From:	Eric Golemo
To:	Jose Alvarez; Larisa Sidorov; hewitt@econw.com
Cc:	Jamie Howsley; Ryan Makinster; Jerry Olson; Rian Davis; Jennifer Baker
Subject:	[Contains External Hyperlinks] RE: Buildable Lands Meeting 3 Presentation - Advance Feedback
Date:	Thursday, March 19, 2020 11:46:00 AM
Attachments:	Responsible Growth forum study - Comp Plan 2016.pdf DEAB Memo on Comp plan 5-2016.pdf CCC_060618_VBLM_WS.pdf CC GMA Housing and jobs review presentation to BOCC - 2018.pdf CC GMA Housing and jobs review presentation to BOCC - Market factor excerpt.pdf

All,

I know that we are holding the meeting by video conference. So, in an effort to prepare and streamline feedback, I wanted to get you guys some miscellaneous info I had in my file in advance. These are from multiple sources including DEAB, BIA, The Responsible Growth Forum, and Clark County. These have all been in the public record from previous updates regarding VBLM, GMA, and the last Comprehensive plan update.

Here is a brief description and a few notes.

1. Responsible Growth Forum study – Contains some great info on topics including Market Factor, Will not convert, and Infrastructure deduction(with lots of examples)
2. DEAB Memo - Contains some info on topics including Infrastructure deduction(looked at quite a few examples)
3. BIA power point from 6-2018 VBLM BOCC work session - Contains some great info on topics including RCW 36.70A.215, Market Factor, Housing affordability, and Infrastructure deduction
4. Clark County Staff GMA Housing and Jobs review presentation -Exact date unknown but sometime in 2018. - Contains some great info on housing and jobs capacity.
5. This table is an excerpt from Item 4 above. This table shows the housing capacity in the VBLM by year. What is interesting about this chart is that there was a severe lot and land shortage in 2003-2006 that drove up land prices to unstainable levels. However, the model showed over 45,000 available capacity. This shows that the Market has a base line. This baseline could be reflected in a change in the Factor/Will not convert factors and assumptions.

I hope this info is helpful and will help streamline feedback.

Sincerely,

Eric

Eric E. Golemo, PE
Owner / Director of Engineering and Planning
SGA Engineering, PLLC
Civil Engineering / Land Use Planning
Development Services / Landscape Architecture
2005 Broadway, Vancouver WA 98663
Phone: (360)993-0911
Fax: (360)993-0912

Mbl: (360)903-1056
Email: EGolemo@sgaengineering.com

From: Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Sent: Wednesday, March 18, 2020 5:24 PM
To: Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: Buildable Lands Meeting 3 Presentation

Greetings,

Buildable Lands meeting 3 presentation is now posted and can be found here https://www.clark.wa.gov/community-planning/buildable-lands-project-advisory-committee. It's a condensed version of the memo that was posted last week.

Talk with you Friday.

Jose Alvarez
Planner III
COMMUNITY PLANNING

564.397.4898

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RESPONSIBLE GROWTH FORUM

BIA
BUILDING INDUSTRY ASSOCIATION OF CLARK COUNTY

CLARK COUNTY, WA. // HOW MAY PEOPLE ARE WE GOING TO PLAN FOR?

THE 20 YEAR PLAN ONLY CARRIES US 6.4 YEARS USING UPDATED PROJECTIONS

		2016 CLARK COUNTY PLAN	ESTIMATED PROJECTIONS
20 year population growth		134,040	2% = 227,756
Number of Jobs		75,844	55,928
Infrastructure needs (% of acres)	Streets	-	36.3%
	Parks	-	12.8%
	Schools	-	7.3%
	Other	-	0.5%
	Total	27.7%	56.1%
Developable Critical Lands Assumptions	Residential	50%	20-30%
	Commercial	80%	50%
	Industrial	50%	30%
	Port	50%	70%
"Will not convert in 20 years"	Residential	10-30%	15-35%
	Commercial	0%	10-30%
	Industrial	0%	10-30%

YEAR	[1]POPULATION	PERCENT CHANGE
2000	345,238	-
2001	360,760	4%
2002	370,236	3%
2003	379,577	3%
2004	392,403	3%
2005	400,722	2%
2006	412,938	3%
2007	418,070	1%
2008	424,733	2%
2009	432,002	2%
2010	425,363	-2%
2011	433,418	2%
2012	437,226	1%
2013	442,843	1%
2014	450,441	2%
2015	459,495	2%
Average year-over-year growth		2.1%

[1] U.S. Census Bureau

RESPONSIBLE GROWTH FORUM

BIA
BUILDING INDUSTRY ASSOCIATION OF CLARK COUNTY

Summary

Population

20 year population growth at 2	227,756
2016 Comp Plan population growth	134,040
2016 Comp Plan with tested assumptions	72,841
Life of 2016 Comp Plan with tested assumptions	6.4 years

Residential Infrastructure

2016 New Comp Plan residential infrastructure assumption	27.7%
Realistic Assumptions	56.9%
Onsite infrastructure	36.3%
Parks Plan	12.8%
Schools Plan	7.3%
Other	>1%
Total	56.9%

Developable Critical Lands Assumptions

	2016 Plan	New Reality
Residential	50%	20-30%
Commercial	80%	50%
Industrial	50%	30%
Port	50%	70%

"Will not convert in 20 years" Assumptions

	2016 Plan	New Reality
Residential	10-30%	15-30%
Commercial	0%	10-30%
Industrial	0%	10-30%

Jobs

	2016 Plan	New Reality
New Households	49,684	85,622
New Jobs	75,844	55,928

Redevelopment jobs (+/- 17,000)

Public sector jobs (+/- 7,700)

Population Projection

459,495 Populations at the end of 2015 (Columbian, 2016)

2015 had 2.0% population growth

Assume 2% population growth for 2016

468,685 Population after 2% growth in 1206 (this would be the starting point for the new plan)

20 years of population growth

2% growth = 227,756 new residents; 696,441 total population

1.8% growth = 200,948 new; 669,663 total population

1.5% growth = 162,565 new; 631,251 total population

1.3% growth = 135,348 new; 604,033 total population (current version)

Census

2010 Household size = 2.69 persons per household. 2.576 for all housing units

5.1% vacant housing units

Start the plan with 6/15/16 as updated

Vancouver all residential units = 2.39 per household

Battle Ground all residential units = 2.90 per household

Camas all residential units = 2.65 per household

Parks Vancouver

Vancouver & Clark County Parks Plan requires 7.5 Ac Urban Parks per 1,000 population

Vancouver code requires 6 Ac Urban Parks per 1,000 population = 5 parks and 1 open space

For the Current Plan of 135,348 population growth, this would calculate to 1015 Acres of urban parks at the 7.5 ac standard

For the Current Plan of 135,348 population growth, this would calculate to 812 Acres of urban parks at the 7.5 ac standard

Using the 6 ac Standard

1000 pop/2.66 pop per hh = 6 ac per 376 HH = .016 ac per HH * 8hh per ac = 0.128 ac parks per 1.0 ac

This equates to 12.8% of Vacant Buildable Land for parks

Parks Camas

Camas has planned 5 ac Neighborhood Parks and Community Parks per 1000 population

Camas also has planned in addition 30 acres of Open Space per 1000 population.

RESPONSIBLE GROWTH FORUM

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BUILDING INDUSTRY ASSOCIATION OF CLARK COUNTY

Schools Population Projection

Battle Ground Schools data (old comp plan*)

0.373 students K–6 per household =0.053 student/grade/household

0.083 students 7-8 per household = 0.044 student/grade/household

0.130 students 9-12 per household = 0.0325 student/grade/household

Camas data (old comp plan*)

0.256 students K- 5 per household = 0.043 student/grade/household

0.129 students 6-8 per household = 0.043 student/grade/household

0.165 students 9-12 per household = 0.041 student/grade/household

New School Needs (for existing CompPlan) (use Camas data)

Existing 20 year plan = 50281 Household

K-5 = 50281*0.048x6=14481 new students

6-8 = 50281* 0.043 x3= 6486 new students

9-12 = 50281* 0.037 x4 = 7441 new students

K-5 = 14481 students @ 600/school = 24.1 schools @ 10= 241 Ac

6-8 = 6486 students @ 1000/school = 6 schools @ 20 = 130 Ac

9-12 = 7441 students @ 2000/school =8 schools @ 40 =149 Ac

Total 29,353 students *520 Ac*

Each HH requires 0.0135 Ac.,- each net Acre needs 0.062 to 0.083 Acres, depending on density.

Schools = 6.2% to 8.3% of net developable land

* ESD 112 and Evergreen School District verified that these are still valid numbers to use.

RESPONSIBLE GROWTH FORUM

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Will Not Convert

This does not mean never to convert; it just means that this parcel will not develop in the 20 year time frame.

Examples:

- Property erroneously categorized by GIS, and may be already converted.
- Property that will be converted to a preservation status, such as historic, conservancy, or land trust.
- Industrial property that is 100% used now, but has a low real property value per acre, such as batch plants.
- Polluted property too expensive to clean up.
- Property in a low intensity use that the property owners want to keep, such as Steakburger prior to redevelopment.
- Commercial outside sales areas.
- *Long haul trucking parking lots.
- *Golf driving ranges
- *Landfill sites, not identified as such.
- Urban homes on large lots, kept in the family, or used as a residence for a long time.
- Development costs that preclude development, such as frontage improvements , drainage issues, or expensive sewer extensions
- Mobile homes on lots, not excluded.
- *Parking lots not taxed with the adjacent use, but used as such.
- Parcel may be large enough, but geometry prevents further division.
- *Section 30
- Owner's expectations are more than the market will pay.
- Current owner plans to reside on property until he retires, and then sell.

Recommendations:

15%-- Res vacant will not convert

35%-- Res underutilized will not convert

15%-- Com and Ind vacant will not convert

30%--Com and Ind underutilized will not convert

Shown as vacant because there are no current structures.

RESPONSIBLE GROWTH FORUM

BIA
BUILDING INDUSTRY ASSOCIATION OF CLARK COUNTY

RESIDENTIAL INFRASTRUCTURE EXAMPLES											
Name	Jurisdiction	Gross Ac	Streets	Storm	Other	Infrastructure acres	Net acres	Units	Density	Infra-structure	Comments
Whipple Creek Village	Clark	7.33	1.81	0.68		2.49	4.84	48	9.9	34.0%	2007 Plat town-houses
North Hills	Camas	9.98	4.07	0.34	0.1	4.41	5.57	44	7.9	44.2%	SF
Belz Place, Phase 1	Camas	14.25	3.74	1.3	0.33	5.37	8.88	48	5.4	37.7%	SF
Kates Cove	Camas	6.59	2.67	0.48		3.15	3.44	29	8.4	47.8%	SF
Winston Estates	Clark	5.45	0.89	0	0	0.89	4.56	24	5.3	16.3%	SF, no storm
Cascade Woods	Clark	2.07	0.11	0.42	0	0.53	1.54	28	18.2	25.6%	attached, existing streets
Birrel Estates	Clark	0.93	0.22	0	0	0.22	0.71	14	19.7	23.7%	attached, no storm, pvt streets
Generation place	Clark	4.85	1.19	0.37	0	1.56	3.29	56	17.0	32.2%	attached
Hills at Round Lake Ph1	Camas	4.64	1.33	0	0.52	1.85	2.79	19	6.8	39.9%	SF
Hills at Round Lake Ph2	Camas	5.51	2.41		0.41	2.82	2.69	24	8.9	51.2%	SF
Hills at round Lake Ph3	Camas	3.94	1.07			1.07	3.94	17	4.3	27.2%	SF
Hills at round Lake Ph4	Camas	13.88	2.03	7.31		9.34	4.54	30	6.6	67.3%	SF, Storm area serves other phases
Hills at Round Lake Ph5	Camas	3.56	1.4			1.4	2.16	25	11.6	39.3%	SF
Hills at Round Lake Ph6	Camas	5.86	2.51		0.11	2.62	3.24	38	11.7	44.7%	SF

RESPONSIBLE GROWTH FORUM

BIA
BUILDING INDUSTRY ASSOCIATION OF CLARK COUNTY

RESIDENTIAL INFRASTRUCTURE EXAMPLES (continued)											
Name	Jurisdiction	Gross Ac	Streets	Storm	Other	Infrastructure acres	Net acres	Units	Density	Infra-structure	Comments
Hills at Round Lake Ph7	Camas	3.2	0.8		0.33	1.13	2.07	24	11.6	35.3%	SF
Winsdust Meadows Ph1	Camas	18.58	5	2.36		7.36	10.91	83	7.6	39.6%	SF
Windust Meadows Ph2	Camas	19.87	5.57			5.57	14.33	96	6.7	28.0%	SF
1555 - Cougar Creek	Clark County	5.26	1.66	0.22		1.88	3.38	57	16.9	35.7%	SF
1409 - Cooledge Meadows	Clark County	5.23	1.45	0.56		2.01	3.22	58	18.0	38.4%	SF
1316 - Gaiser Estates	Clark County	4.76	1.29	0.2		1.49	3.27	59	18.0	31.3%	Additional storm in private roads
1202 - Ashley Ridge	Clark County	42.49	7.03	4.06		11.09	31.4	60	1.9	26.1%	Additional storm in private roads
Totals		188.23	48.25	18.3	1.8	68.25	120.77	881	7.3		
						weighted average of infrastructure				36.3%	

CLARK COUNTY
WASHINGTON
proud past, promising future

DEVELOPMENT and ENGINEERING ADVISORY BOARD

May 18, 2016

Clark County Board of Councilors
Attn: Jennifer Clark
P.O. Box 5000
Vancouver, WA 98666-5000

Re: Comprehensive Plan Update

To the Board of County Councilors,

The Development and Engineering Advisory Board (DEAB) has reviewed documents and proposals regarding the current Comprehensive Plan Update. We have provided feedback throughout the process. However, the board wanted to reiterate a few of our main comments and concerns on the plan.

1) Members of the board previously expressed concern regarding the assumed infrastructure deduction percentage used to develop the plan. The assumed infrastructure deduction percentage rate is 27.7% for residential and 25% for Commercial and Industrial. This rate has not changed with updated stormwater ordinances. While these assumptions may be appropriate in areas of well-draining soils, we believe they underestimate the impact in areas of poorly draining soils which is where most of the undeveloped portion of the urban growth area is located. The average infrastructure percentage in the 8 examples we previously looked at was about 36.2%. It should be noted that not all land brought into the urban growth boundary is in poorly drained soil. But based on a weighted average, 32-35% is likely a more accurate range for the assumed Infrastructure Percent Deduction. Please see DEAB Letter in the record from July 2014 for additional information.

2) The DEAB also expressed concerns regarding the adopted 1.12% growth rate. Recent data from the US Census Bureau shows the county growing at 1.7% annually. The very low adopted rate results in very little land added to the supply. The county is not designating sufficient land to accommodate the growing demand for housing. While we understand it is too late to adjust now and still hit the deadline, we would like to see a commitment to revisit this as soon as possible and amend the plan. It is important to note that the low land supply drives prices up contributing to the local housing affordability crisis in Clark

County. For additional information, please see memos in the record from Jamie Howsley from May 2016, June 2015, March 2015, and July 2014

3) The DEAB expressed concerns regarding the proposed park impact fees. In particular, they expressed concern regarding the high land values used in the calculation. They also recommended phasing in any increase with smaller incremental increases over a longer period of time. Concerns were also raised regarding their effects on housing affordability. Please see DEAB Letter in the record from May 2016 for additional information.

4) The DEAB expressed similar concerns in their meetings regarding the increased School impact fees in some jurisdictions. In particular, they had concerns regarding their effects on housing affordability. They also discussed phasing in any increase with smaller increases over a longer period of time.

Prepared by DEAB
May 18, 2016

Vacant Buildable Lands Model

Clark County Council Work Session

June 6, 2018

- The affordable housing goal is expressly provided for in the legislation as one of the 13 primary goals of the GMA: "(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types) and encourage preservation of existing housing stock." RCW 36.70A.020.

Affordable Housing & The GMA

"Affordable housing" means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. WAC 365-196-210(4)

Senate Bill 5254 - July 6,2018

"Ensuring adequacy of buildable lands and zoning in urban growth areas and providing funding for low-income housing and homelessness programs.”

RCW 36.70A.215

(1)(b) Identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of this chapter. Reasonable measures are those actions necessary to reduce the differences between growth and development assumptions and targets contained in the countywide planning policies and the county and city comprehensive plans with actual development patterns.

RCW 36.70A.215

(2) The review and evaluation program shall:

(d) Develop reasonable measures to use in reducing the differences between growth and development assumptions and targets contained in the countywide planning policies and county and city comprehensive plans, with the actual development patterns.

RCW 36.70A.215

(3) At a minimum, the evaluation component of the program required by subsection (1) of this section shall:

(a) Determine whether there is sufficient suitable land to accommodate the countywide population projection established for the county pursuant to RCW 43.62.035 and the subsequent population allocations within the county and between the county and its cities and the requirements of RCW 36.70A.110. The zoned capacity of land alone is not a sufficient standard to deem land suitable for development or redevelopment within the twenty-year planning period;

RCW 36.70A.215

(b) An evaluation and identification of land suitable for development or redevelopment shall include:

(i) A review and evaluation of the land use designation and zoning/development regulations; environmental regulations (such as tree retention, stormwater, or critical area regulations) impacting development; and other regulations that could prevent assigned densities from being achieved; infrastructure gaps (including but not limited to transportation, water, sewer, and stormwater);

RCW 36.70A.215

(ii) Use of a reasonable land market supply factor when evaluating land suitable to accommodate new development or redevelopment of land for residential development and employment activities. The reasonable market supply factor identifies reductions in the amount of land suitable for development and redevelopment.

RCW 36.70A.215

(ii) Use of a reasonable land market supply factor when evaluating land suitable to accommodate new development or redevelopment of land for residential development and employment activities. The reasonable market supply factor identifies reductions in the amount of land suitable for development and redevelopment.

RCW 36.70A.215

(c) Provide an analysis of county and/or city development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans when growth targets and assumptions are not being achieved. It is not appropriate to make a finding that assumed growth contained in the countywide planning policies and the county or city comprehensive plan will occur at the end of the current comprehensive planning twenty-year planning cycle without rationale;

Solutions

Develop Reasonable Land Market Supply Factor

Population Projections (Growth Rate)

Housing Price Factor (Affordability Floor by Capacity)

Accurate Infrastructure Percentage

Solutions

Develop Reasonable Land Market Supply Factor

Solutions

Population Projections (Growth Rate)

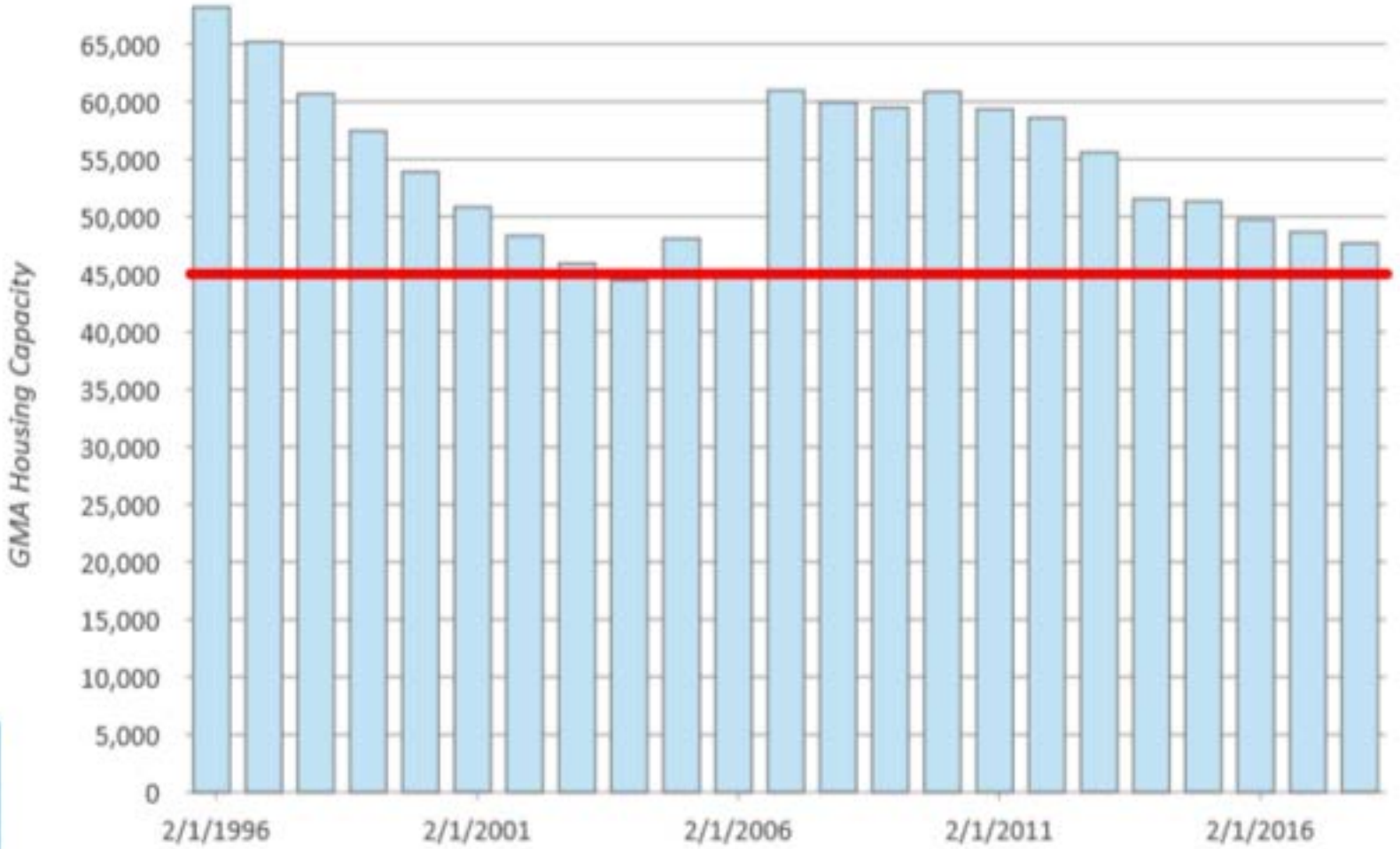
VBLM Adopted 1.12%

US Census Bureau Recent 1.7%

BIA/RGF 2016 Study 2.0%

Solutions

Housing Price Factor(Affordability)



Solutions

Accurate Infrastructure Percentage

Deduction rate is 27.7% for residential, 25% for Commercial and Industrial.

This rate has not changed with updated stormwater ordinances.

32-35% is likely a more accurate range for the assumed Infrastructure Percent Deduction.

Solutions

Address Affordability Burdens (General)

Permitting Lag

Adds Cost (Labor & Supply Costs Rise Mid-Project)

Park Impact Fees

Land Values Used In Calculation (Above Actual Market Rate)

School Impact Fees

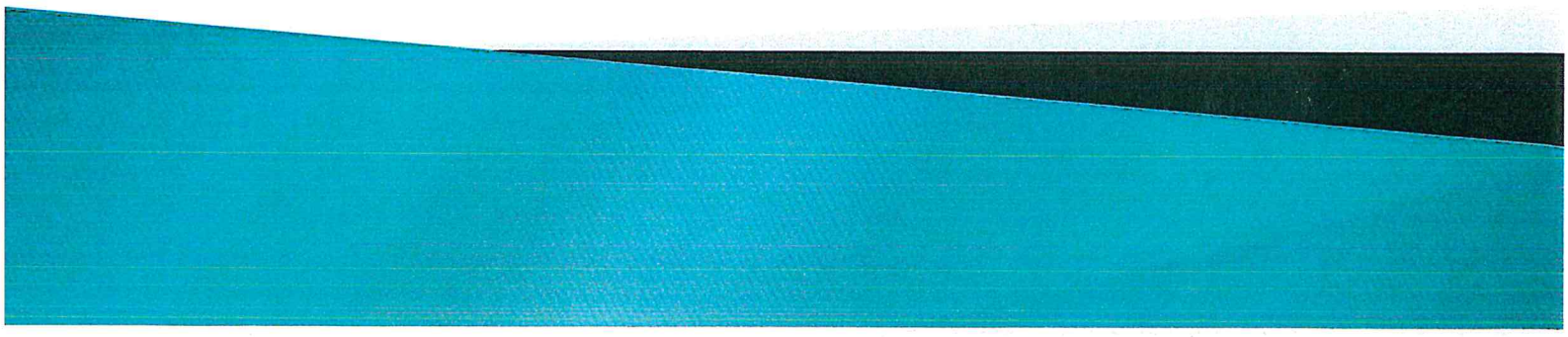
Land Values Used In Calculation (Above Actual Market Rate)


Questions?

Clean Copy

Prepared by Clark County - Date unKnown

GMA Housing and Jobs Review



Questions

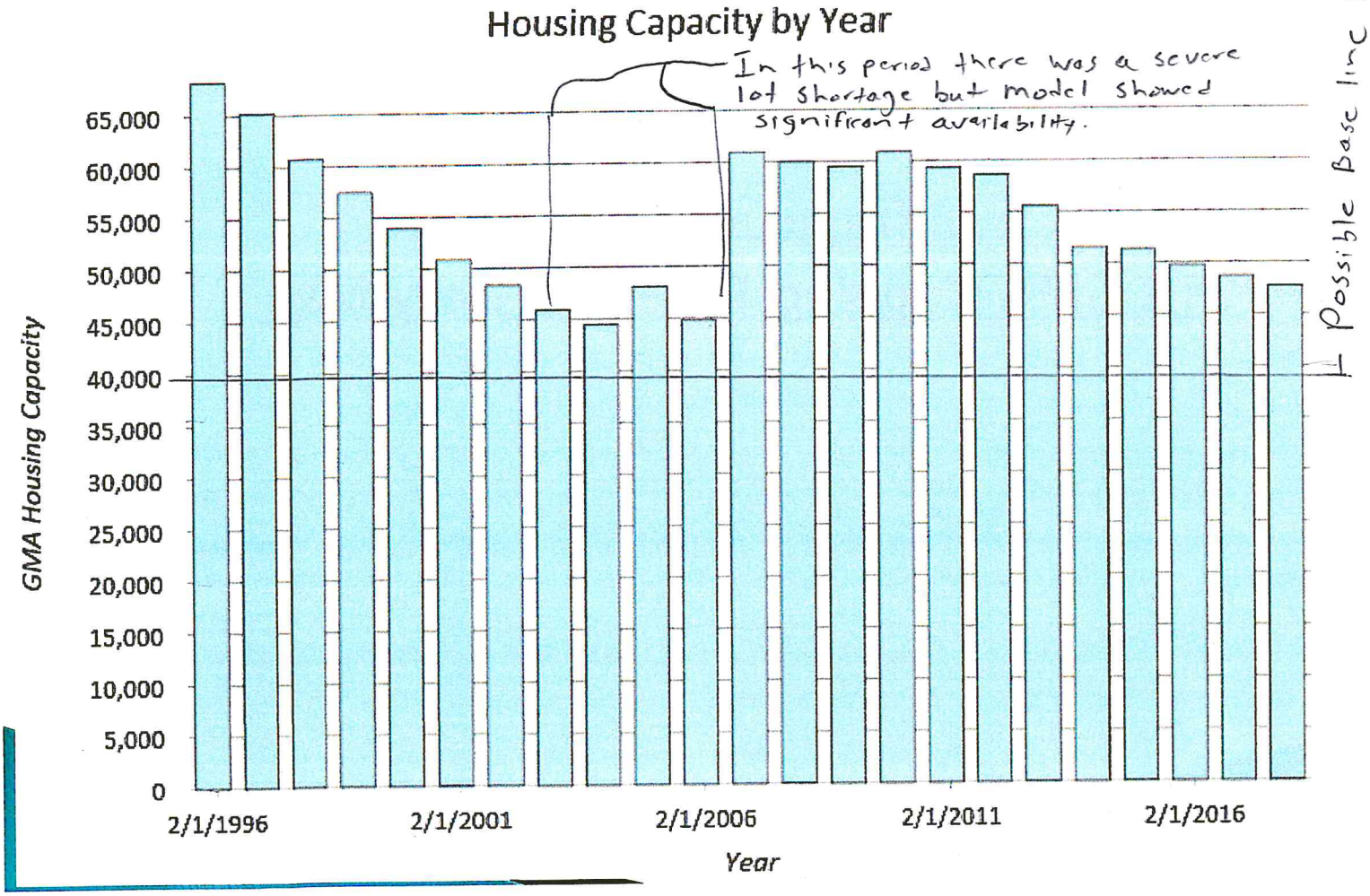
- How much additional housing capacity remains in the UGA?
- Where is this capacity?
- How well does the GMA housing estimate match actual development?
- Do new environmental regulations impact capacity in new subdivisions?

Web Resources

Online interactive resources…

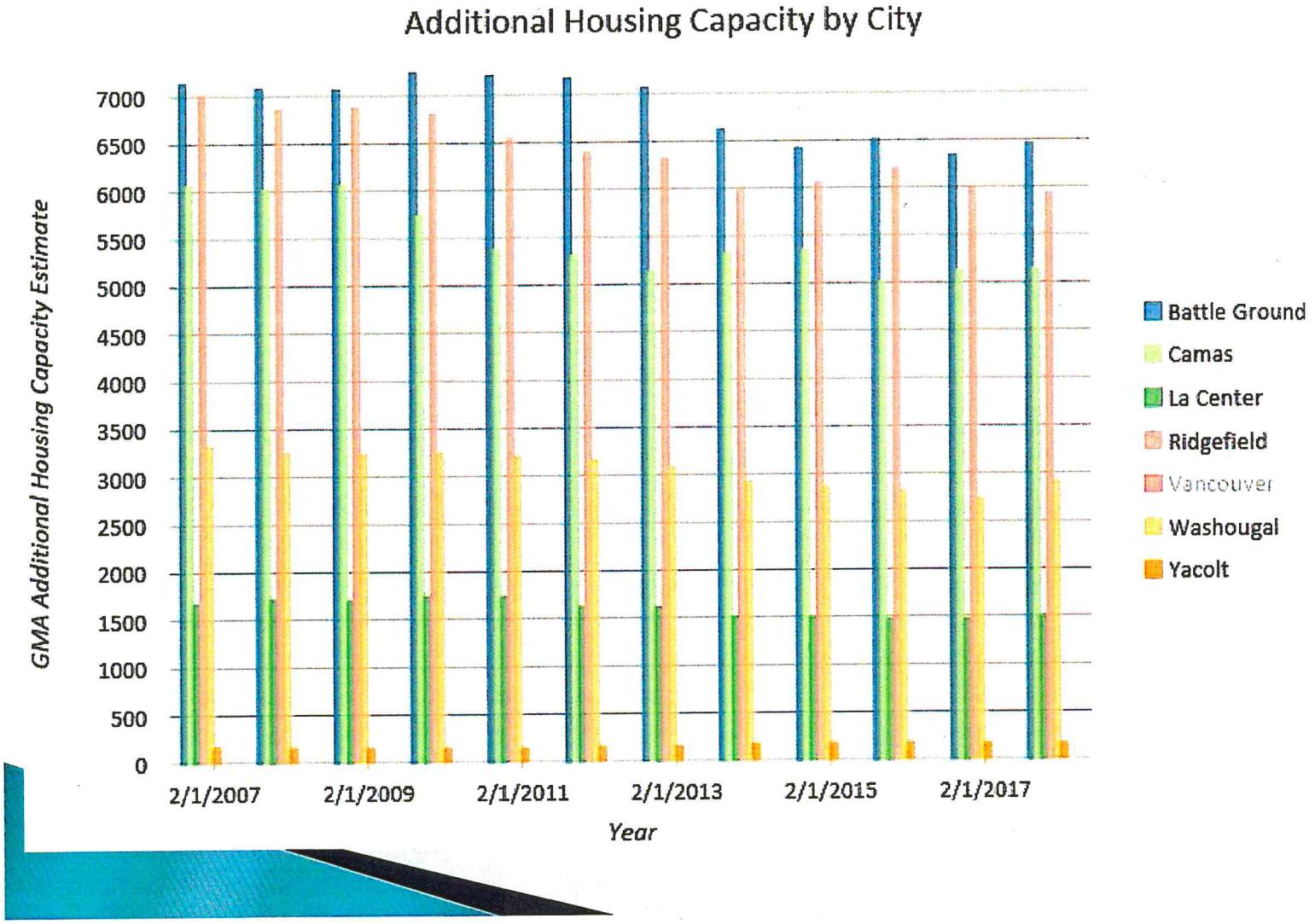
- Subdivision Infrastructure Story Map
- 2018 GMA Housing Forecast Story Map

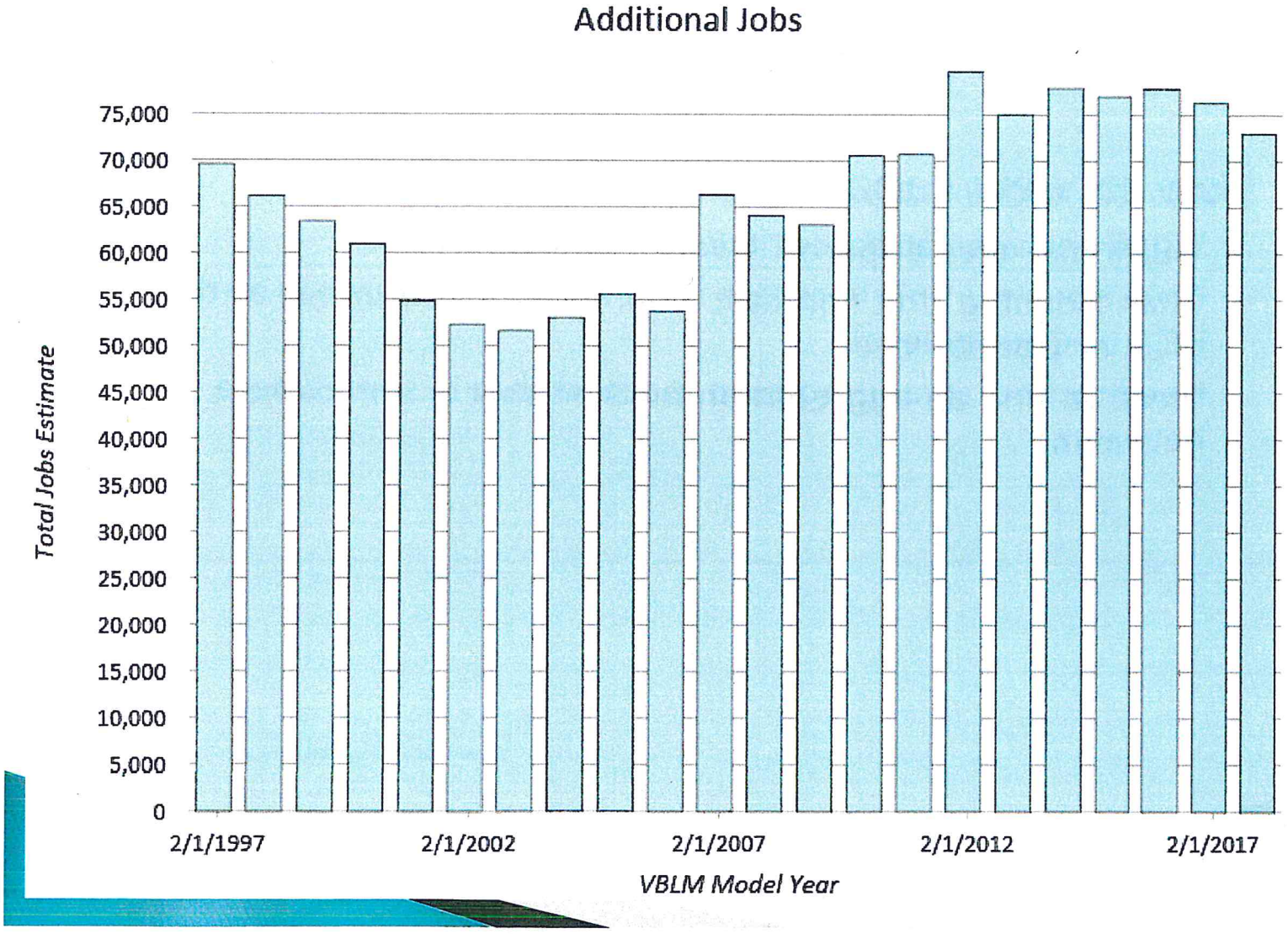
Additional Housing Capacity



Possible Base line for Market Factor


Additional Housing Capacity by City
GMA Additional Housing Capacity Estimate
45000
40000
35000
30000
25000
20000
15000
10000
5000
0
2/1/1996
2/1/2001
2/1/2006
2/1/2011
2/1/2016
Year
Battle Ground
Camas
La Center
Ridgefield
Vancouver
Washougal
Yacolt


Additional Housing Capacity by City
GMA Additional Housing Capacity Estimate
7000
6500
6000
5500
5000
4500
4000
3500
3000
2500
2000
1500
1000
500
0
2/1/2007
2/1/2009
2/1/2011
2/1/2013
2/1/2015
2/1/2017
Year
Battle Ground
Camas
La Center
Ridgefield
Vancouver
Washougal
Yacolt


Additional Jobs
75,000
70,000
65,000
60,000
55,000
50,000
45,000
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
Total Jobs Estimate
2/1/1997
2/1/2002
2/1/2007
2/1/2012
2/1/2017
VBLM Model Year

Where is all this housing capacity?

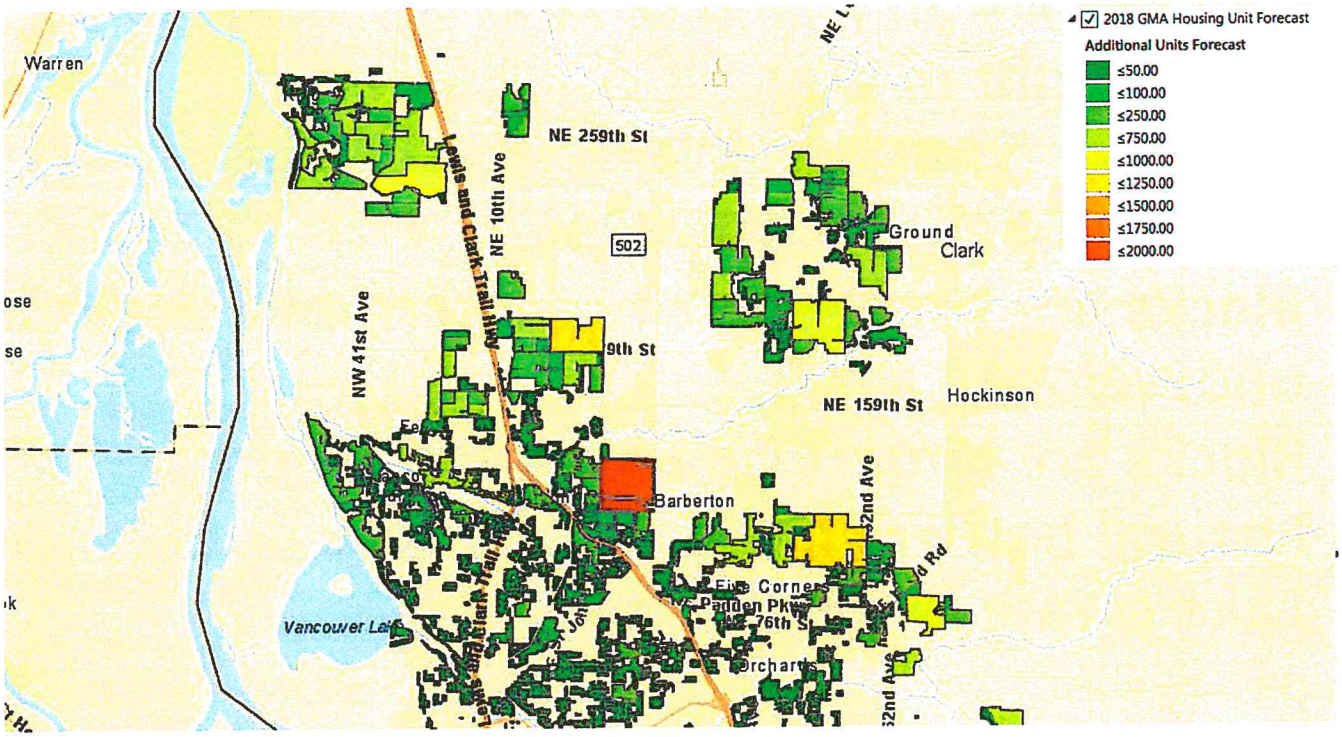
How to view capacity?

- VBLM operates at parcel level.
- GMA Housing Unit Forecast is an aggregate number at the UGA or County level.
- Need to find an aggregation method that is somewhere in between.

City Blocks

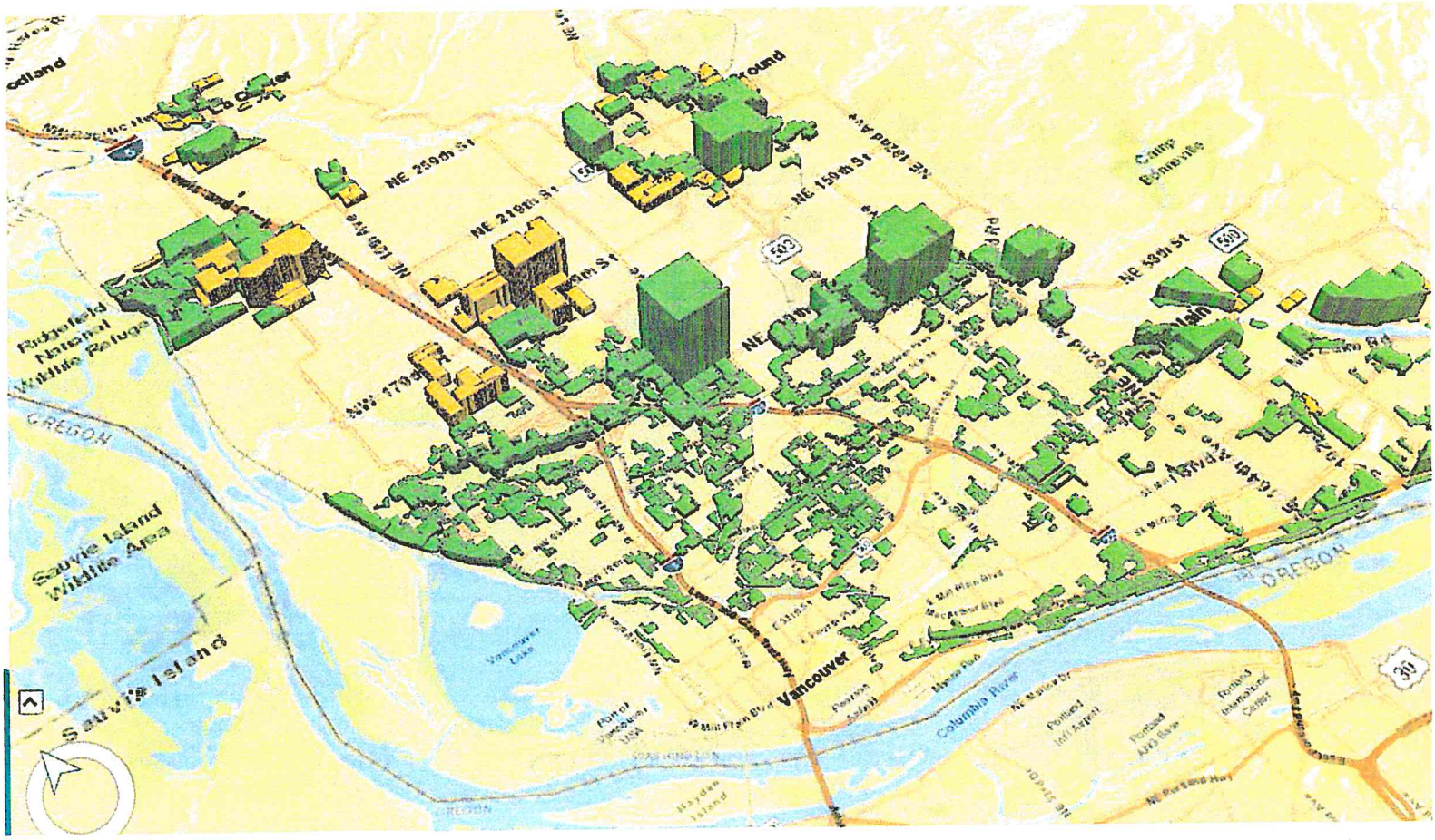
- City Block – an island of land surrounded by public right of way.
- Contains contiguous land that can be developed as a subdivision.
- Blocks are smaller in city centers and larger in undeveloped areas.
- Blocks are larger in newer subdivisions.
- Natural barriers like Salmon Creek or Lacamas Lake create larger blocks.

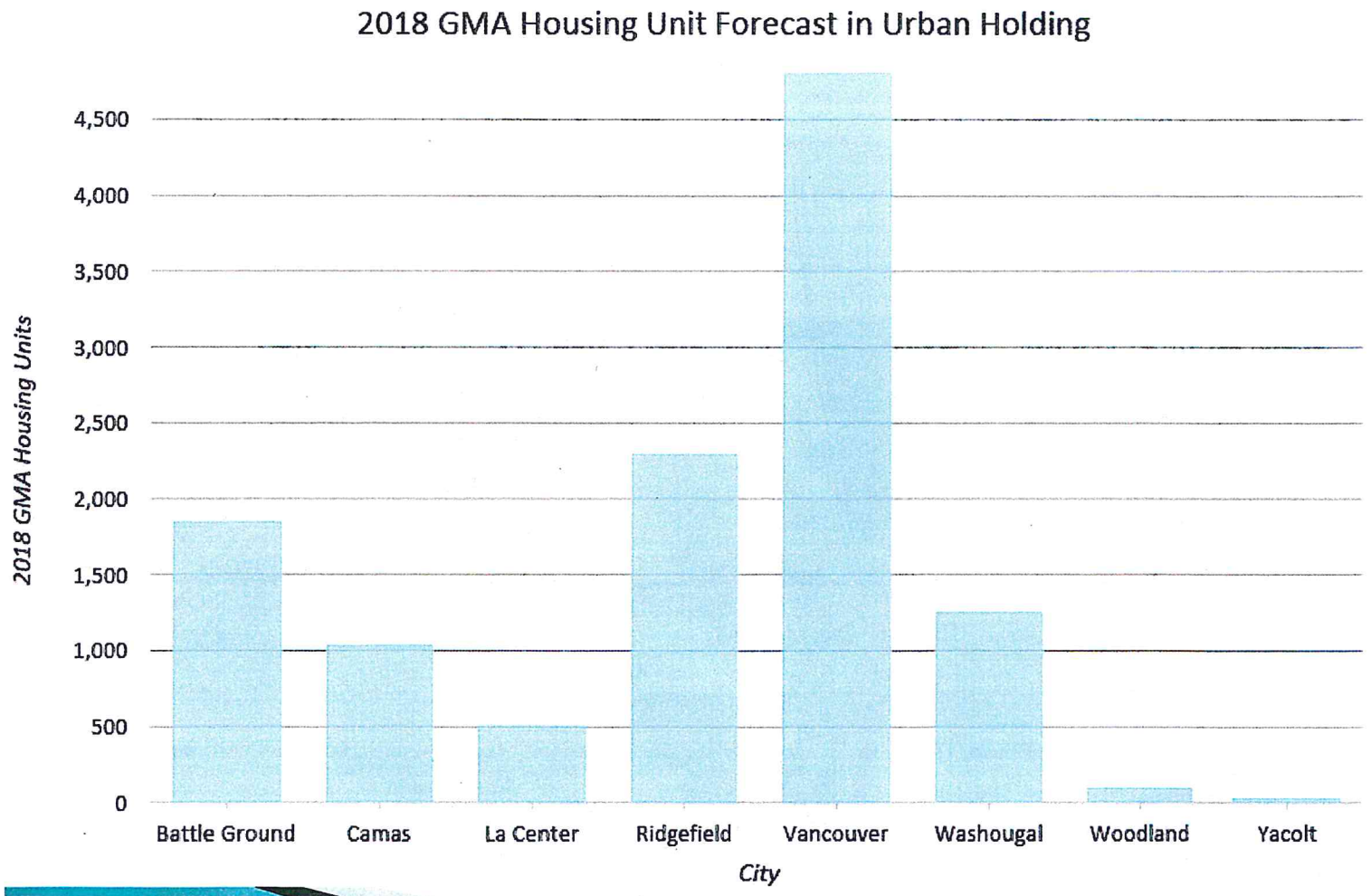
“City Blocks” with GMA Housing



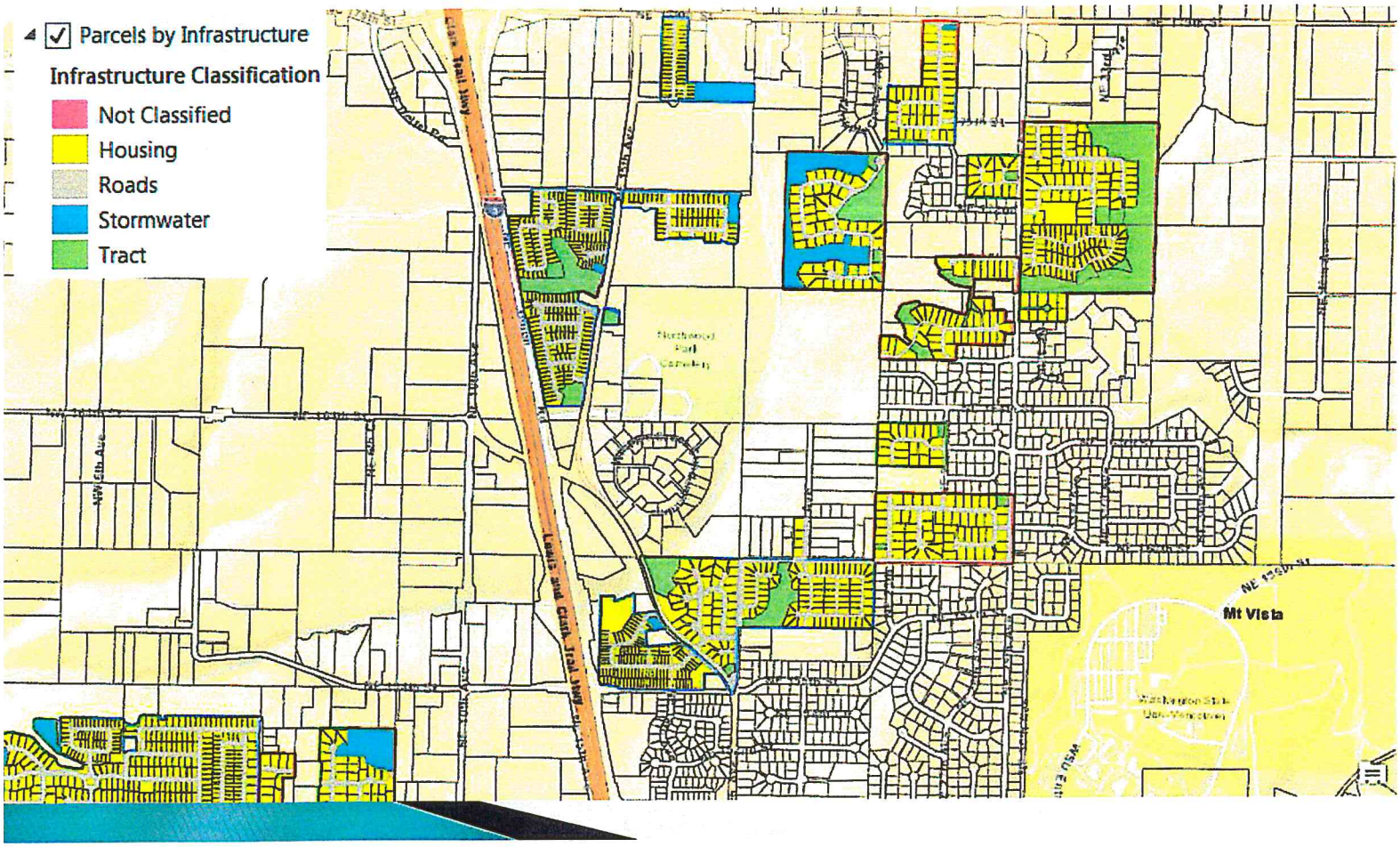
3D Extruded View

GMA Housing Forecast by Urban Holding

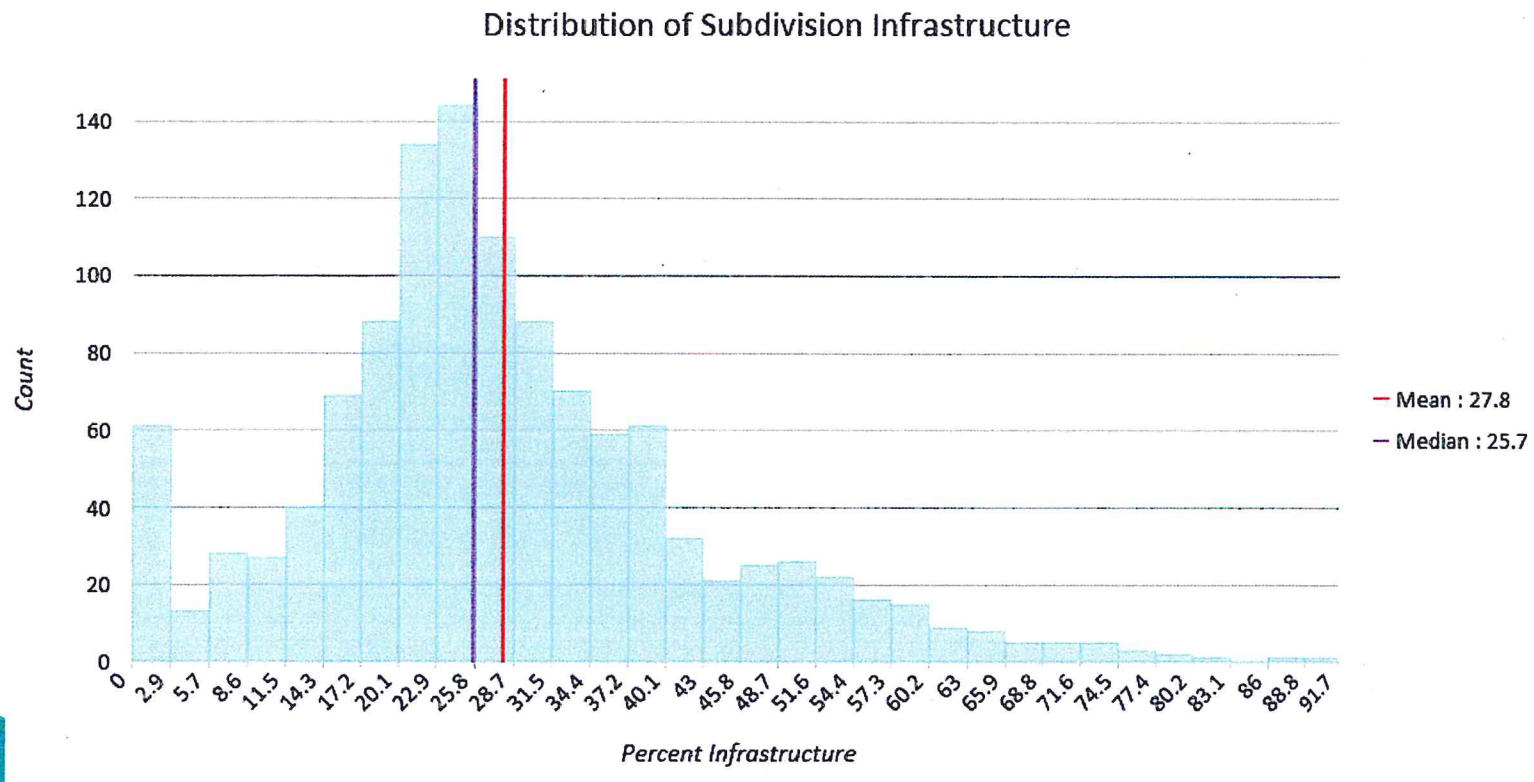



2018 GMA Housing Unit Forecast in Urban Holding
2018 GMA Housing Units
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
Battle Ground
Camas
La Center
Ridgefield
Vancouver
Washougal
Woodland
Yacolt
City

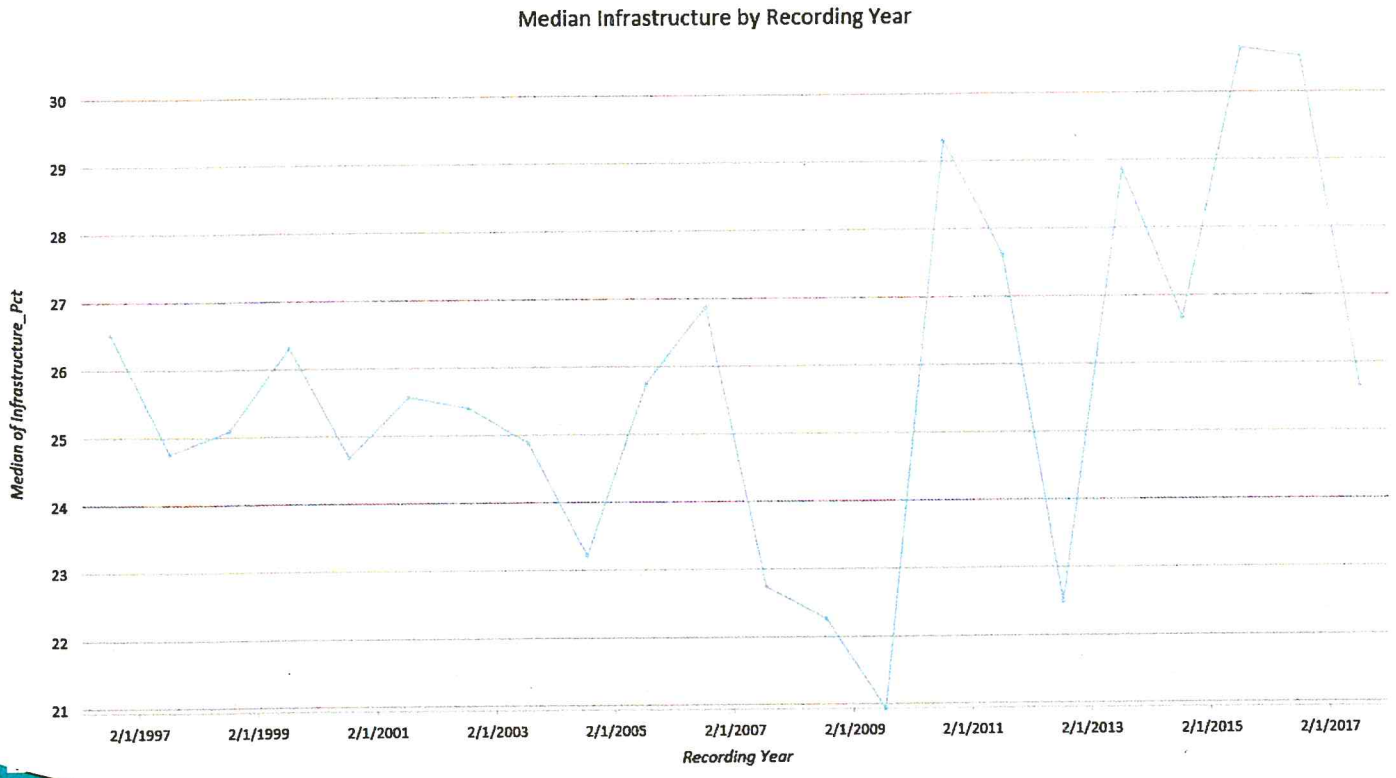
Subdivision Infrastructure



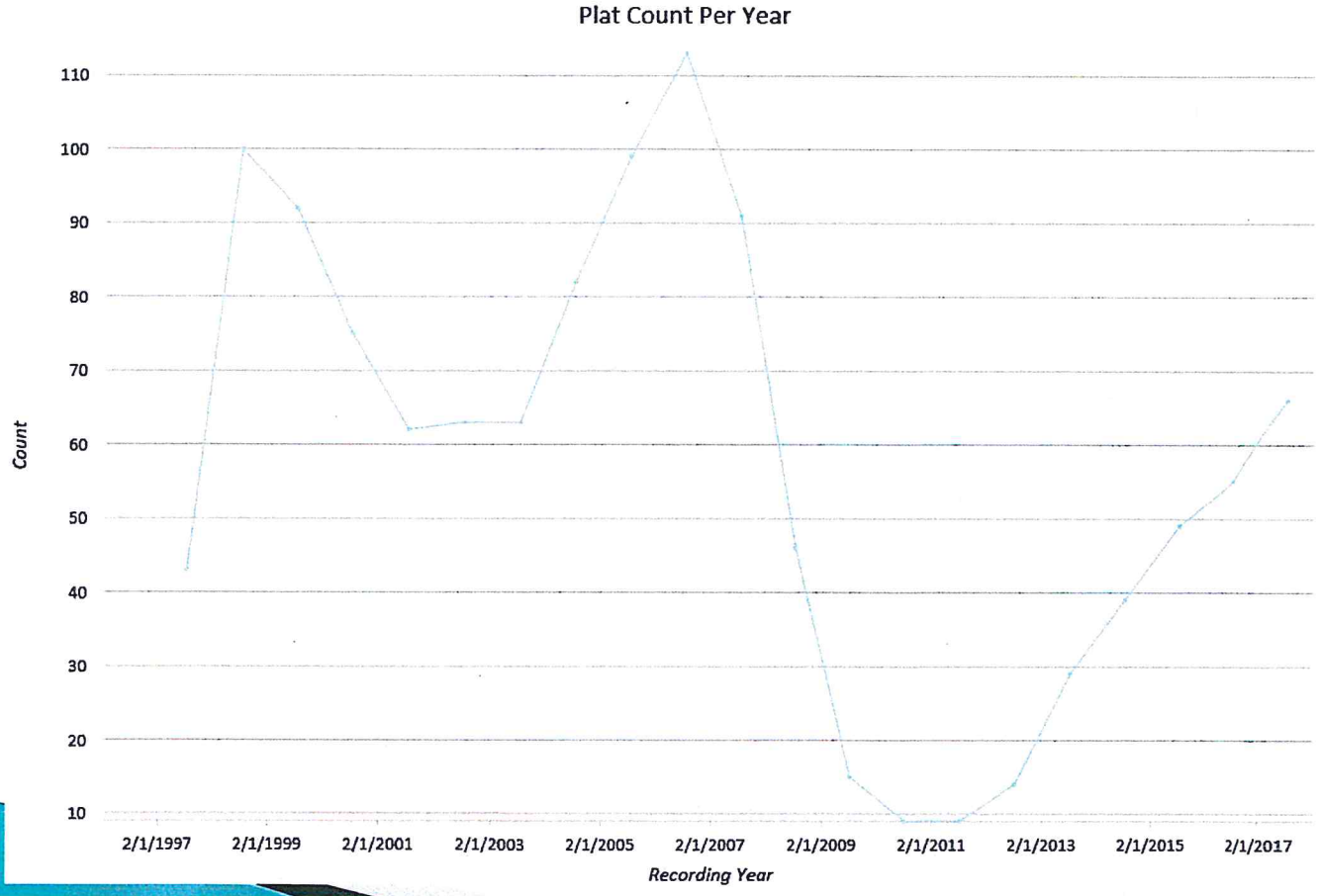
Infrastructure



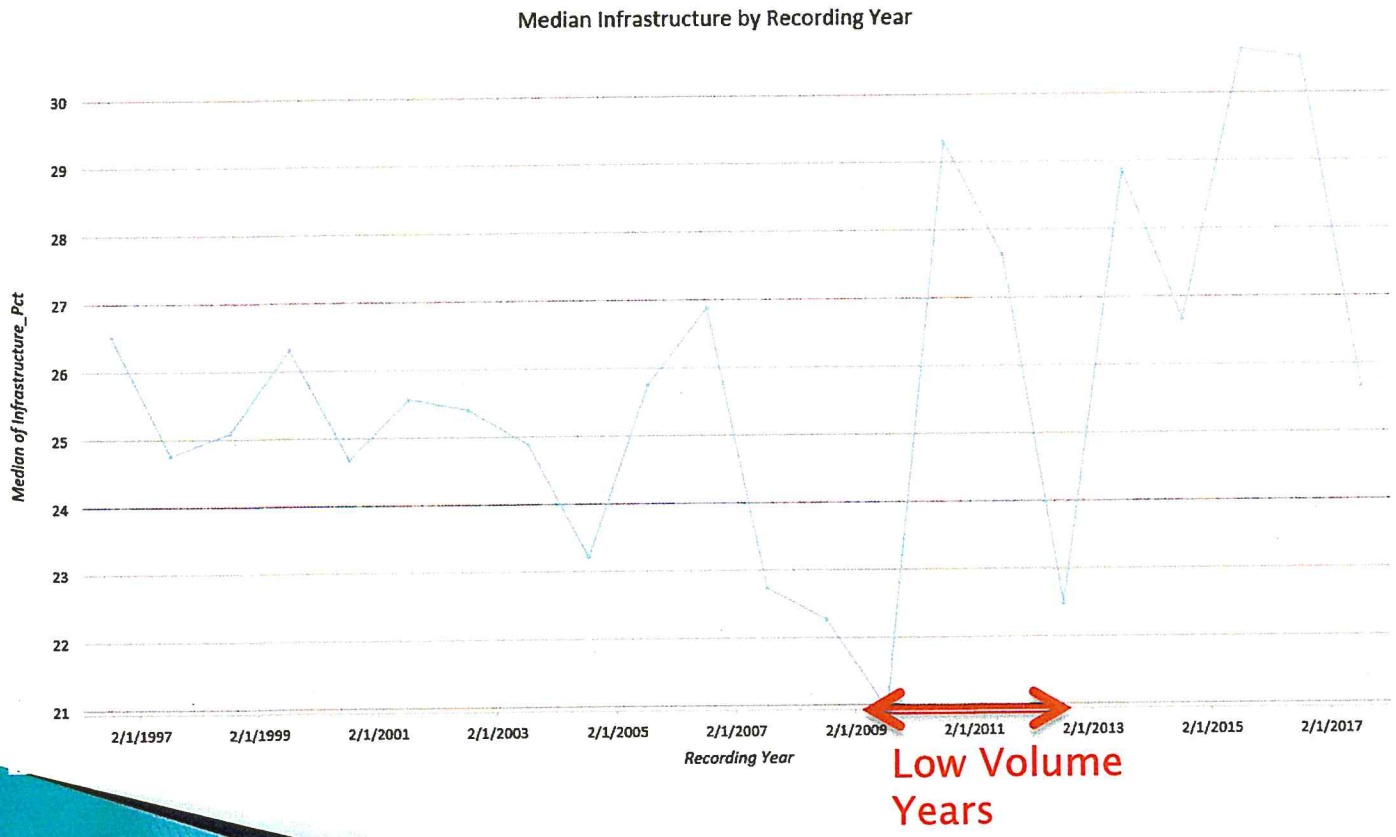
Median Percent Infrastructure by Year



Subdivisions by Recording Date



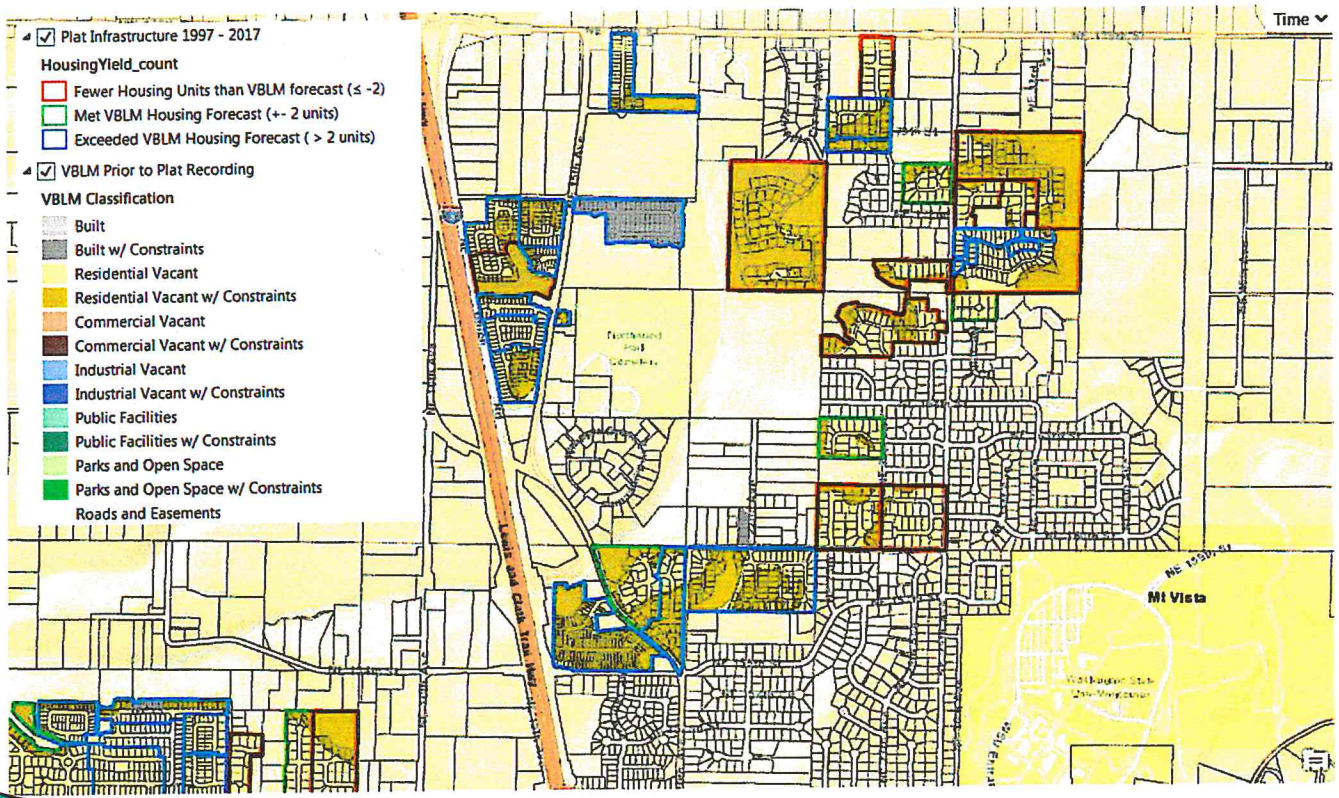
Median Percent Infrastructure by Year



GMA Housing Unit Forecast Compared to Actual Units Built

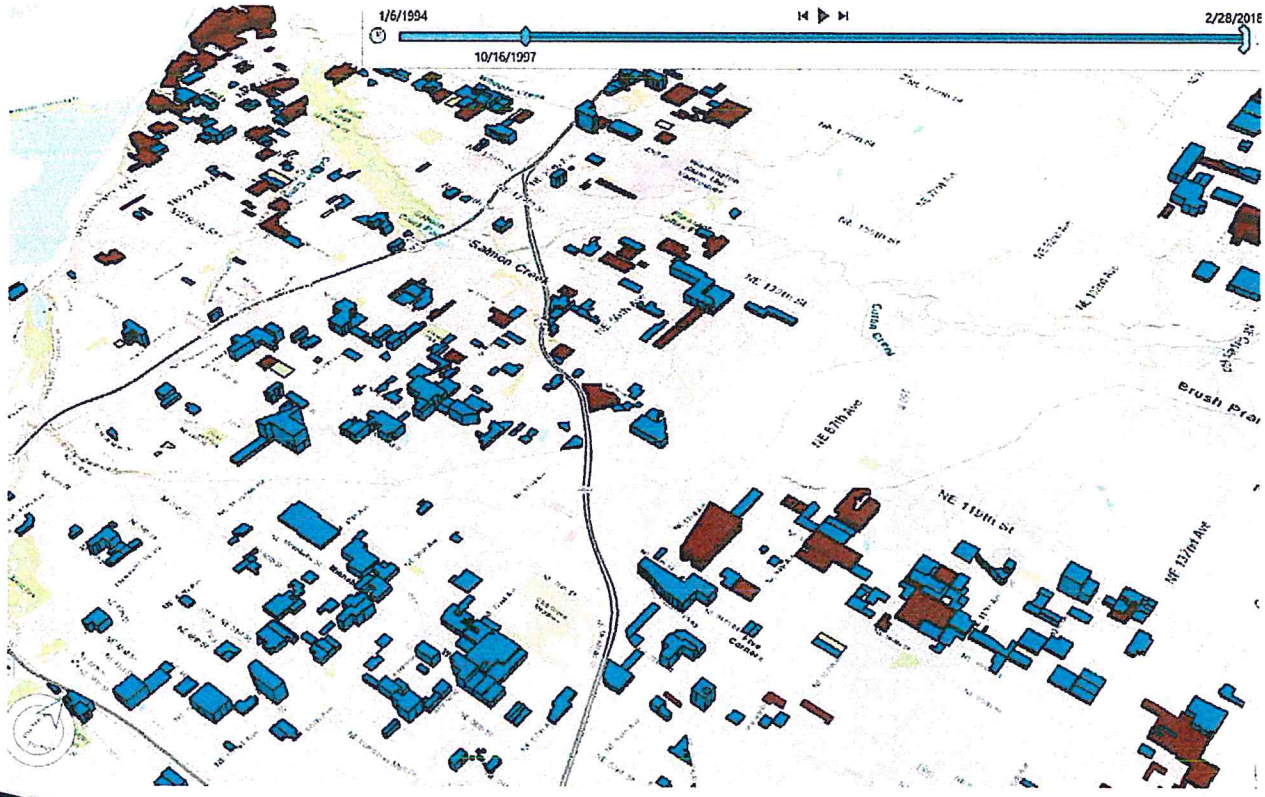
- Infrastructure is only one assumption
- GMA Housing Units includes all assumptions
  - Underutilized
  - Constrained Lands
  - Comprehensive Plan Units per Acre
  - Infrastructure
  - Never to develop

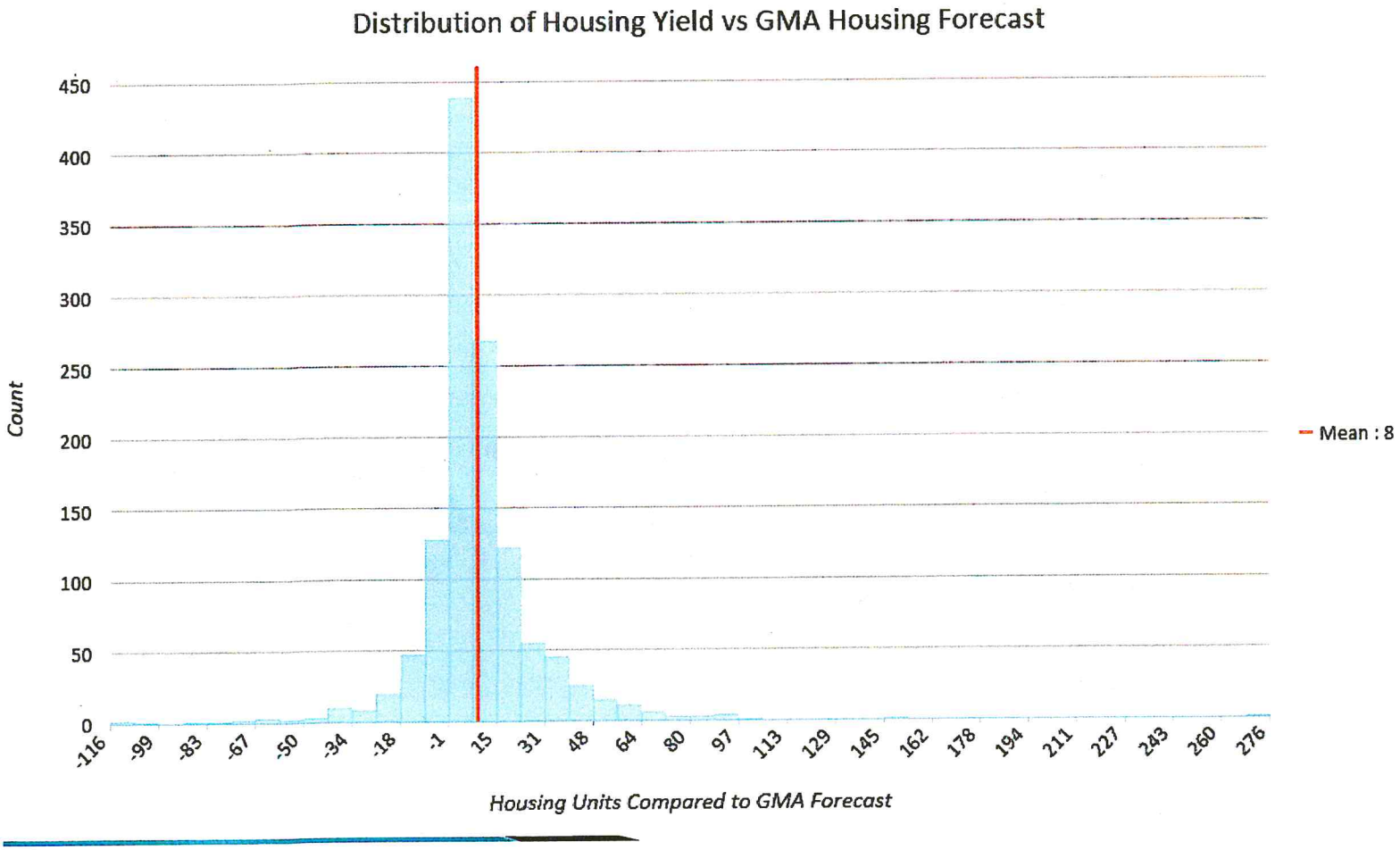
GMA Housing Unit Forecast vs. Actual Units Built

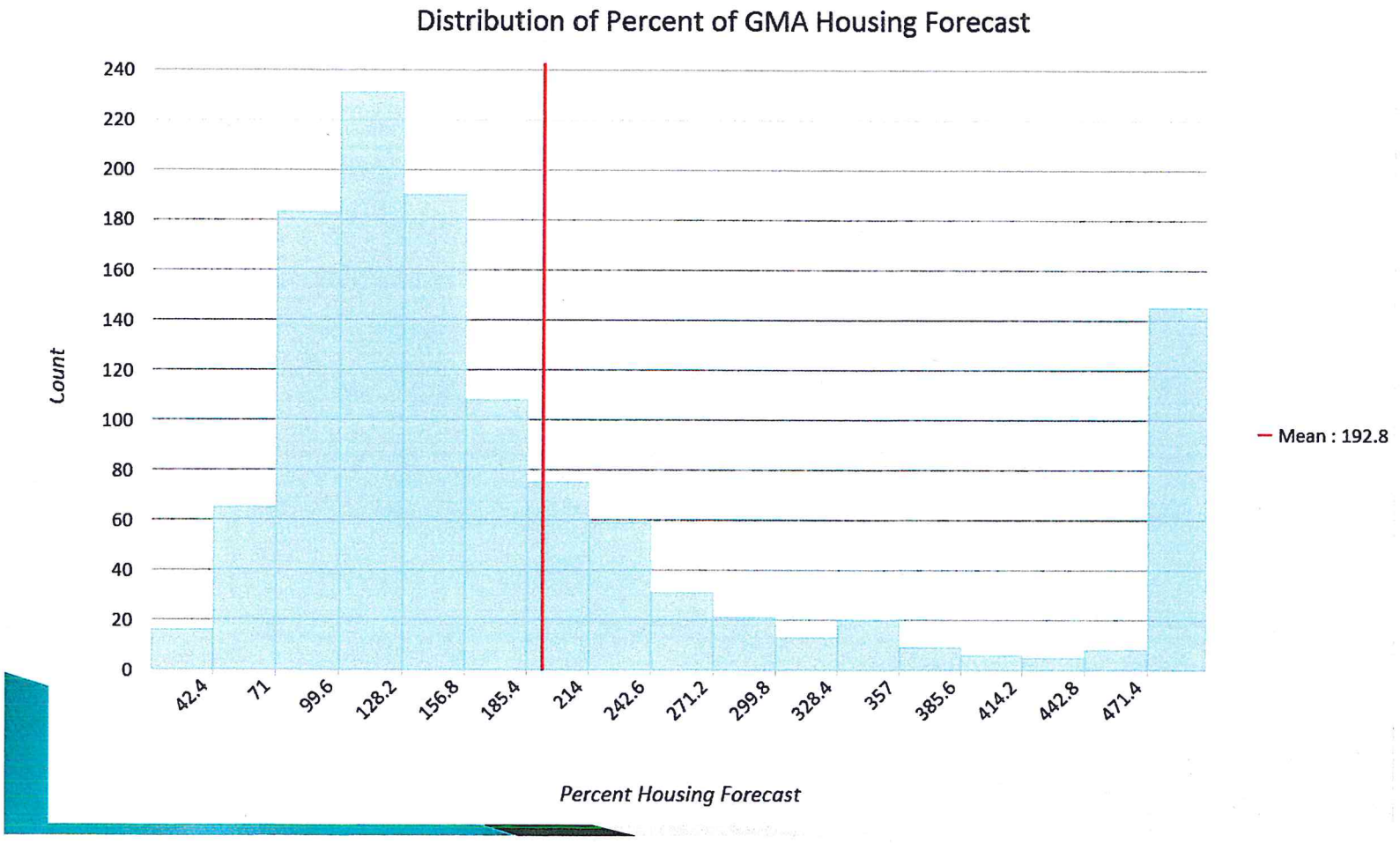


Explore this map online...

3D view of yield vs actual




Distribution of Housing Yield vs GMA Housing Forecast
Count
450
400
350
300
250
200
150
100
50
0
-116
-99
-83
-67
-50
-34
-18
-1
15
31
48
64
80
97
113
129
145
162
178
194
211
227
243
260
276
Housing Units Compared to GMA Forecast
Mean : 8


Distribution of Percent of GMA Housing Forecast
240
220
200
180
160
140
120
100
80
60
40
20
0
Count
42.4
71
99.6
128.2
156.8
185.4
214
242.6
271.2
299.8
328.4
357
385.6
414.2
442.8
471.4
Percent Housing Forecast
Mean : 192.8

Questions?

Additional Housing Capacity