



Clark County Board of Councilors
P.O. Box 5000
Vancouver, Washington 98666

September 8, 2015


Housing for the Future - For the Public Record

According to a Washington State Community Trade and Development, population statistics paper, in 2013 Clark County's population was 435,500, up from 2010 by 10,137. In 2014 Clark County's population was 450,000, an increased difference of 15,000 since 2013. The do nothing Alternative 1 plans for 577,431 for twenty years of growth, allowing for 127,431 additional people. This amounts to planning for only 6,371 new people a year. Statistics show there will be at least approximately 6,000 new high school graduates per year. Where are they going to go? Given the recent yearly growth of 15,000 people, if we don't allow for new housing to accommodate these folks, where are they going to live? Increased jobs and businesses is the goal, but the workers will need housing, and not just apartments or condos. Family wage earners will likely want a home and a little space around the home somewhere in the county. Alternative 4 is the only alternative that will ease the expected housing needs that will surely result from the current "do nothing" lack of planning. Even with the slight increase of Alternative 2, housing will not be adequate.

Between 2012 and 2013, the county lost \$1,534,000 in state collected revenues, the majority of which is generated by local sales and use tax. Total revenues in 2012 was \$350 million compared to expenses at \$350 million, otherwise equal. Alternative 4 will help increase those revenues while providing housing for the likely population growth. Statistics for employment and wages in 2012 for agriculture, forestry, fishing, hunting, mining and utilities combined, showed only 723 workers earning only \$16,268 million which is only 0.3% of employment. Alternative 4 will help to increase those numbers by allowing for the purchase and operation of smaller, more affordable farmland while providing for a rural life style and housing. Interestingly, approximately 25% of the wages and employment went to government jobs.

People on public assistance programs for food, disability and cash assistance were a whopping 80% of the total population in the county, with a large percentage located in the rural and resource areas. Alternative 4 will reduce reliance on public assistance and the associated costs to the taxpayer, as it provides jobs in the unincorporated, rural and resource areas for business, housing and increased employment opportunities.

In 2013, the population was 435,500 people. Of those people, 7% were children between age 15 to 19. Those children will need housing and jobs in the near future. 12% of the population is between 20 and 30 years of age and will likely want to start a family and buy a starter home. 14% of the population, age 35 to 45, may be thinking about upgrading their home for a larger or more convenient one. 11% of our people are considering retirement and will be looking to downsize to a new home and sell their home to a younger family member. If they live on acreage, they will likely want to keep some of their land and sell just a portion with the home. Approximately 50% of our future population will be making some sort of future housing decision. Where are they going to go and where are they going to live? Housing planned for the next 20 years is woefully inadequate for the demand that is coming. Alternative 4 is the only plan that addresses a multitude of population and housing problems that Clark County must address in the present and future. None of the other alternatives, addresses these concerns. None of the other alternatives will meet the housing demands of Clark County for the 20 year horizon, which is required, under the GMA.

Sincerely, 

Carol Levanen, Ex. Secretary,
Clark County Citizens United, Inc.
P.O. Box 2188
Battle Ground, Washington 98604

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