

**From:** [Sonja Wiser](#)  
**To:** [Christine Cook](#); [Susan Ellinger](#); [Jenna Kay](#); [Jacqui Kamp](#)  
**Cc:** [Oliver Orjiako](#)  
**Subject:** FW: Clark County is killing housing with Housing Option Plan  
**Date:** Monday, December 19, 2022 9:15:31 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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fyi

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**From:** Rebecca Messinger <[Rebecca.Messinger@clark.wa.gov](mailto:Rebecca.Messinger@clark.wa.gov)>  
**Sent:** Monday, December 19, 2022 9:14 AM  
**To:** Oliver Orjiako <[Oliver.Orjiako@clark.wa.gov](mailto:Oliver.Orjiako@clark.wa.gov)>; Sonja Wiser <[Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov)>  
**Subject:** FW: Clark County is killing housing with Housing Option Plan

Good morning Oliver and Sonja,

Please see the below public comments. Thank you!



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



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**From:** Kathleen Otto <[Kathleen.Otto@clark.wa.gov](mailto:Kathleen.Otto@clark.wa.gov)>  
**Sent:** Friday, December 16, 2022 8:01 AM  
**To:** Rebecca Messinger <[Rebecca.Messinger@clark.wa.gov](mailto:Rebecca.Messinger@clark.wa.gov)>; Tina Redline <[Tina.Redline@clark.wa.gov](mailto:Tina.Redline@clark.wa.gov)>  
**Subject:** FW: Clark County is killing housing with Housing Option Plan



**Kathleen Otto**  
County Manager

564.397.2458



**From:** Clark County Citizens United, Inc. <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>

**Sent:** Friday, December 16, 2022 12:07 AM

**To:** Karen Bowerman <[Karen.Bowerman@clark.wa.gov](mailto:Karen.Bowerman@clark.wa.gov)>; Gary Medvigy <[Gary.Medvigy@clark.wa.gov](mailto:Gary.Medvigy@clark.wa.gov)>; Sue Marshall <[Sue.Marshall@clark.wa.gov](mailto:Sue.Marshall@clark.wa.gov)>; Julie Olson <[Julie.Olson2@clark.wa.gov](mailto:Julie.Olson2@clark.wa.gov)>; Temple Lentz <[Temple.Lentz@clark.wa.gov](mailto:Temple.Lentz@clark.wa.gov)>; Kathleen Otto <[Kathleen.Otto@clark.wa.gov](mailto:Kathleen.Otto@clark.wa.gov)>

**Subject:** Clark County is killing housing with Housing Option Plan

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Clark County Council  
2022  
P.O. Box 5000  
Vancouver, Washington 98666

December 15,

## FOR THE PUBLIC RECORD

Dear Councilors,

Some years back, the membership of Clark County Citizens United testified that the work of the Housing Options Study Committee wasn't about housing options at all. The testimonies should be included in the Public's Record for all to see and review. CCCU's membership questioned why this important work used a narrowly focused approach and failed to account for the broad spectrum of Clark County citizens, with different housing needs. In particular, the rural citizens were ignored and no acknowledgement was given to them in this study.

The work of this committee should have dovetailed with the recent Buildable Lands Report. However, the work of the BLR remains woefully incomplete. The data still hasn't endured analysis that details how the county's approved policies have stood up over time and complied with GMA mandates. Are policies working as promised and delivering on economic and social benefits?

Importantly, there hasn't been a comparison to past historical BLR's that would allow a proper, "look back in time." That analysis should indicate if policies are working as intended or are failing to deliver on promised benefits. Because analysis is lacking, the County is unable to formally acknowledge multiple policy failures that are evident in the BLR and the Comprehensive Plan. This committee's work is being hobbled and directed to a specific outcome which does not align with the needs of the citizens.

It appears the work of the Housing Committee is more about justifying the reasons and managing multiple missed policy objectives. It's critical to understand, those policy objectives endured the all important public participation process and approval

of elected officials. The Comprehensive Plan won final approval of the Hearings Board with certain policy objectives in place.

- The urban/rural population growth split was approved at **90% urban, 10% rural**.
- **75%** of county housing will be single family, and **25%** will be multifamily.
- The housing density was approved at **R-8**
- The county is committed to affordable housing for all areas of the county.

Citizens have justified expectations that the Comprehensive Plan will deliver economic and social benefits, as promised in the public policies. The BLR indicates something much different has been happening:

- Less than **1% rural growth** occurred when the approved policy is for 10% of the county wide population growth.
- Only **29% of the housing units** built were single family homes when the approved policy is for **75% of the housing units**.
- How did the R-8 housing density become R-18 at the drop of a hat?

Why are public policy objectives failing in the Comprehensive Plan and why are these failures tolerated? No County public official should be comfortable moving forward with a housing program based on an inadequate level of analysis and poor compliance to the law. Going forward, it is the expectation of CCCU that major updates will occur in the Comprehensive Plan that display policies approved by the citizens and the Clark County Council. The goal should be to assure all citizens in the county have fairness and equity when it comes to affordable housing.

Sincerely,

Susan Rasmussen, President

Clark County Citizens United, Inc.  
P.O. Box 2188  
Battle Ground, Washington 98604

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