

**Schroader, Kathy**

---



**From:** Lisa McKee <lisa.mckee@jordanramis.com>  
**Sent:** Wednesday, March 30, 2016 1:36 PM  
**To:** Orjiako, Oliver, Cnty 2016 Comp Plan  
**Cc:** Jamie Howsley, Joseph Schaefer, Peter Watts  
**Subject:** OFM Growth Projection - Letter from Jamie Howsley  
**Attachments:** OFM Growth Projection Letter.pdf

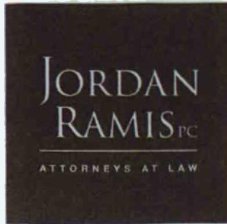
Hello,

Attached is a letter from Jamie Howsley. If you have any trouble opening the attachment please let us know.

Thank you

**LISA MCKEE** Legal Assistant to James D Howsley  
**Jordan Ramis PC** Attorneys at Law  
Direct 360-567-3909 Main 503-598-7070

Portland OR Vancouver WA Bend OR  
[www.jordanramis.com](http://www.jordanramis.com)



**Lake Oswego**  
Two Centerpointe Dr., 6th Floor  
Lake Oswego, OR 97035  
503-598-7070  
www.jordanramis.com

**Vancouver**  
1499 SE Tech Center Pl., #380  
Vancouver, WA 98683  
360-567-3900

**Bend**  
360 SW Bond St., Suite 510  
Bend, OR 97702  
541-550-7900

VIA E-MAIL & FIRST CLASS MAIL  
[OLIVER.ORJIAKO@CLARK.WA.GOV](mailto:OLIVER.ORJIAKO@CLARK.WA.GOV)  
[COMP.PLAN@CLARK.WA.GOV](mailto:COMP.PLAN@CLARK.WA.GOV)

March 30, 2016

Oliver Orjiako  
Clark County Community Planning  
PO Box 9810  
Vancouver WA 98666

Clark County Community Planning  
Attn: 2016 Comp Plan Record  
PO Box 9810  
Vancouver WA 98666-9810

Re: **OFM Growth Projection**  
Our File No. 40059-00405

Dear Oliver:

On behalf of the Building Industry Association of Clark County ("BIA") I wanted to enclose the latest data from the U.S. Census Bureau, reflecting Clark County's 2015 population estimate, and ask that you include this letter, and the census data in the GMA update record. When the OFM Forecasting and Research Division released its 2015 Population Trends data on April 1, 2015, it estimated Clark County's 2015 population to be 451,820. As you can see the latest census data, released by the US Census Bureau last week, shows that the Clark County estimated population on July 1, 2015 was 459,495. The dramatic difference between OFM's projected growth rate, and the reality on the ground, will cause significant housing issues in Clark County unless corrections are made, and the OFM more accurately projects and plans for increased population and growth. This is the second year in a row, where OFM estimates have been dramatically less than census estimates. Based on the number of permits that I'm seeing in various Clark County jurisdictions, the disconnect between OFM estimates and actual numbers will continue to grow.

In prior letters predicting that the projected population estimate was too conservative, I have outlined the problems related to OFM relying so heavily on the last five years of data, in their projections, given the impact of the Great Recession. The inaccuracy related to the weighting of the five year data has proven to be far more dramatic than even I could have predicted. As more and more families are seeking to call Clark County home, we need available land supply to meet market demand. And, we need accurate projections to properly plan. This necessitates that the OFM, recalibrate their weighting of data, so they can better predict and plan for market realities.

**JORDAN RAMIS** PC  
ATTORNEYS AT LAW

Oliver Orjiako  
March 30, 2016  
Page 2

We are in a situation right now where an appeal of the existing plan is likely inevitable unless the BOCC elects to set forth a new planning process on the heels of the adoption in June.

Thank you for your time and consideration.

Very truly yours,

JORDAN RAMIS PC

  
James D. Howsley

*Admitted in Washington and Oregon*

jamie.howsley@jordanramis.com

WA Direct Dial (360) 567-3913

OR Direct Dial (503) 598-5592

Enclosure



[www.census.gov](http://www.census.gov)  
in html)



Search

U S Census Quick Facts

**QuickFacts**

**Clark County, Washington**

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more

All Topics	CLARK COUNTY, WASHINGTON
<i>People</i>	
<i>Population</i>	
Population estimates, July 1, 2015, (V2015)	459,495
Population estimates, July 1, 2014, (V2014)	451,008
Population estimates base, April 1, 2010, (V2015)	425,363
Population estimates base, April 1, 2010, (V2014)	425,363
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	8 0%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2014, (V2014)	6 0%
Population, Census, April 1, 2010	425,363
<i>Age and Sex</i>	
Persons under 5 years, percent, July 1, 2014, (V2014)	6 3%
Persons under 5 years, percent, April 1, 2010	6 9%
Persons under 18 years, percent, July 1, 2014, (V2014)	25 2%
Persons under 18 years, percent, April 1, 2010	26 5%
Persons 65 years and over, percent, July 1, 2014, (V2014)	13 8%
Persons 65 years and over, percent, April 1, 2010	11 5%
Female persons, percent, July 1, 2014, (V2014)	50 5%
Female persons, percent, April 1, 2010	50 6%
<i>Race and Hispanic Origin</i>	
White alone, percent, July 1, 2014, (V2014) (a)	87 3%
White alone, percent, April 1, 2010 (a)	85 4%
Black or African American alone, percent, July 1, 2014, (V2014) (a)	2 2%
Black or African American alone, percent, April 1, 2010 (a)	2 0%
American Indian and Alaska Native alone, percent, July 1, 2014, (V2014) (a)	1 1%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0 9%
Asian alone, percent, July 1, 2014, (V2014) (a)	4 6%
Asian alone, percent, April 1, 2010 (a)	4 1%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2014, (V2014) (a)	0 8%
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	0 6%
Two or More Races, percent, July 1, 2014, (V2014)	4 0%
Two or More Races, percent, April 1, 2010	4 0%
Hispanic or Latino, percent, July 1, 2014, (V2014) (b)	8 7%
Hispanic or Latino, percent, April 1, 2010 (b)	7 6%
White alone, not Hispanic or Latino, percent, July 1, 2014, (V2014)	80 0%
White alone, not Hispanic or Latino, percent, April 1, 2010	81 8%
<i>Population Characteristics</i>	
Veterans, 2010-2014	35,839
Foreign born persons, percent, 2010-2014	10 0%
<i>Housing</i>	
Housing units, July 1, 2014, (V2014)	172,762
Housing units, April 1, 2010	167,413
Owner-occupied housing unit rate, 2010-2014	64 9%
Median value of owner-occupied housing units, 2010-2014	\$228,400
Median selected monthly owner costs -with a mortgage, 2010-2014	\$1,667
Median selected monthly owner costs -without a mortgage, 2010-2014	\$493
Median gross rent, 2010-2014	\$963
Building permits, 2014	2,240
<i>Families and Living Arrangements</i>	
Households, 2010-2014	160,492

Persons per household, 2010-2014	2 71
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014	83 9%
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014	14 2%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2010-2014	91 2%
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	26 5%
<b>Health</b>	
With a disability, under age 65 years, percent, 2010-2014	9 1%
Persons without health insurance, under age 65 years, percent	▲ 15 2%
<b>Economy</b>	
In civilian labor force, total, percent of population age 16 years+, 2010-2014	84 1%
In civilian labor force, female, percent of population age 16 years+, 2010-2014	58 1%
Total accommodation and food services sales, 2012 (\$1,000)	550,699
Total health care and social assistance receipts/revenue, 2012 (\$1,000)	2,251,094
Total manufacturers shipments, 2012 (\$1,000)	D
Total merchant wholesaler sales, 2012 (\$1,000)	4,395,399
Total retail sales, 2012 (\$1,000)	4,276,454
Total retail sales per capita, 2012	\$9,757
<b>Transportation</b>	
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	25 0
<b>Income and Poverty</b>	
Median household income (in 2014 dollars), 2010-2014	\$59,551
Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$28,206
Persons in poverty, percent	▲ 9 9%
<b>Businesses</b>	
Total employer establishments, 2013	9,723
Total employment, 2013	114,145
Total annual payroll, 2013	4,982,315
Total employment, percent change, 2012-2013	2 7%
Total nonemployer establishments, 2013	26,337
All firms, 2012	34,479
Men-owned firms, 2012	16,650
Women-owned firms, 2012	11,487
Minority-owned firms, 2012	4,035
Nonminority-owned firms, 2012	26,812
Veteran-owned firms, 2012	2,559
Nonveteran-owned firms, 2012	29,443
<b>Geography</b>	
Population per square mile, 2010	676 2
Land area in square miles, 2010	629 00
Metropolitan or Micropolitan Statistical Area	Portland-Vancouver-Hillsboro, OR-WA Metro Area
FIPS Code	53011

▲ This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed, does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits

ABOUT US  
 Are You in a Survey?  
 (http://www.census.gov/programs-surveys/are-you-in-a-survey.html)

**FAQs** ([/ask.census.gov](http://ask.census.gov))  
**Director's Corner**  
[\(/www.census.gov/about/leadership.html\)](http://www.census.gov/about/leadership.html)  
**Regional Offices**  
[\(/www.census.gov/regions/\)](http://www.census.gov/regions/)  
**History** ([/www.census.gov/history/](http://www.census.gov/history/))  
**Research** ([/www.census.gov/research/](http://www.census.gov/research/))  
**Scientific Integrity**  
[\(/www.census.gov/about/policies/quality/scientific\\_integrity.html\)](http://www.census.gov/about/policies/quality/scientific_integrity.html)  
**Census Careers**  
[\(/www.census.gov/about/census-careers.html\)](http://www.census.gov/about/census-careers.html)  
**Diversity @ Census**  
[\(/www.census.gov/about/diversity-networks.html\)](http://www.census.gov/about/diversity-networks.html)  
**Business Opportunities**  
[\(/www.census.gov/about/business-opportunities.html\)](http://www.census.gov/about/business-opportunities.html)  
**Congressional and Intergovernmental**  
[\(/www.census.gov/about/cong-gov-affairs.html\)](http://www.census.gov/about/cong-gov-affairs.html)  
**Contact Us**  
[\(/www.census.gov/about/contact-us.html\)](http://www.census.gov/about/contact-us.html)

**FIND DATA**

**QuickFacts**  
[\(/www.census.gov/quickfacts/\)](http://www.census.gov/quickfacts/)  
**American FactFinder**  
[\(/factfinder2.census.gov/\)](http://factfinder2.census.gov/)  
**Easy Stats**  
[\(/www.census.gov/easystats/\)](http://www.census.gov/easystats/)  
**Population Finder**  
[\(/www.census.gov/popfinder/\)](http://www.census.gov/popfinder/)  
**2010 Census**  
[\(/www.census.gov/2010census/\)](http://www.census.gov/2010census/)  
**Economic Census**  
[\(/www.census.gov/econ/census/\)](http://www.census.gov/econ/census/)  
**Interactive Maps**  
[\(/www.census.gov/geography/interactive-maps.html\)](http://www.census.gov/geography/interactive-maps.html)  
**Training & Workshops**  
[\(/www.census.gov/mso/www/training/\)](http://www.census.gov/mso/www/training/)  
**Data Tools**  
[\(/www.census.gov/data/data-tools.html\)](http://www.census.gov/data/data-tools.html)  
**Developers**  
[\(/www.census.gov/developers/\)](http://www.census.gov/developers/)  
**Catalogs** ([/www.census.gov/mp/www/cat/](http://www.census.gov/mp/www/cat/))  
**Publications**  
[\(/www.census.gov/library/publications.html\)](http://www.census.gov/library/publications.html)

**BUSINESS & INDUSTRY**

**Help With Your Forms**  
[\(/bhs.econ.census.gov/bhs/\)](http://bhs.econ.census.gov/bhs/)  
**Economic Indicators**  
[\(/www.census.gov/economic-indicators/\)](http://www.census.gov/economic-indicators/)  
**Economic Census**  
[\(/www.census.gov/econ/census/\)](http://www.census.gov/econ/census/)  
**E-Stats** ([/www.census.gov/econ/estats/](http://www.census.gov/econ/estats/))  
**International Trade**  
[\(/www.census.gov/foreign-trade/\)](http://www.census.gov/foreign-trade/)  
**Export Codes**  
[\(/www.census.gov/foreign-trade/schedules/b/\)](http://www.census.gov/foreign-trade/schedules/b/)  
**NAICS** ([/www.census.gov/eos/www/naics/](http://www.census.gov/eos/www/naics/))  
**Governments**  
[\(/www.census.gov/govs/\)](http://www.census.gov/govs/)  
**Local Employment Dynamics**  
[\(/lehd.ces.census.gov/\)](http://lehd.ces.census.gov/)  
**Survey of Business Owners**  
[\(/www.census.gov/econ/sbo/\)](http://www.census.gov/econ/sbo/)


**PEOPLE & HOUSEHOLDS**

**2020 Census**  
[\(/www.census.gov/2020census/\)](http://www.census.gov/2020census/)  
**2010 Census**  
[\(/www.census.gov/2010census/\)](http://www.census.gov/2010census/)  
**American Community Survey**  
[\(/www.census.gov/programs-surveys/acs/\)](http://www.census.gov/programs-surveys/acs/)  
**Income** ([/www.census.gov/hhes/www/income/](http://www.census.gov/hhes/www/income/))  
**Poverty** ([/www.census.gov/hhes/www/poverty/](http://www.census.gov/hhes/www/poverty/))  
**Population Estimates**  
[\(/www.census.gov/popest/\)](http://www.census.gov/popest/)  
**Population Projections**  
[\(/www.census.gov/population/population-projections.html\)](http://www.census.gov/population/population-projections.html)  
**Health Insurance**  
[\(/www.census.gov/hhes/www/whithins/\)](http://www.census.gov/hhes/www/whithins/)  
**Housing** ([/www.census.gov/topics/housing.html](http://www.census.gov/topics/housing.html))  
**International**  
[\(/www.census.gov/population/international/\)](http://www.census.gov/population/international/)  
**Genealogy**  
[\(/www.census.gov/topics/population/genealogy.html\)](http://www.census.gov/topics/population/genealogy.html)

**SPECIAL TOPICS**

**Advisors, Centers and Research Programs**  
[\(/www.census.gov/about/partners.html\)](http://www.census.gov/about/partners.html)  
**Statistics in Schools**  
[\(/www.census.gov/schools/\)](http://www.census.gov/schools/)  
**Tribal Resources (AIAN)**  
[\(/www.census.gov/aiian/\)](http://www.census.gov/aiian/)  
**Emergency Preparedness**  
[\(/www.census.gov/topics/preparedness.html\)](http://www.census.gov/topics/preparedness.html)  
**Statistical Abstract**  
[\(/www.census.gov/library/publications/time-series/statistical\\_abstracts.html\)](http://www.census.gov/library/publications/time-series/statistical_abstracts.html)  
**Special Census Program**  
[\(/www.census.gov/programs-surveys/specialcensus.html\)](http://www.census.gov/programs-surveys/specialcensus.html)  
**Fraudulent Activity & Scams**  
[\(/www.census.gov/programs-surveys/are-you-in-a-survey/fraudulent-activity-and-scams.html\)](http://www.census.gov/programs-surveys/are-you-in-a-survey/fraudulent-activity-and-scams.html)  
**Recovery Act**  
[\(/www.census.gov/recovery/\)](http://www.census.gov/recovery/)  
**USA.gov**  
<http://www.usa.gov/>  
**BusinessUSA.gov**  
[\(/business.usa.gov/\)](http://business.usa.gov/)

**NEWSROOM**

**News Releases**  
[\(/www.census.gov/newsroom/press-releases.html\)](http://www.census.gov/newsroom/press-releases.html)  
**Release Schedule**  
[\(/www.calendarwz.com/calendars/calendar.php?crid=cens1sample&cid=31783\)](http://www.calendarwz.com/calendars/calendar.php?crid=cens1sample&cid=31783)  
**Facts for Features**  
[\(/www.census.gov/newsroom/facts-for-features.html\)](http://www.census.gov/newsroom/facts-for-features.html)  
**Stats for Stories**  
[\(/www.census.gov/newsroom/stories.html\)](http://www.census.gov/newsroom/stories.html)  
**Blogs** ([/www.census.gov/about/contact-us/social\\_media.html](http://www.census.gov/about/contact-us/social_media.html))  
**CONNECT WITH US**  
[\(/www.census.gov/about/contact-us/social\\_media.html\)](http://www.census.gov/about/contact-us/social_media.html)  
 [\(/twitter.com/us Census Bureau\)](https://twitter.com/us Census Bureau)  
 [\(/www.facebook.com/us Census Bureau\)](http://www.facebook.com/us Census Bureau)  
 [\(/www.youtube.com/user/us Census Bureau\)](http://www.youtube.com/user/us Census Bureau)  
 [\(/public.govdelivery.com/accounts/USCENSUS/subscribe/new\)](http://public.govdelivery.com/accounts/USCENSUS/subscribe/new)  
**Accessibility** ([/www.census.gov/about](http://www.census.gov/about))  
**FOIA** ([/www.census.gov/foia/](http://www.census.gov/foia/)) | **Data Protection and Privacy Policy** ([/www.census.gov/privacy/](http://www.census.gov/privacy/)) | **U.S. Department of Commerce** ([/www.commerce.gov/](http://www.commerce.gov/))

[/policies/privacy/privacy-policy.html#par\\_textimage\\_1](http://policies/privacy/privacy-policy.html#par_textimage_1) | **Information Quality** ([/www.census.gov/quality/](http://www.census.gov/quality/)) | **FOIA** ([/www.census.gov/foia/](http://www.census.gov/foia/)) | **Data Protection and Privacy Policy** ([/www.census.gov/privacy/](http://www.census.gov/privacy/)) | **U.S. Department of Commerce** ([/www.commerce.gov/](http://www.commerce.gov/))