

From: [Rebecca Messinger](#)
To: [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)
Subject: FW: Written Testimony: Land Use Alternatives
Date: Tuesday, April 28, 2026 8:19:52 AM
Attachments: [Outlook-ogyatzjf.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Please see the below comments from Nelson Holmberg.
Thank you.



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

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From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Monday, April 27, 2026 3:45 PM
To: [Oliver Orjiako](mailto:Oliver.Orjiako@clark.wa.gov) <Oliver.Orjiako@clark.wa.gov>; [Jose Alvarez](mailto:Jose.Alvarez@clark.wa.gov) <Jose.Alvarez@clark.wa.gov>;
[Rebecca Messinger](mailto:Rebecca.Messinger@clark.wa.gov) <Rebecca.Messinger@clark.wa.gov>
Subject: FW: Written Testimony: Land Use Alternatives



Kathleen Otto
County Manager

564.397.2458



From: Nelson Holmberg <NHolmberg@biaofclarkcounty.org>

Sent: Monday, April 27, 2026 3:26 PM

To: Glen Yung <Glen.Yung@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>

Cc: Kathleen Otto <Kathleen.Otto@clark.wa.gov>; April Furth <April.Furth@clark.wa.gov>; Noelle Lovern <Noelle@biaofclarkcounty.org>

Subject: Written Testimony: Land Use Alternatives

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Good Afternoon Councilors,

On behalf of the 750 members of the Building Industry Association of Clark County, we appreciate the opportunity to provide input as you consider the preferred land use alternative. At the core of this decision is a simple but critical reality – housing and employment land must be planned together, and both must be truly buildable, not just theoretical on paper.

Much of the land currently identified for development is constrained by critical areas, environmental limitations, and topography. These constraints significantly reduce what is actually feasible to build. When we overestimate capacity, we unintentionally create a shortage – of both housing and employment land – which drives up costs and pushes families farther from where they work.

That imbalance has real consequences: longer commutes, increased infrastructure strain, and reduced economic competitiveness.

We strongly support the Planning Commission’s recommendations, in addition to a strong look at site-specific requests for rezoning. Those property owners who submitted requests deserve a fair review on their own, and this council has yet do so. This can help ensure that growth is directed to areas with infrastructure, services, and local planning alignment, rather than based on assumptions that may not reflect real-world conditions.

Ultimately, we encourage you to support an approach that:

- Reflects realistic, buildable land capacity
- Preserves and expands employment lands
- And meaningfully increases housing opportunity

This is a pivotal decision. Getting it right will shape affordability, economic vitality, and quality of life in Clark County for decades to come.

Thank you for your time and consideration.

-Nelson

Nelson Holmberg | Government Affairs & Workforce Development Manager
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Protecting and promoting the building industry.

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