



April 17, 2023

Chair Bowerman, and Councilors Yung, Belkot, Medvigy and Marshall

RE: Cities testimony in support of the OFM medium and most likely countywide population forecast

Chair and Councilors:

On behalf of the undersigned cities in Clark County, we thank you for the opportunity to comment on this important decision impacting the future of all of our communities. For this Comprehensive Plan update we strongly recommend you adopt the Office of Financial Management (OFM) medium and most likely 2045 countywide population forecast of 698,416 persons.

The medium forecast is what OFM projects as most likely to occur locally, and they have a very good track record with long term forecasts for Clark County and statewide, with no clear tendency to under or over-estimate growth.

The medium forecast also provides for more than ample long-term population and housing growth for Clark County and its cities. It would require us to provide land to add around 175,000 additional persons countywide between now and 2045, which is about the same as the countywide growth that occurred over the same time in the past.

The medium forecast would also require under new GMA regulations that our communities accommodate almost 107,000 new housing units countywide over the next 20 years, which is slightly more than were added in this County in the *last 30 years*. Almost half of these would be required to be affordable at the 80% median income level, and many at income levels below that.

The medium forecast and land supplies required to be provided to accommodate it can be adjusted if needed. 20-year forecasts and land supplies are required to be updated at least every 10 years, well before they run out, and are allowed to be updated sooner if needed. At that time, they can be easily adjusted upwards but are difficult to impossible to adjust

downwards. Once land is zoned for urban growth and Urban Growth Area boundaries are set, they cannot practically or easily be reduced.

We support the OFM medium and most likely forecast, but acknowledge that accommodating this much growth in population, housing, affordable housing, as well as lands for new jobs to support the population, and the capital facilities and services to support all of it will pose some challenges for us all.

We firmly do not support adopting higher countywide population forecasts than this, as they would mean more disruptions to our communities, higher costs to provide needed facilities and services, and more challenges to provide necessary jobs. Higher forecasts could not practically be adjusted downwards if needed, meaning all our communities could be stuck with negative long-term consequences of an unnecessarily high forecast for some time.

Thank you again for the opportunity to comment. We look forward to working with you and your staff in the successful update of all our Comprehensive Plans.

Sincerely,



Mayor Phillip Johnson, City of Battle Ground



Mayor Steve Hogan, City of Camas

*Elizabeth M Cerveny*

Mayor Elizabeth M. Cerveny, City of La Center



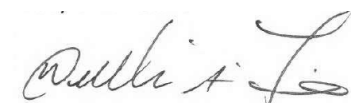
Mayor Jennifer Lindsay, City of Ridgefield



Mayor Anne McEnery-Ogle, City of Vancouver



Mayor David Stuebe, City of Washougal



Mayor Will Finn, City of Woodland