

From: [Oliver Orjiako](#)
To: [Jeffrey Delapena](#)
Subject: FW: Lack of rural housing and too many apartments affect city of Vancouver, Washington budget
Date: Friday, October 18, 2024 8:13:12 AM

Hi Jeff,

For the comp plan record. Thanks.

From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Thursday, October 17, 2024 9:57 PM
To: Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Brent Davis <Brent.Davis@clark.wa.gov>; CommDev OA Land Use <CommDevOALandUse@clark.wa.gov>; Eric Golemo <egolemo@sgaengineering.com>; Summer Steenbarger <summer@preservingtheharvest.net>; Tyler Castle <wfivancouver@gmail.com>
Subject: Lack of rural housing and too many apartments affect city of Vancouver, Washington budget

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

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

October 17, 2024

FOR THE PUBLIC RECORD and the COMPREHENSIVE PLAN

Dear Councilors,

Clark County Citizens United, Inc. believes that in the scheme to push all county residents into the urban area, it has caused major budget shortfalls for the cities. The way it is doing this is not enough rural housing and too much multihousing. When the cities experience budget shortfalls, as Vancouver has with a \$43million shortfall, their only recourse is to raise already high taxes, or to cut spending. Two of the cuts involve non-profits that climate change groups want. But they can't have it both ways.

In the past, the 80/20 ratio of urban vs. rural worked well. The rural housing was a buffer for

the cities. This allowed the cities to keep up with their infrastructure needs. The cities had a majority of single family homes, which did not erode that infrastructure to any great degree and they could keep up with the growth with the tax base. But everything went upside-down, whereby there is no rural housing buffer, and there has been a massive increase in multihousing in the cities. Now the infrastructure needs increased exponentially, with massive increases in vehicle travel, water service needs, and sewer service needs. The result is a budget shortfall, and cuts being made. The problem is those cuts are routinely in service areas, such as fire service and law enforcement service. This happens when the need for those services also rise, exponentially.

High density housing causes the housing problems we see today, and the Growth Management Act really doesn't work. Forcing the population into the cities doesn't work, either. As an owner of an apartment complex, it is crystal clear that if all of those folks owned a home, the county and the city would generate far greater tax revenue, than the apartment complex generates, because of markets and tax evaluations. When the city of Vancouver became the multihousing hub of the county, it was obvious they would lose tax revenue, and that is what has happened.

There has to be a balance of housing in all areas, with all types and for all incomes within the county. Clark County has a long way to go to accomplish that. Stopping rural growth doesn't work. The cities need rural growth to allow for financial stabilization. Planning for more multihousing than single family housing in the cities, causes a destabilized economy that struggles to keep up. A good example is in Seattle, when one of the authors of the GMA, Joe King, didn't like the fact that his commute was taking too long. The Senator from Oregon convinced him that growth control would fix that. But as we can see, it didn't work, and almost all of the roads in Seattle are like a slow moving parking lot.

If Clark County is going to accommodate an increasing population that the cities can afford, they must do things differently than the old style planning that was forced upon the citizens, with the GMA Plan. Clark County is one of a handful of counties that can't keep up with growth. The one thing in common with all of them is that they have attempted to shut down rural housing. But none of them have done this type of planning more than Clark County. It is by far, the worse, when one researches all of the 39 counties.

Meaningful and effective change is needed and it takes a strong councilor to stand strong against the status quo. Rural families are suffering for jobs and housing. Many parents want to pass on their small farms, rural land or forest land to their children, but the large lot zoning won't allow them to do that. Even though they have lots of land to share with their children, they can't. The family is then separated, elderly parents have no one close to support them. The children are forced to move outside Clark County to find housing, while their parents land, which had been passed down through generations, sits idle. To save farmland, we have to have farmers. To save forests, we have to have people willing to manage them. The Clark County Comprehensive Plan does not allow that to happen. There has to be meaningful changes to the Plan to give relief to the entire county population, both urban and rural.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.

P.O.Box 2188
Battle Ground, Washington 98604

[Vancouver seeks public input on city budget amid looming \\$43 ... - KATU](#)

Jun 12, 2024 **The City of** Vancouver is asking for the public's help. ... Vancouver seeks public input on **city budget** amid looming **\$43 million shortfall**. by Shelby Slaughter. Wed, June 12th 2024 at 3:44 PM

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