

Housing Options Study and Action Plan Implementation:

Residential Code Updates

Clark County Council Work Session
July 30, 2025





Overview

Policy Context

Proposed Multifamily Code
Updates

Discussion



A photograph of a residential courtyard with a teal overlay. The scene shows a paved walkway curving through a grassy area with several trees. In the background, there are multi-story apartment buildings with balconies. A patio area with outdoor furniture is visible on the right. The text "Policy Context" is centered in white.

Policy Context

Planning for Housing

The County has been planning to meet housing needs for households at all income levels, with range of housing options

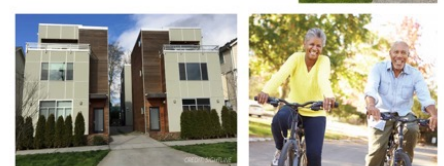
Key planning efforts:

- Housing Options Study & Action Plan, implementing code updates
- 2025 Comprehensive Plan Update



20
YEAR

Comprehensive Growth
Management Plan
2015-2035



Clark County, Washington
**HOUSING
OPTIONS
STUDY AND
ACTION PLAN**

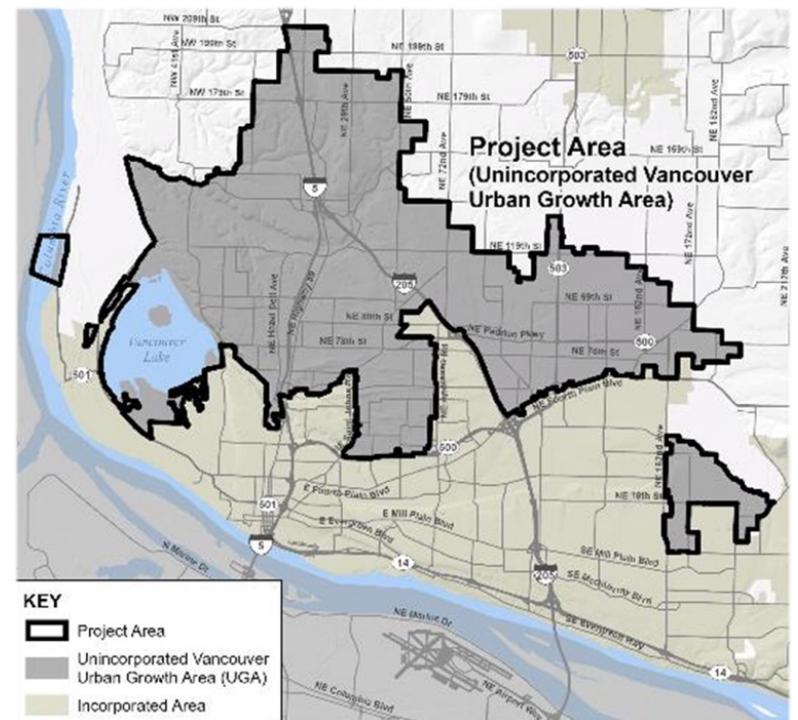


Housing Options Study & Action Plan, 2022

Understand local housing challenges in the Unincorporated Vancouver UGA

Encourage creation of housing affordable to low and moderate-income households by:

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



HOSAP Implementation



Implementation strategies that focus on four topic areas across three time frames

Direction to staff to begin implementation of short-term, code-based strategies upon adoption:

- Phase 1: Middle housing & smaller single-family code updates (adopted March 2024)
- **Phase 2: Multifamily & affordable housing code updates**
- Phase 3: Manufactured home parks, development review & additional affordability strategies

Middle Housing Code Updates, 2024

Significantly expanded opportunities in low-density zones by expanding variety of housing types and scale of development permitted

- Single-family detached, ADUs, duplexes, triplexes, quadplexes, townhouses, cottage clusters and compact lots

Strong initial interest to apply code updates in recent projects:

- Over two-thirds of new subdivisions—totaling 400+ lots—have used provisions of the new code, either as compact lots or smaller lot sizes



Direction for Multifamily Code Updates

2022 HOSAP

2025 Comp Plan

+ Recent Legislation

**Refined direction for
Phase 2 of HOSAP
code updates**

Prioritizing multifamily opportunities

- Focusing allowed uses
- Supporting efficient use of limited medium & high-density sites
- Enhancing feasibility by adjusting open space, landscaping and parking requirements
- Expanding capacity for multifamily in MX zones

2025 Comprehensive Plan Update



20
YEAR

Comprehensive Growth
Management Plan
2015-2035

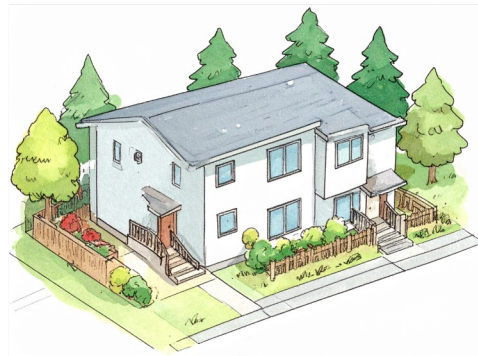
Significant focus on updating the Housing Element:

- Must plan for housing capacity for all household income levels by income band, more specific than previous requirements for overall capacity
- Matches specific housing types to income levels
- Implements HB 1220 (2021), Housing for All Planning Tool

20-year Housing Needs in Clark County



Apartments



Multi-plex



Single Family

Permanent Supportive Housing (PSH)

(PSH & non-PSH)
0-30% AMI

30-50% AMI

50-80% AMI

26,529 homes needed

Additional capacity needed; existing
capacity only meets 1/3 of need

80-120% AMI

6,857 homes needed

Capacity created through
middle housing code updates

+120% AMI

10,629 homes needed

Capacity met in existing
low density zones

County Multifamily Development Examples

Garden Apartments (20-30 units/acre)



County Multifamily Development Examples

Low-Rise Apartments (40-50 units/acre)



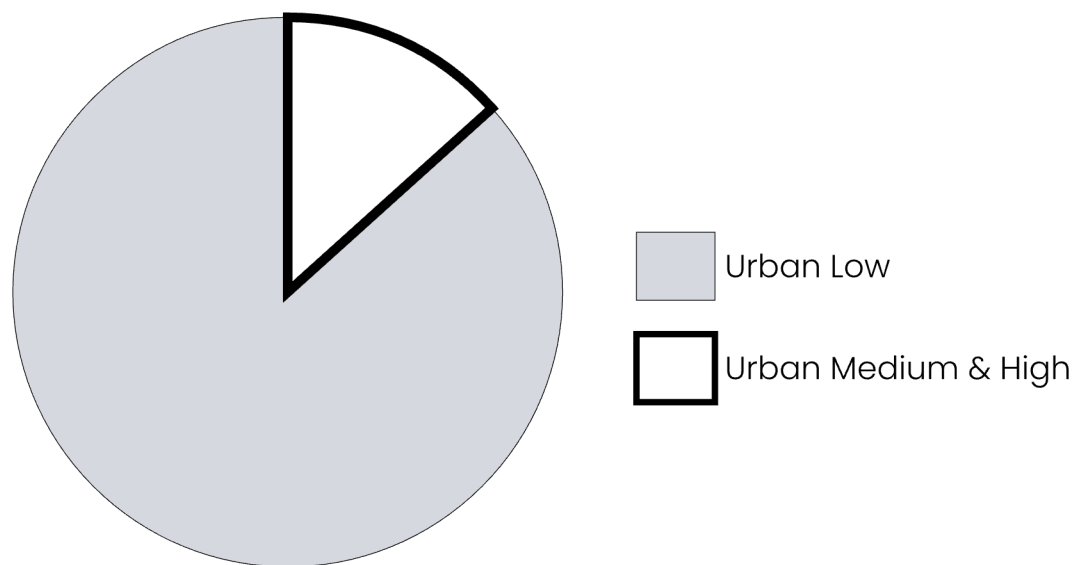
Multifamily Capacity Needed

Housing projections show the County needs **triple the current capacity for multifamily** to accommodate 20-year housing needs



Existing Buildable Land Distribution

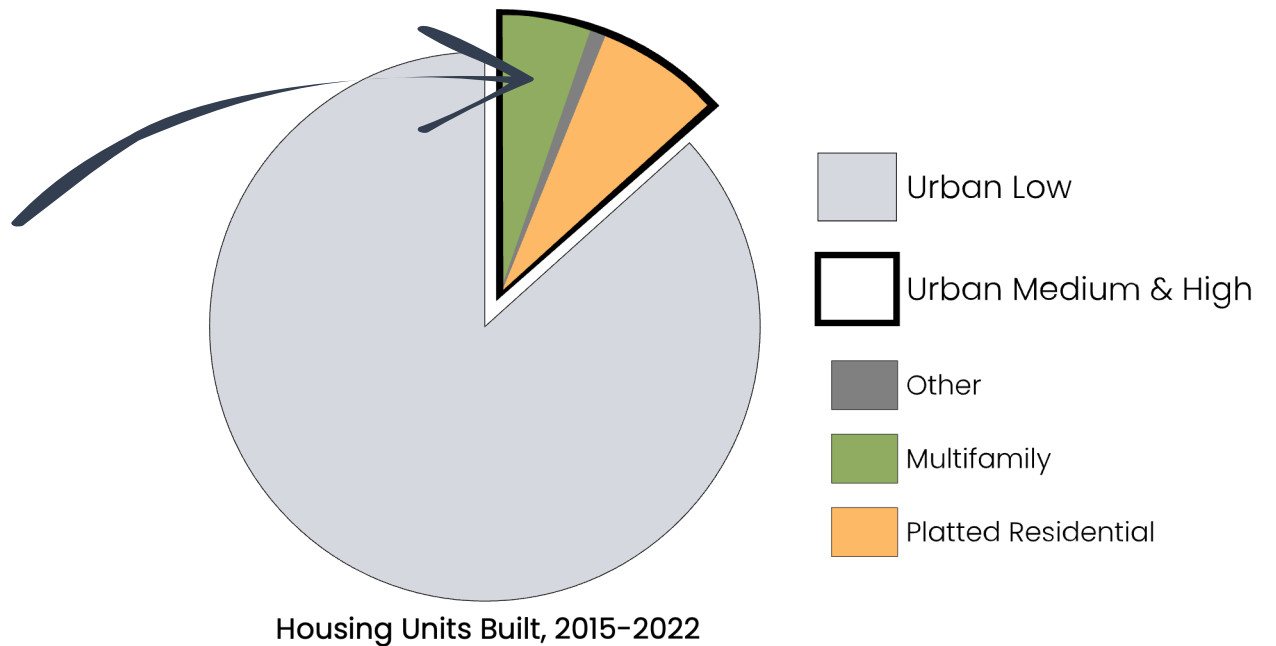
Only 13% of buildable land in Vancouver UGA is Urban Medium & Urban High



Buildable Acres, 2023 VBLM data

Recent Multifamily Development Patterns

Only half of recent development in limited Urban Medium & Urban High acreage has been multifamily



2025 Comprehensive Plan Update Direction

Changes identified to meet the needed multifamily capacity:

1. **Map amendments** to double where higher density designations are applied
2. **Text amendments** to:
 - Prioritize multifamily housing types in medium & high-density zones
 - Increase minimum and maximum densities in medium & high-density zones

Evolving Legislative Direction

- Recent state legislation adds or refines specifics of some of the HOSAP strategies:
 - Housing for all economic segments (HB 1220)
 - Caps on parking minimums (SB 5184)



Proposed Code Approach



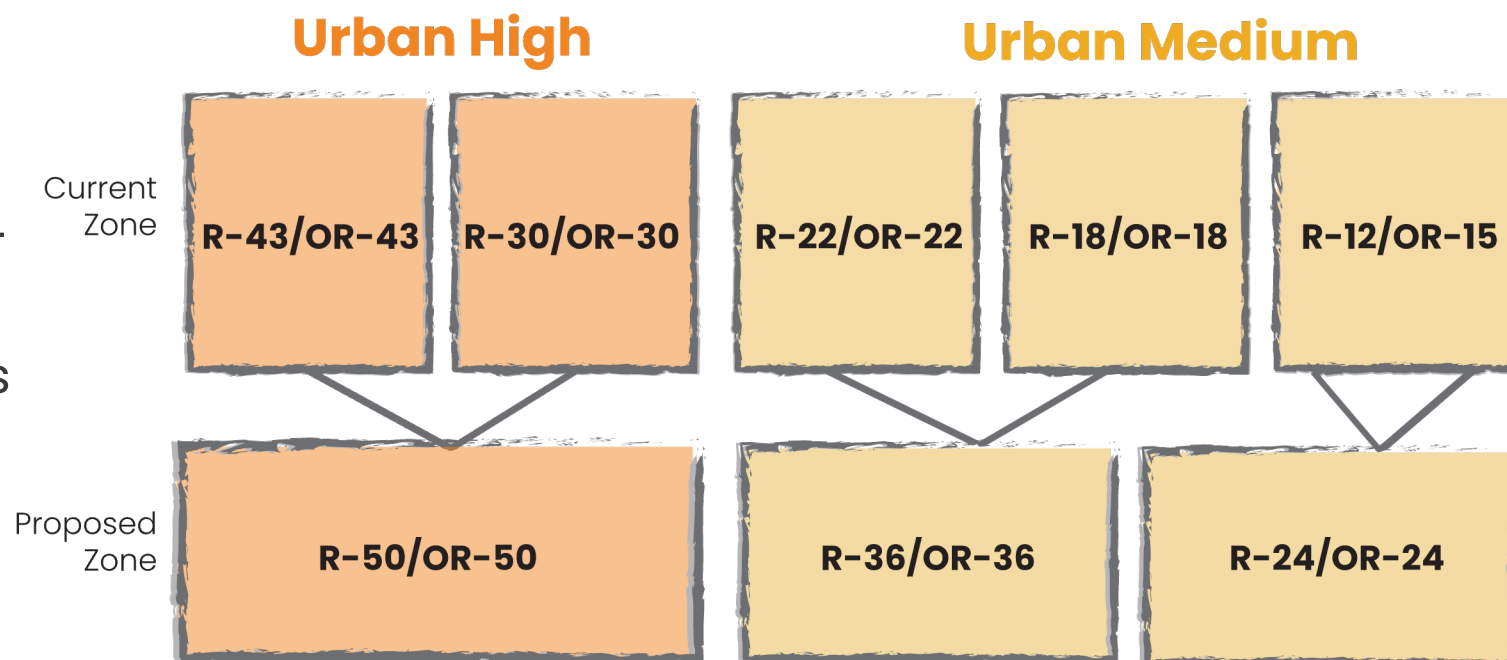
Multifamily Code Concepts

1. Focus permitted uses on multifamily types
2. Use existing land more efficiently
3. Simplify dimensional standards
4. Enhance usability of landscaping & open spaces
5. Adjust off-street parking requirements
6. Expand housing options in MX zone

Refine middle housing & low-density zone standards

Simplify Zoning Framework

Consolidate and rename zoning districts to better align with multifamily focus in medium- and high-density zones



1. Focus Permitted Uses on Multifamily

R-24/OR-24 Zone



Multifamily, Triplex, & Quadplex

R-36/OR-36 Zone



Multifamily

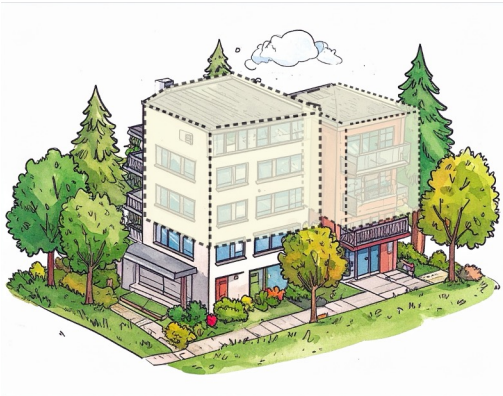
R-50/OR-50 Zone



Multifamily

2. Use Existing Land More Efficiently

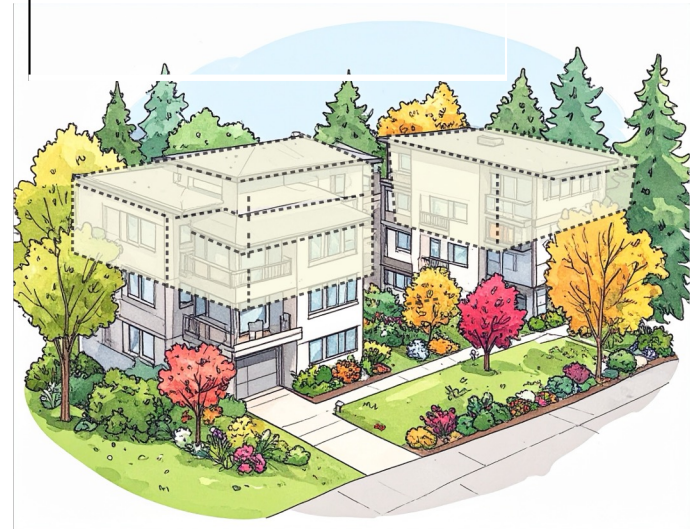
R-24/OR-24 Zone:
18-24 units/acre



R-36/OR-36 Zone:
24-36 units/acre

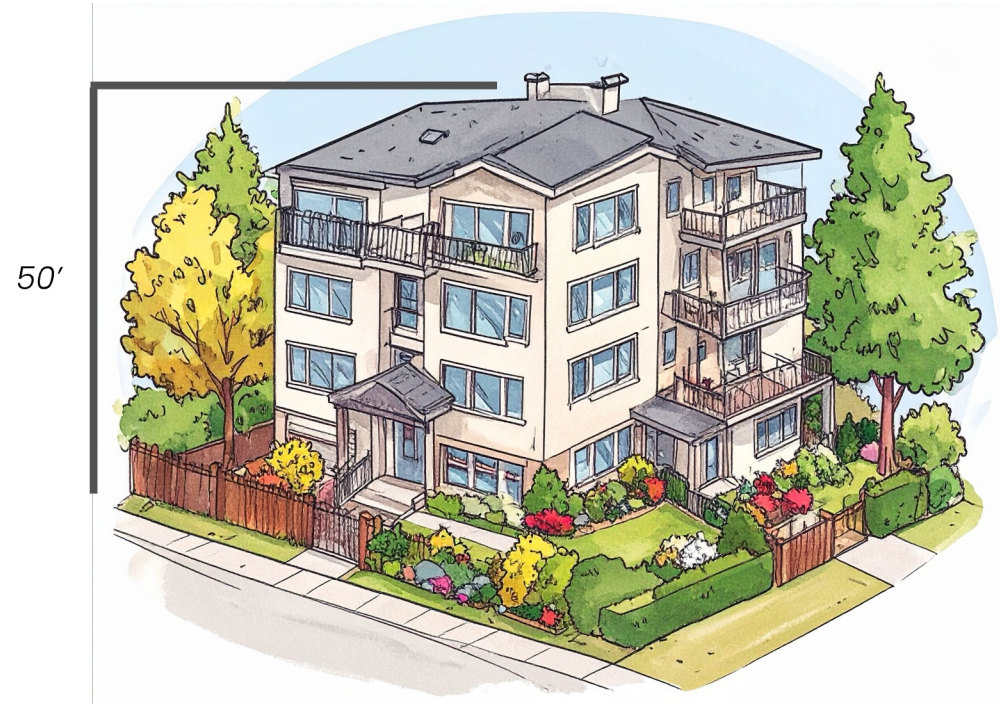


R-50/OR-50 Zone:
40-50 units/acre



3. Simplify Dimensional Standards

- Maintain 50-ft height limit and most setbacks
 - Add decreased 10-ft rear setback for buildings less than 35-ft tall
- Simplify minimum lot sizes



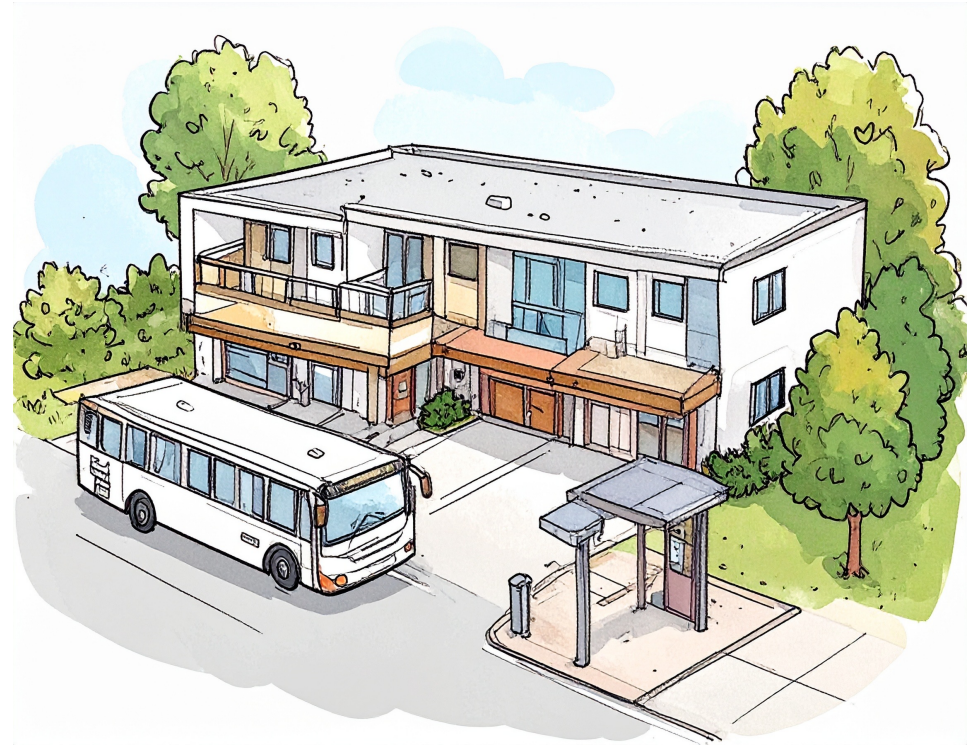
4. Enhance Usability of Multifamily Landscaping & Open Spaces

- Focus on high-quality spaces that improve livability, without increasing the total amount of space required
- Integrate open space, setbacks and landscaping requirements; clarify standards for each and decrease overlaps



5. Adjust Off-street Parking Requirements

- Revise parking minimums to reflect statewide parking reforms:
 - 1 space per unit for single-family homes
 - 0.5 space per unit for multifamily homes
 - No minimums for units under 1,200 SF, affordable housing and senior housing



6. Expand Housing in MX Zone

- Focus on permitting multifamily, duplex, triplex and quadplex, and cottage housing; remove single-family detached and townhouses uses
- Increase allowed residential component from 80% to 90% of site
- Expand density range consistent with R zones



Middle Housing Code Refinements

1. Apply Countywide middle housing standards within Highway 99 subarea in lieu of subarea-specific standards
2. Ensure efficient development patterns by increasing minimum density in low-density zones
3. Clarify applicability of compact lot and narrow lot development standards
4. Clarify townhouses permitted outright in low-density zones: four per structure not per project (complete)



Discussion

⇒ Questions

⇒ Next steps: Refine code language for adoption process



Thank You!