

**From:** [Kathleen Otto](#)  
**To:** [Rebecca Messinger](#)  
**Subject:** FW: Rural populations need rural housing in the Clark County Comprehensive Plan update  
**Date:** Thursday, February 22, 2024 8:33:21 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Kathleen Otto**  
County Manager

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**From:** Clark County Citizens United, Inc. <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Wednesday, February 21, 2024 11:57 PM  
**To:** Gary Medvigy <[Gary.Medvigy@clark.wa.gov](mailto:Gary.Medvigy@clark.wa.gov)>; Karen Bowerman <[Karen.Bowerman@clark.wa.gov](mailto:Karen.Bowerman@clark.wa.gov)>; Michelle Belkot <[Michelle.Belkot@clark.wa.gov](mailto:Michelle.Belkot@clark.wa.gov)>; Glen Yung <[Glen.Yung@clark.wa.gov](mailto:Glen.Yung@clark.wa.gov)>; Sue Marshall <[Sue.Marshall@clark.wa.gov](mailto:Sue.Marshall@clark.wa.gov)>; Kathleen Otto <[Kathleen.Otto@clark.wa.gov](mailto:Kathleen.Otto@clark.wa.gov)>; Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>; [sprazz@outlook.com](mailto:sprazz@outlook.com)  
**Subject:** Fw: Rural populations need rural housing in the Clark County Comprehensive Plan update

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FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

submitted by:

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

**From:** Clark County Citizens United, Inc. <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**To:** Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Monday, October 23, 2023 at 09:19:11 PM PDT  
**Subject:** Fw: Rural populations need rural housing

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

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**From:** Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>

**To:** Eileen Quiring <[eileen.quiring@clark.wa.gov](mailto:eileen.quiring@clark.wa.gov)>; Gary Medvigy <[gary.medvigy@clark.wa.gov](mailto:gary.medvigy@clark.wa.gov)>; John Blom <[john.blom@clark.wa.gov](mailto:john.blom@clark.wa.gov)>; [julie.olson@clark.wa.gov](mailto:julie.olson@clark.wa.gov) <[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@clark.wa.gov](mailto:kathleen.otto@clark.wa.gov) <[kathleen.otto@clark.wa.gov](mailto:kathleen.otto@clark.wa.gov)>; Jose Alvarez <[jose.alvarez@clark.wa.gov](mailto:jose.alvarez@clark.wa.gov)>

**Sent:** Monday, November 2, 2020, 06:09:04 PM PST

**Subject:** Fw: Rural populations need rural housing

FOR THE PUBLIC RECORD

**Re: RURAL POPULATIONS NEED RURAL HOUSING**

Dear Councilors,

At a Councilor work session held by Clark County planning staff, Oct. 2, 2019, titled **Innovative Housing**, a poignant comment by Dr. Orjiako was made. He stated, *"When students leave and go away to college, (if they can afford it), the question is going to be can they come back here and live here with jobs."*

I hope Dr. Orjiako's comment was intended to include countywide demographics as required by E2SSB 5254. However, it is concerning when the work of the county's buildable lands and affordable housing programs is intently focused on the confines of the city of Vancouver.

As a parent and a grandparent, I have serious concerns. Will my grandchildren be forced to live outside the culture in which they were raised? Don't rural children deserve the same housing considerations that Dr. Ojiako spoke of?

It is a fact that rural kids are more likely than urban, to return to the culture in which they were raised. According to the 2017 USDA Census of Agriculture, nearly 90% of Washington farms are family-owned. Housing restrictions put families in a bind when older relatives retire and want to remain living on the farm. How do families accommodate successive generations of rural youth returning home to work family farms, if there is no affordable housing for them? Housing affordability is a big issue that is not confined to city limits.

When Clark County planners directed nearly all growth within urban areas, planning mandated large rural parcels of land with zoning sizes of 5, 10, 20, 40 and even 80 acre parcel sizes. This strategy effectively shut down rural growth, shut down rural housing and rural jobs. Importantly, it made nearly 90% of rural and resource zoned parcels non-conforming to their zone size. These parcel sizes are not reflective of the county's rich rural character and the vibrant culture that defines the landscape. For the most part, the landscape was already divided into 1, 2 ½, and 5 acre lots.

Herein lies a major problem, Nearly all buildable rural parcels have already been built on while long-standing rural families continue to grow. However, the supply of rural and resource lots remains at the level established 25 years ago. Over the course of a quarter century, nearly all buildable rural parcels are used. If they do not have a

home occupying the property, chances are good the land is not economically developable, is too costly to permit, is critical habitat or is deemed an “illegal parcel.”

The supply of rural lots has woefully failed to keep pace with rural housing demands. Clark County has made no attempt to provide opportunities that support the natural growth of rural families. Successive generations of rural youth are being intentionally forced away from their culture, while families are fragmented. This is very unfortunate since it is forcing generations of a particular demographic to live elsewhere. Intentional displacement is a social justice issue.

According to **E2SSB 5254, HOUSING MEMORANDUM, Displacement Risk**, Pg. 78:

*“The city of Seattle defines displacement as the following in its Final Environmental Impact Statement for the Mandatory Housing Affordability Policy initiative:*

*In the context of housing, displacement refers to a process where households are compelled to move from their homes involuntarily. . .*

*There are three different kinds of displacement.*

***Physical displacement*** *is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income- restricted housing.*

***Economic displacement*** *occurs when residents can no longer afford rising rents or costs or homeownership like property taxes.*

***Cultural displacement*** *occurs when residents are compelled to move because the people and institutions that makeup their cultural Community have left the area.”*

Dr Orjiako's statement is extremely relevant considering the current work being done by Clark County on affordable housing and buildable lands. The county appointed committees are bound by the housing legislation of E2SSB5254 and the GMA. They

must address all housing needs throughout the county as a county wide process in a meaningful way, according to the law. Isolating the work to Vancouver is a small part of the big picture, and the result will have no appreciable effects on the overall housing capacity demand that must serve the county wide population. Rural people need rural housing.

Sincerely,

Susan Rasmussen, President

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