413 5,460 5,498 5,556 5,619 5,692 1.3 Snohomish 301,014
 303,608 307,533 311,258 315,535 319,943 1.4 Spokane 210,885 212,863 216,459
 219,919 222,845 225,951 1.4 Stevens 19,583 19,657 19,766 19,906 20,106 20,300
 1.0 Thurston 111,750 112,681 114,762 115,829 117,579 119,292 1.5 Wahkiakum
 2,099 2,114 2,129 2,149 2,160 2,176 0.7 WallaWalla 24,222 24,410 24,628 24,772
 24,993 25,183 0.8 Whatcom 93,006 93,917 95,100 96,356 97,820 99,641 1.9
 Whitman 20,123 20,264 20,458 20,700 20,964 21,379 2.0 Yakima 88,367 88,759
 89,181 89,615 90,193 91,236 1.2 Statewide 2,986,836 3,021,993 3,066,070
 3,111,864 3,159,610 3,208,034 1.5 WCRER estimates 26 Washington State's
 Housing Market—First Quarter 2020 SINGLE-FAMILY HOUSING INVENTORY State
 of Washington and Counties Annual, 2014-2019 County 2014 2015 2016 2017 2018
 2019 % Change by year Adams 4,171 4,246 4,274 4,297 4,344 4,415 1.6 Asotin
 7,107 7,138 7,168 7,202 7,232 7,261 0.4 Benton 48,245 49,070 50,022 50,870
 51,812 52,894 2.1 Chelan 25,684 26,042 26,427 26,841 27,261 27,645 1.4 Clallam
 26,427 26,642 26,885 27,172 27,492 27,767 1.0 Clark 125,134 127,354 129,999
 132,079 134,872 137,801 2.2 Columbia 1,679 1,689 1,691 1,695 1,699 1,703 0.2
 Cowlitz 30,813 30,981 31,254 31,718 32,012 32,321 1.0 Douglas 10,973 11,105
 11,263 11,448 11,654 11,902 2.1 Ferry 2,959 2,975 2,996 2,996 2,997 3,024 0.9
 Franklin 18,608 19,004 19,500 20,109 20,725 21,299 2.8 Garfield 1,033 1,033 1,034
 1,035 1,037 1,039 0.2 Grant 21,118 21,346 21,610 21,960 22,343 22,784 2.0
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University of Washington 27 MULTIFAMILY HOUSING INVENTORY State of
Washington and Counties Annual, 2014-2019 County 2014 2015 2016 2017 2018
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28,481 1.7 Statewide 1,017,380 1,032,740 1,054,354 1,077,033 1,101,103 1,126,227
2.3 WCRER estimates 28 Washington State's Housing Market-First Quarter 2020

*APPENDIX: Revision of Housing Affordability Index The Washington Center for Real Estate Research (WCRER) has been compiling a Housing Affordability Index (HAI) since 1988. During that time, there have been significant changes in the demographic profile of the state as well as changes in the data sources available to assess housing affordability. As new data sources and improvements to existing data sources become available, it is important for the WCRER to incorporate these methodological improvements into the HAI wherever possible. For this reason, the WCRER has revised the HAI to reflect more timely income estimations from the US Census Bureau ACS alongside Household income estimates by county provided by the State of Washington Office of Financial Management. Similar data source revision has been incorporated into the National Association of Realtors Housing Affordability Index (NAR Index) over the past several years. This current revision brings the WCRER HAI closer in line with current NAR Index data sources. In order to provide data users with an updated time series incorporating the new data sources, the HAI has been revised to Q2-2009. This re-estimation can be found in the supplemental

release of the Housing Affordability Index that can be found on the WCRER website. The WCRER has also taken this opportunity to incorporate new metrics relevant for assessing affordable housing

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604 E-Mail cccuinc@yahoo.com

From: [Carol Levanen](#)
To: [Eileen Quiring](#); [Gary Medviqy](#); [Kathleen Otto](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Mitch Nickolds](#); [Dan Young](#); [Jose Alvarez](#)
Subject: Fw: Data from the American Community Survey - for the VBLM
Date: Thursday, July 9, 2020 2:42:34 PM

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilors,
FOR THE PUBLIC RECORD

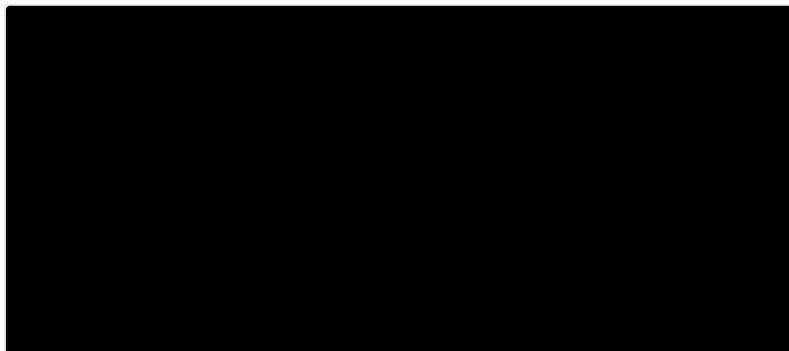
It is important the councilors don't just take staff's word, for their rendition of the VBLM Report information. It is imperative they do their own homework to compare research documents to assure they match. The United States Census is one of those clarifying documents that can be used as a comparable. The following information was taken from that document, for your consideration and review.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O.Box 2188
Battle Ground, Washington 98604

According to the American Community Survey 2019 [American Community Survey \(ACS\)](#)



American Community Survey (ACS)

US Census Bureau

The American Community Survey is the premier source for information about America's changing population, housing...

Population Change 2010-2019

Franklin County	21.8%
Kittitas County	17.2
Benton County	16.7
King County	16.6
Snohomish County	15.3
Thurston County	15.2
Clark	14.8

Population Estimate 7/1/2019

King	2,252,782
Pierce	904,980
Snohomish	822,083
Spokane	522,798
Clark	488,241
Thurston	290,536

Housing Unites as of 7/1/2019

King	970,301
Pierce	356,273
Snohomish	318,057
Spokane	223,079
Clark	189,583
Thurston	119,558,

Households

King	865,627
Pierce	317,699
Snohomish	289,737
Spokane	198,489

Clark	171,522
Thurston	108,070

Building Permits 2019

King County	18,000
Clark	4,722
Snohomish	4,408
Pierce	4,272

Homeowner Costs with Mortgage

King	\$2,372.
Snohomish	2,040.
Pierce	1,809.
Kitsap	1,738.
Thurston	1,730.
Clark	1,699.
Whatcom	1,664.

Med. Gross Rent

King County	\$1,494.
Snohomish	1,371.
Thurston	1,192.
Pierce	1,186.
Clark	1,180.

Med. Household Income

King	\$89,418.
Snohomish	82,751.
Clark	71,636.

From: [Carol Levanen](#)
To: [Jose Alvarez](#); [Eileen Quiring](#); [Gary Medvigy](#); [Kathleen Otto](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Mitch Nickolds](#); [Dan Young](#)
Subject: Fw: VBLM testimony regarding staff report on Rural
Date: Wednesday, July 8, 2020 11:49:23 PM

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilors,

FOR THE PUBLIC RECORD

Clark County Citizens United, Inc. has reviewed the most recent staff document regarding rural lands for the VBLM. The following are excerpts of the report and CCCU comments noted in red. None of the staff presentation goes nearly far enough to rectify what must happen in any update of the Comprehensive Plan. The county is out of rural parcels, quite literally, and zoning must change to meet the rural housing demands.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604

To: BLPAC

From: Jose Alvarez, Project Manager Date: July 2, 2020
Subject: Rural Land Capacity Estimates

Background The Department of Commerce issued updated Buildable Lands Guidelines in 2018 based on the passage of ESSB 5254. The Guidelines reference the “annual collection of data on urban and rural land uses” however the Guidelines do not specify what data the county must collect and use. Specific data is addressed in WAC 365-196- 425 (3)(b) below. **The recent changes to 36.70A.215 are far more descriptive than staff leads a person to believe. The new language gives specific directives as to what is to be collected by the county.**

The Clark County Buildable Lands Report has included items ii, iv, and ix since the first report in 2002. b) Counties should perform a periodic analysis of development occurring in rural areas, to determine if patterns of rural development are protecting rural character and encouraging development in urban areas. This analysis should occur along with the urban growth area review required in RCW 36.70A.130 (3)(a). The analysis may include the following:

(i) Patterns of development occurring in rural areas. Since 1994 the zoning in the rural and resource areas has not changed. Given that fact, the ability to develop land in those areas is limited to very few parcels. As a result, there

would not be "patterns of development" occurring..

ii) **The percentage of new growth occurring in rural versus urban areas.** New growth was confined to a limited number of developments because of the massive down zoning and zone changes in 1994. In addition, this county used a mandatory population formula of 85% for urban areas and 15% for rural areas. In 2004, that formula was arbitrarily changed to 90% for urban and 10% for rural. Such a formula was deemed illegal in Superior Court, but that has not prevented Clark County from using it. The formula severely limits new growth in all rural and resource areas. Any percentage of new growth calculated for these areas would be an artificial one and certainly flawed.

(iii) Patterns of rural comprehensive plan or zoning amendments.

(iv) **Numbers of permits issued in rural areas** Again, because of the static condition of the rural and resource lands, as land is used up for housing, permits decline. To use the number of permits as a benchmark for rural development would be flawed. Using a Clark County VBLM study of 1999-2000, one can calculate the numbers of building permits issued for the years from 2000 to 2016 and see that available land for housing has dramatically decreased, to the point of almost non-existent. Such lack of parcels has driven the cost of those lots up substantially. Coupled with expensive regulatory ordinances, parcels are almost non-existent.

(v) Numbers of new approved wells and septic systems.

(vi) Growth in traffic levels on rural roads.

(vii) Growth in public facilities and public services costs in rural areas.

(viii) Changes in rural land values and rural employment. (ix) Potential build-out at the allowed rural densities.

(x) The degree to which the growth that is occurring in the rural areas is consistent with patterns of rural land use and development established in the rural element.

Methodology

The methodology for estimating capacity in the rural area is much simpler than the Vacant Buildable Lands Model method for the urban area. **There are no density targets in the rural area. This statement is technically false. Because of the density formula established in 1994 and again in 2004, the density target of 10% was set for rural areas. This number has consistently been a cap and a ceiling in all Clark County Comprehensive Plans, since 1994.** Capacity is estimated based on the rural densities allowed by the underlying zoning. The methodology for estimating the potential build out at rural densities is attached as EXHIBIT 1.

There is no infrastructure deduction in the rural area because private roads are being used to serve developments and are also included in lot area calculations. This is, for the most part, a false statement. It is true that some private roads are created, but because of the county imposed limitations to development, the majority of these developments use small single lane driveways as access roads. Lots abutting public roads can count up to 30' of the

right-of-way as part of the lot area for the purposes of land division.

Critical areas are not considered a limiting factor in the potential development of land in the rural area. Considering critical areas is now mandatory in the changes to RCW 36.70A.215. The county is to remove all wetland and critical areas, ;prior to determining potential buildable land. Development envelopes and cluster development standards allow flexibility in site planning to avoid critical areas. Both the habitat and wetland ordinances have a reasonable use provision that states: **“This chapter shall not be used to deny or reduce the number of lots of a proposed rural land division allowed under the applicable zoning density.” This section of the chapter is concerning land division, not land development.**

Stormwater is typically treated on site through infiltration, low impact development Best Management Practices (BMP's) such as dispersion or bioretention ponds. Given the larger parcel sizes in the rural area these BMPs can be accommodated with no loss of potential lots.

Employment The Growth Management Act (GMA) allows for the recognition of Limited Areas of More Intensive Rural Development (LAMIRD'S) that existed as commercial nodes in 1990 when the GMA became effective. In Clark County there are seven LAMIRDs, referred to as rural centers. **LAMIRDs were an option available to counties to recognize existing higher density villiages and hamlets. It was not intended to be used as a catchall employment justification for rural areas. Employment was to occur throughout the rural and resource areas, not limited to LAMIRDs. In 1994, the county tried to remove all of these areas from the Comprehensive Plan, but a CCCU Superior Court win, ordered the county to bring them back.**

Commercial and Industrially zoned land in the rural area is concentrated in the rural centers. The GMA never intended that commercial and industrial land be confined to rural centers. In fact, it allowed for Rural Industrial Land Banks, outside these areas, for just that purpose. Clark County recently removed a RILB, with the stroke of a pen. In addition to commercial businesses to serve the rural residents these rural centers have schools, fire stations and other public facilities. Two of the rural centers, Chelatchie Prairie and Brush Prairie, have land zoned for Heavy Industrial uses. **Staff has ignored the recent change to the GMA which allows commercial and industrial development to occur adjacent to a 33 mile Chelatchie Prairie Railroad that runs from one corner of the county to the other. This addition to the GMA was specifically for the purpose of creating jobs in the rural and resource areas.**

EXHIBIT 1 7/2/2020

Estimating Potential Rural Housing Capacity Clark County, Washington Rural lands and rural development behave differently than urban development. This document describes how rural capacity is estimated by the Clark County Geographic Information Services (GIS).

The primary input into the process to estimate rural capacity is the land use layer¹. This layer is used to classify lands into three land use categories: Residential, Commercial or Industrial. The Assessor's database is used to classify the parcels into the following classifications based on the property type, ownership, and size: Vacant, Built, Underutilized, Excluded. Rural Land Uses Land use designations from the comprehensive plan or proposed zoning plan are categorized into three land use types.

• Residential – rural, rural center residential, agriculture, and forest land use designations This statement is only partially true. Zoning is used for parcel count in rural, rural center, agriculture and forest zones only to a certain point. If the parcel has a remainder parcel, formed via a cluster land division, that parcel is counted at an urban density. Conceivably, such a parcel could be counted twice, and CCCU believes such parcels have been counted that way in the past. By doing so, the parcel count is exponentially increased. The GMA mandates that such lots be preserved as covenant land, never to be developed. But that hasn't stopped Clark County from doing so, because there is a clause in county code that allows the planning director to remove that covenant.

• Commercial – commercial land use designations

• Industrial – industrial land use designations Residential Classifications Property with a proposed land use of Residential are subdivided into the following categories based on information from the Assessor's database.

• Built o Parcel has existing housing units o Parcel is too small to be further divided based on minimum lot size requirements

• Vacant o No existing housing units o May contain outbuildings

• Underutilized o Parcel has existing housing units o Parcel is large enough to be further divided based on minimum lot size requirements

• Excluded o Forest zoned lands in the Current Use program (Timber or Designated Forest Land (DFL)) o Remainder lots of cluster developments o Surface mining overlay area

o Water Areas o Private street or Right of Way

o Transportation or utilities o Private park or recreation area

o Assessed as a zero value property

¹ Layers are the mechanism used to display geographic datasets. Each layer references a dataset and specifies how that dataset is portrayed using symbols and text labels.

² EXHIBIT 1 7/2/2020 o Size is less than 1 acre o Tax exempt o Mobile Home Parks

• Not a Residential land use Residential Planning Assumptions:

• Housing capacity calculation: • One housing unit per undersized vacant parcel

- Conforming vacant and underutilized parcels
- Housing unit capacity is calculated by dividing the parcel acres by the minimum lot size.
- For dividable parcels lots are considered buildable if they are within 10% of the minimum lot size.
 - o Population Capacity calculation 2.66 persons per housing unit

From: [Carol Levanen](#)
To: [Jose Alvarez](#); [Eileen Quiring](#); [Gary Medvigy](#); [Kathleen Otto](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Mitch Nickolds](#); [Dan Young](#)
Subject: Displacement, Disruption, Relocation - Information for the VBLM
Date: Wednesday, July 8, 2020 10:02:24 PM

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilors,
FOR THE PUBLIC RECORD

There is much discussion by the Clark County Council and the media regarding racial discrimination. But what about cultural discrimination? What about rural discrimination? What about religious discrimination? Those citizens living outside the urban growth areas have experienced all of this discrimination and much more, and yet certain members of the Council perpetuate those actions. It would seem that fair and equitable land use policies would be just as important to the council as fair and equitable racial treatment. The county's actions have gone so far as to enable destruction of this county's historical rural culture, replacing it with a culture that is foreign to the people who are forced to live it. In essence, it is a forced migration of the rural people.

Cultural displacement occurs when residents are compelled to move because the people and institutions that make up their cultural community have left the area. In other words, displacement is the involuntary movement out of a location because of housing that is no longer available and costs they can no longer afford. It is multidimensional. The dislocated citizens are subject to cultural isolation. Depending on the extent that displacement occurs, it is not only an economic loss for households and the city from which they had to relocate, those households become new and unexpected "spillover" demand for housing in other jurisdictions in a region where housing is more affordable to those households.

In other words, displacement and housing affordability is a regional issue with varying degrees of housing and affordability, causing spillover effects onto other jurisdictions. Those other jurisdictions may be imposed upon and ill prepared for the onslaught of spillover. The jurisdictions receiving the spillover may have greater housing capacity than others or have more affordable rents, prices, and land prices than others. This can have cost and housing supply consequences for some jurisdictions due to the under-planning of others. But such displacement and spillover cannot begin to replace the lost rural, cultural and religious way of life.

Goals and *retention* should aim to prevent cultural displacement that disproportionately affects certain demographic households due to availability of housing, affordable housing and other housing pressures. Because of "spillover" and the displacement itself of affordability problems, some uniformity and consistency of housing needs and planning requirements may be in order across jurisdictions. RCW 36.70A demands that counties recognize rural character and preserve it. When the word preserve is used, it indicates a condition that exists in an area, not an artificial

aspiration.

Clark County Citizens United, Inc is forwarding the councilors information regarding Snohomish County, and certain actions taken by that county. As the Vacant Buildable Lands Report continues to be reviewed, all types of discrimination concerns should be foremost on the councilors minds.

Sincerely,

Susan Rasmussen, President

Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604

Snohomish County

The regional plan, Vision 2040, contains an “overarching goal” for housing that calls for the region to:

“preserve, improve, and expand its housing stock to provide a range of affordable healthy, and safe housing choices for every resident. The region will continue to promote fill and equal access to housing for all people.”

Goal:

Objective 1. Ensure that a broad range of housing types and affordability levels is available in **urban and rural areas**.

Policies 1.B.2 : The county shall recognize the increasing diversity in the cultural and economic backgrounds of its residents and shall encourage a broad range of affordable ownership and rental housing opportunities, including opportunities for persons with special needs.

Policies 4.A.: The land capacity analysis of urban and rural unincorporated areas shall continue to include housing data.

Subsection a. The county shall monitor the adequacy of the supply of appropriately zoned developable land within urban and rural areas including land and housing prices and rents, in comparison with trends in household income.

4.A.2: Based on the evaluation of housing data and the adequacy of the supply of developable residential land, the county shall, if necessary, apply reasonable measures and revise county comprehensive plan designations, housing densities, and zoning regulations to increase land capacity. If these measures do not suffice, the county may consider expanding UGA boundaries, consistent with RCW 36. 70A and Snohomish County policies and codes.

From: [Carol Levanen](#)
To: [Eileen Quiring](#); [Gary Medvigy](#); [Kathleen Otto](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Mitch Nickolds](#); [Dan Young](#); [Jose Alvarez](#)
Subject: VBLM Market Factor Percentages and Infrastructure gaps questionable
Date: Tuesday, June 9, 2020 8:24:15 PM

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Clark County Council
June 9, 2020
P.O. Box 5000
Vancouver, Washington 98666

FOR THE PUBLIC RECORD

Dear Councilors,

At the May 5, 2020 virtual meeting of the Project Advisory Committee for the Clark County Vacant Buildable Lands Report, a comment was made by staff that “*100% of the employment will only be allowed in urban growth areas*”. Another comment by staff claimed that “*infrastructure gap*” is a new requirement under the GMA. Clark County Citizens United Inc. would like to address both these topics.

In the past, the GMA directed counties to develop commercial and industrial land within urban growth areas because of sewer. But new law now allows commercial and industrial development outside those areas, when located along short line railroads. Most certainly the new railroad law should be part of the county wide process, when considering commercial and industrial land. The county should not be limiting these zones to urban growth areas, only. The whole purpose of the new railroad law was to provide for employment outside the cities, in areas where there is a lack of jobs and economic growth. There has been no mention by staff, of the various alternatives the GMA now allows for job producing land throughout the county.

The Committee discussed “*Market Factor*” at this last meeting and how it is applied to the growth assumptions. Two of the Committee members were concerned over the percentages that staff and the consulting firms presented to the group. The committee members presented housing data that demonstrates “on the ground” considerations that would have a dramatic change to those percentages that are now being considered by staff. It appears the county’s numbers are much lower than the “ground truthing” required by the GMA. To be compliant to the new requirements and the law, the county will need to use the same methods that the committee members used, to determine what is actually happening “on the ground”. A comment was made by staff that “councilor policy” played a role in the numbers presented by staff, but surely, the Councilors are united in the goal of a robust economy for all citizens in Clark County. Using incorrect and inadequate numbers will not reach that goal.

In particular, CCCU understands that in the Industrial land zoning, staff is using a 15% Market Factor in the 2016 Comprehensive Plan. This number is important

because the potential for jobs and job producing land, controls all aspects of growth in Clark County.

A February 6, 1996 MEMORANDUM from CREDC to Craig Greenleaf, Oliver Orijaiko and Jerri Bohard, discusses the “INDUSTRIAL LANDS COMMITTEE OF THE CREDC – Market Factor”. That Report states, “*Clark County’s analysis of the industrial lands inventory incorporates a 50% market factor. The Committee continues to endorse this figure.*” The Memorandum goes on to explain why the 50% number is supported.

Page 2 of 3

That number is much greater than the 15% of today. When did that number change and why did it change?

The Memorandum says that, “*Market Factor has a number of functions: a. to offer sufficient acreages or alternatives to allow competition in price.....b. To accommodate the possibility that some owners will not be willing to sell.....c. To allow a sufficient mix of properties to account for differences in growth rate among the various sectors of industries.....*, The text goes on to explain these items more fully. **Item 1.** States, “*A significant portion of Clark County’s industrial land inventory is owned by ports.. It goes on to say, “Historically, the ports have not been receptive to sales.....The Ports of Vancouver by the terms of prior and new shoreline master programs, must reserve significant portions of its property for water oriented uses.....requiring a strong maritime interface.we must assume that land is therefore not as flexible in use for other purposes (non-water oriented), and its “marketability” is thereby affected.”* The report continues, “*Two other issues....affect their marketability. At least two or our ports are characterized by proximity to wetlands and proximity to heavy rail infrastructure.....The most significant job growth in our local economy has come in the high technology areas, particularly thoseinvolving very low tolerance for vibration. Despite considerable effort, we have not located a significant high tech company into a port area.....*”

The Report notes, “*Ports have been an important, integral part of our economy....But.....Their lands make up a significant portion of the county’s inventory. The fifty percent market factor is justified on this basis alone..... 2. In fact, the Columbia Corridor is the most significant challenger to the growth of our own industrial parks in Clark County and has been absorbing industrial lands at a rate substantially in excess of the most optimistic 20 year projection..... A fifty percent market factor allows the flexibility required by real market forces... 3. Finally, the community has come to realize that certain occupied industrial sites do not readily convert to new industrial jobs after a shutdown.....Moreover, none of the acres from those sites has converted to other uses....An economy in transition apparently cannot count on redevelopment of its land for the totality of its ability to replace jobs, nor add jobs.....The county commissioners are justified the unique and important elements in Clark County’s economy to arrive at a factor which reflects market forces.”*

CCCU must ask the question, if it was good enough for the county in 1996, for all the various legitimate and verifiable reasons, why isn’t it good enough for the county now? Staff is obligated to also do “ground truthing” when it comes to commercial and

industrial lands, as well as residential lands. Doing so would likely result in very different numbers.

“Infrastructure gap” has been mentioned in the GMA numerous times throughout the years and is not new to planning schemes. There are many infrastructure gaps that can be considered, such as roads, sewers and monetary needs. But in any event, the county is to attempt to meet the demands of those infrastructure gaps to allow for appropriate growth. Infrastructure gaps are particularly important when planning for urban areas.

Page 3 of 3

Yacolt has had a history of the same infrastructure gap, lack of sewer, for many years. Yet nothing has been done to rectify it, even though the county has many records, showing an apparent attempt to resolve that “gap”. Many thousands of tax dollars have been spent by the county toward this goal, with no results.

There is a dire need for a sewer in the city of Yacolt, and it is the county’s responsibility to assure that need is addressed. The Councilors have a legal and moral responsibility to assure taxpayers that Vacant Buildable Lands planning is adequate and accurate, to meet the future housing and employment needs of Clark County, for all taxpayers, now and in the distant future.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United Inc.
P.O. Box 2188
Battle Ground, Washington 98604

From: [Carol Levanen](#)
To: [Jose Alvarez](#)
Subject: [Contains External Hyperlinks] Fw: Yacolt WW Facility Plan_print ready[1].pdf
Date: Saturday, June 6, 2020 8:13:04 PM

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Subject: Yacolt WW Facility Plan_print ready[1].pdf

Yacolt WW Facility Plan_print ready[1].pdf

[Yacolt WW Facility Plan_print ready\[1\].pdf](#)

[https://www.ezview.wa.gov/Portals/_1527/images/default/Yacolt%20WW%20Facility%20Plan_print%20ready\[1\].pdf](https://www.ezview.wa.gov/Portals/_1527/images/default/Yacolt%20WW%20Facility%20Plan_print%20ready[1].pdf)

Sent from [Mail](#) for Windows 10

From: [Carol Levanen](#)
To: [Eileen Quiring](#); [Gary Medvivy](#); [John Blom](#); [Julie Olson](#); [Temple Lentz](#); [Kathleen Otto](#); [Mitch Nickolds](#); [Dan Young](#); [Jose Alvarez](#)
Subject: Approved state funding for Yacolt Sewer Project - For the Public Record
Date: Saturday, June 6, 2020 5:58:08 PM

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FOR THE PUBLIC RECORD

Re: Removal of the City of Yacolt from the Vacant Buildable Lands Report

Dear Councilors,

There is a great deal of confusion over comments made by Mr. Alvarez and Mr. Orijaiko regarding the inclusion of Yacolt being omitted from the VBLM because of lack of sewer. The comment was made that the Clark County Health Department indicated there was no need for a sewer at this time, and because of that, garnering grant funding for such a process would not be possible. But that is not what a profusion of data and documents, regarding that topic, say.

CCCU will be forwarding many of these documents to the Council, but this email is intended to alert the councilors that indeed, the construction of a sewer for the city of Yacolt had been progressing nicely, and then suddenly stopped.

The Yacolt Comprehensive Plan has plentiful discussion over a proposed sewer and the confirmation of a need for that infrastructure by the then, Clark County Health District. Two consultant firms confirmed the need, and the proposal was twice approved by the Department of Ecology. One document of importance came from the state of Washington Community Trade and Economic Development in the form of a Public Works Trust Fund Load, Contract # PP08-951-063, in the amount of \$100,000. In addition, CTED advised Yacolt they were eligible for other grant funding from HUD and CDBG funds. Draws from the money was taken for \$15,000 and \$75,000, with a balance of \$10,000 ending in 2014. The document was signed by Yacolt's attorney, David Ridenour.

CCCU questions where that money went and why the project ended, when the need was clearly expressed by the state agency, local health department, consultant firms and the Department of Ecology. In addition, CCCU understands that Clark Public Utilities also have an interest in providing safe water in the future, because of the needs. It is clear by the many documents that CCCU discovered, that grant funding is most certainly available to Yacolt for a sewer project.

Why the disconnect? When an incorporated city has a critical infrastructure gap, the GMA guidelines talk much about how the county must resolve this missing link. CCCU believes that Clark County should be actively searching for funding to provide a safe resolution to a water safety problem in Yacolt. CCCU also sees that of the

many millions of dollars afforded the county for distribution to the cities from HUD and CDBG funding, very little of that funding has gone to Yacolt. The majority of the funds have gone to Vancouver, even though Vancouver also qualifies for similar type funds. Something clearly needs correction.

CCCU will be forwarding more information on this topic, as reports are completed.

Sincerely,

Carol Levanen, Exec. Secretary

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