

# Clark County Housing Options Study and Action Plan for the Unincorporated VUGA

VANCOUVER  
CITY HALL

CITY OF  
**Vancouver**  
WASHINGTON

June 14, 2022

**Vancouver Planning Commission Workshop**

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# Presentation Outline

- Review of County process and recently adopted recommendations for the unincorporated Vancouver UGA
- Next steps
- City and County staff available to answer questions



# Comparing County and City Approaches

- Different Scope. County process is broader, currently identifying and prioritizing strategies, with code changes later. City process has developed code changes, many from previous strategies.
- Similarities and Differences in Areas. City and VUGA relatively similar in land area and population. Zoning and recent development more focused on single family lots in VUGA. More recent multi-family housing in City.
- Both focusing on facilitating smaller, market rate home options, with some opportunities for affordable housing as well





# Clark County Housing Options Study and Action Plan

City of Vancouver  
Planning Commission  
Workshop

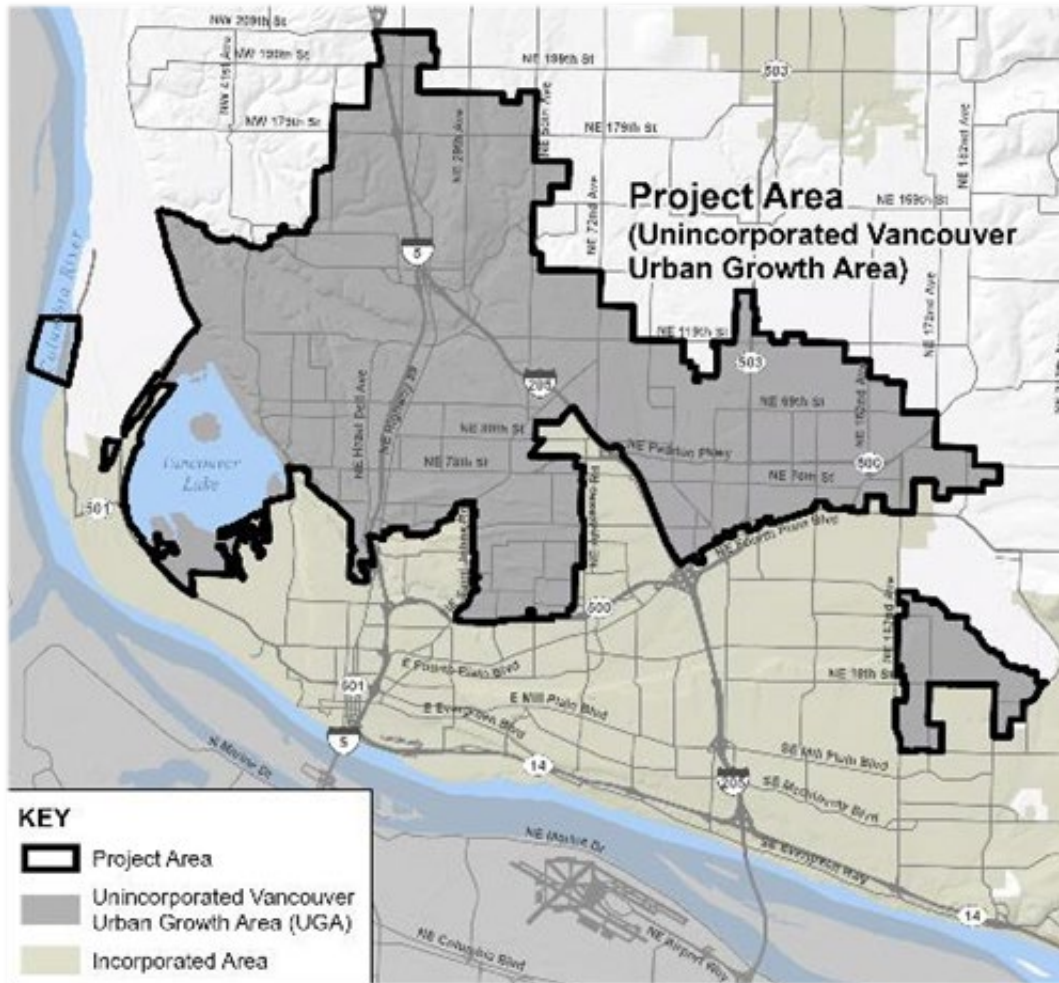
June 14, 2022

Presenters:

Jacqui Kamp, Community Planning

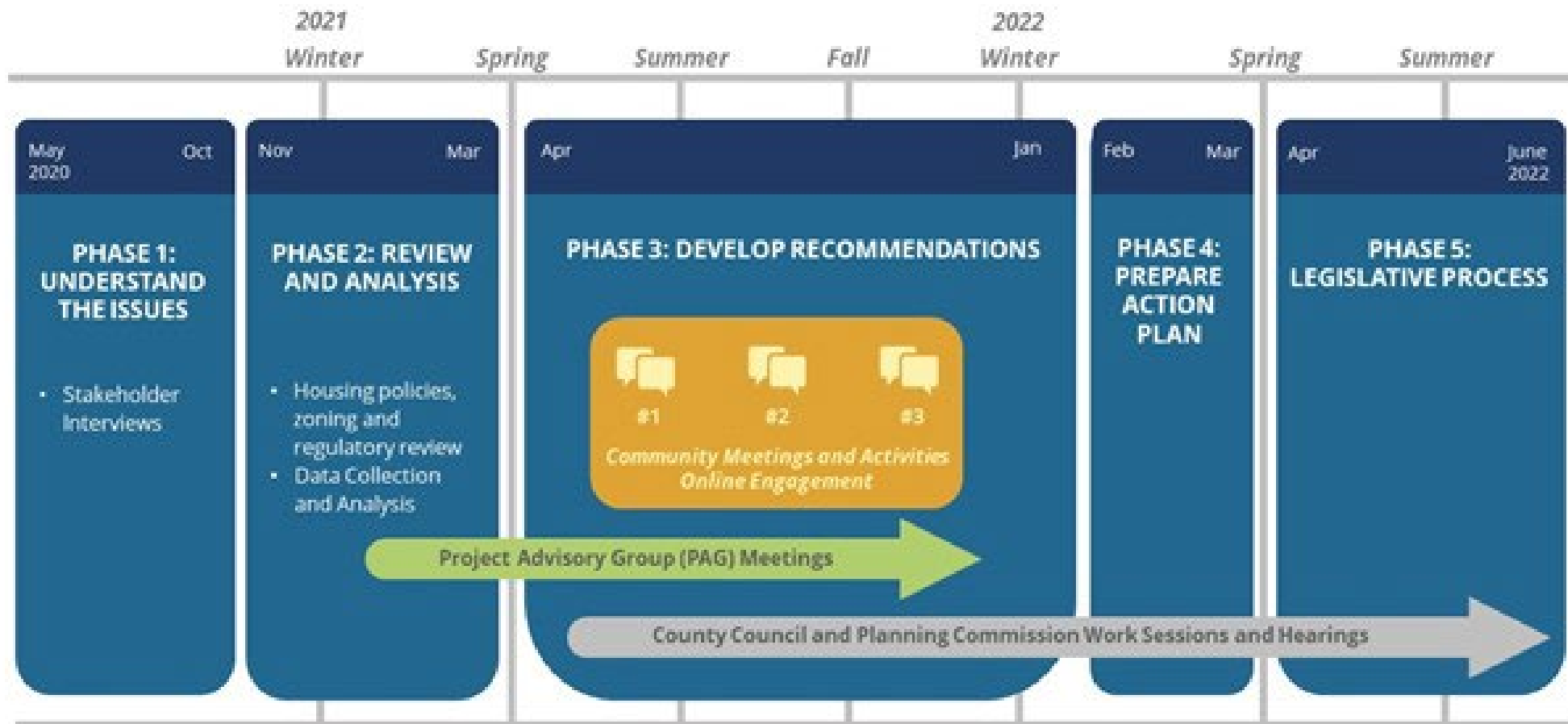
Jenna Kay, Community Planning





## Clark County Housing Options Study and Action Plan

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



## Clark County Housing Options Study and Action Plan Schedule

**Project Schedule**



<b>County Council</b>	Elected leaders with decision-making authority
<b>City of Vancouver</b>	County seat and largest city in Clark County
<b>Public housing developer</b>	Affordable housing development through federal and state aid
<b>Nonprofit developer</b>	Housing development through public-private partnerships
<b>For-Profit developer</b>	Market-based housing development
<b>Innovative builder</b>	Builder of innovative housing types, cutting-edge practices and funding mechanisms
<b>Schools</b>	Planning for student/community growth
<b>Feasibility and financing</b>	Housing financing and development feasibility
<b>Real estate</b>	Understanding of housing market, buyer needs and preferences

<b>Older adults</b>	Housing access for populations aging-in-place or with shifting housing needs
<b>Community/ neighborhood group</b>	Local, neighborhood-based interest groups
<b>Houseless community</b>	Housing access for most vulnerable/at-risk populations
<b>Communities of color</b>	Housing access for populations disproportionately affected by systems of racism and oppression
<b>Persons with disabilities</b>	Housing access for populations with special needs and accommodations
<b>Youth</b>	Future housing access for first-time homebuyers, new workforce
<b>Large employer</b>	Driver of regional wages and housing needs for employees

## Community Engagement – Project Advisory Group

# HOUSING OPTIONS STUDY

## KEY FINDINGS



- **Stakeholder Interviews:** Understanding development trends, barriers and opportunities.
- **Housing Data Collection and Analysis:** Understanding trends in housing production and demographics.
- **Land Use Policies, Zoning and Regulation Audit:** Understanding the existing regulatory landscape.
- **Legislative Review:** To summarize recent Washington state housing legislation.
- **Case Studies:** To gather inspiration, learn from mistakes, and discover which initiatives may be utilized in Clark County.

# Housing is getting increasingly expensive in the VUGA.

From 2012-2019...

Wages  
**+12%**

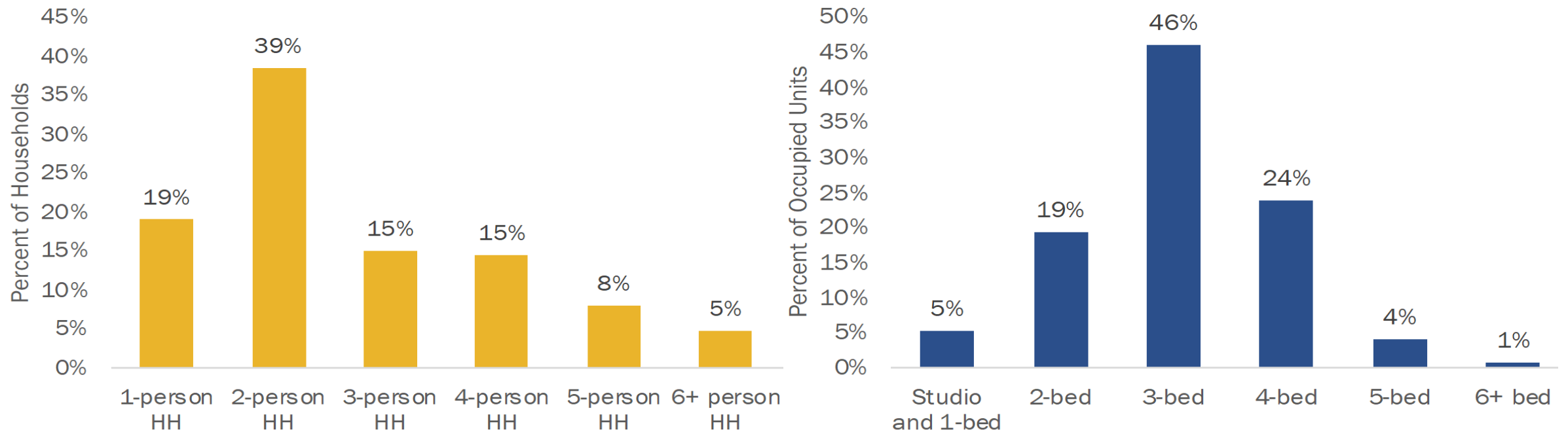
Rents  
**+23%**

Avg. Home Sales  
Price Per Lot SF  
**+95%**

# Single family, owner-occupied dwellings are the predominate housing type in the county, but do not reflect the entirety of local needs.

Comparison of Household Sizes and Occupied Housing Units, Unincorporated Vancouver UGA, 2019

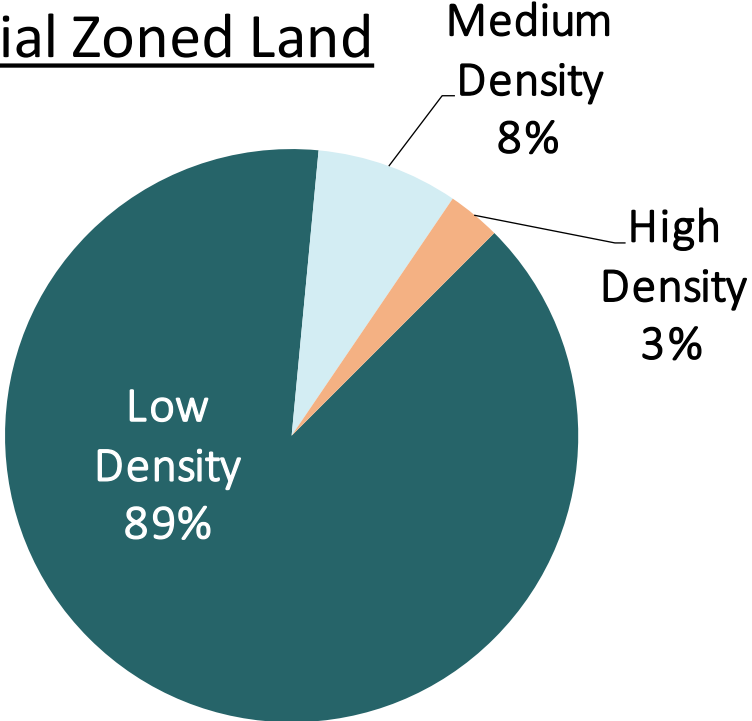
Source: U.S. Census PUMS, 2019.



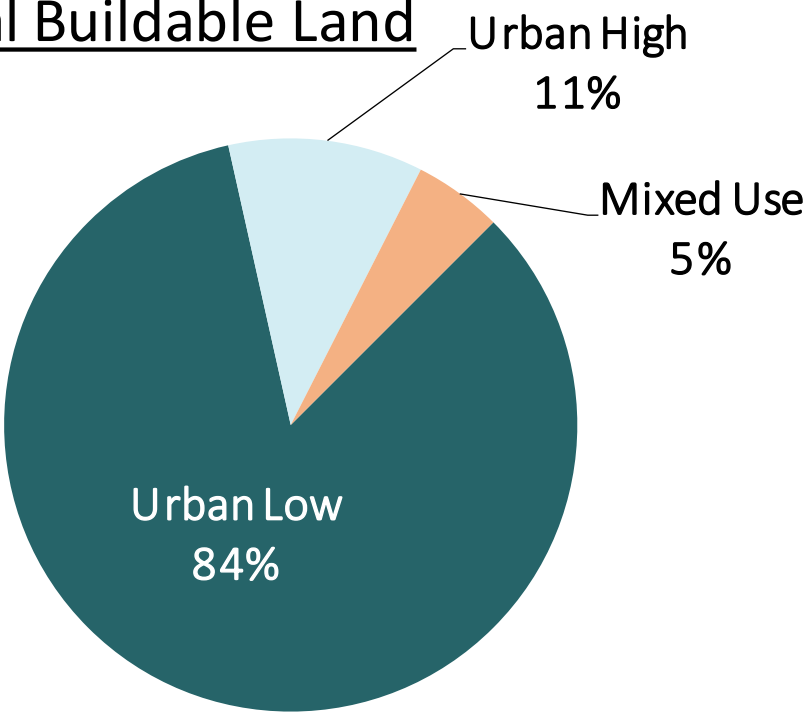


# The relatively small supply of land for medium and high density limits the variety of housing options that get built.

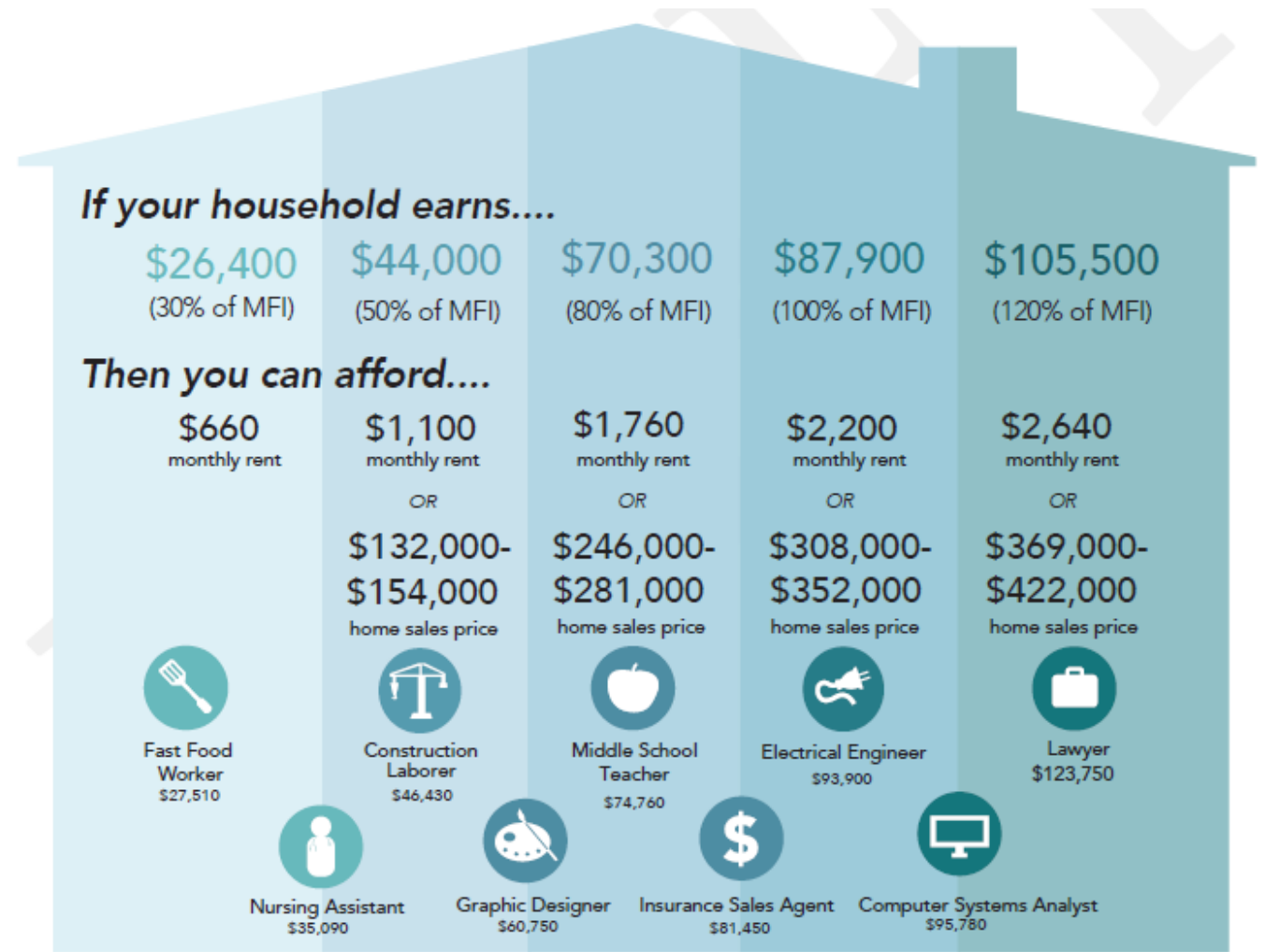
Residential Zoned Land



Residential Buildable Land



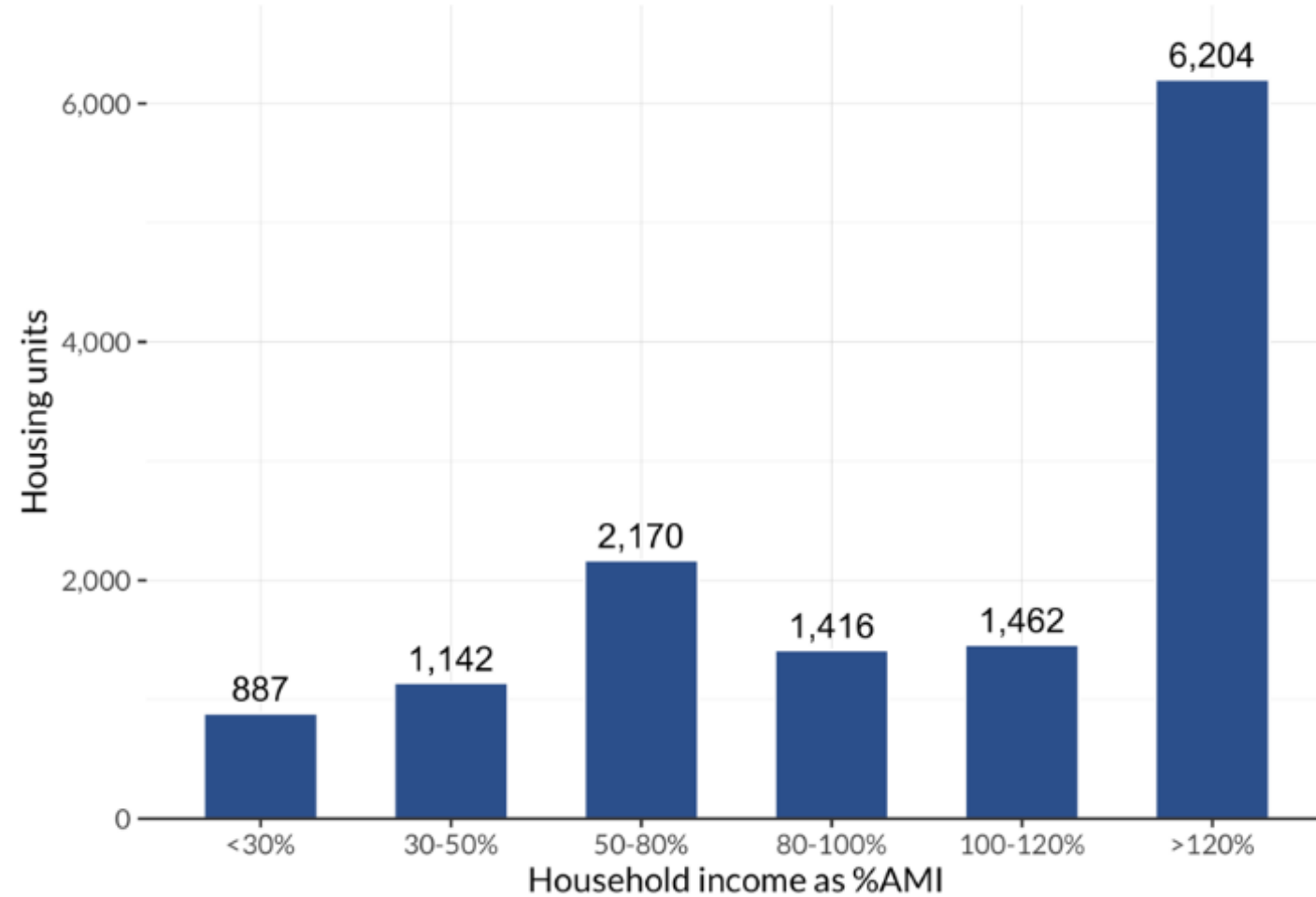
The aging of Baby Boomers and the household formation of Millennials will drive demand for renter and owner-occupied housing of all sizes.



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

## Existing Housing Underproduction and Forecasted Future Housing Need by AMI, Unincorporated Vancouver UGA , 2020 to 2035

Source: OFM SAEF, Clark County, U.S. Census PUMS 2019.





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.

# COUNTY COUNCIL DECISION

On May 17, the Clark County Council voted to approve Resolution No. 2022-05-11 which adopts the Housing Options Study & Action Plan and directs staff to begin implementation of the plan.



# IMPLEMENTATION AND MONITORING

- Implementation of the HOSAP will take place at the direction of the County Council or County Manager
- Staff has current capacity and resources for consultant support to begin immediate implementation work of short-term strategies to complete within a year.

# SHORT-TERM STRATEGIES

**Housing Options** – Regulatory strategies that expand housing development options and enhance residential development feasibility of existing housing options.

**Affordable Housing** – Increase the feasibility of subsidized affordable housing for low, very low, and extremely low-income households.

**Programs and Partnerships** – Strategies 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 community concerns.

**Advocacy** – Advocating for state legislative changes to allow strategies and tools not currently available to the County.

**HO-1. Reduce minimum lot sizes for permitted housing types in low and medium-density zones** to use existing land more efficiently and make supporting revisions to maximum densities that align with new lot sizes.

**HO-3. Increase minimum density in high-density zones** from 47-60% to 60-80% of the maximum density, to support multifamily residential and smaller dwelling units.

**HO-4. Expand middle housing types permitted in the low and medium residential zones** to expand housing options and set dimensional and density standards equivalent to single-family detached dwellings to enhance development feasibility.

**HO-5.** Introduce minimum parking requirements specific to duplexes, triplexes and quadplexes that are less than parking requirements for single family dwellings to balance site development feasibility with desire for off-street parking options.

**HO-6.** Revise minimum parking requirements for narrow lots, specifically townhouses, such as adjusting driveway spacing and access requirements.

**HO-7.** Implement state-mandated multifamily parking ratios of one per bedroom or 0.75 space for a studio for sites with access to high-quality transit, including regulated affordable housing.



**HO-9. Revise cottage housing standards** to improve feasibility of clusters of small-scale units that provide a coherent site design with a balance of amenities.

**HO-10. Revise open space and recreation area requirements for larger multifamily projects (13+ units)**, to reduce competition for site area on the highest density projects while focusing on the quality and accessibility of the open spaces to incentivize higher density development.

**HO-11. Build on strong ADU provisions.**

**HO-14. Revise the definitions of “household,” “housekeeping unit,” and “family”** per state mandate to remove numbers of unrelated persons that may define a household, a family, or occupy a dwelling unit.

**AH-1.** Expand options for affordable residential uses in commercial zones by **allowing eligible affordable multi-family housing with no commercial component in all commercial zones.**

**AH-2.** Revise code to provide clarity on the review process and requirements for the **conversion of existing motels and hotels into temporary or permanent affordable housing.**

**PP-10. Create a mobile and manufactured home resource page on the county webpage.** The page should include links to state programs for park preservation and relocation assistance.

**PP-11. Support state and partner efforts to monitor regulated affordable housing properties that are nearing their affordability expiration dates.**

- Staff will report to Council annually on the progress of implementing the strategies. Council may elect to proceed with implementation of medium- and long-term strategies.
- The proposed monitoring program will provide a system for measuring the effectiveness of strategies in achieving the HOSAP Objectives.

# QUESTIONS?

[www.clark.gov/housingoptions](http://www.clark.gov/housingoptions)