

Clark County Housing Options Study and Action Plan

County Council
Work Session

September 22, 2021

Presenters:

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Agenda

- Project Overview
- Housing Action Plan Objectives
- Strategies
- Public Involvement
- Questions for Council
 - Any input/feedback on the potential strategies?
 - Any questions about the advisory group's direction or process so far?
 - Anything you would like to recommend to staff regarding the next public engagement activity?

Oct. 2, 2019

- Council Work Session
- Housing Innovation Continuation and Next Steps

Mar. 24, 2020

- Council Hearing
- Consultant Contract with Scope of Work approved

Sept. 30, 2020

- Council Time
- Project update – Stakeholder Interviews update and Public Participation Plan draft

Nov. 3, 2020

- Council Hearing
- Public Participation Plan
- Project Advisory Group rep. positions

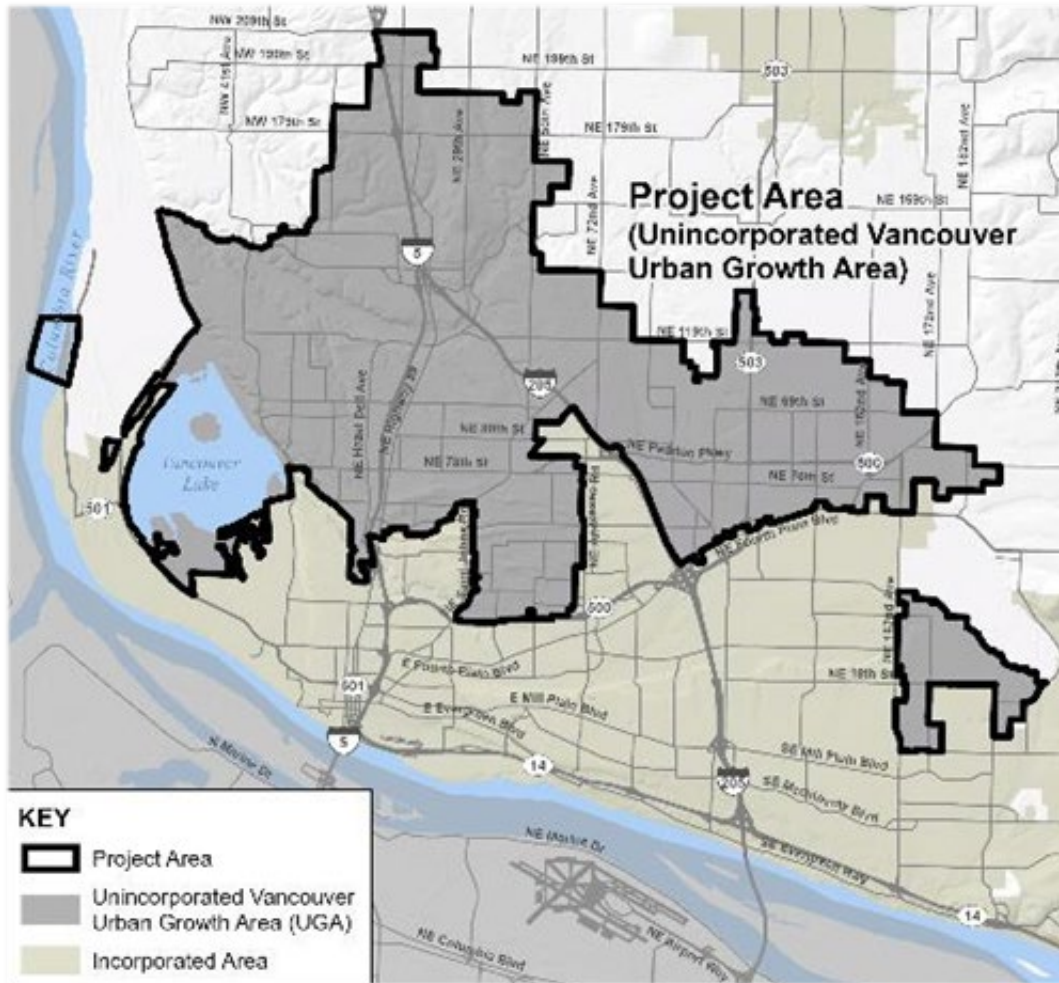
Jan. 5, 2021

- Council Meeting
- Project Advisory Group member appointment approval

Apr. 7, 2021

- Council Worksession
- Project update
- Housing Inventory and Analysis
- Code/Policy Audit

Council Meetings to Date



Clark County Housing Options Study and Action Plan

- Understand local housing challenges in the Unincorporated Vancouver UGA
- Encourage creation of housing affordable to low and moderate-income households by:
- Remove regulatory barriers and consider other strategies
- Provide access affordable, quality, and flexible housing for future generations

Understanding the Issues

Identify housing challenges within the unincorporated Vancouver Urban Growth Area (UVUGA) and opportunities to encourage development of housing that is affordable to a variety of household incomes through the removal of regulatory barriers and/or implementation of other strategies.

Activities

- **Stakeholder Interviews:** Understanding development trends, barriers and opportunities.
- **Housing Data Collection and Analysis:** Understanding trends in housing production and demographics.
- **Land Use Policies, Zoning and Regulation Audit:** Understanding the existing regulatory landscape.
- **Strategy Development:** Identify actions to meet local housing challenges in the UVUGA.

HOUSING ACTION PLAN OBJECTIVES

1. Encourage housing development that meets the needs of **middle-income households** who are not being served in the current housing market.
2. Develop strategies to support the development of housing that is **affordable to low, very low, and extremely low-income households**.
3. Encourage **diversity in housing types and tenure** (rental/ownership), including expanding middle housing options and increasing **multifamily** feasibility.
4. Encourage the creation of a broad range of housing sizes to **match the needs of all types of households** (families, singles, students, older adults, disabled, or other unique population groups), with a focus on 1-2 person households not being served in the current housing market.
5. Guide development of diverse **housing options to areas with access to transportation corridors and transit**, commercial services, schools and parks, and conversely, support development of those same amenities in areas where more housing is added.

Housing Action Plan Objectives

DEVELOPMENT OF POTENTIAL STRATEGIES FRAMEWORK

Housing Action Plan Workflow



Development of Potential Strategies Framework

Housing Action Plan Strategies Framework

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

Timeline

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

Cost

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

Admin Effort

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

Potential Impact

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

Housing Action Plan Strategies Framework

Example of tool used for analyzing each strategy

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

STRATEGIES

A. Expand Zoning Permissions for Housing Development

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

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

B. Modify Existing Regulatory Tools

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

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

C. Process Improvements

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

- Permitting Process Streamlining
- Environmental Review
- Other Administrative Actions

D. Affordable Housing Incentives

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

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

E. Funding Options

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

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

F. Other Strategies

Strategies that don't easily fit within one of the other categories

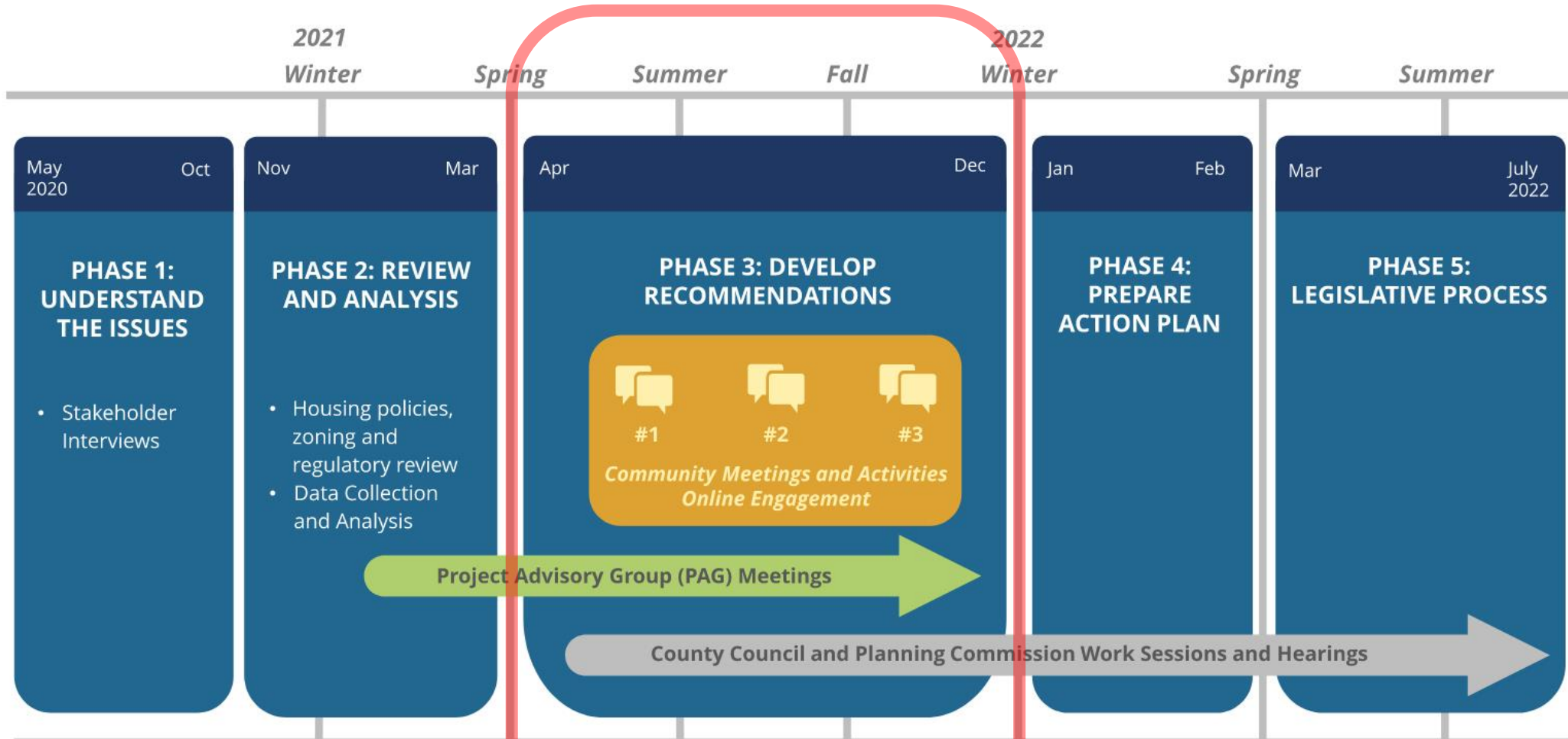
- Legislative Advocacy
- Accessibility
- Motel/Hotel Conversions

G. Displacement Strategies

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

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

PUBLIC INVOLVEMENT EVENTS



Clark County Housing Options Study and Action Plan Schedule

- Workshops, open houses
- Discussion/focus groups
- Online or text questionnaires
- Phone interviews
- Informational videos about the project or project concepts
- Independent walking/driving tours of different housing types
- ArcGIS StoryMaps to share project information spatially and visually
- Printed materials
- Interactive poster board displays
- Mailings

Questions for Council

- Any input/feedback on the potential strategies? Are any strategies missing?
- What questions do you have about the project advisory group's direction or process so far?
- Is there anything you would like to recommend to staff regarding the next public engagement activity?

THANK YOU

Project information: www.clark.gov/housingoptions