

Housing Innovation update and next steps

Planning Commission Work Session

February 20, 2019

Public Service Center, 6th Floor Training Room
1300 Franklin St., Vancouver



Community Planning
Jacqui Kamp, Planner III
Jenna Kay, Planner II

Overview

- Background
 - GMA
 - Emerging trends
 - Clark County snapshot
 - Phase 1 Housing Innovation project (ADUs/Cottages)
 - Barriers and Opportunities
- Phase 2 Housing Innovation
- Discussion



Growth Management Act

Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

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(4)



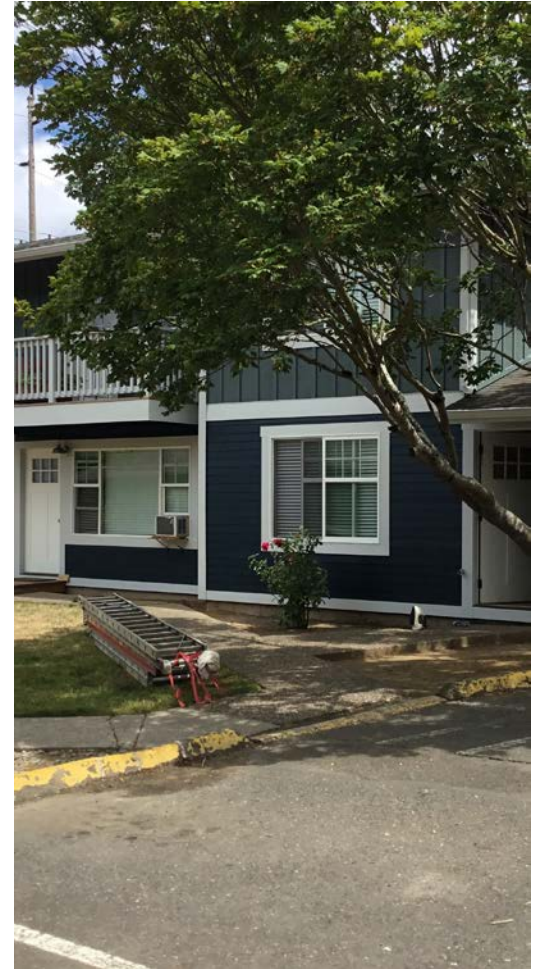
Emerging trends

Supply

Housing affordability

Location

Housing needs for all stages of life



Joint Center for Housing Studies of Harvard University

“With the economy on sound footing and incomes ticking up, household growth has finally returned to a more normal pace. Housing production, however, has not. The shortfall in new homes is keeping the pressure on house prices and rents, eroding affordability—particularly for **modest-income households in high-cost markets**.

While demographic trends should support a vibrant housing market over the coming decade, realizing this potential depends heavily on whether the market can provide a broader and **more affordable range of housing options** for tomorrow’s households”.

The State of the Nation’s Housing, 2019

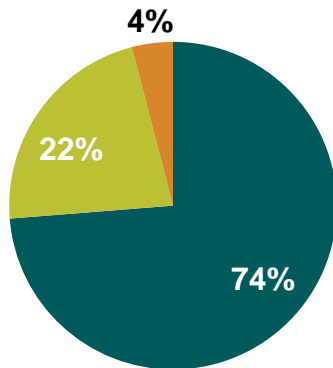


Clark County Housing Types Snapshot

In 2017, Clark County had about 176,422 housing units
(Census-ACS)

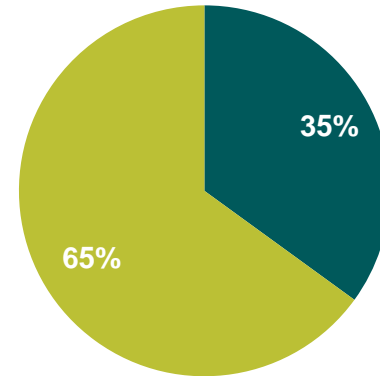
Housing Types 2017

■ Single Family ■ Multi Family ■ Mobile/Manufactured



Clark County Housing Tenure 2017

■ Renters ■ Owners



Housing Affordability in Clark County



Median Household Income
(ACS 2017)



\$369,900

Median Sale Price

(July 2019-WA
Center for Real Estate Research)

Can afford a house up to **\$288,906**
(Zillow)



30%

households are cost burdened
[spending over 30% of income on housing]

45% of renters; 23% of owners

(ACS 2017)

Housing and Transportation Costs
[spending over 45% of income on housing and transportation]

52%

of county households
(Center for Neighborhood Technology)



Recent Housing Code Changes

Accessory Dwelling Units

Removed bedroom restrictions

Allow full basement ADU

Establish 150 sq. ft minimum

Removed minimum lot size of 5,000 sq. ft

75% reduction in impact fees

Removed owner occupancy requirements

Rural- allow attached ADUs



Recent Housing Code Changes

- Cottage housing

Minimum size from 500 sq. ft. to 150 sq. ft.

- Manufactured housing

Created separate definitions of mobile homes and manufactured housing

Expanded definition of single-family detached dwelling to include manufactured and modular homes

Park models can be placed in manufactured home parks if they obtain an L&I permit

Allow modular homes for temporary health hardship homes

Manufactured and modular homes can be used for accessory dwelling units (ADUs) and in cottage housing developments.



Recent Housing Code Changes

- **Tiny homes**

Amended single-family dwelling definition to include tiny homes

“Tiny house” means a detached single-family dwelling unit of not less than one hundred and fifty (150), square feet that is **constructed or mounted on a foundation** and is connected to utilities. A small dwelling unit built on a chassis is considered a recreational vehicle.



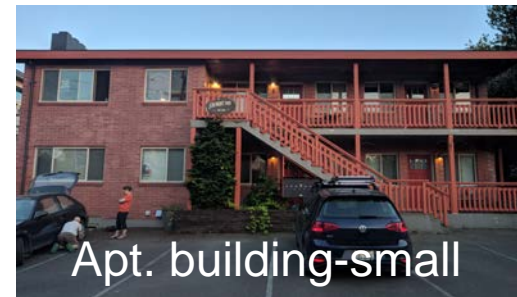
Other recent housing initiatives

- 2018 Clark County CDBG and Home Programs
 - 49 rental units constructed
 - 4 homeowner housing units added
 - 18 homeowner housing units rehabilitated
- SHB 1406 – Affordable & Supportive Housing Ordinance:
 - Allows counties to implement local sales tax to fund affordable or supportive housing
 - Credited against the state sales tax
 - No increase in taxation on citizens

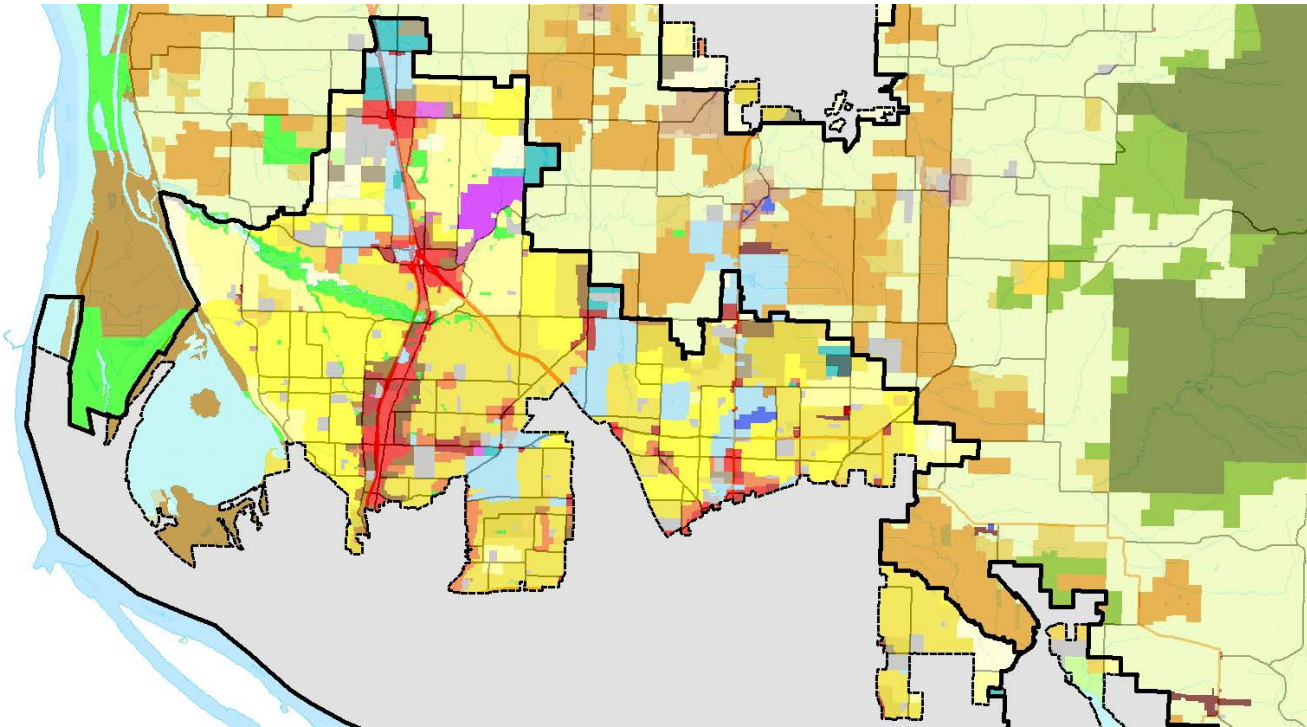


Barriers and Opportunities

- Are there other land use barriers and opportunities to providing a variety of housing types at varying price points?
- Zoning dictates how neighborhoods are developed
- Last time urban residential zones were reviewed holistically was with adoption of 1994 comprehensive plan

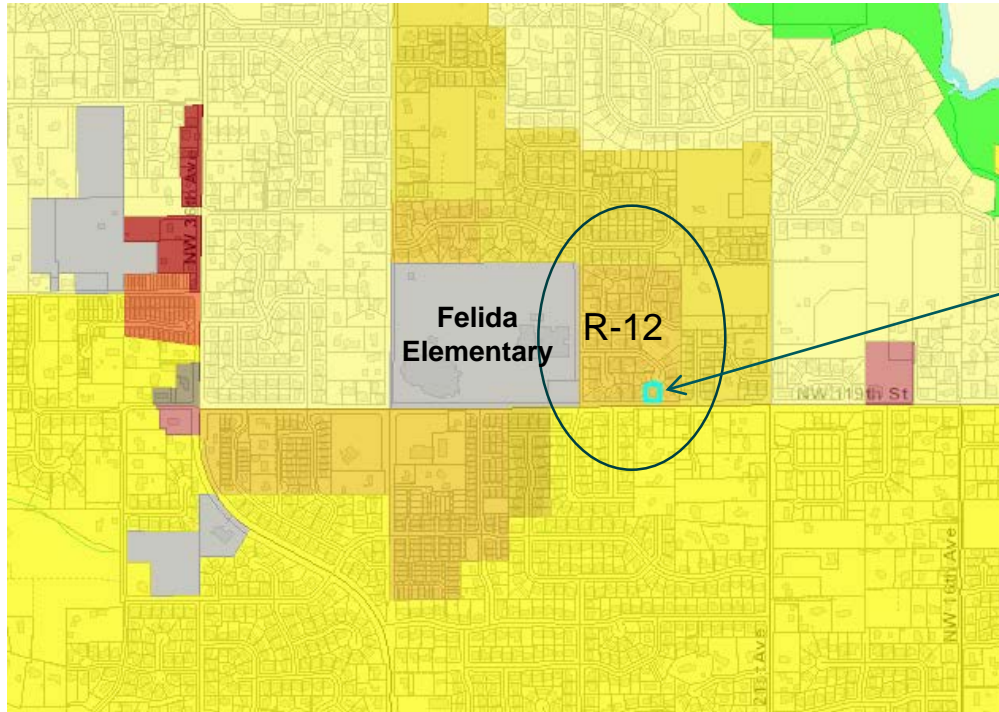


Zoning – Single Family



- Single-Family residential (R1-20, R-20)
- Single-Family residential (R1-10, R-10)
- Single-Family residential (R1-7.5, R-7.5)
- Single-Family residential (R1-6, R-6)
- Single-Family residential (R1-5)

Zoning – Multi Family

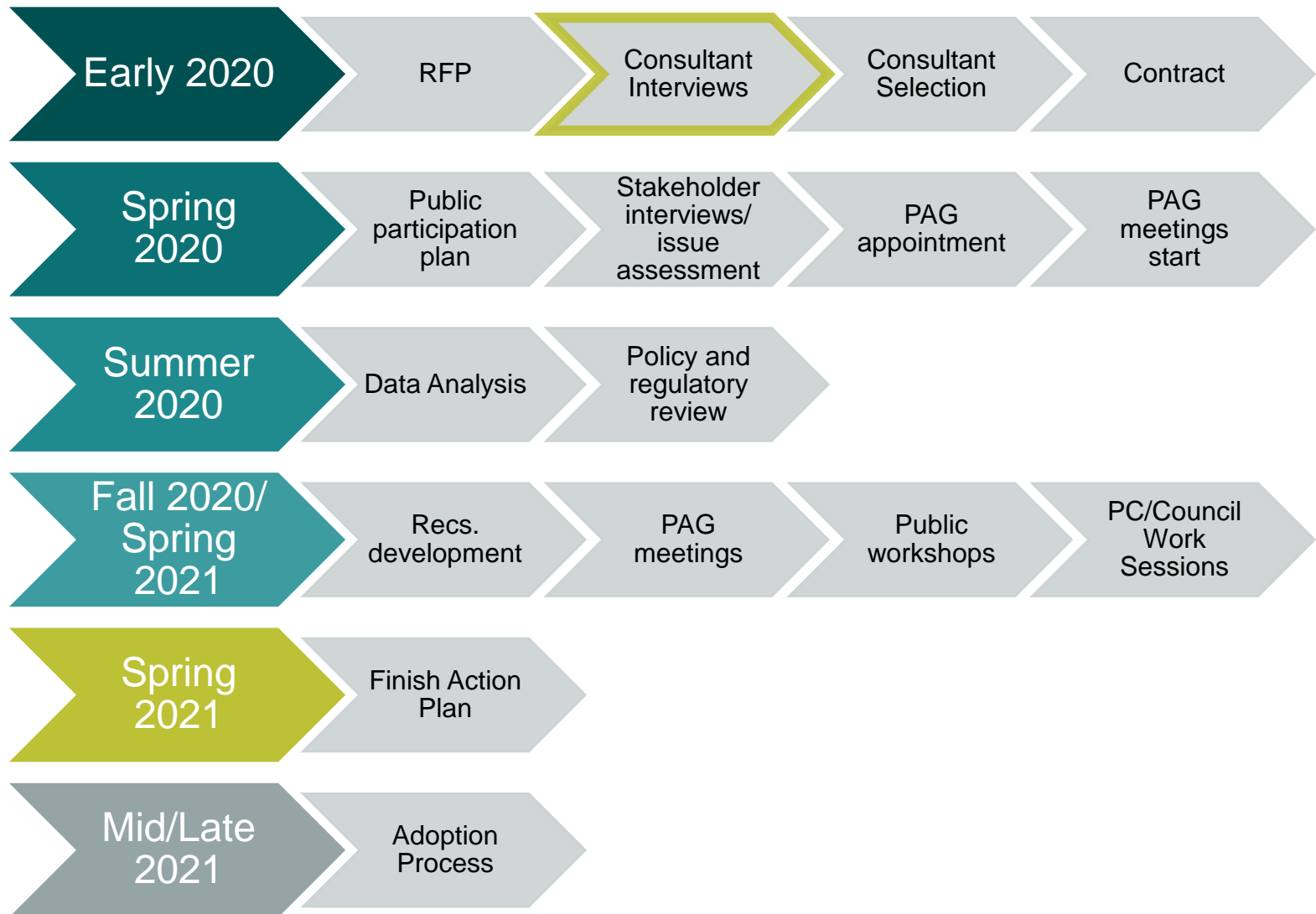


Housing Options Study and Action Plan Scope of Work

- Stakeholder Interviews & Issue Assessment
- Project Advisory Group (PAG)
- Data Collection, Inventory, and Analysis
- Policy and Regulatory Review
- Recommendation Development
- Public involvement
- Legislation Process-Implementation



Draft project schedule



Discussion

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000

