

**From:** [Jeffrey Delapena](#)  
**To:** [IHarkins@biaofclarkcounty.org](mailto:IHarkins@biaofclarkcounty.org)  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#)  
**Subject:** RE: BIA Letter of Support for TDRs  
**Date:** Wednesday, January 28, 2026 2:06:00 PM  
**Attachments:** [image001.png](#)  
[BIA Letter of Support for TDRs.pdf](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good day, Ian,

Thank you for providing this feedback related to the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of Planning Commission ahead of the Jan. 29<sup>th</sup> continuation of the Hearing to select the Preferred Land Use Alternative. This will also be added to the Index of Record.

Best regards,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Ian Harkins <[IHarkins@biaofclarkcounty.org](mailto:IHarkins@biaofclarkcounty.org)>  
**Sent:** Wednesday, January 28, 2026 2:02 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Subject:** BIA Letter of Support for TDRs

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attachments unless you recognize the sender and know the content is safe.

Good Afternoon Jeffrey,

Please see the attached letter from the BIA regarding TDRs. Please enter this into the comprehensive plan record.

Thank you.

**Ian Harkins | Government Affairs and Workforce Development Manager**  
**BIA of Clark County - a Top 30 NAHB Association**  
*Protecting and promoting the building industry.*

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Dear Chair and Councilors,

On behalf of the Building Industry Association of Clark County (BIA), we appreciate the opportunity to provide input regarding the potential use of a Transfer of Development Rights (TDR) program as part of Clark County's growth management strategy.

BIA supports the concept of a TDR program as one tool among many, provided it is structured through clear, voluntary interlocal agreements between the County and participating cities. When thoughtfully designed, a TDR program can help balance conservation objectives while addressing two of the region's most pressing and interconnected needs: adequate employment lands and housing opportunities.

Clark County's long-term economic health depends on the availability of well-located, truly developable employment land. Employment lands are critical not only for job creation, but also for supporting the tax base, funding public services, and reducing long commutes that contribute to congestion and housing cost pressures. However, much of the land currently identified for future development—both residential and employment—faces significant constraints. Critical areas, environmental limitations, and challenging topography often render land that appears viable on paper difficult or infeasible to develop in practice.

These constraints have direct implications for employment land supply. When developable employment land is scarce or fragmented, jurisdictions face challenges attracting and retaining employers, diversifying the economy, and aligning jobs with housing. This imbalance places additional pressure on housing markets and infrastructure as workers are forced to live farther from where they work.

In this context, a well-structured TDR program can provide needed flexibility by allowing development capacity to be strategically reallocated to areas that are best suited to support employment growth and supporting uses, where infrastructure, access, and services are already planned or in place. Used appropriately, TDRs can help preserve critical resource lands while ensuring cities retain the ability to plan for economic development and job creation.

From the building and development industry's perspective, an interlocal-based framework is essential. Cities are best positioned to determine how additional development capacity, particularly employment-related capacity, is integrated into their comprehensive plans, capital facilities plans, and zoning frameworks. Interlocal agreements ensure that employment land

strategies are intentional, coordinated, and aligned with local economic development goals, rather than driven by assumptions that may not reflect local conditions.

We also acknowledge that several cities have raised concerns regarding employment and housing growth projections, including questions about whether land capacity assumptions accurately reflect real-world constraints. These concerns mirror findings in the Johnson Economics housing analysis, which highlights the risks of overestimating capacity when land is encumbered or otherwise difficult to develop. Similar caution is warranted when evaluating employment land capacity to ensure that planning decisions are grounded in realistic, defensible data.

Interlocal agreements provide a critical mechanism for addressing these challenges. They allow jurisdictions to define how development rights are valued, how employment capacity is preserved or enhanced, and how impacts are mitigated, ensuring that TDR programs support, rather than undermine, long-term economic and land-use planning objectives. Ultimately, the BIA supports a modified alternative 2 with a strong look at certain site specific requests, especially with a TDR program as explained.

BIA believes that when implemented through voluntary, locally driven interlocal agreements, a TDR program can be a constructive component of a broader growth strategy—one that protects critical lands while preserving and expanding employment lands, supporting housing delivery, and strengthening Clark County's economic future.

We appreciate the County's continued engagement with stakeholders and stand ready to participate in further discussions as this concept evolves.

Sincerely,

Building Industry Association of Clark County