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**To:** [Jack Harroun](#); [Bryant Enge](#); [Steve Morasch](#); [Matt Swindell](#); [Matt Swindell](#); [Bryan Halbert](#)  
**Cc:** [Sonja Wiser](#)  
**Subject:** Clark County Housing Options Study and Action Plan- Public Hearing/Comment  
**Date:** Thursday, June 15, 2023 12:12:08 PM  
**Attachments:** [image001.png](#)  
[Clark County Planning Commission Comment Housing Options Action Plan.docx](#)  
[Final DEAB Comments on the Housing Action Plan 6-6-23.pdf](#)

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Good morning, Planning Commission and County Staff.

Thank you for the opportunity to weigh in on the HOSAP. The BIA's comment is below and attached. I am available to answer any questions you might have at your convenience.

*Dear Planning Commission Members:*

*On behalf of the Building Industry Association of Clark County (BIA) and our more than 750 business members, we would like to thank you for the opportunity to share our comments relating to the proposed Housing Options Study and Action Plan (HOSAP).*

*The BIA recognizes the incredible undertaking it is to reform and implement county wide policies with the intricacies of the HOSAP. We are grateful for the integration of new solutions which focus on flexibility and affordability. We have concerns about some aspects of the plan that appear to derail the objective of affordability and increasing housing stock, unintentionally.*

*Clark County's current housing affordability crisis cannot be overstated. It has been reported that Clark County will need to produce approximately 100,000 housing units over the next 20 years and make them affordable to each income band (HB 1220). Currently, only 14 percent of Clark County residents can afford to purchase a new home at the median sale price and 24 percent can afford existing housing stock at the median sale price.*

*Maintaining the ability for working class households to own their own home is fading in Clark County. The HOSAP is addressing some crucial issues like density and zoning. However, the affordability crisis will not be alleviated by implementing more restrictive design standards that do not match the market demand.*

*Development Engineering Advisory Board (DEAB) has compiled a specific list of concerns that reflects the input of BIA members (see attached). We will not reiterate these concerns in this comment letter; however, we do want to emphasize our support for DEAB's expertise and urge the Planning Commission to take the Board's recommendations into advisement.*

Thank you in advance for your consideration and attention to this matter.

Best,

**Noelle Lovern | Government Affairs Director**  
**BIA of Clark County - a Top 30 NAHB Association**  
*Protecting and promoting the building industry.*

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