

From: [Susan Ellinger](#)
To: [Sonja Wiser](#); [Amy Wooten](#)
Subject: FW: City of Vancouver comments in support of HOSAP middle and smaller lot single family code updates
Date: Tuesday, March 5, 2024 6:44:16 AM
Attachments: [03 05 24 Cov comment to CCC on HOSAP SFR code fnl.pdf](#)

FYI

From: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Sent: Monday, March 4, 2024 9:06 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>
Cc: Susan Ellinger <Susan.Ellinger@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: City of Vancouver comments in support of HOSAP middle and smaller lot single family code updates

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached please find City of Vancouver comments in support of the proposed HOSAP implementing code changes. Thank you.



March 4, 2024

RE: City of Vancouver comments in support of proposed middle housing and smaller single family code updates for the March 5 County Council public hearing

Chair Medvigy and Clark County Councilors

On behalf of the City of Vancouver we write in support of the proposed housing code changes before you which would apply to the unincorporated Vancouver Urban Growth Area. We appreciate the Council's leadership in originally establishing the Housing Option Study and Action Plan (HOSAP) process and adopting the HOSAP strategy document in 2022, and the great work of the County project team and staff in working with stakeholders and the public to develop the implementing standards now before you.

These standards are important steps in increasing options to address the local affordable housing crisis, and also in helping to meet the challenging new housing laws we all now face. As noted in the February 9 staff memo for this hearing, these standards can help achieve compliance with HB 1220 requirements to accommodate set numbers of new units in various income categories. Allocations to individual jurisdictions have not yet been determined, but in the options recently provided to the County Planning Commission, between roughly 20,000 to 30,000 new housing units affordable at 80% AMI or below would need to be accommodated in the unincorporated Vancouver UGA, depending on what allocation choices are adopted. If more total housing units are allocated to the VUGA, more below market units would need to be accommodated.

Most of these will need to be accommodated through changes to zoning designations, but changes to standards in existing zones such as those before you today can help with this burden. As such we urge the Council to adopt these new standards that were developed by the HOSAP project team with input from the community and stakeholders, particularly in regards to allowances for smaller lots with generally less restrictive minimum parking standards.

The proposal as we understand it to lower the minimum requirement for narrow lots from 2.5 spaces per unit to 2 is a step in the right direction to making these developments more feasible. As the full impact of the HB 1220 requirements facing the VUGA come into focus during the remainder of this Comprehensive Plan update process, we would suggest considering lowering the minimum requirements of two parking spaces per single family unit, and 1.5 spaces per multi-family unit, in order to make these type of developments more feasible as well. Minimum parking

requirements still allow developers to provide additional spaces if they choose, and many do in our experience. However, the ability to provide slightly fewer spaces can make the difference in allowing projects proposing less costly housing to pencil out and be built.

Thank you for the opportunity to comment in support of these proposed code standards, and for the opportunity to participate in the larger HOSAP process. We look forward to upcoming future HOSAP implementation stages involving multi-family housing code updates, and to VUGA zoning map considerations as part of the Comprehensive Plan update process.

Sincerely

A handwritten signature in black ink, appearing to read "Bryan Snodgrass". The signature is written in a cursive, flowing style.

Bryan Snodgrass

Principal Planner, City of Vancouver Community Development Department