

From: [Justin Wood](#)
To: [Sonja Wiser](#)
Subject: Planning Commission Public Comment: Population Forecast
Date: Thursday, April 6, 2023 11:55:19 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
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[image007.png](#)
[image002.png](#)
[ofm_gma_april1_2012-2022_population_change.xlsx](#)
[040523_2023-0405_Council_Work_Session-Population_Projection_FinalDraft.pdf](#)

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Greetings, Sonja

In preparation for the Planning Commission meeting tonight I wanted to provide the following information to the commissioners ahead of their conversations on recommending a population forecast to the County Council for the comprehensive plan update.

My association, employers, and housing providers throughout the community are concerned with the current middle population forecast and associated average annual growth of 1.26%

Per the U.S. Census numbers within the presentation attached, from 2010-2020 the county grew at an average annual rate of 1.7%. Also, OFM provided a snapshot of growth from April 1st 2012- April 1st 2022(see attached) the average annual growth equates to over 2%. Please take this data into consideration when recommending a population forecast and associated average annual growth rate.

The excel data attached comes directly from OFM: [Growth Management Act county projections | Office of Financial Management \(wa.gov\)](#)

Best Regards,

Justin Wood

AHWD,

Government Affairs Director



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Growth Management Act Population Change, April 1, 2012 to April 1, 2022
Office of Financial Management, Forecasting and Research Division

In accord with the Growth Management Act (GMA), this table reports the percent change in population by county over the preceding ten-year period as per RCW 43.62.035.

County	Fully Planning Under GMA	2012 Postcensal Estimate of Population	2022 Postcensal Estimate of Population	2012–22 Numeric Change in Population	2012–22 Percentage Change in Population
State	.	6,817,770	7,864,400	1,046,630	15.35
Adams	N	19,050	21,100	2,050	10.76
Asotin	N	21,700	22,600	900	4.15
Benton	Y	180,000	212,300	32,300	17.94
Chelan	Y	73,200	80,650	7,450	10.18
Clallam	Y	72,000	77,625	5,625	7.81
Clark	Y	431,250	520,900	89,650	20.79
Columbia	Y	4,100	3,950	-150	-3.66
Cowlitz	N	103,050	112,350	9,300	9.02
Douglas	Y	38,900	44,000	5,100	13.11
Ferry	N	7,650	7,300	-350	-4.58
Franklin	Y	82,500	99,750	17,250	20.91
Garfield	Y	2,250	2,300	50	2.22
Grant	Y	91,000	101,800	10,800	11.87
Grays Harbor	N	73,150	76,400	3,250	4.44
Island	Y	79,350	87,700	8,350	10.52
Jefferson	Y	30,175	33,350	3,175	10.52
King	Y	1,957,000	2,317,700	360,700	18.43
Kitsap	Y	254,500	280,900	26,400	10.37
Kittitas	Y	41,500	47,200	5,700	13.73
Klickitat	N	20,600	23,150	2,550	12.38
Lewis	Y	76,300	83,400	7,100	9.31
Lincoln	N	10,675	11,050	375	3.51
Mason	Y	61,450	66,200	4,750	7.73
Okanogan	N	41,425	42,700	1,275	3.08
Pacific	Y	20,970	23,600	2,630	12.54
Pend Oreille	Y	13,100	13,625	525	4.01
Pierce	Y	808,200	937,400	129,200	15.99
San Juan	Y	15,925	18,150	2,225	13.97
Skagit	Y	117,950	131,250	13,300	11.28
Skamania	N	11,275	11,900	625	5.54
Snohomish	Y	722,900	847,300	124,400	17.21
Spokane	Y	475,600	550,700	75,100	15.79
Stevens	Y	43,700	47,050	3,350	7.67
Thurston	Y	256,800	300,500	43,700	17.02
Wahkiakum	N	4,025	4,525	500	12.42
Walla Walla	Y	59,100	62,625	3,525	5.96
Whatcom	Y	203,500	231,650	28,150	13.83
Whitman	N	45,950	47,800	1,850	4.03
Yakima	Y	246,000	259,950	13,950	5.67

Last modified: 2022-06-28.

2025 Comprehensive Plan Update

20-year Population Projection

County Council Work Session
April 5, 2023

Jose Alvarez, Planner III, Community Planning

Jacqui Kamp, Program Manager, Community Planning

Paul Newman, County Demographer, GIS

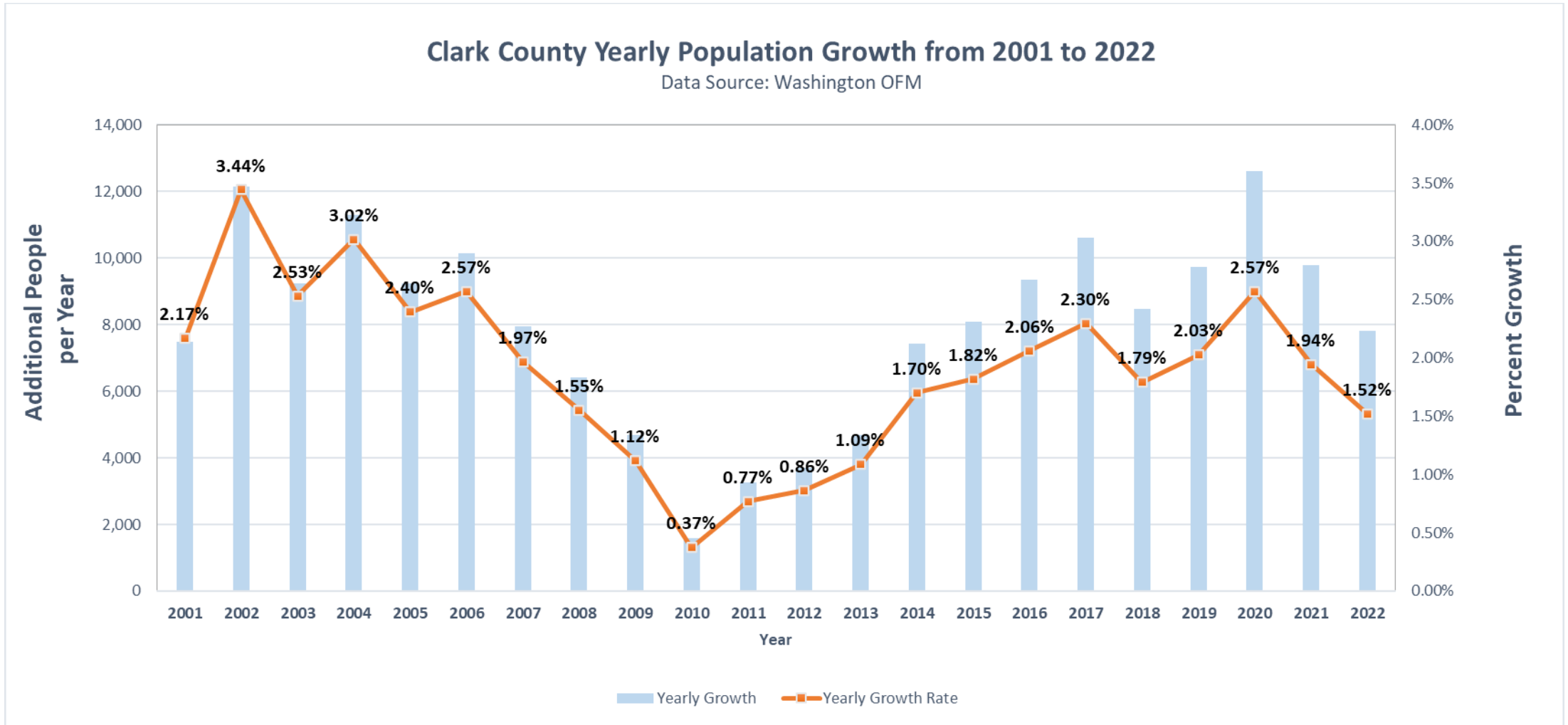


Presentation overview

- Review historic population data
 - Yearly Growth Rates Since 2021
 - Past Projections
 - Census Numbers
- Review projection numbers
 - The 2022 Medium (Middle), Low, and High
 - Projected Growth is Declining and Why
- HB 1220 Population and Housing
- Discuss and confirm next steps
- Comments and questions



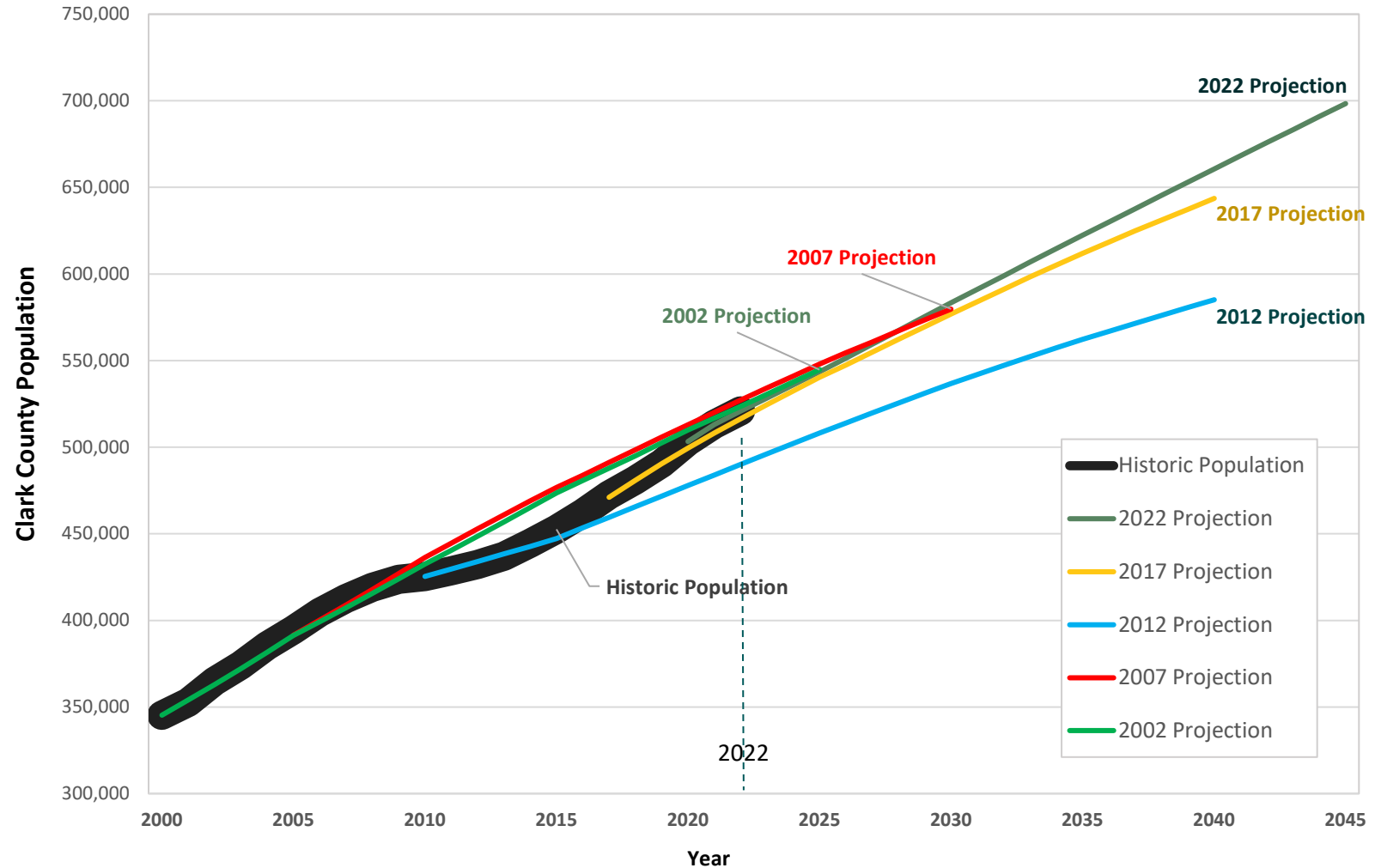
Historical Annual Growth Rate - OFM



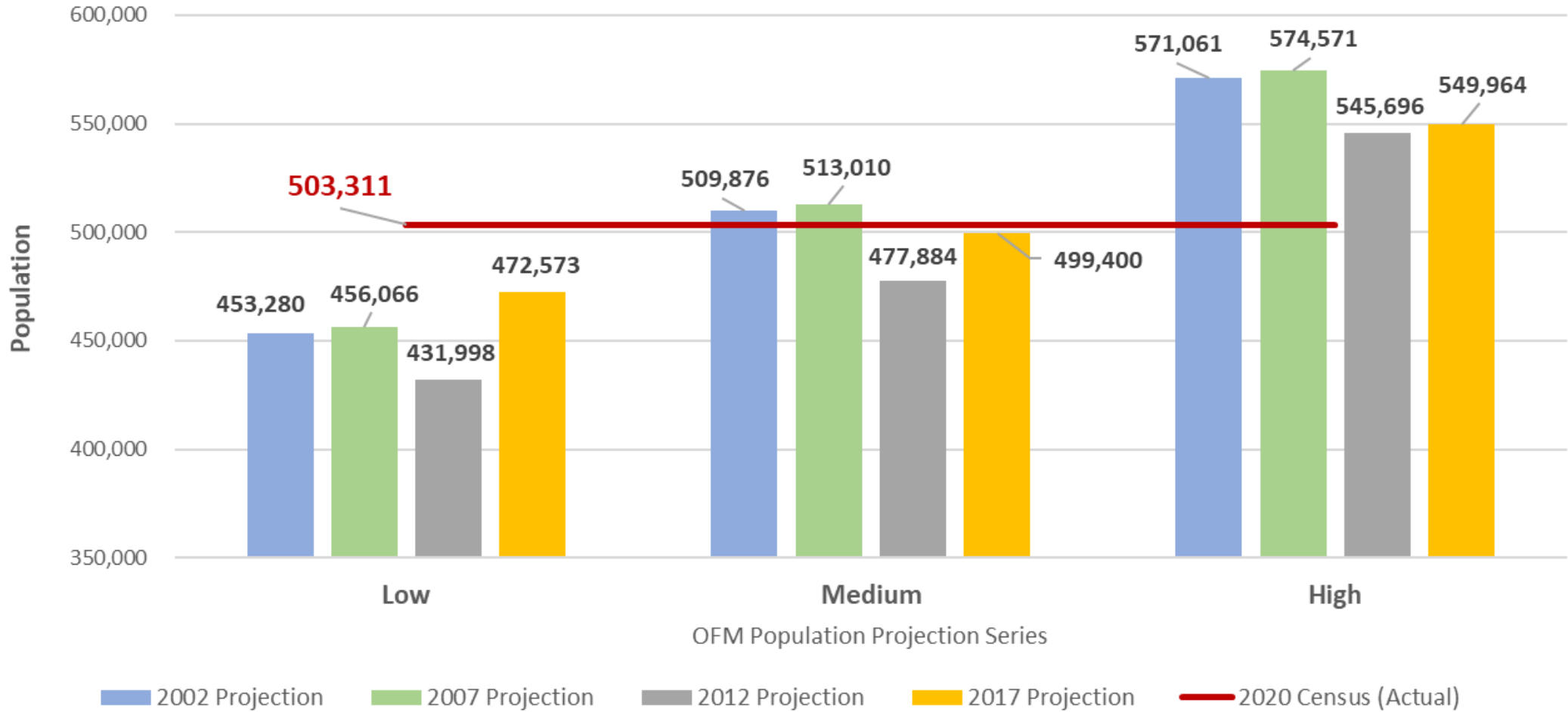
A Comparison of Historic Population and Five OFM Population Projections

Since 2002, the State of Washington's Office of Financial Management (OFM) has produced five population projections for Clark County. This chart provides a visual comparison of the five projections along with OFM's historical population estimates between 2000 and 2022.

The year associated with each projection is the year it was published.



A Comparison of Past OFM Population Projections for 2020 with the Actual 2020 Census Value
 2020 Census Population for Clark County: 503,311

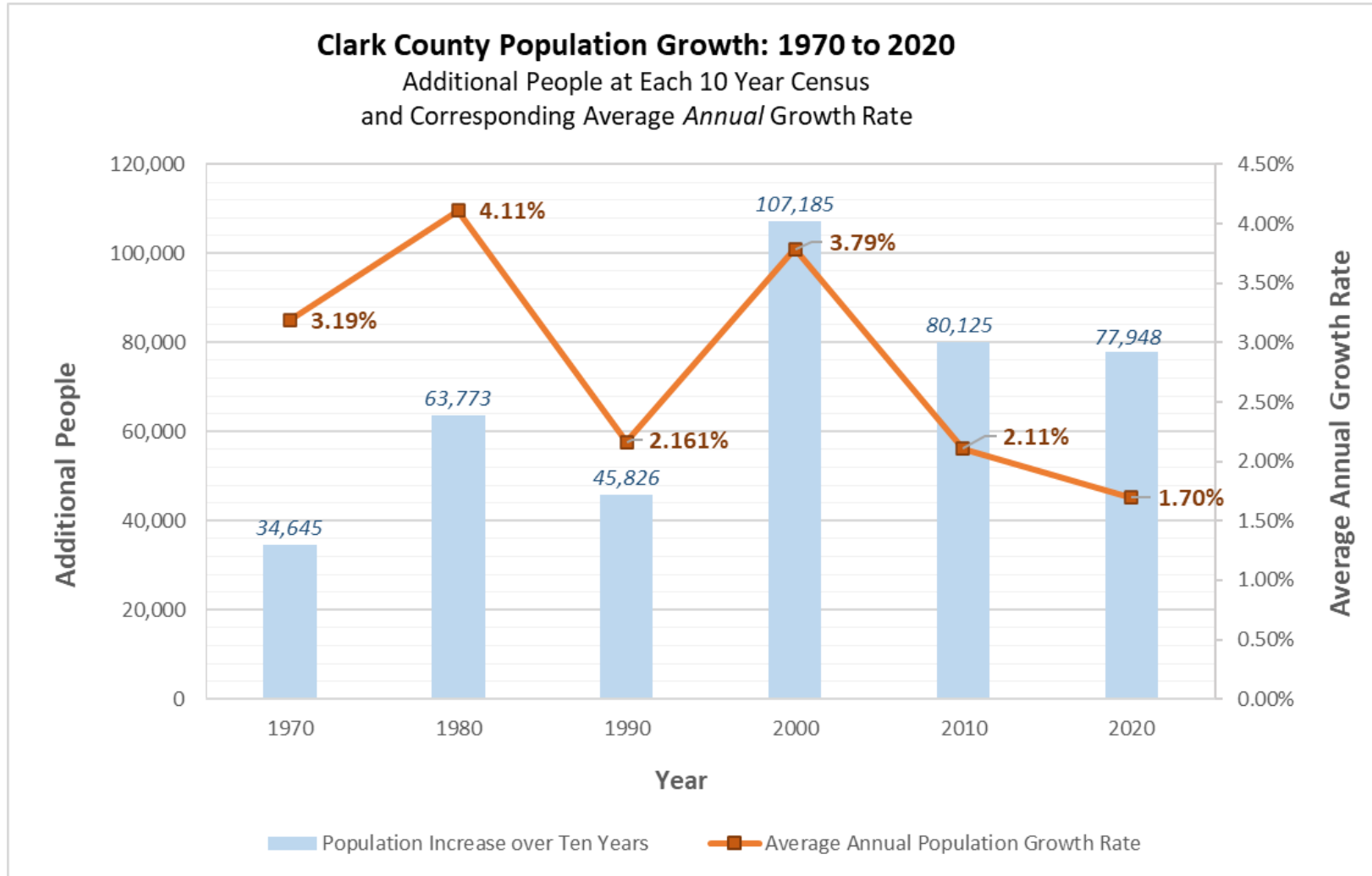


Historical Population – Source: US Census

Historical Growth over Ten Year Intervals				
Year	Total Population for Clark County		Population Increase over Ten Years	Average Annual Population Growth Rate
1960	93,809			
1970	128,454	1960 to 1970	34,645	3.19%
1980	192,227	1970 to 1980	63,773	4.11%
1990	238,053	1980 to 1990	45,826	2.161%
2000	345,238	1990 to 2000	107,185	3.79%
2010	425,363	2000 to 2010	80,125	2.11%
2020	503,311	2010 to 2020	77,948	1.70%



Historical Growth – US Census



Population Projection

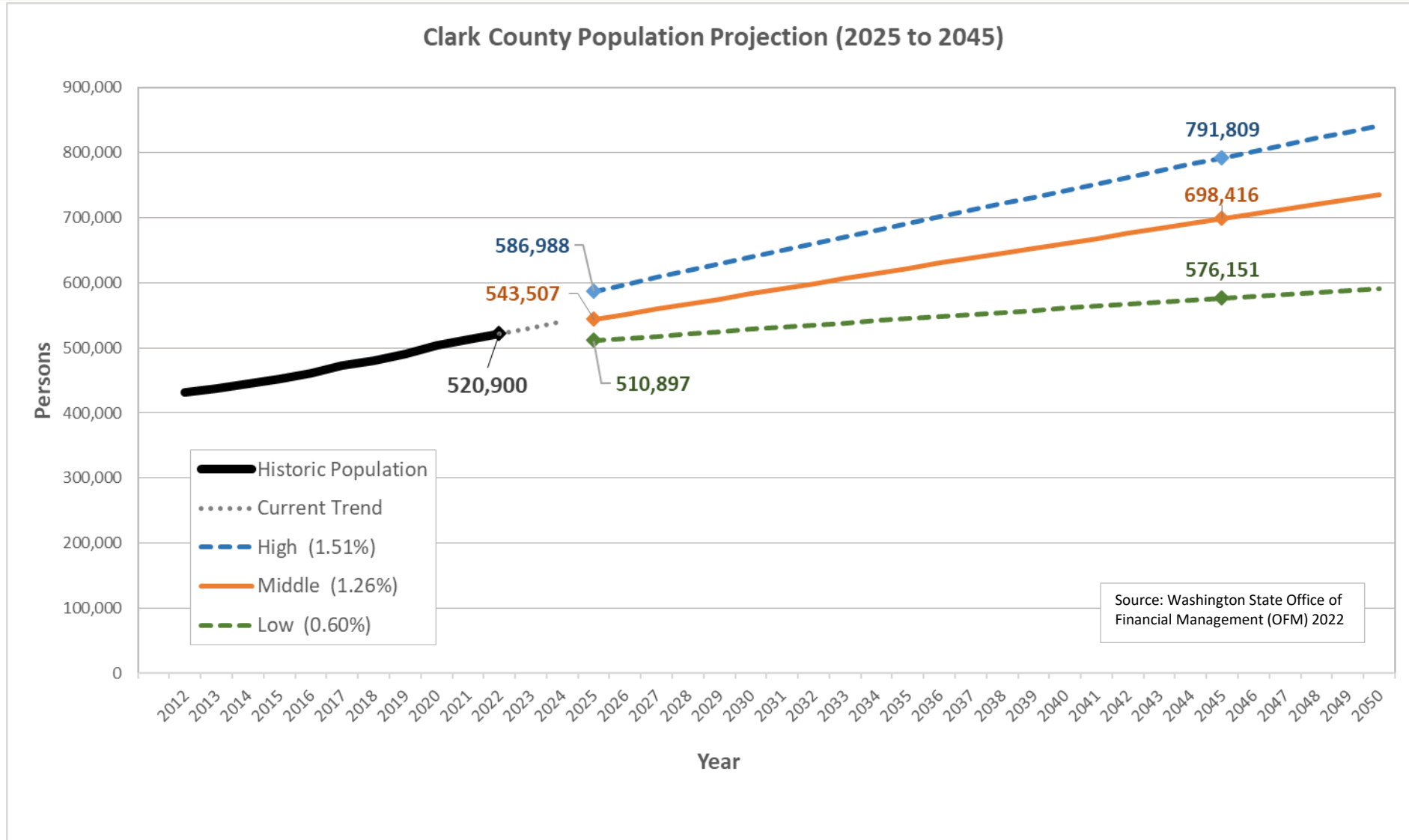
- **RCW 43.62.035** requires the State Office of Financial Management (OFM) to prepare 20- year population projections for each Growth Management county in high, middle and low scenarios.
- Clark County's 2045 population projections are:

High = 791,809	(1.51%)
Middle = 698,416	(1.26%)
Low = 576,151	(0.60%)

Percentages represent average annual growth rates. They use the starting population estimate from 2025 and were calculated using the formula for Compounded Annual Rate of Growth (CAGR).
- **RCW 36.70A.110** and **RCW 36.70A.115** directs County officials to select the county planning target; then within each county, population planning targets are collaboratively developed for all cities, towns, and unincorporated areas as part of the city and county planning process.



2022 OFM Population Forecast for Clark County

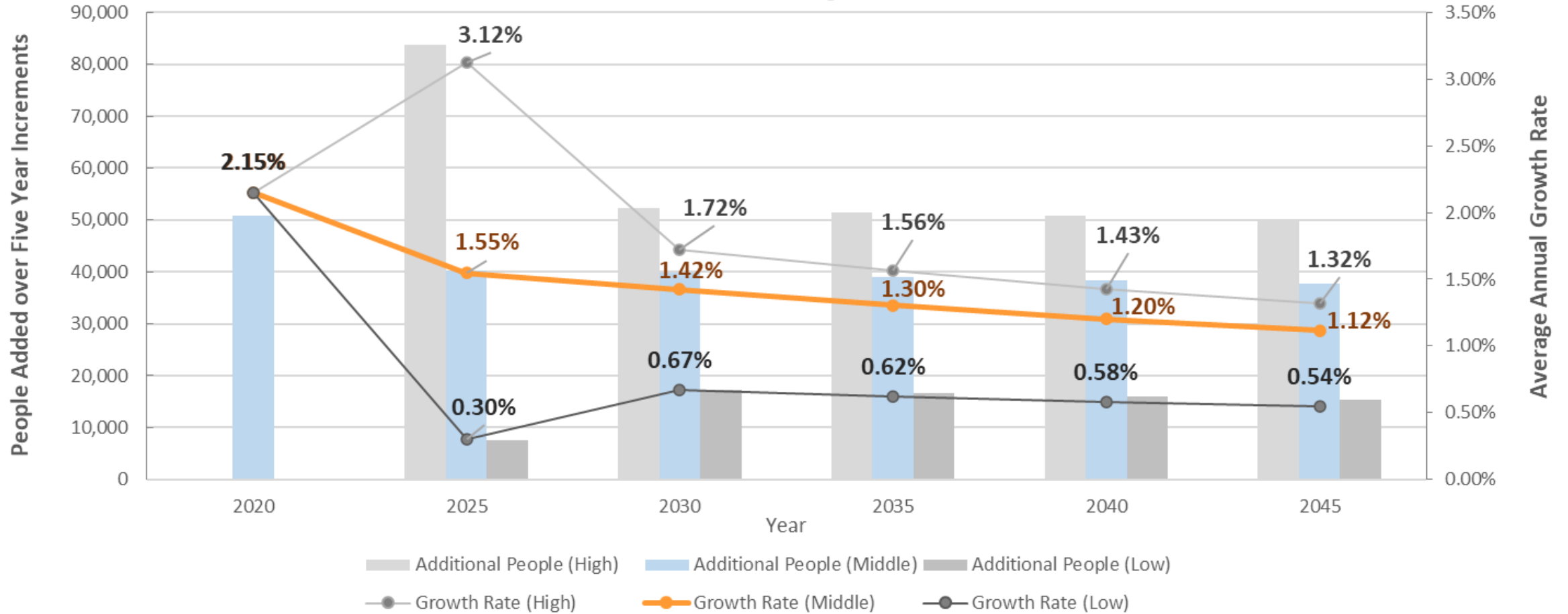


Growth Rates of the Low, Middle, and High Projections: 2025 to 2045

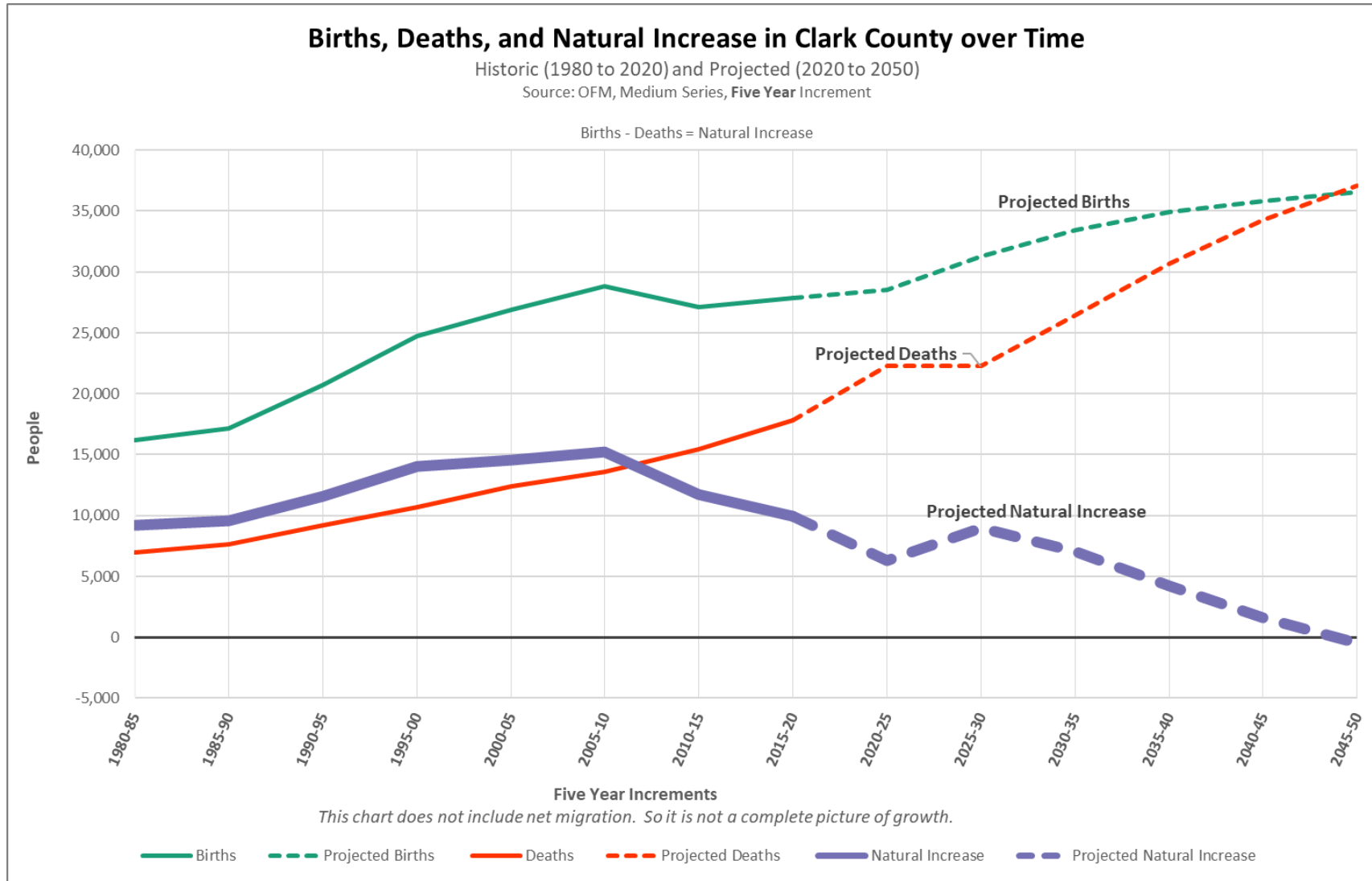
Additional People at Five Year Increments

Note: 2020 Growth is *Actual* (from 2015), not Projected

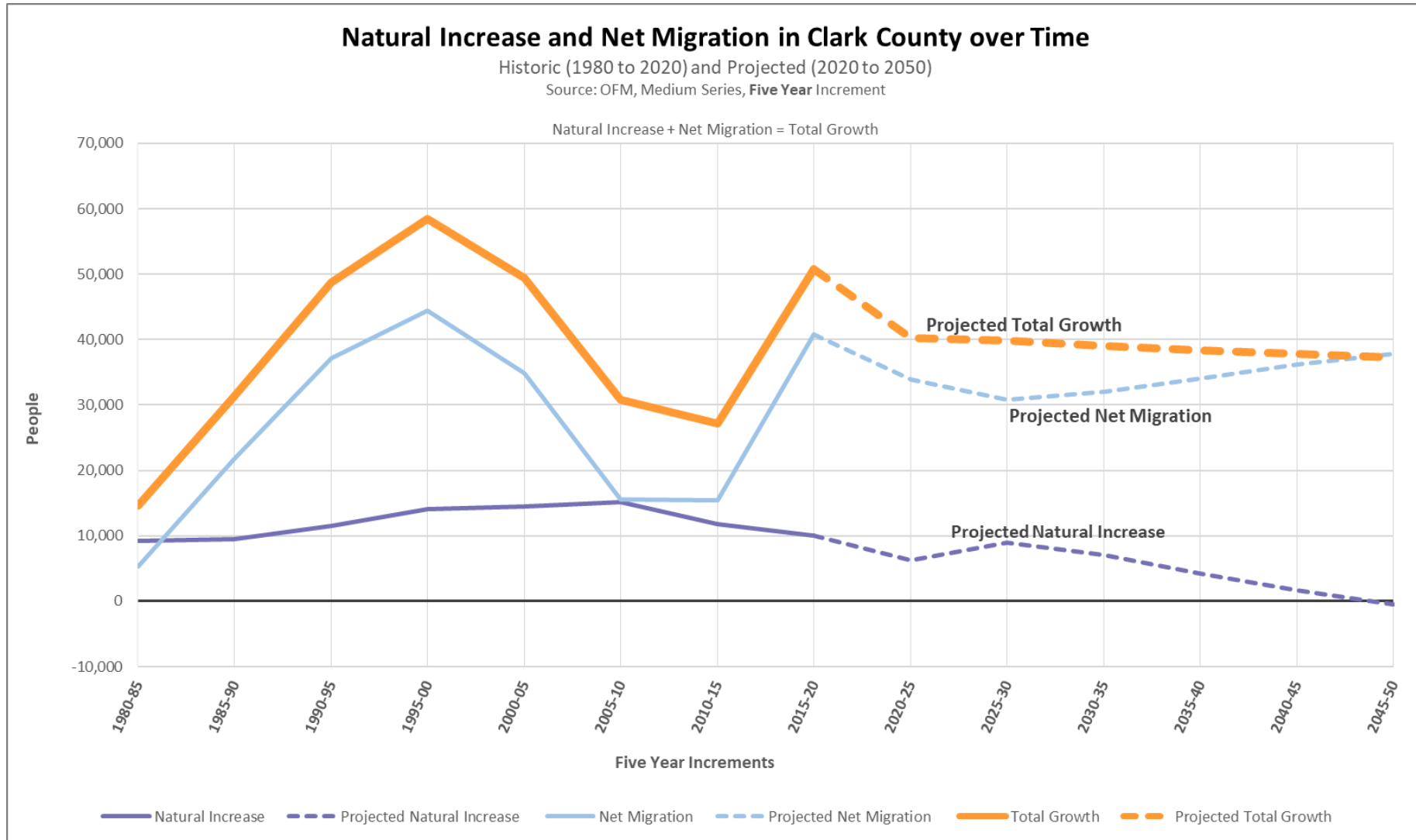
Data Source: Washington OFM



Components of Population Change: Births, Deaths, Migration



Components of Population Change: Births, Deaths, Migration



HB 1220 Overview

The Bill required Department of Commerce to provide the following four elements:

- Projected housing needs for all economic segments of the population (moderate, low, very low and extremely low income). Projections will be provided at the county level and must be incorporated into local planning efforts. This includes projected need for emergency housing, emergency shelters and permanent supportive housing. (Linked to Population Forecast)
- Guidance on provisions for moderate density housing options within an Urban Growth Area (UGA), including but not limited to duplexes, triplexes and townhomes. (Housing Options Study)
- Guidance on reviewing for adequate housing for existing and projected needs for all economic segments of the community, including sufficient land capacity for all projected housing. This includes guidance on how to assess zoning and regulations to allow, encourage and incentivize housing to meet the projected housing needs in each income band. (Expansion of VBLM)
- Guidance on examining racially disparate impacts, displacement and exclusion in housing policies and regulations, and recommended policies to address them. (Additional analysis)



HB 1220 Housing for All Planning Tool

Clark County – Low OFM Population

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
 576,151 ✓

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 = 576,151	Total	Affordability Level (% of Area Median Income)						Emergency Housing/Shelter Beds	
		0-30% Non-PSH	0-30% PSH	30-50%	50-80%	80-100%	100-120%		120%+
Total Future Housing Needed (2045)	248,472	13,219	7,123	27,527	67,849	40,894	31,713	60,147	3,612
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)	54,466	8,649	6,552	11,304	7,624	3,602	3,365	13,370	3,122

* 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.



HB 1220 *Housing for All Planning Tool*

Clark County – Middle OFM Population

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
698,416 ✓

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 = 698,416

	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)	301,199	16,859	8,025	32,782	76,496	46,713	37,274	83,050	4,353
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)	107,193	12,289	7,454	16,559	16,271	9,421	8,926	36,273	3,863

* 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.



HB 1220 Housing for All Planning Tool

Clark County – High OFM Population

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
791,809 ✓

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 = 791,809

	Total	0-30%		Affordability Level (% of Area Median Income)				Emergency Housing/Shelter Beds	
		Non-PSH	PSH	30-50%	50-80%	80-100%	100-120%		120%+
Total Future Housing Needed (2045)	341,476	19,523	8,831	36,796	83,101	51,158	41,522	100,545	4,934
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)	147,470	14,953	8,260	20,573	22,876	13,866	13,174	53,768	4,444

* 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.

