



Community Development Department (CDD) 2025 Annual Report

March 2026



CITY OF
Vancouver
WASHINGTON



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HP's Facility under construction
Photo: Greg Turner

Director's Message



Greetings from City Hall,

I am pleased to report on CDD's accomplishments, initiatives and development activity in 2025.

CDD staff is responsible for helping to shape how Vancouver grows over time through its long range and transportation planning policy work, review of land use, engineering and building permit applications to meet city standards, and inspection of new building construction to ensure public safety. CDD also improves neighborhood livability through its code compliance program.

My thanks go to the hard-working staff of CDD for their dedication to improving our services and continuing to make Vancouver an incredible place to live and work. Finally, thank you to the Mayor, City Council and City Manager for their leadership and support of the important work of our department.

We are always looking to improve our services to you, our customers and community members. Please don't hesitate to contact me if we can be of assistance.

Chad Eiken, Director
chad.eiken@cityofvancouver.us

2025 Key Accomplishments: Comprehensive Planning Division

Long Range Planning Team

- Completed the Draft Environmental Impact Statement (DEIS) for the Comprehensive Plan map alternatives and released it for public comment
 - Preferred land use alternative/zoning map endorsed by Council.
- Engaged stakeholders to get to final map: 21 group meetings/workshops, 4 tabling events, 7 board & commission presentations
- Drafted updated Comprehensive Plan document and updated Development Code (VMC 20)

Equitable Development Team Accomplishments:

- With two interns from Ft. Vancouver High School, co-created a grant process to distribute federal ARPA funds. The students evaluated grant applications and awarded small grants to local individuals and organizations
- Created a draft Equitable Development Strategy for the City (finalizing early 2026)
- Initiated the *Fruit Valley for All* action plan that will focus on equitable outcomes for residents in a historically underserved area

Comprehensive Planning Division Teams



Long Range Planning



Equitable Development



Transportation Planning

Transportation Team Accomplishments:

- The team wrote 10 grants applications for roughly \$87.3 million in funds. The City was awarded three grants at roughly \$3.8M which funded street projects
- The City successfully piloted a new residential Transportation Demand Management (TDM) program called “Get There Vancouver” with over 1,200 participants. A post-evaluation survey found that 7% of participants increased transit use and there was a 5% drop in drive alone trips
- The Neighborhood Traffic Calming Program installed new speed tables at four project corridors in September 2025
- Staff nominated a new Vancouver route for the Washington Scenic Bikeways program, the “Vancouver Historic North Bank Scenic Bikeway” which, if selected, would extend west from Wintler Park through the Waterfront area to Frenchman’s Bar Park.
- Transportation planning staff won two separate awards from the Washington Traffic Safety Commission Target Zero team for their work on the City’s Complete Streets program, and for Education and Outreach in connection with the newly created City of Vancouver Safe Routes to Schools Program



2025 Key Accomplishments: Development Review Division

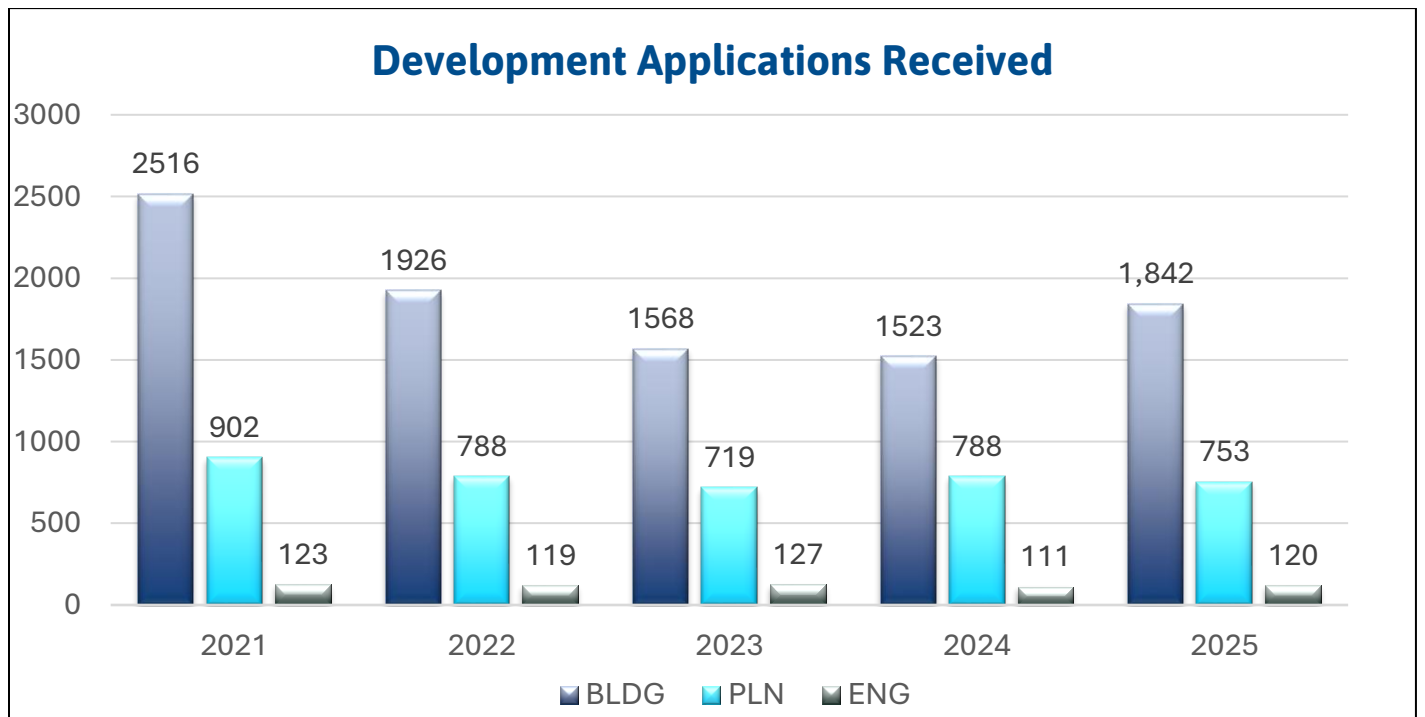
- Implemented a new Multi-Family Impact Fee Deferral Program to lower upfront costs for housing
- Approved a building code exception to allow a single stairway in certain types of multi-family buildings to lower housing construction costs
- Reduced engineering review target timelines for revisions from 28 days to 21 and 14 days (for 2nd and 3rd+ reviews)
- Updated Vancouver Downtown Design Guidelines (from 1995)
- Wrote updated land use code language for Comp Plan update project (for adoption in June of 2026)
- Successfully replaced outdated inspection request software with new user-friendly Online Permit Center software
- Successfully implemented enhancements to permit tracking software (Project Dox v9.4)
- Implemented a Field Evaluation Inspection process for damaged structures



2025 Overview of Development Activity

Executive Summary

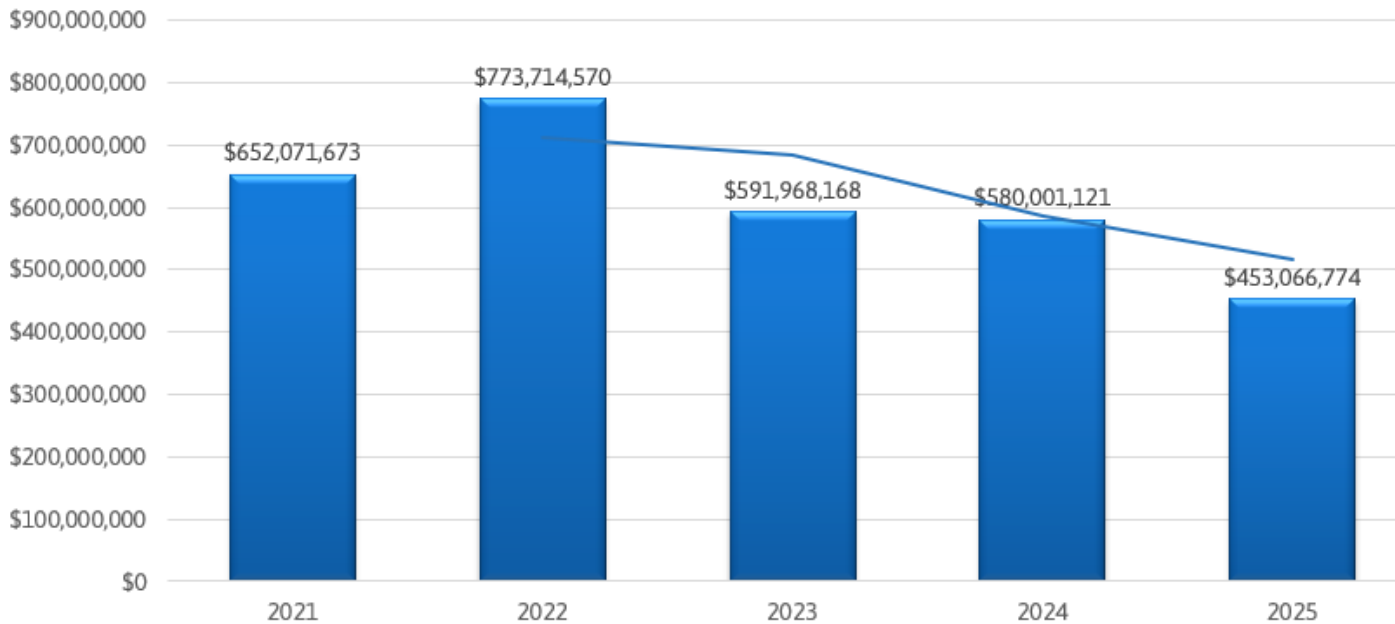
- External factors such as increasing cost of land, construction materials and labor, persistently high interest rates, and uncertainty regarding tariffs have created significant headwinds for new, large-scale development projects.
- While overall volume of applications and permits received appears relatively consistent with post-pandemic activity (see below chart), development projects this past year were generally smaller in scale.
- New single family residential permits, single family remodel permits and trade permits (e.g. HVAC, plumbing, electrical only permits) increased, but all other types of permits/construction decreased.
- Permits issued for new multi-family units decreased in 2025 to 51% below 5-year average; housing deficit will grow over next 4-5 years while market corrects.
- Total valuation of projects decreased by 22% from 2024, to \$453,066,774.
- Pre-application conferences, generally seen as an indicator of future large projects, decreased by 8% from 2024 to a new post-pandemic low.



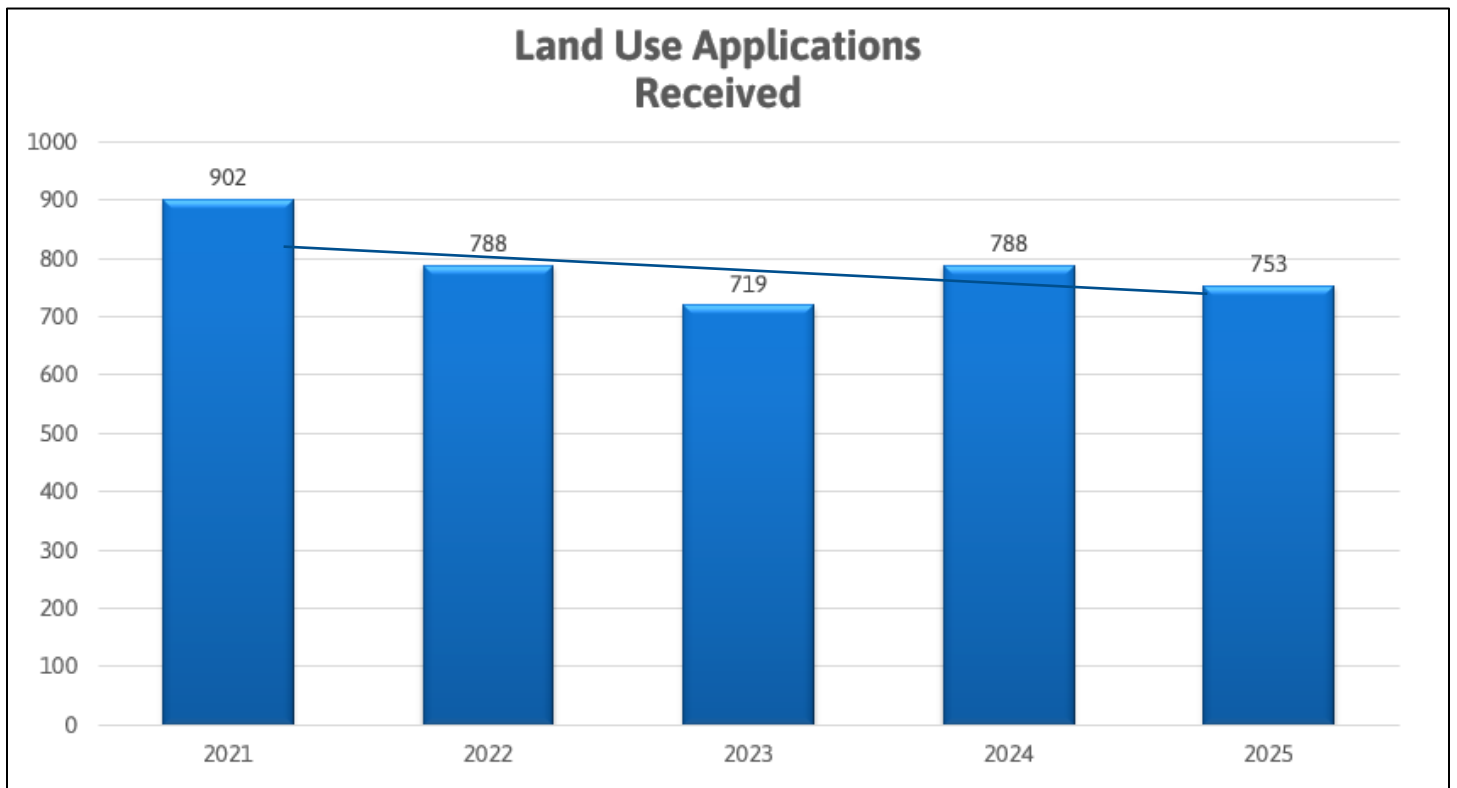
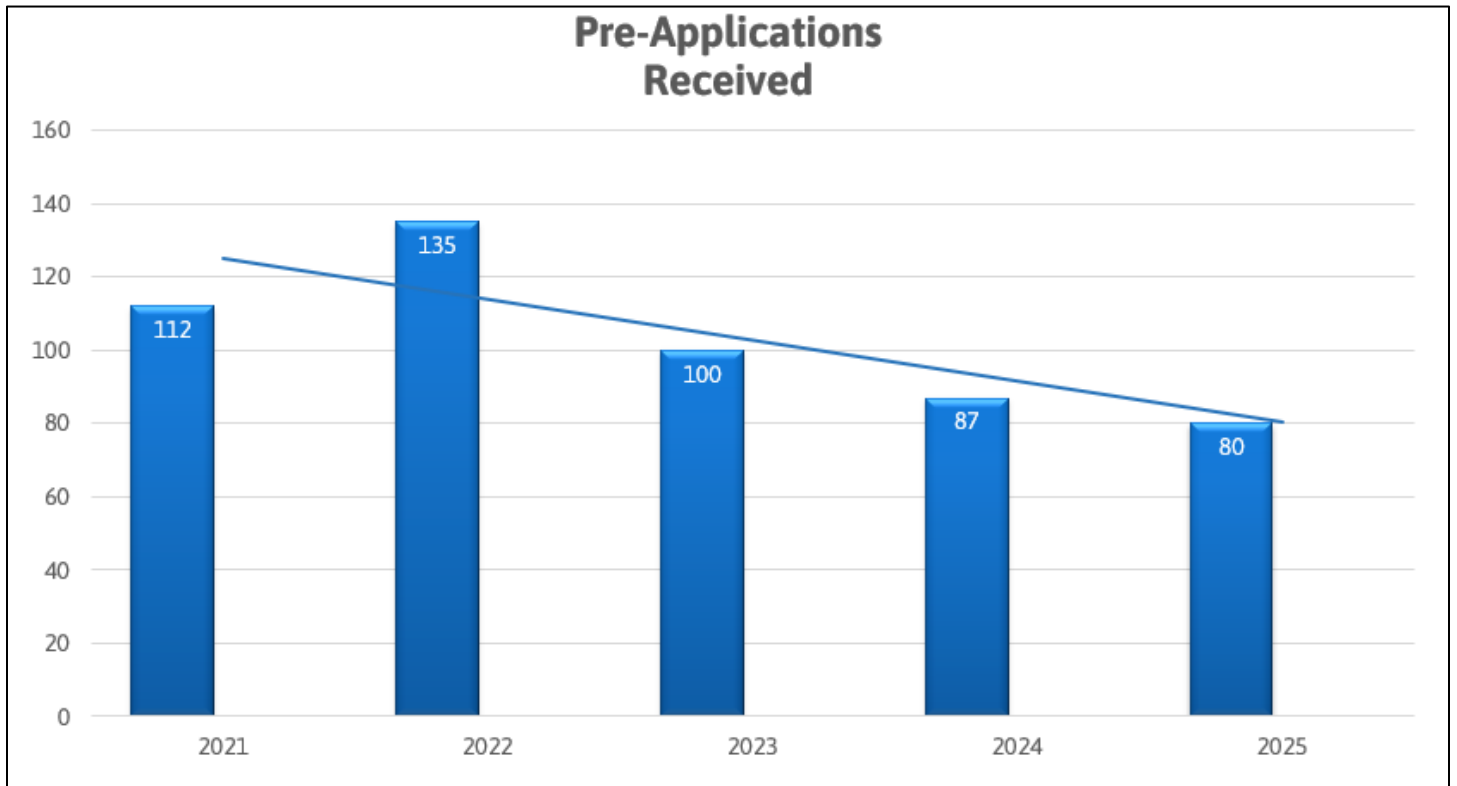
Applications Received by Type, 2025 vs. Avg. Last 5 Yrs.

Permit Type	5yr Average	2025 Permits	Difference
Commercial	667	518	22% Decrease
Multi-Family	294	258	12% Decrease
Residential-New	312	398	28% Increase
Residential-Remodel	594	668	12% Increase
Land Use	798	753	6% Decrease
Engineering	125	120	4% Decrease

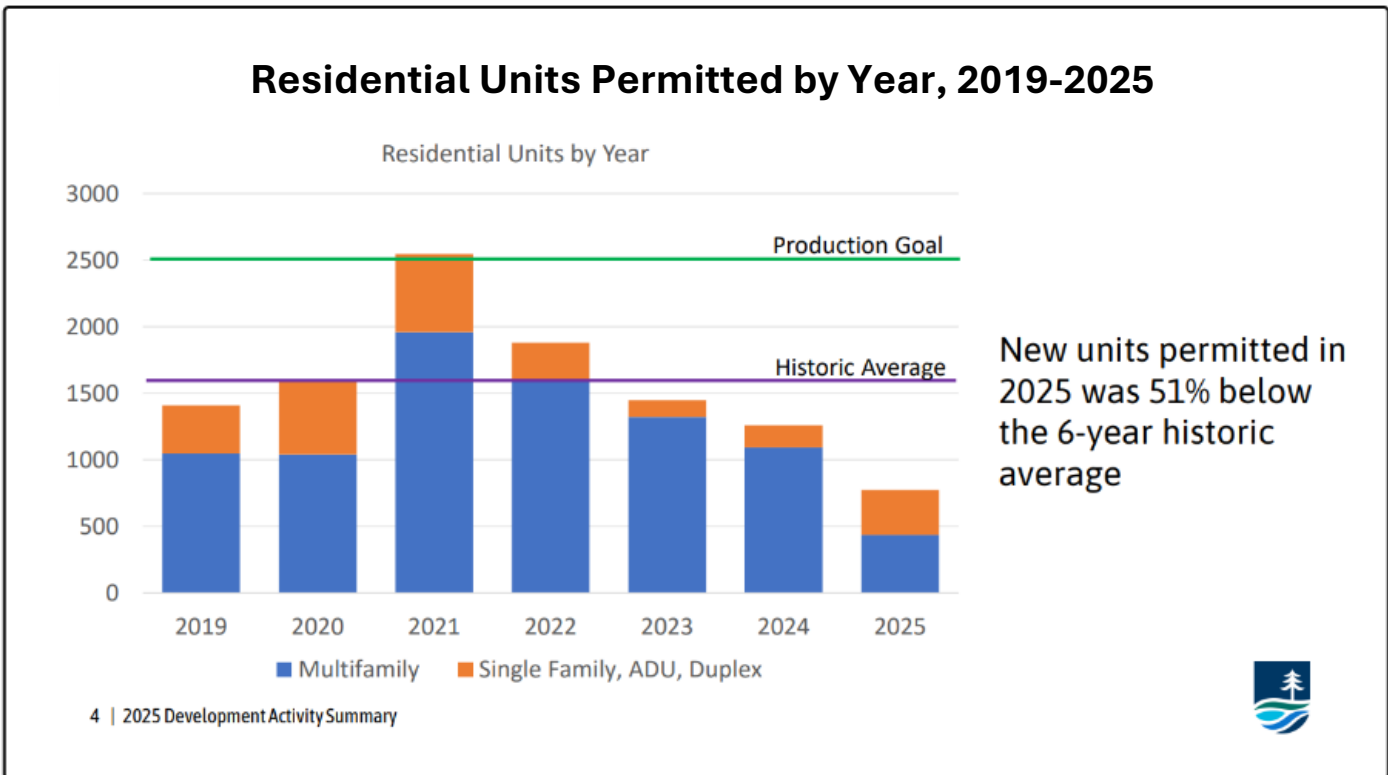
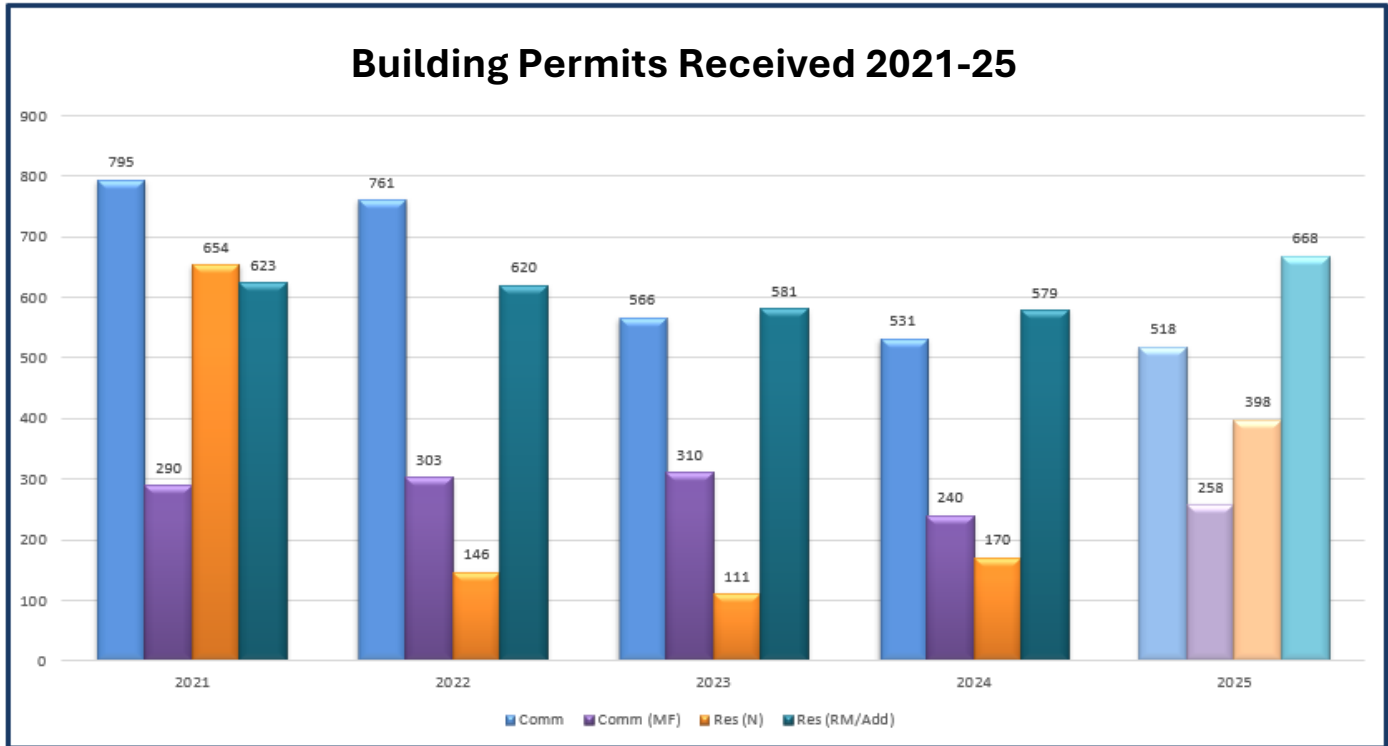
Total Project Valuation



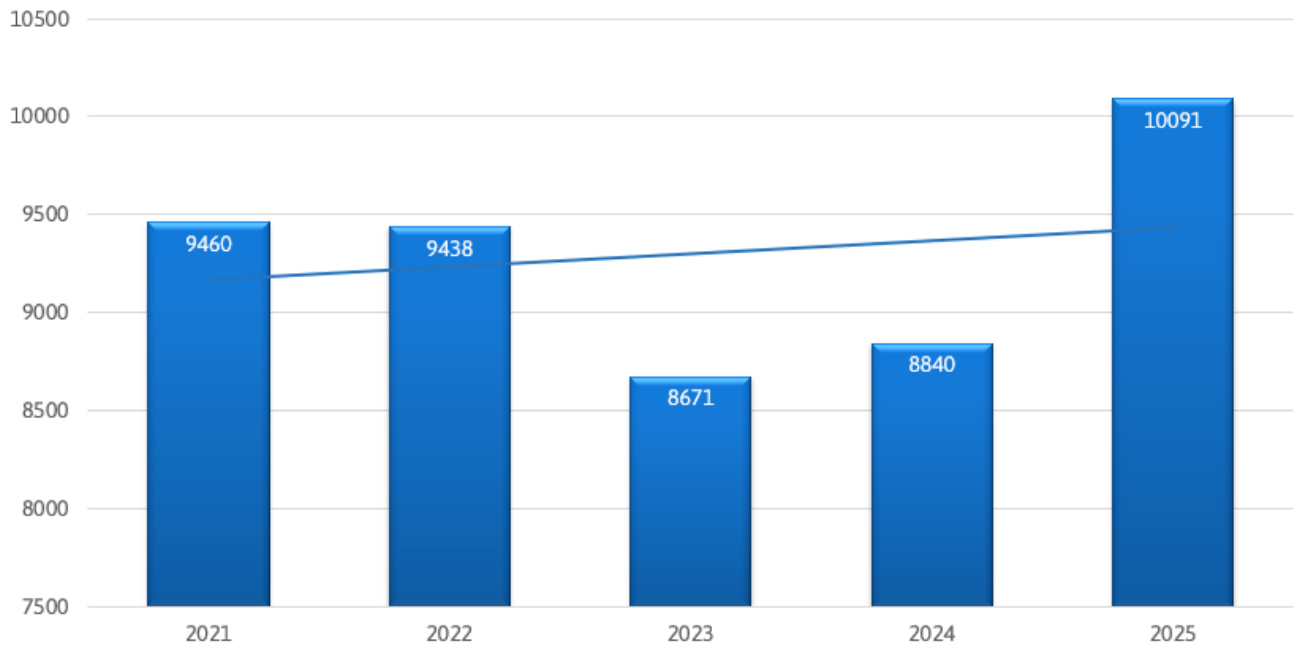
2025 Land Use Activity



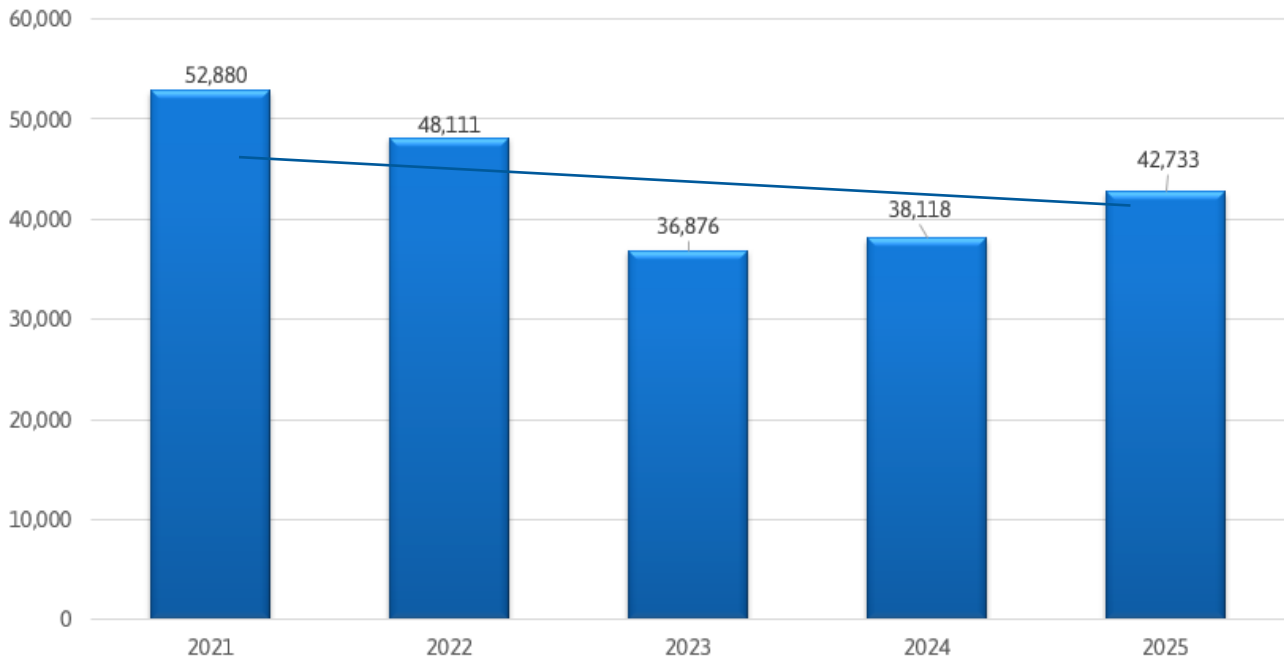
2025 Building Permit Activity



Trade Permits Issued by Year, 2021-2025



Building Inspections by Year, 2021-2025



2025 Code Compliance Activity



Sample Case "Before" Cleanup

**Code Cases
Opened**

933

**(-14% from
2024)**

**Code Cases
Resolved**

882

**(+9% from
2024)**



Sample Case "After" Cleanup

