

2025 Comprehensive Plan Update

County Council Work Session

November 12, 2025

Oliver Orjiako, Ph.D., Director, Community Planning

Jose Alvarez, Program Manager, Community Planning



Presentation overview

- Background
- Allocation methodology
 - Population
 - Housing
 - Employment
- Vancouver UGA Proposal
- Next Steps



Background - Project Progress

Project initiation



Early 2023-
Early 2024

- Public Participation Plan and Scope of Work
- County Population Projection
- County Employment Projection
- Countywide Planning Policies and Population Allocation to each urban area (adoption of updated policies, if needed)

Shape the plan



Early 2024-
Fall 2024

- Hire environmental analysis consultant
- Outline/SProperty owner submittal for comprehensive land use changes
- Scope the range & types of issues studied for the Environmental Impact Statement (EIS)
- Review and select Growth Alternatives for Draft Environmental Impact Statement (DEIS)
- Input on County Comprehensive Plan text and policies & Title 40 revisions, if needed

Review & Refine



Fall 2025-
Summer 2025

- Draft Environmental Impact Statement Review
- Agricultural Lands Study
- Selection of Preferred Alternative
- Preferred Alternative Analysis work (*Update urban and rural land capacity estimates, Capital Facilities Plan, Capital Facilities Financial Plan, and Transportation Analyses*)
- Issue Final Environmental Impact Statement
- Public Review of Comprehensive Plan Update Materials (*Plan text, Title 40, Capital Facilities Plan, Capital Facilities Financial Plan*)

Adoption Process



Early 2026-
Spring 2026

- Washington Department of Commerce 60-day review submittal
- Planning Commission work sessions/hearings
- County Council work sessions (review Planning Commission recommendations)
- Final Adoption of Plan on June 2, 2026

Decisions to Date

- Public Participation Plan & Preliminary Scope of Work
 - *March 21, 2023 hearing*
- 2045 Population Projection
 - *718,154 forecasted*
 - *May 2, 2023 hearing*
- 2045 Employment Projection
 - *269,000 jobs forecasted*
 - *August 8, 2023 hearing*
- 2045 Population and Employment Allocation
 - *May 7, 2024 hearing*
- DEIS Alternatives selected
 - *April 8, 2025 hearing*



Countywide Population Allocation



County Population 2023-2045

UGA	April 1, 2023 Population Estimates	2023 to 2045 Growth	2045 Population
County Total	527,400	190,754	718,154
Rural	69,284	9,538	78,822
UGA Total	458,116	181,216	639,332

Source: Clark County, Geographic information System and Community Planning, The Office of Financial Management (OFM)

Note: Based on 95/5 urban/rural split planning assumption



Population Estimates and Allocation by UGA

UGA	April 1, 2023 Population Estimate	2023 to 2045 VBLM Population Allocation	2045 Population Estimate
Battle Ground	24,444	12,774	37,217
Camas	29,352	7,729	37,080
LaCenter	4,462	3,884	8,346
Ridgefield	16,574	10,656	27,230
Vancouver (City)	199,600	66,855	266,455
Vancouver (UGA)	163,752	72,010	235,762
Washougal	18,026	6,848	24,874
Woodland	145	185	330
Yacolt	1,762	276	2,039
Total	458,116	181,216	639,332

Source: Clark County, Geographic information System and Community Planning, OFM

Note: Based on 95/5 urban/rural planning assumption; City of Vancouver adjusted to reflect 2023 OFM Estimate



Countywide Housing Allocation



Housing Needs Projections

- Developed at a countywide level
- Projecting housing needs by income bracket
 - Uses future household sizes to have enough housing units for the future
 - Assumes 6% vacancy rate
 - Removes second homes
- Projecting housing needs for emergency housing (EH) and permanent supportive housing (PSH)*
 - Uses baseline homelessness from best available homeless data, accounting for undercounts
 - Predicts future need for EH & PSH based on additional people likely to become homeless or need PSH

Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	NA
Extremely low	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

Housing Needs (using Allocation Tool)

Housing Needs Projections for Selected County, Projection Year, and Population Target

Complete Steps 1, 2, and 3 to access countywide projections

Step 1
Select a County
Clark ✓

Step 2
Select a Projection Year
2045 ✓

Step 3
Enter Population Target in Range
718,154 ✓

Table 1: OFM GMA Population Projections, 2045

Clark County Projected Population, 2045

	Low	Medium	High
Projected Population (2045)	576,151	698,416	791,809

Table 2: Projected Countywide Housing Needs Based on User Inputs

Clark County

Population Target = 718,154

	Affordability Level (% of Area Median Income)								Emergency Housing/Shelter Beds
	Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	
Total Future Housing Needed (2045)	309,711	17,422	8,195	33,630	77,892	47,653	38,172	86,747	4,476
Estimated Housing Supply (2020)*	194,005	4,570	571	16,223	60,225	37,292	28,348	46,777	490
Net New Housing Needed (2020-2045)	115,705	12,852	7,624	17,407	17,667	10,361	9,824	39,970	3,986

* Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2045) are in housing units. See Overview tab for details.

Instructions:

- **Step 1:** Select a county; **Step 2:** select projection year
- Next, Table 1 will present OFM GMA population projections for your county and year inputs. For PSRC counties, selecting projection year 2044 will also present VISION 2050 population projections.
- **Step 3:** Enter your county's population target. This is the total population projected for the selected year. The value must be within the range shown in Table 1.
- After completing Step 3, Table 2 will present projected countywide housing needs based on the user inputs.



Projected Housing Units Countywide by Income Band

Population Target=718,154		Affordability Level (% of Area Median Income)							Emergency Housing
		<\$33,850		<\$56.4K	<\$90.2K	<\$114.4K	<\$136.8K		
	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
		* Non-PSH	**PSH						
Total Future Housing Needed (2045)	309,711	17,422	8,195	33,630	77,892	47,653	38,172	86,747	4,476
Estimated Housing Supply (2023)*	206,013	4,570	704	16,850	61,327	39,401	28,618	54,544	490
Net New Housing Needed (2023-2045)	103,698	12,852	7,491	16,780	16,565	8,252	9,554	32,203	3,986

*Non-PSH refers to extremely low-income housing needs without supportive services.

**PSH as defined in RCW 36.70A.030 as subsidized, leased housing paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling physical or mental health condition who was experiencing homelessness.



Projected Housing Units by UGA and Income Band

Population Target=718,154		Permanent Housing Needs by Income Level (% of Area Median Income)						
	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
Vancouver Unincorporated + Rural Clark County	44,036	5,583	3,292	7,611	10,063	4,412	2,445	10,629
Battle Ground city+UGA	6,979	685	444	1,120	1,177	502	921	2,129
Camas city+ UGA	4,226	564	331	811	955	516	249	799
La Center city+UGA	2,123	211	124	311	404	234	172	667
Ridgefield city+UGA	5,815	744	413	1,167	1,812	698	515	466
Vancouver city	36,527	4,641	2,600	5,227	1,365	1,459	4,881	16,355
Washougal city+UGA	3,735	390	267	523	781	417	324	1,032
Woodland city+UGA	105	8	6	13	20	12	11	35
Yacolt town+UGA	150	26	14	(5)	(12)	2	36	90
Total 2023-2045	103,695	12,852	7,490	16,779	16,565	8,252	9,554	32,202
Percent of Total		12%	7%	16%	16%	8%	9%	31%



Projected Housing Units by UGA and Income Band

Population Target=718,154		Permanent Housing Needs by Income Level (% of Area Median Income)						Emergency Housing
	Total	<80%		>80 - 120%		>120%		
Vancouver Unincorporated + Rural Clark County	44,036	26,550	60%	6,857	16%	10,629	24%	1,734
Battle Ground city+UGA	6,979	3,426	49%	1,423	20%	2,129	31%	237
Camas city+ UGA	4,226	2,661	63%	765	18%	799	19%	172
La Center city+UGA	2,123	1,050	49%	405	19%	667	31%	66
Ridgefield city+UGA	5,815	4,136	71%	1,213	21%	466	8%	219
Vancouver city	36,527	13,833	38%	6,340	17%	16,355	45%	1,405
Washougal city+UGA	3,735	1,962	53%	741	20%	1,032	28%	143
Woodland city+UGA	105	47	45%	22	21%	35	34%	3
Yacolt town+UGA	150	23	15%	38	25%	90	60%	7
Total 2023-2045	103,695	53,687		17,805		32,202		3,986
Percent of Total		52%		17%		31%		NA



Countywide Employment Allocation



Employment Capacity and Allocation by UGA

Jurisdiction	2023-2045 Employment Allocation	2023 VBLM Capacity
Battle Ground city+UGA	7,675	7,677
Camas city+ UGA	11,360	11,363
La Center city+UGA	2,095	2,096
Ridgefield city+UGA	7,996	7,998
Vancouver city	18,019	18,025
Vancouver UGA	15,163	15,168
Washougal city+UGA	2,403	2,404
Woodland city+UGA	-	-
Yacolt town+UGA	360	360
UGA Total	65,071	65,091
Government	8,600	NA
Construction	6,500	NA
Rural (5%)	4,405	NA
Work From Home (4%)	3,524	NA
County Total*	88,100	N/A

Source: Clark County, Geographic information System and Community Planning

*Note: The 88,100 jobs include 8,600 jobs in the government sector. These government jobs are assumed to occur on public land or existing facilities which are excluded from our vacant land model.



Vancouver UGA Proposal



Vancouver UGA proposal

- Land Capacity
- Proposed changes to Urban Medium Densities
- Proposed VBLM Modifications
 - Mixed Use split
 - Hwy 99 as Mixed Use
- Other considerations
 - North on NE 10 and East of WSU
 - Proximity to existing commercial
 - Lack of VBLM yield – Built, exempt
 - Work from home assumptions

Land Use Alternatives

Thank you!

Comments and questions

Project webpage: www.clark.wa.gov/2025update

