

Schroader, Kathy



From: Orjako, Oliver
Sent: Tuesday, June 30, 2015 8 16 AM
To: Schroader, Kathy
Cc: Alvárez, Jose, Albrecht, Gary
Subject: FW- Clark County Comp Plan monitor

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Good morning Kathy.

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Sent: Tuesday, June 30, 2015 7:19 AM
To: Orjako, Oliver; Euler, Gordon
Subject: Fwd: Clark County Comp Plan monitor

Sent from my iPhone

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From: Carol Levanen <cnldental@yahoo.com>
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Subject: Fw: Clark County Comp Plan monitor
Reply-To: Carol Levanen <cnldental@yahoo.com>

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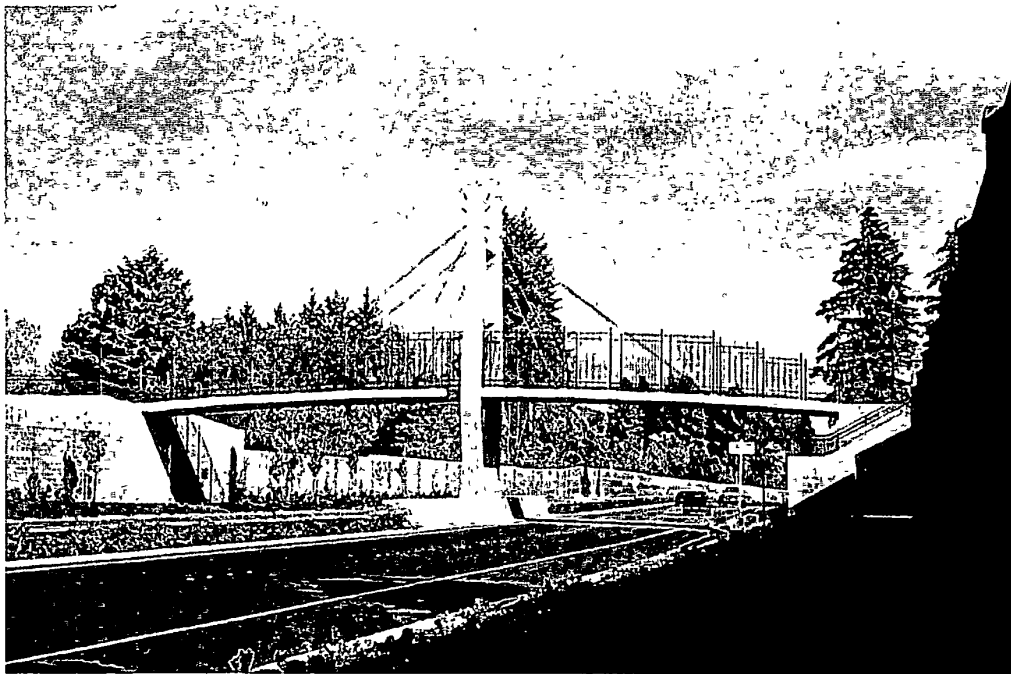
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Sent: Monday, June 29, 2015 2 57 PM
Subject: Reader

C C monitoring report

http://www.clark.wa.gov/planning/comp_plan/documents/monitoring/2008_monitoring_report.pdf

Sent from Windows Mail

**CLARK COUNTY
COMPREHENSIVE GROWTH MANAGEMENT
PLAN IMPLEMENTATION
2008 MONITORING REPORT**



June 2008

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Introduction

In September 2007, Clark County adopted the second complete update of its Comprehensive Plan, providing policy guidance for how Clark County grows and provides services through 2024.

The Growth Management Act (GMA) requires the county and its cities to provide sufficient land to accommodate specific population and employment targets. This is the first Plan Monitoring report that evaluates how development is occurring under the 2007 plan. It is a continuation of monitoring indicators in the Buildable Lands Report (BLR), August 2007 (Amended). The report measures a series of basic, quantifiable indicators in Clark County and tracks how they are changing each year. Where possible, the indicators and at least another years worth of data to the existing BLR, and tracked by UGAs.

This monitoring report fulfills the annual data collection requirements as required by RCW 36.70A.215(2)(a). The indicators presented in this report help jurisdictions monitor identified reasonable measures to increase consistency between stated county-wide planning policies, and GMA goals.

Land Development in all UGAs

INDICATOR: Estimated amount of gross vacant and underutilized land that has been developed between 2004 and 2007.

Background and Relevance

Determining how much land is available for development and how rapidly it is being developed provides a way of estimating whether there is a sufficient amount of land for future growth. This helps the county identify whether growth under the GMA is actually occurring in areas where it was originally intended. Critical areas are included in the annual analysis to accurately calculate the supply of buildable land without critical areas constraints.

Data Collection

This data is difficult to compare year-to-year converted acres to remaining vacant and underutilized acres. They will not balance, because changes to land use designations and updates to parcels in the Assessor database that could change VBLM classifications such as an increase in the value of underutilized parcels.

Clark County Department of Assessment & GIS use the Vacant Buildable Lands Model (VBLM 2004-2007J) to estimate the amount of gross vacant and underutilized land developed between 2004 and 2007. Please note # includes non-critical and critical acres. *Converted to Built includes developed lands, easements, infrastructure, and greenways. ^Mixed Use Acres not included in Residential numbers. This is the best available data that we have to compare year-to-year converted acres to remaining vacant and underutilized acres.

Critical Acres – Include wetlands, sensitive fish and wildlife habitat areas, flood prone areas, and geological hazardous areas such as landslide areas, earthquake fault zones and steep slopes.

Percent of Critical Areas Developed – Percent of development that occurred on parcels with some critical area. This type of conversion does not mean development on critical lands, but development on parcels that have critical areas, which could become part of open space areas or green ways.

Table 1 shows the result of the VBLM segmented by residential, commercial and industrial uses.

**Table 1
Vacant and underutilized land developed in Clark County UGAs, 2004-2007**

Year	Residential					Commercial				
	Vacant & Underutilized Acres #	Converted to Built #	% Converted	Critical Converted to Built #	% Critical	Vacant & Underutilized Acres #	Converted to Built #	% Converted	Critical Converted to Built #	% Critical
2004	15,321.14	774.96	5.06	364.37	47.02	6,303.07	152.79	2.42	63.50	41.56
2005	14,723.71	1,405.65	9.55	522.70	37.19	6,155.62	266.50	4.33	85.15	31.95
2006	13,318.36	1,025.52	7.70	426.64	41.60	5,986.68	193.95	3.24	69.43	35.80
2007	12,556.64	598.05	4.76	237.41	39.70	5,788.34	176.11	3.04	68.87	39.11
04-07 Converted		3,804.18	24.83	1,551.12	40.77		789.35	12.52	286.95	36.35

Year	Industrial				
	Vacant & Underutilized Acres #	Converted to Built #	% Converted	Critical Converted to Built #	% Critical
2004	5,690.90	64.05	1.13	19.61	30.62
2005	5,545.76	210.33	3.79	71.84	34.16
2006	4,436.39	220.54	4.97	47.01	21.31
2007	4,590.64	177.72	3.87	69.15	38.91
04-07 Converted		672.64	11.82	207.61	30.86

Source: Clark County Department of Assessment and GIS

Observations.

- Residential data indicates that during four years 4,175 vacant and underutilized (v.u.) acres converted to built acres, or 27.25 percent. Approximately 1,582 acres of development occurred on parcels with some critical acres that converted to built acres, or 37.89 percent
- Commercial data during this period shows about 786 vacant and underutilized (v.u.) acres converted to built acres, or 12.47 percent. Also, 281 acres of development occurred on parcels with some critical acres that converted to built acres, or 35.74 percent.
- Industrial data during this period shows about 1,482 vacant and underutilized (v.u.) acres converted to built acres, or 26.04 percent. Also, 781 acres of

development occurred on parcels with some critical acres that converted to built acres, or 52.69 percent.

Development in Critical Areas

INDICATOR: Percentage of total development that occurs in areas designated as environmentally critical

Background and Relevance

Tracking development in critical lands provides an indicator of impacts from growth to the environment and illustrates the general effectiveness of environmental protection measures. It is also an indicator of land demand. When there is a high demand for land, development tends to occur more frequently on areas that are more difficult to develop. The Buildable Lands Report, August 2007 (AMENDED) shows a table for Development on Critical Lands, 2000-2007. Table 2 below adds another year of data.

Data Collection

The critical land coverage in the Vacant Buildable Land model (VBLM) identifies only the critical portion of a parcel and removes it from the inventory. Table 2 illustrates the percent of critical land by UGA that developed on residential, commercial and industrial vacant and underutilized land from 2000 to 2008. The critical layer also includes best available science, new slopes layer and the most recent habitat and species information. For a description of critical acres and percent critical developed see the above discussion in the Land Development in all UGAs.

Table 2
Development of Critical Areas, 2000 – 2008

UGA	Converted Residential Vacant and Underutilized Land			Converted Commercial Vacant and Underutilized Land			Converted Industrial Vacant and Underutilized Land		
	Total Land Developed	Total Critical Acres	Developed Land Percent Critical	Total Land Developed	Total Critical Acres	Developed Land Percent Critical	Total Land Developed	Total Critical Acres	Developed Land Percent Critical
Battle Ground	536.86	286.80	53.42%	197.02	102.52	52.04%	42.59	37.30	87.57%
Camas	925.52	474.61	51.28%	170.15	95.63	56.20%	507.29	474.56	93.56%
La Center	115.86	30.69	26.49%	29.60	13.23	44.70%	0.00	0.00	0.00%
Ridgefield	368.52	172.20	46.73%	68.86	34.96	50.77%	128.03	66.17	51.68%
Vancouver	4,078.30	1,123.08	27.54%	917.39	262.10	28.57%	859.72	249.72	29.05%
Washougal	526.31	227.96	43.31%	39.00	3.46	8.86%	30.38	27.41	90.24%
Yacolt	51.46	16.16	31.40%	1.18	0.00	0.00%	0.00	0.00	0.00%
Total UGA	6,602.83	2,331.50	35.31%	1,423.20	511.90	35.97%	1,568.01	855.16	54.54%

Source: Clark County Department of Assessment and GIS Notes. Data is based on 2004 Adopted UGA (VBLM).

Observations

Between 2000 and 2008:

- 6,603 residential acres developed over all of the UGAs.
- 2,331.5 acres of residential development occurred on parcels with some critical areas, or 35.31%.

-
- 1,423 commercial acres developed over all of the UGAs
 - 511 acres of commercial development occurred on parcels with some critical areas, or 35.97%
 - 1,568 industrial acres developed over all of the UGAs. 855 acres of industrial development occurred on parcels with some critical areas, or 54.54%.

Housing Densities

INDICATOR: The number of housing units per acre of land, and ratio of single family to multi-family units

Background and Relevance

The county's Comprehensive Plan assumes average residential densities in urban areas would be 8 units per net acre for Vancouver; 6 units per net acre for Battle Ground, Ridgefield, Camas and Washougal; 4 units per net acre for La Center, and no minimum for the town of Yacolt.

Data Collection

Local jurisdictions send monthly new permit data to Clark County. It is processed through Clark County's Geographic Information System (GIS) to link parent parcel serial numbers with new building permits issued to identify parcels within city and urban growth area boundaries, net acreage and critical lands coverage. Table 3 shows the single-family and multi-family units, acres and net density for all jurisdictions in Clark County.

**Table 3.
Density of new residential development 2007**

Jurisdiction	Single Family					Multi-Family					Average Density	% Multi-Family
	#Units			Acres	Net Density	#Units			Acres	Net Density		
	SFR	ADU	MOH			MFR	DUP	MHP				
Battle Ground	83	0	0	14.51	5.7	20	0	0	1.31	15.3	6.5	19.4%
Battle Ground UGA	6	0	0	4.71	1.3	0	0	0	0.00	0.0	1.3	0.0%
Sub Total	89	0	0	19.22	4.6	20	0	0	1.31	15.3	5.3	18.3%
Camas	103	0	0	21.25	4.8	12	0	0	2.69	4.5	4.8	10.4%
Camas UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%
Sub Total	103	0	0	21.25	4.8	12	0	0	2.69	4.5	4.8	10.4%
La Center	13	0	0	2.30	5.7	0	0	0	0.00	0.0	5.7	0.0%
La Center UGA	1	0	0	1.61	0.6	0	0	0	0.00	0.0	0.6	0.0%
Sub Total	14	0	0	3.91	3.6	0	0	0	0.00	0.0	3.6	0.0%
Ridgefield	48	0	0	8.23	5.8	4	0	0	0.23	17.4	6.1	7.7%
Ridgefield UGA	1	0	0	4.07	0.2	0	0	0	0.00	0.0	0.2	0.0%
Sub Total	49	0	0	12.31	4.0	4	0	0	0.23	17.4	4.2	7.5%
Vancouver	410	4	2	48.56	8.6	427	18	0	40.95	10.9	9.6	51.7%
Vancouver UGA	904	0	0	145.60	6.2	123	4	0	3.31	38.3	6.9	12.3%
Sub Total	1,314	4	2	194.16	6.8	550	22	0	44.26	12.9	7.9	30.2%
Washougal	120	0	0	24.12	5.0	144	0	0	9.31	15.5	7.9	54.5%
Washougal UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%
Sub Total	120	0	0	24.12	5.0	144	0	0	9.31	15.5	7.9	54.5%
Yacolt	7	0	0	1.67	4.2	0	0	0	0.00	0.0	4.2	0.0%
Yacolt UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%
Sub Total	7	0	0	1.67	4.2	0	0	0	0.00	0.0	4.2	0.0%
Clark County (Rural)	300	1	14	1,632.29	0.2	0	0	0	0.00	0.0	0.2	0.0%
Sub Total (Cities)	784	4	2	120.64	6.5	607	18	0	54.50	11.5	8.1	44.2%
Sub Total (UGAs)	912	0	0	156.00	5.8	123	4	0	3.31	38.3	6.5	12.2%
Sub Total (Urban)	1,696	4	2	276.65	6.2	730	22	0	57.81	13.0	7.3	30.6%
Grand Total (Urban & Rural)	1,996	5	16	1,908.93	1.1	730	22	0	57.81	13.0	1.4	27.2%

Note: This data contains jurisdictional permit information that has a ± 3% error rate for the total number of fully completed permits received.

Observations

In 2007:

- Overall, the UGA's observed a single-family residential density of 5.8 du's/acre.
- City of Vancouver has observed a single-family residential density of 8.6 du's/acre and Vancouver's unincorporated UGA observed a density of 6.2 du's/acre, which is an overall density of 6.8 du's/acre.
- Based on building permits, Clark County has developed a total of 1,909 acres of single-family residential land in the rural and urban growth areas.
- Overall, the average density for multi-family building permits was 13.0 du's/acre.
- The City of Vancouver achieved a multi-family density of 10.9 du's/acre, with an overall density of 12.9 du's/acre.

Land Use for Infrastructure

INDICATOR: Vacant and Underutilized parcels that have converted to built or converted to an easement because they represent actual development.

Background and Relevance

Land used for infrastructure is not available for housing or employment development. It is important to know the amount of available land that will be needed to provide the necessary infrastructure for development. This indicator will help calculate the amount of land needed for growth.

Data Collection

New infrastructure results are higher than the 2007 Comprehensive Growth Management Plan infrastructure assumption, 27.5 percent for residential development. The 27.5 percent did not include the "private greenways." This new category of land was identified and added to the infrastructure after the 27.5 percent was selected. The 27.5 number is a ten-year average. In the prior ten years, no school lands were purchased in residential comprehensive plan areas.

During the 2006 and 2007 period, two significant land purchases were made that result in a higher percentage of infrastructure developed. 10 acres on school lands were purchased in residential comprehensive plan areas. Of the 100 acres of public land, 40 acres of that was purchased to settle a lawsuit. Dropping these two anomalies would lower the infrastructure percent of developed land from 37.53% to 33.8%. Table 4 shows the results of the Department of Assessment & GIS's infrastructure evaluation from January 1, 2006 to December 31, 2007.

Table 4
Infrastructure Summary all UGAs, 2006-2007

Easements and Infrastructure Breakdown	Acres	Percent of Developed Land
Right of Way	222.32	16.0%
Schools	10.66	0.1%
Public Land (Except Right of Way)	100.32	6.9%
Greenways (Public and Private)	209.6	14.5%
Total	542.9	37.53%

Observations

Infrastructure accounted for about 543 acres or 37.5 percent of developed land in all UGAs from January 1, 2006 to December 31, 2007.

Infill Development

INDICATOR: The amount of infill development that has occurred from 2004 to 2007.

Background and Relevance

In order to achieve the goals of the 20-Year Plan, Clark County and other jurisdictions encourage the use of infill parcels for homes and must ensure that development is compatible with the surrounding neighborhood. Infill is a term used to describe development of parcels that were "passed over" in a first phase of development. Some lots in the urban area were not developed because they continued in rural uses such as horse lots, orchards, etc. Infill development is a strategy for achieving target densities and reducing sprawl.

Data Collection

Clark County Community Development staff collected permit data from Clark County's Tidemark permit tracking system for infill subdivision and short plat applications. "Short plat" means a division or redivision of land within an urban growth boundary into nine (9) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. The maximum number of lots allowed under a short plat in the rural areas of the county is limited to four (4). "Subdivision" means the division or redivision of land within an urban growth boundary into ten (10) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. In the rural area, five (5) or more lots define a subdivision.

Infill short plat and subdivision applications may take more than one year to approve, which will explain why in 2007 one subdivision application was received and eleven subdivisions approved. The data was then categorized and illustrated in Tables 5 and 6.

**Table 5
Infill applications received 2004-2007**

	2004	2005	2006	2007	Total
Infill Short Plat Applications Received	7	6	16	16	45
Infill Subdivision Applications Received	7	21	16	1	45
Total Infill Applications Received	14	27	32	17	90
Total Short Plat/Subdivision Applications	111	143	155	105	514
Percent of Total Infill Plats	13%	19%	21%	16%	18%

**Table 6
Infill applications approved 2004-2007**

	2004	2005	2006	2007	Total
Infill Short Plats Approved	2	1	7	4	14
Infill Subdivisions Approved	8	8	15	11	42
Total Infill Projects Approved	10	9	22	15	56
Total Number of Lots	75	88	148	140	451
Average Number of Lots	7.5	9.8	6.7	9.3	8.1

Observations

Infill development has increased over the past four years. Almost two-thirds of all infill applications received from 2004-2007 were approved (56 out of 90). In 2006, infill development applications peaked at 32. In 2007, 17 applications were received, which is a 21 percent increase from 2004. The number of infill applications indicates that this strategy to encourage development on passed over property is working.

Redevelopment Activity

INDICATOR: Percent of already developed land that is redeveloped.

Background and Relevance

Property is considered redeveloped when a parcel that is already developed experiences new and/or additional development. Redevelopment is an indicator of economic vibrancy and investment in established urban areas. Redevelopment can also be an indicator of land demand. For example, when there is an abundance of available vacant land, redevelopment on already built land is less likely to occur.

Data Collection

The Department of Assessment and GIS conducted a study on new households built between January 1, 2006 and December 31, 2007. It looked at two categories of housing: built only and all not vacant. **Built only** includes new household units built on land classified as residential built, residential built acreage (mansions and condominiums), or commercial built, commercial vacant exempt. **All Not Vacant** includes new households on land classified Residential: built, roads and easements, built exempt, mansions and condominiums, vacant exempt, private open space, parks and open space, Commercial built, and vacant exempt. The analysis below represents the maximum infill of redeveloped land.

Please note that the redevelopment analysis discussed in the Buildable Lands Report, 2007 (Amended) includes Vancouver Downtown. This analysis does not include the Downtown analysis. The prior study included many false positives resulting from the parcel adjustment process. This analysis does not have those same false positives, although housing units appear in unexpected classifications such as parks and open space. Table 7 displays a residential redevelopment analysis for all of the UGA's in Clark County and separately showing the Vancouver UGA between 2006 and 2007.

**Table 7
Residential Redeveloped Analysis, 2006-2007**

All county UGAs	New Units	Vacant and Underutilized New Units Total	Percent
All Not vacant classes	672	5,013	13.41
Built only Classes without Downtown	586	4,927	11.89
Vancouver UGA Only			
All Not vacant classes	492	3,509	14.02
Built only Classes without Downtown	488	3,505	13.92
All county UGAs minus Vancouver UGA			
All Not vacant classes	180	1,504	11.97
Built only Classes	98	1,422	6.89

Observations

The percentage of **new homes built** as redevelopment is in the range of 7 to 14 percent. The rate of redevelopment is significantly higher in the City of Vancouver (13.92 vs. 6.89 percent). The existing planning assumption that land will redevelop at 5% is certainly within the ballpark. The **All Not Vacant** percent is well above 5% at 11.97% of redevelopment.

In 2007, VBLM assumptions indicated 69,995 total units would be built in Clark County. An estimated 11,931 units would be built in the City of Vancouver and 23,013 units would be built in Vancouver's UGA. From January 1, 2006 to and December 31, 2007 this study found 4,341 total built units in the Vancouver UGA of which 1,324 units were actually built in the City of Vancouver.

Population and Job Totals

INDICATOR: Estimated total population and jobs.

Background and Relevance

Tracking the number of people who live and work in the community is a fundamental measure of how fast the community is growing and what additional land may be needed to accommodate future growth. Comparing the population to the number of jobs is one indication of how well land uses are balanced.

Data Collection

Official population estimates for all cities and counties in the state are produced annually on April 1 by the Washington Office of Financial Management (OFM). Employment estimates were provided by the local office of the Washington Department of Employment Security (ESD). The employment data includes jobs covered

by state employment insurance, not including self-employed workers such as those in sales, construction jobs, and home businesses. Table 8 shows the population trends of the cities and unincorporated areas of Clark County from 2000 to 2007, and population projections for 2024. Table 9 illustrates Clark County population and employment patterns from 2000 to 2007. Table 10 demonstrates countywide household employment trends for 2000 and 2006.

**Table 8
Estimated Population, 2000-2007**

Cities	2000	2001	2002	2003	2004	2005	2006	2007	Adopted 2024 Population Allocation	Percent Change 2002-2007
Battle Ground	9,322	10,040	11,110	12,560	14,220	14,960	15,810	16,240	52,974	46.17%
Camas	12,534	12,970	13,540	14,200	15,360	15,460	15,880	16,280	34,809	20.24%
LaCenter	1,654	1,735	1,805	1,855	1,990	2,095	2,315	2,440	8,008	35.18%
Ridgefield	2,147	2,175	2,145	2,185	2,195	2,630	3,225	3,680	26,032	71.56%
Vancouver	143,560	145,300	148,800	150,700	152,900	154,800	156,600	160,800	267,928	8.06%
Washougal	8,595	8,790	9,100	9,775	10,770	11,350	12,270	12,980	23,148	42.64%
Yacolt	1,055	1,065	1,105	1,115	1,135	1,160	1,220	1,370	1,806	23.98%
Total UGA	178,867	182,075	187,605	192,390	198,570	202,455	207,320	213,790	414,705	13.96%
Rural Area	166,279	170,430	175,710	179,825	184,650	188,955	196,090	201,135	169,605	14.47%
County Total	345,238	352,600	363,400	372,300	383,300	391,675	403,500	415,000	584,310	14.20%

Source: 2005 Population and Economic Handbook, Washington State Office of Financial Management, Official April 1, 2007 Estimates. Notes: Total UGA includes a portion of the City of Woodland population that resides in Clark County.

**Table 9
Population & Employment, 2002-2007**

Year	Population	Employment
2002	363,400	170,100
2003	372,300	171,250
2004	383,300	181,670
2005	391,675	190,170
2006	403,500	194,400
2007	415,000	199,250

Source: OFM and ESD

**Table 10
Household employment**

Year	Occupied Housing Units	Household Population	Persons Per Household	Employment	Jobs Per Household
2000	127,208	342,194	2.69	170,850	1.34
2006	145,998	409,427	2.80	194,400	1.33

Source: American Community Survey, Clark County Data Profile Highlights, 2000 & 2006

Observations

Estimated population (14.2%) and employment (17.1%) growth rates were slightly different in Clark County for the years 2002-2007, indicating a stable growth pattern. Annually, population grew at 2.8 percent and employment grew at 3.4 percent between 2002 and 2007. During this period, 51,600 jobs were added to Clark County, thus indicating that the county is on target of attaining 138,312 new jobs by 2024.

Employment grew at a higher annual rate than population in Clark County indicating there was an increase in demand for commercial/industrial development during the five-year period.

The 2024 population forecast would result in adding 65.7% to the 2001 population over 23 years, for an annual growth rate of 2.86%. Annual growth rate between 2002 and 2007 is 2.8%, which indicates that the county is on target for meeting the 2024 population forecast.

An additional measure of a community's job stability is jobs per household. From 2000 to 2006, the jobs per household remained about the same at 1.3.

Income

INDICATOR: Median household income

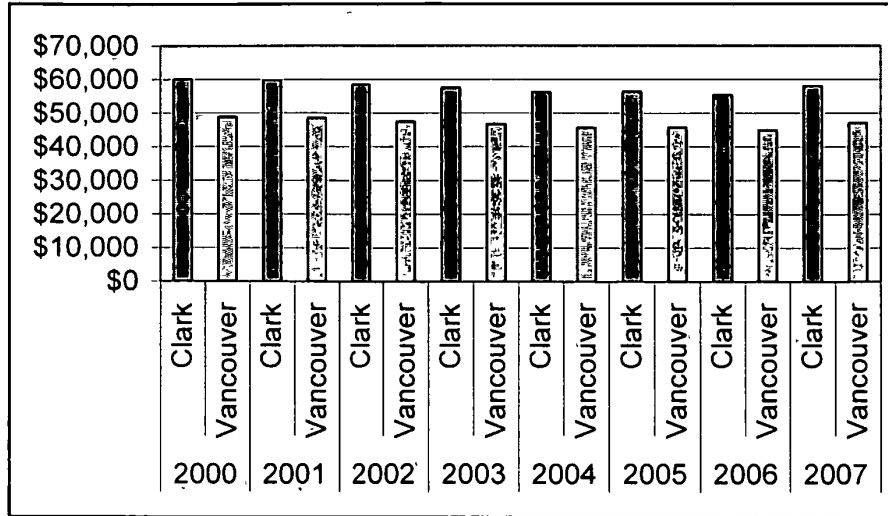
Background and Relevance

Income is a broad measure of the economic health a community. The amount of money that households have to spend in the community directly relates to economic vitality of that community.

Data Collection

Median household income data for Clark County was obtained from the OFM. The estimates for Vancouver were calculated by using the percentage difference between Clark County and Vancouver's median household incomes, as reported in the 2000 Census. The median income is the income that falls in the middle of the incomes reported, half of all the incomes fall above and half below. Median household incomes for 2000 to 2005 are estimates, 2006 is a preliminary estimate, and 2007 is a projection. To adjust for inflation all dollars are converted to 2007 dollars, using the Portland-Salem WA-OR Consumer Price Index for Urban Consumers. Table 11 shows the median household income trends for Vancouver and Clark County from 2000-2007.

Table 11
Median household income, 2000-2007



Source: Washington State, OFM, Median Household Income Estimates by County: 1989 to 2006 and Projection for 2007

Observations

Household incomes decreased slightly (adjusted for inflation) between 2000 and 2007. There was no difference in percent change between Clark County as a whole and Vancouver, each decreasing by three- and- a- half percent (3.5%).

Family Wages and Poverty

INDICATOR: Family poverty

Background and Relevance

Family income and the number of people in the community who live in poverty relates to local and regional employment opportunities

Data Collection

Poverty rates were obtained from the US Census Bureau and include data from the 2000 Census and the 2006 American Community Survey. Table 12 illustrates the percentage of Clark County families in poverty for 2000 and 2006. Table 13 illustrates the percentage of Clark County individuals in poverty for 2000 and 2006.

Table 12
Poverty Status for Families in Clark County, 2000 & 2006

Year	Subject	All families	Married couple families	Female householder, no husband present
			Percent below poverty level	
2006	Families	7.0%	3.7%	21.5%
	With related children under 18 years	10.5%	5.0%	26.8%
2000	Families	6.9%	3.6%	24.2%
	With related children under 18 years	10.3%	4.8%	31.1%

Source: 2006 U.S. Census Bureau, American Fact Finder, Poverty Status for Families; 2000 U.S. Census Bureau, American Fact Finder, Family Status - Poverty Status - Families

Table 13
Poverty Status for Individuals

Year	Subject	Percent below poverty level
2006	Individuals	14.6%
2000	Individuals	9.1%

Source: 2006 U.S. Census Bureau, American Fact Finder, Poverty Status for Individuals; 2000 U.S. Census Bureau, American Fact Finder, Individual Status, Poverty Status - Individuals

Observations

“Family wage” or “living wage” are terms that relate to the amount of money a family earns compared to the amount of money it takes to support it. More specifically, it is usually calculated from the wage a fulltime worker would need to earn to support a family above the federal poverty line, ranging from 100% to 130% of the poverty measurement. When families fail to make a living wage they can easily fall into poverty. The overall percent of people earning a wage that is below the poverty line for individuals in Clark County increased from 9.1% in 2000 to 14.6% in 2006. Families’ percent below the poverty line slightly increased from 6.9% in 2000 to 7.0% in 2006.

Available Land for Jobs & Housing

INDICATOR: Change in Land Use Designation

Background and Relevance

Changes in land use designations provide some sense of conversion from one land use to another. Since the adoption of the 2007 20-Year Comprehensive Growth Management Plan some land use changes have been adopted. The table below provides a summary of the changes.

Data Collection

Clark County Community Planning Staff tracked land use changes from 2007 and 2008 as part of Clark County’s Annual Review and Docket process as shown in Table 14.

**Table 14
Land Use changes**

Ordinance	UGA	Reason	From		To		Acres
			CP	Zone	CP	Zone	
ORD2007-09-13	Rural	Annual Review 2006	AG	AG-20	R	R-5	18
	Vancouver	Annual Review 2007	NC	NC	EC	OC	2.34
	Rural	Public request to correct a map error	RCR	R-5	RCR	RC-1	16.9
	Battle Ground	Public request to correct a map error	RCR	R-5		MX, R1-20	29.83
	Vancouver	Public request to correct a map error	ML	ML	CG, UL	CH, R1-6	50.9
Pending Annual Reviews	Rural	Annual Review 2008	AG	AG-20	R	R-5	60.1
	Rural	Correct map error	AG	AG-20	R	R-5	56.86
	Vancouver	Annual Review 2008	ML	ML	GC, MU, UL	CH, MX	87.65
	Vancouver	Annual Review 2008	UL	R1-7.5	CC	C-3	0.85
	Vancouver	Annual Review 2008	ML	ML	CC	C-3	5
	Vancouver	Annual Review 2008	UL	R1-6	MU	MX	1.1
	Vancouver	Annual Review 2008	ML, UM	ML, R-18	ML, GC	R-18, CH	22.05
	Vancouver	Annual Review 2008	UM	R-18	GC	CH	13.3

Source: Clark County Community Planning

Acreage Totals	364.88
Acreage Within Clark County	420,085
Percentage of Total	0.09%

Observations

Since the 2007 plan adoption 117.97 acres have changed zones, and 246.91 acres are pending. This represents about 1% of the total acreage within Clark County (420,085).

Retail Sales and Assessed Property Value Per Capita

INDICATOR: Total taxable retail sales per person, and assessed property value per person.

Background and Relevance

Retail sales and assessed property value per capita are two major sources of revenue for the county. These indicators demonstrate the fiscal health of a community and the availability of funding to pay for services.

Data Collection

Total retail sales for calendar years 2003 - 2007 were obtained from the Washington Department of Revenue (DOR). Total assessed property values for local jurisdictions were obtained from County Assessor’s data, and state valuation data was obtained from DOR. Population estimates for per capita calculations were obtained from OFM. To adjust for inflation all dollars are converted to 2007 dollars, using the Portland-Salem WA-

OR Consumer Price Index for Urban Consumers Table 15 provides historic information and a comparison of taxable retail sales per capita for Vancouver, Unincorporated Clark County, and Washington. Table 16 provides historic information and a comparison of assessed property value per capita for Vancouver, Unincorporated Clark County, and Washington.

Table 15
Taxable retail sales per capita, 2003-2007

	2003	2004	2005	2006	2007	Growth 2003-2007
Vancouver	\$15,288	\$15,880	\$17,055	\$17,524	\$16,851	10%
Unincorporated Clark County	\$7,467	\$7,964	\$8,618	\$8,396	\$7,660	3%
Washington State	\$16,093	\$16,534	\$17,374	\$18,128	\$18,335	14%

Source: Taxable retail sales from Washington Department of Revenue
<http://dor.wa.gov/content/aboutus/statisticsandreports/tid/StatisticsReports.aspx?query=localsalesnaics>, U.S. DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS, Consumer Price Index Urban

Table 16
Total assessed property value per capita

	2003	2004	2005	2006	2007	Growth 2003-2007
Vancouver	\$72,880	\$77,165	\$82,252	\$97,582	\$104,571	43%
Unincorporated Clark County	\$79,466	\$85,009	\$95,964	\$114,056	\$117,993	48%
Washington State	\$123,364	\$116,139	\$123,962	\$138,325	n/a	n/a

Source: Clark County Department of Assessment and GIS, and Washington State Department of Revenue,
http://dor.wa.gov/content/AboutUs/StatisticsAndReports/stats_proptaxstats_Assessor.aspx

Observations

Tables below show the growth in taxable retail sales and total assessed property value in Vancouver, Unincorporated Clark County, and Washington between 2003 and 2007

The data shows growth in Vancouver's assessed property value per capita and in retail sales per capita. This may reflect a range of factors, including extensive recent retail and office development, especially in east Vancouver. The high rate of population growth within all of Clark County is also a likely contributing factor. Vancouver is centrally located and is the largest, most populated city in Clark County.

Development in the unincorporated areas of Clark County has also increased, resulting in higher property values there as well. As the population has grown in unincorporated areas, the demand for local services has also grown and these services have primarily been found in Vancouver, increasing the per-person taxable retail sales. The growth in taxable retail sales and assessed property values indicate that Vancouver and Clark County's funding ability is keeping up with the increased demand in services.

Housing Prices

INDICATOR: Median home sales

Background and Relevance

The cost of housing is a measure of economic activity, and when compared to incomes, an indicator of livability. The price of housing is an indicator of the ability of individuals and families to invest in their communities and personal futures. Provision of affordable housing for all segments of the community is a goal of the Clark County Comprehensive Plan.

Data Collection

Washington Center for Real Estate Research/Washington State University. Table 17 shows historic information on median home value for Clark County and Washington.

Table 17
Median home value

Year	Clark County	Washington
2000	\$147,000	\$176,300
2001	152,000	\$179,900
2002	\$156,500	\$188,500
2003	\$165,500	\$203,800
2004	\$195,000	\$225,000
2005	\$236,900	\$260,900
2006	\$269,400	\$293,800
2007	\$273,800	\$309,600

Source: Washington Center for Real Estate Research/
Washington State University

Observations

The Washington Real Estate Commission's report, *Washington State's Housing Market A Supply/Demand Assessment - 3rd Quarter 2007* states that the primary impact on the cooling housing markets in Washington has been reduced level of sales and increases in the absolute number of homes available for sale, not necessarily a decrease in sale prices. The report offers the following summary

While responding to the national slowing of the housing market and disruption of mortgage markets, the Washington housing market is one of the brighter spots. Inventories have increased enough to provide greater consumer choice and to stabilize prices, but not enough to force prices into steep declines. Employment remains strong. Overbuilding was never the problem in Washington as it was in markets without growth management restrictions. Interest rates remain affordable, but after the rapid increases in prices in the last two years overall housing affordability remains a significant challenge, especially in the largest urban communities in Western Washington. Affordability, coupled with the inability to predict how consumers will react to

national media allegations that the housing market is in a prolonged free fall, creates an atmosphere where panic decision making could reinforce instability¹

The Washington Center for Real Estate Research data shows that between 2000 and 2007, the median home price in Clark County rose from \$147,000 to \$273,800, an increase of 86 percent. Table 17 above shows the median home prices in Clark County and Washington from 2000-2007.

The January 2008 Regional Multiple Listing Service Market Action Report for Clark County compared January 2008 with that of 2007. The report showed a slowdown in overall market activity as new listings decreased 7.2%. Pending sales fell 24.8% and closed sales dropped 30.5%. The drop in closed sales contributed in part to a record-high inventory. At the month's rate of sales, the 4,175 active residential listings would last 17 months.

Using the average sale prices for the twelve months ending in January 2008 compared to the twelve immediately prior, the average sale price appreciated 1% and the median sale price dropped a slight 0.1%. Home sales listed as proposed, under construction or new construction fell 25% (1,449 v. 1,941) in Clark County when comparing 2007 and 2006. However, the average sale price for the group appreciated 6% (\$369,800 v. \$349,800) and the median sale price rose 5% (\$320,000 v. \$303,900).

The Housing Affordability Index measures the ability of a middle-income family to carry the mortgage payments on a median price home. When the index is 100, there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. According to data from the Washington Center for Real Estate Research for the third quarter of 2007, Clark County's Housing affordability index was 92.9, assuming a median family income of \$64,481. However, Clark County's first time buyers housing affordability index for the same period was 56.6. First-time buyer index assumes the purchaser's income is 70% of the median household income (\$45,136) and that they are purchasing homes that are 85% of the area's median price (\$228,990).

The information from the Washington Center for Real Estate Research and the RMLS Market Action Report for January 2008 seems to show that although there is a substantial increase in inventory, prices have not significantly dropped. The median sale prices remain high. This means that more and more people are being priced out of the market, especially first time homebuyers and lower income households.

¹ Washington State's Housing Market - A Supply/Demand Assessment - 3rd Quarter 2007 - A report to Washington Real Estate Commission - Washington State Department of Licensing - Prepared by Washington Center for Real Estate Research - P 11

Commercial and Industrial Development

INDICATOR: Commercial and Industrial development permits.

Background and Relevance

The number of permits is an indicator of potential new jobs; Comprehensive Growth Management Plan assumes 20 employees per commercial acre, and 9 employees per industrial acre.

Note. Employment densities were not tracked for this plan monitoring report, because the data was not accurate enough to calculate employment densities. They will be included in the 2009 plan monitoring report.

Data Collection

Data on commercial and industrial building permits issued from July 1, 2006 through December 31, 2007 were collected by the Department of Assessment and GIS using Tidemark Advantage coGMA Main permit table. Tenant improvements were excluded unless the improvement resulted in an increase of building square footage. The parcel serial number from each building permit was linked to a GIS coverage to determine the parcel size, geography and critical area. Commercial building permits include commercial, industrial and multi-family development Table 18 shows the percent of critical areas that are on commercial building permits in Clark County and its UGAs Table 19 illustrates the percent of critical area on industrial building permits in Clark County and its UGAs

Table 18
Commercial Building Permits by UGA and Comp Plan Designation

UGA	NUMBER OF PERMITS	ACRES	CRITICAL AREAS	PERCENT CRITICAL
Battle Ground	19	26 85	22 81	85%
Camas	3	5 98	0 08	1%
La Center	1	4 41	0 33	8%
Ridgefield	4	17 87	16	90%
Vancouver	83	292 51	81 77	28%
Washougal	0	0	0	0%
Yacolt	0	0	0	0%
Total	110	347 62	120 99	35%
Rural	6	218 17	173 9	80%
County Total	116	565 79	294 89	52%

Note: Acreage for commercial development is in net acres. Model 2007 J is based on building permits issued in commercial areas by comp plan designation.

Table 19
Industrial Building Permits by UGA and Comp Plan Designation

UGA	NUMBER OF PERMITS	ACRES	CRITICAL AREAS	PERCENT CRITICAL
Battle Ground	0	0	0	0%
Camas	0	0	0	0%
La Center	0	0	0	0%
Ridgefield	0	0	0	0%
Vancouver	22	93.26	29.62	32%
Washougal	0	0	0	0%
Yacolt	0	0	0	0%
Total	22	93.26	29.62	32%
Rural	1	7.06	7.06	100%
County Total	23	100.32	36.68	37%

Note: Acreage for industrial development is in net acres. Model 2007 J is based on building permits issued in commercial areas by comp plan designation.

Observations

From July 1, 2006 to December 31, 2007 116 commercial permits were issued on about 566 acres, and 23 industrial permits on approximately 100 acres. This potentially translates into 11,320 new commercial jobs and 900 new industrial jobs in Clark County.

REASONABLE MEASURES RESPONSES



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419 E. Cedar Ave., Ste. A201 • La Center, WA 98629

May 2, 2008

Mr. Oliver Orjiako, Interim Director
Clark County Community Planning
1300 Franklin Street, 3rd Floor
Vancouver, WA 98666-9810

RE: 2007 Buildable Lands Report

Dear Oliver,

I have reviewed the subject report and have the following comments, none of which require re-analysis of data in my opinion:

- There appears to be a typographical error in Table 1 which lists La Center as having an adopted 2023 population allocation of 2,713. Our April 1, 2007 population was 2,440. Our projected population is 9,827 by 2024.
- Please note our developed densities within single-family and multi-family zones—4.52 DU/acre and 8.33 DU/acre respectively—meet and exceed adopted standards. It is only in the area of housing split that we fall to meet the required 75:25 split ratio. Subsequently, we have adopted true multi-family zoning.
- Regarding commercial development, we are experiencing considerable reinvestment in local properties although this has not resulted in additional square footage. None of our commercially zoned properties are in an under-utilized state. We have no industrially zoned land. I should note a significant local expansion of home occupations, particularly within the professional services sector.

On page 35, you list the following 'reasonable measures':

- Reduce lot size requirements for multi-family developments.
- Make street frontage improvements consistent between single family and multi-family zones.
- Allow manufactured homes on lots smaller than 5 acres.
- Create opportunities for manufactured home parks with design standards.
- Develop PUD, cluster housing and/or townhouse development opportunities.

Our responses were appropriately detailed on page 38 of the document.

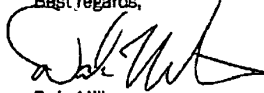
I would note that the 'remaining population' identified in Table 28 appears low. By our calculations, we anticipate being able to accommodate an additional population

of 1,745 for a 2024 total of 9,827. Our capital facilities plans reflect this higher total. Perhaps this is due to our higher than anticipated observed single-family density of 4.52 DU/acre vs. 4.0 DU/acre.

Regarding commercial and industrial job projections, we seem to be within 2% which is well within the margin of error for such calculations.

Thank you for soliciting our input on this important document.

Best regards,



Dale Miller
City Planner

C: Mayor Irish
Jeff Sarvis
Gary Albrecht

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May 19, 2008

Clark County
Oliver Orjiako
Interim Community Planning Director
PO Box 5000
Vancouver, WA 98666-5000

RE: Amended Buildable Lands Report – 2007

Dear Mr. Orjiako

A review of the City of Washougal submitted permit data that is included in the residential summary report for 2007 shows an overall average density of 7.9 units per acre for Washougal. This exceeds the adopted six units per net residential acre identified in the Clark County Comprehensive Growth Management Plan 2004-2024.

In addition to the discussion within the 2007 Buildable Lands Report (AMENDED) on page 40 about Ordinance 1547, we would like to emphasize that depending on the size of the parcel, the density of residential could be greater than the maximum density identified in the Monitoring Report. Ordinance 1547 uses a floor area ratio for residential use in the town commercial zones, which encourages high-density housing.

Washougal City Council is considering code amendments, which increase the city's density. Council's action on the proposed code amendments is May 19, 2008. The amendments encourage higher density and a mix of residential uses as follows.

- Removal of the minimum lot area required for townhouse development.
- Allowing townhouse and zero lot development in all residential zones that are developed as a PUD.
- Reduced setbacks for residential PUD.
- Removal of minimum property size requirements for an infill development.

Furthermore, the City is working on sustainable development and review of its current code for barriers as well as discussing opportunities for incentives. I anticipate higher density/compact development will be a priority resulting in code changes that increase density and variety of housing types.

Sincerely,

Joanne Boys
Community Development Director



CITY OF CAMAS

616 Northeast Forrin Avenue
P O Box 1055
Camas, Washington 98607
http://www.ci.camas.wa.us

May 22, 2008

Mr. Oliver Orjanko
Interim Community Planning Director
P O Box 9810
Vancouver, WA 98666-9810

RE: Growth Management Plan Monitoring

Dear Oliver,

The City of Camas has reviewed the Buildable Lands Report 2007 and the reasonable measures listed in the same report.

At a quick glance the Buildable Lands Report 2007 would appear to indicate the reasonable measures implemented by Camas may not be achieving the targets intended. That would be a mistake.

A closer look at the Buildable Lands Report 2007 reveals a substantial portion of the building permits issued were on lots created prior to 2004, and/or on lots created prior to annexation into the City. This indicates that the report which accurately reflects building permits issued, is not an accurate and effective tool in evaluating the implemented reasonable measures.

Attached you will find a spreadsheet that analyzes developments processed since 2004 which reflect the actual impact that the implemented reasonable measures are having. The spreadsheet shows development processed by the City under reasonable measures between 2004 and 2007 is achieving a single family/multi-family split of 58% single family and 41% multi-family with a net residential density of 7.12 dwelling units per acre.

Thank you for the opportunity to update you on our continued quest to achieve a shared goal.

Sincerely,

Phil Bourquin
Community Development Director

enclosure

Administration	Building	Finance	Fire	Library	Police	Public Works	Parks & Recreation
360 834 6864	360 834 8860	360 834 2462	360 834 2262	360 834 4692	360 834 4151	360 834 3451	360 834 7692

File Number	Development Name	Zoning	Parcel #	Acres	Units	Typical (Average) Size	Lot Size Range	Total Area	Open Space	Other	Net Acres
CUR04-04	Heron Ridge	CC	03195-126		81	na	na	3.04	na		81
DR04-07	Storage Townhomes	MF24	12604-0-000		11	na	na	9.07	4.43		54
DR04-08	Ambleside/Camas Meadows	Overlay	17295-000, 172953-000		18	na	na	14.3	3.527		158
DR04-12	Two Creeks at Camas Meadows	Overlay	17256-000		123	na	na	70	107		123
DR05-08	Forest Terrace 18 unit	MF18	83150-000		18	na	4,000	4,000	0.55		18
DR05-07	Oak Park Condo	MF24	80001-000, 80000-000, 87991-000		14	na	na	0.7			14
SP05-06	Pebbles Short Plat	R7.5	92212-358, 92232-360		3	3	8,399	7,550-10,036	0.53	0	3
SP07-02	Josely's Short Plat	MF24	92956-000		2	2	8,000	6,000-6,000	0.28	0	2
SP07-04	Caribou Estates Short Plat	R7.5	92212-284, 92232-282		4	4	7,450	6773-8907	0.24	0	4
SP07-05	18th Loop Short Plat	R7.5	85141-002		5	5	7,800	6447-13823	1.08	0	5
SP07-06	83rd Short Plat	R7.5	118133-000		4	4	9,603	8800-4007	0.41	0	2
SUB01-01	Owens Farm	R10	08195-030		72	72	15,000	10,500-19,700	69.5	28	72
SUB02-02	Lakeridge North	R10	84792-0-000		110	110	15,000	10,500-19,700	67.14	27.5	110
SUB03-03	Starview Renaissance	R7.5	127383-000, 127370-000		21	21	11,212	8,803-16,081	11.52	4	21
SUB04-01	Hillside Subdivision	R7.5	124999-000, 124975-000, 124278-000		61	61	8,158	6,029-12,127	18.63	1.65	61
SUB04-02	Camas West Subdivision	R5	83022-000, 83028-000, 83033-000		14	14	5,000	4,400-6,411	2.13	0	14
SUB04-03	Carson Estates	R7.5	125401-000		18	18	7,300	6327-9000	5.1	yes	18
SUB04-04	Lacamas Meadows PRD (line 1 of 2)	MF10	177864-000, 177853-000		87	87	2,459	1,800-4,000	39.1	15.9	87
SUB04-04	Lacamas Meadows PRD (line 2 of 2)	R3/R10			84	84	5,108	4,000-9,000			84
SUB04-05	Hidden Leaf Subdivision	R7.5	127147-000		20	20	7,800	6,100-8,822	8.8	1.8	20
SUB04-08	Summit @ Columbia Vista	R7.5	123198-000, 123402-000, 123403-000, 127091-000, 127478-000		116	116	7,705	6,220-10,831	32.89	4.04	116
SUB04-07	The Commons/Forest Glen	R10	171918-000		13	13	10,000	8,926-11,393	4	0.25	13
SUB05-01	Larkspur Estates	R7.5	178886-000, 178883-000, 178880-000		29	29	8,158	6029-12,127	13.65	1.65	29
SUB05-02	Perker Village (Mixed Use)	CC	125190-000		78	78	2,474	1,800-5,031	7.82	0.58	78
SUB05-03	Wancock Springs	R10	127414-000		16	16	8,023	7,125-11,199	7.9	2.7	16
SUB05-04	Hunter Ridge Subdivision	R10	127744-000, 127726-000		30	30	10,000	8,807-11,526	14.19	3.97	30
SUB05-05	View at River Ridge	R10	92280-000		39	39	9,374	8,000-12,000	14.50	0	39
SUB05-06	Larkspur Estates	R10	178987-000		14	14	10,267	9,011-11,742	6.01	0.83	14
SUB05-07	Lacamas Pointe Subdivision	R7.5	178110-000, 178158-000		22	22	7,863	6,300-12,400	7.24	0.92	22
SUB05-08	Hidden Meadows	R7.5			63	63	8,004	6,872-13,227	17.47	2.41	63
SUB05-09	Lacamas Grove	R7.5	175948-000		6	6	10,449	8,302-16,074	3.2	0.95	6
SUB05-10	Deerhaven (aka Loveland) Subdivision	R7.5	178118-000		27	26	7,705	5,251-9470	6.22	0.4	26
SUB05-11	Hidden Leaf Phase 2 Subdivision	R7.5	127149-000		7	7	7,894	7,444-8,344	2.21	0.1	7
SUB05-12	Hedley's Glen Subdivision	R7.5	178113-000		11	11	7,883	5,250-9,000	2.98	0.05	11
SUB05-14	Beta Subdivision	R10	124731-000, 124784-000		107	107	na	6,338-15,000	39.9	7.81	107
SUB05-15	Lake Mile PRD	R10	64842-000		80	80	7,239	3,200-10,000	25.1	6.4	80
SUB05-16	The Hills at Round Lake	R7.5	123228-000, 122997-000		455	455	8,004	6,872-13,227	89.18	14.2	278
SUB06-01	Bunila Vista Subdivision	R8	81958-103		6	6	7,055	6,086-8,933	0.91	NONE	5
SUB06-02	Windust Meadows PRD (Millshore)	R7.5	129832-000, 178250-000		199	199	7150 SFR RGVY 3300	3,100-12,879	49.5	11.2	110
SUB06-03	Osprey Landing	MF 18	83041-000, 83145-000, 83034-000, 83004-000, 83138-000		33	32	3,800	3,000-6,915	3.04		33
SUB06-04	Logan Place	CC	81958-007, 81958-110		34	34	2,800	1,401-5,770	4.48	0.09	27
SUB06-05	LaDonna Subdivision	R-10	12735-006, 127360-010		6	6	9,832	5,100-8,871	1.47		6
SUB06-06	Vista Pointe	R-10	127444-000, 127434-007		11	11	9,880	8,142-13,977	3.28		11
SUB06-07	Brady Road Subdiv	R-5	125183-000, 125189-000		29	29	5,823	5,003-7,205	6.9	3.3	29
SUB06-08	Breckenridge	R7.5	125647-000, 125848-000, 125850-000, 125838-000		37	37	7,910	6,000-11,000	11	1.22	37
SUB06-09	Province Estates	R-10	87412-000, 89884-000, 87400-000, 87400-000, 87400-000		41	41	6,973	7000-15,800	11.8	yes	41
SUB06-10	7th Avenue Townhomes	MF-18	85189-000		12	12	2,493	2144-3628	0.92	0	12
SUB07-02	Coppers Glen	R10	127353-000		19	19	10,000	7000-12,000	2.60	yes	10
Totals (includes developments applied prior to 2004 Comp. Plan approved in 2004 or later)					2,024	2,441		657	147	1,519	821
Totals (includes developments submitted pursuant to 2004 Comp. Plan)					1,796	2,218		519.30	87.79	1,203	821

New Development since adoption of 2004 Comp. Plan
8,328 units
1,363 SF (68%)
921 MF (41%)

430

Density 7.12 units per net acre (27.8% infrastructure)

Net acres (2004 comp plan) Gross less critical open space and 20% infrastructure
315
Net Density is 6.66 based on 20% infrastructure

(519.36-87.79) less 27.3%

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TO: Gary Albrecht and Oliver Orjiako, Clark County Community Planning
FROM: Bryan Snodgrass, Vancouver Community Planning
DATE: June 6, 2008
SUBJECT: Vancouver densities

As requested in Oliver's April 18, 2008 letter, here is our latest information on observed densities and reasonable measures to date.

- The 2007 County Residential Summary Report referenced in the letter reports that 51.7% of housing units constructed in Vancouver were multi-family, resulting in a combined SFR/MFR density of 9.6 units per acre in the City. These city figures are consistent with Countywide Planning Policy goals of an 8 unit/acre average density, with at least 25% multi-family housing. As such we have not pursued additional reasonable measures in our area pursuant to RCW 36.70A.215.
- The 2007 County reporting shows the unincorporated portion of the VUGA achieving an 88/12 SFR to MFR split and combined density of 6.9 units per acre. The total VUGA figures were consistent with Countywide Planning Policy goals for housing mix (30.2 of new units were MFR) and close on combined density (7.9 total units per acre).
- This development pattern is generally consistent with earlier data from our own monitoring. Vancouver's 2007 Monitoring Report indicated that in 2005 and 2006, the City achieved a 40/60 SFR/MFR split, with a combined density of 9.4 units per acre. During this time the unincorporated VUGA achieved an 89/11 SFR to MFR split, with a combined density of 6.8 units per acre. The total VUGA achieved a 70/30 split and combined density of 7.6 units per acre. We have not compiled 2007 data.
- As per our interlocal agreement with the County, we look forward to developing more common reporting methodologies, and developing and pursuing density goals for the incorporated and unincorporated portions of the VUGA.

Robert Maul, Community Development Director, "Growth Management"
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"Based on our previous conversation the City of Battle Ground does have the ability to increase density based on the identified reasonable measures as listed in the 2007 comp plan update. Please let me know if you need any additional information from me or my staff. Thanks."