



103 E 29th St.
Vancouver, WA 98663

Tel: 360-694-0933

www.biaofclarkcounty.org



June 15, 2023

Clark County Planning Commission
PO Box 9810
Vancouver, WA 98666-9810
Public Comment: Housing Options Study and Action Plan

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.

Sincerely,

Noelle Lovern

Government Affairs Direct