CLARK COUNTY WASHINGTON

COMMUNITY PLANNING

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Housing Action Plan – Public Outreach Summary

January 18, 2022

Overview

The purpose of the Clark County Housing Options Study and Action Plan is to understand local housing challenges and identify opportunities to encourage creation of additional housing types that are affordable to a variety of households within the unincorporated Vancouver Urban Growth Area.

The Project Advisory Group (PAG) met eight times from March through October 2021 to review key findings from the Housing Options Study, establish Housing Action Plan objectives, review and refine potential actions and strategies, and prepare draft recommendations. The project team took the draft recommendations out for public comment before the PAG makes its final recommendations that will go before the Planning Commission and County Council for their consideration. Public outreach activities included:

- A virtual public meeting held on Tuesday, December 14th. Public meeting participants viewed a presentation of the draft recommendations and participated in group discussions to share what they liked and did not like about the recommendations, and identify if any strategies should be added to the recommendations.
- An online questionnaire that presented the draft recommendations and allowed for more detailed comments on specific recommendations was open from November 29 to January 10 and garnered 105 responses.
- Community presentations conducted by County staff that directed public comments to be submitted via the questionnaire or email.

The following is a summary of key issues raised through the public outreach process. A complete record of comments gathered through the public outreach process is attached.

KEY ISSUES

- More strategies are needed to support households with the lowest incomes and those experiencing houselessness.
- Coordinate with the City of Vancouver to ensure consistent policies and regulations.
- Protect the livability of existing neighborhoods.
- Concern about tax burden on residents.
- Housing choice in size/design/price is important.
- Housing options for people with a wide range of disabilities is important.
- Establish mechanisms to protect county investments and ensure long-term affordability.
- Concern about RVs as a long-term, affordable housing solution.
- Support for homeownership opportunities through middle housing options.
- Ensure access to transit and amenities in higher-density areas.
- Ensure adequate infrastructure to support higher density development.
- Housing options and opportunities should be explored county-wide, including rural areas.
- Streamline the development process and reduce regulations and fees.
- Concerns about reducing requirements for off-street parking.
- Desire for more strategies related to mobile home and manufactured home parks.

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CLARK COUNTY HOUSING OPTIONS STUDY AND ACTION PLAN
Public Meeting #2

December 14, 2021 – 6PM

SUMMARY

WELCOME

The main purpose of today's meeting is for community members to review and comment on draft recommendations for the Clark County Housing Options Study and Action Plan.

PROJECT OVERVIEW

The goals of the project are to 1) Understand local housing challenges in the Unincorporated Vancouver UGA, and 2) Encourage the creation of housing affordable to low and moderate-income households by:

- Removing regulatory barriers and considering other strategies
- Providing access to affordable, quality, and flexible housing for future generations

To meet these goals, the project team undertook several activities in Phase 1 of the project:

1. Conduct stakeholder interviews to understand housing development trends, barriers, and opportunities.
2. Collect and analyze housing data to understand trends in housing production and demographics.
3. Audit the county's land use policies, zoning, and regulations to understand the existing regulatory landscape.

Phase 1 of the project took place from May 2020 through March 2021. From January through October 2021, a Project Advisory Group (PAG) met eight times to review key findings, establish Housing Action Plan objectives, review and refine potential actions and strategies, and prepare draft recommendations. Throughout 2021, the project team held several briefings with Planning Commission and County Council, held one virtual public meeting and administered one online questionnaire. The PAG will reconvene in January 2022 to consider public comments on the draft recommendations and make a final recommendation. The project team will prepare the Clark County Housing Action Plan for Planning Commission and County Council consideration.

KEY FINDINGS

Key findings from the stakeholder interviews, data analysis, and land use regulations audit include:

- Housing is getting increasingly expensive in the VUGA. Wage growth (12%) has been outpaced by increases in rents (23%) and home sales (95%) prices from 2012 to 2019.

- Single family, owner-occupied dwellings are the predominate housing type in the county, but do not reflect the entirety of local needs. Nearly 60% of households are 1-2 person households, but 70% of the housing stock is 3- and 4-bedroom units. Impact and development fees are high and not scaled to support the development of housing types with smaller footprints.
- The relatively small supply of land for medium and high density development limits the variety of housing options that get built. The comprehensive plan designation for 89% of residential land is Low Density. 84% of residential buildable land is zoned for low density development (urban low).
- The aging of Baby Boomers and the household formation of Millennials will drive demand for renter and owner-occupied housing of all sizes.
- Approximately 13,000 units are needed in the unincorporated Vancouver urban growth area (VUGA) over the next 15 years. More than 6,000 of those units are needed at 120% of Area Median Income (AMI). The market typically takes care of these units. Some of the 1,462 units needed for 100-120% AMI will be supplied by the market. However, that leaves 5,615 units for 0-80% AMI that need some sort of assistance to be developed.

HOUSING ACTION PLAN: DRAFT RECOMMENDATIONS

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.

Priorities

Near-Term actions are strategies that will be implemented through this project or on a similar timeline. These strategies typically incur low to medium costs and administrative effort and have medium to high potential impacts. Near-term actions also include “low-hanging fruit” strategies that are easy to implement and/or required to comply with state legislation.

Long-Term actions are strategies with medium to high potential impacts, but a longer timeline for implementation.

Recommendations

The recommendations are placed into four categories:

- Housing Options

- Support for Affordable Housing
- Programs and Partnerships
- Advocacy

Housing Options
Expand housing development options and enhance the feasibility of existing housing options. Strategies include:

- Enhance the development feasibility of single-family detached homes to support home ownership opportunities, including smaller lot options.
- Expand development opportunities for duplexes, triplexes, quadplexes and townhouses as smaller-scale housing alternatives in residential neighborhoods.
- Fine-tune existing provisions to support accessory dwelling units (ADUs) and cottage cluster housing development.
- Incentivize higher density residential development in high-density zones, including revisions to parking and open space requirements and a higher minimum density.
- Explore opportunities to expand where Recreational Vehicles (RVs) are permitted.
- Adopt a "visitability" program to either incentivize or require more accessible housing to be built.

Support for Affordable Housing
Increase the feasibility of subsidized affordable housing for low, very low, and extremely low-income households. Strategies include:

- Expand development opportunities for affordable housing, such as hotel conversions and permitting in commercial zones.
- Study Tax Increment Financing (TIF) and other funding tools to support affordable housing goals.
- Study reductions and development standard "bonuses" to make regulated affordable housing more feasible.

Programs and Partnerships
Strategies related to administering county programs or supporting or helping facilitate partner efforts to provide educational and/or financial assistance programs. Strategies include:

- Continue to administer state and federal funds to support housing development.
- Streamline development permitting review processes.
- Provide educational materials and dedicated staff to help developers utilize affordable housing incentives.
- Market resources to educate renters and homeowners about supportive programs and resources.
- Monitor housing development over time and provide updates to support further regulatory revisions.

Advocacy
Advocate for state legislative changes to allow strategies and tools not currently available to the county. Strategies include:

- Expand multi-family tax exemption to include counties
- Fix issues with the state's condominium defect liability law

DISCUSSION

Public meeting participants split into two discussion groups and shared what they like and do not like about the recommended strategies. The following is a compilation of those comments.

General

- We need all of these strategies to meet the very diverse need at all points along the continuum, but I don't see much focus on those at the very bottom – unsheltered, on the streets, no income, definitely needing public subsidized housing options.
- Affordability is only a sliver of the unsheltered homeless issue in Clark County. Building boxes and putting people in them doesn't work if the people need supportive housing to be successful.
- These strategies aren't addressing people who are unhoused enough. Seems we haven't talked about strategies to bring people inside who are living on the streets.
- Not enough addressing unhoused citizens. These options are focused on types of housing.
- Is there any consideration by the county to maintain the livability that has historically attracted people to live in our county? I have seen degradation in dense neighborhoods that have been built as recently as 5 years ago (dirty, crowded, deterioration of property, etc.)
- I am encouraged by these strategies that help serve our community especially vulnerable populations. I hope that part of these will include processes and reviews in place to ensure that these strategies are meeting the intended purposes.
- Please create more strategies to deal with those completely unhoused, living in tents or their car.
- Is there work being done to have county and Vancouver be consistent since it is their growth area?
- Part of streamlining the permitting process, try to be as close to the city's process so expenses can be reduced when developing.
- Makes sense within UGA.
- Additional zoning options and a quick review and approval process would make it much more desirable to invest in the county.
- https://cob.org/news/2021/city-announces-opening-of-gardenview-tiny-house-village?fbclid=IwAR1uv5Pm2nMmJcwAAzNAhkhLp_mnxkfYkbrEAm38DSEd7VYy4ERDNza7OYE
- Support for coordination with the City of Vancouver's standards.
- Provide ownership opportunities for all members of the public. Reducing open space, allowing for attached garage can help increase density.
- Unleash the Storm: Reviving Small-Scale Development in America's Cities https://static1.squarespace.com/static/53dd6676e4b0fedfbc26ea91/t/61ae342efffef3720458ff4e/1638806577230/Unleash%20the%20Swarm.pdf?apcid=0060f5c4aeb5b5bba4855100&utm_campaign=121321-monday-email&utm_content&utm_medium=email&utm_source=autopilot&fbclid=IwAR1_swG3I6ILDkce-KjZcyVdfDXnSO2G2M_W8HL3q09UuILXMSmMsnIMR-w
- https://l.facebook.com/l.php?u=https%3A%2F%2Fwww.neighborhoodworkshop.org%2Fblog-posts%2Fas-post-covid-small-business-struggles-acus-offer-a-viable-solution%3Ffbclid%3DIwAR3kAuMJKRLn6hzAV53hlaFUnK4rwc3xg15sULOk3irdtkMlxnUsY3twnV0&h=AT1PscnRIL55gdIk2OIu28c3cVBNxw7Y_U_JquJ-sMrrCHhbBE4MhzzHF1FiRgG6qEBNdEQeeNFsGc5zFP__zZvTYp6pK1IGPb8uIedWMCggzAnMR7FPohdA3yZ56K4uKMUZK3TDSeiI&__tn__=R]-R&c[0]=AT3uQvvVfv8gb5CCoaulB9uBKHciSje0o7jd0eQIMssdcJs_glNRKYAsKm44rvq9knORu30Ang

GAJVjijQPnzz_Q5pAtsyYjRlsusUfFRiu5Yeu6LRfdB9N_H1J9fi3DyBlK7Mb_YdX45k6WabJMW0v2lX4W-huK7ow

- Support for trying to mix housing types including renters/owners/different units. Don't segregate income levels.
- Support for expanding middle housing development opportunities.
- Add single-family lots that add affordable housing capacity.
- Difficult to build lower cost units. Small increases in hard costs can reduce affordability.
- Project is prelude to comprehensive plan and coordination with cities and looking at equity.
- Question: did group consider inclusionary zoning?
- Consider inclusionary zoning as an approach that can provide some equity throughout the county.
- Did the advisory group find any similar jurisdictions that are successfully dealing with the housing crisis on a 'voluntary' basis?
- Promote SRO housing types.
- We're talking about "Accessory 'Commercial' Units" as a parallel incentivized opportunity--just as my colleague speaks to in the PDX setting.
- Parklets are allowed in San Francisco, consider these as an option. Explore this and other programs to attract developers.

Housing Options

Enhance feasibility of smaller single-family detached homes.

- Considering the data shared it seems almost impossible to become a homeowner in Clark County unless you earn over $100K+ a year. I support creating meaningful strategies besides expanding the growth boundary.
- Allowing increased density in single-family zones reserves undeveloped land and provides housing where services already exist.
- Have you considered essentially banning single-family zones for larger communities (see Oregon)?

Expand opportunities for duplexes, triplexes, quadplexes and townhomes.

- Not sure how allowing more of this type of housing provides housing for 80% AMI or less.
- Wide variety of options are needed. These options provide great alternatives for those with disabilities who cannot afford single family home, but need a smaller footprint to navigate than a large apartment complex. 20% of the pop lives with a disability.
- If duplex, triplex, or quadplex allowed in base zone: reduce land use and engineering to type 1. Upon issuance of land use decision, applicant should be able to pull building permit.
- We don’t need more detached single-family homes unless they’re attached to homebuyer programs specifically for lower income households.
- These options are needed for the 20% of people living with disabilities in any community. They will not afford to buy, and often cannot navigate a large apartment complex.
- The ideas of more multiple unit housing development, like duplexes and triplexes and fourplexes are important.
- On rental units, have duplex, tri and quad as a type I, to help expand rental opportunities.
- Conversion of existing SFR to duplex or separate dwelling spaces.

Support accessory dwelling units (ADUs) and cottage cluster housing development.

- Revise Cottage Housing Code to reduce open space requirements, and allow for a 300sq ft- 400sq ft unconditioned attached garage in addition to the 1,600 gross sq ft max. Density can be increased and attached garages provide a neighborhood feel. Already established code compared to small lot subdivision.
- Don't we already have good ADU guidelines?
- Develop rent to own strategies for those who have been shut out of home ownership so that they can build equity.
- Housing density in the urban area and various options are important to preserve resource lands outside of growth boundaries and to keep the growth boundaries compact.
- Prefer ADU's and Cluster development. Have lived in St Louis with some of best and worse housing. Especially public housing. Important that housing design support neighborhoods and community, which large scale SFD and multifamily tend not to do well.

Housing Options cont.

Incentivize higher density residential development in high-density zones.

- High density can backfire - need walkable neighborhoods with access to recreation (e.g. basketball court), garden space, and ADA features for young and old. Accessibility VIP.
- What kind of incentives would be offered? Could these help support community services (parks, retail, etc.)?
- Parking requirements drive much of higher density developments. Yes to less parking. Also supports sustainability.
- Concerned about reducing parking.
- The more density you have, the more amenities you need. Used to live in St. Louis and saw this backfire. If have high density, need parks, garden spaces, etc. It has to go hand in hand with livability.
- Yes important to have parks open space in higher density areas. If you want to reduce impact fees for parks, that loss of funds would have to be filled by other funding sources.
- Appreciate the comments made, must provide amenities for higher density housing.
- It is good to locate near public transit but do we have adequate transportation corridors at this time? And also important not to concentrate low income communities so care must be taken in locating, funding and allowing for mixed incomes.

Explore opportunities to expand where Recreational Vehicles are permitted.

- RVs should not be "forever homes". I would place these in 'temporary programs' rather than call this a housing option. They should be supported and everyone should be moving towards permanent housing.
- No RV parking unless there are some restrictions and support.
- Can you look at zoning a mini home park?
- Have Tiny Homes been discussed as an option to provide temporary/transitional housing?
- Not a long-term strategy.
- Not a business model for someone with commercial property.
- City of Vancouver has opened up safe-parking sites. Kind of similar to this idea. Could be helpful in VUGA too.
- Should RVs be a long term strategy?

- Preservation of existing Manufactured Home settings--with opportunities to leverage them into economic development means for wealth building.
- We have seen the issue with RVs in Portland- we need to be aware of how this could quickly turn into an issue.
- In addition to expanding places where RVs can be, we could also change how those spaces are regulated by relaxing some of the current restrictions… like allowing for RVs that are older to stay in a lot. Right now only newer RVs can be accepted into RV parks, but many people with older RVs would like to stay in their RV but can't afford a newer one.

<u>Adopt a "visitability" program to incentivize or require more accessible housing.</u>

- Universal Design solutions are not difficult to provide but tend not to be installed unless required.
- Clark County Commission on Aging has a great template for the Visitability frame and its value.
- Older adults could have debilitating illness and will be looking for different housing at some stage of lives. These are not fixed in stone. Any one of us could be in this situation with a job loss or a serious illness. Keep in mind when speaking to decision-makers.

Support for Affordable Housing

<u>Expand development opportunities for affordable housing.</u>

- What are the strategies to protect affordable housing for those who are in most need to ensure there is a permanent supply of affordable housing?
- Important to protect existing affordable housing as one of the strategies.
- Develop a work force development strategy.
- All of the above. Counties need all the tools. And incentives, and fee reductions need to be permanent. Otherwise taxpayers pay for building, but units are soon converted to market rent/cost units.
- SEPA infill. If the work has already been done no need for additional review.
- How can the County help support HUD-based development?
- Homeowner with house payment hasn't changed in over 10-yrs. Rent for 2-BR apt 10-yrs ago was ~$600. Now it's way higher, roughly doubled. Homeowners protected and people who aren't have suffered more. Homeowners build equity. Spending more portion of income on rent. Really need to look at. Disparity of wealth has had a big impact on housing costs. All we should produce is affordable rental housing.

<u>Study TIF and other funding tools to support affordable housing goals.</u>

- Yes to all the above. How will 'affordable' be defined/ required?
- Will take money to make this work. Metro regional gov't passed a bond. Should not shy away to meet need of funding. Public ought to know what takes to address need. Additional funding opportunities should include local bond measure.
- Tax incentives for higher density projects work well. Apply to single family as well. Can help add density for single family. Not available to counties right now.
- Agree with points about need for affordability. All apartment rentals need to be affordable. I am a home owner of 20-yrs and the way you can move up in home ownership with owning/selling.

Study incentives and fee reductions to make affordable housing more feasible.

- Never been a fan of padding developer pockets to incentivize development- especially during a massive housing boom.
- Structure incentives through property tax relief options along the lines of Multi-family housing at the City to benefit those holding the lion share of property in the SFD zone to consider capacity building per lot--and realize long term tax benefit to the community as a whole.
- The tax incentives are very important, may need to ask for things in exchange. Having one affordability standard is important.
- This is a worry for me, while I see the need for incentives and their importance, what will be in place to make sure that these incentives meet the need and intent.
- Need to provide a mechanism to ensure affordability is maintained over time.

Programs and Partnerships

Administer state and federal funds to support housing development.

- Support County incentivizing private non-profit developers.
- Don't have a choice. State and federal government does the same thing. Would encourage the county to develop and support housing development as part of its own strategy either through bonds or other means, similar to the City of Vancouver affordable housing fund.
- Not developing a funding strategy is a policy decision. It's a decision that says you're not going to meet the need.

Streamline development permitting review processes.

- Again, all of the above. And implement measures to maintain existing housing stock. Example: rental inspection programs to ensure that units are kept up to code over the years.
- Do not streamline any potential environmental impact review such as wetland, stream impacts.
- Yes. Possibly by prioritizing affordable developments. The county could provide pre-application assistance to support affordable goals and shepherd projects through the land-use and permitting process.
- Allow rapid development of solar and similar facilities, possibly all online without going into the county offices.

Provide education and staff to assist with affordable housing incentives.

- Again--the County, working closely with the Treasurer's and the Appraisers offices--and formulating support and incentivize opportunities for Middle Housing generation is key to making a positive impact in this housing sector.

Monitor housing development over time.

- Monitoring should be tied to developing a "Demonstration" model on a couple of application options to display what works and what are the best practices to support.
- Yes. The only way to know if any of these programs work is to measure success.
- Surely sister cities have a monitoring program we can borrow or copy.
- Needs to be accountability on what capacity is being created. Needs to be monitored.

Market resources to educate renters and homeowners.

- How are renters participating in the Housing Options Study?
- Provide multiple language support for all educational materials and community outreach.

Advocacy

Expand multi-family tax exemption to include counties.

- I see this as a key lever to make affordable housing projects feasible.
- Would be good to compare notes with affordable housing advocacy groups on legislative advocacy items.
- Multi-family tax exemptions have not provided affordable housing, it was my understanding that isn't the intent, rather they exist to increase urban density. Meanwhile they deprive cities of needed tax revenue. Other solutions needed.

Fix issues with the state condominium defect liability law.

- Agree with multifamily tax exemption. But want to know more about "fixing" state condo law. Will the fix lead to a Surfside, Florida type disaster in a few years?
- Counties like cities need all the available tools. And don't undercut safety with "fixes" to the condo law. Remember Surfside, FL.
- Balance the buyer's interest with the builder's interests.
- Condos are so high-risk many architects won't touch these without hefty protections.
- Great concept but this needs to be fixed. This is the first question from our insurance company and they don't want us to work on these type projects.
- Lawyers advising condo builders/associations not to build them. Legislation has been around for a while.
- As an architect, advised not to work on condo projects because too high risk.
- Evidence of condo frivolous lawsuits?

What strategies are missing from the recommendations?

- Incentives to build fully supportive housing options.
- Support for climate resiliency, such as strong conservation, solar, etc.
- How is transit addressed in the strategies?
- Provide more information to the general public about how and why some of our residents end up living outside. Work on eliminating homelessness.
- I'd suggest a strategy to maintain existing housing, including a rental inspection program that does not require tenant complaints. Tenants are often afraid to complain.
- As there is limited resources, prioritize those most vulnerable.
- Make zoning changes two times a year instead of once.
- Coordination with C-Tran to plan for frequent transit in proposed high-density neighborhood zones.
- SRO housing with supportive care.
- The more land available to develop helps keep down land cost.
- Expand the mining overlay and permit aggregate quarries to keep cost down.
- The building industry has so many regulations and codes that can be interpreted in different ways that makes it very hard to build affordable housing in Clark County.

- Require photovoltaics as part of any bonus options.
- Sustainability.
- Check in with Metro for a briefing on what works.
- Climate resiliency.
- I'm guessing that most of these policies are being designed by single-family homeowners (which are driving the current crisis). How are the affected populations being included?
- Allow flexibility and creativity in zoning rules, allow average lot sizes, helps in smaller subdivisions. Can help save trees and other resources. Promote diversity of lot sizes.
- Do demonstrations for some of the policies to see how they work and long term impacts to help with implementation.
- Is there federal legislation that we should be advocating for? What about infrastructure bill? How about fully fund Section 8?
- Parking requirements must be reduced to increase density and encourage alternate transit options.
- Housing – some have no street access, only walk up. Consider that concept.
- Code enforcement and even rental inspection programs that do not rely on tenant complaints. Too often, tenants are punished or evicted for reporting serious violations of code.

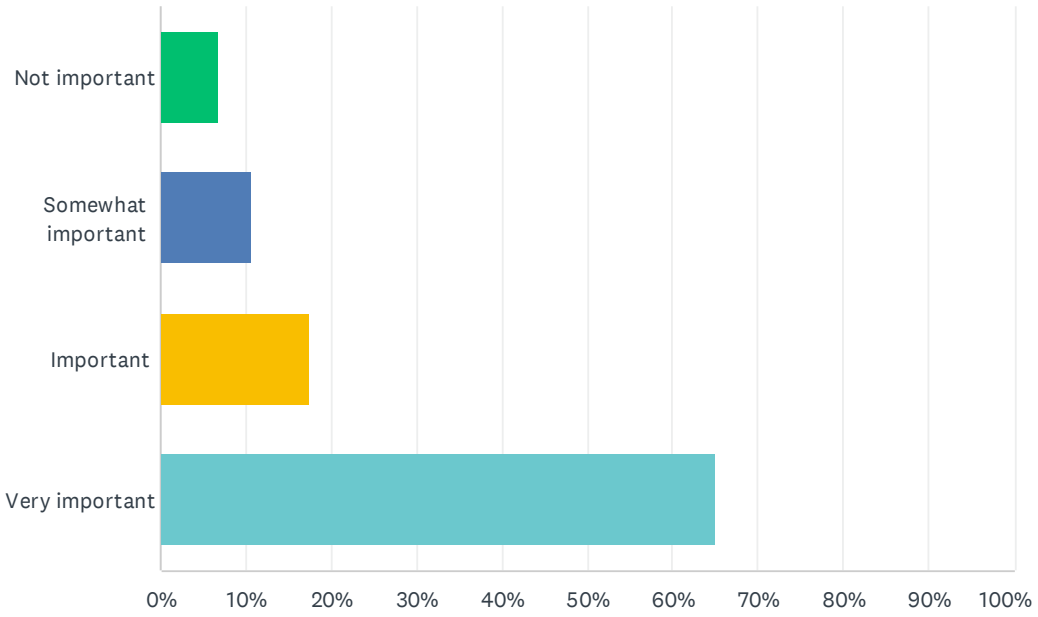
NEXT STEPS

The PAG will consider public comments and refine their recommendations at their next meeting on January 25th from 3 to 5pm. Recommendations will come before Planning Commission and County Council before the implementation phase begins.

ADJOURN

Q1 Housing OptionsUpdates to the county's development code that expand housing development options and enhance the feasibility of existing housing options. Strategies include: Enhance development feasibility of single-family detached homes to support home ownership opportunities, including smaller lot options. Expand development opportunities for duplexes, triplexes, quadplexes and townhouses as smaller-scale housing alternatives in residential neighborhoods. Fine-tune existing provisions to support accessory dwelling units (ADUs) and cottage cluster housing development. How important is providing more Housing Choices to meeting housing needs in the VUGA?

Answered: 103 Skipped: 1



ANSWER CHOICES	RESPONSES	
Not important	6.80%	7
Somewhat important	10.68%	11
Important	17.48%	18
Very important	65.05%	67
TOTAL		103

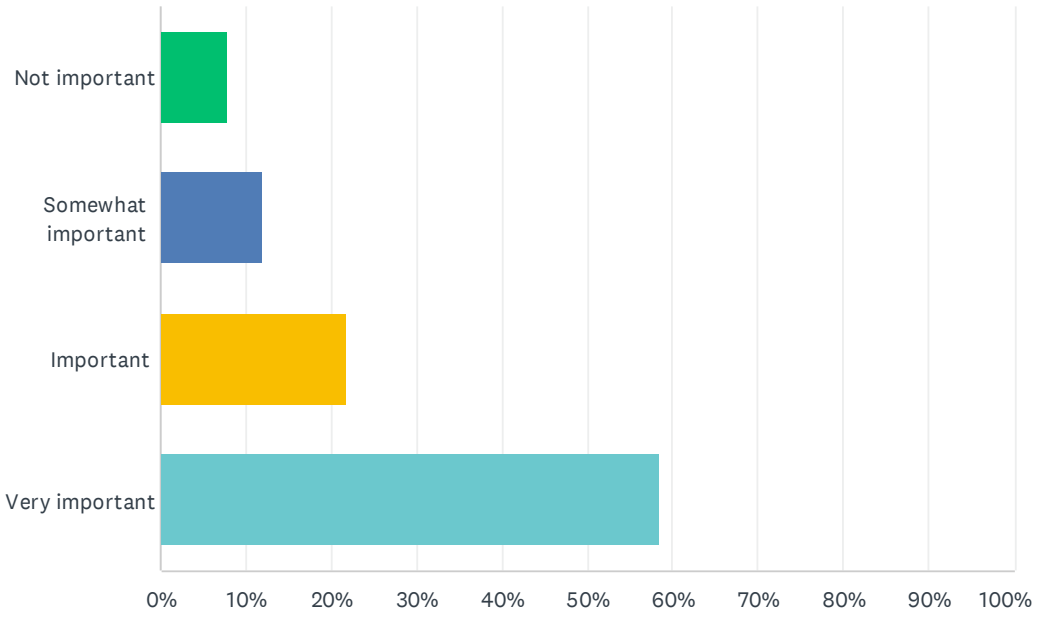
#	COMMENTS/MODIFICATIONS:	DATE
1	Without ample housing choices, scarcity will drive prices higher and it will be come difficult to recruit additional companies and talent to the region.	1/7/2022 4:33 PM

2	Everything needs to be balanced. What are the trade-offs when meeting assumed needs of VUGA?	1/7/2022 3:53 PM
3	At CCAR, we are in full support of the diverse need of housing options including duplexes, triplexes, and quads. Cottage clusters and ADU's are a must as well. We must also respect single family homes and preventing maximum density reduced. Additionally, we support transitional housing or temporary housing for those in hardships. We are also in support of policies that will incentivize the development of condos and down payment assistant programs to find housing needs.	1/7/2022 1:33 PM
4	ADUs are somewhat restrictive to add.	1/7/2022 6:12 AM
5	Housing is out of balance in Clark County. It is also not meeting its State GMA reqirements.	1/6/2022 8:39 PM
6	communities of duplexes and triplexes need to have adequate transportation options, especially for seniors, and there should be food market (small) nearby.	1/6/2022 2:20 PM
7	This plan will only lead to a county of low income, reduced economic development and an undesirable place to live or move to.	1/5/2022 1:25 PM
8	Vancouver and unincorporated Vancouver are already seeing unchecked housing development. Open spaces are rapidly disappearing and infrastructure support is far behind what it needs to be. Law enforcement in both city and county areas is pathetically inadequate. How will adding hundreds, if not thousands of new units help sustain our communities, who are already seeing increased traffic, unprecedented strain on roads, schools, medical services, etc.?	1/5/2022 10:52 AM
9	I would encourage development of multi-family dwellings in undeveloped areas (+10 ac lots), but not so much in existing single-family neighborhoods. The impacts are significant in changing the characteristics of the neighborhood and the traffic with so many more cars on these roads. Infilling with MFUs in small lots would not be my choice.	1/5/2022 8:35 AM
10	There has been too much focus on single-family homes in Clark County. It is about time that higher density housing was encouraged, to make housing more affordable, reduce sprawl, and preserve open space/undeveloped land.	1/4/2022 5:43 PM
11	This is personal. My college educated adult children and their co-workers are having difficulty finding affordable housing. And, as my husband and I age, we are concerned about housing that fits our changing needs.	1/4/2022 3:20 PM
12	It's guided toward developers. Allow small houses, on large lots 8000sq ft suburban lots. Allow RV "rental space" on suburban large lots. Allow one or two RV off street to park and pay.	1/4/2022 2:32 PM
13	This can be done without compromising the integrity of a livable community. The 3500 sq ft minimum lot size needs to remain in tact and two car per unit off street parking in order to ensure safety in neighborhoods for pedestrians and vehicles. Less than this renders an unlivable residential area.	1/4/2022 2:14 PM
14	Not impressed	1/4/2022 1:04 PM
15	We fled a state when the density housing aka "affordable" housing changed the community we lived in. The city's revised urban plan -utilizing in-fill land for density housing, brought increased traffic and crime into what was once a desirable area to live. Longtime residents left in droves.	1/4/2022 12:14 PM
16	As the population ages, there maybe disabilities or mobility issues and also the need for smaller homes, such as 2 bdrm cottages which would hopefully give a much better price point for purchasing or rentals.	1/4/2022 12:11 PM
17	Too little moderate priced housing	1/4/2022 12:09 PM
18	Smaller lot options for single family homes would create more garage forward track home style with side entry door designs. Non pedestrian friendly neighborhoods would be a viable concern.	1/4/2022 11:17 AM
19	Expand single family with decent size yards 7000SF+. Expand adult 55 communities. Expand single family detached tiny home communities instead of plexes.	1/4/2022 11:17 AM
20	As development trends towards smaller lots, townhouses, and attached lot lines - there need to be requirements for adequate driveway size, minimum of one-car garages and adequate, realistic off-street parking spaces. This helps to assure quality of life in the new developments	1/4/2022 11:14 AM

	and to lessen impacts and complaints from neighboring established "rurban" areas that have larger lot sizes.	
21	Over 50 communities would be really nice.	12/28/2021 9:26 AM
22	I fail to grasp that Clark County has granted permits to developers who only cater to housing of $450,000 and up causing this inequity in the housing market. It has also failed in it's zoning of ADUs, and Grandma cottages. Now the panic is to develop every inch of land, leading to quality of life issues for the citizens. Perhaps the county could stop focusing on prominent developers, and focus on it's current citizens.	12/22/2021 4:25 AM
23	I really like the idea of expanding the option for ADU's, especially with the goal of providing housing for elderly parents, etc.	12/21/2021 3:46 PM
24	The cottage and mixed use codes are horrible and have too much risk to be developed under.	12/21/2021 2:00 PM
25	But we also need to save enough land for growing food and to have farm animals and pets.	12/20/2021 9:05 PM
26	Beyond serving the residents of VUGA, a diversity of housing typologies creates a more vibrant and dynamic built environment where every building can take on a different form and scale.	12/15/2021 9:15 AM
27	Encourages local residents to have multiple options to choose a house/place they would in a place of their choice. Encourages incoming residents to explore a variety of options for places to live in VUGA.	12/14/2021 6:05 PM
28	There is a large amount of the development land that is large lots which then requires a large and expensive home to be built to support the cost of said large lot	12/14/2021 3:52 PM
29	This should be county wide	12/14/2021 10:59 AM
30	This county has a diverse population we need a few more extremely underserved with housing options. Broadening the diversity of options available will help address this.	12/14/2021 10:57 AM
31	Perhaps I'm missing it, but I don't see any option for Tiny Homes? Sometimes it's not feasible to build an ADU, but it is possible to add a Tiny Home. It seems all options should be made available?	12/14/2021 5:35 AM
32	The entire region is suffering from an inadequate and unaffordable housing supply. The entire Clark County should have been brought into the study to make a substantial impact.	12/13/2021 1:40 PM
33	These approaches can help create more affordable housing, but may not reach those who need help them most.	12/13/2021 1:07 PM
34	Action is needed. "Provide more housing choices" means just that. It means provide more affordable housing to the people who live here. It does not mean study, debate, and do nothing for a few more years. Build affordable housing now.	12/12/2021 11:52 AM
35	Please include mobile home parks.	12/10/2021 6:28 PM
36	Trailer parks should be included as an option.	12/1/2021 7:31 PM

Q2 Affordable HousingStrategies intended to increase the feasibility of subsidized affordable housing for low, very low, and extremely low-income households. Strategies include: Expand options for affordable residential uses in commercial zones. Study Tax Increment Financing (TIF) and other funding tools to support affordable housing goals. Study additional development standard “bonuses” (e.g., height, density) to make regulated affordable housing more feasible. How important is supporting Affordable Housing to meeting housing needs in the VUGA?

Answered: 101 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not important	7.92%	8
Somewhat important	11.88%	12
Important	21.78%	22
Very important	58.42%	59
TOTAL		101

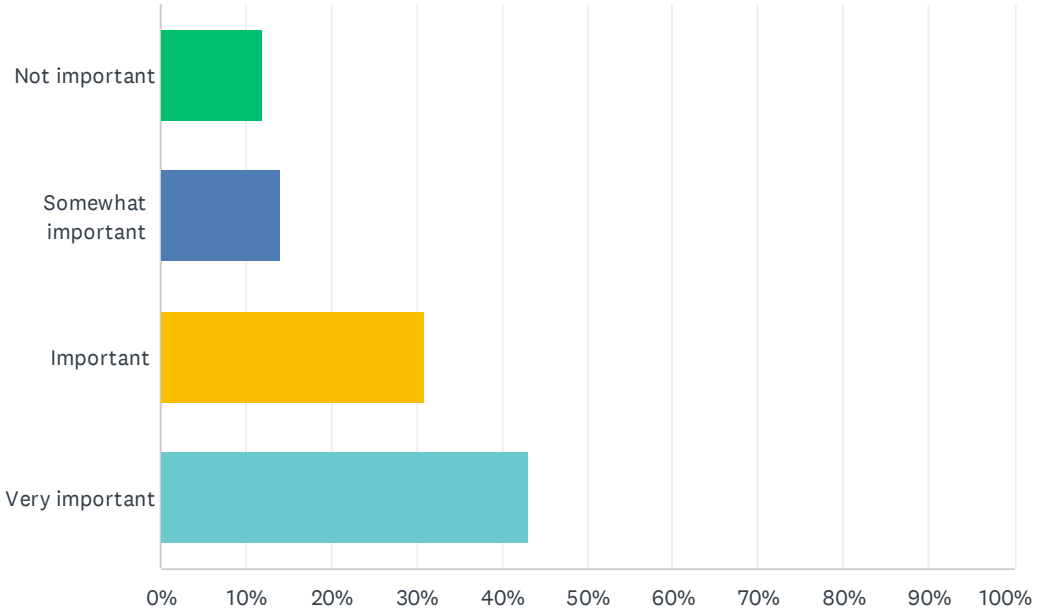
#	COMMENTS/MODIFICATIONS:	DATE
1	Housing in Commercial Zones should be managed with utmost attention, as commercial zones create sales tax revenue and can provide quality of life amenities that make a neighborhood desirable.	1/7/2022 4:33 PM
2	It's all about trade-offs and impacts. Where does land come from? What properties are being impacted?	1/7/2022 3:53 PM

3	Affordable housing programs like a first-time homebuyers savings account or zoning redevelopment are critical to meeting Clark County housing needs. Additionally, we need to look at solutions to offer an income savings account program for seniors on fixed income and individuals with disabilities. We have heard in the field that there are many homeowners that are looking to downsize but cannot afford so because of the rising cost of housing.	1/7/2022 1:33 PM
4	It has to be done if we are going to have a viable healthy community in the future	1/6/2022 8:39 PM
5	do not raise my taxes for this	1/6/2022 6:36 PM
6	affordable does not imply deplorable. Undesirables, such as drug dealers, gang bangers, and horders should not be allowed to take advantage of the cultural and social stability of the community.	1/6/2022 2:20 PM
7	If you can't afford it, you shouldn't be offered an opportunity to live there. I can't afford a 5acre estate, so why should developers build low-cost housing to make a quick buck.	1/5/2022 1:25 PM
8	Although affordable housing is important, it should not be prioritized when the city cannot currently sustain itself under the current population load. There are other areas outside of Vancouver/UVAG in Clark County and Oregon where AF growth could be better sustained.	1/5/2022 10:52 AM
9	Providing more housing in urban areas can decrease rent prices, affordable options should be made available in downtown Vancouver instead of pushing low income people to undesireable locations on the outskirts of the city	1/5/2022 9:08 AM
10	Using Hwy 99 for residential seems very strange to me. What is the purpose of zoning it commercial if it will not be that? Won't the value of the land on Hwy 99 become much more attractive to residential usage, pushing out the businesses and fundamentally changing the purpose of this 'commercial area'? With some significant design planning, this strip could be used as both a commercial and residential area (2-4 story well-designed aesthetically pleasing harmonious, consistent structures along the roadway) with businesses on the bottom floor and residences above.	1/5/2022 8:35 AM
11	Anything that can be done to make housing more affordable would be welcome. Too many people in Clark County find it difficult to afford housing.	1/4/2022 5:43 PM
12	Reducing the costs associated with permits for "affordability" is the biggest impact the county has control over with regards to developing more housing at lower costs. Cramming additional units in smaller than 3500 sq foot lots creates barriers to families both for their parking and their childrens health. It also impacts the ability of the ground itself to absorb the necessary water to sustain flora aka tree canopy. This will be very mentally, emotionally and physically unhealthy. A trip to Portland Oregon to 122nd and Glisan will prove what I am writing. Safeway built a "model" store and expanded the ground level to include multiple retail opportunities with "over 55" housing on three floors above it. A beautiful facility when it was built in the 90's and conceptually sound. The surrounding area changed coding and higher more compact density occurred. The result of which is more standing water on the streets. Less space for children to play and exercise with supervision. More vagrancy and homelessness. More crime. Until the Safeway itself and its other flank stake holder tenant Target literally closed their doors two years ago due to the reduced livability of the area impacting the profitability of the retailers. The area is an economic disaster which impacts the city of Portland and the County financially. One needs to only look south a little bit to learn before we follow in the disasterous footsteps of our neighbors policies as Rockwood has the same problem and it has been ongoing for 15 years. Solving a problem after policies created one is so much harder than the original issue.	1/4/2022 2:14 PM
13	see comment in #1	1/4/2022 12:14 PM
14	Even when there are affordable apartments available under the LIHTC program, they are still price prohibitive. The developers rec'd taxpaper money and/or a 10 - 15 year tax breaks for setting aside a particular number of units in the property. I wouldn't expect the best apartment in the building but to offer up an overpriced studio apartment is more than a disappointment. This actually happened to me in Portland. I went to check on the apartment and also found out parking was over $250 mo. The so-called affordable apartment was about 500 - 600 square feet for about $1200 plus per month, add to that the parking and utilities and it was not affordable.	1/4/2022 12:11 PM
15	Too little moderate priced housing	1/4/2022 12:09 PM

16	County needs to be business/free enterprise friendly to create more jobs. What is being done to attract business and industry instead of blocking it?	1/4/2022 11:17 AM
17	Uh Duh???	12/22/2021 4:25 AM
18	I strongly dislike tax or fee increases on some to give to others a discount or free. Leave it up to individuals to help others. At the same time, reducing regulations on all should be a priority to reduce costs.	12/21/2021 3:46 PM
19	The County says they want affordable housing, but then place expensive requirements on development including design standards, park/open space, and impact fees.	12/21/2021 2:00 PM
20	Affordable housing in not optional. Shelter is a human need. We need to work together to care for those in our community. 1/3 of Americans are one paycheck away from homelessness. If you think it's not important, it could be you that needs affordable housing in one year.	12/15/2021 9:15 AM
21	Allow current students at Clark College and Washington State University Vancouver to afford a place to live while taking their classes; and motivates graduating students to find jobs in the Southwest Washington area(s).	12/14/2021 6:05 PM
22	This should be county wide	12/14/2021 10:59 AM
23	Did it clearly shows that housing costs are simply not attainable for many of our counties population.	12/14/2021 10:57 AM
24	In order to provide broad based relief, housing in the entire county should be examined. VUGA is not the only area experiencing a housing crisis, however, it is the only area to benefit from a study. Why is this?	12/13/2021 1:40 PM
25	This is top of my list for what should be the focus. Affordable housing allows people the stability to address their longer term needs, and it saves us money in the long term by reduce the social costs of homelessness and housing instability.	12/13/2021 1:07 PM
26	I rate this low because most of it is studies. This is not a mystery. We know what needs to be done. No more studies, please. Propose TIF and bonuses now, debate it, and vote. These have been studied for decades.	12/12/2021 11:52 AM
27	Please include mobile home parks.	12/10/2021 6:28 PM
28	I particularly support the ideas to increase duplex, tri and quads in existing single family zones and allowing RV and tiny homes on existing lots. Also suggest making it easier to divide an existing lot into smaller lots if it will result in additional affordable housing; this includes reducing or exempting from required lot upgrades (like sidewalks and parking).	12/7/2021 2:27 PM
29	This includes college students. Clark and WSUV have increasingly struggled to support student basic needs and academics due to students' inability to find affordable housing and/or reliably pay rent. If we want to continue supporting higher education opportunities, and thus workforce development, we need to ensure college students have affordable housing.	12/6/2021 9:31 AM
30	It's very important to have affordable housing and at the same time I have a concern for existing neighborhoods. What does it look like? Would it be well-integrated? Would existing neighborhoods be enhanced without risk of degradation? I am as concerned as much about the welfare of existing residents as I am about the need for affordable housing.	12/2/2021 3:11 PM
31	Trailer parks should be included as an option.	12/1/2021 7:31 PM

Q3 Programs and PartnershipsStrategies relating to the administration of county programs (e.g., development permitting) or where the county's role is to support and/or collaborate with partners to develop solutions to communityconcerns. Strategies include: Provide education and staff time to help developers utilize affordable housing incentives. Monitor housing development over time and provide updates to support further regulatory revisions. Explore options to increase access to neighborhood-scale retail and service uses, such as coffee shops, within residential neighborhoods. How important are Programs and Partnerships to meeting housing needs in the VUGA?

Answered: 100 Skipped: 4



ANSWER CHOICES	RESPONSES	
Not important	12.00%	12
Somewhat important	14.00%	14
Important	31.00%	31
Very important	43.00%	43
TOTAL		100

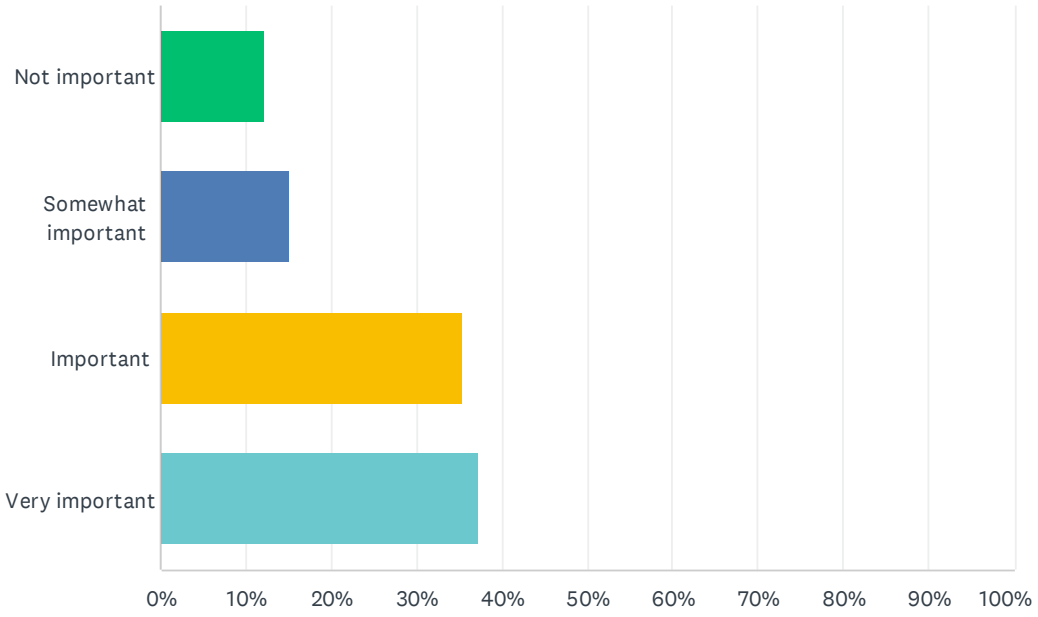
#	COMMENTS/MODIFICATIONS:	DATE
1	I'd balk at "staff time to help developers utilize" incentives. It's their business; it's on them to do the research rather than county staff to do that for them. Monitoring and updating are always important.	1/7/2022 3:53 PM

2	Unless properly managed & regulated, builders will build for the high income/high profit housing, and then cut and run to the next city or community ---and leave us with a community with even bigger problems.	1/6/2022 8:39 PM
3	The communities should be focused like the new Heights development, to the degree that it remains affordable. I've seen this work in the old Columbia Villa neighborhood in Northeast Portland.	1/6/2022 2:20 PM
4	Businesses are not going to be attracted to low-income housing. High density only leads to high crime.	1/5/2022 1:25 PM
5	Build more housing and you build more shops and retail areas. More population, more traffic, more crime, more strain on citizens.	1/5/2022 10:52 AM
6	More attention needs to be brought to downtown Vancouver. We need more grocery stores, convenient stores, restaurants, etc. to make the city more liveable and walkable	1/5/2022 9:08 AM
7	Development is now without PARKS and shops. All access to services are by auto. Allow new food carts in undeveloped dead zones. Develop neighborhoods with walking, with green spaces.	1/4/2022 2:32 PM
8	We have to watch this process and monitoring should only be the first step. We must adjust policy at a faster pace when it is recognized that there are issues arising.	1/4/2022 2:14 PM
9	see comment in #1	1/4/2022 12:14 PM
10	I believe with the right partnerships and programs, we can all have safe, affordable housing. As a senior and a veteran, it is important to have a safe area that's also walkable.	1/4/2022 12:11 PM
11	Cut the developer/builder red tape and permit costs.	1/4/2022 11:17 AM
12	These partnerships are important, but much of the funding and education to the development community should come from a state level rather than from county staff, taxes and funding. Many of the regulations and/or incentives are coming from the state legislature. Part of that legislature should include state programs for development education.	1/4/2022 11:14 AM
13	Crucial!	1/4/2022 11:09 AM
14	need a logical approach in order to make a correct decision, not an emotional one.	1/4/2022 10:52 AM
15	I think it's a waste of taxpayers money to "help" developers utilize affordable housing incentives. The county has the ability in the permitting process. Programs and Partnerships do very little to address a major problem. It's a feel good, with little value.	12/22/2021 4:25 AM
16	I like "Explore options to increase access to neighborhood-scale retail and service uses...." I don't like further regulations and costs.	12/21/2021 3:46 PM
17	Don't simply reduce taxes for "affordable housing" developments and make up the taxes on the other "non affordable housing" projects.	12/21/2021 2:00 PM
18	Developers are not willing to invest in affordable housing because it doesn't have a viable ROI. They need incentives and programs to lead them to investing in more affordable options.	12/15/2021 9:15 AM
19	It will enhance inter-industry collaborations among our local businesses who are in partnership in these programs.	12/14/2021 6:05 PM
20	Monitoring the development of housing by income levels is key to assessing the efficacy of any housing proposals. Yearly reports should be generated showing new housing developments for all income levels.	12/14/2021 3:56 PM
21	This should be county wide	12/14/2021 10:59 AM
22	This is extremely important. Together, with more creative thinking and brighter awareness Clark County could create unique solutions to the housing crisis.	12/14/2021 10:57 AM
23	More regulatory actions will not provide relief. That will probably make all housing more expensive. Additional taxes will further burden existing households that are already feeling tax-fatigue.	12/13/2021 1:40 PM
24	This is a key part of creating a community that will be ready for the needs of the future.	12/13/2021 1:07 PM

25	Permitting a mobile home park should not need much involvement on the part of the developer.	12/10/2021 6:28 PM
26	We need more programs to help very low income households get into apartments and homes when they do not make enough to afford rent every month because of high rates.	12/9/2021 12:29 PM
27	include minimarts, food carts and food cart pods as allowed neighborhood scale uses	12/7/2021 2:27 PM
28	I think these are critical to a healthy, long-term, and successful development. (Uptown neighborhood) Coffee shops, corner stores, etc in the right places can enhance and area.	12/2/2021 3:11 PM
29	Laws should be changed to permit trailer parks, with no need for further county action.	12/1/2021 7:31 PM

Q4 AdvocacyAdvocate for state legislative changes to allow strategies and tools not currently available to the county. Strategies include: Expand multi-family tax exemption to include counties. Fix issues with the state's condominium defect liability law. How important is providing supporting Affordable Housing to meeting housing needs in the VUGA?

Answered: 99 Skipped: 5



ANSWER CHOICES	RESPONSES	
Not important	12.12%	12
Somewhat important	15.15%	15
Important	35.35%	35
Very important	37.37%	37
TOTAL		99

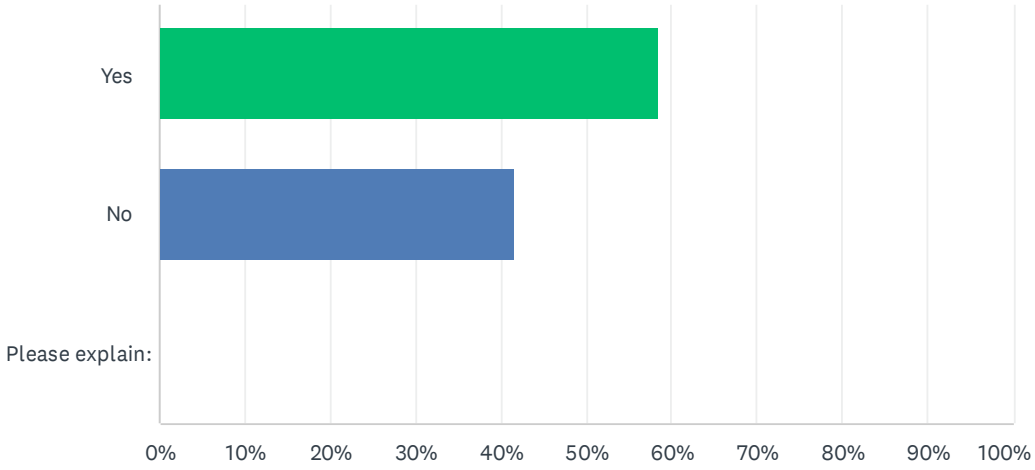
#	COMMENTS/MODIFICATIONS:	DATE
1	Both of these items need additional information to really determine. Why on earth would counties be excluded from multi-family tax exemptions? The HOA laws are not something I'm familiar with. However, anything that needs "fixing" should be fixed.	1/7/2022 3:53 PM
2	This is necessary to bring about effective lasting change and balanced sustainable prosperity.	1/6/2022 8:39 PM
3	Government subsidy does not create prosperous neighborhoods.	1/5/2022 1:25 PM
4	Any tax corrections for existing residents is welcome.	1/5/2022 10:52 AM
5	If these changes are truly important, they will be implemented by the state legislature.	1/4/2022 5:43 PM
6	Tax breaks? why does is have to cost us? They killed all of our stream, lakes and wetlands for	1/4/2022 2:32 PM

	development, now we have to give them money? no.	
7	Caution must be taken when implementing tax exemptions as incentives to pad the bottom line of developers so their project will pencil out at the bank. Those costs are passed off to all the other residents in their property taxes making other established housing less affordable.	1/4/2022 2:14 PM
8	see comment in #1	1/4/2022 12:14 PM
9	Affordable, safe housing should not mean allowing people to put up tents, broken down campers etc anywhere. We know there are housing, drug and crime issues but there has to be some accountability and we can not allow our city and outlying areas to become a city where we can no longer walk in our neighborhoods for exercise, visit w/ friends and use the trails that we have in this area. Yes, we should support programs that get people housed, off the streets and into rehab, but you can't even do that if they don't want the help. Then where does that leave us?? Look across the river. We can't just become enablers because then we become Pdx, Pt 2	1/4/2022 12:11 PM
10	Too little moderate priced housing	1/4/2022 12:09 PM
11	County needs to be business/free enterprise friendly to create more jobs. What is being done to attract business and industry instead of blocking it? When there are jobs people can afford housing.	1/4/2022 11:17 AM
12	These are important to address, but whose role is it? This is not a planning function; advocacy is more within Council for the Homeless or other community services groups' work plan.	1/4/2022 11:14 AM
13	Need further information before commenting.	12/22/2021 4:25 AM
14	Especially for student affordability, the legislature can influence the county to invest in affordable housing for students in our region.	12/14/2021 6:05 PM
15	Condo defect law means that my company will not develop condo and thus reduces opportunity for creating affordable ownership housing	12/14/2021 3:52 PM
16	This should be county wide	12/14/2021 10:59 AM
17	This is one extremely strategic avenue for improving affordable housing options	12/14/2021 10:57 AM
18	Broaden the scope of housing to include all communities, especially rural. That will remove some of the housing pressures facing the VUGA and allow rural generations of citizens to remain and raise their young families in the culture they desire. The same amenities should be available to all citizens. Housing affordability is a universal issue, one that is not exclusive to VUGA!!!	12/13/2021 1:40 PM
19	i am less familiar with this, but i know all these things are connected.	12/13/2021 1:07 PM
20	Affordable housing should not include allowing, supporting or in any way encouraging the plight of tent cities that has plagued Portland, OR. Participation should be conditional and protect/promote working families. Those unwilling to work and are of working age should not be subsidized by tax payers at all.	12/13/2021 11:33 AM
21	These are helpful but long-term. This is also a way to blame the state or give cover or excuses to us locally. The truth is, we are allowed to build small affordable living units today. The reason we don't is because of the opportunity cost compared to building big expensive single-family homes. Building affordable units is possible and profitable today. It is our own fault that we do not, and we need to own our own future, not blame the state or somebody else.	12/12/2021 11:52 AM
22	As described, the description does not match the proposed action. Is this intentionally deceptive, or simply poorly worded?	12/10/2021 6:28 PM
23	the statute of limitations for condominium defects should be based on time of discovery, not construction, to protect buyers.	12/7/2021 2:27 PM
24	I am not familiar with the legal aspects of the condominium defect liability law, so speak on this topic.	12/2/2021 3:11 PM
25	I’m willing to provide a lower rent—but I need tools to make it work. We landlords are forced to charge high rent to avoid unstable tenants. We are not provided tools to legally vacate tenants who don’t pay or follow the Lease. Because of that, we can’t “give people a chance”. We have	12/1/2021 4:54 PM

to fully avoid that risk. When we advertise for a low price—we get applicants who can't hold a job or get evicted other places.

Q5 Do you want to provide input on specific Housing Action Plan strategies?

Answered: 101 Skipped: 3

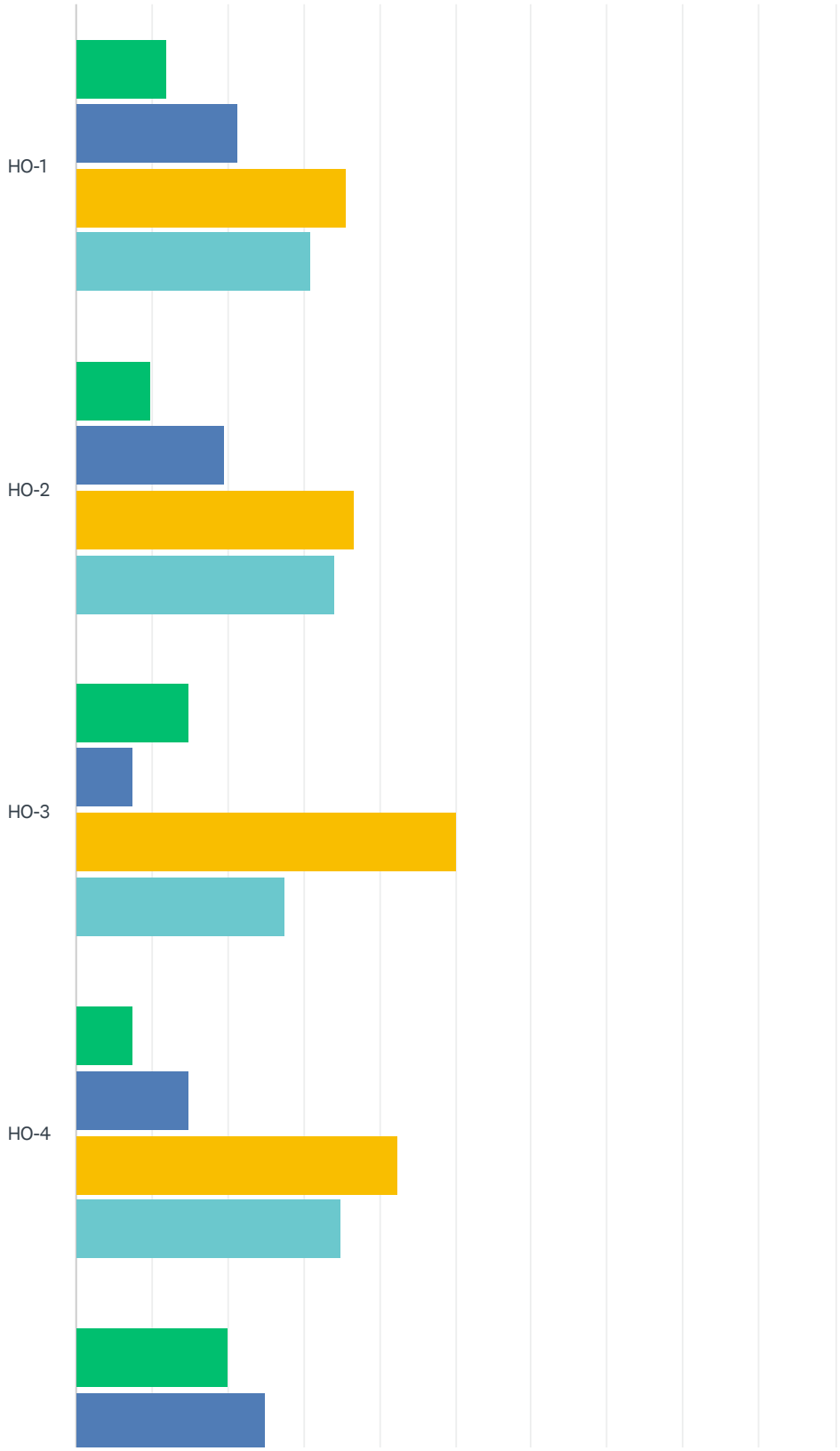


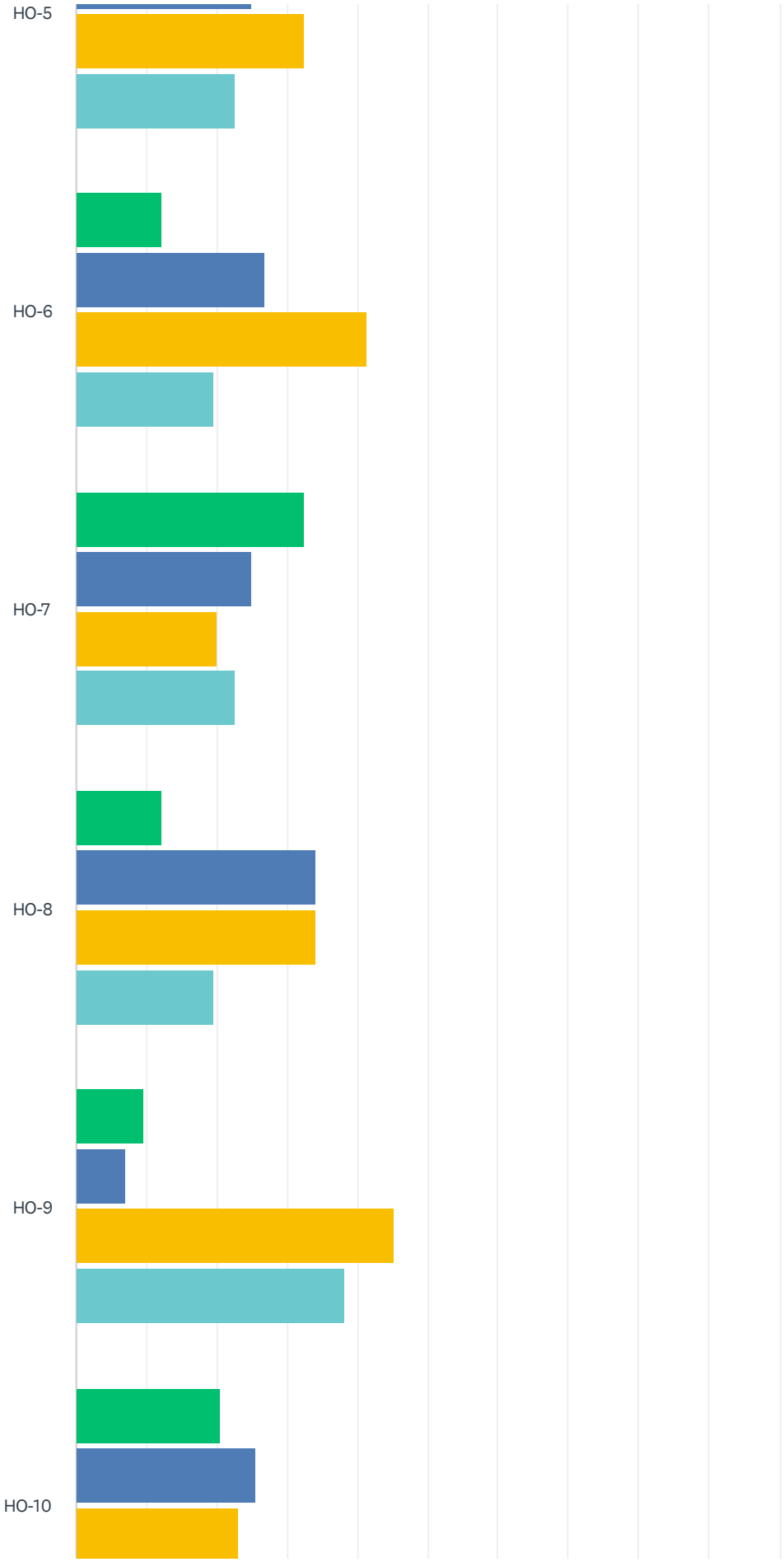
ANSWER CHOICES	RESPONSES	
Yes	58.42%	59
No	41.58%	42
Please explain:	0.00%	0
TOTAL		101

#	PLEASE EXPLAIN:	DATE
	There are no responses.	

Q6 How important is each near-term Housing Options strategy for addressing housing needs in the VUGA?

Answered: 45 Skipped: 59




HO-5
HO-6
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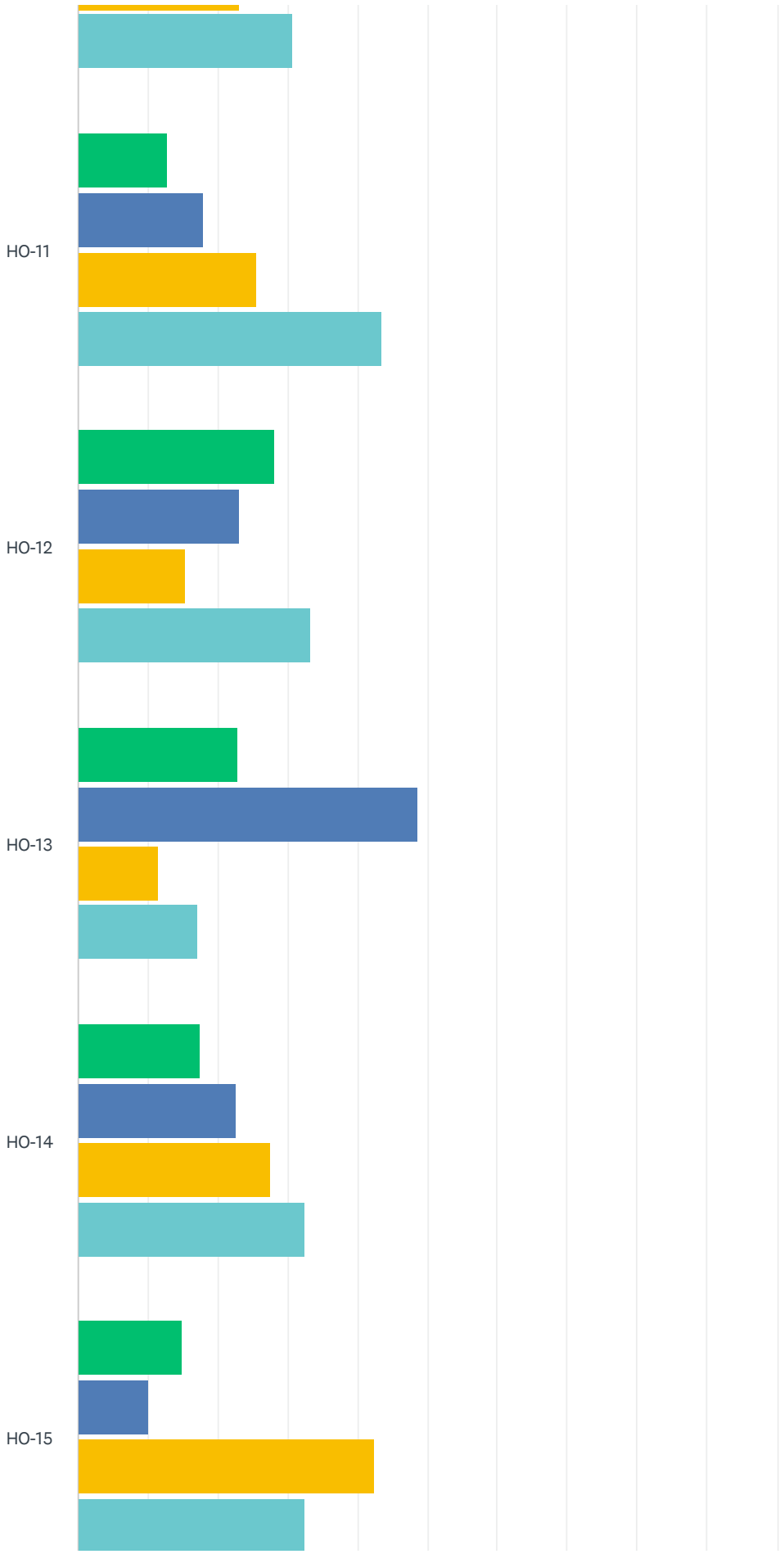
HO-10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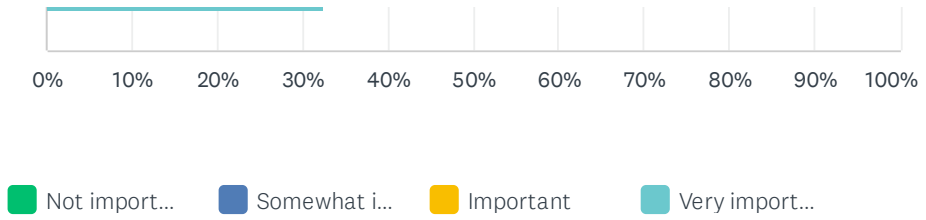
HO-15



	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
HO-1	11.90% 5	21.43% 9	35.71% 15	30.95% 13	42	2.86
HO-2	9.76% 4	19.51% 8	36.59% 15	34.15% 14	41	2.95
HO-3	15.00% 6	7.50% 3	50.00% 20	27.50% 11	40	2.90
HO-4	7.50% 3	15.00% 6	42.50% 17	35.00% 14	40	3.05
HO-5	20.00% 8	25.00% 10	32.50% 13	22.50% 9	40	2.58
HO-6	12.20% 5	26.83% 11	41.46% 17	19.51% 8	41	2.68
HO-7	32.50% 13	25.00% 10	20.00% 8	22.50% 9	40	2.33
HO-8	12.20% 5	34.15% 14	34.15% 14	19.51% 8	41	2.61
HO-9	9.52% 4	7.14% 3	45.24% 19	38.10% 16	42	3.12
HO-10	20.51% 8	25.64% 10	23.08% 9	30.77% 12	39	2.64
HO-11	12.82% 5	17.95% 7	25.64% 10	43.59% 17	39	3.00
HO-12	28.21% 11	23.08% 9	15.38% 6	33.33% 13	39	2.54
HO-13	22.86% 8	48.57% 17	11.43% 4	17.14% 6	35	2.23
HO-14	17.50% 7	22.50% 9	27.50% 11	32.50% 13	40	2.75
HO-15	15.00% 6	10.00% 4	42.50% 17	32.50% 13	40	2.92

#	COMMENTS/MODIFICATIONS:	DATE
1	H)-5: Parking on all seem inadequate. Two wage earners = two cards. H)-6: Tandem parking doesn't work when different schedules are in place. H)-7: Really? Who drives 3/4 of a car? H)-8: Any changes to the Highway 99 Sub-Area plan would require considerable input from residents and businesses impacted. H)-9: Any adjustment to cottage standards needs to allow for adequate parking of two cards per unit. H)-13: Unclear how this would work and who would police it. H)-14: This is only a ten minute survey if you know the RCW regs backwards and forwards.	1/7/2022 4:28 PM
2	HO 1 – This is the right approach but we also want to be careful about reducing lot sizes too much without an option of doing larger lots with a higher maximum lot size. HO 2 - Develop	1/7/2022 1:36 PM

	compact subdivision process - We would like the County to consider reduced fees for short plats of 4 lots or less or even 2 lots. The application fees are so high, it rarely pencils out to divide an existing developed lot to create 1 or more additional lots. That would create more lots and would help with multi-generational home ownership needs. There are lots of oversized underutilized lots out there. HO 5-7 - Reducing parking requirements too much worries me- codes are already very minimal in parking spaces required. This creates overcrowded streets in tight neighborhoods that we see in pockets of Portland after inclusionary zoning laws passed. H0 12 - Strongly agree they should look at allowing RV parks in commercial zones. HO 15 - Yes, they need to review and enhance the Planned Unit Development ordinance. Allow flexibility and give incentives to encourage high quality developments. Give more incentives to encourage 55 and over communities.	
3	Please stop choking the citizens of Vancouver and unincorporated Vancouver. Higher density developments are only perpetuating the problems that we already live with every day.	1/5/2022 10:57 AM
4	I just want to comment on the parking issues: HO5/6/7. It is increasingly apparent that the multi-family housing units are not using fewer cars, they are just being stacked up along the roadways, in the driveways, and clogging traffic. I think it is a pipe dream to think that MFUs near transit will somehow remove individuals' desire for freedom through owning vehicles. There is just not enough mass transit, nor a county design similar to towns in Europe where everything is compact enough to use transit to get anywhere in good time. What smaller parking requirements will do is just push the parking out on to the streets, which are already too narrow for the safe free flow of traffic. The roads turn into one-way car-dodging lanes. (See Felida park street NW 122nd and NE 19th and NE 98th). Beyond that, the stacking of cars absolutely everywhere makes it look like people are living in used-car dealerships with buildings plopped all around. The smaller the home on a small lot, the almost certainty that the garage is being used for storage, living, etc., and not for parking a car. Just get rid of the 'backyard postage stamp with a little block of concrete patio' and put in an alley that provides parking in the back and not only provide housing, but livability in pleasant surroundings.	1/5/2022 8:45 AM
5	None of these categories is really unimportant or more important. All of these categories are a recipe for potential disaster if not carefully managed in a way that doesn't use the classic "meet the letter of law regarding stakeholders rights to know and comment". In other words don't just hold a meeting "open public house' and push propaganda like has occurred in the past. Truly listen and take appropriate action. Too small of lots, too much density, not enough parking, not enough ground space for rain water and flora, not wide enough streets and not enough sidewalks will destroy our county both in value and livability. It is a recipe for the destruction of the middle class living under 100,000 per year.	1/4/2022 2:45 PM
6	Allow homeowners with larger lots to rent subdivide or rent RV space.	1/4/2022 2:37 PM
7	I have three comments as Chief Building Official. 1. Townhome, duplex, and other construction must meet fire protection requirements. Attached dwellings, dwellings close to one another, and dwellings close to property lines will need to be in compliance and the costs for such construction, while not an enormous percentage, should be noted. 2. RV’s are not constructed to any consistent standard and are specifically designed as short term recreational use. Referencing them in an affordable housing document is not ideal and may be projecting some degree of recognition as a domicile that they do not possess. 3. The term tiny home has many different interpretations. I would encourage the use of a term such as “efficiently sized homes” or similar. Some “tiny homes on wheels” are built effectively as RVs. You can have efficiently sized homes built in a factory and inspected by the state or such can be built on site and inspected by the local jurisdiction - in both cases, they are built and approved per HUD or State Building Code standards and depending on the siting, may also need integral fire protection.	1/4/2022 1:53 PM
8	I wanted to learn more about and comment on the cottage housing standards. I believe they can be built within much more affordable parameters because of the smaller footprint. Maybe use developer incentives but not without true requirements that the housing will be affordable for seniors. Middle Housing is what's missing. As seniors, veterans and those with mobility issues cottages with a common garden courtyard and walkable neighborhood allows for neighbors to get to know one another and not feel so isolated. This is a major concern for seniors as we age. We stay healthier and more connected.	1/4/2022 1:26 PM
9	Would not options for "Yes or "No" be more appropriate due the way these questions are worded? As it is, they're in the affirmative (prioritizing) when the choices are from Not important to Very Important.	1/4/2022 12:46 PM

10	Expand hardship permits for additions and tiny homes. There are very few adult 55 communities in the county.	1/4/2022 11:58 AM
11	HO-9 Current cottage development code does not require adequate parking and negatively impacts established housing. HO-6 Side by side driveways saves space but needs to have some form of divider or landscaping to clarify lot lines or results in excessive neighborhood conflicts. HO-12 Current MH parks have senior residents in danger of losing their homes due to no form of rent control. If this strategy regarding RVs and tiny homes is going to be looked at, there needs to be a review of what is currently in place that is not working. We can't have seniors losing their 1000+ sq ft manufactured homes and using RV parks as the "solution" of where they have to go because we've failed to address a current critical problem.	1/4/2022 11:37 AM
12	Allowing higher population densities without providing adequate parking and or no parking enforcement creates multiple long term hazards conditions. For an example so many cars parked on street that emergency vehicles can’t gain access. Also as lot size shrinks the more important open public spaces become.	12/21/2021 2:24 PM
13	Parking is one of the biggest cost sinks in development. The more we can rely upon public transit, bike infrastructure, and street parking the better. Smaller homes and townhomes need to be made available for purchase not just rent.	12/15/2021 9:26 AM
14	The maximum home size requirements in the Cottage code of 1,600 reduce the living area to 1,200 SF after considering the garage. This makes feasibility of development limited given the higher costs of land and that maximum should be increased to 1,600 SF net of the garage, or 2000 SF overall with garage. The County is also requiring developer's provide non-functional 20-foot dimensions for all cottage housing open space areas. It would be better to reduce the amount of open space but require that is be in one location that has a functional use for the subdivision rather than scattered in strips throughout the subdivisiion.	12/14/2021 5:25 PM
15	HO-3 high minimum density means that development choices become limited. There is already high economic incentive for most developments to be in the upper end of density. This may limit such things as 3+ bedroom apartments which could limit opportunities for families. HO-7 High parking mandates would reduce development of family friendly apartments and or rentals HO-8 Highway 99 overlay does not work for townhome developments and thus multifamily land gets developed as apartments.	12/14/2021 4:19 PM
16	None of these options are important until the county recognizes and addresses the needs of all citizens, urban and rural. Once again, limitations are set in this questionaire that ultimately lead to a devised conclusion.	12/13/2021 2:09 PM
17	#11 your text "already strong". Most would say already too restrictive. #12 please do not incourage more transient housing. Don't become Portland.	12/13/2021 12:14 PM
18	Are you calling "cottage housing" when you really mean mobile home parks? If not, where is any support for mobile home parks???	12/10/2021 6:37 PM
19	My response to HO-12 would be different if RV parks were actually "affordable". That would require limits on rent increases etc.	12/9/2021 12:48 PM
20	HO-5 and 6: No rolled sidewalks to prevent cars parking on the narrow streets from parking ON the sidewalk - use of the sidewalk is for pedestrians and those in wheelchairs should not have to use the street when sidewalks are blocked.	12/9/2021 9:39 AM
21	see previous comments	12/7/2021 2:41 PM
22	If lot sizes are smaller, where is the parking? With driveways, very minimal parking available on street.	12/2/2021 3:16 PM
23	Why is there nothing here referring to mobile home trailer parks?	12/1/2021 7:34 PM

Q7 Are there any strategies missing?

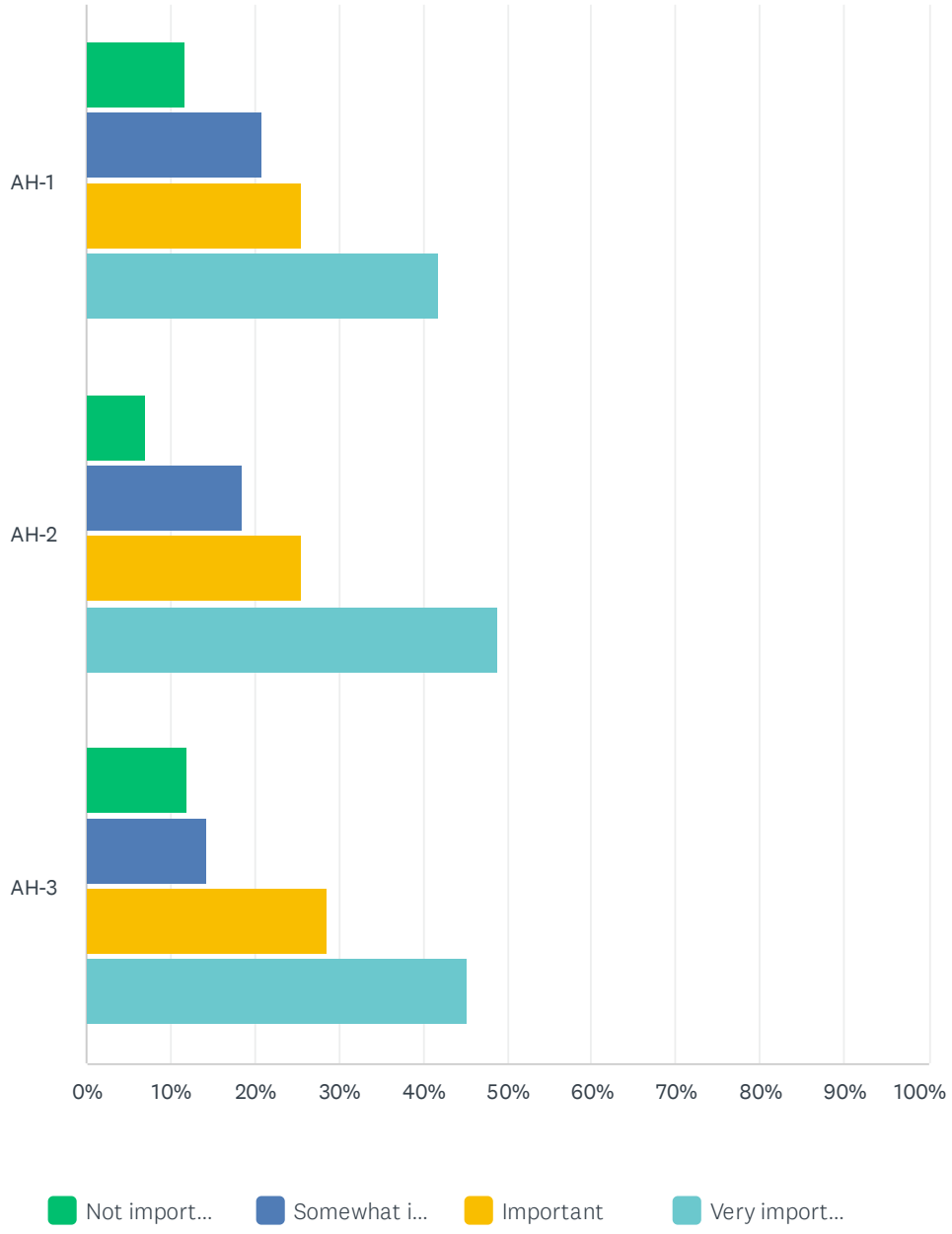
Answered: 20 Skipped: 84

#	RESPONSES	DATE
1	Common sense with regards to the parking suggestions is needed to review the difficulties already upon residents. New developments need to recognize that there will never be adequate transit to meet the needs of all ages and abilities of all citizens. Good grief, we still aren't supplying decent broadband service to the northern developments in the county.	1/7/2022 4:28 PM
2	No.	1/7/2022 1:36 PM
3	Yes. How will all of this new development and growth be sustained? How much more tax burden will there be levied against current residents of single-family dwellings and properties?	1/5/2022 10:57 AM
4	In line with HO-14, encourage multiage co-housing developments where older and younger residents can interact and support one another.	1/4/2022 3:32 PM
5	Widening streets and providing enough sidewalks for children and adults to walk through a neighborhood safely out of the way of vehicles. Not enough parking for families who are not going to give up their freedom and ability to go somewhere that a MAX train doesn't take them. This is a county not a city... plan like one!	1/4/2022 2:45 PM
6	Allow homeowners with larger lots to rent subdivide or rent RV space. Save our green spaces, or else your building a large dump.	1/4/2022 2:37 PM
7	I don't think so, but it would be nice to see the cottage housing come into fruition w/o waiting years for it to happen. It was needed way before now but at least we are talking about it. Thank you!	1/4/2022 1:26 PM
8	The further out you go with density housing plans (North, East and West), you increase the number of people who will have to commute South (where the jobs are). Your tiny "freeways" will not be able to handle the traffic in 5-10 years. Better get WDOT to widen the freeways BEFORE you build!	1/4/2022 12:46 PM
9	Housing saving programs for seniors. Too many people have forgotten how to save for their retirement years.	1/4/2022 11:58 AM
10	How are these strategies being paired with the planned development of public transportation? If car ownership reduction is being relied upon for any of these strategies, there should be adequate existing public transportation, otherwise the strategy won't be immediately viable.	1/4/2022 11:39 AM
11	Reduce the costs for permits and fees to reduce the cost of housing. Also allow more flexibility in ADU's in the rural areas. It is ridiculous that ADU's there must be attached to the house when there is a lot more property on rural lands.	12/21/2021 4:08 PM
12	Incentives for potential landlords; Being mindful of keeping land for gardening, farming, growing food, animals and pets.	12/20/2021 9:22 PM
13	Requirements to build smaller units, duplexes, townhomes, ADU's, etc that are for sale, not just for rent.	12/15/2021 9:26 AM
14	Incentives for Infill that the county used to have and they should be increased as small projects have much higher costs per unit.	12/14/2021 4:19 PM
15	Yes. The overarching concern is that this study fails to acknowledge the housing needs of all citizens within the county's jurisdiction. The housing needs and affordability issues of rural families are very real and are ignored in this study. Why was the scope confined to just VUGA when the entire county is suffering from housing affordability?	12/13/2021 2:09 PM
16	Yes. This is a GREAT study. However, it is missing a vital piece, namely, holding ourselves accountable and checking if any of this actually works. A basic principle of modern management is to use the PDCA cycle: Plan, Do, Check, Adjust. **The 5 actions in the summary document should be amended to add a 6th: "Check annually whether the gap in	12/12/2021 12:03 PM

	affordable housing is closing, in each of the income subcategories, and implement further actions each year as needed to fully close the gaps."	
17	Apparently, mobile home parks. Why is this missing? There are several successful implementations within Clark County - why was this left out?	12/10/2021 6:37 PM
18	We need programs to help fund families to be able to afford rent every month and programs to help them get into housing when they can't afford move in fees.	12/9/2021 12:33 PM
19	Increase tree density requirements to add liveability and enhance environment. Developer can contribute to tree planting along streets and greenways. Increased density should not be accompanied by removal of tree canopy.	12/7/2021 2:41 PM
20	Mobile Home Trailer Parks	12/1/2021 7:34 PM

Q8 How important is each near-term Affordable Housing strategy for addressing housing needs in the VUGA?

Answered: 43 Skipped: 61



	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
AH-1	11.63% 5	20.93% 9	25.58% 11	41.86% 18	43	2.98
AH-2	6.98% 3	18.60% 8	25.58% 11	48.84% 21	43	3.16
AH-3	11.90% 5	14.29% 6	28.57% 12	45.24% 19	42	3.07

#	COMMENTS/MODIFICATIONS:	DATE
1	AH-3: It appears to the uninitiated that this modification would open the door to some abuses until a whole new agency were created to monitor such activities on a quarterly basis. We have many other areas we can improve upon instead of asking for potential new disputable areas.	1/7/2022 4:28 PM
2	Agree with these!	1/7/2022 1:36 PM
3	Use caution when putting in semi permanent conversion of motels and hotels to residential standards. Do not overwhelm any area with residents that have a mindset of "street people" and will create an unsightly plague of trash and crime.	1/4/2022 2:45 PM
4	Would not options for "Yes or "No" be more appropriate due the way these questions are worded? As it is, they're in the affirmative (prioritizing) when the choices are from Not important to Very Important.	1/4/2022 12:46 PM
5	To think commercial land should be converted to affordable residential is not supporting business and industry growth as we should. Jobs is the best solution to affordable housing!	1/4/2022 11:58 AM
6	Yes, a thousand times YES.	12/22/2021 4:51 AM
7	Define what an increased density bonus. Remove the amount of years they have served.	12/20/2021 9:22 PM
8	Co-housing and other shared housing typologies need full support and provision within code to meeting affordable housing needs.	12/15/2021 9:26 AM
9	Unless the entire county is studied and the needs of all citizens are recognized and acknowledged in an inclusive manner, this study will fail accuracy in many ways.	12/13/2021 2:09 PM
10	Again, no mention of mobile home parks. Why not? Separately, if you are suggesting that churches are a viable solution to the housing crisis, will you mandate neighborhood buy-in?	12/10/2021 6:37 PM
11	all are great ideas	12/7/2021 2:41 PM
12	Why is there nothing here referring to mobile home trailer parks?	12/1/2021 7:34 PM

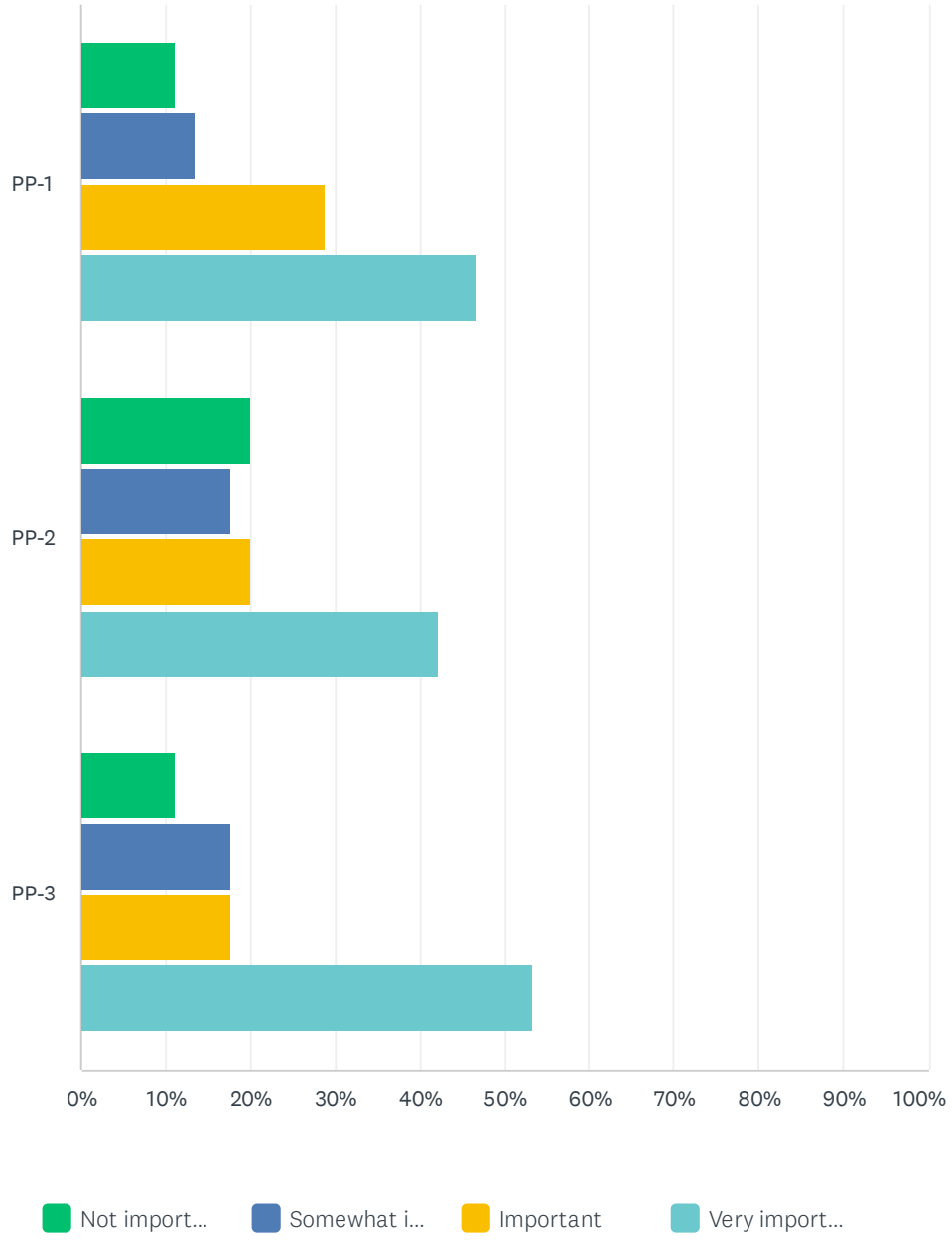
Q9 Are there any strategies missing?

Answered: 14 Skipped: 90

#	RESPONSES	DATE
1	No doubt there are lots of areas missing. This really is too big and too important to leave to the few who have access to it. Is it not possible to run a survey like this in the newspapers?	1/7/2022 4:28 PM
2	Linking housing strategy to transportation projections is important.	1/7/2022 4:26 PM
3	No.	1/7/2022 1:36 PM
4	Yes. How will all of this new development and growth be sustained? How much more tax burden will there be levied against current residents of single-family dwellings and properties?	1/5/2022 10:57 AM
5	Create incentives to include affordable units in multi-family projects with downtown sites. Mixing affordable and market rate units in the same building	1/5/2022 9:17 AM
6	Infrastructure improvements for traffic. BTW, what will be the impact on services such as police, fire, sewage, electrical demands, etc. etc. ???	1/4/2022 12:46 PM
7	There should be no tolerance for homeless camps. Homeless options should be job training, drug rehab, outplacement help or jail. Clark County must lead, must do better than Portland and Seattle!	1/4/2022 11:58 AM
8	Property should not be limited in housing opportunities. Commercial and housing can live together. Look at other cities that have lived together for years. Public Transportation must be improved to the urban area. It is not adequate and schedules are not conducive to working schedules. Daycares must be allowed in these complexes as well as commercial properties.	12/20/2021 9:22 PM
9	Mixed use code does not work well to create affordable housing around commercial areas and needs to be reviewed and updated	12/14/2021 4:19 PM
10	The overarching concern of using a confined scope of study for this report. The study fails to recognize the impacts on rural families. How does the county intend to meet the present and future housing needs of rural generations? Will they be forced to migrate into the VUGA seeking housing they want at prices they can afford? The county's population is more than the VUGA!!! The housing situation for rural families demands inclusiveness here since their numbers inform the quantity of housing. Where is the county planning on housing those rural families?	12/13/2021 2:09 PM
11	Yes. This is a GREAT study. However, it is missing a vital piece, namely, holding ourselves accountable and checking if any of this actually works. A basic principle of modern management is to use the PDCA cycle: Plan, Do, Check, Adjust. **The 5 actions in the summary document should be amended to add a 6th: "Check annually whether the gap in affordable housing is closing, in each of the income subcategories, and implement further actions each year as needed to fully close the gaps."	12/12/2021 12:03 PM
12	You completely left mobile home parks out of this entire process. Why?	12/10/2021 6:37 PM
13	Mobile Home Trailer Parks	12/1/2021 7:34 PM
14	Housing for those that are SO LOW INCOME that their annual income is NOT listed in your "wages" page!!!! Housing for those people aren't even on the drawing board, are they???):	12/1/2021 2:28 PM

Q10 How important is each near-term Programs and Partnerships strategy for addressing housing needs in the VUGA?

Answered: 45 Skipped: 59



	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
PP-1	11.11% 5	13.33% 6	28.89% 13	46.67% 21	45	3.11
PP-2	20.00% 9	17.78% 8	20.00% 9	42.22% 19	45	2.84
PP-3	11.11% 5	17.78% 8	17.78% 8	53.33% 24	45	3.13

#	COMMENTS/MODIFICATIONS:	DATE
1	PP-1: Reducing review timelines invites even less scrutiny than residents and businesses have already.	1/7/2022 4:28 PM
2	PP 1 - Agree they should streamline development review timelines. Also, the development review and permitting process needs to be more user friendly. Consider reduction of fees for infill lot short plats of 4 lots or less.	1/7/2022 1:36 PM
3	This should be standard protocol not just "affordable housing" protocol. If you can streamline one you can streamline almost all.	1/4/2022 2:45 PM
4	We all know what the developers want, $. Allow parks and quality of living as a factor.	1/4/2022 2:37 PM
5	Would not options for "Yes or "No" be more appropriate due the way these questions are worded? As it is, they're in the affirmative (prioritizing) when the choices are from Not important to Very Important.	1/4/2022 12:46 PM
6	Cut the time, red tape, and development costs.	1/4/2022 11:58 AM
7	PP1: All of these functions are currently provided by separate staff and departments that are trained specifically for these functions. Look at adding back the clerical staff that was cut in 2008 that used to handle the workflow of these processes through the phases, rather than developing a whole new system. PP2: ONLY if this additional specialized staff is funded and paid for by development and permit fees. In support of using tax dollars to incentivize affordable development. (It's the only way it's going to realistically happen.) However, we should not also have to assist engineering firms (who are getting paid several hundred dollars per hour) in their private industry work.	1/4/2022 11:37 AM
8	I am concern by reducing review timelines, although Clark County has a slow processing rate. We do need to streamline the process, but proper review is necessary. In regards to PP-3, if we stop large commercial retail and focus on residence and small retail, you will develop community and better quality of life for the citizens.	12/22/2021 4:51 AM
9	Do not extend permit times for others at the expense of low income properties! Reduce regulations on ALL property development!	12/21/2021 4:08 PM
10	Clark County is VERY slow and not sensitive to time lines in getting housing build. Builders must be informed and have all the information they need to make good profitable decisions. We don't want to bulldoze neighbors and TELL them what is going to happen. The neighborhood will welcome and support these ideas if they are included and it's inclusive! To much overreach in government reducing freedoms and supporting aging neighborhoods.	12/20/2021 9:22 PM
11	PP-1 could be an incentive for infill projects. Infill projects used to be 2.5 acres max that should be raised.	12/14/2021 4:19 PM
12	Once again, this study fails to be complete since an entire population of citizens is not being acknowledged.	12/13/2021 2:09 PM
13	energy efficient or net-zero developments should be given preferences. Climate action must be a consideration to housing development. All electric and energy conserving building in the long run is less expensive, better for health and better for all of us.	12/7/2021 2:41 PM
14	Why is there nothing here referring to mobile home trailer parks?	12/1/2021 7:34 PM

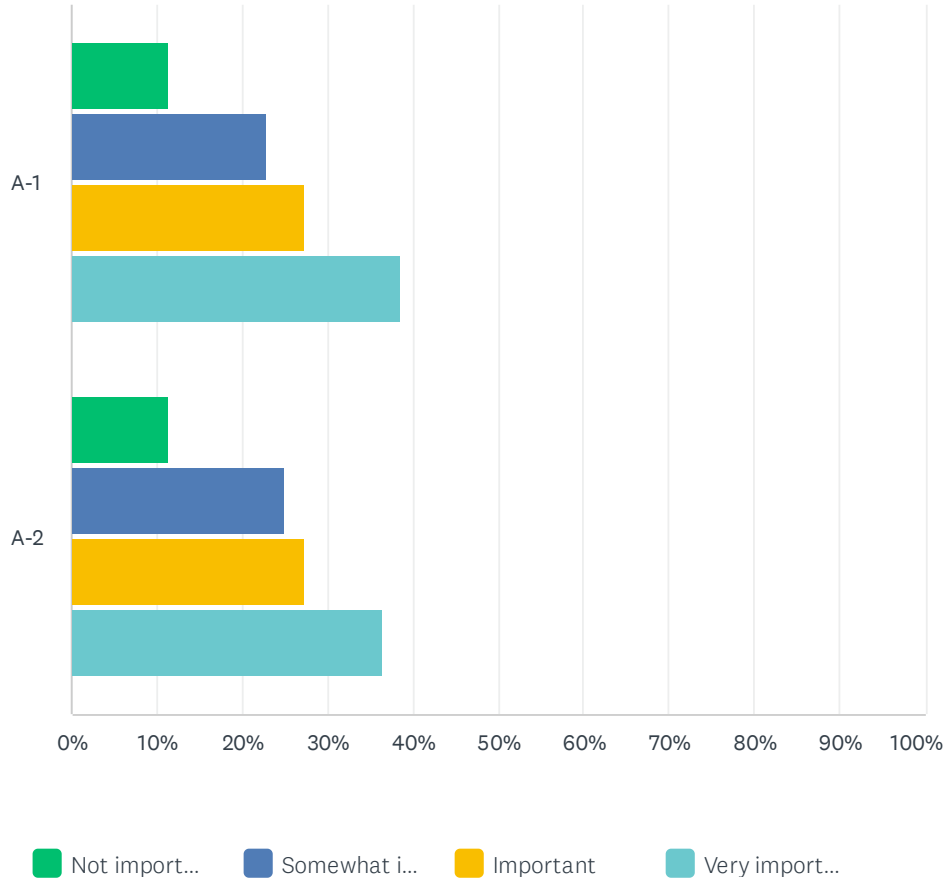
Q11 Are there any strategies missing?

Answered: 12 Skipped: 92

#	RESPONSES	DATE
1	I would like to see notifications on any new or modified developments go to every Neighborhood Association (NA) leader; any business(es), and any residents within a mile of the proposed project. The idea that only those within 500 feet of a development are impacted is short-sighted (whether purposely or not). How these notifications can be handled might be tricky, but perhaps any notifications in addition to the current mailings could go out through an email list. That would require work within the NAs to improve their email lists. But it might also serve as an incentive to gain email addresses from those residents who are reluctant to share as long as they knew they would only receive "notifications of developments within in one mile of their homes."	1/7/2022 4:28 PM
2	No	1/7/2022 1:36 PM
3	Yes. How will all of this new development and growth be sustained? How much more tax burden will there be levied against current residents of single-family dwellings and properties?	1/5/2022 10:57 AM
4	Reduced permit fees.	1/4/2022 2:45 PM
5	Government likes to try to solve problems they create. Development costs are way too high. Job creating business friendly incentive way too low.	1/4/2022 11:58 AM
6	Reduce regulations and fees on ALL property development.	12/21/2021 4:08 PM
7	Neighborhood think tanks, engage with neighbor groups already established. A thoughtful balance between housing and land use.	12/20/2021 9:22 PM
8	A county-wide analysis of the housing needs of all citizens.	12/13/2021 2:09 PM
9	Yes. This is a GREAT study. However, it is missing a vital piece, namely, holding ourselves accountable and checking if any of this actually works. A basic principle of modern management is to use the PDCA cycle: Plan, Do, Check, Adjust. **The 5 actions in the summary document should be amended to add a 6th: "Check annually whether the gap in affordable housing is closing, in each of the income subcategories, and implement further actions each year as needed to fully close the gaps."	12/12/2021 12:03 PM
10	Mobile home parks.	12/10/2021 6:37 PM
11	climate consideration	12/7/2021 2:41 PM
12	Mobile Home Trailer Parks	12/1/2021 7:34 PM

Q12 How important is each near-term Advocacy strategy for addressing housing needs in the VUGA?

Answered: 45 Skipped: 59



	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
A-1	11.36% 5	22.73% 10	27.27% 12	38.64% 17	44	2.93
A-2	11.36% 5	25.00% 11	27.27% 12	36.36% 16	44	2.89

#	COMMENTS/MODIFICATIONS:	DATE
1	Back to the RCWs I go.	1/7/2022 4:28 PM
2	Proceed with caution on any legislative "fixes" that would dilute protections for condo purchasers. I've personally heard many horror stories about purchasers stuck with shoddy construction and design. Engage a broad cross section of building industry, legal and consumer representatives in crafting any "fixes."	1/4/2022 3:32 PM
3	This is scary as we see the city of Vancouver offer tax emptions to tons of developers in the "long range vision" plans. This is driving the affordability of housing up for existing housing.	1/4/2022 2:45 PM
4	Would not options for "Yes or "No" be more appropriate due the way these questions are worded? As it is, they're in the affirmative (prioritizing) when the choices are from Not important to Very Important.	1/4/2022 12:46 PM

5	Taxes have skyrocketed for all residential housing which is hostile to affordability. Time to start lowering property taxes across the board.	1/4/2022 11:58 AM
6	Developer must be held accountable for intentional poor workmanship. I hesitate to support A-2 without knowing what it entails.	12/22/2021 4:51 AM
7	Because the housing needs for rural citizens fails to be acknowledged and the county fails to show where they will be housed, this study does not make sense. The housing plans for rural generations, or lack of, informs the housing numbers for VUGA.	12/13/2021 2:09 PM
8	Let's not let these become excuses for not taking action.	12/12/2021 12:03 PM
9	Can you give some examples of frivolous lawsuits? A1 is very poorly worded (intentionally???). Is multi-family defined as FHA 4-unit? Can you at least provide some context to these repeated questions about multi-family housing, or again, was this intentionally ill-defined?	12/10/2021 6:37 PM
10	"fixes" to the defect liability law need to protect consumers as well as builders. To balance the improvements, condo owners must be allowed to bring suit within a reasonable time of discovery of the defect (i.e., change the statute of limitations)	12/7/2021 2:41 PM
11	"frivolous lawsuits." == this needs clarification. Why was nothing defined wrt "frivolous"???	12/1/2021 7:34 PM

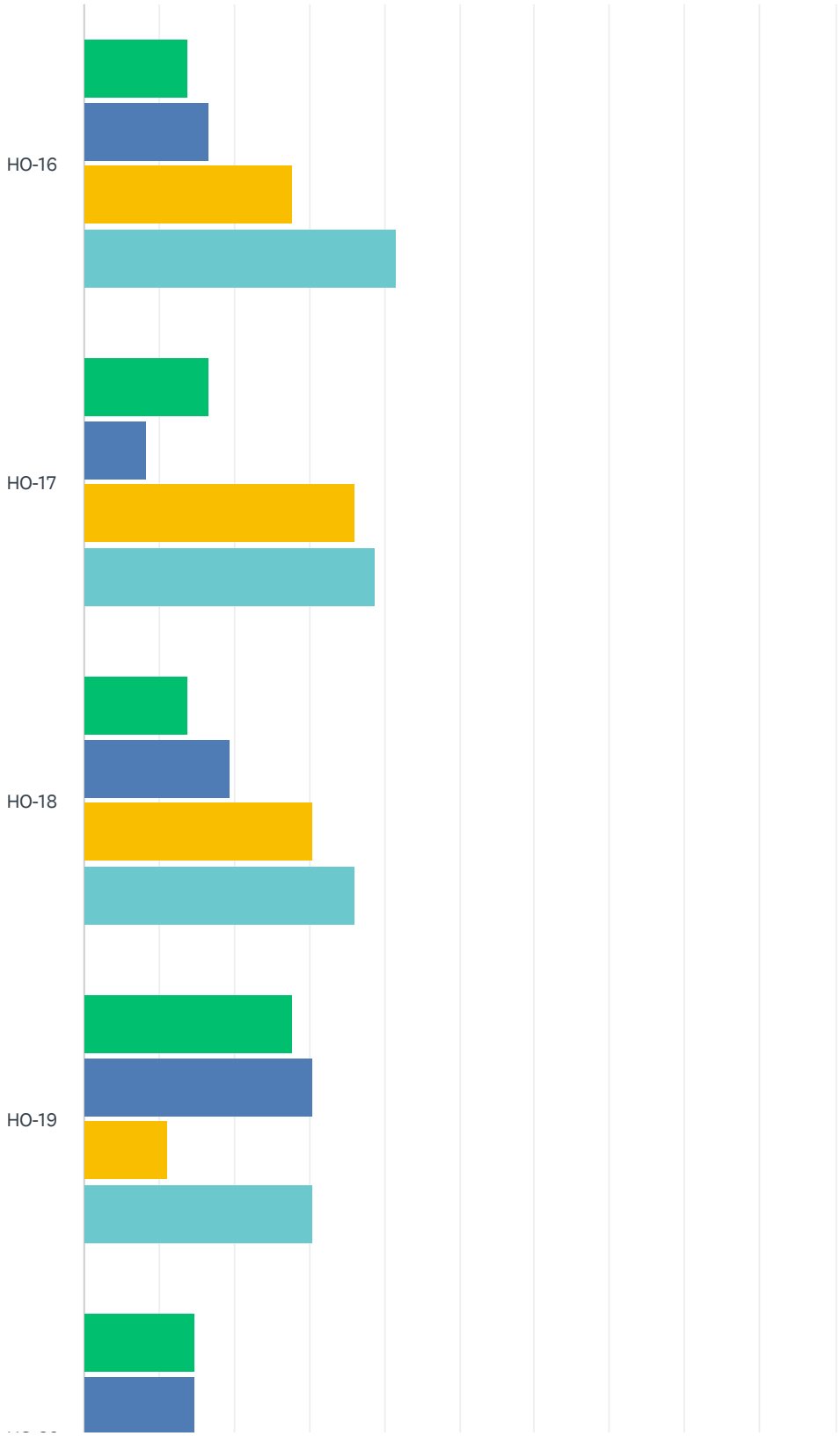
Q13 Are there any strategies missing?

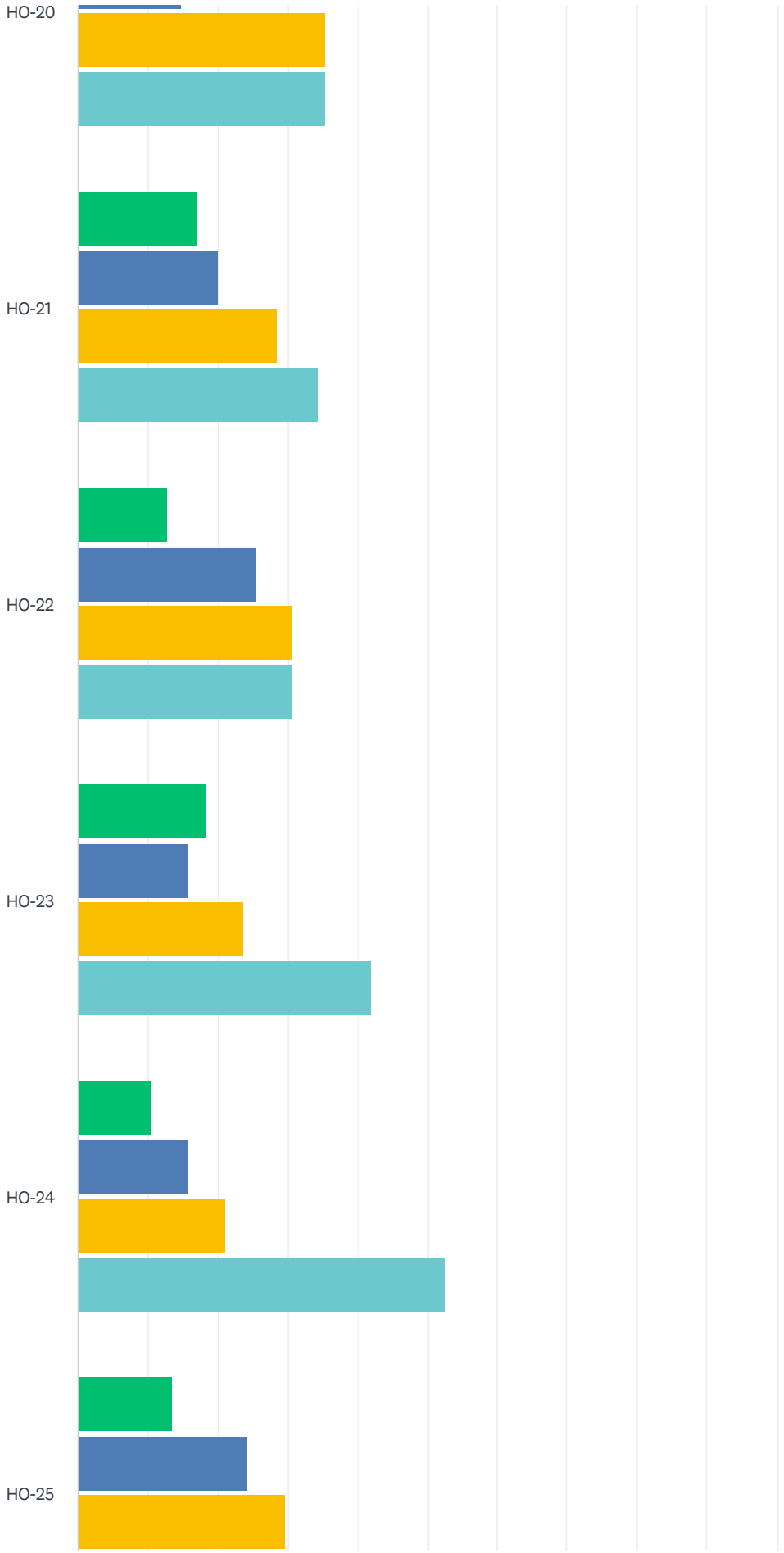
Answered: 7 Skipped: 97

#	RESPONSES	DATE
1	Yes. How will all of this new development and growth be sustained? How much more tax burden will there be levied against current residents of single-family dwellings and properties?	1/5/2022 10:57 AM
2	Very few people like high density which is a niche market. The focus should be on single family residential homes.	1/4/2022 11:58 AM
3	The big question remains unacknowledged; where does the county plan on housing the generations of rural children? Until this question is answered, this study is fruitless and a waste of tax dollars.	12/13/2021 2:09 PM
4	Yes. This is a GREAT study. However, it is missing a vital piece, namely, holding ourselves accountable and checking if any of this actually works. A basic principle of modern management is to use the PDCA cycle: Plan, Do, Check, Adjust. **The 5 actions in the summary document should be amended to add a 6th: "Check annually whether the gap in affordable housing is closing, in each of the income subcategories, and implement further actions each year as needed to fully close the gaps."	12/12/2021 12:03 PM
5	Unless I have been completely misreading this presentation, neither mobile home parks nor ADUs have been presented at all as an alternative. Why not?	12/10/2021 6:37 PM
6	An important piece of all the strategies is community engagement. The general public has not yet realized density is in evitable for multiple reasons including climate change or we will experience climate refugees moving here.	12/2/2021 11:44 AM
7	Why is there nothing here referring to mobile home trailer parks?	12/1/2021 7:34 PM

Q14 How important is each long-term Housing Options strategy for addressing housing needs in the VUGA?

Answered: 39 Skipped: 65

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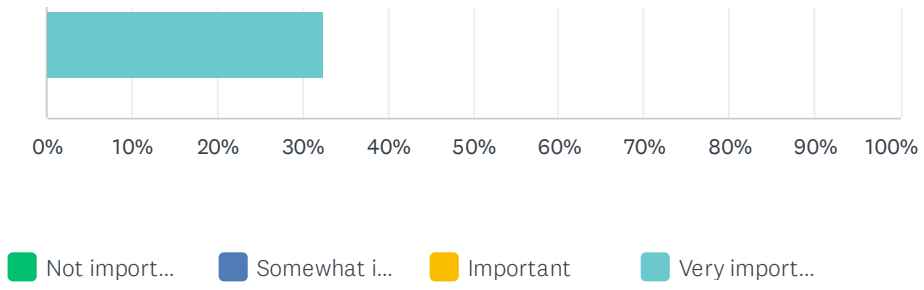
HO-24
HO-25



	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
HO-16	13.89% 5	16.67% 6	27.78% 10	41.67% 15	36	2.97
HO-17	16.67% 6	8.33% 3	36.11% 13	38.89% 14	36	2.97
HO-18	13.89% 5	19.44% 7	30.56% 11	36.11% 13	36	2.89
HO-19	27.78% 10	30.56% 11	11.11% 4	30.56% 11	36	2.44
HO-20	14.71% 5	14.71% 5	35.29% 12	35.29% 12	34	2.91
HO-21	17.14% 6	20.00% 7	28.57% 10	34.29% 12	35	2.80
HO-22	12.82% 5	25.64% 10	30.77% 12	30.77% 12	39	2.79
HO-23	18.42% 7	15.79% 6	23.68% 9	42.11% 16	38	2.89
HO-24	10.53% 4	15.79% 6	21.05% 8	52.63% 20	38	3.16
HO-25	13.51% 5	24.32% 9	29.73% 11	32.43% 12	37	2.81

#	COMMENTS/MODIFICATIONS:	DATE
1	HO-21: Highway 99 has been used and abused, blamed and shamed. Move on. HO-24: 2,500-sq. ft. lots are very small to a family home. You want people to settle here, raise families, pay taxes, but you don't want them to be able to do it with a decent sized yard. I think this needs revisiting.	1/7/2022 4:43 PM
2	Seniors need 2 parking spaces, one for the themselves and one for the home health aid or domestic help that may be pending.	1/6/2022 2:38 PM
3	These density recommendations are flat scary to our livability. Off street parking is critical to that issue as well.	1/4/2022 3:59 PM
4	I'm skeptical of tiny homes and RV's as long term housing. Manufactured homes can be very nice and livable. Problem is that occupants don't own the land and can be forced out by rent increases. Encourage manufactured home parks where occupants own both the home and the land underneath it. Can be set up (as with a park my aunt and uncle helped organize in Pierce County) as coop or other legal entity. Occupants must be in control.	1/4/2022 3:44 PM
5	Would not options for "Yes or "No" be more appropriate due the way these questions are worded? As it is, they're in the affirmative (prioritizing) when the choices are from Not important to Very Important.	1/4/2022 1:00 PM
6	Property owners should not get their neighborhood zoning changed. Parking should be increased not decreased. Multi-purpose car,truck,bus roads need to be expanded with	1/4/2022 12:47 PM

	development to handle the traffic. Impact fees and taxes should be lower for ALL residential housing. Even tiny homes need a big enough lot for a garage/car to park.	
7	HO-18 is an important alternative, but needs to be carefully implemented to assure that this new type of development integrates into the existing neighborhoods. HO-19 No, no, no. This is already a problem for safety for access for fire trucks and emergency vehicles and for sight-distance and awareness of children playing. When new, these look feasible and start out as majority owner units, but the older neighborhoods (10+ years or more) turn to 75-80% rentals, lower levels of upkeep, significantly decreased property value and no safe places for the kids to play. HO-22 Manufactured home parks have long been the last affordable place for seniors and veterans to live where they still have their own home and yard. Some are already being pushed out by developers that have doubled space rent in the last 5-6 years. They should not be forced out into "retirement home" apartments. HO-23 This is a very viable option, but seniors already in manufactured home parks in 1200-1600 sq. ft. homes should not be forced to transition into tiny homes so that their current properties can be redeveloped. HO-25 ONLY if there is required open space/park and walking trails within the development and housing MUST have attached garage and at least one off-street parking space (preferably two).	1/4/2022 12:05 PM
8	Reduce regulations and permit/user fees.	12/21/2021 4:17 PM
9	The R1-2.5 zone is a great idea. It should allow for both attached townhome and narrow detached homes with higher lot coverage ratios to ensure feasibility and without the cottage home restructions on home size.	12/14/2021 5:28 PM
10	HO-16 Outer edges of GMA typically is large lots, there should be a better mix such as small lots or townhomes around park areas, schools and pocket commercial areas	12/14/2021 4:19 PM
11	No transient housing alternatives. We do not want to look like Portland!	12/13/2021 12:40 PM
12	1. IMO HO-20 is a non-starter because we need to ensure commercial/industrial space -- assuming something other than "storage units" are allocated. Ridiculous how much real estate on Padden/Sr-503 has been devoted to storage, when that produces no tax revenue. Finally, what is the difference between HO-24 & HO-25?	12/10/2021 6:57 PM
13	HO-24 & HO-25 are the same?	12/10/2021 12:44 PM
14	Use extreme caution in bringing new land into the UGA. Agricultural and forest land need to be protected. Any expansion of the UGA or downzone of rural land should be based on a clear strong need and cluster or village type development near existing roads and arterials.	12/7/2021 2:52 PM

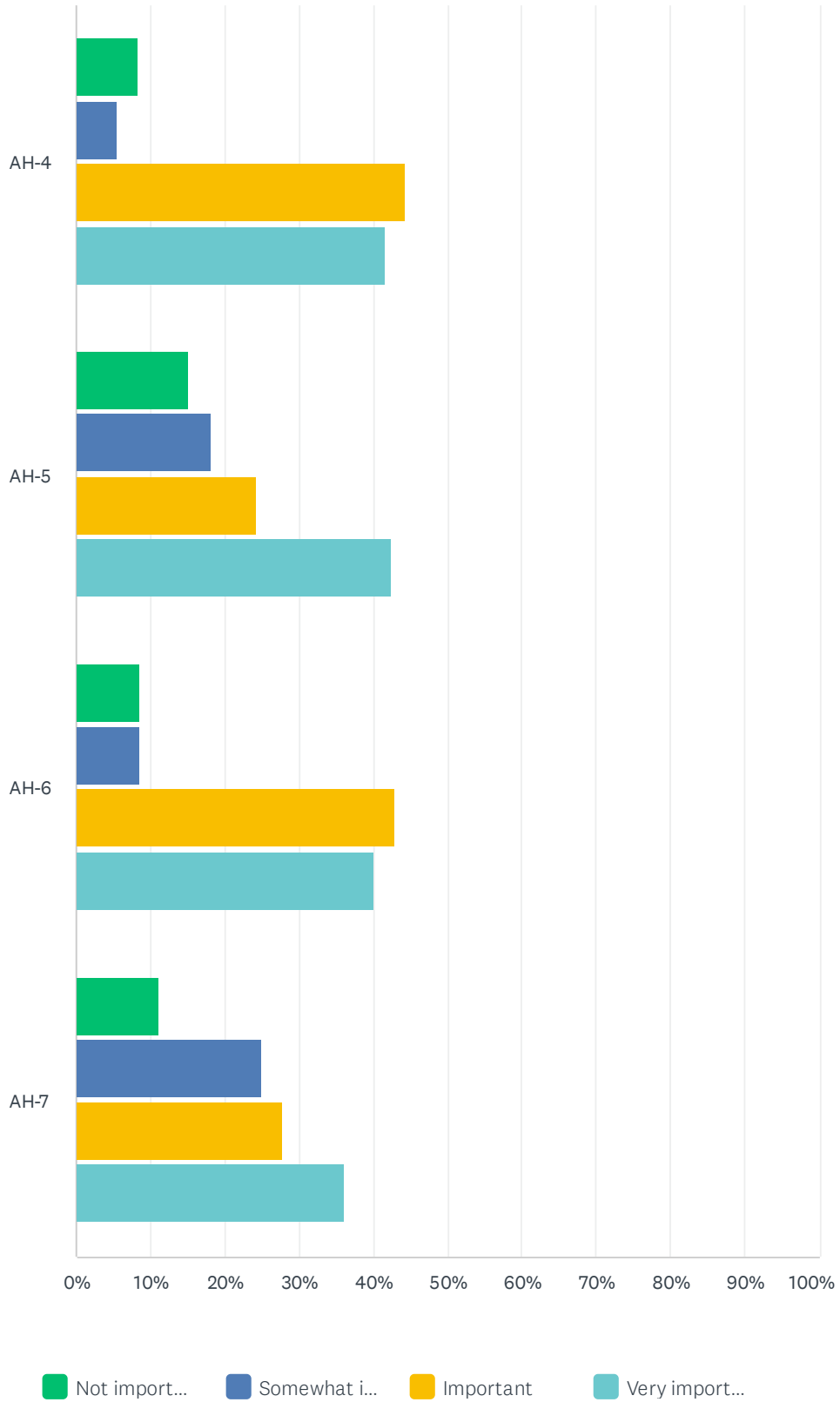
Q15 Are there any strategies missing?

Answered: 9 Skipped: 95

#	RESPONSES	DATE
1	Yes. How will all of this new development and growth be sustained? How much more tax burden will there be levied against current residents of single-family dwellings and properties?	1/5/2022 10:58 AM
2	widening streets and adding sidewalks that extend all through the connecting existing communities on at least one side of the street to promote safety.	1/4/2022 3:59 PM
3	Gr	1/4/2022 12:47 PM
4	Keeping in mind balancing land and housing	12/20/2021 9:30 PM
5	Until the county accounts for housing for rural families, the study is fruitless.	12/13/2021 2:11 PM
6	The time requirement to complete this survey in a meaningful way is completely unrealistic.	12/13/2021 12:40 PM
7	Yes. This is a GREAT study. However, it is missing a vital piece, namely, holding ourselves accountable and checking if any of this actually works. A basic principle of modern management is to use the PDCA cycle: Plan, Do, Check, Adjust. **The 5 actions in the summary document should be amended to add a 6th: "Check annually whether the gap in affordable housing is closing, in each of the income subcategories, and implement further actions each year as needed to fully close the gaps."	12/12/2021 12:08 PM
8	IMO you have really not considered mobile home parks. Additionally, tiny homes don't seem to appear in this survey.	12/10/2021 6:57 PM
9	Research ways the county can help mitigate risk to landlords for leasing to tenants who may be a risk for missing payments or/or damaging the home.	12/1/2021 5:07 PM

Q16 How important is each long-term Affordable Housing strategy for addressing housing needs in the VUGA?

Answered: 37 Skipped: 67


AH-4
AH-5
AH-6
AH-7
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Not import...
Somewhat i...
Important
Very import...

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
AH-4	8.33% 3	5.56% 2	44.44% 16	41.67% 15	36	3.19
AH-5	15.15% 5	18.18% 6	24.24% 8	42.42% 14	33	2.94
AH-6	8.57% 3	8.57% 3	42.86% 15	40.00% 14	35	3.14
AH-7	11.11% 4	25.00% 9	27.78% 10	36.11% 13	36	2.89

#	COMMENTS/MODIFICATIONS:	DATE
1	This is a critical component when incorporating it into an existing area. You need to add life safety to ANY equation with regards to engineering. That means mental health and crime statists must be considered.	1/4/2022 3:59 PM
2	Think long term. Be careful of lowering standards. Properties will be maintained and occupied longer if the project it built right from the start. Strongly encourage community garden spaces for residents.	1/4/2022 3:44 PM
3	AH4 - How do you reduce fees up to 80% and still maintain current revenue? A wise man once said, "There's no free lunch."	1/4/2022 1:00 PM
4	Affordability should be by reducing property taxes and creating more jobs.	1/4/2022 12:47 PM
5	AH-6: Concern that this "bonus" only makes for denser, taller housing. We have a proliferation of townhouses being built and with an aging population, all of those stairs are going to be a problem for many people at a later date. AH-7 "adjustments to certain standards such as landscaping, turn around or sidewalk standards". There are already many complaints about missing sections of sidewalks in older developments that were previously rural. The lack of sidewalks creates safety hazards for pedestrians. Please don't relax sidewalk requirements. If they don't get put in when the subdivision is built, it's much more expensive later and is likely to never be done unless grants can be obtained or the property owner completes them. This is truly a safety and quality of life issue.	1/4/2022 12:05 PM
6	I do not agree with AH-7. Yes, we need affordable housing, but we don't want "the projects" of Chicago in Clark County. We still need landscaping, sidewalks, and access. Quality of life.	12/22/2021 5:06 AM
7	AH7 should be applied to all developments.	12/21/2021 4:17 PM
8	Definitions for some of these terms would have been nice. It seems like this survey is not in fact tailored to the average Clark County voter. Is this intentional? Example: what is "County Tax Increment Financing (TIF)" ??? I will not answer these questions as the terms have not been defined. The explanations for these questions are incomplete.	12/10/2021 6:57 PM
9	I don't understand AH-5	12/7/2021 2:52 PM
10	Nothing here regarding trailer parks?	12/1/2021 7:36 PM

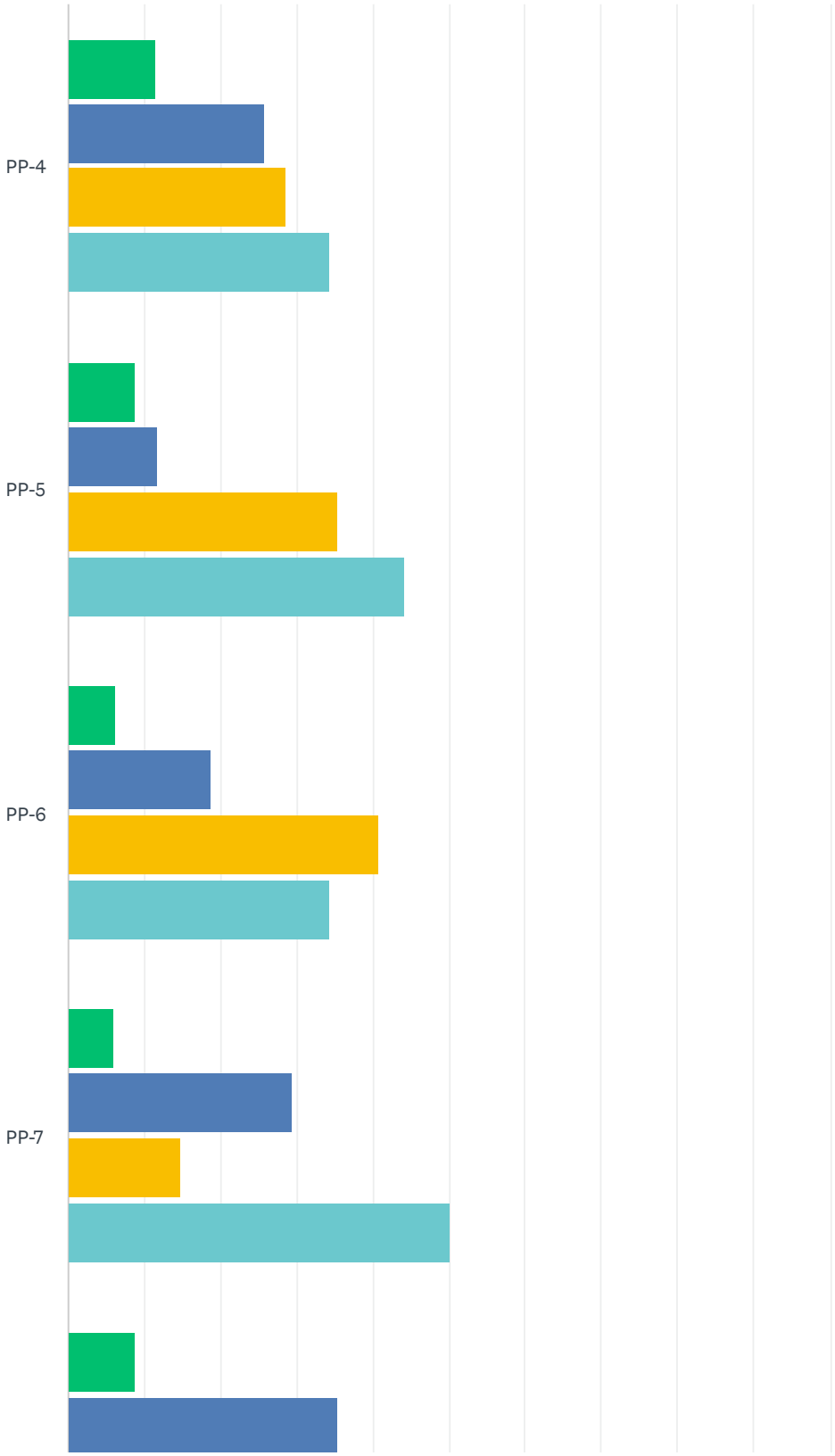
Q17 Are there any strategies missing?

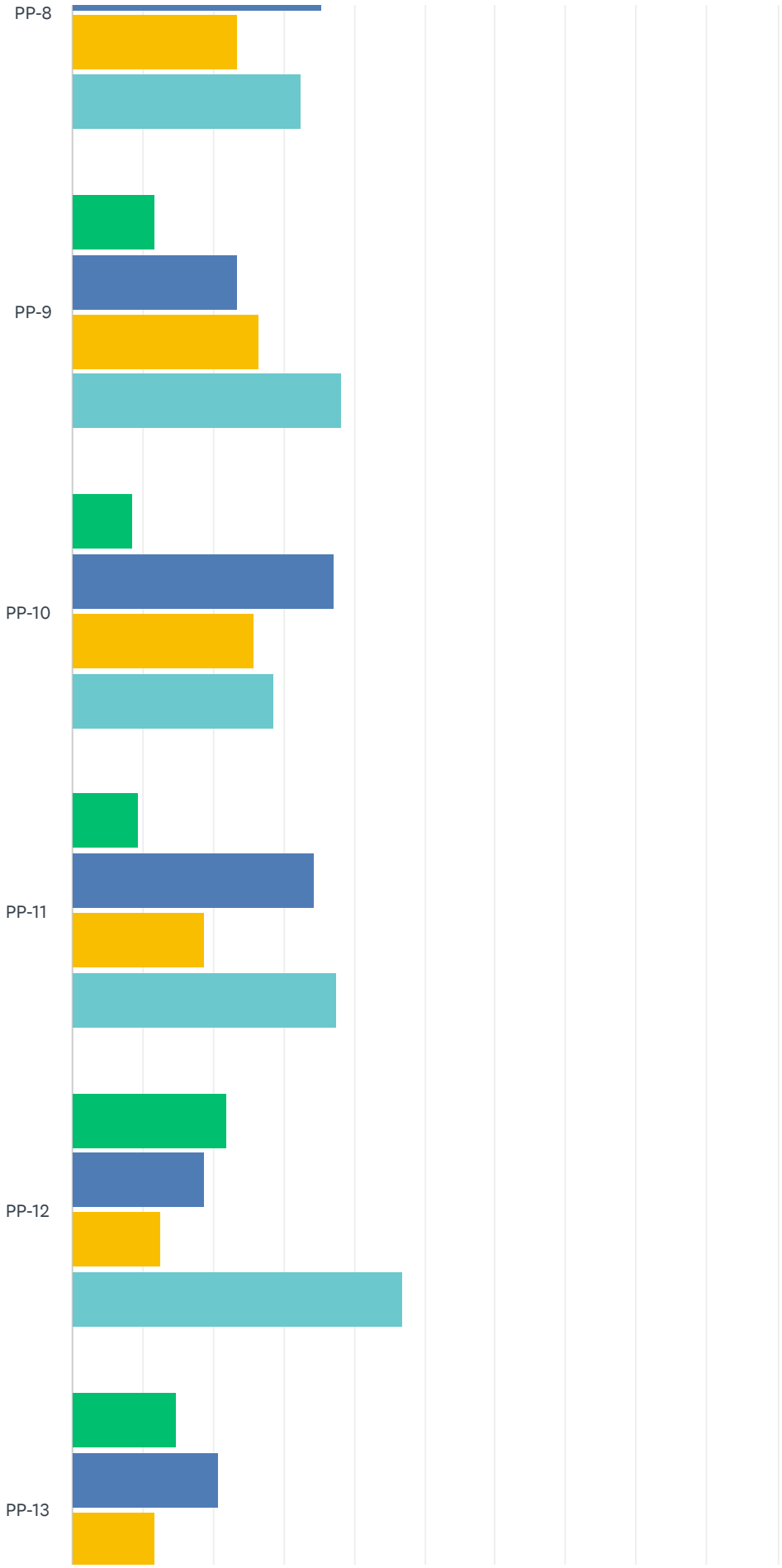
Answered: 6 Skipped: 98

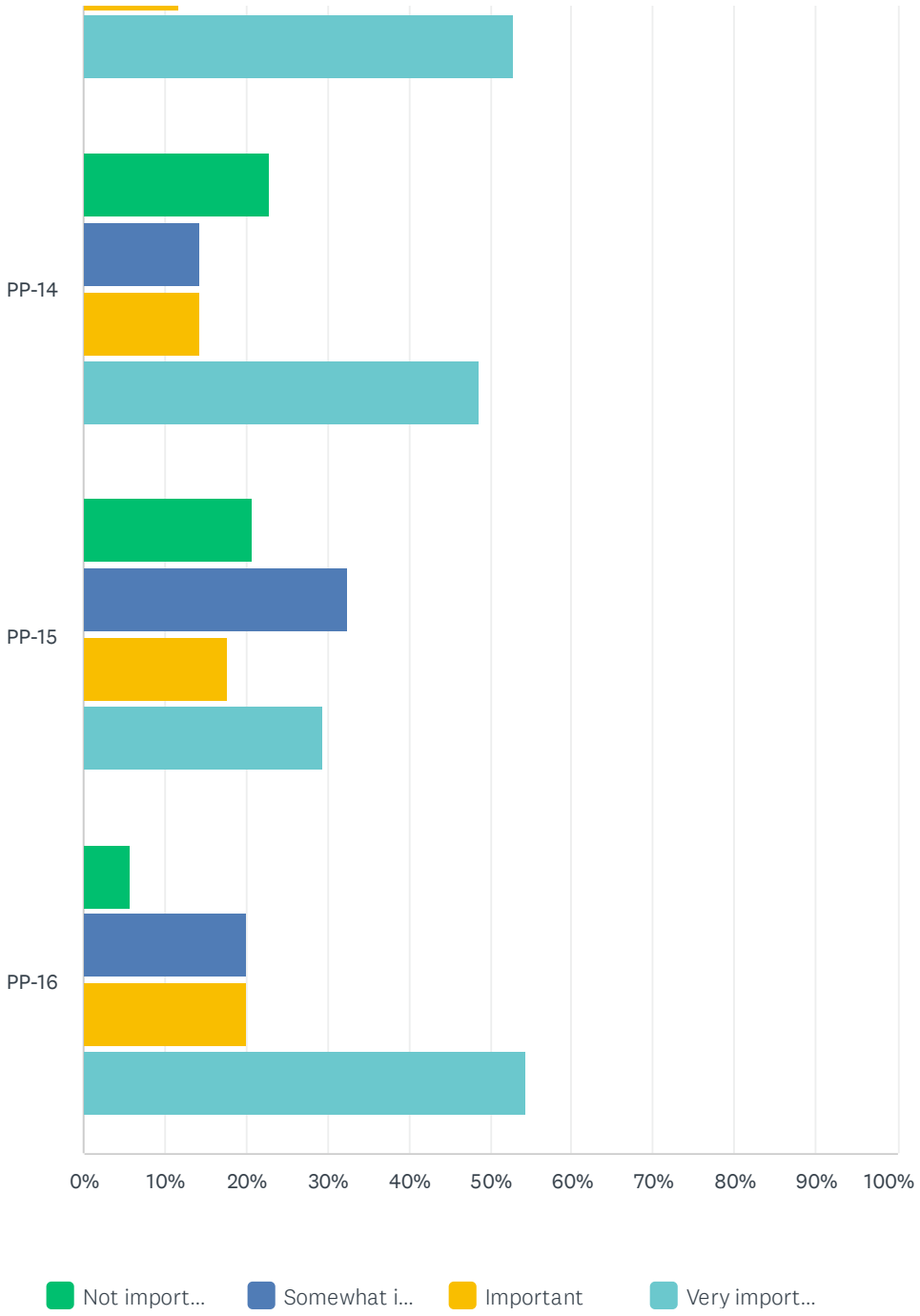
#	RESPONSES	DATE
1	Yes. How will all of this new development and growth be sustained? How much more tax burden will there be levied against current residents of single-family dwellings and properties?	1/5/2022 10:58 AM
2	Impact on existing owners tax bills with regards to any abatements.	1/4/2022 3:59 PM
3	The time requirement to complete this survey in a meaningful way is completely unrealistic.	12/13/2021 12:40 PM
4	Yes. This is a GREAT study. However, it is missing a vital piece, namely, holding ourselves accountable and checking if any of this actually works. A basic principle of modern management is to use the PDCA cycle: Plan, Do, Check, Adjust. **The 5 actions in the summary document should be amended to add a 6th: "Check annually whether the gap in affordable housing is closing, in each of the income subcategories, and implement further actions each year as needed to fully close the gaps."	12/12/2021 12:08 PM
5	No mention of mobile home parks or tiny homes? Why not?	12/10/2021 6:57 PM
6	Trailer parks	12/1/2021 7:36 PM

Q18 How important is each long-term Programs and Partnerships strategy for addressing housing needs in the VUGA?

Answered: 36 Skipped: 68




PP-8
PP-9
PP-10
PP-11
PP-12
PP-13


PP-14
PP-15
PP-16
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Not import...
Somewhat i...
Important
Very import...

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
PP-4	11.43% 4	25.71% 9	28.57% 10	34.29% 12	35	2.86
PP-5	8.82% 3	11.76% 4	35.29% 12	44.12% 15	34	3.15
PP-6	6.25% 2	18.75% 6	40.63% 13	34.38% 11	32	3.03
PP-7	5.88% 2	29.41% 10	14.71% 5	50.00% 17	34	3.09
PP-8	8.82% 3	35.29% 12	23.53% 8	32.35% 11	34	2.79
PP-9	11.76% 4	23.53% 8	26.47% 9	38.24% 13	34	2.91
PP-10	8.57% 3	37.14% 13	25.71% 9	28.57% 10	35	2.74
PP-11	9.38% 3	34.38% 11	18.75% 6	37.50% 12	32	2.84
PP-12	21.88% 7	18.75% 6	12.50% 4	46.88% 15	32	2.84
PP-13	14.71% 5	20.59% 7	11.76% 4	52.94% 18	34	3.03
PP-14	22.86% 8	14.29% 5	14.29% 5	48.57% 17	35	2.89
PP-15	20.59% 7	32.35% 11	17.65% 6	29.41% 10	34	2.56
PP-16	5.71% 2	20.00% 7	20.00% 7	54.29% 19	35	3.23

#	COMMENTS/MODIFICATIONS:	DATE
1	PP-14: Public lands should be sacrosanct and any actions to use, lease,or donate any public lands should be put before the voters. At the very least, those actions should wait until in-person BOCC meetings can be held.	1/7/2022 4:43 PM
2	PP 15- We'd want to see what a policy around short-term rentals would look like from a county perspective and/if regulations are involved.	1/7/2022 1:37 PM
3	Having attended these events I would like to see a more honest and less propaganda driven public open house event plan in regards to PP-08. With regards to PP-14 I do not want to see public tax dollars used to donate land to developers period. Sell it to them for at least the original purchase price but do not give away tax dollars. This is seriously not a good strategy for freedom of tyranny when a government can start buying and donating lands to the preferred individual or company. Sell it or forget the idea entirely. Don't "lease it" as the government should not become everyone's landlord. Anyone not renting from the government will see horrific tax increases.	1/4/2022 3:59 PM
4	Would not options for "Yes or "No" be more appropriate due the way these questions are worded? As it is, they're in the affirmative (prioritizing) when the choices are from Not important to Very Important.	1/4/2022 1:00 PM
5	PP7: What? We're not already offering electronic plan review? This would be a significant reduction in cost for the applicant and an easy way to address time and materials cost reduction for them. PP8: Is this for education to the development community, or is it targeted to the general public? If it's targeted to the general public, it seems misplaced to market new offerings of the development community. Definitely update information on the web page about code, but there's a difference between outreach and marketing. PP10: This is important	1/4/2022 12:05 PM

	information, but statement seems to trend towards assistance with relocation. These residents are asking for help in staying where they're at, so if that's the focus of the web page, it won't be well received by the public. PP14: This is a tricky one. Assessment needs to be done to balance available parks lands at the same time. All open space can't be filled with apartments, or quality of life, especially in Hazel Dell, will significantly decline.	
6	Local grocery co-ops could be a great way to develop small scale retail within neighborhoods.	12/15/2021 9:30 AM
7	PP-5 along with this work to have higher density or mixed use around these neighborhood services	12/14/2021 4:19 PM
8	Again, these questions assume a very high level of knowledge, which the average voter does not have. Why so lazy in the questions? Why not explain the topic in a way an average person can understand? Is this privilege? PP-10 -- the only one that addresses mobile homes, and yet we still can't resist the negativity -- "relocation" -- why not support for MORE mobile home parks?	12/10/2021 6:57 PM
9	Why is there nothing here referring to mobile home trailer parks?	12/1/2021 7:36 PM

Q19 Are there any strategies missing?

Answered: 9 Skipped: 95

#	RESPONSES	DATE
1	So many things are borderline important/somewhat important - or few very important. The problem with surveys is to make them short enough for use by the public, valuable and defining information has to be left out. So much to do, so little time - and money.	1/7/2022 4:43 PM
2	Yes. How will all of this new development and growth be sustained? How much more tax burden will there be levied against current residents of single-family dwellings and properties?	1/5/2022 10:58 AM
3	Requiring any subsidized housing go to local long term residents/citizens would be a good idea since I KNOW that the city of Vancouver with the Vancouver Housing authority in control just rented multiple long term stay units to persons who applied as homeless but were actually Portland/Oregon residents and citizens. My tax dollars are being used to supplement non-prior residents rents and housing. If we are trying to solve our housing issue bringing in persons from other states or countries and housing them instead will not work towards a solution but rather drain our coffers.	1/4/2022 3:59 PM
4	PP5- Small retail has to be a key component in expanding into in-fill land. Also, has anyone considered open space aka parks? Quality of life must be a key ingredient to expansion plans.	1/4/2022 1:00 PM
5	The time requirement to complete this survey in a meaningful way is completely unrealistic.	12/13/2021 12:40 PM
6	Yes. This is a GREAT study. However, it is missing a vital piece, namely, holding ourselves accountable and checking if any of this actually works. A basic principle of modern management is to use the PDCA cycle: Plan, Do, Check, Adjust. **The 5 actions in the summary document should be amended to add a 6th: "Check annually whether the gap in affordable housing is closing, in each of the income subcategories, and implement further actions each year as needed to fully close the gaps."	12/12/2021 12:08 PM
7	This entire questionnaire was so "elite" and privileged. Mobile home parks and ADUs are effective solutions to low-income housing, yet were completely dismissively treated in this survey.	12/10/2021 6:57 PM
8	An important element in implementing in any of these strategies is for the building community to be part of the education and advocacy. If members of the building community do not except that realities other than their profits are going to dictate their future they have not come to grips with reality.	12/2/2021 11:47 AM
9	Trailer parks	12/1/2021 7:36 PM

October 26, 2021

Jacqui Kamp
Housing Project Advisory Group
Via email: jacqui.kamp@clark.wa.gov

RE: PVJR Comments on Housing Action Plan

Dear Ms. Kamp:

The Portland Vancouver Junction Railroad is pleased to provide comments on the Clark County Housing Action Plan, Draft Priorities Strategies dated October 19, 2021. PVJR is the freight operator for the Clark County owned Chelatchie Prairie Railroad. The railroad begins in Vancouver and runs through Brush Prairie where PVJR has active freight service, and then it continues through Battle Ground, Yacolt and ends in Amboy. The railroad has been in place for 120 years and regrettably housing zoning decisions over this time did not consider compatibility with this important infrastructure asset.

The current comprehensive plan for the railroad includes a Freight Rail Dependent Uses designation for land adjacent to the railroad. The preservation of land adjacent to shortline railroads is critical to local economic opportunities and meeting climate reduction goals for the state. This concept should apply to the Housing Action Plan and the Draft Priorities Strategies. We respectfully ask that the proposed strategies include a priority of limiting housing near the railroad:

> Code Change - Amend the comprehensive plan to prevent permitting of single use, multi-family, or residential apartments within 1 mile adjacent to a railroad unless located within two miles to an active commuter train station on the same railroad.

Without this change, we are concerned that to meet the stated affordable housing and diversity goals that the result will be to place those opportunities in areas that are not compatible. Placing housing near a railroad when an active commuter train station does not exist in the same vicinity is a disservice to our citizens. A study conducted by the DW Slater Company found that houses for sale near railroad tracks in Pilot Point, Texas were listed for about $4,000 less than houses further from the tracks and homes close to the railroad tracks in Aubrey, Texas were listed for $15,000 less than houses further away.

The opposite is true if there is an active commuter train station on the railroad**.** A 2020 study published in the *Journal of Planning Education and Research* noted a 9 to 15 percent increase in sales price for houses two miles from a commuter station in Fremont, California compared to those further away.

Making this recommendation a priority will result in smart planning and efficient utilization of our precious infrastructure resources while protecting our citizens from housing placement decisions in areas of incompatible use. Thank you for your consideration.

Sincerely,

Eric Temple

Eric Temple
President

cc: County Councilors and Manager

From: Jenna Kay
To: Jenna Kay; Scott Ellram
Subject: Fw: Opportunity zone
Date: Tuesday, November 30, 2021 11:04:29 AM

FYI

From: Warren Neth <email@warrenneth.com>
Sent: Tuesday, November 30, 2021 10:54 AM
To: Jenna Kay <Jenna.Kay@clark.wa.gov>
Subject: Opportunity zone

Jenna,
Can I still add to your list of strategies? ;-)

Making Opportunity Zones have ways that work toward its mission more,
with local policy, rather than just being a tax shelter.

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.urban.org%2Fsites%2Fdefault%2Ffiles%2Fpublication%2F101483%2Fopportunity_zone_community_impact_assessment_tool_user_guide_2.pdf%3FfbclId%3DIwAR1-iACKHgoIE-ZVJ1dFJLGIfzFQzZpJ8rZ6fUVbxTSoQOrpcSbHI25gyTKTpfO&data=04%7C01%7C Jenna.Kay@clark.wa.gov%7C c3fa0f3a126d04304f40b50fd08d32d1d1%7C 3f0ce6f00bd0734843a92d8e22a350c8%7C 1%7C 0%7C 637738953360735655%7C Unknown%7C TWFpbGZsb3dzIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C 3000&sdata=5vbAm13QXTHDk1Oka qpkJpIs0%2FoJ6bMZpJRxjnSSIRY3Ic%3D&reserved=0

Thanks,
Warren

On Wed, Oct 20, 2021 at 10:47 AM Jenna Kay <Jenna.Kay@clark.wa.gov> wrote:
>
> Thanks!
>
>
>
> From: Warren Neth <email@warrenneth.com>
> Sent: Wednesday, October 20, 2021 10:42 AM
> To: Jenna Kay <Jenna.Kay@clark.wa.gov>
> Subject: Re: Ownership society
>
>
>
> 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.
>
> Meant to attach
>
>
>
> On Wed, Oct 20, 2021 at 10:41 AM Warren Neth <email@warrenneth.com> wrote:
>
> Jenna,
>
> Wanted to see if you had come across "Building an American Ownership Society" by Stanford Social Innovation Review?
>
>
>
> It has some great models for what Clark County needs.
>
>
>
> Another, highlight is this sightline article on how community land trusts can scale. Of particular interest to me in this article is Tenant Opportunity to Purchase Act (TOPA),,, such a good policy idea!!!
>
>
>
> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sightline.org%2F2021%2F08%2F25%2Ftern-can-cities-move-the-needle-on-community-land-trusts%2F&data=04%7C01%7C Jenna.Kay@clark.wa.gov%7C c3fa0f3a126d04304f40b50fd08d32d1d1%7C 3f0ce6f00bd0734843a92d8e22a350c8%7C 1%7C 0%7C 637738953360735655%7C Unknown%7C TWFpbGZsb3dzIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C 3000&sdata=y%2BO3fF6MIEvyfCcL0JEoLO60U3BLIP%2FXzF1zw72zmm=%3D&reserved=0
>
>
>
> Thanks,
>
> warren

From: Warren Neth
To: Jenna Kay
Subject: Re: Ownership society
Date: Wednesday, October 20, 2021 10:44:28 AM
Attachments: Building an ownership society.pdf

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.

Meant to attach

On Wed, Oct 20, 2021 at 10:41 AM Warren Neth <mail@warrenneth.com> wrote:

> Jenna,
> Wanted to see if you had come across "Building an American Ownership Society" by Stanford Social Innovation Review?
>
> It has some great models for what Clark County needs.
>
> Another, highlight is this sightline article on how community land trusts can scale. Of particular interest to me in this article is Tenant Opportunity to Purchase Act (TOPA),,,, such a good policy idea!!!
>
> https://www.sightline.org/2021/08/23/how-can-cities-move-the-needle-on-community-land-trusts/
>
> Thanks,
> warren

Neighborhood investment trusts can help create more inclusive economies in cities and restore the fabric of US democracy.

Building an American Ownership Society

BY ELWOOD M. HOPKINS

Illustration by Jakob Hinrichs

American democracy was founded on the distributive ownership of property. Thomas Jefferson suggested that all citizens be granted land, starting on the first day of the republic, because he believed that citizens would be more likely to participate responsibly in politics if they had property. He also recommended, with greater success, that westward expansion be carried out through land grants and homesteading, so that ownership would never be consolidated among a few aristocratic families, as it had in Europe. Since then, waves of legislation, both conservative and liberal, have managed to advance, to varying degrees, this ownership mandate.

Historically, though, the mandate has failed miserably when it comes to nonwhite Americans. After the Civil War, the proponents of Reconstruction believed that the formerly enslaved should have property if they were to become fully enfranchised citizens. In 1865, General William Tecumseh Sherman issued Special Field Orders No. 15, which allocated 400,000 abandoned acres in South Carolina, Georgia, and Florida to 18,000 freedmen. But President Andrew Johnson overturned that order, granting the land instead to Confederate soldiers. In that one decision, a pivotal opportunity to repair American democracy was lost.

In the 20th century, even the most successful postwar policy initiatives aimed at fostering ownership, such as the GI Bill and federal home loans—which helped grow America's enormous middle class—proved less advantageous for people of color. Although racial bias was not explicit in the GI Bill, which issued a range of benefits to returning veterans, including low-interest home loans with no down payment, its implementation effectively prevented 1.2 million Black soldiers from profiting from rising real estate values.[1]

Today, the accumulated racial wealth gap faces another inflection point. A post-COVID-19 land grab is imminent, as affluent speculators eye foreclosures and cash-strapped property owners in poorer or transitioning neighborhoods.[2] These financiers are not just wealthy individuals on buying sprees but also institutions of investment and wealth building, including massive real estate investment trusts in which poor families have no stake. American democracy will once again be tested. Will working families and people of color finally get their fair share?

As it happens, entities that can help address this inequity are arising. New types of real estate trust structures, neighborhood investment trusts, are giving low-income households a chance to have an ownership stake in rising property values in their neighborhoods. Fueled in part by a renewed movement for communities of color to collectivize financial power and "buy back their blocks," these new trusts and related corporate structures aggregate small-dollar investors in a neighborhood in order to purchase portfolios of real estate in conjunction with market investors. Designed to address structural constraints in the market, these new entities may be more than a collection of promising experiments; they may hold the potential to transform how we think about the conventions of community development financing, real estate markets, and urban policy.

A STRUCTURAL PROBLEM

Low-income families face a structural problem in our economy: The financial industry ignores small-dollar investors. The institutions that amass property and build wealth—Goldman Sachs, Morgan

BUY BACK THE BLOCK!
LOST
Rays

Stanley, Fidelity, Blackstone, and so on—need customers to invest a minimum of thousands of dollars if they are to service them economically within their business models. And the complexities of the stock market and other fields for investment can seem dense and impenetrable to someone who cannot afford an investment advisor at one of these firms. Until recently, in fact, anyone with less than $1 million in assets and $200,000 in annual income—the vast majority of Americans—was classified as an "unaccredited investor" by the US Securities and Exchange Commission (SEC) and faced limited investment options. Regulators feared that outside a few safe choices, such as employer-linked mutual funds, people could not invest responsibly.

The 2012 Jumpstart Our Business Startups (JOBS) Act eliminated minimum income and net-worth thresholds for investing, to open up the field of crowdfunding. But some well-meaning public-policy makers and financial leaders still worry that the poor are, to put it simply, too poor to invest. To be sure, many low-income families are struggling to pay their monthly bills. An emergency health expense or car repair can push them over the edge. But many working families can, in fact, invest and would benefit from doing so. Further, many poorer households have repeatedly shown their willingness to take financial risks to get ahead. Think of all the enterprising individuals who, unable to see how their jobs could lead to lucrative career paths, start long-shot businesses in the hope of contributing to the economy and bettering their lives.[3]

As for the barriers that minimum investment requirements present, these can be addressed by creating structures to aggregate many small-dollar investments in one easily serviced pool. In their groundbreaking 1999 article for *Harvard Business Review*, "Collaborating with Congregations: Opportunities for Financial Services in the Inner City," Larry Fondation, Peter Tufano, and Patricia Walker point out that a single investor with $500 may warrant little attention from a fund manager, but a network of churches with 10,000 members pitching in an aggregate $5 million changes the economy of scale and potential interest.[4] Such arrangements would make the management of the pool more cost-effective while grounding it in informal trust-based networks that can facilitate investment during critical early stages.

A central question underlying these models is whether gentrification can be transmuted into a beneficial process for a neighborhood's residents.

BUILDING BRIDGE ENTITIES

Low-income communities need intermediaries or bridge structures that meet people where they are and enable them to make investments they can afford in places where they live. Consider a scenario: What if it were possible, in a given neighborhood, to collect investments from residents so they could collectively purchase a set of contiguous or proximate properties in conjunction with institutional investors? A particular household might not be in a position to buy a freestanding, single-family home, but it might be able to afford shares of fractional ownership in an entire district. In neighborhoods experiencing gentrification, where an influx of outside investments is fueling market rate development, investments by residents might even generate more wealth for the household than homeownership could. And it might even do so without displacing residents through such growth, as happens too often with gentrification.

Legacy community development infrastructure is limited in its ability to play this mediating role. Credit unions and other community development financial institutions (CDFIs) are not customarily certified to collect and manage investments or carry out investor relations. Neither are community development corporations (CDCs), the nonprofits charged with purchasing and developing land in low-income communities. CDCs can be adept at blending capital streams from government, banks, and foundations for large projects, but they are seldom, if ever, equipped to manage local investors. Community land trusts also cannot serve, because they remove land from markets, insulate it from rising property values, and preserve it for other uses they deem desirable, such as affordable housing. In fact, the intention here is precisely the opposite: Keep land in the market, enabling residents to themselves become beneficiaries of rising land values.

Cooperatives—local groups whose members pool savings, purchase a building, and govern it democratically—have long fostered local ownership. But, impelled by a spirit of self-sufficiency, they have generally existed as closed systems, financially limited by what residents can muster on their own. And when they pay benefits, they do so according to each member's participation, not the capital value of shares. New cooperatives are becoming bigger actors in building local real estate ownership, enabled by state laws permitting members to make larger investments. NorthEast Investment Cooperative in Minneapolis and East Bay Permanent Real Estate Cooperative in Oakland, California, for example, include different investor classes and recycle investments to acquire multiple properties. But while part of the solution to democratizing ownership, traditional cooperatives by themselves have tended to remain small.

So, what kinds of organizational roles do these new intermediaries need to play? There are three, and—as is immediately apparent—they are core competencies that are seldom, if ever, found in one organization. The first is the full set of operational skills related to acquiring, developing, and managing real estate. These capabilities may reside in

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existing CDCs or private developers, though many of these specialize in specific types of projects, such as multiunit or freestanding housing, commercial retail centers, and facilities like schools or hospitals. To promote neighborhood development, the intermediary would bring together expertise spanning these different categories.

The second function involves continuous engagement with residents that goes beyond occasional community hearings or surveys. Trusted community-based organizations must mount campaigns and public education to foster new financial behaviors, decentralize financial coaching, and even facilitate residents' governance over real estate. Most communities have informal associations and mutual-aid networks that can perform these tasks. Church congregations, for example, represent promising platforms. But so do school-based parent networks, block clubs, tenant associations, trade groups, immigrant "hometown" associations, and other civic and social groups.

Finally, a recognized legal entity must be available to manage financial assets. If the aim is to draw outside investors, this role may be better served by a for-profit like a limited liability company or C corporation. Or it could be a B corporation, a relatively recent legal invention permitted to balance shareholder returns with social objectives. Any of these entities might apply for SEC designation as a real estate investment trust (REIT), a company that buys income-generating real estate on behalf of investors. Traded on stock exchanges, REITs are familiar, regulated vehicles that distribute revenues and tax liabilities directly to shareholders. REITs typically specialize in one class of properties—such as medical facilities, shopping malls, or office buildings—that may be scattered nationally. But in theory, there is no reason why a REIT cannot focus its portfolio instead on a neighborhood.

Nationwide, new organizational structures are arising to play these three roles. Unsurprisingly, they are in most cases not a single entity, but rather an institutionalized partnership that distributes the functions across different, interrelated organizations. This article refers to them in helpful shorthand as "neighborhood investment trusts." Let us consider a few illustrative examples.

PROMISING MODELS

One of the earliest structures for resident investment in a real estate development launched in 2001 as Market Creek Plaza, a 10-acre commercial and cultural center in southeastern San Diego. Its retail outlets include the first major grocery store in this disinvested area in 30 years. A corporation, Market Creek Partners, LLC, issued a Community Development Initial Public Offering, or CD-IPO, and sold shares totaling $500,000—a 20 percent ownership stake—to 419 residents. The nonprofit Neighborhood Unity Foundation, a resident-led community foundation established by the Jacobs Family Foundation, invested another $500,000 to ensure that resident priorities were met.

Market Creek stands apart for its unusually robust degree of resident engagement and local control. The Jacobs Center for Neighborhood Innovation (JCNI), a foundation established expressly for the purpose of engaging residents in local development, facilitated the effort. Its resident teams conceived the project's core attributes: its audacious scale (including an open-air theater), multicultural design, and insistence on hiring local entrepreneurs. Construction contractors were sourced locally, and family-run restaurants leased storefronts. Over the years, as profitable retail chains replaced struggling restaurants, resident leaders confronted the inherent challenges of supporting local businesses while also delivering shareholder returns. As a result, a sophisticated base of residents is planning smaller storefronts that are more affordable to local business owners and is contemplating a buyout of JCNI's shares.

When the Community Investment Trust (CIT) was established in Portland, Oregon, in 2017, it sought existing, underutilized properties, instead of developing from the ground up. After ranking potential sites according to pragmatic cost criteria, it purchased a $1.2 million foreclosed strip mall with 60 percent occupancy. The CIT sold shares of $10 to $100 to residents of nearby zip codes who had completed a customized financial education class, *From Owing to Owning*. It leased vacant units to local entrepreneurs. Original plans sought a REIT. But, unsure about the prospects of recruiting the requisite 100 investors, the founder instead established a C corp exempt from SEC restrictions. His aim was to consider conversion to a REIT later, if a sufficient number of investors were interested. Since inception, 140 families have purchased shares and 95 percent resubscribe annually.

The CIT features several unique provisions that guarantee low-income families will not lose their investments. They can cash out at any time, and a letter of credit from Northwest Bank provides downside risk protection. This letter of credit represents a pool of cash that can be tapped only to buy back resident shares, thereby providing a bank guarantee for low-income investors. To date, these safeguards have been unnecessary. In its first two years, the CIT delivered three rounds of dividends averaging 9.3 percent to shareholders and a share-price gain from $10 to $15.86 per share, based upon the reduction of mortgage debt and increase in property value to $2 million. CIT leadership is monitoring performance to consider conversion to a REIT.

In the meantime, the first neighborhood REIT to receive SEC approval, The Neighborhood Investment Company (Nico), was established in 2019. As a REIT, Nico was able to amass institutional financing to acquire three already occupied residential and commercial buildings worth $30 million in Echo Park, a neighborhood facing encroaching development and gentrification pressure because of its proximity to downtown Los Angeles. Nico comprises three interrelated entities: an asset management company to steward investments, a property management company to oversee the buildings, and an entity dedicated to resident engagement. The parent company, as a benefit corporation, is able to maintain current building uses without pressure to displace tenants for higher rents.

Nico offered residents common-stock shares in the portfolio for $10. Nico's leadership recognized that owning shares and real estate was new to residents and that building trust takes time. As COVID-19 soured the local economy, Nico permitted tenants to convert security deposits to rent, draw down a rental assistance fund, and receive free shares. In a world where outright homeownership seems out of reach and paying rent feels like "throwing money away," Nico's founders consider their offering a third option—a way to build equity while renting.

In Kansas City, Missouri, the Ewing Marion Kauffman Foundation partnered with two local nonprofits, Neighborhoods of Hope and We Grow KC, to design a structure that offers an incremental

path to purchasing a home. The entity, a "neighborhood equity finance vehicle," is attracting both market-rate and social investments to finance a district of townhomes for lease by working families. The vehicle enables tenants to divert rent to capital accounts and gradually buy an ownership stake from the social investors, who agree up front to be supplanted by the tenants over time. In this way, renters transition to full ownership of their unit or benefit from an equity position if it is sold. By lengthening the holding period, the model offers competitive returns for traditional investors and affordable rents for families.

A central question underlying all these models is whether gentrification can be transmuted into a beneficial process for a neighborhood's current residents. To date, local governments, philanthropies, and advocacy groups often seek to mitigate gentrification by constraining or restricting the economic forces that drive it—impeding development projects aimed at affluent populations or requiring developers to build affordable housing or offer other community benefits as compensation for high-end construction. But what if residents could benefit from the inflow of capital?

Trust Neighborhoods, a nonprofit based in Kansas City, Missouri, launched the mixed-income neighborhood trust (MINT) with this premise in mind. MINTs assemble and redevelop properties in a 10-to-15-block transitional neighborhood, curating the property mix so that a small portion of market-rate holdings cross-subsidizes a portfolio of affordable housing and retail rentals for low-income families.

Trust Neighborhoods is preparing financial projections for several neighborhoods in Kansas City and Omaha. They plan for a capital stack that includes both debt and equity, a portion of which can be composed of resident investors who could benefit financially from the development while remaining in modestly priced rental units. A MINT is structured as an LLC with voting shares held by a perpetual purpose trust (PPT), governed by community representatives. A PPT, like any other type of trust, holds and manages financial assets on behalf of a beneficiary. In this case, the beneficiary is not a particular person or persons but a social objective: the development of a mixed-income neighborhood.

A NEW COMMUNITY OF PRACTICE

These examples represent some of the more advanced efforts in a burgeoning field, one that private foundations are catalyzing in part. Understandably, philanthropy has preferred to focus on the racial income gap, instead of on the more entrenched racial wealth gap. Income gaps, after all, can be remedied through nonprofit education, job training, or workforce programs, whereas wealth building may entail partnering directly with financial institutions often held responsible for the racial wealth gap in the first place. And as tax-exempt institutions, foundations have generally been reticent to engage directly in market-oriented strategies designed to benefit private households or businesses. But as the racial wealth gap widens, foundations are rethinking this position.

The Kresge Foundation is taking the most explicit focus on this evolving field by convening a national community of practice on the subject that includes elected officials, government agency directors, bankers, foundations presidents and program officers, researchers, private and nonprofit developers, and community leaders. The network currently includes cities nationwide where such leaders are putting locally owned real investment structures in place, including Chicago; Cleveland; Arlington, Virginia; Fresno, California; Kansas City, Missouri; Los Angeles; Louisville, Kentucky; Memphis, Tennessee; Miami; Milwaukee; Minneapolis-Saint Paul; Omaha, Nebraska; and Portland, Oregon. In each city, Kresge is identifying coalitions to set up neighborhood investment trusts, networking their leaders, and helping them to advance their efforts.

In Cleveland, the Fund for Our Economic Future and the Metro West Community Development Organization are leading the formation of a community investment fund in the Clark-Fulton neighborhood, a dense, lower-income, largely Latino neighborhood southwest of downtown. Backed by a team of legal, financial, and community planning advisors, they are pursuing real estate projects that will benefit from the $1 billion expansion of the nearby MetroHealth medical center. Beyond creating opportunities for resident investors, they are contemplating giving all long-term residents, even those not investing, modest "birthright" payouts. They also want residents to have a participatory voice in the development trajectory, ensuring a balance of affordable and market-rate development.

In Memphis, the blighted Soulsville community retains deep cultural significance as the birthplace of soul music. Southeast Regional Development Corporation (SRDC) recognized both the likelihood of gentrification and residents' widely shared interest in an ownership stake. As it began planning a community investment trust, SRDC chose to widen its geographic focus to include surrounding neighborhoods and a shopping mall slated for reinvestment. Its strategy could channel $1 million into the capital stack for the community investment trust, allowing greater returns for resident investors.

In Kansas City, Missouri, where the equity finance vehicle and MINT are under way, a married couple, Daniel and Ebony Edwards, formed a development entity called Neighborbuilt that is buying up a multiblock section of the East Side, including 38 vacant lots. They are now in the predevelopment stage of constructing more than 100 homes and a commercial district to include a brewery, coffee shop, jazz club, event venue, and health center. When Neighborbuilt purchased vacant lots from current residents of the neighborhood, the sellers obtained ownership stakes in the development. The couple is tapping personal relationships to recruit new home buyers to the area.

THE NEIGHBORHOOD CONTEXT

These diverse approaches to neighborhood investment trusts demonstrate that form should follow function. Low-income neighborhoods resist generalizations and reflect very different circumstances and trajectories. Contextualization is paramount.

For starters, neighborhood investment trusts need to be grounded in an understanding of prevailing resident views toward development, as well as household financial behaviors and investment readiness. Immigrants in a port-of-entry community, for example, might see their neighborhood as a place to get their bearings and earn some income before moving elsewhere for better opportunities. In a historic Black or established immigrant community, the neighborhood could signify cher-

ished cultural history, political power accumulated through local elected officials, or a place to which parents hope college-bound teens will return to raise children. Residents here may feel passionate about controlling local development.

These neighborhood investment trusts have also depended on painstaking, granular investigation into local real estate markets: parcel-level ownership patterns, the existence of real estate liens or deed restrictions, zoning limitations, current and projected sale prices, and vacancy rates. Their creators have usually searched for a critical mass of clustered properties likely to increase in value. And they have scanned for indicators predicting gentrification, such as rising property values in surrounding neighborhoods, plans for rail lines or transit centers, proximity to anchor institutions, citywide demand for housing, and so on.[5]

How is this information used? In practical terms, some places still have time to get out in front of gentrification: Land prices are still rising slowly, residents are committed to staying, and local nonprofits are amassing local control. The Unity Council, a CDC in Oakland's Fruitvale neighborhood, has constructed a cluster of affordable residential and retail projects near a new transit stop. As regional growth pressures inflate the value of interstitial parcels between their projects, gentrification looms. But because of a tradition of local organizing and prospective social investors, a neighborhood investment trust could succeed in exerting enough control to preserve Fruitvale's character.

To become more than a "boutique" project, neighborhood investment trusts ultimately depend on conducive public policy.

In other neighborhoods, by contrast, rapid development is a foregone conclusion. Consider, for example, National Landing in Arlington, Virginia. This mixed-use district that will surround the new Amazon headquarters and Reagan National Airport is being spearheaded by JBG SMITH, a REIT based in Washington, DC. Given the firm's successful track record with revitalizing other neighborhoods, and the combined economic powerhouse of Amazon and the airport, a rise in property values is virtually guaranteed. But what if a small set of shares in a project like this were made available for purchase to small-dollar investors currently living in the area? Residents could profit from growth, even as that same growth might price out some from living there.

In some cities, numerous simultaneous neighborhood investment trusts are under way in different types of neighborhoods at distinct stages of development. Consider, for instance, Minneapolis-Saint Paul, where many resident-led cooperatives, real estate funds, and trusts are emerging. In Saint Paul, residents of the Rondo neighborhood, a historic Black community disrupted by 1950s freeway construction, formed a trust to restore its vitality. In Hamline Midway and Dayton's Bluff, residents are buying up buildings. Across the river in Minneapolis, NorthEast Investment Cooperative is mobilizing residents to purchase stretches of Central Avenue. In the aftermath of civil unrest on West Broadway and Lake Street after the May 25, 2020, police killing of George Floyd, business proprietors, primarily people of color, are exploring vehicles for purchasing their leased storefronts from absentee landlords. And as Minneapolis proceeds with plans to redevelop the 48-acre Upper Harbor Terminal site, advocates are calling for a structure that would allow North Side neighborhood residents to be investors in the project.

Increasingly, nonprofit intermediaries, foundations, and government agencies in the Twin Cities region are recognizing these efforts as an ecosystem. They aim to create technical assistance systems, pipelines for new entities, and reliable sources of capital. Their primary obstacle is the speed with which speculators buy up properties as soon as they hit the market. Local groups have little chance of outpacing aggressive buyers, to say nothing of engaging in the time-consuming process of mobilizing resident investors.

In response, Local Initiatives Support Corporation (LISC) Twin Cities—working with Land Bank Twin Cities, the McKnight Foundation, the Minneapolis Foundation, and Hennepin County—established the Community Asset Transition Fund to finance the purchase of properties in commercial districts, take them off the market temporarily, and hold them until the more time-consuming process of selling fractional ownership to local residents can be completed. This two-step process of quickly making a "conscionable land grab" before fostering local ownership addresses the different timelines of these tasks. Such systemic efforts can support the formation of neighborhood investment trusts on a citywide scale.

PUBLIC POLICY IMPLICATIONS

To become more than a "boutique" project—to meet the scope of need—neighborhood investment trusts ultimately depend on conducive public policy. In 2019-'20, the Kresge Foundation consulted policy makers at every level, from former US Department of Housing and Urban Development secretaries to US representatives and senators, mayors, and commissioners. These conversations suggest that the kinds of policy changes required are not huge ones. Relatively modest, incremental modifications of existing policies could help expand these strategies appropriately.[6]

In federal policy, for instance, opportunity zones represent an existing incentive system that can be adapted to accommodate neighborhood investment trusts. As is, the opportunity zone policy encourages the wealthy to invest in qualified "opportunity zone funds," specially formed investment vehicles for real estate or business development in blighted areas. Investors can benefit from deferrals on capital gains taxes or even permanent exclusion of taxable income, depending on length of investment. But what if investors in opportunity zone funds included neighborhood investment

trusts and the low-income families they represent? What if public policy afforded even more advantages or incentives to investors in opportunity zone funds because they included such trusts? Capital would not only be directed to blighted neighborhoods but also support structures that promote ownership and wealth building among working families.

States have a wide variety of authorities to steer investments to low-income areas. They can authorize government agencies to create a range of investment funds.[7] They can also directly capitalize these funds, which becomes more politically feasible if this capital can be recovered as residents buy equity over time. These factors, coupled with the power to charter financial institutions, set tax laws, and own land, bestow states tremendous power to usher in these changes. They can publish template incorporation documents and by-laws for new kinds of entities (such as neighborhood REITs) and institute standards for financial education curricula. They can also loosen restrictions on cooperatives, enabling them to secure more capital. And states with excess land inventory can contribute land to trusts.

The most immediate options, though, may exist locally, where cities play direct roles in real estate transactions. A municipality, for instance, might rethink its "entitlement" process—the lengthy procedural steps through which it reviews a developer's plan, approves allowable land uses, prescribes the balance between commercial and residential property, or stipulates affordable-housing requirements. Typically, the process focuses on one property at a time; it rarely entitles a portfolio of properties. But what if, through a neighborhood investment trust, entire blocks or districts were entitled as a set? The larger parcel would permit greater flexibility in the spatial distribution and overall balancing of affordable and market-rate development.

Some cities are considering ordinances that would give renters a first right of refusal to buy their buildings if they go up for sale. Increasingly, tenant groups nationwide are sufficiently organized to mobilize such buyouts. Consider the 35 families in Minneapolis' Corcoran district who negotiated the collective purchase of the five buildings where they live. Those buildings, known as the Corcoran Five, have inspired other groups around the country to pursue their own community purchases. What if local policies gave such groups sufficient advantage that they were motivated to begin pooling investments, pursuing other financing, and forming neighborhood investment trusts? It could lead to a more scalable approach.

Yet another idea growing in popularity involves tax increment financing (TIF) districts, a common incentive that cities offer to developers to stimulate commercial corridors. When a city designates a TIF district, it freezes the tax rate, holding it constant for 20 to 30 years. During this period, the developer can keep the difference between the real and suppressed tax rate as a subsidy for taking on the project in the first place. But what if that benefit were granted instead to a neighborhood investment trust, so that it was more profitable and delivered even greater returns to local investors? Once again, a straightforward modification of a familiar public finance instrument would stimulate local ownership in communities where it has until now seemed a remote possibility.

We cannot change the past. But opportunities to expand the fortunes of working families in this country abound, if we can seize them.

THE PRIVATE SECTOR

Although questions of policy typically pertain to the public sector, it is useful to consider what might be called "corporate policy," the standard practices that guide business operations. This concept is especially true for market-oriented strategies like neighborhood investment trusts, in which the private sector plays a central role. In government, a pilot program is expected to yield measurable results before it can ever be considered for replication through policy. But for a corporation to have interest in even a small project, it must discern from the outset some potential for a profitable, large-scale market opportunity.

In 2019-'20, the Kresge Foundation consulted senior leaders at large financial institutions, real estate investment trusts, and development companies to better understand their economies of scale and how their interests might align with those of working families. The executives affirmed that structures like neighborhood investment trusts could indeed act as an essential intermediary by aggregating small investments, and they imagined scalable bridge products and services for that purpose. To a degree, the building blocks exist already: administrative accounts that consolidate many investments into one fund, or the "group banking" services that financial institutions offer the employees of businesses that bank with them.

Some bridging could happen online. We know that a wave of online crowdfunding platforms is already disrupting the real estate investment field. CrowdStreet, Fundrise, PeerStreet, EquityMultiple, DiversyFund, Realty Mogul, and others allow small investors to access real estate investment opportunities, and they provide real estate operators a way to crowdsource capital. Another way of integrating neighborhood investment trusts with larger capital flows, then, may simply require connecting these online platforms with the grassroots organizations that can spark local investor activity in particular neighborhoods and tie it to specific local projects.

Insurance companies could follow the inspiration of the letter of credit given to Portland's CIT and design viable products to safeguard low-income investors. When insurance firms design products, they quantify risk from individual payers, pool that risk, and redistribute it across a large portfolio. They then charge premiums for coverage. An insurance company that quantified the risk to poorer

investors could set a reasonable premium. A third-party sponsor, such as a foundation or government, might pay the premium on behalf of residents, or the premium might be factored into the total development cost. A diversified national set of neighborhood investment trusts—some in dependably fast-growing markets—would spread risk even more broadly.

On a grander scale, if large national or global REITs saw mutual benefit in partnering with local neighborhood investment funds, they might construct an infrastructure of "back office" services for them. These offerings might include management of assets, packaging of data, or syndication of capital. Large REITs whose holdings are national or global could seek out accounting methods to segregate localized clusters of properties from their larger holdings, thereby enabling resident investor pools in those areas to align with them.

Yet another field for private-sector innovation centers on the idea of development compensation or community benefits. Major urban development projects—such as a mixed-use planned revitalization project, a sports or entertainment complex, or the expansion of a university or hospital campus—increasingly generate a public expectation of a "community benefits agreement." Such agreements sometimes stipulate that the developer must invest in public amenities for current residents. Alternatively, the developer makes onetime compensatory payments to families who will be displaced. But what if residents were given the choice of receiving their compensation either as a onetime cash payment or as ownership shares in the project? Residents might find themselves emerging from a rental situation as part owners.

Finally, a number of real estate developers are exploring models that enable renters to become owners. In Canada, ProCura Real Estate Services has begun developing $400 million in multifamily developments. In a model called OpTown (short for "option to own"), renters sign a five-year lease. At the end of the lease, tenants vote on whether to convert units to condominiums. If 75 percent vote in favor, the company manages the conversion process and offers tenants 25 percent of the upside of their unit's market value, which can be used as a down payment. ProCura finds it easier to rent properties that come with the prospect of ownership, and tenants like a path to ownership that does not require a down payment.

AN AMBITIOUS IDEA

Ultimately, even a modest scaling of neighborhood investment trusts could not only address the seemingly intractable racial wealth gap but also restore the fabric of American democracy. In Portland, Oregon, the Community Investment Trust reported that at least 65 percent of resident investors, a majority of them immigrants from diverse backgrounds, became qualitatively more involved in their community's civic life through local projects and events within the first year of becoming owners. Residents of the neighborhood surrounding San Diego's Market Creek Plaza publicly attested to their increased civic engagement and showed up in large numbers to cultural events associated with the development.

And what happens to commercial districts when local residents have a vested ownership interest in the success of the businesses and the profitability of the land those businesses stand on? It is only natural for residents who have such a stake to mobilize their support for the restaurants, grocers, Laundromats, coffee shops, copy stores, and other retailers in their area. In a model of mutuality, the success of those business proprietors directly influences the residents' success as investors.

Recent American history could have played out differently if such ideas had taken root sooner. Consider, for example, the possibility that a REIT had been created for 28 properties on 125th Street in Harlem in 1989—shortly before the revitalization of the area—and that hundreds of local renters had been able to make small-dollar investments. In all likelihood, displacement would still have ensued, but those households would have achieved varying measures of wealth and economic mobility in the process. Some households might still be there, feeling a deeper sense of ownership. Or what if the resurgence of Detroit's downtown area after its municipal bankruptcy—a massive revitalization of hundreds of properties by Bedrock Development and Olympia Development—had included the sale of a limited number of shares to residents in the surrounding neighborhoods? Many working families in Detroit might have experienced economic mobility alongside the city's overall recovery.

We cannot change the past. But opportunities to expand the fortune of working families in this country abound, if we can seize them. The concept of "master planned" communities has the distinct intimation of white, upper-middle-class suburbanization, and it suggests the prospecting of giant, private real estate development firms. But there is no reason why inner-city neighborhoods and low-income areas cannot undertake similarly bold and comprehensive improvements, and in ways that meaningfully engage residents as both owners and civic participants.

It is an ambitious idea. But if leaders in the philanthropic, nonprofit, public, and private sectors can embrace it as a distinctly American solution to a distinctly American problem, it can help the country rebuild the expansive, civically engaged, property-owning middle class that our nation's founders knew was possible from the outset. ■

Notes

1 In *Know Your Price: Valuing Black Lives and Property in America's Black Cities* (Washington, DC: Brookings Institution Press, 2020), Andre M. Perry examines how deliberate devaluation of Black-owned homes and real estate served as an effective form of institutional racism, keeping Black families from holding a place in the middle class alongside white counterparts.

2 Nikishka Iyengar and John Haines, "Preparing for the Post-COVID-19 Land Grab," *Next City*, June 3, 2020.

3 Considerable evidence suggests that low-income households not only are capable of setting aside sufficient sums but routinely take risks to get ahead financially. See, for example, Jonathan Morduch and Rachel Schneider, *The Financial Diaries: How American Families Cope in a World of Uncertainty* (Princeton, New Jersey: Princeton University Press, 2017). Other studies cite multiple reasons why people of modest means do not entrust precious savings to mutual funds or other investment vehicles. Most often, they report being intimidated by the complexity of their financial choices or deterred by minimum investment requirements.

4 Larry Fondation, Peter Tufano, and Patricia H. Walker, "Collaborating with Congregations: Opportunities for Financial Services in the Inner City," *Harvard Business Review*, July-August 1999.

5 In *Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices*, a report prepared by PolicyLink for the Brookings Institution, Maureen Kennedy and Paul Leonard argue compellingly that these indicators and others can reliably anticipate where gentrification will likely occur.

6 For a fuller discussion, see "How States Can Empower Local Ownership for a Just Recovery," by Elwood Hopkins, Jennifer S. Vey, and Tracy Hadden Loh. The article is part of Brookings' COVID-19 Metro Recovery Watch.

7 See *Community Investment Funds: A How-To Guide for Building Local Wealth, Equity, and Justice*, by Brian Beckon et al., a publication of the National Coalition for Community Capital and The Solidago Foundation, 2018.

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From: Elizabeth An
To: Jacqui Kamp
Subject: Housing Options
Date: Thursday, December 2, 2021 8:25:22 AM

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A quick request for consideration of adding some units of affordable housing units. Would you please consider a case by case review of ADUs without a shared wall.

Sent from Yahoo Mail on Android

From:	Clark County Citizens United, Inc.
To:	Jacqui Kamp; Jenna Kay; Eileen Quiring O"Brien; Gary Medvigy; Karen Bowerman; Julie Olson; Temple Lentz; Kathleen Otto
Subject:	Fw: Affordable Rural Housing should be county wide
Date:	Tuesday, December 14, 2021 11:37:30 AM

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Clark County Council December 14, 2021
P.O. Box 5000
Vancouver, Washington 98666

FOR THE PUBLIC RECORD

Re: The **Clark County Housing Options Study and Action Plan**

Dear Councilors and Committee Members,

Affordable housing challenges are also in rural Clark County communities. The affordable housing issue is a county wide issue. It is not peculiar to just Vancouver's urban growth area. However, there is no recognition of this in the Housing Committee's work, only "tools" that could help Vancouver's urban growth area. New information and broader discussions should be used to help rural communities identify "tools" that could be used for development of affordable housing for this segment of the county's population. After all, Clark County's population encompasses much more than Vancouver's unincorporated UGA and the county's work should be inclusive of all county citizens.

Similar in nature to urban communities, the loss of any affordable housing for rural families will significantly impact those low-income families. However, unlike urban communities, Clark County's rural families have fewer or no other affordable housing options to turn to for housing relief.

The questions to the Housing Committee are*;*

1. How is the committee addressing affordable housing beyond Vancouver's unincorporated UGA?

2. How is the committee planning affordable housing for future generations of rural families?

3. Why is the work of the housing committee confined to such a narrowed scope, when the housing affordability issue is a county-wide issue?

4. Because there is no accounting for rural affordable housing in the committee's work, does the Committee plan on geographically displacing rural families?

5. Is the Committee assuming that rural families are not interested in continuing to live within their culture and character, while maintaining family and social ties?

6. Has the Committee applied the most recent U.S. Census demographic conditions and trends noted in surrounding rural communities?

Overlaying the 2020 Census information can help identify rural communities that have low income households and are cost-burdened for housing. This kind of work needs to be done by Clark County. The membership of Clark County Citizens United, Inc. expects answers to these questions, which will inform all affordable housing needs throughout every community, not just in urban areas.

Sincerely,

Susan Rasmussen, President

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

cc Jacqui Kamp
cc Jenna Kay

From: Tim Probst
To: Susan Ellinger
Cc: Jenna Kay; Jacqui Kamp; "Kathy Neary"
Subject: RE: Clark County Housing Options Study and Action Plan project
Date: Monday, December 6, 2021 7:39:00 PM
Attachments: Affordable housing study.docx
Affordable housing study calculations.xlsx
21.02.19-Clark County Housing Inventory and Analysis-DRAFT slides.pdf

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Thank you Susan! The report is incredibly useful, in my opinion. Yes, I would love to meet once more with the staff. Would you be open to discussing the attached suggestion (first attachment), and would it be ok if I invited a couple other housing advocates to join us, as well?

Thank you. The report is excellent and I was excited to see how clear and meaningful it is.

Tim

From: Kathy Neary [mailto:kathyneary3@gmail.com]
Sent: Thursday, December 2, 2021 10:18 AM
To: Tim Probst
Subject: Fwd: Clark County Housing Options Study and Action Plan project

---------- Forwarded message ---------
From: **Susan Ellinger** <Susan.Ellinger@clark.wa.gov>
Date: Wed, Dec 1, 2021 at 5:09 PM
Subject: Clark County Housing Options Study and Action Plan project
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Cc: Jenna Kay <Jenna.Kay@clark.wa.gov>, Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>

Hello,

My name is Susan Ellinger and I am a land use planner with Clark County Community Planning. I am writing today regarding the Clark County Housing Options Study and Action Plan project. This project is looking at the unincorporated Vancouver Urban Growth Area (urban area outside of the City of Vancouver's city limits) to develop strategies to present to County Council that would encourage and support the development of more types of housing affordable to a variety of household incomes.

You were previously invited to participate in a stakeholder interview process regarding this project. A project advisory group has been meeting over the past year to learn about current challenges for developing more variety of housing types and discussing potential strategies that could provide solutions to existing barriers.

The project advisory group is currently seeking public feedback on draft strategies. We will be

holding a public meeting on Dec. 14 for anyone that is interested in learning more about the project. There is also an online questionnaire where feedback can be provided.

I'm reaching out today to see if there is any interest in having staff meet with your organization to discuss the project. We would be happy to set up a remote meeting or alternatively could attend one of the organization's standing meetings.

Please let us know if this would be of interest.

Thank you,

Susan Ellinger
She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4516

--

Kathy Neary
360-334-1845
kathyneary3@gmail.com

Affordable Housing Proposal

This proposal intends to set a target for bringing affordable housing to the full scale needed, in order to make housing affordable for the people who live here. It creates a measure and a target, then establishes an annual cycle to take action, check if it worked, and continue taking action each year until the problem is solved.

In February 2021, EcoNorthwest prepared a *Housing Inventory and Analysis* report for Clark County. The report indicates that the area of unincorporated Clark County that is within the urban growth boundary will need an additional 13,281 housing units by 2035, which is an additional 885 units per year for the next 15 years (Exhibit 50). Of these, 471 per year will need to be affordable for families earning from zero to $105,500.

The report also broke these numbers down by income ranges, to identify what the prices of those units need to be, in order for the housing to be affordable for the people who live here (Exhibits 47 and 52). Housing units include all forms of housing, including rental and owned, single family and multifamily.

According to Clark County's *Housing Inventory and Analysis* report, for us to have housing that is affordable for the people who live here, this area of Clark County needs to create 471 affordable units per year, in the following price ranges.

59 units per year…	That rent for **$660 or less**…	Or sell for **$132,000 or less**…	For families with income **under $26,400**
76 units per year…	That rent for **$1,100 or less**…	Or sell for **$132,000 - $154,000**…	For families with income **up to $44,000**
145 units per year…	That rent for **$1,760 or less**…	Or sell for **$246,000 - $281,000**…	For families with income **up to $70,300**
94 units per year…	That rent for **$2,200 or less**…	Or sell for **$308,000 - $352,000**…	For families with income **up to $87,900**
97 units per year…	That rent for **$2,640 or less**…	Or sell for **$369,000 - $422,000**…	For families with income **up to $105,500**

We would like to ask Clark County to report twice a year on the number of new housing units created in these precise price ranges, how that compares to what is needed according to numbers above, any gaps, and the specific actions Clark County will take to close the gaps. These actions should be developed in consultation with the community and affordable housing experts. Each year the county should update the numbers and check whether they are closing the gap or not.

This is intended to create an annual cycle of taking action to increase affordable housing, checking on progress, and then taking additional action each year, until we are finally producing the number of affordable housing units needed to match the needs and earning levels of the people who live here.

	By 2035	Annually	Check	Income (Upper ra	Rent (monthly)
Units Needed					
Total	13,281	885	885		
Under 30% AMI	887	59		$26,400	$660
30-50%	1,142	76		$44,000	$1,100
50-80%	2,170	145		$70,300	$1,760
80-100%	1,416	94		$87,900	$2,200
100-120%	1,462	97		$105,500	$2,640
Over 120%	6,204	413		Over $105,500	Over $2,640
Check	13,281	885			

Home Price

Under $132,000
$132,000 - $154,000
$246,000 - $281,00
$308,000 - $352,000
$369,000 - $422,000
Over $422,000

Sum up to 120% = 472 per year (471 using whole numbers, due to r

7,077 by 2035

ounding error)

Housing Inventory and Analysis: Clark County Unincorporated Vancouver Urban Growth Area

February 2021

Prepared for: Clark County

Draft Report 02/19/21

DRAFT

ECONorthwest
ECONOMICS · FINANCE · PLANNING

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1. Introduction

Like communities across the region, the unincorporated area of the Vancouver Urban Growth Area (Study Area) is facing increasing housing prices alongside new population growth. This area experiences similar challenges to other communities in the region: affordable rental and homeownership options are increasingly out of reach for current residents and those seeking a new life in the community, construction costs have risen, and there is a limited supply of available land.

To address these concerns, Clark County began the Housing Options Study and Action Plan in 2020 to identify barriers to providing a greater variety of housing types as well as the strategies needed to provide future generations with access to affordable, quality, and flexible housing opportunities.

> Clark County is one of several jurisdictions planning for future housing needs in Clark County.
>
> Vancouver, Camas, Ridgefield, Battle Ground, and Woodland are also in the process of working on housing options projects.

This Housing Inventory and Analysis report is one deliverable within the larger Housing Options Study and Action Plan. Its purpose is to summarize quantitative analysis and qualitative information collected through stakeholder interviews to paint a picture of current housing issues in the unincorporated portion of the Study Area. The findings in this report provide a coherent analysis of housing supply, demand, needs, and preferences throughout the Study Area to provide context for evaluating potential actions.

The Impact of COVID-19 on the Housing Market

Since its emergence, the pandemic has slowed the production of housing in many regions and due to growing remote work practices, commuting rates have diminished and housing preferences are shifting:

- **Up to one-third of the workforce could be working from home multiple days per week by 2021**, based on analysis by the Global Workplace Analytics estimates (1)
- **The supply of for-sale homes is very tight in comparison to previous decades.** This trend, combined with record low mortgage rates, is likely to lead to continued home price increases (2)
- **Due to disruptions in income, many households continue to struggle to pay for housing and rents consistently which will likely exacerbate housing availability and stability.** Lost or reduced employment income due to COVID-19 has exacerbated rental affordability and homeownership security issues and intensified housing cost burden especially for low-income households and those not gaining CARES Act support or other forms of relief (2)

These types of trends should be monitored as conditions and communities adjust and recover. Much of the analysis of housing needs was based on data produced before the COVID-19 pandemic.

Sources:
1. https://globalworkplaceanalytics.com/work-at-home-after-covid-19-our-forecast;
2. Joint Center for Housing Studies of Harvard University, the State of the Nation's Housing 2020. https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2020_Report_Revised_120720.pdf

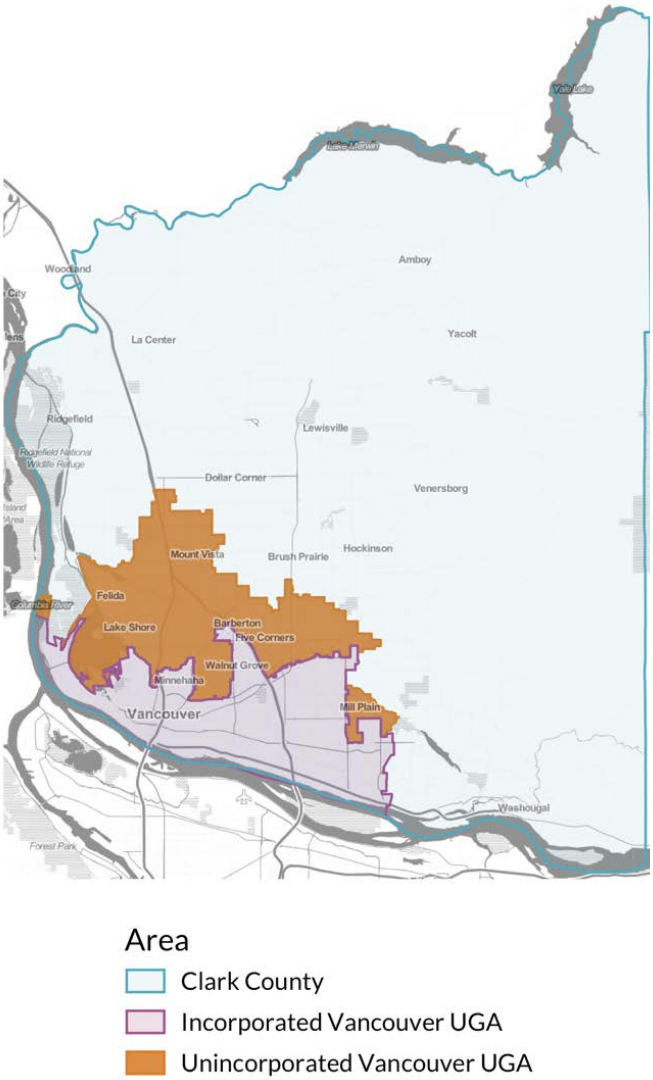
About the Study Area

The Study Area—the unincorporated portion of the Vancouver Urban Growth Area (VUGA)—is located in the southwest quadrant of Clark County and north of incorporated Vancouver (see Exhibit 1). About 161,300 people reside in the Study Area. For context and in terms of population, the City of Vancouver—the largest city in Clark County—is only slightly larger than the Study Area, with a population of approximately 184,452 people (2015-2019 ACS). All other cities in Clark County have proportionately fewer people than the City of Vancouver and the Study Area.

Despite the Study Area's comparatively large population, it has a mostly rural development pattern with predominately large lot, single-family residential development. Commercial and industrial uses are more intensified along the I-5 corridor.

While this project is focused on the Study Area, this analysis often includes countywide data to provide additional context and a means to compare characteristics of the Study Area with Clark County.

Exhibit 1. Study Area - Unincorporated Vancouver Urban Growth Area (VUGA)
Source: United States Census Bureau, State of Washington.



Report Organization

This report is organized as follows:

- **Chapter 2. Key Findings**
- **Chapter 3. Housing Needs Analysis.** Presents an inventory of existing housing units and an overview of housing needs within the Vancouver UGA.
- **Chapter 4. Housing Capacity and Implications.** Compares housing needs findings with data outputs from the County's buildable lands model.
- **Appendix A. Methods and Study Area Geographies**
- **Appendix B. Glossary**

2. Key Findings

Like communities across the Portland region, the Study Area is at a crossroads. The population has grown and is expected to continue to grow at a rapid pace. At the same time, housing production has not kept pace with the amount of new housing needed. This section provides an overview of the key findings from this report.

Who lives in the Study Area today?

- **The majority of households (73%) in the Study Area, across all household sizes, are homeowners.** Most households (58%) are made of one or two people and about 46% of all households are living in a three-bedroom housing unit.
- **The majority of households (73%) in both the Study Area and Clark County are composed of married families.** 36 percent of all households in the Study Area are households with children.
- **Within the Study Area, 14% of residents in the Study Area are 65 or older.** Forty percent of residents in the Study Area are between the ages of 40 and 64.
- **About one fifth of the population in the Study Area experiences a disability** (most commonly ambulatory difficulty and cognitive difficulty).
- **The Study Area and Clark County share a similar ethnic and racial makeup.** The largest minority group in the Study Area are residents who identify as Hispanic or Latino of any race (9.1% of residents). In the Study Area, less than 5% of households identify as having limited English proficiency.
- **Most people who live in the Study Area do not work there, which adds to their transportation costs**. While the Study Area has seen an increase in employment since 2012, most workers living in the Study Area still commute to their jobs, often more than 45 minutes away. Jobs further away from a household's home increases their transportation expenses, resulting in less disposable income for other essential needs. There are few industries that have jobs accessible by transit.

What are the current housing conditions in the Study Area?

- **Housing is getting increasingly expensive in the Study Area.** Both ownership and rental housing costs have increased about 4% annually since 2015 in the Study Area.
- **The Study Area's housing stock lacks diversity, with most units being single-family, owner occupied units.** Three quarters of housing units in the Study Area are single-family detached units. Multifamily units and townhomes tend to be newer, while single-family units have been built more steadily over time. The majority of the Study Area's single-family housing units (57%) are between 1,000 and 2,000 square feet.

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- **The Study Area's multifamily housing stock is mostly mid-range to higher-end in quality, and represents about 13% of all units.** Just 4% of the Study Area's multifamily buildings rated as functionally obsolete.
- **The Study Area contains 1,520 units of regulated affordable housing,** about 26% of the total regulated affordable units in Clark County. In addition to these rent-restricted units, the Study Area contains 2,687 licensed beds in adult family home facilities, assisted living facilities, and enhanced services facilities.
- **Many of the Study Area's households are cost burdened.** About 44% of households who rent and 23% of households who own their own home are cost burdened or severely cost burdened in the Study Area.
- **Most households with household incomes at 60% of AMI or below need to rent a home, but there is a limited supply of affordable, multifamily rental products within the Study Area, which further increases competition for these units**. The average rent for multifamily housing in the Study Area is $1,276 for a two-bedroom unit, which is affordable to households earning approximately 58% of AMI (about $51,040). About 30% of the Study Area's households have incomes below this level and cannot afford the average rent. Of the Study Area's regulated affordable units with known affordability characteristics (1,194 units), most (85%) are affordable to households earning 60% of AMI.
- **For households looking to buy a home, entry level homes are increasingly out of reach**. The median home sales price of housing in the Study Area is about $343,000, which is affordable to households earning about 112% to 130% of the median family income (about $98,000 to $114,000). About 65% of the Study Area's households have incomes below this level. Households at middle incomes are less able to afford housing in this market. Home prices continue to rise; most single-family units in the Study Area cost $400,000 or more. The Study Area remains one of the more affordable areas in the Portland region, increasing competition for the more moderately-priced homes.
- **While many of the residents living in the Study Area have stable housing situations, some residents are living on the brink.** The number of people experiencing homelessness in the County has increased 22% since 2017, and the number of people who remain unsheltered has increased by 92%. In addition, a small share of the Study Area's larger households appear to be living in units that may be overcrowded.
- **Housing production in the Study Area has increased since 2010,** averaging 930 units per year, with a low of 164 units built in 2011 to a high of 2,106 units built in 2017.

How much housing does the County need to plan for in the Study Area?

- **Clark County will need to plan for 13,281 new dwelling units within the Study Area through 2035**, which is close to the Study Area's current housing capacity of 20,200 units.

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- **Housing production has been steady since the mid 2010s, but the Study Area still has not produced enough housing to meet demand.** Based on the ratio of housing units produced and new households formed in the Study Area over time, there has been an underproduction of 2,571 units.
- **Housing construction will need to continue at a steady clip to keep pace with demand.** Housing production in the Study Area averaged 1,070 units from 2000 to 2019, which is above the 885 units per year that the Study Area will need over the next 15 years.
- **The County will need to plan for a sizable share of future housing units to be affordable to low-income households.** Of the needed units within the Study Area, 15% of units (2,029) need to accommodate households earning less than 50% of AMI.
- **Given changes in demographics and housing affordability concerns, the County will need to plan for a shift in the types of housing needed in the Study Area**. The aging of Baby Boomers and the household formation of Millennials will drive demand for renter and owner-occupied housing of all sizes.

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3. Housing Needs Analysis

To provide context for the Study Area's housing needs, this chapter presents:

- The characteristics of the Study Area and Clark County's population and households.
- An inventory of existing housing units within Study Area and Clark County, using U.S. Census and County Assessor data. Assessor data points included in the inventory are dwelling type, year built, lot size, zoning, square footage, and assessed market value.
- Housing affordability characteristics.
- A summary of the Study Area's housing needs and its housing affordability gaps.

Demographics and Households

This section documents demographic, socioeconomic, and other trends relevant to the Study Area to provide a context for growth in the region. The Study Area exists in a regional economy and characteristics in the region impact the local housing market. Factors such as age, income, migration, and race/ethnicity are indicators of how the population has grown in the past and provide insight into factors that may affect growth moving forward. To provide context, this section compares the Study Area to Clark County. A demographic analysis is an important component of a thorough understanding of the dynamics of the Study Area's housing market.

In addition to the analysis presented in this section, Clark County's Public Health Department recently published an InfoMap to provide the community with resources and a new opportunity to learn about public health issues in the county. The InfoMap (which includes graphs, charts, maps, and brief discussions) conveys a wide range of demographic information to tell a story about the community. For more information, visit the "Healthier Clark County InfoMap."[1]

[1] Healthier Clark County InfoMap: https://gis.clark.wa.gov/portal/apps/MapSeries/index.html?appid=33acdf14803e4982bcd7e046a25d748c

Like other communities in the region, the Study Area's population has grown at a steady pace, and forecasted for continued growth.

Between 2015 and 2020, the Study Area grew by 17,777 people, according to OFM's Small Area Estimate Program—an increase of about 13%. This growth outpaced Clark County as a whole, which grew by 11%, from 451,820 in 2015 to 499,200 people by 2020.

The Study Area is forecast to grow by 24,989 people to 184,446 in 2035. This is a 15.7% increase in population.

Exhibit 2. Population Forecast,[2] Study Area and Clark County, 2020 through 2035
Source: OFM SAEP, Clark County.

	Study Area	Clark County
Population Growth (2015-2020)	17,777 *(+12.5%)*	47,380 *(+10.5%)*
Population Forecast (2020-2035)	24,989 *(+15.7%)*	78,231 *(+15.7%)*

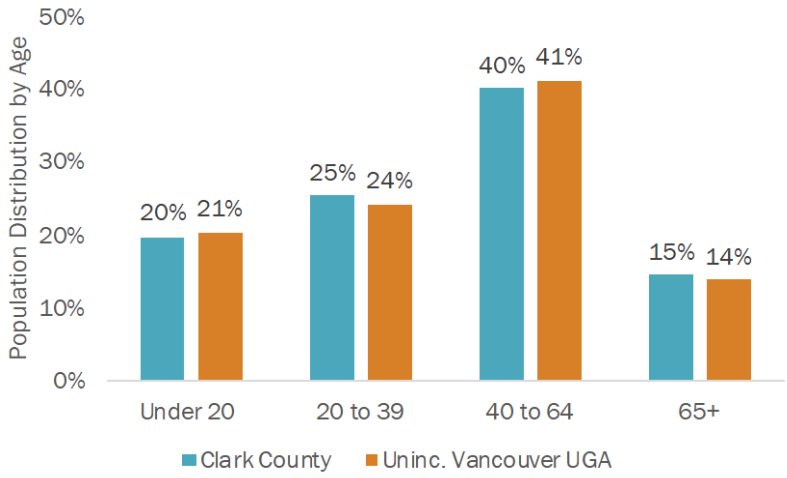
Note: The population forecast for the Study Area assumes that the unincorporated Vancouver UGA will continue to capture the same 32% share of Clark County's total population as it currently does as of 2020.

Like Clark County, the Study Area has a relatively high number of older residents.

Over half of the population in the Study Area is 40 years or older, similar to Clark County as a whole.

About a quarter of the population are between 20 and 39 years of age and about 14% of the population are 65 years of age and older.

Exhibit 3. Resident Age, Study Area and Clark County, 2018
Source: U.S. Census 5-year ACS, 2014-2018.



[2] The population forecast for the Study Area (unincorporated Vancouver UGA) is 32% of the forecasted population for Clark County. The 32% factor is based on the share of Clark County's total population within the UGA in 2020, per the Small Area Estimate Program. The analysis uses Clark County's medium OFM forecast that was adopted in Clark County's 2016 Comprehensive Plan.

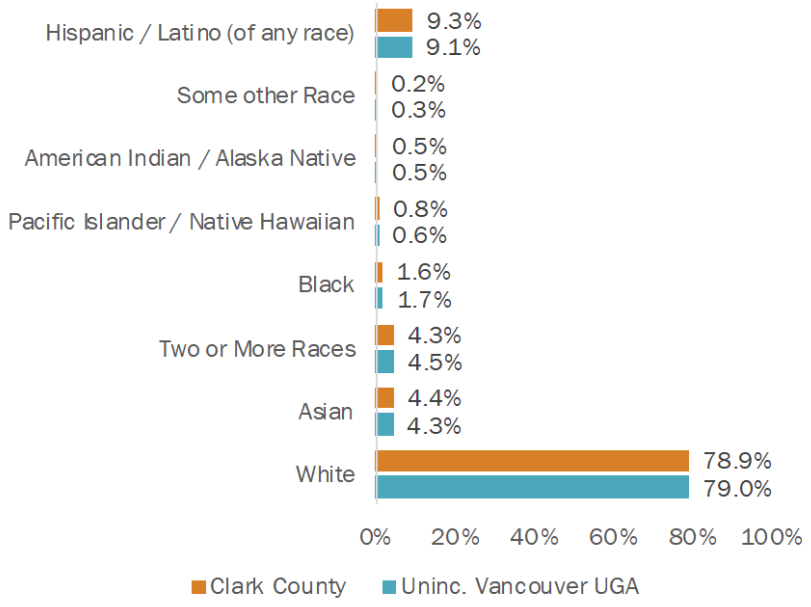
The Study Area and Clark County share a similar ethnic and racial makeup.

The largest minority group in the Study Area are residents who identified as Hispanic or Latino of any race (about 14,600 people).

This group is followed by individuals that identified as two or more races (about 7,200 people) and as Asian (about 6,900 people).

The Study Area and County are similarly ethnically and racially diverse.

Exhibit 4. Share of Population by Race and Ethnicity, Unincorporated Vancouver UGA and Clark County, 2018
Source: U.S. Census 5-year ACS, 2014-2018.



Changes in Housing Preferences: National Trends

Housing preference will be affected by changes in demographics, most notably: the aging of Baby Boomers, housing demand from Millennials and Generation Z, and growth of immigrants.

- **Baby Boomers.** In 2020, the oldest members of this generation were in their seventies and the youngest were in their fifties. The continued aging of the Baby Boomer generation will affect the housing market. In particular, Baby Boomers' will influence housing preference and homeownership trends. Preferences (and needs) will vary for Boomers' moving through their 60s, 70s, and 80s (and beyond). They will require a range of housing opportunities. For example, "aging baby boomers are increasingly renters-by-choice, [preferring] walkable, high-energy, culturally evolved communities."[3] Many seniors are also moving to planned retirement destinations earlier than expected as they experience the benefits of work-from-home trends (accelerated by COVID-19). Additionally, the supply of caregivers is decreasing as people in this cohort move from giving care to needing care, making more inclusive, community-based, congregate settings more important. Senior households earning different incomes may make distinctive housing choices. For instance, low-income seniors may not have the financial resources to live out their years in a nursing home and may instead choose to downsize to smaller, more affordable units. Seniors living in proximity to relatives may also choose to live in multigenerational households.

  Research shows that "older people in western countries prefer to live in their own familiar environment as long as possible," but aging in place does not only mean growing old in their own homes.[4] A broader definition exists, which explains that aging in place means "remaining in the current community and living

[3] Urban Land Institute. Emerging Trends in Real Estate, United States and Canada. 2019.

[4] Vanleerberghe, Patricia, et al. (2017). The quality of life of older people aging in place: a literature review.

in the residence of one's choice."[5] Some Boomers are likely to stay in their home as long as they are able, and some will prefer to move into other housing products, such as multifamily housing or age-restricted housing developments, before they move into a dependent living facility or into a familial home. Moreover, "the aging of the U.S. population, [including] the continued growth in the percentage of single-person households, and the demand for a wider range of housing choices in communities across the country is fueling interest in new forms of residential development, including tiny houses."[6]

Clark County developed an Aging Readiness Plan and Commission on Aging in preparation for the wave of aging Baby Boomers. County-level research on the topic is consistent with national trends. By 2035, more than 25% of the Clark County population, or one in four residents, will be 60 and better.

- **Millennials.** Over the last several decades, young adults have increasingly lived-in multigenerational housing—more so than older demographics.[7] However, as Millennials move into their early to mid-thirties, postponement of family formation is ending, and millennials are likely to prefer detached, single family homes in suburban areas.

  At the beginning of the 2007–2009 recession, Millennials only started forming their own households. Today, Millennials are driving much of the growth in new households, albeit at slower rates than previous generations. As this generation continues to progress into their homebuying years, they will seek out affordable, modest-sized homes. This will prove challenging as the market for entry-level, single-family homes has remained stagnant. Although construction of smaller homes (< 1,800 sq. ft.) increased in 2019, they only represented 24% of single-family units.

  Millennials' average wealth may remain far below Boomers and Gen Xers, and student loan debt will continue to hinder consumer behavior and affect retirement savings. As of 2020, Millennials comprised 38% of home buyers, while Gen Xers comprised 23% and Boomers 33%.[8] "By the year 2061, it is estimated that $59 trillion will be passed down from boomers to their beneficiaries," presenting new opportunities for Millennials (as well as Gen Xers).[9]

- **Generation Z.** In 2020, the oldest members of Generation Z were in their early 20s and the youngest in their early childhood years. By 2040, Generation Z will be between 20 and 40 years old. While they are more racially and ethnically diverse than previous generations, when it comes to key social and policy issues, they look very much like Millennials. Generation Z was set to inherit a strong economy and record-low unemployment.[10] However, because the long-term impacts of COVID-19 are unknown, Generation Z may now be looking at an uncertain future.

  While researchers do not yet know how Generation Z will behave in adulthood, many expect they will follow patterns of previous generations. A segment is expected to move to urban areas for reasons similar to previous cohorts (namely, the benefits that employment, housing, and entertainment options bring when they are in close proximity). However, this cohort is smaller than Millennials (67 million vs. 72 million) which may lead to slowing real estate demand in city centers.

- **Immigrants.** Research on foreign-born populations shows that immigrants, more than native-born populations, prefer to live in multigenerational housing. Still, immigration and increased homeownership among minorities could also play a key role in accelerating household growth over the next 10 years.

---

[5] *Ibid.*

[6] American Planning Association. Making Space for Tiny Houses, Quick Notes.

[7] According to the Pew Research Center, in 1980, just 11% of adults aged 25 to 34 lived in a multigenerational family household, and by 2008, 20% did (82% change). Comparatively, 17% of adults aged 65 and older lived in a multigenerational family household, and by 2008, 20% did (18% change).

[8] National Association of Realtors. (2020). 2020 Home Buyers and Sellers Generational Trends Report, March 2020. Retrieved from: https://www.nar.realtor/research-and-statistics/research-reports/home-buyer-and-seller-generational-trends

[9] PNC. (n.d.). Ready or Not, Here Comes the Great Wealth Transfer. Retrieved from: https://www.pnc.com/en/about-pnc/topics/pnc-pov/economy/wealth-transfer.html

[10] Parker, K. & Igielnik, R. (2020). On the cusp if adulthood and facing an uncertain future: what we know about gen Z so far. Pew Research Center. Retrieved from: https://www.pewsocialtrends.org/essay/on-the-cusp-of-adulthood-and-facing-an-uncertain-future-what-we-know-about-gen-z-so-far/

Current Population Survey estimates indicate that the number of foreign-born households rose by nearly 400,000 annually between 2001 and 2007, and they accounted for nearly 30% of overall household growth. Beginning in 2008, the influx of immigrants was staunched by the effects of the Great Recession. After a period of declines, the foreign-born population again began contributing to household growth, despite decline in immigration rates in 2019. The Census Bureau's estimates of net immigration in 2019 indicate that 595,000 immigrants moved to the United States from abroad, down from 1.2 million immigrants in 2017–2018. However, as noted in The State of the Nation's Housing (2020) report, "because the majority of immigrants do not immediately form their own households upon arrival in the country, the drag on household growth from lower immigration only becomes apparent over time."

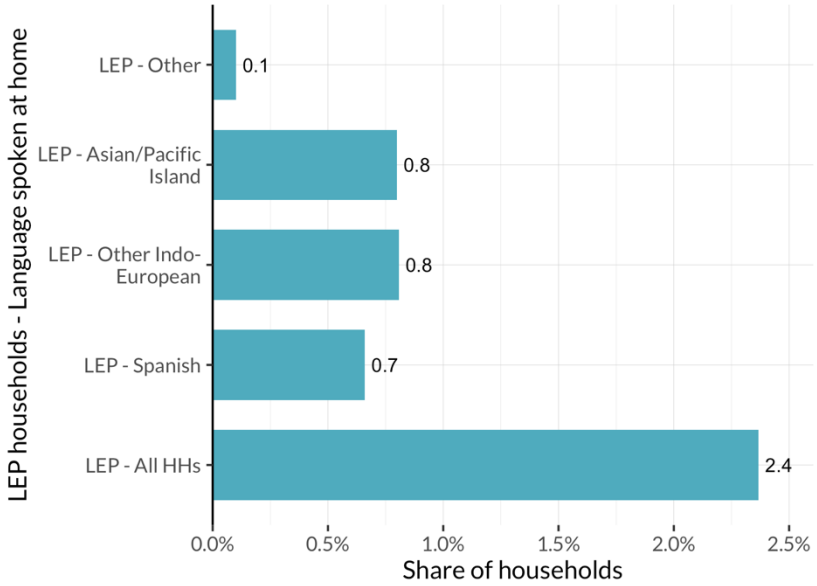
- **Diversity.** The growing diversity of American households will have a large impact on the domestic housing markets. Over the coming decade, minorities will make up a larger share of young households and constitute an important source of demand for both rental housing and small homes. The growing gap in homeownership rates between Whites and Blacks, as well as the larger share of minority households that are cost burdened warrants consideration. White households had a 73% homeownership rate in 2019 compared to a 43% rate for Black households. This 30-percentage point gap is the largest disparity since 1983. Although homeownership rates are increasing for some minorities, Black and Hispanic households are more likely to have suffered disproportionate impacts of the pandemic and forced sales could negatively impact homeownership rates. This, combined with systemic discrimination in the housing and mortgage markets and lower incomes relative to White households, leads to higher rates of cost burden for minorities—43% for Blacks, 40% for Latinx, 32% for Asians and 25% for Whites in 2019. As noted in The State of the Nation's Housing (2020) report "the impacts of the pandemic have shed light on the growing racial and income disparities in the nation between the nation's haves and have-nots are the legacy of decades of discriminatory practices in the housing market and in the broader economy."

Sources (unless otherwise noted):
The Joint Center for Housing Studies, The State of the Nation's Housing 2020.
Urban Land Institute, 2021 Emerging Trends in Real Estate.

In the Study Area, less than 5% of households struggle with the English language.

About 2.4% of all households in the Study Area have English language speaking proficiency limitations.

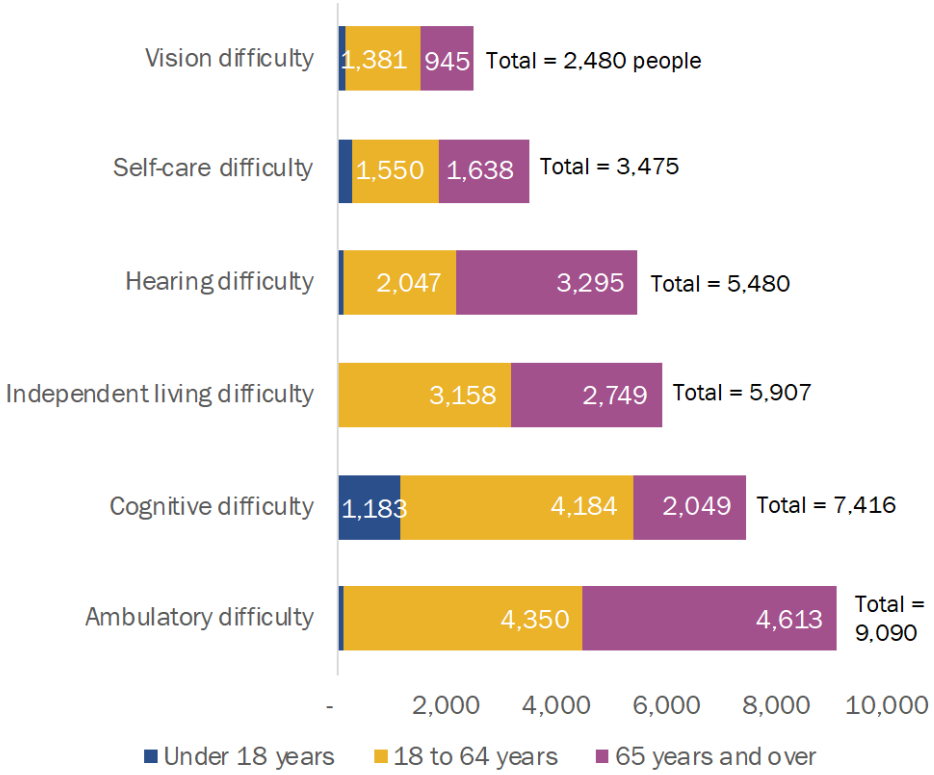
Exhibit 5. Households with Limited English-Speaking Proficiency (LEP), Unincorporated Vancouver UGA, 2018
Source: U.S. Census ACS, 2014-2018.



About one fifth of the population in the Study Area experiences a disability.

About 21% of the Study Area's population (or about 33,848 people) experiences one or more disabilities, with ambulatory difficulty and cognitive difficulty as the most common disabilities.

Exhibit 6. Number of People with a Disability by Type of Disability and by Age, Study Area, 2018
Source: U.S. Census ACS, 2014-2018.



Data on Disabilities in the State of Washington

Per the 2019 Caseload and Cost Report from the Washington Developmental Disabilities Administration (DDA), there were 1,485 adults with intellectual and developmental disabilities (IDD) and 1,432 children with IDD enrolled in state services in Clark County.

National studies estimate that about 70% of all individuals with IDD in Washington live with a family caregiver. About 12% live in a residential supervised setting (e.g., group home, foster care, or IDD institution). About 18% live on their own, independently, or with a roommate (note: this is higher than other states, such as Oregon with 13% of persons with IDD living alone / independently).

Housing Needs for People with Intellectual and Developmental Disabilities

In 2020, ECONorthwest prepared a report for the Kuni Foundation evaluating the housing needs and housing challenges for individuals with intellectual and developmental disabilities (IDD) in Oregon Southwest Washington.[11] The study highlighted numerous gaps in data and information relating to the IDD community, particularly as it relates to current housing situations, desired housing preferences, and alignment between state disability agencies and state housing agencies. It recommends better data and coordination between state agencies to support the housing needs and preferences of this historically overlooked and marginalized community.

The report found that about 4,500 adults may be living with IDD in Clark, Cowlitz, Skamania, Klickitat, Lewis, Wahkiakum, and Pacific counties. Data from the Washington Developmental Disabilities Administration (DDA), there were 1,485 adults with IDD enrolled in state services in Clark County,[12] but national research demonstrates that only a fraction of the total estimated number of people with IDD enrolled in state services.[13] The ECONorthwest study estimated that roughly 3,800 adults, or 85% of the estimated population of adults with IDD in these seven counties, may be at risk of housing insecurity due to an aging caregiver or due to housing costs exceeding an appropriate amount of gross income.

Beyond the IDD community, many adults with an array of disabilities struggle to find adequate housing in Southwest Washington. The ECONorthwest study did not find a clear estimate of the number of regulated affordable housing units restricted to individuals with disabilities in Washington State. In addition, the study found that the average cost of a 1-bedroom apartment in many areas in Southwest Washington would consume 91% of the 2020 median monthly Supplemental Security Income (SSI) payment – a vital source of income for many individuals with disabilities. Clearly more work needs to be done to provide better housing choices for individuals with disabilities in Southwest Washington.

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[11] ECONorthwest, "Housing Needs for Individuals with Intellectual and Developmental Disabilities," (Vancouver, WA: The Kuni Foundation, 2020), https://www.kunifoundation.org/wp-content/uploads/2020/09/ECONorthwestStudy.pdf

[12] Washington Developmental Disabilities Administration, "2019 Caseload and Cost Report," https://www.dshs.wa.gov/sites/default/files/DDA/dda/documents/2019%20Caseload%20and%20Cost%20Report.pdf.

[13] Sheryl Larson, Heidi Eschenbacher, Lynda Anderson, Sandy Pettingell, and Amy Hewitt, "In-Home and Residential Long-Term Supports and Services for Persons with Intellectual or Developmental Disabilities: Status and Trends Through 2016," (Minneapolis, MN: The Residential Information Systems Project, 2018), https://risp.umn.edu/.

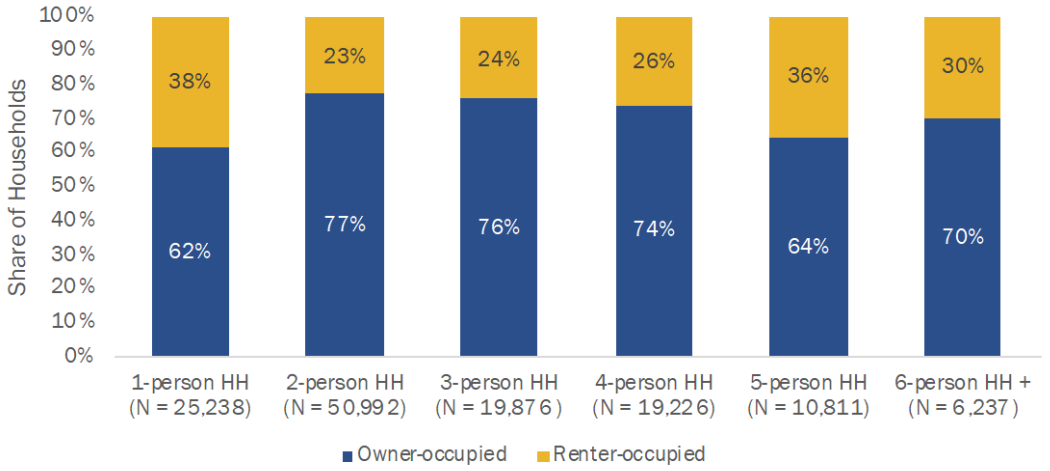
Household Characteristics

The Study Area has a mix of large and small households.

The Study Area has 132,380 households (73% homeowners, 28% renters). Of these households, 58% (76,230) have one or two people, 30% have three or four people (39,102), and 13% have five or more people (17,048).

The majority of households, across all household sizes, are homeowners.

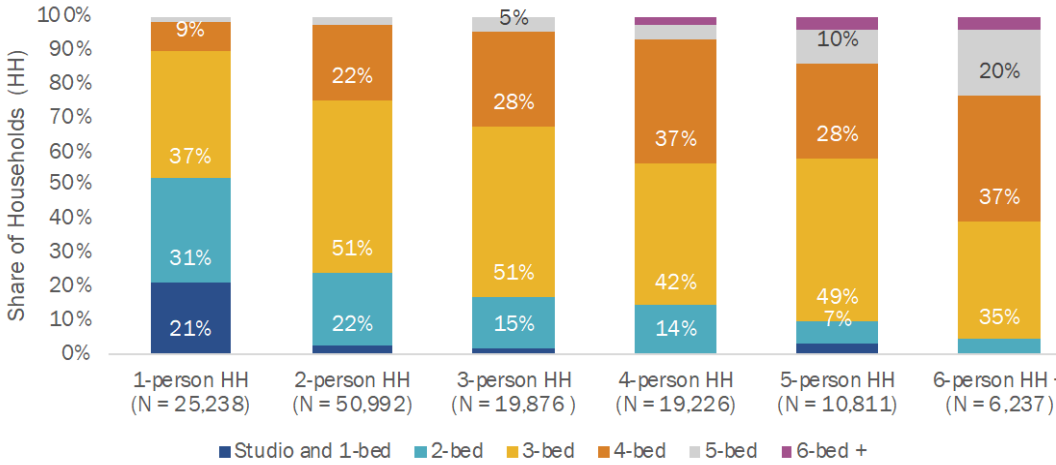
Exhibit 7. Households (HHs) by Household Size and Tenure, Unincorporated Vancouver UGA, 2019
Source: PUMS 2019. Note: N = total households in category.



A small share of the Study Area's larger households may be overcrowded at home.

Larger households may struggle to find large units with enough bedrooms, resulting in overcrowding.

Exhibit 8. Households (HHs) by Household Size and by Housing Unit Size, Study Area, 2019
Source: PUMS 2019. Note1: N = total households in category. Note 2: percentages under 5% are not displayed.



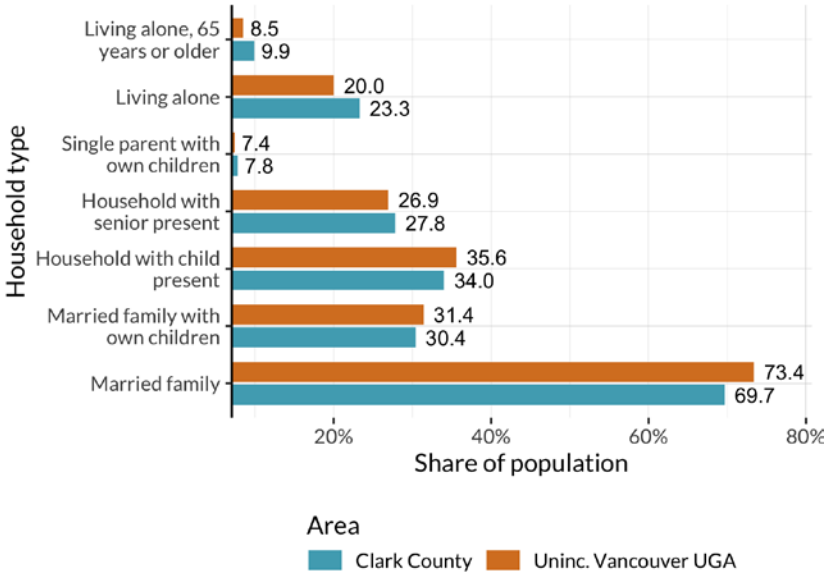
The majority of households in both the Study Area and Clark County are composed of married families.

About 20% of households (11,555) in the Study Area are single-person households. Nearly 5,000 of these single-person households are 65 years of age and older.

Note: "Living alone" includes "Living alone, 65 years or older." Also, "Married family" includes "Married family with own children."

Exhibit 9. Household Composition, Unincorporated Vancouver UGA and Clark County, 2019

Source: U.S. Census ACS, 2014-2018.



The share of people experiencing homelessness has increased since 2017, and many of those residents remain unsheltered.

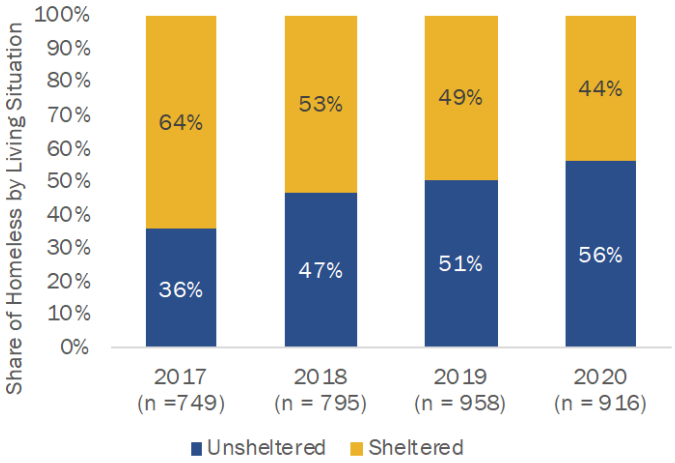
In 2020, 916 people experienced homelessness in Clark County—an increase of 167 people from 2017 (or a 22% change).

In 2020, 516 people experienced homelessness and were unsheltered—an increase of 247 people from 2017 (or a 92% change).

Exhibit 10. Homelessness Estimate (Sheltered and Unsheltered), Clark County, 2017 through 2020

Source: Council for the Homeless, PIT Estimates. Clark County 2019-2022 Homeless System Action Plan, PIT Estimates.

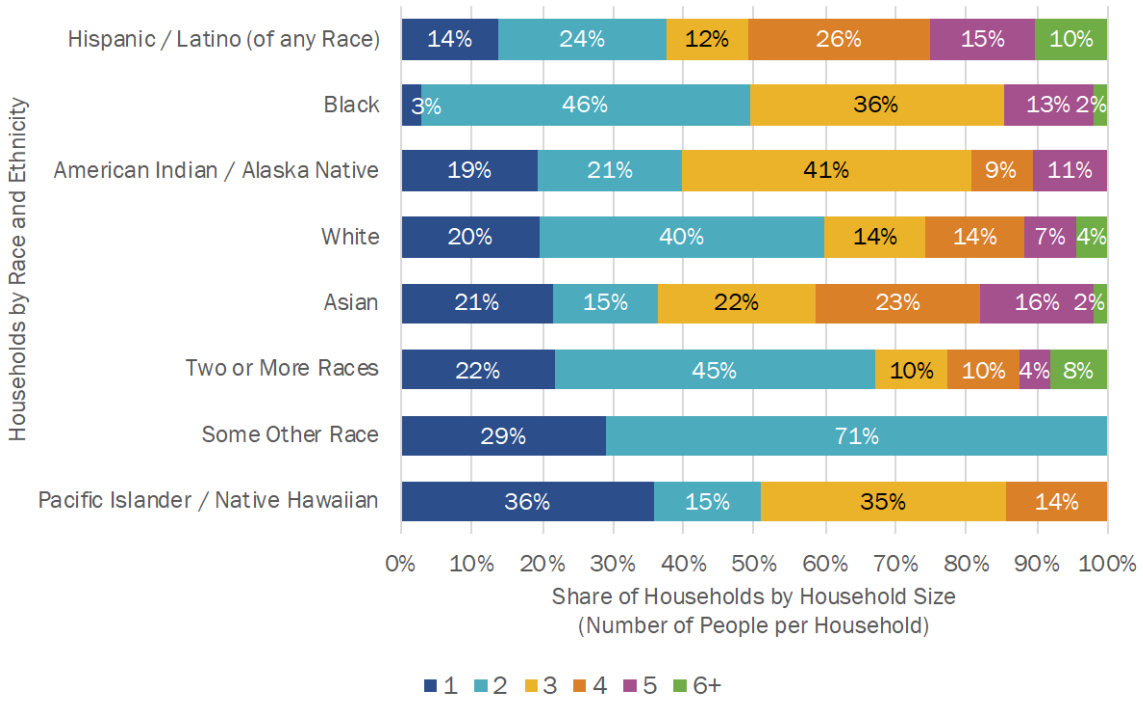
Note: N = total number of persons experiencing homelessness.



Household size varies by race and ethnicity in the Study Area.

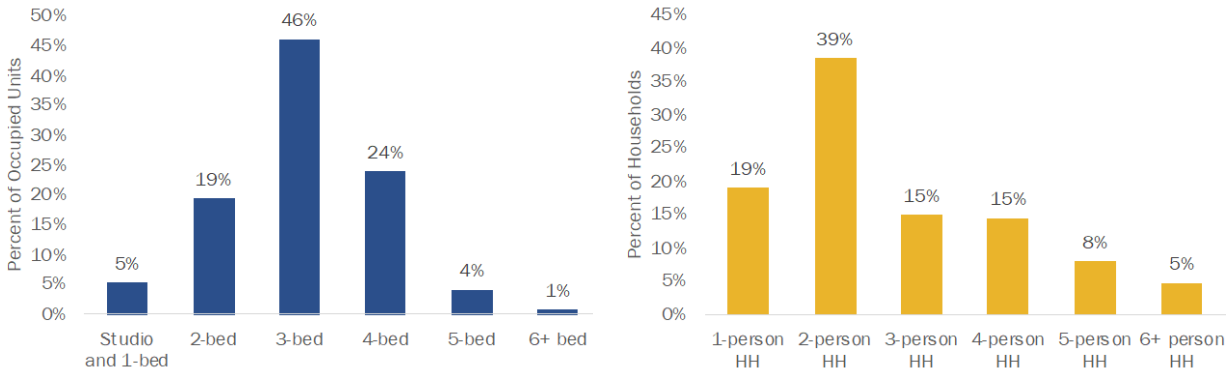
Exhibit 11 shows that in the VUGA, households identifying as Asian, Hispanic/Latino (of any race), and American Indian/Alaska Native have the largest share of large households. About 64% of Asian, 63% of Hispanic/Latino, and 60% of American Indian/Alaska Native households have a household size of three persons or more.

Exhibit 11. Household Size by Race and Ethnicity, Study Area, 2019
Source: U.S. Census PUMS, 2019.



Within the Study Area, the most common unit sizes are three- and four-bedroom homes, while the most common household size is two people.

Exhibit 12. Comparison of Household Sizes and Occupied Housing Units, Study Area, 2019
Source: U.S. Census PUMS, 2019.



Household Income Characteristics

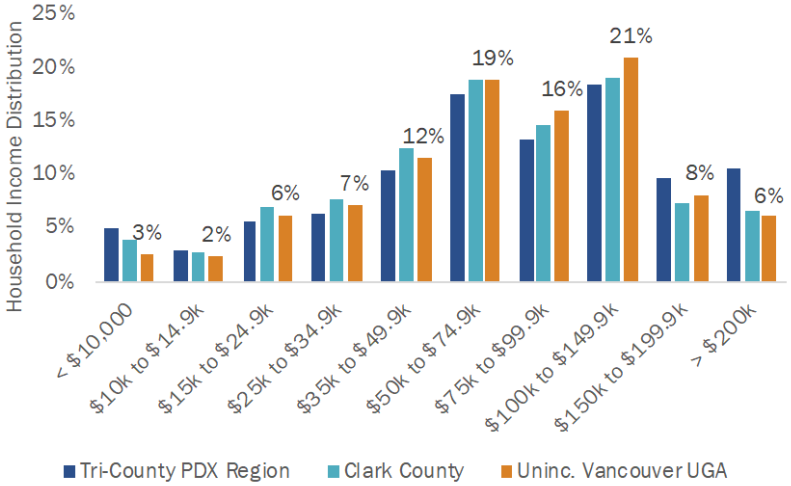
While the Study Area has a greater share of households at the higher end of the income spectrum than Clark County, nearly a third of households in the Study Area have household incomes lower than $50,000.

About 30% of households have an income of $50,000 or less, compared to 34% of households in Clark County.

About 35% of households in the Study Area have an income of $100,000 or more, compared to 33% of households in Clark County.

Households in the Study Area have proportionately higher incomes than households in Clark County as a whole.

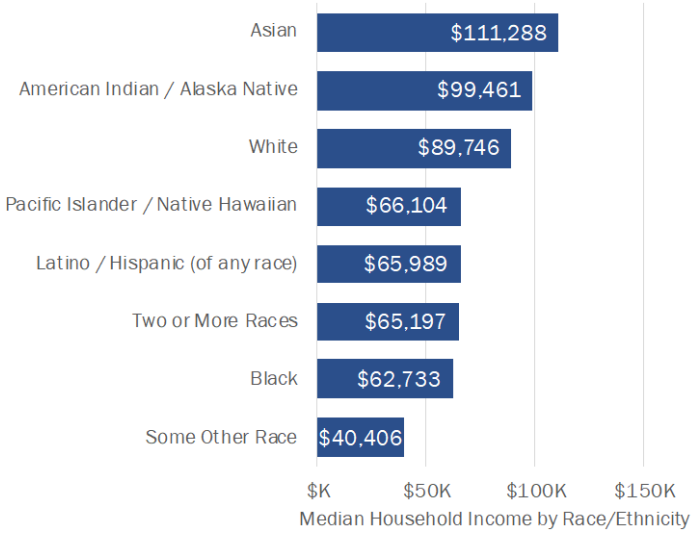
Exhibit 13. Household Income Distribution, Unincorporated Vancouver UGA, Clark County, and the Portland Region, 2019
Source: U.S. Census 5-Year ACS, 2014-2018. Note: Portland Region includes Clackamas, Multnomah, and Washington County.



Household incomes vary by race and ethnicity in the Study Area.

Groups that identified as Black and some other race have a comparatively lower median household income (MHI) than groups of other races and ethnicities in the Study Area.

Exhibit 14. Median Household Income by Race and Ethnicity, Unincorporated Vancouver UGA, 2019
Source: U.S. Census PUMS, 2019.

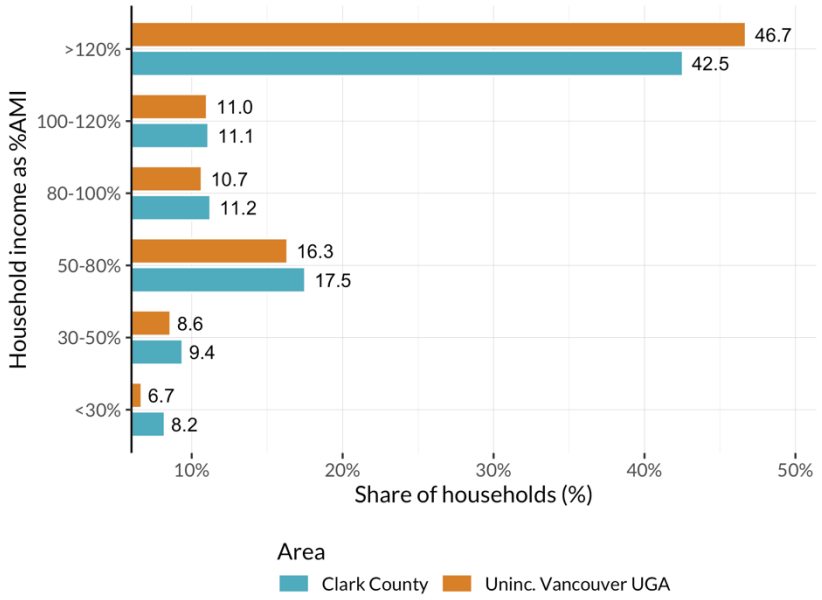


The Study Area has fewer residents at the lowest end of the income spectrum than Clark County, but a similar share of middle-income households.

In the Study Area,

- **15%** of households earned less than 50% of AMI for a 4-person HH (< $43,950). These households can afford a monthly housing cost of **$700 or less** without cost burdening themselves.
- **27%** earned between 50% and 100% of AMI for a 4-person HH ($43,950 to $87,900). These households can afford a monthly housing cost **between $700 and $1,100.**
- **58%** earned 100% of AMI or more for a 4-person HH ($87,900+). These households can afford a monthly housing cost **greater than $1,100.**

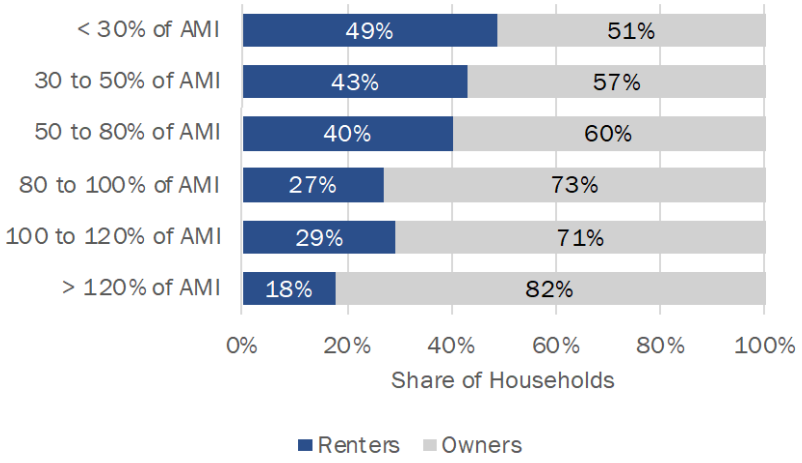
Exhibit 15. Household Income Distribution by AMI, Unincorporated Vancouver UGA and Clark County, 2019
Source: U.S. Census PUMS, 2019.



Note: Exhibit 13 and Exhibit 15 might appear to show a discrepancy in the distribution of household income for our study areas, but it is important to keep in mind that differences between the two exhibits stem from significant differences in study are geographic units used (tracts versus larger PUMAS, see Exhibits 55 and 56), in the scale of the surveys used (1-year versus 5-year), and in the fact that HUD's AMI levels are scaled by household size.

In the Study Area, most residents at the middle- to high-income parts of the income spectrum are homeowners.

Exhibit 16. Household AMI by Tenure, Unincorporated Vancouver UGA, 2019
Source: U.S. Census PUMS, 2019.



Cost Burdening

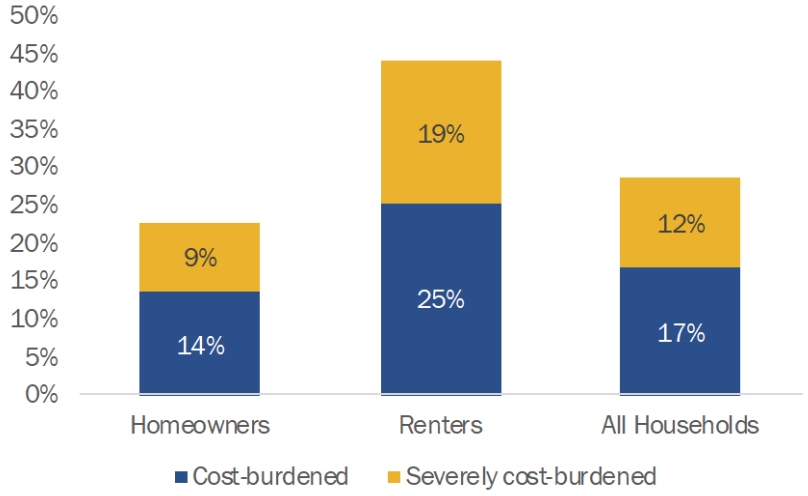
A typical standard used to determine housing affordability is that a household should pay no more than a certain percentage of household income for housing, including mortgage payments and interest or rent, utilities, and insurance. HUD guidelines indicate that households paying more than 30 percent of their income on housing experience "cost burdening" and households paying more than 50 percent of their income on housing experience "severe cost burdening." Cost burdening means that households can have too little income leftover after paying for housing costs, to afford other necessities, such as transportation, food, medicine, or childcare. Housing cost burdening is particularly important for low-income households, who have very little income to begin with.

Policymakers typically focus on renters when assessing rates of cost burden as it signals a lack of affordable housing in a region. Policy makers place less focus on homeowners because a lender will assess a buyer's ability to pay for a mortgage before the household can buy a home.

Similar to Clark County, a large share of the Study Area's renters experienced housing cost-burden.

About 44% of households who rent and 23% of households who own their own home are cost burdened or severely cost burdened in the Study Area.

Exhibit 17. Cost Burdened and Severely Cost Burdened Renters, Unincorporated Vancouver UGA, 2019
Source: U.S. Census PUMS, 2019.



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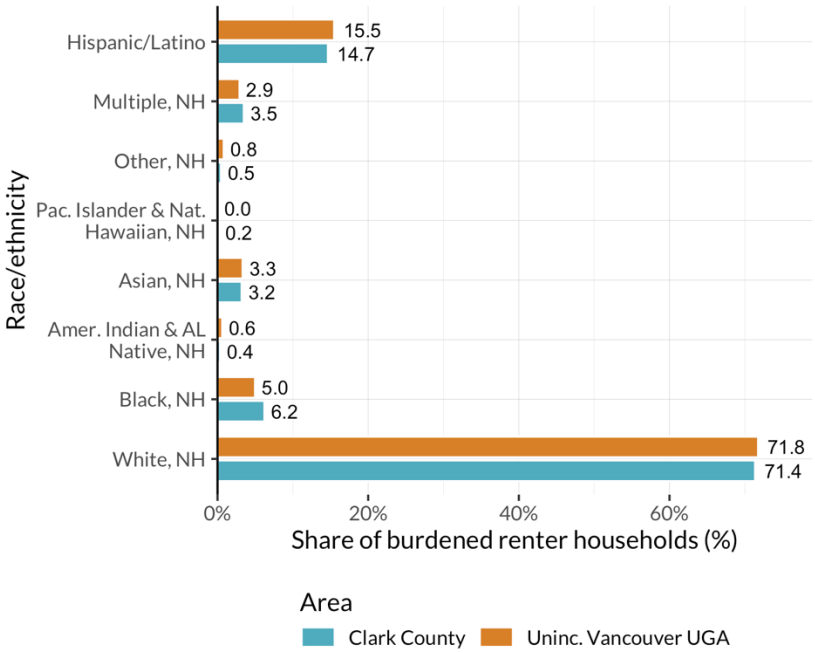
Of all rent-burdened households in the Study Area, 72% identified as White and 16% identified as Hispanic/Latino.

Exhibit 18. Cost Burdened Renters by Race and Ethnicity, Unincorporated Vancouver UGA and Clark County, 2019

Source: U.S. Census PUMS, 2019.



The Portland region is the second most expensive area to live in the Northwest, behind the Seattle region.

A renter household would need to earn $28.75 per hour to afford a two-bedroom unit at the Fair Market Rent.

Exhibit 19. Housing Wage for Two-Bedroom Unit, Most Expensive Areas in Northwest, 2020

Source: Out of Reach 2020. National Low-Income Housing Coalition. https://reports.nlihc.org/oor

Most Expensive Areas	Housing Wage
Seattle-Bellevue HMFA	$40.37
Portland-Vancouver-Hillsboro MSA	$28.75
Tacoma HMFA	$27.08
Bremerton-Silverdale MSA	$24.92
San Juan County	$23.69

Note 1: MSA is Metropolitan Statistical Area and HMFA is HUD Metro FMR Area.

Note 2: To be considered affordable, the cost of rent and utilities must not exceed 30% of household income.

Transportation costs add to the overall housing burden that households face.

The standard definition of cost burden (more than 30% of household income spent on housing costs) does not factor in transportation costs. Today, housing advocates and economic research stress the importance of considering transportation costs in affordability analyses, because many households relocate to the outer edges of metro areas in search of affordable housing, thereby increasing their transportation costs to city or job centers. The Center for Neighborhood Technology publishes a Housing + Transportation Affordability Index, providing a ready-made data source for assessing the possible transportation cost burdening of residents (see Exhibit 20).

Study Area households experience greater housing and transportation cost burdens than the County.

In the Study Area, a "typical" household earning 100% of AMI would spend 53% of its income on housing and transportation costs. A household earning 80% of AMI would spend 62% of its income on these necessities.

Exhibit 20. Housing + Transportation Costs as a Percent of Household Income, Unincorporated Vancouver UGA and Clark County, 2017

Source: Center for Neighborhood Technology, https://htaindex.cnt.org/.

Jurisdiction	H+T Costs as % of income (100% of AMI)	H+T Costs as % of income (80% of AMI)
Uninc. Vancouver UGA	53%	62%
Clark County	45%	52%

Employment and Transportation

This section provides a summary of employment for the Study Area, compared to Clark County. The analysis uses two-digit data from the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data.

Importantly, this section presents data about employment change by industry and median salaries by industry. This data matters to the overall analysis as household income and earnings are intrinsically linked to households' ability to pay for housing.

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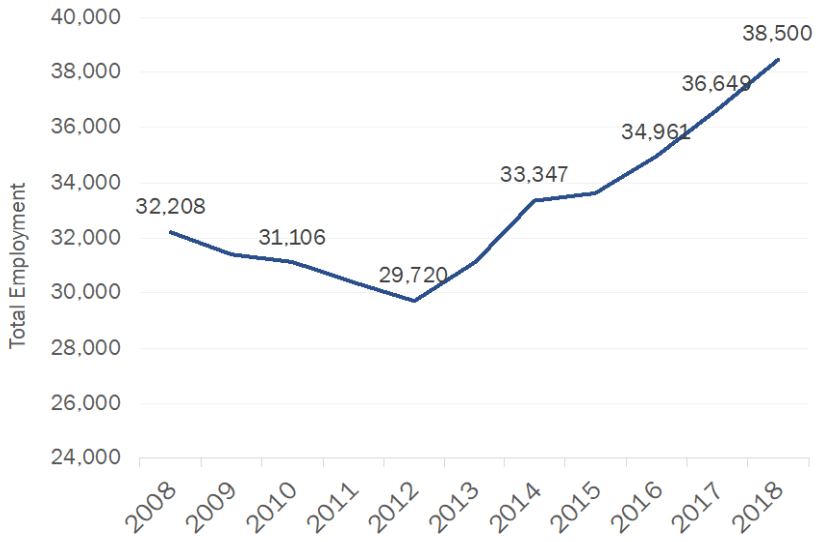
Since 2012, the Study Area has seen an increase in employment.

Employment trends in the Study Area improved from 2012 to 2018. In this time, jobs increased by 8,780 (30% change).

Prior to 2012, the Study Area experienced a decline in employment by about 2,488 jobs, from 2008 to 2012.

Exhibit 21. Employment Trends (Number of People Employed within the Study Area), Study Area, 2008 through 2018

Source: LODES.



Understanding the makeup of the Study Area's employment base can help the County to understand the residents that will need housing in the future. The employment estimates presented in Exhibit 22 show the total number of residents working in each two-digit NAICS sector in the Study Area and Clark County in 2008 and 2018.

Between 2008 to 2018, employment in the Study Area increased by 6,292 jobs (which represented 21% of total job growth in Clark County overall). The industries experiencing the most growth in the Study Area are (1) Educational Services and Health Care and Social Assistance, (2) Professional, Scientific, Management, Administrative, and Waste Management Services, and (3) Arts, Entertainment, Recreation, Accommodations, and Food Services. Combined, these three sectors added 4,436 jobs to the Study Area between 2008 and 2018.

Exhibit 22. Employment by Industry in Study Area, 2008 and 2018
Source: LODES.

Industry	Uninc. Vancouver UGA			
	2008	2018	Change	
			#	%
Educational Services, Health Care, Social Assistance	7,405	9,920	2,515	34%
Retail Trade	5,203	5,680	477	9%
Construction	4,931	5,398	467	9%
Arts, Entertainment, Recreation, Accommodation, Food Services	3,055	4,004	949	31%
Professional, Scientific, Mngmt, Administrative, Waste Mngmt	3,022	3,994	972	32%
Manufacturing	2,082	2,355	273	13%
Wholesale Trade	1,403	2,047	644	46%
Transportation, Warehousing, Utilities	1,011	1,355	344	34%
Other Services, Except Public Administration	1,689	1,610	(79)	-5%
Finance, Insurance, Real Estate, Rental, Leasing	1,439	1,282	(157)	-11%
Information	552	489	(63)	-11%
Agriculture, Forestry, Fishing, Hunting, Mining	285	192	(93)	-33%
Public Administration	131	174	43	33%
Total	**32,208**	**38,500**	**6,292**	**20%**

Many of the jobs in the Study Area are middle-income jobs, with a median salary around 60% of AMI.

About 38,500 people are employed in the Study Area. The industries with the greatest number of people employed are (1) Educational Services and Health Care and Social Assistance, (2) Retail Trade, and (3) Construction. Combined, these sectors employed 20,998 people (about 55% of total employment in the Study Area).

Exhibit 23 shows that the industries with the largest median salaries in the Study Area are Public Administration ($71,300); Finance, Insurance, Real Estate, Rental, and Leasing ($68,400); and Wholesale Trade ($64,200). These industries have comparatively fewer employees than other industries with lower median earnings.

Exhibit 23. Median Salary by Industry (with AMI, Housing Cost, Employment), Study Area, 2018
Source: U.S. Census 5-Year ACS, 2014-2018. Note: AMI category comparisons are based on $87,900 (100% AMI) in 2019.

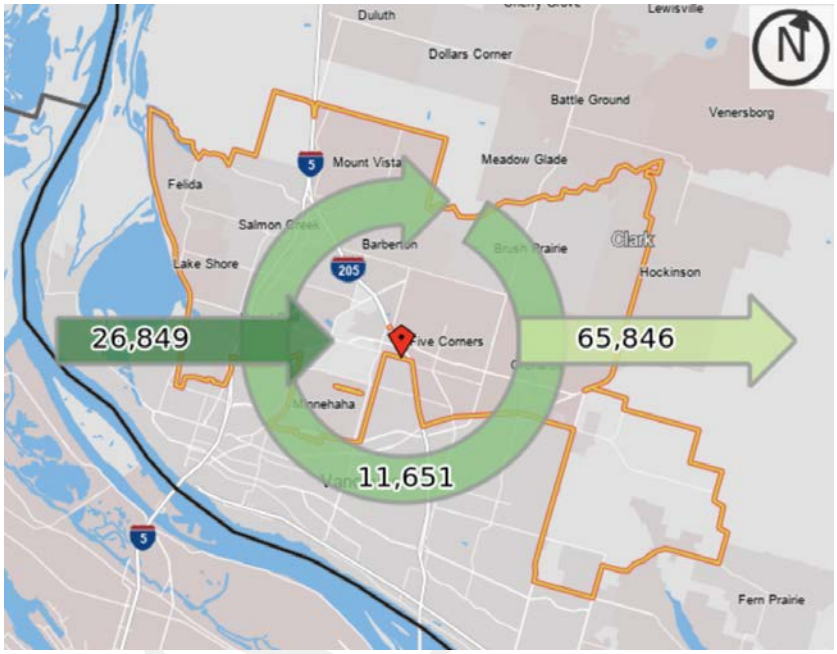
Industry	Median Salary	% of AMI	Monthly Affordable Housing Cost (based on med. salary)	% of people employed (2018)
Public Administration	$71,259	81%	$1,781	0.5%
Finance, Insurance, Real Estate, Rental, Leasing	$68,411	78%	$1,710	3%
Wholesale Trade	$64,200	73%	$1,605	5%
Transportation, Warehousing, Utilities	$62,578	71%	$1,564	4%
Information	$60,953	69%	$1,524	1%
Manufacturing	$60,216	69%	$1,505	6%
Professional, Scientific, Mngmt, Administrative, Waste Mngmt Services	$58,224	66%	$1,456	10%
Construction	$54,792	62%	$1,370	14%
Educational Services, Health Care, Social Assistance	$53,447	61%	$1,336	26%
Agriculture, Forestry, Fishing, Hunting, Mining	$41,823	48%	$1,046	0.5%
Other Services, Except Public Administration	$41,477	47%	$1,037	4%
Retail Trade	$35,313	40%	$883	15%
Arts, Entertainment, Recreation, Accommodation, Food Services	$32,792	37%	$820	10%

Most people commute out of the Study Area for work.

About 38,500 people work in the Study Area. A majority of these people (70%) commute into the Study Area for work.

About 65,846 people live in the Study Area but commute outside of the Study Area for work.

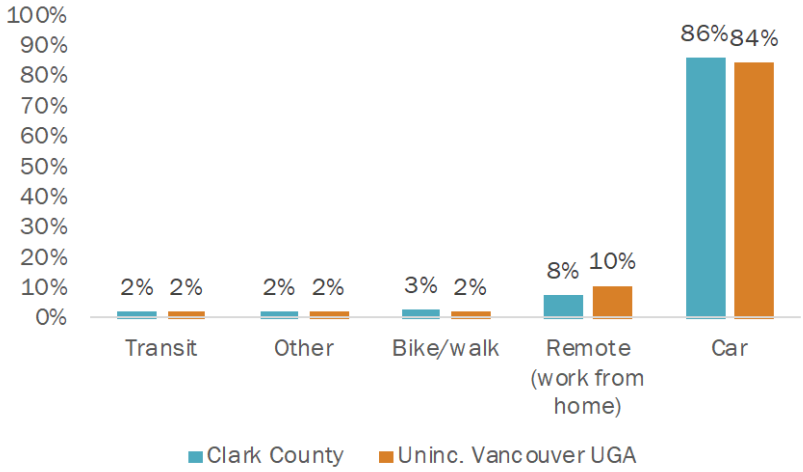
Exhibit 24. Commuting Flows, Study Area, 2018
Source: LODES.



Like Clark County as a whole, the majority of people living in the Study Area commute to work by car.

A more granular assessment of the data finds that commuting by car is the dominant form of transportation for all racial and ethnic groups in the Study Area and in Clark County as a whole.

Exhibit 25. Commute Mode, Unincorporated Vancouver UGA and Clark County, 2019
Source: U.S. Census PUMS, 2019. Note: The 'Other' category includes options such as taxi/rideshare and motorcycle.



Jobs further away from a household's home increases their transportation expenses, resulting in less disposable income for other essential needs.

Jobs further away from a household's home increases their transportation expenses, resulting in less disposable income for other essential needs. When few jobs or services are accessible within a reasonable commute time to the average resident, wages can stagnate and prices increase due to lack of competition, further exacerbating transportation and housing cost burdens.

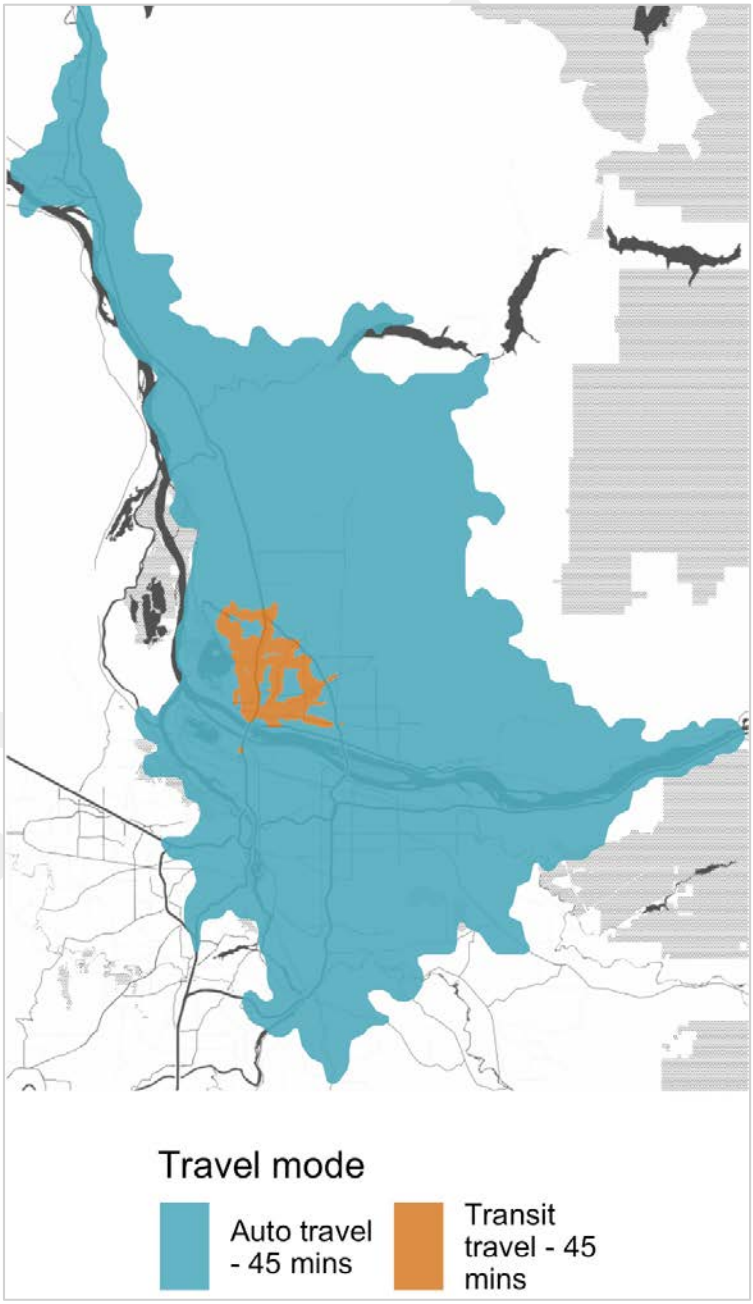
Exhibit 26 illustrates areas accessible by transit and by car (within a 45-minute trip) for the average person living with the Study Area.[14]

Methodology: [15] Access to employment is measured for both transit and auto use, using a preset limit of 45 minutes to generate isochrones (travel sheds). ESRI Services is used to create drive-time isochrones, simulating traffic conditions typical of 8:00AM, Wednesday. Transit isochrones are created using OpenTripPlanner and the current, consolidated GTFS (General Transit Feed Specification) schedule databases for C-TRAN and TriMet.

Job totals are derived from the US Census' 2018 LODES database, joined to census block geometries.

Exhibit 26. Travel Shed for the Average Person Living in the Study Area

Source: Trimet, C-TRAN, OpenStreetMap, HERE, US Census Bureau.



[14] This exhibit shows areas within a 45-minute trip at a point in time, as determined by ESRI. This study acknowledges that traffic congestion at peak hours may—and often will— reduce the displayed travel shed within

There are few industries that have jobs accessible by transit.

Based on analysis conducted and displayed in Exhibit 26, few industries with workplaces are accessible by transit. Those that are have few jobs in the Study Area: Utilities (11% of total jobs) and Public Administration (7%).

The industries with the largest share of jobs accessible by car are Transportation and Warehousing (79% of total jobs), Utilities (74%), Health Care and Social Assistance (74%), and Real Estate / Rental and Leasing (72%).

Exhibit 27. Access to Employment—Travel Shed, Percent of Jobs Accessible to the Average Person Living in the Study Area, by NAICS Sector
Source: LODES.

NAICS Sector	Total Regional Jobs	Jobs Accessible by Car (45-minutes)		Jobs Accessible by Transit (45-minutes)	
		Jobs	% of Jobs	Jobs	% of Jobs
Health Care and Social Assistance	144,838	107,685	74.3%	5,013	3.5%
Manufacturing	113,657	56,451	49.7%	1,208	1.1%
Retail Trade	108,736	69,138	63.6%	3,838	3.5%
Educational Services	89,768	61,898	69.0%	1,697	1.9%
Accommodation and Food Services	86,853	59,489	68.5%	2,521	2.9%
Professional, Scientific, and Technical Service	77,130	53,509	69.4%	1,381	1.8%
Construction	67,118	41,436	61.7%	1,359	2.0%
Administrative and Support and Waste	62,247	35,199	56.5%	1,206	1.9%
Wholesale Trade	56,573	36,188	64.0%	796	1.4%
Finance and Insurance	43,396	28,133	64.8%	755	1.7%
Other Services (except Public Administration)	40,890	26,434	64.6%	916	2.2%
Management of Companies and Enterprises	40,122	24,451	60.9%	228	0.6%
Transportation and Warehousing	39,421	31,187	79.1%	517	1.3%
Public Administration	30,312	20,221	66.7%	1,976	6.5%
Information	26,306	16,370	62.2%	555	2.1%
Real Estate and Rental and Leasing	19,315	13,942	72.2%	673	3.5%
Arts, Entertainment, and Recreation	17,239	10,823	62.8%	249	1.4%
Agriculture, Forestry, Fishing and Hunting	7,887	1,540	19.5%	30	0.4%
Utilities	5,804	4,266	73.5%	631	10.9%
Mining, Quarrying, and Oil and Gas Extraction	546	174	31.9%	0	0.0%

this threshold of time. In addition, some people in the Study Area commute further distances than what is captured in the exhibit.

[15] To determine the "average commuter," ECONorthwest generated transit isochrones from every active transit stop in the Study Area. Each stop is weighted by the population within a half-mile of the stop (a straight distance, using ACS 2014-2018 five-year estimates). The weighted average number of jobs within the isochrones was taken as the "average commuter's" job access. Auto isochrones are handled in a similar manner, generated from the centroid of each block group in the Study Area, and weighted by that block group's population (using ACS 2014-2018 5-year estimates).

Housing Inventory

As of 2020, the Study Area has 60,093 dwelling units in its housing stock. About 33% of the Study Area's housing units were built in the 1990s or earlier and about 76% of the Study Area's housing stock is single-family detached housing. In addition to these characteristics, the majority of the Study Area's occupied housing stock is occupied by homeowners (73%).

> In this document, we use HUD's Median Family Income (MFI) and Area Median Income (AMI) interchangeably. AMI and MFI were $87,900 in 2019 for a family of four for the Portland-Vancouver-Hillsboro, OR-WA MSA (which includes Clark County).

The Study Area has 1,520 regulated affordable housing units, which are typically restricted to households earning less than 60% or 80% of MFI. Given the limited supply of these units, households at these income levels must compete for older, lower cost, and lower amenity market rate housing. A household earning 80% of Clark County's AMI for a family of four[16] (about $70,300) can afford a monthly rent of about $1,760 without being cost-burdened, and there is little housing available at this price point (e.g., about 8,177 multifamily units), particularly units with multiple bedrooms. This memorandum discusses housing affordability in greater detail in later subsections.

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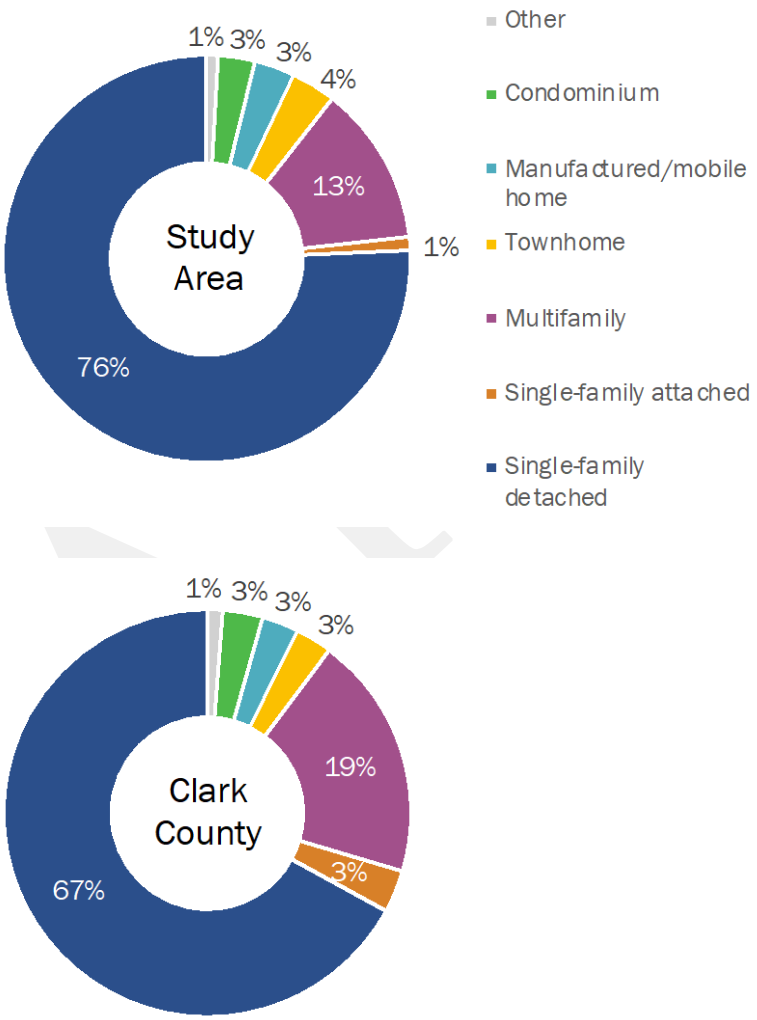
[16] The U.S. Department of Housing and Urban Development determines MFI thresholds for families of various sizes, not just families of four. These thresholds can be searched for and viewed here: https://www.huduser.gov/portal/datasets/il.html.

The majority of housing units in the Study Area are single-family units.

Three quarters of the Study Area's housing stock comprised single-family detached housing. Multi-family housing makes up the next largest housing type with 13%.

Note: These housing types are defined in Appendix B.

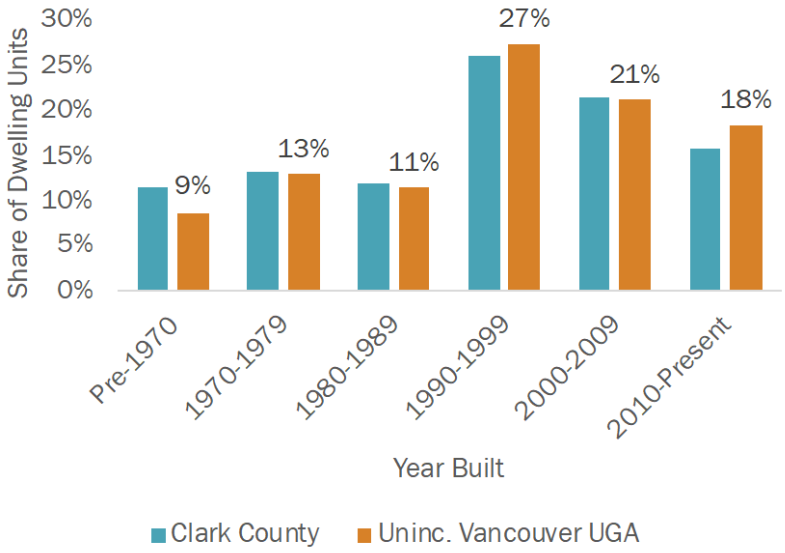
Exhibit 28. Housing Units by Type, Unincorporated Vancouver UGA and Clark County, 2020
Source: Clark County Assessor, 2020.



The majority of housing units in the Study Area were built after 1990.

About a third of the Study Area's housing stock (of any type) was built before 1990, 49% between 1990 and 2009, and 18% in 2010 and after.

Exhibit 29. Housing Units by Age of Structure, Study Area and Clark County, 2019
Source: Clark County Assessor, 2020.

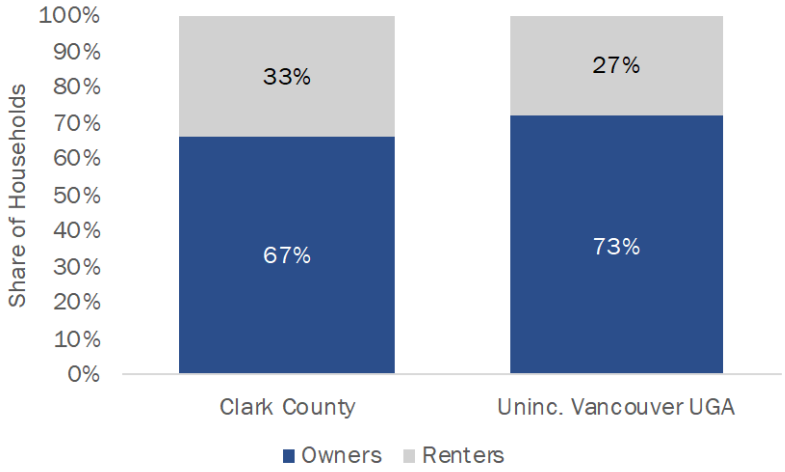


Most homes in the Study Area are owner-occupied.

About 73% of homes in the Study Area are owner-occupied and 27% are renter-occupied.

In Clark County, about 66% of homes are owner-occupied and 34% are renter-occupied. Thus, the Study Area has higher homeownership rate than the County.

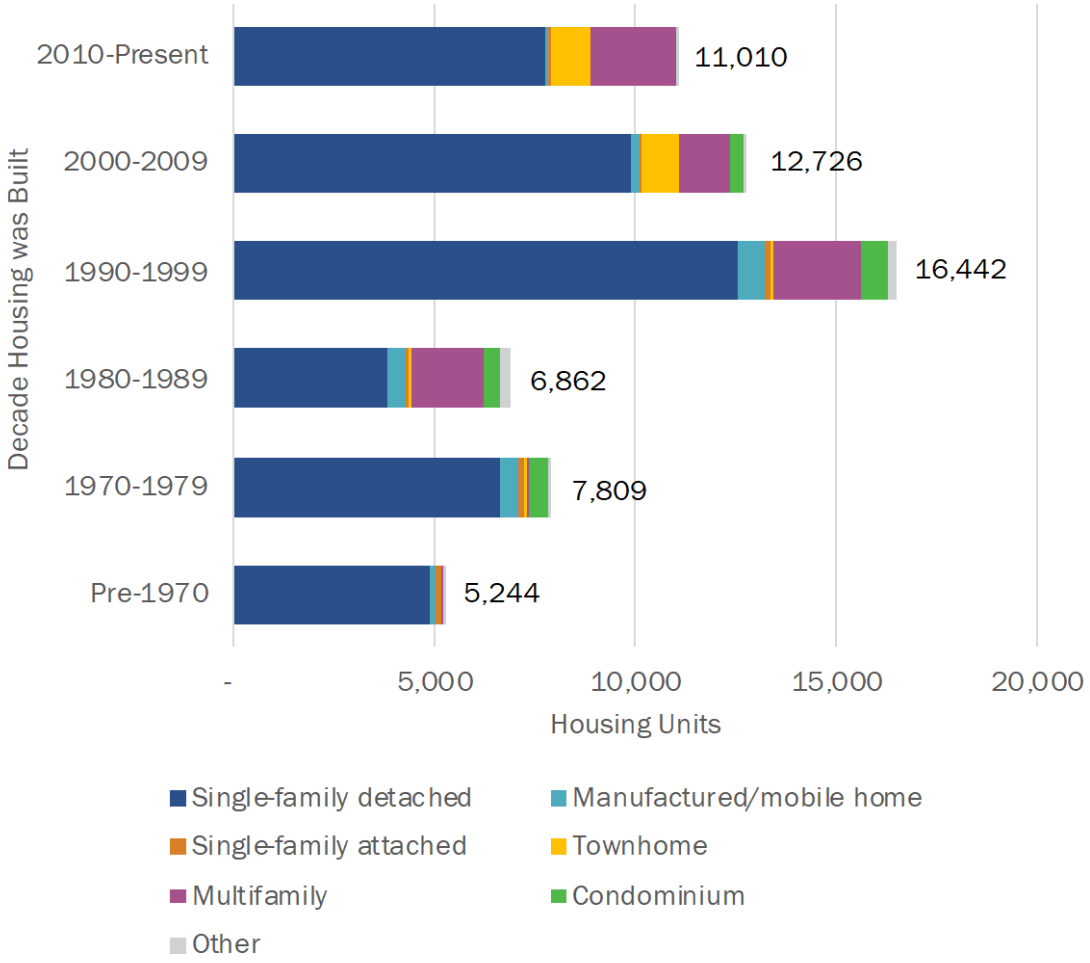
Exhibit 30. Occupied Housing by Tenure, Study Area and Clark County, 2019
Source: U.S. Census 5-Year ACS, 2014-2018.



Multifamily units and townhomes tend to be newer, while single-family units have been built more steadily over time.

Since 2000, about 23,700 new housing units were built in the Study Area. Of these units, 74% are single-family detached, 14% are multifamily, 8% are townhomes, and 3% are some other housing type (e.g., manufactured/mobile homes, single-family attached homes, condominiums, and "other").

Exhibit 31. Housing Units by Type and Age, Study Area, 2020
Source: Clark County Assessor, 2020.



Most of the land in the Study Area designated for residential uses has an urban low density designation, and single family homes are the main type of housing built in both low density and medium density residential areas.

The majority of the Study Area's housing units (73%) and acreage (59%) have an Urban Low Density Residential comprehensive plan designation (UL).

Combined, the Urban Medium Density Residential (UM) and Urban High Density Residential (UH) comprehensive plan designations make up 7% of the acreage of the Study Area and 24% of housing units.

Exhibit 32. Housing Units and Acres by Land Use, Unincorporated Vancouver UGA and Clark County, 2020

Source: Clark County Assessor, 2020.

Comprehensive Plan Designation	Housing Units	Share of Housing Units (%)	Acres	Share of Acres (%)
Urban Low Density Residential (UL)	44,612	73%	19,850	59%
Urban Medium Density Residential (UM)	8,892	15%	1,738	5%
Urban High Density Residential (UH)	5,555	9%	662	2%
Other	2,020	3%	11,328	34%
TOTAL	**61,079**	**100%**	**33,578**	**100%**

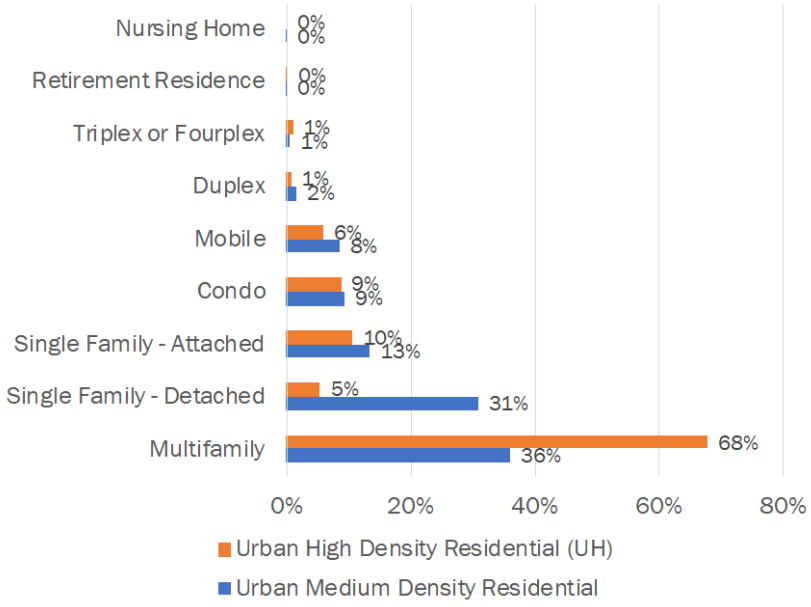
Note: The "Other" designation in Exhibit 32 includes all other comprehensive plan designations within the Study Area that are not UL, UM or UH.

Of the 8,892 housing units developed in the Urban Medium Density Residential designation, 36% are multifamily and 44% are single family homes.

Of the 5,555 housing units developed in the Urban High Density Residential designation, 68% are multifamily and 15% are single family homes.

Exhibit 33. Housing Units by Land Use, Urban High Density and Urban Low Density, Unincorporated Vancouver UGA , 2020

Source: Clark County Assessor, 2020.



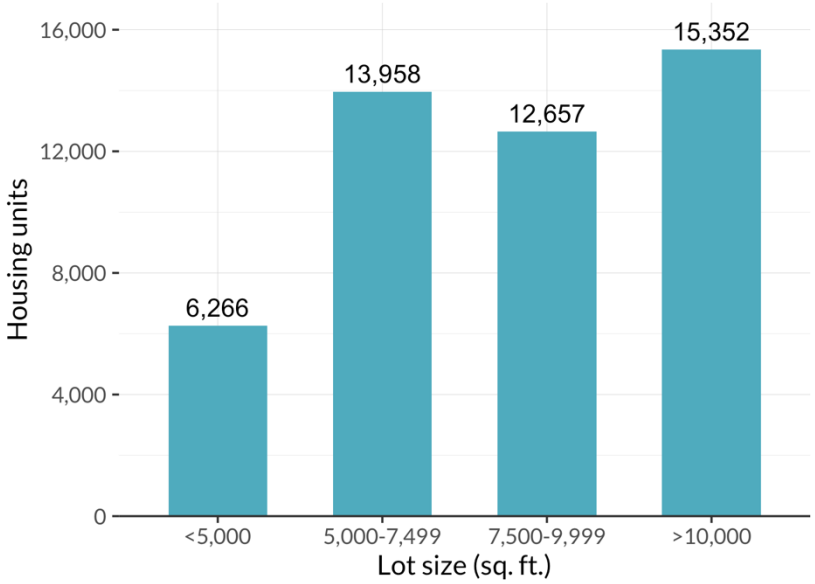
About 87% of the Study Area's single-family housing stock is located on lots greater than 5,000 square feet in size.

When limiting the Study Area to just single-family detached and single-family attached housing, and breaking parcels down by lot sizes typically used in local zoning regulations, the largest share (32%) of units is located on lots larger than 10,000 sq. ft.

Small lots, those less than 5,000 sq. ft., accounted for 13% of the Study Area's single-family units.

Exhibit 34. Housing Units by Lot Size, Single-Family Detached and Single-Family Attached Parcels, Unincorporated Vancouver UGA , 2020

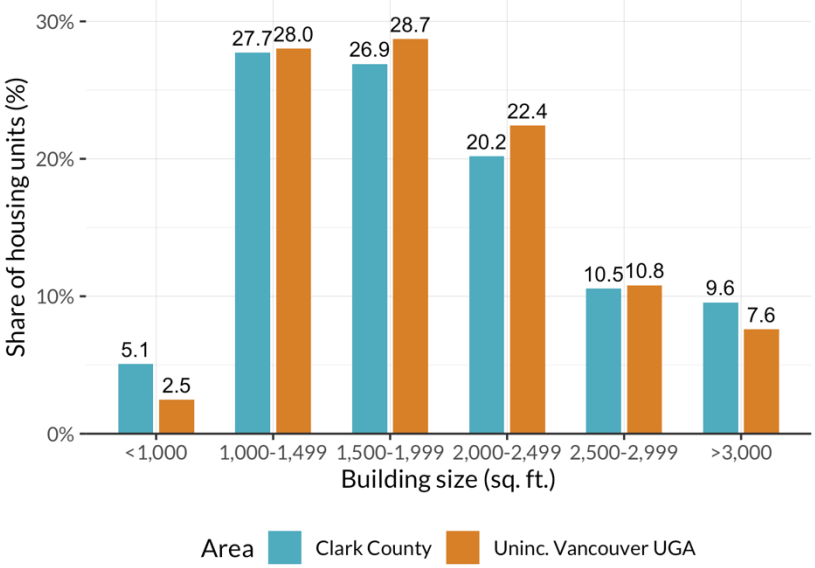
Source: Clark County Assessor, 2020.



The majority of the Study Area's single-family housing units (57%) are between 1,000 and 2,000 square feet.

Exhibit 35. Single-Family Housing Units by Square Footage, Unincorporated Vancouver UGA and Clark County, 2020

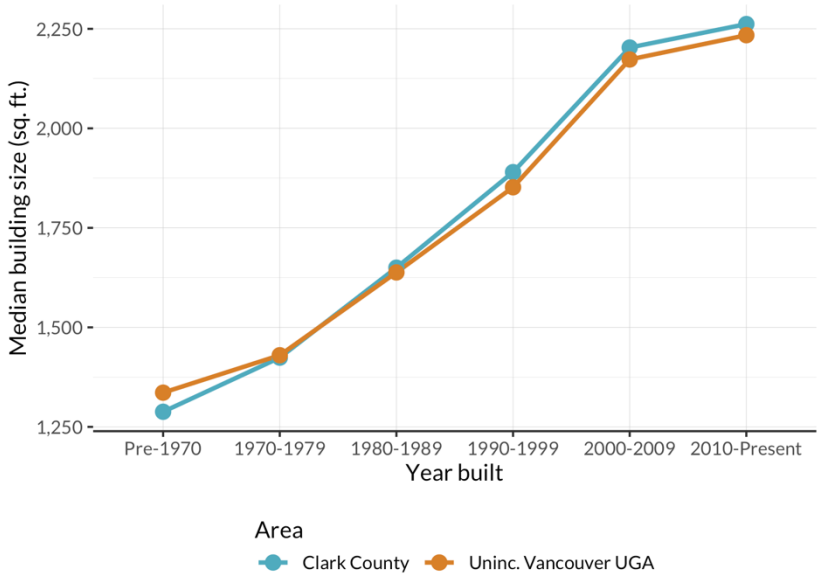
Source: Clark County Assessor, 2020.



The median single-family detached house in Clark County and the Study Area has grown by just under 1,000 sq. ft. since around the 1960s, from just over 1,250 feet to around 2,250 sq. ft.

Exhibit 36. Median Building Size of Single-Family Detached Housing, Unincorporated Vancouver UGA and Clark County, Pre-1970 to 2020

Source: Clark County Assessor, 2020.

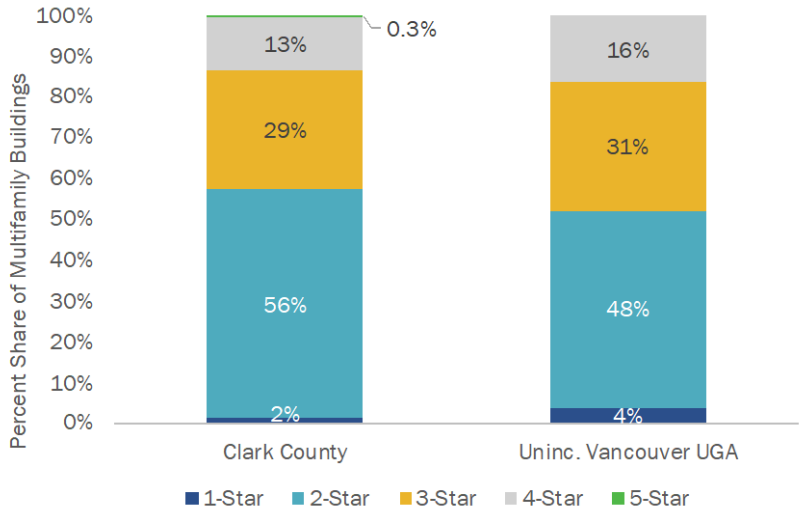


The Study Area's multifamily housing stock quality ranges from mid-range to higher-end, with just 4% of the Study Area's multifamily developments rated as functionally obsolete.

Compared to the County, the Study Area has a greater share (47% of units compared to 42%) of units rated with three stars or above.

Exhibit 37. Multifamily Housing Quality (Share of Costar Inventory by Costar Star Rating[17]), Unincorporated Vancouver UGA and Clark County, 2020

Source: CoStar.



[17] CoStar ratings consider design, amenities, certification, and landscaping among other factors—as assessed by CoStar. A five-star building represents the luxury end of multifamily buildings defined by finishes, amenities, the overall interior/exterior design and the highest level of specifications for its style (garden, low-rise, mid-rise, or high-rise). Four-star buildings are constructed with higher end finishes and specifications, providing desirable amenities to residents and are designed/built to competitive and contemporary standards. Three-star buildings are likely smaller and older with less energy-efficient and controllable systems, have average finishes, a layout conducive to

About 76% of regulated affordable units in the Study Area are one- and two-bedroom units.

Exhibit 38. Regulated Affordable Units, Unincorporated Vancouver UGA and Clark County, 2020

Source: Washington State Housing Finance Commission, Vancouver Housing Authority, U.S. Department of Housing and Urban Development, and U.S. Department of Agriculture.

	Clark County		VUGA	
	#	%	#	%
Studio units	666	12%	118	8%
1-bedroom units	2,551	44%	551	36%
2-bedroom units	1,826	32%	708	47%
3-bedroom units	614	11%	120	8%
4-bedroom units	110	2%	23	2%
Total	**5,767**	**100%**	**1,520**	**100%**

Of the Study Area's regulated affordable units with known affordability characteristics (1,194 units), most (85%) are affordable to households earning 60% of AMI, suggesting a highly limited supply of housing for households that are very low- and extremely low-income.

Of Clark County's regulated affordable units with affordability characteristics (4,419 units), most (75%) are affordable to households earning 60% of AMI.

Exhibit 39. Regulated Affordable Units by AMI, Unincorporated Vancouver UGA, 2020

Source: Washington State Housing Finance Commission, Vancouver Housing Authority, U.S. Department of Housing and Urban Development, and U.S. Department of Agriculture.

Note: Housing totals in Exhibit 39 do not sum to totals in Exhibit 38 as affordability levels are not known for each regulated affordable housing development.

Percent of AMI	Income Level	Regulated Affordable Housing			
		Clark County		VUGA	
		Units	% of Total	Units	% of Total
30% AMI	$26,370	242	5%	39	3%
35% AMI	$30,765	-	0%	-	0%
40% AMI	$35,160	74	2%	15	1%
45% AMI	$39,555	15	0%	-	0%
50% AMI	$43,950	779	18%	125	10%
60% AMI	$52,740	3,309	75%	1,015	85%
Total	-	4,419	100%	1,194	100%

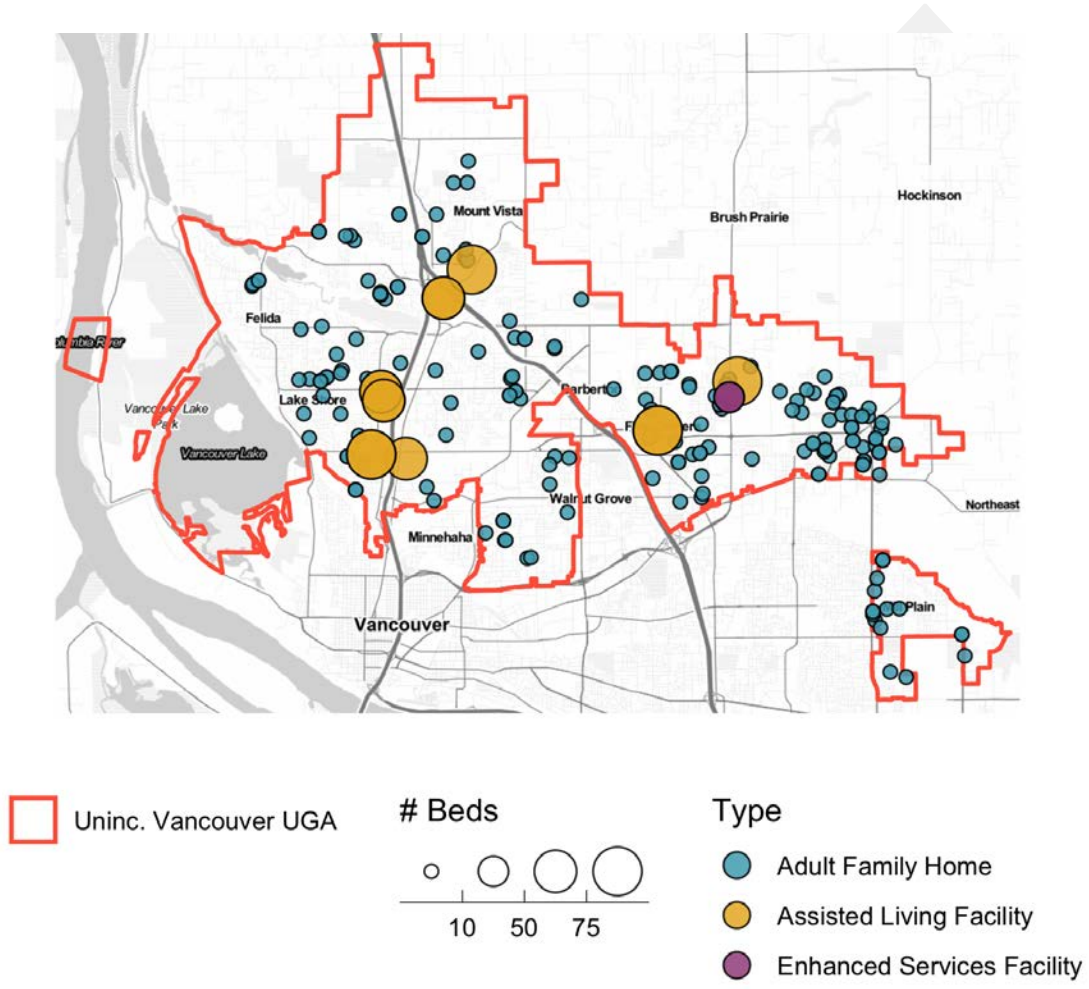
In addition to the supply of regulated affordable housing, the Study Area had 1,186 housing choice voucher recipients in 2020.

compact lifestyle, and have few on-site shared facilities and spaces. Two-star buildings have small, adequate windows, average aesthetics, purely functional systems, and below-average finishes and use of space with one or no on-site shared facilities. One-star buildings are practically uncompetitive with respect to typical multifamily investors, may require significant renovation, and are possibly functionally obsolete.

The Study Area has 219 adult family home facilities (with 1,220 licensed beds), 18 assisted living facilities (with 1,431 licensed beds), and three enhanced services facilities (with 36 licensed beds).

Exhibit 40. Long-Term Care Units, Unincorporated Vancouver UGA, 2020

Source: Washington Geospatial Open Data Portal. DSHS Long Term Care - Residential Care. 2020.
https://geo.wa.gov/datasets/12cacca85238434b9bf54f8e47ece35f_1



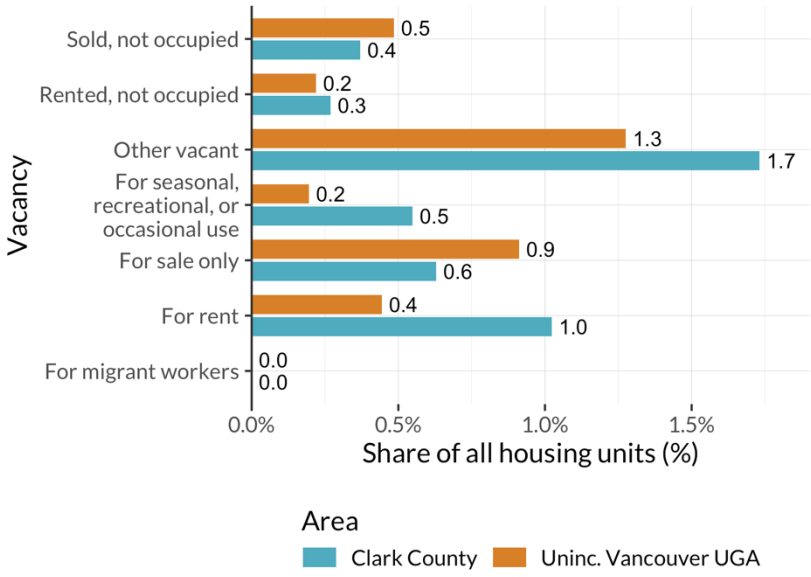
Housing Market Conditions

Both the Study Area and County have relatively few vacant units.

Vacant units comprised 3.5% of the Study Area's housing stock and 4.6% of Clark County's housing stock.

Exhibit 41. Vacancy Rates, Unincorporated Vancouver UGA and Clark County, 2018

Source: U.S. Census 5-Year ACS, 2014-2018.



Rents have increased steadily in the Study Area since 2010.

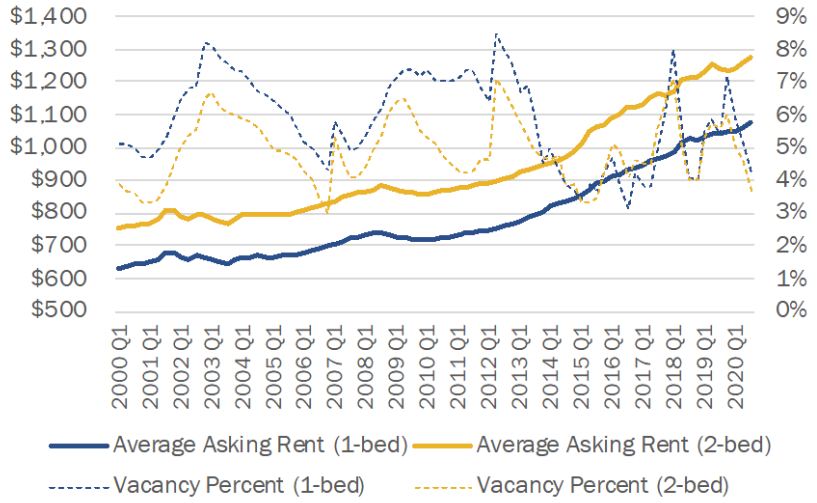
Between 2010 and 2020, average rents in the Study Area for one- and two-bedroom units increased at an average annual growth rate of about 4% (compared to 1.2% in 2000 to 2010).

The average asking rent for a one-bedroom unit in a multifamily structure is $1,074, which is affordable to a household earning $42,960.

The average asking rent for a two-bedroom unit in a multifamily structure is $1,276, for a two-bedroom unit, which is affordable to a household earning $51,040.

Between 2015 and 2020, the average asking rent for a 1-bedroom multifamily unit increased by $186 (21% change). In this period, the average asking rent for a 2-bedroom multifamily unit increased by $216 (20% change).

Exhibit 42. Quarterly Average Asking Rental Rates for Multifamily Units, Unincorporated Vancouver UGA , 2000 Q1 through 2020 Q3
Source: CoStar.



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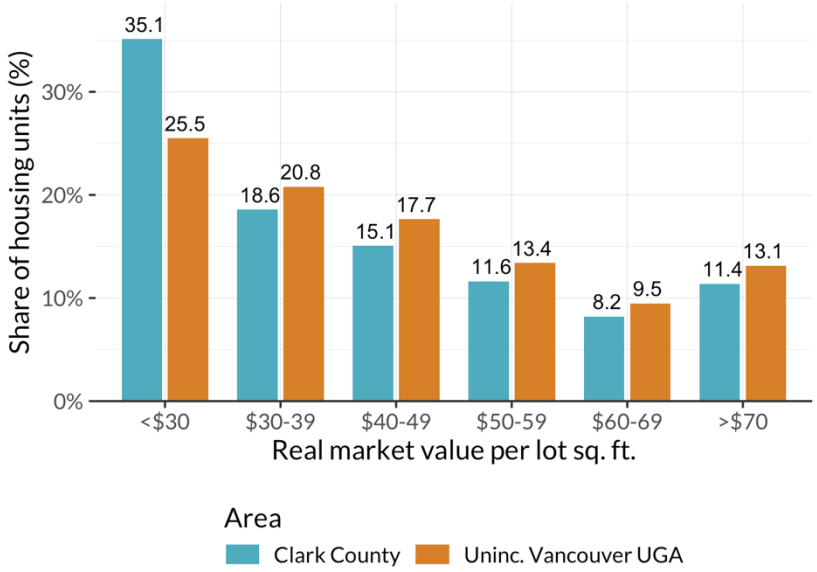
Like in Clark County, home prices in the Study Area are increasingly out of reach for middle income households looking to buy.

The real market value of single-family housing in the Study Area is greater than in Clark County when normalized by lot square footage.

The Study Area has a larger share of single-family housing units valued more than $30 per square foot compared to the County overall.

Exhibit 43. Single-Family Housing Units by Real Market Value per Lot Square Foot, Unincorporated Vancouver UGA and Clark County, 2020
Source: Clark County Assessor, 2020.

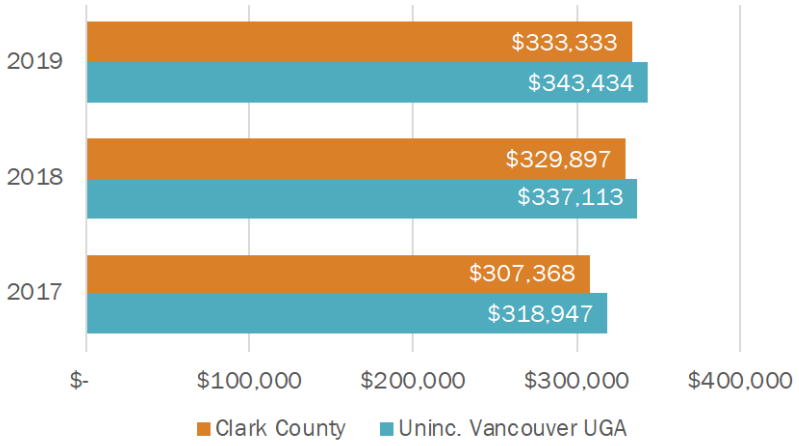


Median home sales prices are higher in the Study Area than in Clark County, and have risen since 2017.

The median price of a home in the Study Area is about $343,000. This price is approximately affordable to a household earning about $98,000 to $114,000 per year (about 112% to 130% of AMI).

Between 2017 and 2019, the median home sale price of single-family detached homes in the Study Area increased by $24,487.

Exhibit 44. Median Home Sales Price (Single-Family Detached Units), Unincorporated Vancouver UGA and Clark County, 2017 to 2019
Source: Clark County Assessor, 2020.



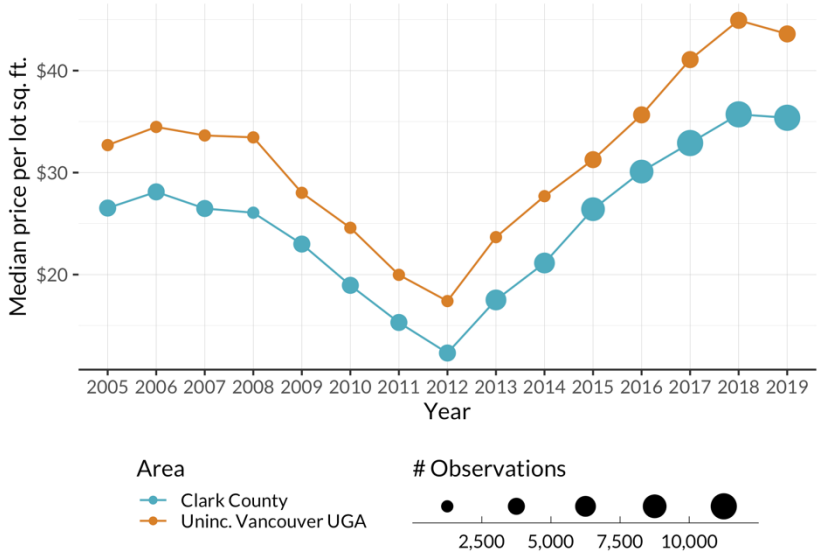
The median sale price per lot square foot of single-family homes decreased between 2008 and 2012 (during the recession) and has increased since 2012.

In the Study Area, the median home sale price per square foot increased from $17.40 in 2012 to $43.60 in 2019.

Exhibit 45. Median Home Sales Price per Lot Square Foot (Single-Family Detached Units), Unincorporated Vancouver UGA and Clark County, 2005 through 2019

Source: Clark County Assessor, 2020.

Note: Prices are inflation-adjusted to 2020 dollars.



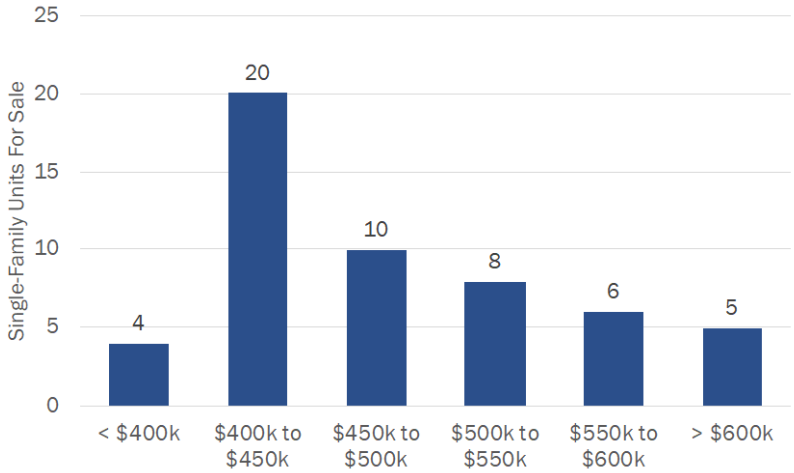
Most single-family units that are for sale in the Study Area cost $400,000 or more, which is unaffordable to many potential homebuyers.

Of the 53 single-family homes for sale in the Study Area in December 2020, asking prices ranged from $389,900 to $689,900.

The average asking price was $485,657. This price is generally affordable to a household earning between $138,700 and $161,900 (about 158% to 184% of AMI).

Exhibit 46. Single-Family Residences Currently for Sale by AMI, Unincorporated Vancouver UGA , December 2020

Source: Redfin.



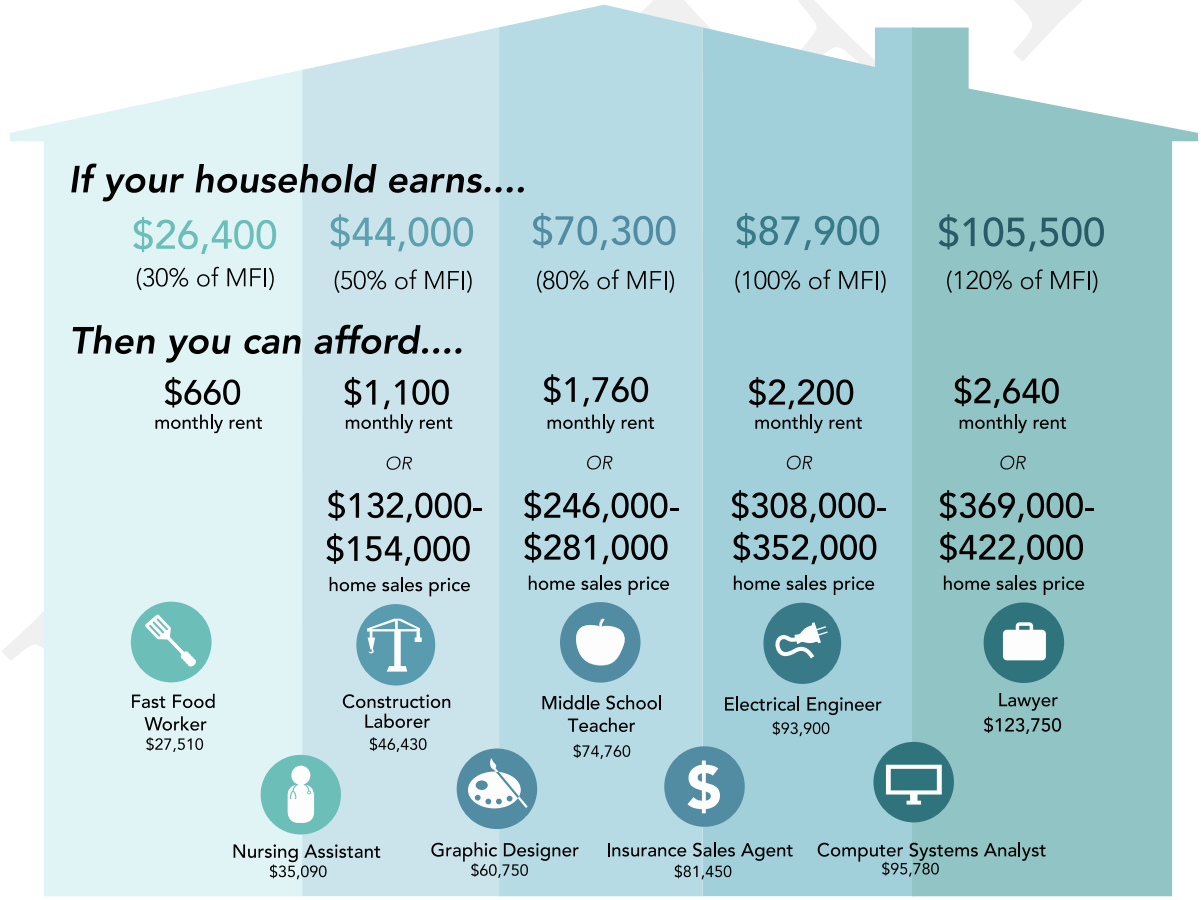
Households at the lower and middle part of the income spectrum often have no choice but to pay increasingly higher rents, because homeownership is out of reach.

Another way to look at housing affordability is to assess affordable housing costs for the broader region. For example, a household earning median family income for Clark County and the entire Portland Metropolitan Region ($87,900) can afford a monthly rent of about $2,200 or a home roughly valued between $308,000 and $352,000.

Exhibit 47. Financially Attainable Housing, by Median Family Income (MFI) for Clark County and the Portland Metropolitan Region ($87,900), 2019

Source: U.S. Department of Housing and Urban Development, Clark County and the Portland Metropolitan Region, 2019. Oregon Employment Department.

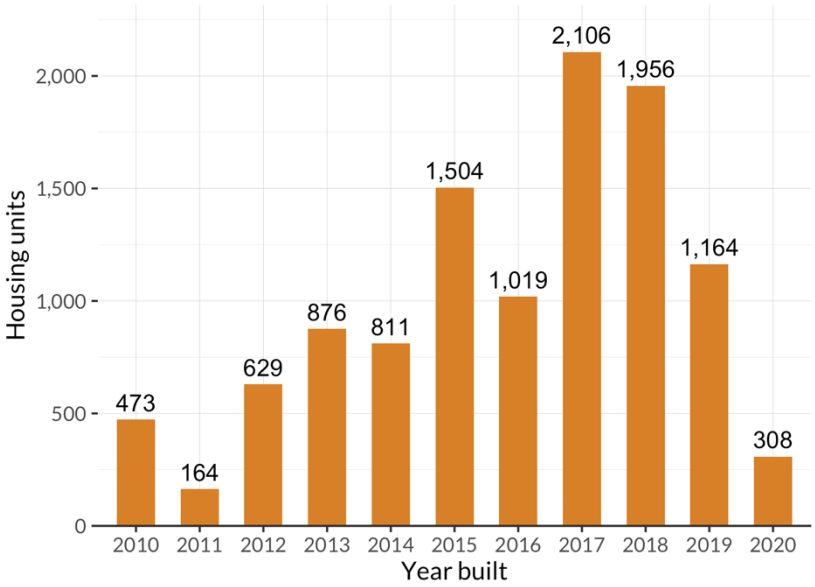
Notes: (1) MFI is Median Family Income for a Family of 4, (2) the assumed affordable monthly rent is 30% of a family's monthly salary, and (3) an affordable home sale price is assumed to be 3 to 3.5 times MFI at 50% of MFI and 3.5 to 4 times MFI at 80%, 100%, and 120% of MFI.



The Study Area has seen increased housing construction activity.

The Study Area has seen an increase in housing production, from a low of 164 units in 2011 (during the Great Recession) to a high of 2,106 units per year in 2017.

Exhibit 48. Housing Units Constructed by Year in the Unincorporated Vancouver UGA , 2010 through 2019
Source: Clark County Assessor, 2020.



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Market-Rate Affordable Housing Supply

In addition to the 1,520 units of regulated affordable housing, the Study Area also has some market-rate rental units that are affordable to households at the lower end of the income spectrum.[18] These units are sometimes called NOAHs, or Naturally Occurring Affordable Housing (see sidebar). This section identifies the Study Area and Clark County's supply of affordable housing, including housing that is affordable without government subsidy.

NOAHs are units that are affordable to households earning less than 80% of AMI but are unregulated and unrestricted by government programs. NOAH units are an important part of a community's housing stock but can be at risk of dramatic price increases because they are not regulated.

There is a low supply of housing units affordable to households at the lowest end of the income spectrum, and few of these units are larger than two bedrooms.

The Study Area is home to about 25% of the NOAH units in the County. Of the 3,747 units affordable to households earning less than 80% of AMI ($70,320) in the Study Area, about one third are affordable to household earning 50% of AMI ($43,950) or less (1,247 units). The other two thirds of NOAH units (2,500 units) are affordable to households earning between 50% and 80% of AMI.

Of the 3,747 NOAH units within the Study Area, most are two bedrooms or fewer. About 32% are studio or one-bedroom units, 53% are two-bedroom units, 12% are three-bedroom units, and 3% are 4-bedroom units. Exhibit 49 presents data on the Study Area's multifamily NOAH units (defined as units with a three-star rating in CoStar).

Multifamily units in the Study Area are an important source of naturally occurring affordable housing.

The multifamily housing stock in the Study Area totals 8,177 units. The majority of these units (71%) are affordable to households earning between 50% and 80% of AMI. Of the 8,177 multifamily NOAH units, 83% (6,828 units) are one-bedroom and two-bedroom units.

Exhibit 49. Multifamily Rental Housing Units Affordable by AMI, Unincorporated Vancouver UGA, 2020

Source: CoStar.

AMI Category	Income Range	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total
< 30% AMI	$26,370 or less	77	52	39	7	3	178
30% to 50% AMI	$26,370 to $43,950	218	1,036	700	33	15	2,002
50% to 80% AMI	$43,950 to $70,320	0	1,122	3,879	711	131	5,843
80% to 100% AMI	$70,320 to $87,900	0	0	0	154	0	154
100% to 120% AMI	$87,900 to $105,480	0	0	0	0	0	0
> 120% AMI	$105,480 or more	0	0	0	0	0	0
Total		**295**	**2,210**	**4,618**	**905**	**149**	**8,177**

[18] Households do not need to spend more than 30% of their income on housing for it to be affordable.

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Future Housing Needs

This section identifies the housing costs that different households can afford, the existing housing available to meet those needs, and the gaps between what is available and what households can afford. A detailed explanation of our methodology is included in the inset "Calculating Underproduction and Housing Need." See page 7 for an explanation of the population forecast assumptions.

Clark County will need to plan for 13,281 new dwelling units within the Study Area through 2035 to address the Study Area's underproduction of housing and develop new housing demanded by population growth.

The unincorporated UGA's population is forecast to grow by 24,989 people by 2035, from 159,457 to 184,446 people (see page 7 for an explanation of the population forecast methods).

To accommodate new growth in the unincorporated UGA, the County will need to plan for 13,281 units by 2035:

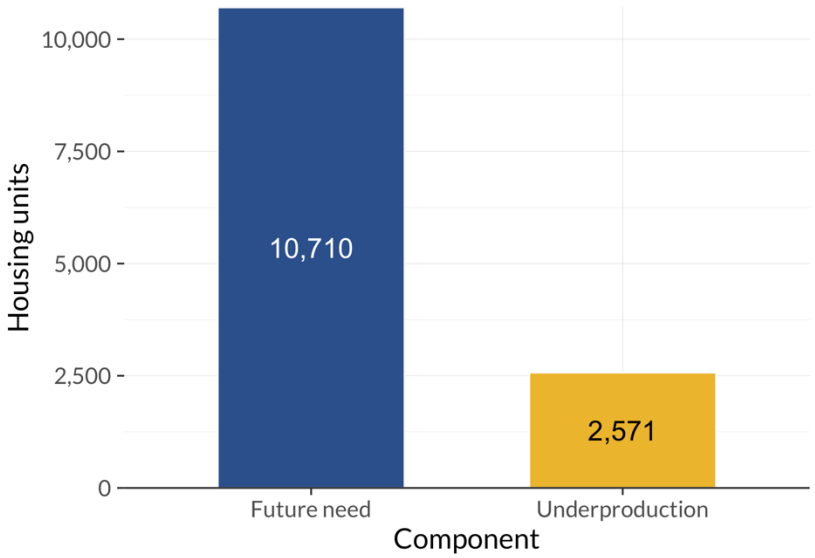
- 10,710 housing units to meet the demand from new population growth
- 2,571 housing units to address past underproduction

Of the needed units in the Study Area, about 20% are intended to address current housing underproduction and 80% are intended to address future housing need.

To meet this need, developers in the Study Area would need to build an average of 885 new dwelling units annually over the next 15 years.

Exhibit 50. Existing Housing Underproduction and Forecasted Future Housing Need, Unincorporated Vancouver UGA, 2020 to 2035

Source: OFM SAEP, Clark County.



Note: Past underproduction is defined as the gap needed to be filled in order to bring the unincorporated UGA up to the same ratio of housing units to households for Clark County as a whole (about 1.03).

Exhibit 51. Total Needed Housing Units in Unincorporated Vancouver UGA by 2035
Source: OFM SAEP, Clark County, summary by ECONorthwest.

Underproduction (2020)	+	Future Need (2020-2035)	=	Total Needed Housing Units
2,571 units		**10,710 units**		**13,281 units**

Target: # units to achieve County average ratio

Key Assumptions:
- Housing-units-to households: 0.99 (Study Area), 1.03 (County average and target ratio)
- 2.66 persons-per-household ratio
- Clark County's OFM Small Area Estimate population estimate for 2020

Target: # units needed to achieve national target ratio

Key Assumptions:
- 1.14 housing-units-to households' target ratio (national average)
- 2.66 persons-per-household ratio
- Clark County's OFM Small Area Estimate 2020 population estimate
- Adopted 2035 population forecast for Clark County

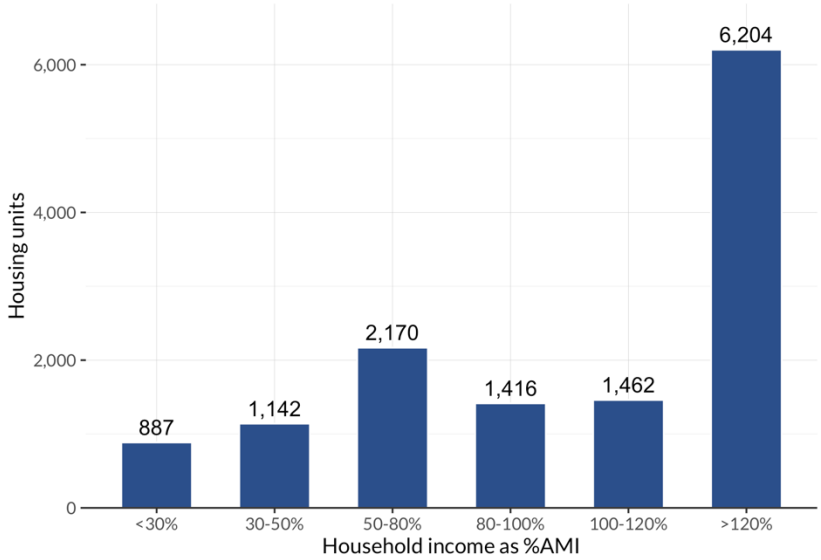
While households in the Study Area may have slightly higher incomes, the Study Area still has an unmet need for housing affordable to people across the income spectrum.

Of the 13,281 needed units within the Study Area, 15% of units (2,029) need to accommodate households earning less than 50% of AMI.

About 27% of units will accommodate households earning between 50 and 100% of AMI.

About 58% of units will accommodate households earning more than 100% of AMI.

Exhibit 52. Existing Housing Underproduction and Forecasted Future Housing Need by AMI, Unincorporated Vancouver UGA, 2020 to 2035
Source: OFM SAEP, Clark County, U.S. Census PUMS 2019.



Assuming current household income trends continue, there will be a continued need for housing that is affordable to people at the low- to middle-income parts of the income spectrum. Within the Study Area, 44% percent of renter households and 23% of homeowners are cost burdened or severely cost burdened, meaning they spend more than 30% of their incomes on housing costs. Without substantial changes in housing policy to address housing costs in the area, these characteristics will continue to persist. In addition, a majority of the Study Area's residents commute outside of the area to get to their jobs—meaning they are also spending a portion of their incomes on transportation costs (further impacting household budgets). When accounting for housing and transportation cost burdening factors, ECONorthwest finds that the typical household (earning 100% of AMI) is spending 53% of their income on housing and transportation costs.

Housing Need and Housing Capacity

The County's Vacant Buildable Lands Model provides an estimate of the development potential of vacant residential lands, absent constraints, to accommodate new housing based on a range of assumptions included residential densities. Based on the 2016 VBLM Model,[19] the existing residential capacity for the Study Area (Vancouver Unincorporated Growth Area) is **20,200 housing units.**

ECONorthwest used the results from the 2016 VBLM model because the County Council will not approve the revised VBLM model until mid-2021.

The Study Area appears to have enough housing capacity to address future housing needs, but the confluence of demographic changes with site constraints will likely require a departure from current housing production patterns. When the updates to the VBLM model is complete, the County can revisit this analysis to better ascertain the difference between housing capacity and housing need.

[19] This number is the 2020 capacity based on the 2016 VBLM model.

Calculating Underproduction and Housing Need

ECONorthwest calculated future housing needs as the current underproduction of housing plus the future needs based on projections from County's 2035 population projections. Without accounting for past and current underproduction, development targets focused solely on future housing needs will continue to underproduce relative to the actual need.

To calculate the underproduction and future housing need, ECO used a target ratio of developing 1.14 housing units per new household. This ratio was the national average of housing units to households in 2019. It is important to use a ratio greater than 1:1, since healthy housing markets allow for vacancy, demolition, second/vacation homes, and broad absorption trends. Using this ratio suggests that at a minimum, jurisdiction should be hitting the national average and is preferred as the existing regional ratio may capture existing issues in the housing market (such as existing housing shortages).

Current Underproduction

ECONorthwest calculated the current underproduction of housing based on the ratio of housing units produced and new households formed over time. We first calculated the current underproduction of units in the Study Area's housing stock. We estimated the underproduction based on the ratio of housing units produced and new households formed in the Study Area over time using population data and assumptions provided by Clark County. This approach to underproduction uses the best available data that is both local and the most recent. This analysis does not differentiate between renter and owner households, account for local or regional housing preferences by type or tenure, or account for housing affordability. The steps for calculating current underproduction are as follows:

- Calculate the count of housing units and population.
- Convert population to households by using average household size of 2.66 for the County from the 2018 PUMS dataset.
- Compare the Study Area's ratio of total housing units to households (0.99) to that of the County (1.03) as the target ratio.

Future Housing Needs

We estimated the Study Area's future housing needs based on the Study Area's forecasted population growth through 2035 (see explanation on page 7), using the County's average household size of 2.66.

To allocate the units by income level, we looked at the most recent distribution of households by income level (using PUMS to determine area median income or "AMI") in the Study Area. Because forecasting incomes at the household level over time can be challenging at best, and misleading at worst, this data evaluates housing need using current income distributions forecast forward. The forecast housing need by income category at both the city level and at the subregion is likely to vary depending on policy choices made over the next 20 years. That is to say that if local jurisdictions choose to take less action on increasing housing production and affordability worsens due to demand outpacing supply, the forecast need for lower income households is likely to be less because those low income households that are most at risk from housing price changes are more likely to be displaced from the subregion. The ultimate income distribution in 2035 will be the result of regional housing trends and policy decisions made at the local level.

Appendix A. Methodology

This analysis compares unincorporated Vancouver UGA with trends in Clark County. It identifies gaps in the housing supply based on current and projected needs.

This analysis uses applicable data sets and an analytic approach based on conversations with the Clark County team and the Project Advisory Group (PAG). To accurately project the expected housing needs in the future, the evaluation of Projected Housing Need focuses on analyzing current housing and household characteristics as well as trends relating to: housing production (by type, size and price), affordability (cost burdening by income), demographics (changes in household size, age, race and ethnicity), and employment trends (fastest growing jobs and wages).

Data Sources

To evaluate housing and demographic trends, this analysis primarily relies on data from Washington Office of Financial Management (OFM), the U.S. Census Bureau's Public Use Micro Sample (PUMS), U.S. Census Bureau's American Community Survey (ACS 2014-2018), U.S. Census Longitudinal Employer-Household Dynamics (LEHD) data, GTFS schedule databases (C-TRAN, Trimet), and the Clark County Assessor. Additional data derived from other sources included:

- **CoStar:** CoStar is a proprietary data source commonly used for market analysis in the real estate industry. While CoStar is one of the best available sources of rent and vacancy data overall, the data has gaps and limitations that make it less reliable in areas with few existing buildings. Newer buildings and those that are professionally managed are more likely to have reliable rent and vacancy information, while smaller, older buildings may have incomplete data or be missing from the system entirely. The analysis uses CoStar's multifamily datasets.
- **Redfin:** Redfin has real estate data comparable to Zillow. Redfin provided the analysis with aggregated data for housing market trends.
- **Long-Term Residential Care.** The Washington Geospatial Open Data Portal maintains a dataset Long Term Care Adult Family Homes, Assisted Living Facilities, and Enhanced Services Facilities licensed by the Washington State Department of Social and Health Services (DSHS). It also presents the business locations of Certified Residential Service and Supports Providers and their Group Training Homes when available. The data is extracted nightly from the Washington State Department of Social and Health Services (DSHS) Aging and Long Term Support Administration's (ALTSA), Facilities Management System (FMS) and geocoded using the Washington Master Address Services (WAMAS) address correction and geocoding tool. This is the same data that is available in the lookup tools in the Residential Care Services web site with the addition of location data columns.

DRAFT

- **Clark County's Public Health Department** recently published an InfoMap to provide the community with resources and a new opportunity to learn about public health issues in the county. The InfoMap (which includes graphs, charts, maps, and brief discussions) convey a wide range of demographic information to tell a story about the community. For more information, visit the "Healthier Clark County InfoMap."[20]

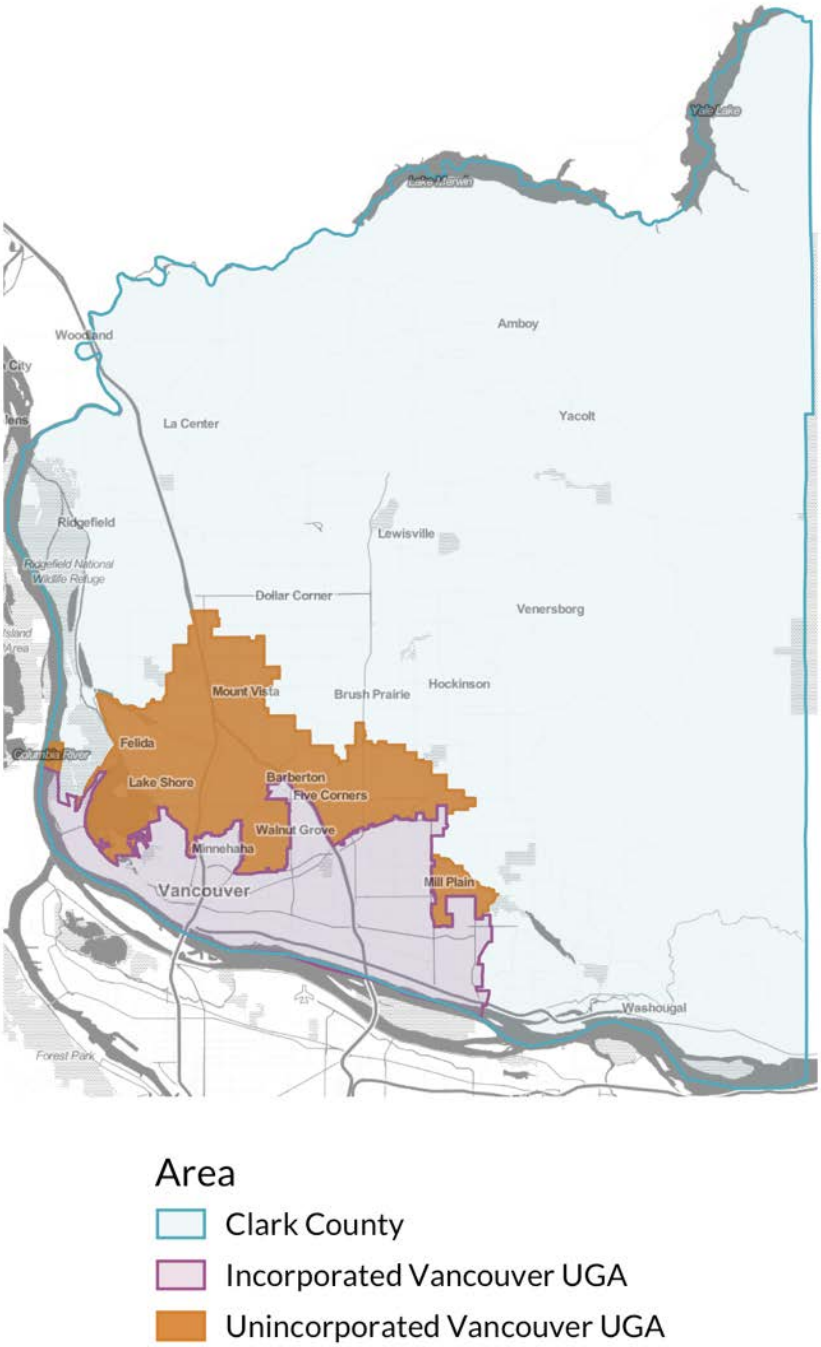
Study Geographies

ECONorthwest and the Clark County project team identified the geographic scope of the data collection and scale of the analyses. The primary scope of the study looks at unincorporated Vancouver UGA (Exhibit 54) and Clark County, as shown in Exhibit 53.

DRAFT

[20] Healthier Clark County InfoMap: https://gis.clark.wa.gov/portal/apps/MapSeries/index.html?appid=33acdf14803e4982bcd7e046a25d748c

Exhibit 53. Study Area - Unincorporated Vancouver Urban Growth Area (VUGA)
Source: United States Census Bureau.



To describe housing needs, this analysis uses two types of data, described below.

Public Use Microsample (PUMS) Geographic Data

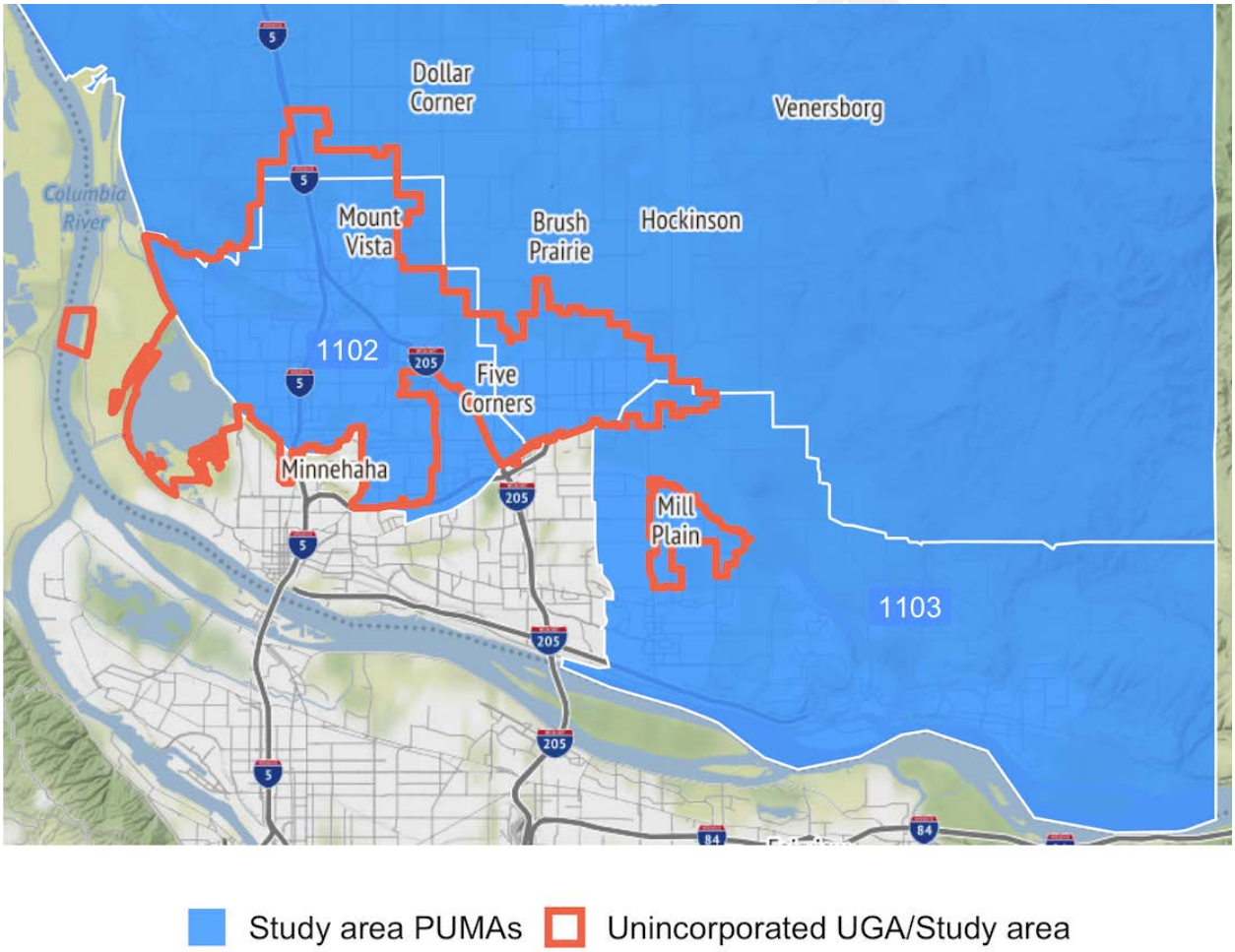
To characterize housing need (demographics/income), this analysis uses Public Use Microsample (PUMS) data. PUMS enables one-year estimates s to quantify household incomes

and housing costs in terms of percentages of Area Median Income (AMI), which is not possible to assess using pre-made American Community Survey tract-level data. PUMS also allows analysis of incomes and housing cost cross-tabulations (as a percent of AMI) along with analysis of household demographics such as age, race/ethnicity, and employment info, etc.

PUMS data are only available for geographies called Public Use MicroSample Areas (PUMAs) which contain about 100,000 people. Exhibit 54 shows the Study Area's PUMA geographies.

Exhibit 54. PUMA Geographies, overlaid on Unincorporated Clark County Vancouver Urban Growth Areas

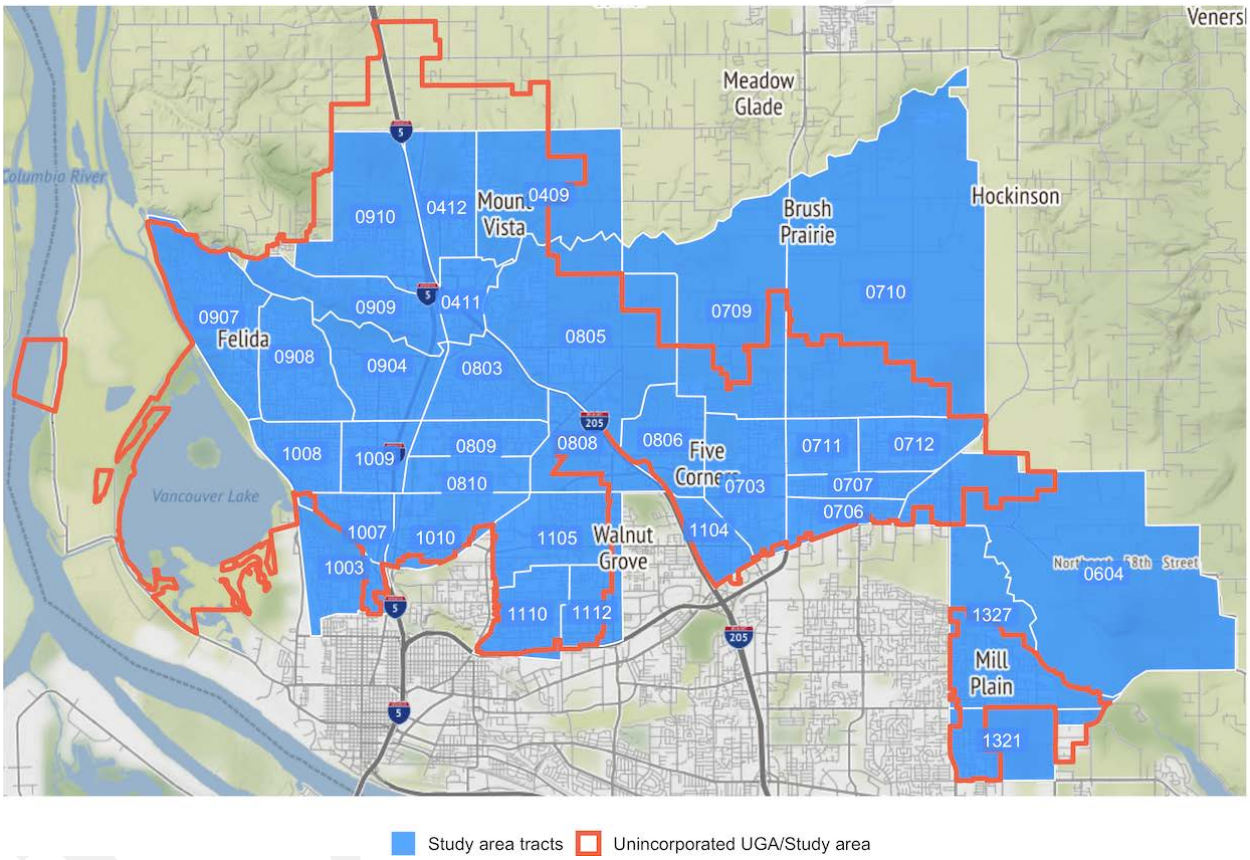
Source: U.S. Census Bureau.



Census Tracts with ACS Geographic Data

For certain data points, the Census tracks allow for better spatial conformity with the Study Area when analyzing more basic demographic data from the ACS. The tracts used in this analysis are shown in Exhibit 55. Some of the Census Tracks (e.g., in the northern portion of the UGA) are not included in the analysis as they extent too far from the Study Area and they do not contain residential development.

Exhibit 55. Tract Geographies, Overlaid on Unincorporated Clark County Urban Growth Areas
Source: United States Census Bureau.



Appendix B. Glossary

Appendix B defines key terms used throughout the analysis. Many of definitions for housing types derive from Clark County's development code.[21]

- **Condominium:** An individually owned dwelling unit in a multifamily building or in a complex of homes.
- **Manufactured home:** A structure constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes. These units must conform to federal Manufactured Home Construction and Safety Standards rather than to the Building Code requirements. Manufactured homes can be sited on lots or in manufactured home parks.
- **Mobile Home:** A structure constructed before June 15, 1976, transportable in one (1) or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. This structure is not a recreational vehicle.
- **Multifamily:** A building or portion thereof designed or used as a residence by three (3) or more families and containing three (3) or more dwelling units. This category of housing would include duplexes, triplexes, quadplexes, and buildings with five or more units per structure.
- **Single-Family Attached:** A physically attached building designed or used for residential purposes by not more than one (1) family and containing one (1) dwelling unit only. "Attached" may mean sharing a common wall or walls that separate interior occupant space or attached garage space on sperate lots.
- **Single-Family Detached:** A physically separated building designed or used for residential purposes by not more than one (1) family and containing one (1) dwelling unit only.
- **Townhome:** A form of attached single-family housing where two (2) or more dwelling units share one (1) or more common walls with other dwelling units, and with each dwelling occupying an individually owned parcel of land.
- **Unincorporated Vancouver UGA:** The analysis' Study Area.

[21] For more information: https://www.codepublishing.com/WA/ClarkCounty/html/ClarkCounty40/ClarkCounty40100/ClarkCounty40100070.html

DRAFT

From: Tim Probst
To: Susan Ellinger; Jacqui Kamp
Cc: "Kathy Neary"; Nilesrnrep@gmail.com; Chris Thobaben
Subject: Follow-through after our meeting today
Date: Friday, December 17, 2021 7:50:15 PM
Attachments: Affordable housing study.docx
Affordable housing study calculations.xlsx

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.

Susan and Jacqui, thank you so much for our productive virtual meeting today. Per your request, here is a record of the suggestions we discussed, for your future use. As we discussed, these are relatively small and realistic to implement, but they help with the long-term effort.

The report and the depth of community involvement are admirable and only happened due to outstanding staff work. Thank you! To this already excellent body of work, a few additions could add even more utility and effectiveness. To wit:

1. Continuing the excellent practice of breaking down affordability into specific income categories, as the report already does. This offers more granular data for decision-making. It is a best practice that should be continued.
2. Adding one additional figure to the action plan. Currently, the reader must look at two figures to identify how many affordable units are needed, tied directly to the number of households who need units in that price range. Tying this all together in one figure is more powerful and easier to understand. See attachments for a rough example. (I'd be very happy to be engaged as your team develops this figure.)
3. Update these numbers annually, to establish an annual feedback loop. The report identifies the number of new affordable units that need to be produced each year, in specific tiers of affordability. Update the numbers annually to measure whether that clear goal is being met or not. Each year, review the results, and adjust your actions as needed to close the gap and in fact produce the number of affordable units that are needed by our people. (Most of your input is focused on various actions to take. In contrast, this suggestion is to check whether those actions worked or not, and then make adaptations each year.)

I base these recommendations on several decades of successful experience in performance management in government systems. However, I am not an affordable housing expert, and I'd be very interested to learn more. I hope we can maintain communication through the next parts of the planning and implementation. My compliments—you are doing important work.

Tim

I may be too late to comment on the housing options study now underway for the Vancouver UGA. If so, just discard this note. Otherwise, here is my thinking:
I am intrigued by Gov. Inslee's idea to eliminate SFR zoning. Although very unusual, the idea has merit. It would probably drive down the cost of property and housing. I can't quite imagine all the impacts that plan would have, including impacts on property taxes. There might be too many political forces and special interests to get this idea through the legislature.
Regardless of that proposal, I suggest that the county council:
1. Designate more land for mobile homes, manufactured homes, and RV living. I see nothing wrong with people living permanently in RVs, including in a park-like setting or just on a stand-alone lot.
2. Designate more land for multi-family use and higher density multi-family.
3. Take the initiative to designate land for the above purposes or not charge a fee to developers when they seek the above uses on land currently designated for other purposes.
4. Change the designation on lots that are currently "illegal" to make them suitable and legal for residential uses. The illegal lot concept should be eliminated countywide.

I note that recommendations under consideration endorse affordable housing uses in commercial zones. That must mean that current rules limit affordable residential uses in commercial zones. I see no reason why the county would limit such uses. In fact, such uses should be encouraged. All types of residential use should be encouraged in commercial zones.

I hope this study will be followed with a similar effort aimed at rural areas of the county where there are even greater opportunities for affordable housing.

Marvin Case
360-984-3626
marvincase@msn.com

From:	Jacqui Kamp
To:	Susan Ellinger; Jenna Kay; Jose Alvarez
Subject:	FW: Sewage dump - this is routinely happening in Clark County
Date:	Thursday, January 6, 2022 1:22:37 PM

From: Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Sent: Thursday, January 6, 2022 8:54 AM
To: Christine Cook <Christine.Cook@clark.wa.gov>; Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>
Subject: FW: Sewage dump - this is routinely happening in Clark County

fyi

From: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Sent: Thursday, January 6, 2022 8:49 AM
To: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Sonja Wiser <Sonja.Wiser@clark.wa.gov>
Subject: FW: Sewage dump - this is routinely happening in Clark County

Good morning,

Please see the below comments from CCCU.

Thanks,
Rebecca

From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Wednesday, January 5, 2022 5:35 PM
To: Tina Redline <Tina.Redline@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: FW: Sewage dump - this is routinely happening in Clark County

Kathleen Otto
County Manager

564.397.2458

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Wednesday, January 5, 2022 5:01 PM
To: Eileen Quiring O'Brien <Eileen.QuiringOBrien@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Julie Olson <Julie.Olson2@clark.wa.gov>; Temple Lentz <Temple.Lentz@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Subject: Fw: Sewage dump - this is routinely happening in Clark County

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.

FOR THE PUBLIC RECORD January 5, 2021

Dear Councilors,

The sewer systems in California cannot handle the sewage, when the rains are heavy. The massive contamination to the public and environment is extreme. California's sewage systems were not designed for the massive high density housing that overwhelms these systems. The same is true right here in Clark County. Septic systems are much more efficient in this regard..

It is common knowledge that Clark County and Vancouver's sewage systems are not able to contain the sewage in heavy rains, so it overflows into the rivers as raw sewage. Just one sewage spill into the rivers wipes out any benefit these systems have. It's not if it will happen, but when it will happen. Yet, government officials turn a blind eye to the tragedy.

High density urban growth areas don't work. Confining people in densely populated areas doesn't work either, for a multitude of reasons, health being the primary one. Nothing that high density can provide is healthy for the people who are forced to live there. Rural people know that, and reject that type of living conditions. Because of the large lot zoning and the cap on rural growth, there is very little opportunity for rural people to remain in those areas. Parents are complaining that their children have been forced to move out of the county, because county government is not providing affordable housing for their rural children, and has priced them away from their homeland. Those who insist they want to stay, are living in garages, trailers, basements, barns and any other place they can find shelter, to remain in the area they grew up in. Surely, the Growth Management Act did not intend that these children would have to live like nomads, so they can be with their families and friends

Clark County Citizens United, Inc. and its membership ask this council, what have they done to relieve the housing shortage in the rural and resource areas of Clark County? CCCU sees that currently, nothing has been done to alleviate this problem. The council had an opportunity to consider changes, with the Buildable Lands review, but on June 26, 2021, they rejected the critical component of identifying critical lands and wetlands, that cannot be considered for development. Why that item was rejected is a mystery, but brings about a grave concern for the future critical housing needs of the rural and resource areas.

A Buildable Lands Report, that did nothing for rural areas, was forwarded to the state for review. Did this council know and approve of this action by staff? When councilors voted on a BLM formula, they voted to reject the directives of RCW 36.70A.215 that state a county must remove critical land and wetlands from the land inventory, before determining buildable land. Again, it is a mystery as to why this was done, and a grave concern to CCCU.

Clark County Citizens United, Inc. is asking this council to reconsider their actions. They must change rural and resource zoning. The critical housing shortage in the rural and resource areas simply cant continue at the rate it is going now. These taxpayers and your constituents deserve and must have housing relief.

Sincerely,

Carol Levanen, Exec. Secretary

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

Dennis Romero
Sun, January 2, 2022, 9:17 PM

Southern California beaches from Orange to Los Angeles counties were closed over the holiday weekend after as many as 7 million gallons of untreated wastewater spilled into the Pacific Ocean, officials said Sunday.

The spill happened after a series of late December storms brought heavy rainfall to the area. A section of Los Angeles County-run sewage system "collapsed," sending untreated wastewater to already overwhelmed storm drains that lead to sea, some blocked by debris, the Los Angeles County Sanitation Districts said in a series of statements.

The collapse was reported Friday night in the city of Carson, and an emergency contractor quickly set up pumps to bypass the problem, but sewage continued to make it to sea the next day, according to the districts.

By New Year's Day additional bypass pumps and the last drops of rain had combined to help end the spill overnight, the sanitation officials said.

The spill prompted coastal closures from Huntington Beach to the south to Rancho Palos Verdes to the north, said officials in the two counties affected by the breach.

The closures included 7 miles of beaches and bayfront areas in Long Beach, health officials there said. Reopening the coastline to recreation would require water testing that shows bacterial levels that are not hazardous, they said.

From: Rebecca Messinger
To: Oliver Orjiako; Jacqui Kamp; Sonja Wiser
Subject: FW: Clark County pits the rural population against the urban population
Date: Friday, January 14, 2022 10:51:44 AM

Please see the below public comments.

Thank you,
Rebecca

Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305

From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Thursday, January 13, 2022 3:50 PM
To: Tina Redline <Tina.Redline@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: FW: Clark County pits the rural population against the urban population

Kathleen Otto
County Manager

564.397.2458

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Thursday, January 13, 2022 2:20 PM
To: Eileen Quiring O'Brien <Eileen.QuiringOBrien@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Julie Olson

<Julie.Olson2@clark.wa.gov>; Temple Lentz <Temple.Lentz@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Richard Stephens <stephens@sklegal.pro>
Subject: Clark County pits the rural population against the urban population

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.

Clark County Council
January 13, 2022
P.O. Box 5000
Vancouver, Washington 98666

FOR THE PUBLIC RECORD

Dear Councilors,

The work of the Housing Options Study Committee appears to not be entirely about housing. It seems to focus on the county's insufficient amounts of county-wide buildable land supplies and the ability to further reduce the rural area's share of the population allocation. This gives them the ability to justify removing more housing for future rural children and increasing housing densities to meet only the urban area's increased demand. This Committee has exposed an overarching issue that places the need to house rural families in direct competition with their urban counterparts.

That is the real issue and it looms bigger than concerns for housing. It has become about rural jobs, rural economies, rural family stability, rural culture and housing for future generations of rural children The housing dispute goes beyond a rural/urban conflict and is now a mechanism to allow one area of Vancouver to benefit from adequate and affordable housing, while housing for rural families is sacrificed. This is also a form of political gerrymandering. Those rural families, who are generally conservative, will be forced to migrate out of the county to find housing, at prices they can afford.

The county is required to manage all new population of people. Currently, the allocated growth for rural areas is capped at 10%, when historically rural population has been 20%. The county has given swaths of land to cities, critical areas and wildlife habitat. Rural buildable land and housing levels have been massively reduced with large lot zoning. That was 28 years ago, and now rural population growth is only at 6%. Rural families have grown and new people want to live in the rural area, but the county has failed to resonate that growth and provide for rural housing needs. The county cannot enhance rural housing if it takes away the 10% allocation and gives it to Vancouver's UGA, which appears to be happening in the "unincorporated" areas.

Who in their right mind would intentionally disadvantage housing for one community, while building up housing benefits for another? Clearly housing and cultural discrimination is very real in Clark County. It is time for this council to take a different approach, more akin to Lewis County and their recognition of the rural population and their housing needs.

Sincerely,

Susan Rasmussen, President

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

Lewis County Countywide Planning Policies - 1.12.1 3/2017

" . . . *Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth. . ."*

Meja Handlen, deputy director Lewis County Social Services, had a lot to say about rural housing.

"Would like to see people be able to stay in their communities, especially in the rural communities where they have support structures."

With growth and development, we would love to see people stay where they have connections, where they have family, where they have support, where they have a school teacher who can offer them a job in the summer baling hay. . ."

Lewis County Countywide Planning Policies - 16 - March 3, 2017
Appendix B Lewis County Adopted 2040 Population Allocations Lewis County ..... 104,722 Centralia ..... 26,280 Chehalis .. 11,230 Morton ..1,869 Mossyrock ..1,874 Napavine .. 4,500 Onalaska .. 700 PeEll .. 814 Toledo .. 1,131 Vader .. 1,229 Winlock ..4,550

Total Urban 54,177
Total Rural 50,545

Projections of the Total Resident Population for the Growth Management Act*
Census Projections 2010 2015 2020 2025 2030 2035 2040 Low 75,455 72,964 72,964 72,964 72,964 72,964 72,964 Medium 75,455 77,621 80,385 82,924 85,165 87,092 88,967 High 75,455 86,431 92,016 97,358 102,378 107,059 111,684 *OFM/Forecasting May 2012

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

Highway 99 Corridor Revitalization Effort – "Team 99"
6400 NE Highway 99, Suite G, PMB 178, Vancouver, WA 98665-8748

17 January 2022

Susan Ellinger and Jacqui Kamp
Clark County Community Development
1300 Franklin Street
Vancouver, WA 98660

Re: Housing Options Draft Recommendations

Dear Susan and Jacqui,

I'd like to thank you both for your time in presenting the Housing Options (HO) Draft Recommendations to the members of Team 99 and neighbors. There are so many concerns and so little time and presence to address them that I will relate those most impracticable at this time.

You heard and noted the concerns about the lack of service providers on the stakeholders group. That is a huge oversight and will impact those services' budgets as well as the efficiency of their life- and property-saving operations. Developments need to allow for the extended emergency vehicles to have easy access in order to keep our citizens and properties safe. As we have seen, with minimal internal parking residents are forced to park on the streets further restricting access. The lack of adequate parking alone is worth another serious look at what is currently recommended.

Much of the HO includes the assumption that transit is available for residents in the rural areas of Unincorporated Clark County as they might at some point be for those living in the City of Vancouver city limits. As our population ages, who is going to be able to walk three blocks to a bus stop? It's a wonderful concept, but so far into the future as to be laughable for rural county residents.
The demonstration of this transit assumption is most visible in the lack of adequate parking throughout the HO recommendations. A drive along NE 13th Avenue in Hazel Dell will demonstrate what inadequate parking looks like. It simply doesn't address the needs of the population.

Lot size modifications aren't practical for family homes after the setbacks are taken into consideration. A builder would be left with a small house on a smaller lot with little yard space for children, gardening, or recreational vehicles. If you take into consideration the prospect of turning a portion of an established single family residential neighborhood into one allowing some of the homes to develop into duplexes or triplexes, you need to expect a very loud outcry from residents as home values will certainly be impacted. Additionally, I'd expect realtors to look askance on such an adjustment to the norm.

The reference to cross-circulation along NE Highway 99 doesn't seem possible when you consider I-5 on its west side. There really isn't a lot of area to cross-circulate into. Add to this the thought of putting single family housing along Highway 99 appears counter to the established Highway 99 Corridor Sub-Area Overlay Plan. The residential portion generally refers to Mixed Use Development that allows for residential apartments or condominiums above ground floor businesses in some of the Sub-Area zones. While allowed, residential in commercial zones must be carefully planned and a need for it demonstrated. If apartments are allowed in commercial corridors, it could result in a social and financial disaster. Another potential for a negative impact on property values is the inclusion of RVs in residential zones will downgrade the modular and tiny homes projects.

Transportation concurrency issues need to be part of any such modification to county code, but it isn't spelled out clearly in the draft recommendations document. The group was obviously concerned about the development plans for the NE 179th Street Interchange, probably the largest new development the region has seen in years. Plans are in place for adding 500-600 homes in that area. Putting affordable housing so far from required services will make it less attractive until those services are in place and functioning. This portion of the HO alone warrants extensive re-thinking as many items seem to result in something of a *Catch-22*.

From the prospective of attracting residents to the area much is missing. Walkable parks, safety for children and family outings, sidewalks, bike lanes – all should be part and parcel to any new developments trying to create affordable family housing. Developers need to be required to add amenities as part of the HO to ensure their inclusion. If we can go by the development process at NE 78th Street, we will be promised pedestrian lights and not get them on NE 179th Street either.

One item that was not clarified was exactly what and where the county would "donate" or "lease" land. To whom? Why? Has there been a call for such actions? This type of activity was referenced in the HO but not spelled out sufficiently.

The general opinion is that the project is being rushed through with far too few opportunities for real public input. We have lived with Covid for two years now. We all know it is difficult to bring people together safely. For this reason, at the very least, an extensive public education process should be undertaken to let the voters know what is happening. Residents need to know the how, why, where, when and who are making these important decisions for the future of Unincorporated Clark County. Extensive time and resources have been expended on the HO, it deserves a final product everyone can be proud of and comfortable with.

Thank you again for your time and for forwarding our concerns to the Project Advisory Group, the Board of County Councilors, and all involved participants.

Sincerely,

Ila Stanek, Chair
Team 99

From: West Hazel Dell NA
To: Susan Ellinger; Jacqui Kamp
Subject: Neighbor concerns about Housing Options
Date: Tuesday, January 18, 2022 12:16:35 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.

Hello again Susan and Jacqui,

I've pulled together a short recap of the calls and messages I've received from the neighbors within the boundaries of West Hazel Dell Neighborhood Association (WHDNA) to add to the packet for the PAG. With folks so isolated over the last two years, many are only recently paying attention to the Housing Options draft recommendations.

Our southernmost boundaries bump into the northernmost boundaries of the City of Vancouver and that gives many of the resident in WHDNA a slightly different perspective on the Housing Options plans. A good number of us located outside of the City of Vancouver to be in a position to enjoy the amenities, but avoid their tax base (especially on utilities). Hazel Dell and Salmon Creek seemed like a rural area without city traffic and more open for family living in the 80s and 90s.

Briefly, one of the worries is about the possibility of allowing established single family homes to become duplexes or triplexes within a development. The impacts on parking are a big concern; bigger yet is the negative impact on property values. Many of our "aging in place" residents have been adding onto their homes to make them function throughout the owners' lifetime. It seemed a safe investment and would provide them with a valuable asset should their physical needs change and require a sale at some point in the future. This has caused a considerable amount of discussion within the smaller, older developments and should not be lost on the planners.

Another concern is lowering the parking spaces required on new development projects. We are already squeezing cars along the streets in most areas. The most obvious are along NE 13th and NE 15th Avenues in Hazel Dell. This impacts access to the developments by emergency responders - never a positive result. With a new school in the works the parking and traffic will again be a consideration.

Generally, there are more concerns than positive comments from residents familiar with the Housing Options. Most residents have no idea about it or what it includes as their main concern is staying safe and avoiding contact with those outside their family node. We recognize that at least the more southern area of WHDNA may at some point be annexed into the City of Vancouver. Until that time, West Hazel Dell neighbors would like to be heard on their issues.

Thank you for your assistance with this communication dissemination.

Ila Stanek, president
West Hazel Dell Neighborhood Association
whdna@comcast.net