



CITY OF  
**Vancouver**  
WASHINGTON

# Housing Action Plan

## Planning Commission Workshop

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Economic Prosperity & Housing

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# Agenda

- Background
- Needs
- Summary of Actions
- Work to Date
- Next Steps
- Questions & Comments



# Housing Action Plan Development



## **ECONW Report**

Assessed housing  
need



## **Plan Development**

Multiple City  
departments



## **City Council Updates**

Regular workshops  
and reports



## **Work Underway**

Regular check-ins  
and reports with staff





# Acute Housing Need

- Current Housing and Homeless Emergency
- Unprecedented population growth
- Deficit of at least 10,000 units
- 2% vacancy rate
- Rents increase 19% in 5 years
- 51% of renters cost burdened





# Closing the Housing Deficit

To meet our 20-year growth projections and close existing deficit in 10 years, we must:

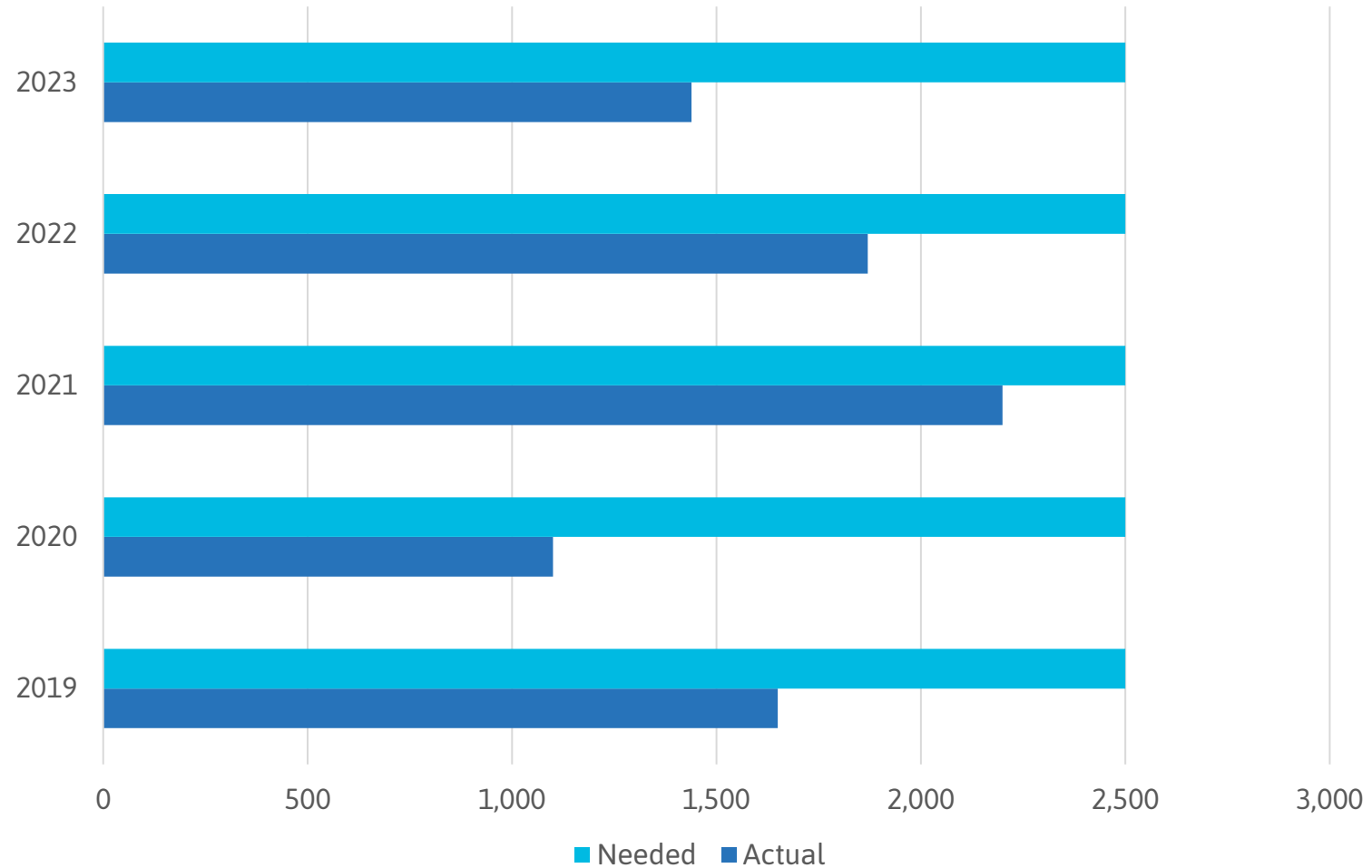
- Increase housing production to at least **2,500** new units per year.
- Including at least **1,000** new units per year affordable to those earning 80% AMI or less.



# Vancouver Housing Production

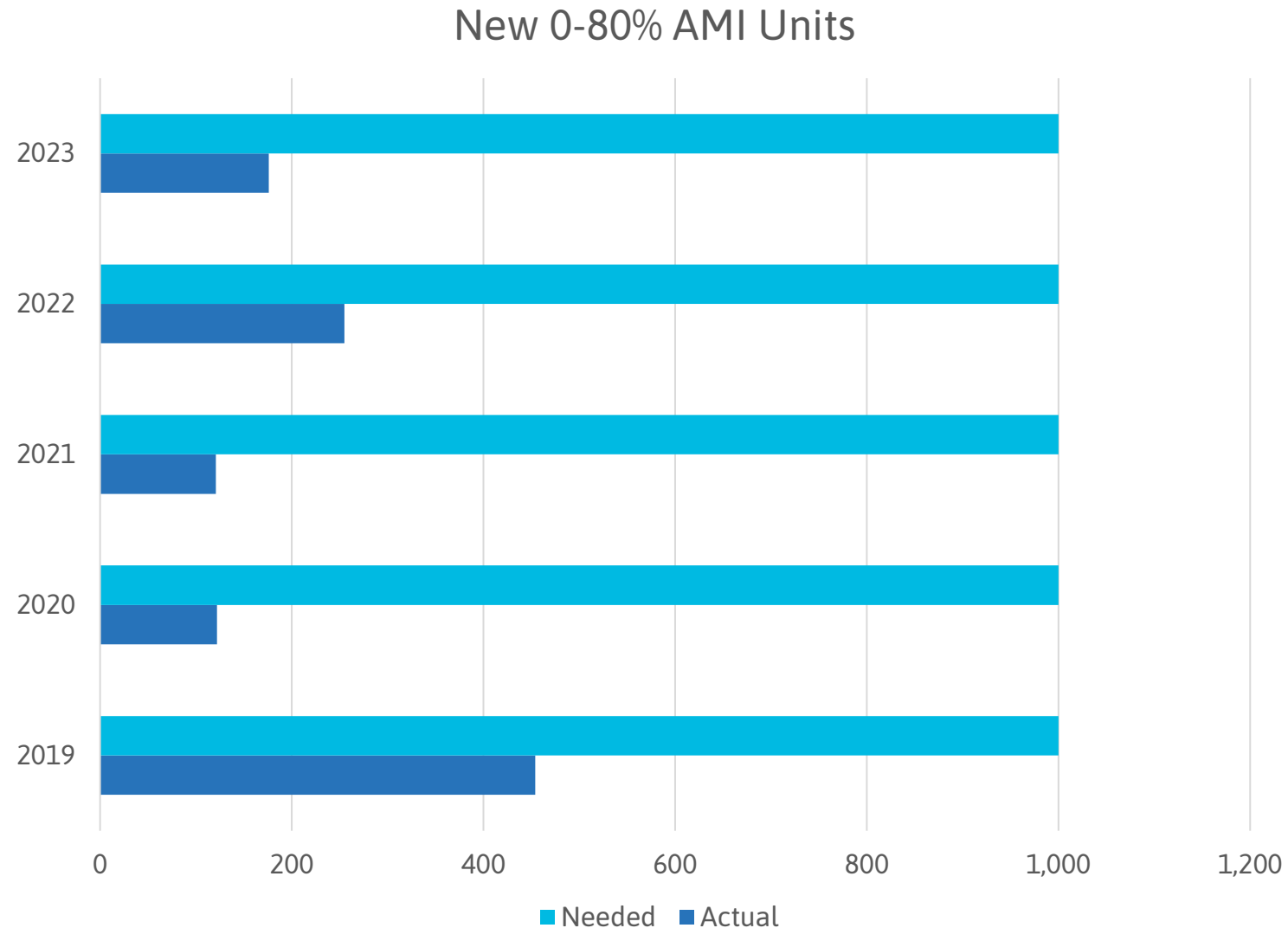
1,650 housing units per year

New Housing Units



# Vancouver Affordable Housing Production

225 housing units per year



# Housing Action Principles

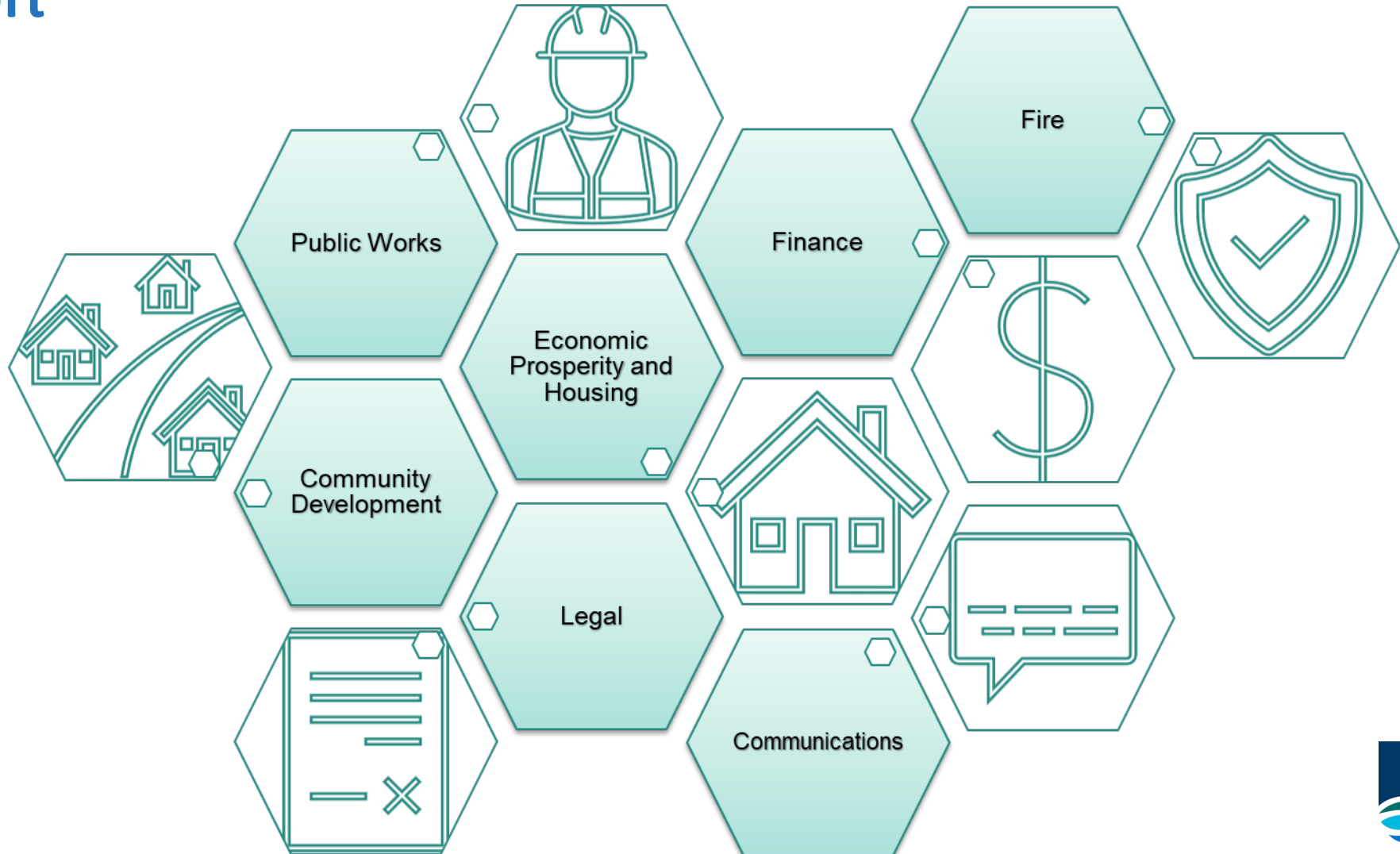
- All housing production improves affordability
- Grow resources for affordable housing:
  - Increase leverage of existing housing funds
  - Pursue new fundings and programs to expand resource base
- Housing production must be a Citywide priority





# Housing Action Plan Development

Citywide effort



# Action Plan Tasks

## Pull all levers

### Land Use and Code

- Complete Comprehensive Plan
- Update code to increase density and type
- Update single-family zoning for middle housing
- Provide affordable housing entitlement bonuses

### Policies and Process

- Assess and Streamline Development Review
- Increase SEPA threshold for housing projects
- Finalize Green Building Policy
- Facilitate ADU Development
- Limit Traffic Studies
- Review Building Codes



# Action Plan Tasks

## Pull all levers

### Investments & Incentives

- Pass Affordable Housing Levy
- Update MFTE Program
- Establish Affordable Housing Fee-in-Lieu Fund
- Establish Construction Sales Tax Exemption program
- Pursue other state and federal resources

### Investments & Incentives

- Preserve naturally affordable housing
- Acquire strategic sites for development or redevelopment
- Leverage other City funds
- Identify underutilized City and other public property



# Action Plan Tasks

## Pull all levers

### Fees

- Review City-imposed costs
- Expand use of affordable housing impact fee discounts
- Study building fee rate and caps
- Establish SDC deferral program

### Innovation

- Explore co-ops & alternative ownership models
- Encourage innovative building technologies
- Promote redevelopment & adaptive re-use
- Establish homeownership programs
- Explore Land Bank



# Action Plan Tasks

## Pull all levers

### Advocacy

- Advocate for increased state & federal funding
- Seek corporate support for affordable housing
- Pursue additional reform to condo laws
- Change SDC cost recovery statute

### Data Tracking

- Establish baseline & track annual housing outcomes
- Publish online housing dashboard
- Take corrective action as necessary



# Investment Work to Date

- ✓ AHF levy renewal
- ✓ MFTE updates
- ✓ Impact fee discounts
- ✓ SDC fee deferrals
- ✓ New State resources (e.g., CHIP)
- ✓ Homeownership programs
- ✓ Construction Sales Tax Exemption program
- ✓ Fee in Lieu Fund



# Policy Work to Date

- ✓ Comp Plan kickoff
- ✓ ADU code update
- ✓ Higher SEPA exemption threshold
- ✓ Development Review process review
- ✓ Housing dashboard and annual outcomes reporting



# Questions and Discussion

