

From: [Oliver Orjiako](#)
To: [Jeffrey Delapena](#)
Subject: FW: This is what Growth Management type planning does to affordable housing
Date: Tuesday, November 26, 2024 8:14:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Jeff,

FYI. For the record. Thank you.



OLIVER ORJIAKO
Director
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From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Monday, November 25, 2024 9:34 PM
To: Gary Medvige <Gary.Medvige@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>; CommDev OA Land Use <CommDevOALandUse@clark.wa.gov>; Eric Golemo <egolemo@sgaengineering.com>; Tyler Castle <wfivancouver@gmail.com>; Summer Steenbarger <summer@preservingtheharvest.net>
Subject: This is what Growth Management type planning does to affordable housing

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FOR THE PUBLIC RECORD
November 25, 2024

Growth Management planning has caused a housing crisis in all states that use that type of planning. California, Oregon and Washington are in the forefront of that mistake. A state can't prevent people from living where they want to live, without

heavy negative repercussions. Both Washington and Oregon are suffering from inadequate housing and the only remedy is to allow people to live in the rural areas again. It has always worked in the past, and states didn't have people living on the streets. It's time to return to the old way of tried and true affordable housing for all.

Sincerely,

Carol Levanen, Exec. Secretary

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

PORTLAND, Ore. ([KOIN](#)) – Oregon has released its first State of the State's Housing Report, detailing the lack of housing availability and affordability across the state.

The [report](#), which was released on Nov.21 by the **Oregon Housing and Community Services** agency, analyzed several aspects of the state's housing crisis from Oregon's housing shortage, to housing costs outpacing wage gains.

When it comes to Oregon's housing shortage, the report noted housing construction has not kept pace with Oregon's "rapidly increasing population," after the state grew by more than 860,000 residents – representing a 25% increase from 2004 to 2023.

To remedy this, Oregon must add over 500,000 housing units over the next two decades to begin addressing supply issues, the report stated.

Housing affordability was another factor leading to Oregon's poor state of housing.

According to the report, home prices have far outpaced wage gains in the last decade in the for-sale market

For every dollar Oregonians earned in wage increases between 2013 and 2022, the median sales price of a home

increased by \$7.10, according to the report — noting communities of color continue to face lower homeownership rates (49%) compared to their white counterparts (66%).

Additionally, the report found more than half of all Oregon renters and one-third of homeowners are experiencing a housing cost burden – meaning they spend more than 30% of their income on housing costs.

“Rent was stable going into 2020 but began to climb sharply alongside for-sale prices during the summer and has not returned to pre-pandemic levels,” the report stated. “Rapid rent increases have largely eroded the wage gains Oregon renters experienced over the last five years, with more than 50 cents of every new dollar earned going to rent hikes

This comes as approximately 242,000 households are in extremely low-income or very low-income categories, while Oregon offers about 113,000 housing units that are affordable and available to them – leaving a deficit of 128,000 units for these households, the report noted.

“With homeownership out of reach and rent prices climbing, Oregonians face financial precarity, eviction, and, ultimately, homelessness,” the report said. “The renter cost burden has increased by 11% between 2019 and 2022, representing tens of thousands of new households struggling to keep up. This increase predominately affects households making between \$45,000 and \$75,000, whose representation among cost-burdened renters grew from just 18% in 2001 to 44% in 2022.”

The lack of affordable housing and rising cost burden has led to an increase in people experiencing homelessness, the report said.