

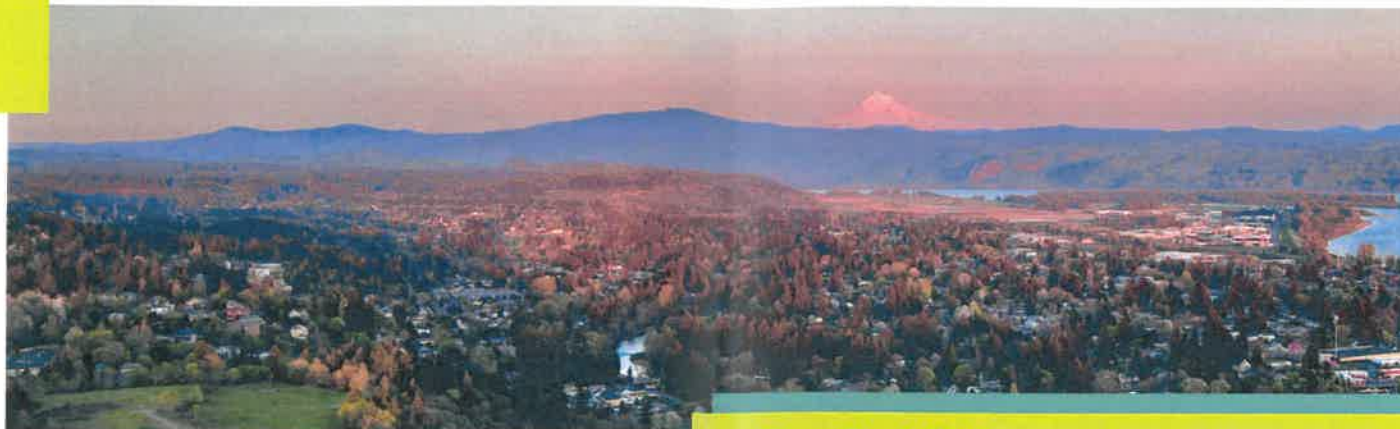


CLARK2045

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CLARK COUNTY COMMUNITY PLANNING

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HOUSING

Like other communities in the region, Clark County faces increasing housing prices alongside new population growth. Affordable rental and homeownership options are increasingly out of reach for current residents and those seeking a new life in the community.

With this in mind, the county began a greater focus on housing challenges with the creation of the Housing Options Study and Action Plan (HOSAP), which focused on answering these questions:

- How can we provide housing that meets the needs of all community members?
- How will we support the development of housing that is affordable to households with very limited income?
- How can we provide a diversity of housing types and tenure (rental/ownership)?
- How can we guide development of diverse housing options to areas with access to transportation corridors and transit, commercial services, schools and parks, and conversely, support development of those same amenities in areas where more housing is added?

The HOSAP was approved by County Council in May 2022. It includes strategies designed to provide future generations with access to affordable, quality, and flexible housing opportunities. Work has now begun on implementation of the strategies, focused on updates to the Clark County code. The updates are aimed at expanding opportunities to create additional smaller more affordable homes. Implementation of the strategies will continue as part of the comprehensive plan update project.

DISCOVER

How Clark County is planning to meet varied housing needs as part of the Comprehensive Plan update.

The majority of existing homes in the county are single family, sized for larger households and increasingly expensive. A greater variety of home types are needed that can provide smaller options for the nearly 60% of Clark County households that are currently one or two people, and less expensive options.



Varied housing types can include accessory dwelling units (ADUs), duplexes, triplexes, quadplexes, townhouses, cottage clusters, and mid-rise and high-rise apartments. See more examples on the back of this handout.



Implementing the Housing Plan (HOSAP) - Phase 1

The county is significantly changing how it plans for housing with this comprehensive plan update in response to recent changes in state law. With the new legislation, the county must provide capacity for identified housing needs for people at all income levels. Work the county is doing to implement, and in some cases accelerate, the HOSAP strategies supports the county's comprehensive planning efforts.






In early 2024, the Clark County Council approved Phase 1 of zoning changes within the low density (previously called the single-family) urban residential districts in the Vancouver Urban Growth Area, centered on the following concepts:

- Use existing land more efficiently by allowing more housing to be built on land already planned for residential development.
- Allow more variety of smaller, more compact and less expensive home options such as accessory dwelling units (ADUs), duplexes, triplexes, quadplexes and townhouses throughout the low-density zones.
- Expand options for more, smaller homes in new developments by increasing the number of new homes that can be accommodated in new developments.
- Maintain neighborhood scale for infill and new development by setting comparable sizes for new housing options, including similar minimum lot sizes, heights and setbacks.
- Make room for more housing by adjusting the minimum parking standards, while still allowing flexibility for developers that choose to provide more parking.
- Permit more housing through streamlined permitting processes.

You can find out more about Phase 1 of the code changes at www.clark.wa.gov/housingoptions

Future housing needs shown by area median income (AMI) groups*

103,695 new homes are needed by 2045*

Housing Type		Income Levels (AMI)*	Estimated Monthly Rent / Mortgage	# of Existing Units in 2020	# of Units Needed by 2045	Examples
Apartments	PSH*	0-30% \$0-\$33,850	\$846	571	7,490	 
	Non-PSH*	0-30% \$0-\$33,850	\$846	4,570	12,852	
		30-50% Up to \$56.4K	\$1,410	16,223	16,779	
Multi-plex / Middle Housing*		50-80% Up to \$90.2K	\$2,255	60,225	16,565	 
		80-100% Up to \$114.4K	\$2,860	37,292	8,252	
		100-120% Up to \$136.8K	\$3,420	28,348	9,554	
Single Family		120+% Over \$136.8K	\$3,420	46,777	32,202	
Total				194,006	103,695	

- *Notes:
- Emergency Beds - Additional 3,986 emergency beds (considered temporary housing) are also needed by 2045.
 - PSH - Permanent Supportive Housing, Non PSH - No supportive services provided

- AMI is the income for the median household in a region (from 2023 Housing & Urban Development Income Limits for a 4-person family), where 50% of households earn above and 50% earn less.
- Middle housing types include accessory dwelling units (ADUs), duplexes, triplexes, quadplexes, townhouses and cottage clusters.

Implementing the Housing Plan (HOSAP) - Phase 2

Phase 2 of the implementation focuses on multifamily and affordable housing development. The County's greatest unmet housing need is for multifamily rental housing, particularly to meet the housing needs of lower income households. Current development patterns and existing zoning capacity are not sufficient to meet the existing or future housing needs.

There is a limited supply of land designated for higher density residential development in the Vancouver Urban Growth Area (where urban growth is encouraged). Only 13% of the residential land is currently designated for high-density residential with 87% reserved for lower-density residential uses. Further, recent development trends show that only half of that existing higher-density land is being developed with multifamily units, significantly decreasing the ability to meet future housing needs.

The county has identified a much larger need for new housing that is affordable to those at lower income levels, and there is a surplus of housing that is affordable to those at higher income levels. In order to meet our county's needs and state requirements to plan for housing at all income levels, the County needs to plan for more new multifamily development and less new single-family development.

Addressing future housing needs

To better address future housing needs, the county is currently drafting a package of code changes. The following concepts are being discussed but formal recommendations have not yet been made:

- Increasing the minimum/maximum densities within all multifamily urban residential zones to encourage more efficient development and create the needed housing capacity.
- Designating additional land for higher density multifamily development through zone changes. } NO
Some land that is currently zoned for lower density residential development is proposed for upzoning, which will permit additional housing units on the same amount of land. } YES!
- Prioritizing multifamily housing capacity within all multifamily zones by restricting single-family housing types such as single-family detached, duplexes, townhouses and similar attached single-family units.
- Allowing additional housing development in zones such as mixed use and commercial to provide additional sites for affordable and multifamily housing developments. } *
- Adjusting the amount of open space required for larger multifamily developments while increasing the quality and usability of those spaces to support livable developments while encouraging needed housing capacity.

↳ needs new + innovative housing designs.

You can find out more about Phase 2 of the code changes at www.clark.wa.gov/housingoptions



mandate current commercial / strip mall type developments to retro fit and add multi-story housing (see Costco - pilot project in California)