

# OUR VANCOUVER

OUR FUTURE 2045

## Community Housing Forum!



An aerial photograph of a city street intersection, overlaid with semi-transparent colored shapes in shades of blue, purple, and orange. The street features a pedestrian crossing with circular patterns on the pavement. A person is walking across the crosswalk. In the background, there are buildings, trees, and parked cars. The word "Welcome!" is written in large white letters across the center of the image.

# Welcome!

# Schedule

## 1. Introduction (5:30p – 6:30p) – Introductory presentations from guest speakers

- Mike Wilkerson (he/him), PhD, EcoNorthwest
- Patrick Quinton (he/him), Director of Economic Housing & Prosperity, City of Vancouver
- Department of Commerce

## 2. Q&A (6:30p – 6:50 p)

## 3. Breakout Groups (6:50p – 7:30p)

- Middle Housing
- Affordable Housing
- Homeownership
- Multifamily
- State laws
- Getting involved with the Comprehensive Plan

# Comprehensive Plan Overview

- Cities in Washington State are required to plan for **housing, land use, transportation, parks, and infrastructure** for expected population growth.
- Vancouver's last major plan was in 2011 and much has changed since then.
- This comprehensive plan will guide Vancouver planning, growth, development, and resources for the next 20 years.



**OUR VANCOUVER**

**OUR FUTURE 2045**

# **Housing Forum Housing Need Analysis**

**Michael Wilkerson, Ph.D.**

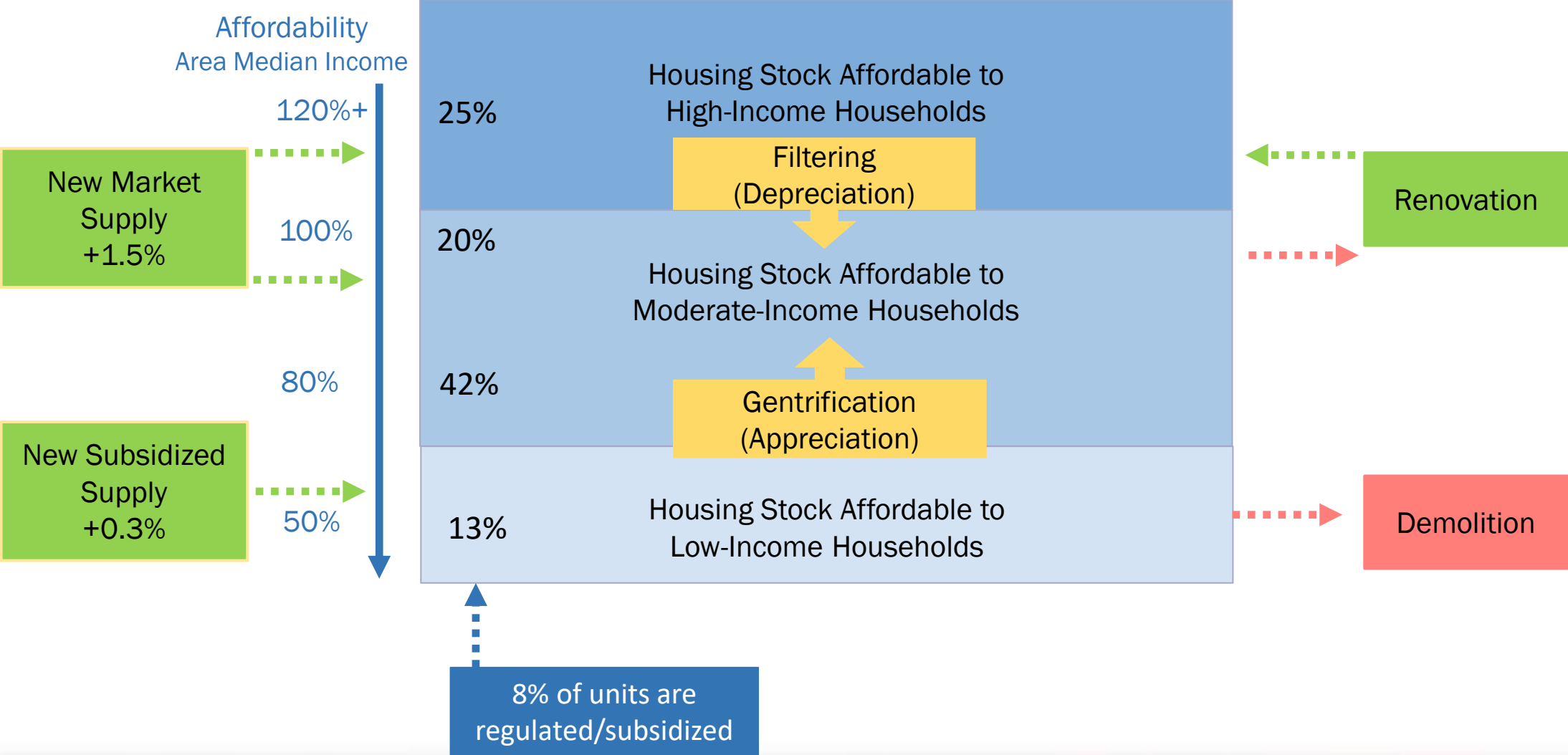
**December 6, 2023**

# Statewide Housing Planning Process (HB1220)

- The statewide estimated need is for an additional 1.1 million housing units over the next 20 years (through 2045)
- Each county is assigned its share of the projected growth
- Clark County has adopted a population forecast of 718,500 in 2045 (higher than the OFM medium estimate)
- Based on assumed household size, that indicates the County needs an additional 116k units of housing through 2045
- The City is planning for an additional 40k units through 2045

# Housing Markets, Affordability, and Neighborhood Change

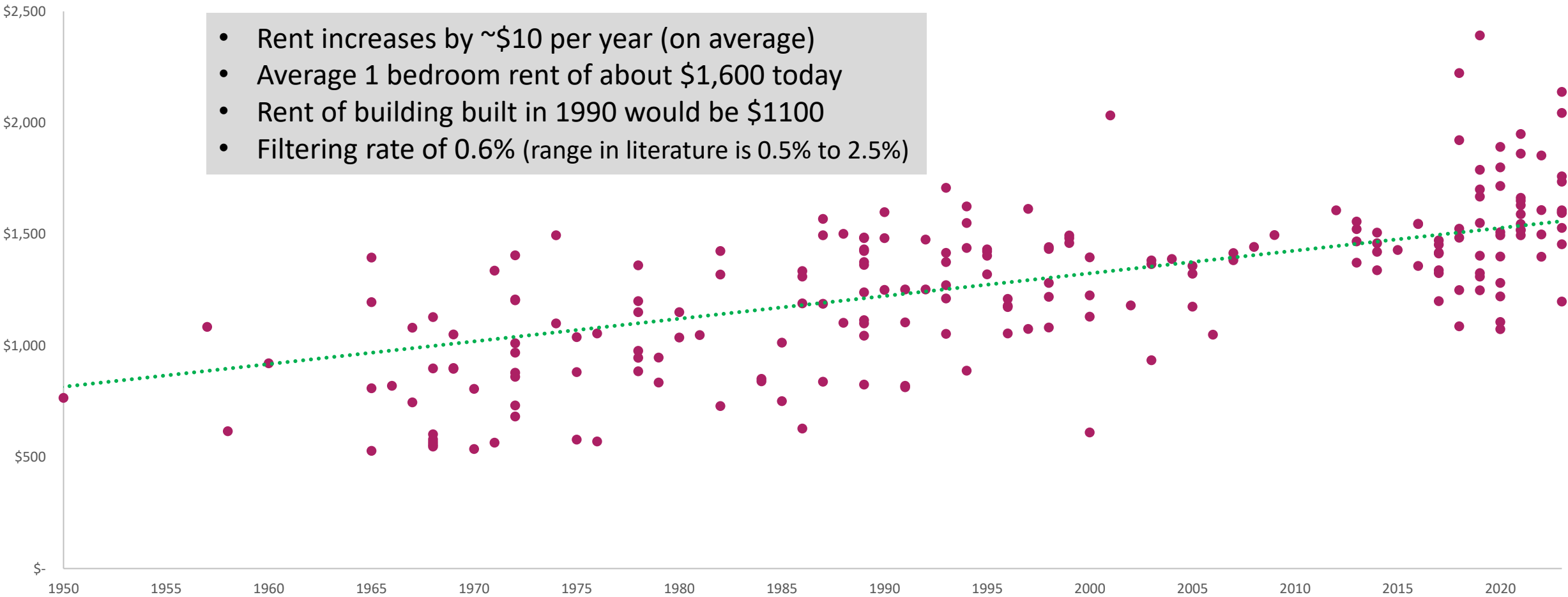
Approximate Distribution in the City of Vancouver in 2020



Source: CHAS 2020 and ECONorthwest

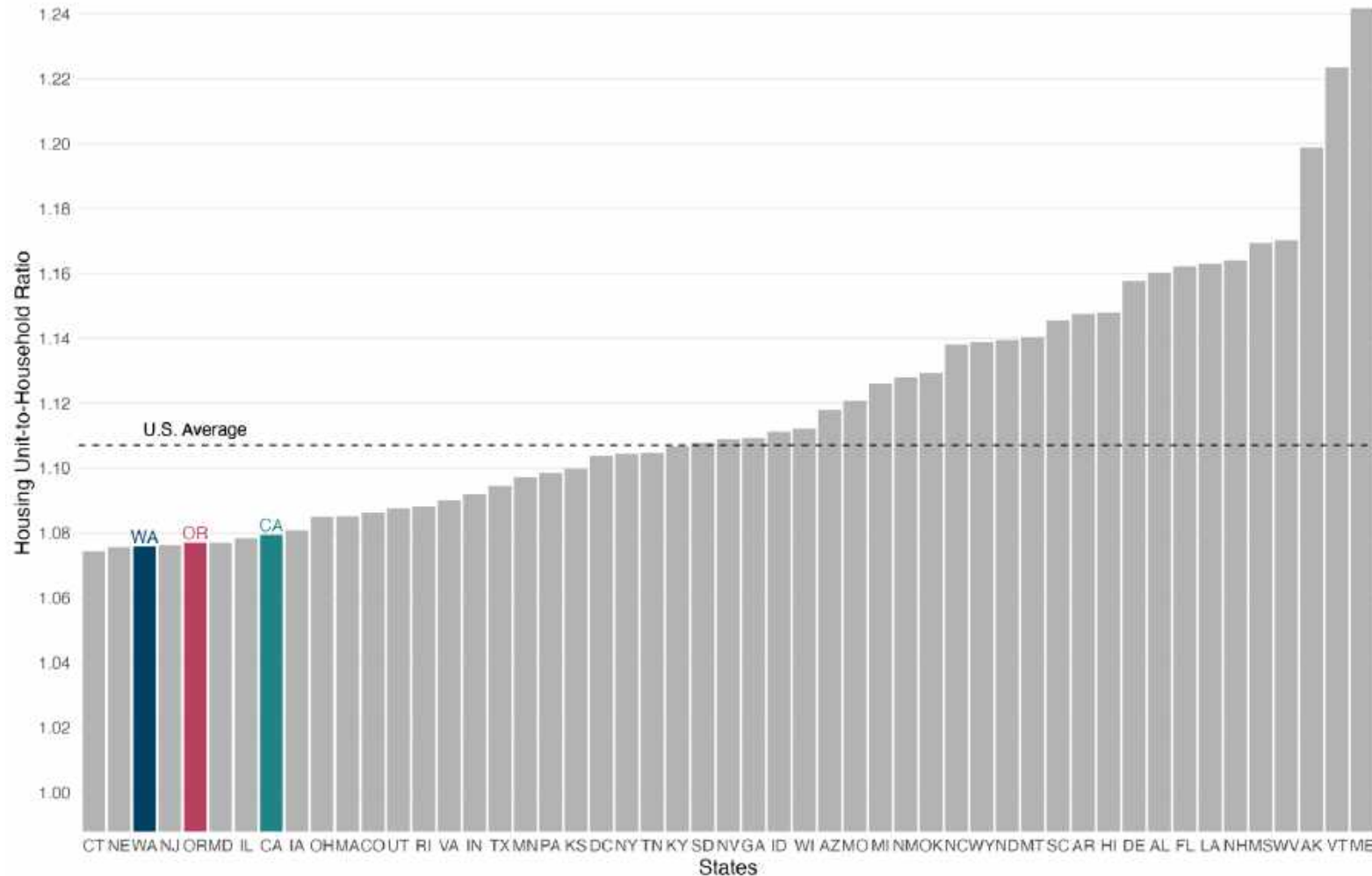
# Apartment filtering rate is slow, at the low end of literature estimates

1 Bedroom Rent by Building, 1Q 2023, City of Vancouver



# Housing Underproduction

# What is housing underproduction?

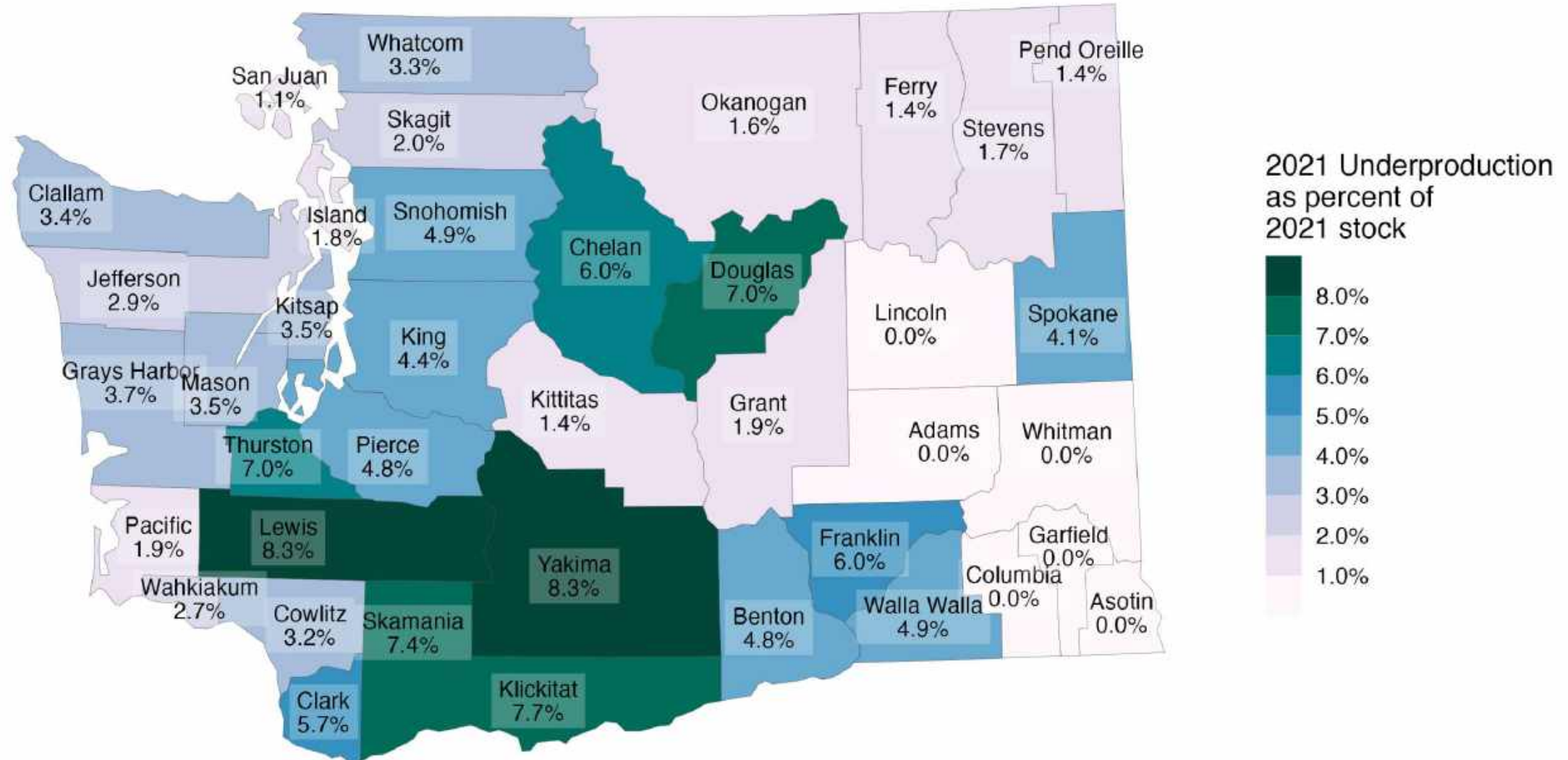


A functioning housing market needs to have a ratio of **1.1 housing units for each household**. This allows for a sufficient vacancy rate, for second /vacation that are not available for year round occupancy, and for uninhabitable units that are likely to be demolished.

**Statewide there was a deficit of 147k units in 2021**

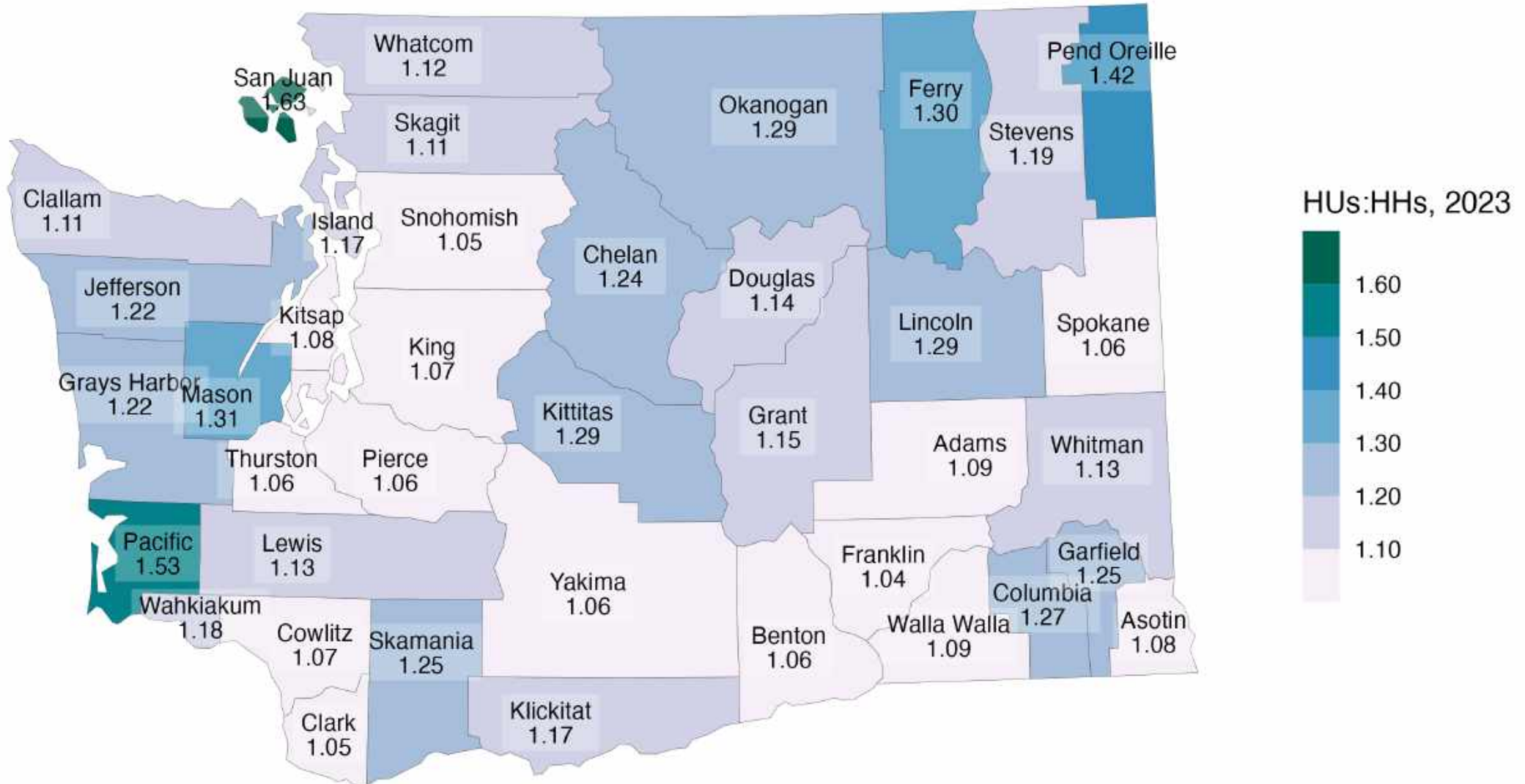
# Clark County underproduction among the highest of urban counties

Units of housing underproduction as a share of County housing stock in 2021



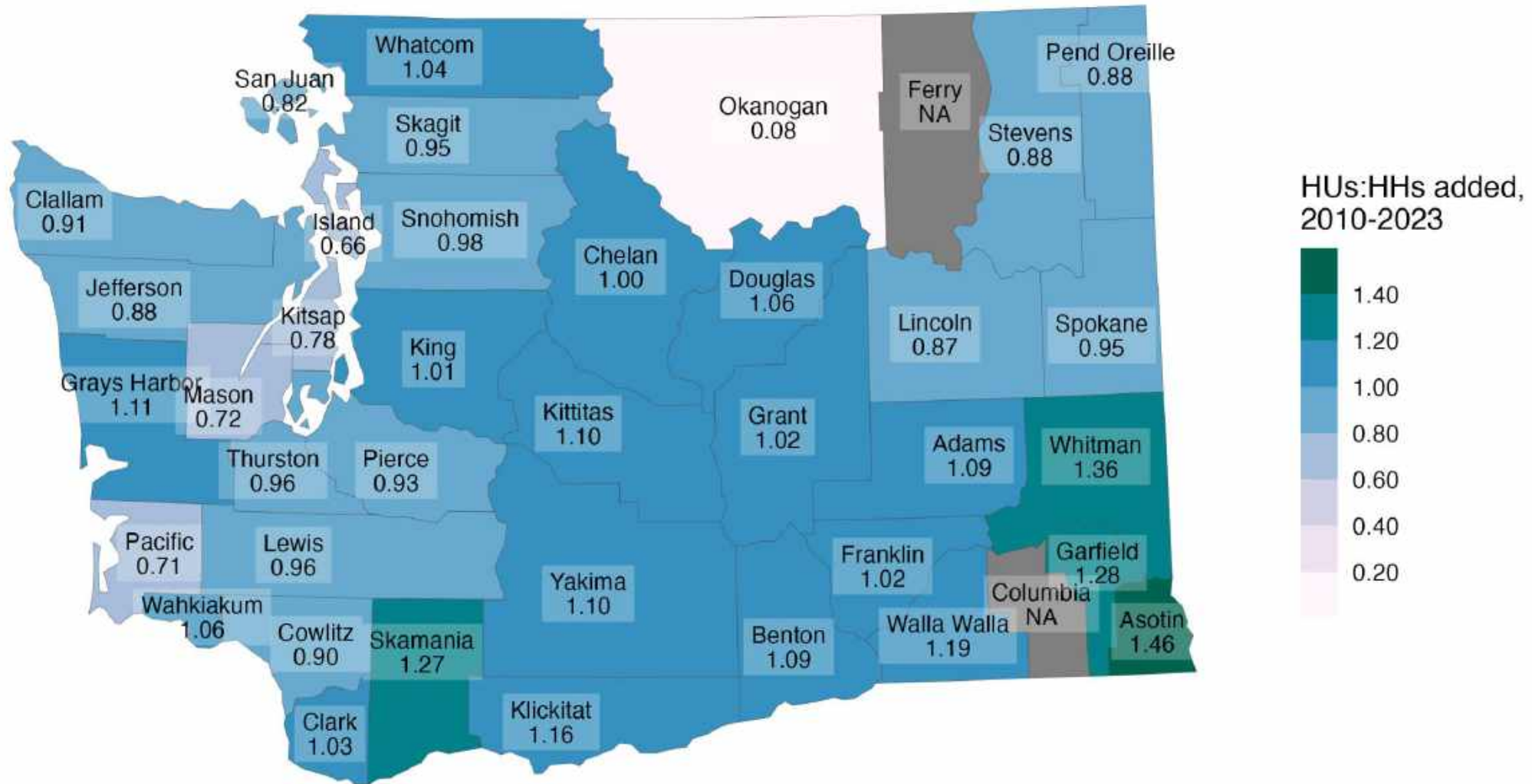
# Clark County housing market is the most constrained area of the state

Ratio of housing units to number of households in 2023



# Housing production hasn't kept pace with HH formation since 2010

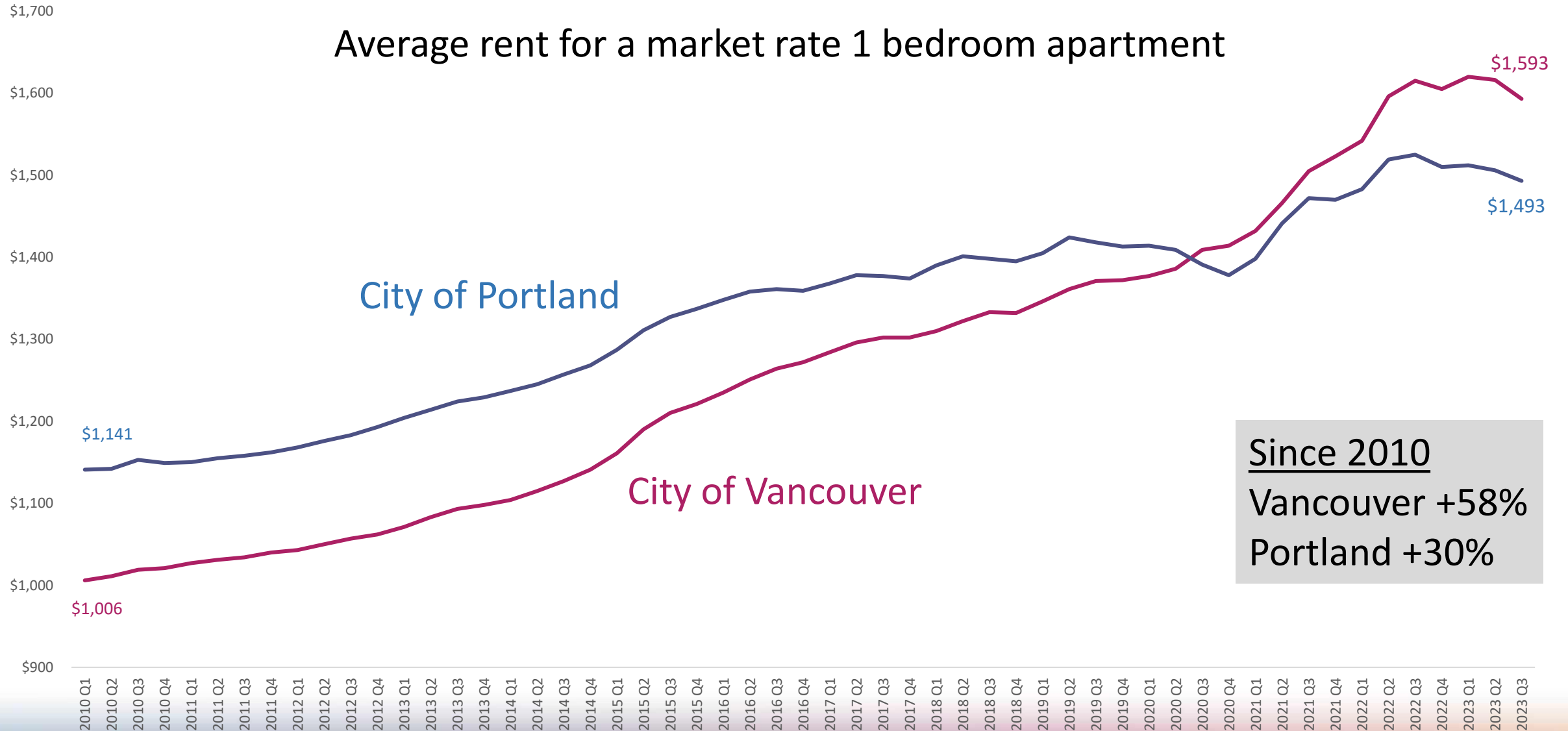
Ratio of housing units to number of households in 2023



# Housing Market Overview

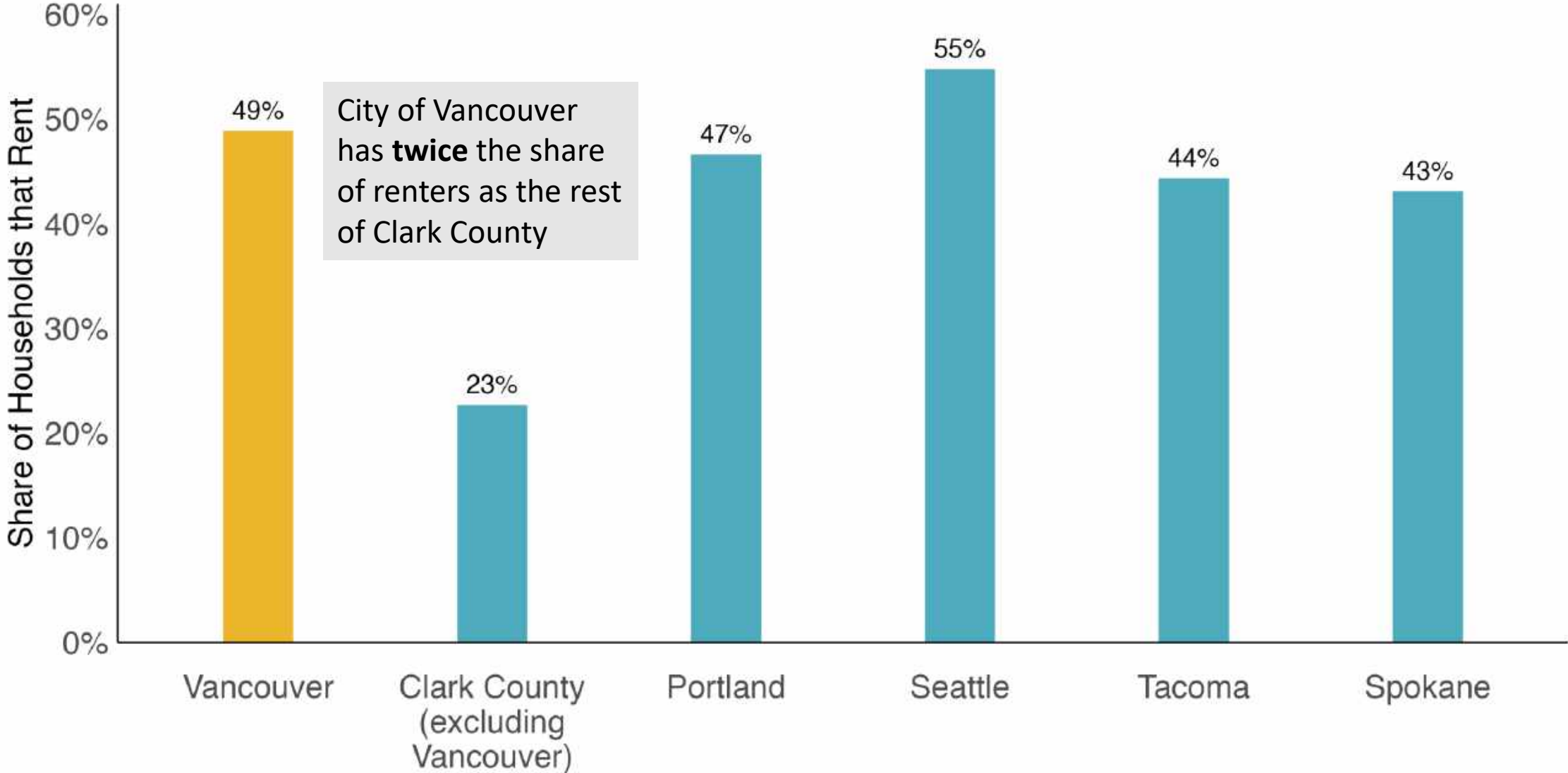
# 1 bedroom apartment rent in Vancouver went from 88% of Portland to 107% since 2010

Average rent for a market rate 1 bedroom apartment



# Share of renter households is higher in Vancouver than in similar markets

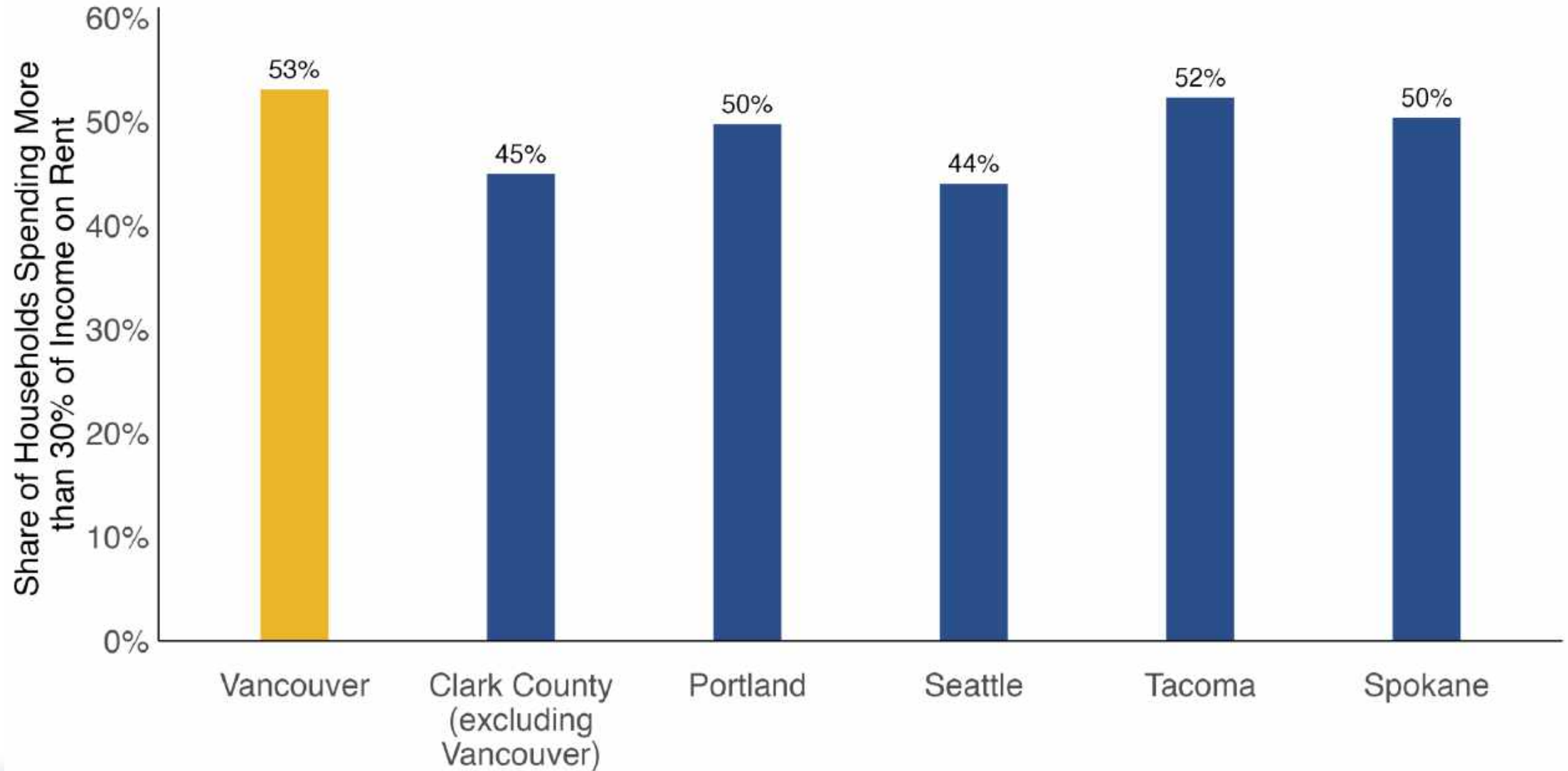
Share of Renter Households, 2021



Source: Census ACS, 2021 5 year sample

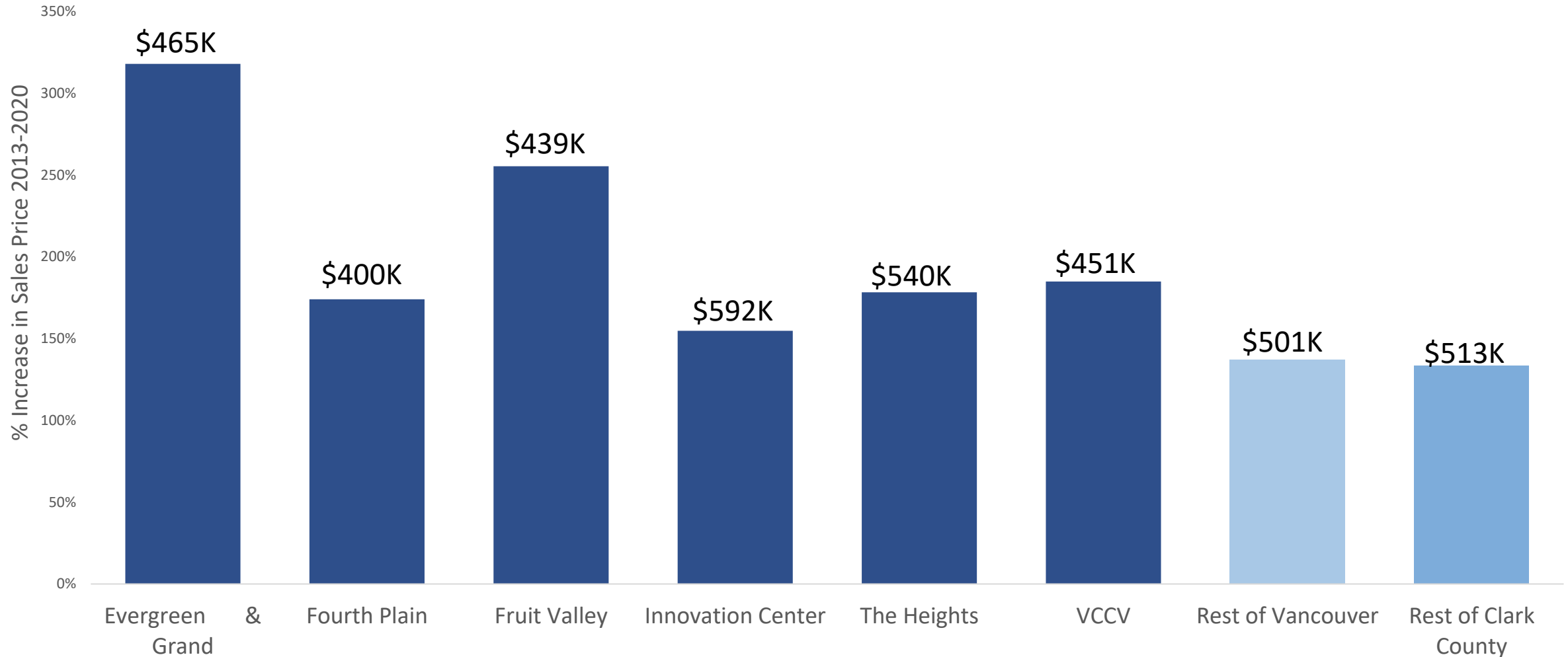
# Vancouver has higher share of cost burdened renter households than peer markets

Share of renter households that were cost burdened in 2021



# Prices increasing faster in the City than the rest of the County

Percent Change in Ownership Housing Unit Price. 2013 to 2022



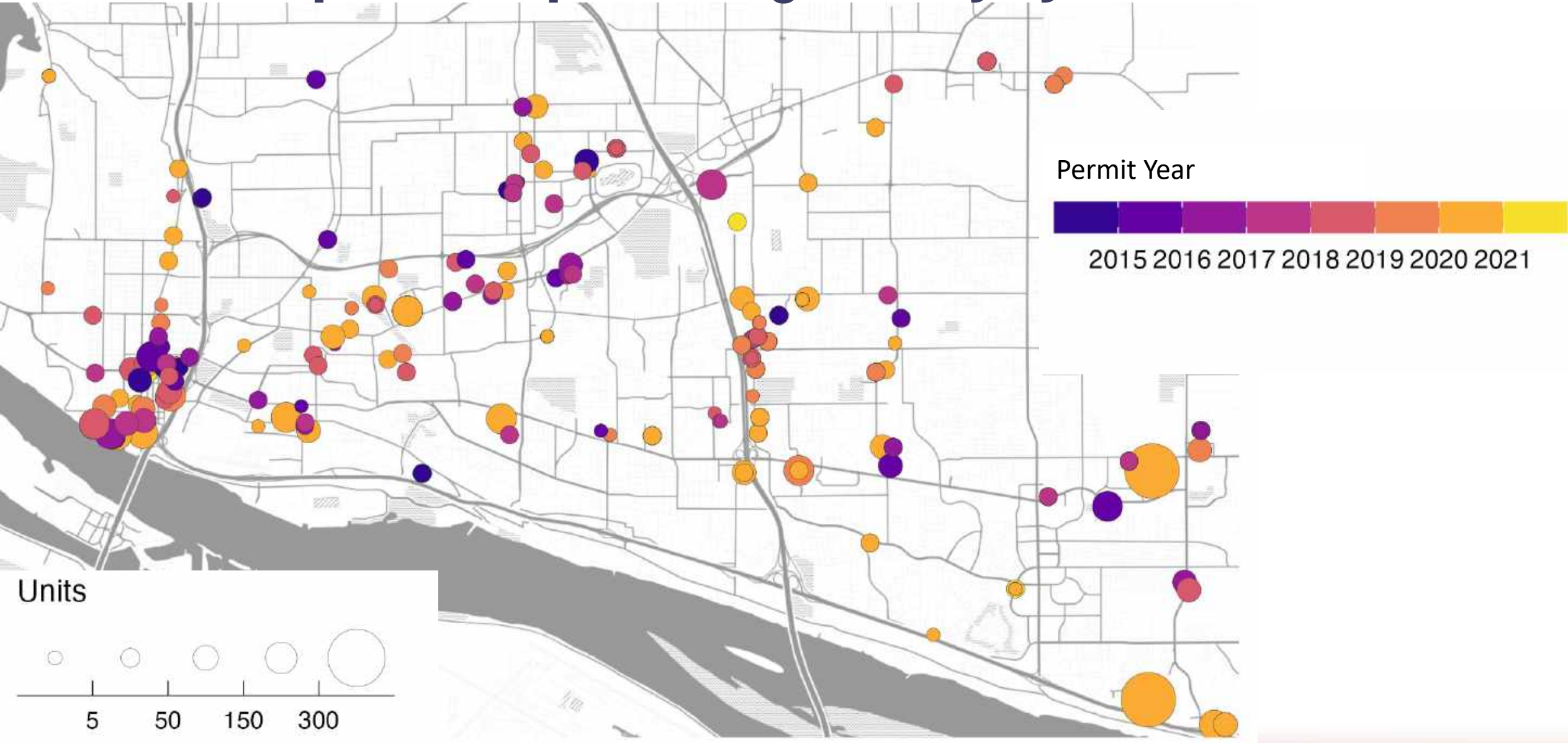
# Recent Production Trends

# 79% of new construction in the City has been Multifamily over past 3 years

*Permitted new housing units per year in the City of Vancouver:*

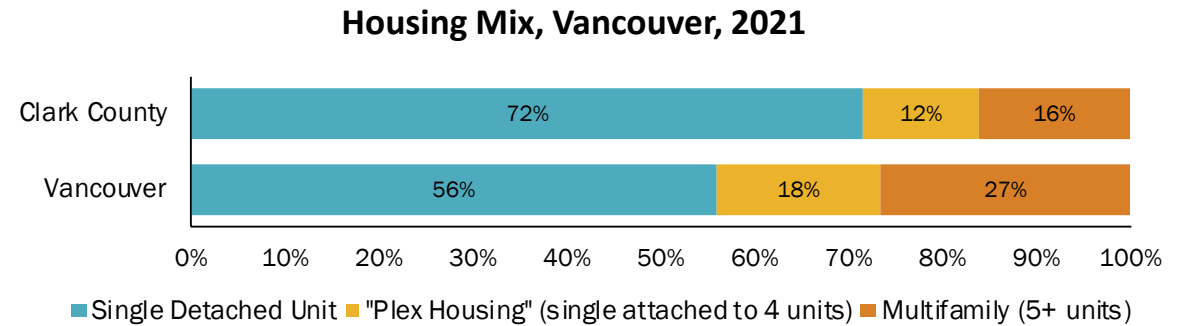
Year	Multifamily	Single Family	Total
2020	715	353	1,068
2021	1,690	468	2,158
2022	1,620	262	1,882
3-year average	1,342	361	1,703
Share of total permits	79%	21%	

# Recent apartment permitting activity by size and location

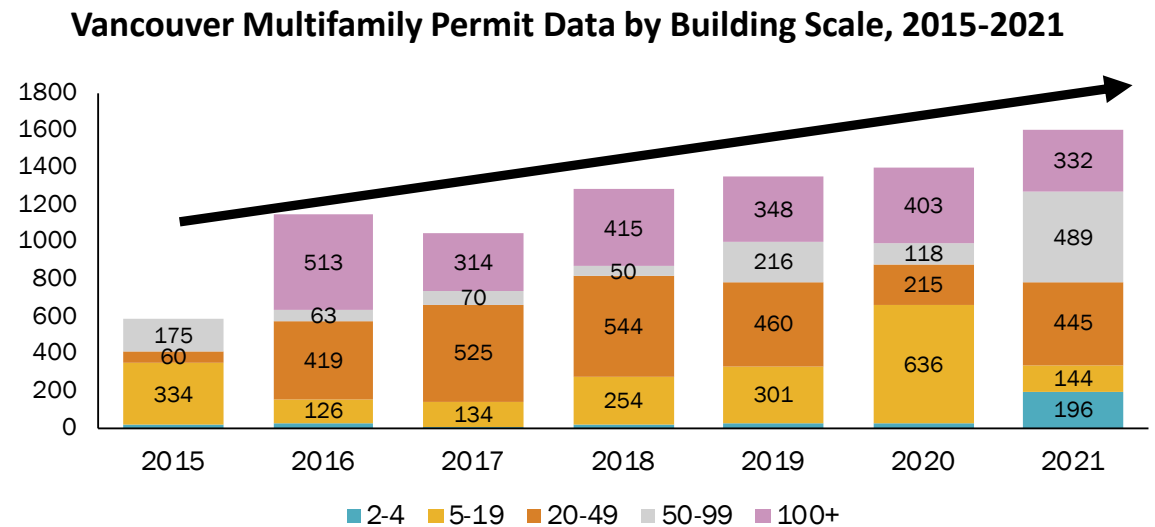


# Housing Mix: Higher Share of Multi-Unit Development

- Over half (56%) single-detached, quarter (27%) multifamily, & 18% “plex housing” (attached units up to fourplexes).
- Vancouver has a higher share of multifamily housing than the county, with 44% of stock being attached
- Steady increase of multifamily in recent years (overall from 585 in 2015 to 1,606 in 2021).

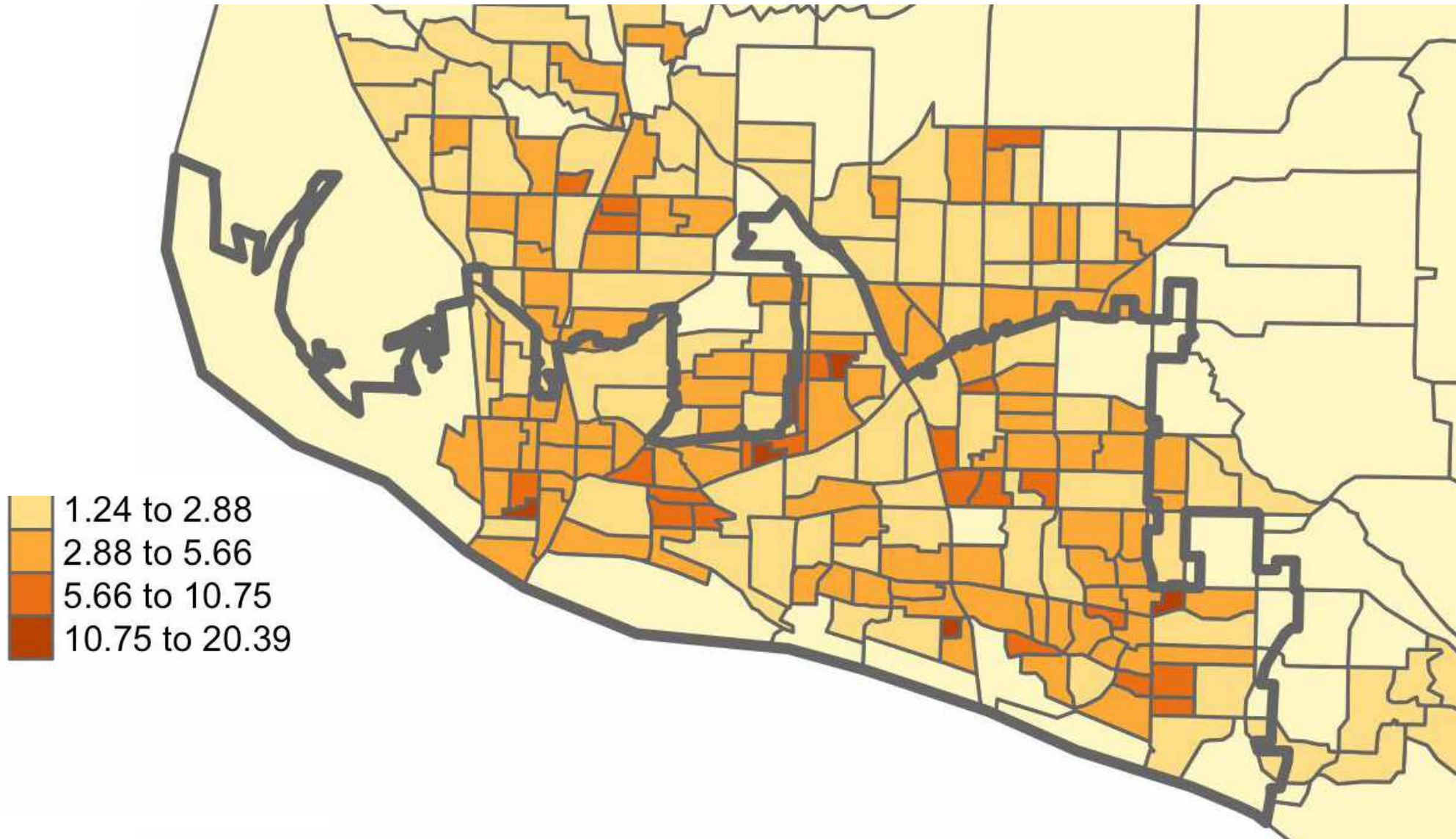


Source: ACS 1-Year Data Tables, 2021



Source: City of Vancouver. Number of units is shown below in the key.

# Islands of density: 46% of land in city is zoned exclusionary



# What are achievable density targets?

Recent middle density projects in the City– Between 20 and 100 Units per Acre



Esther Short Commons  
8<sup>th</sup> and Esther  
82 Units per acre  
4 over 1 Podium



K West Apartments  
4<sup>th</sup> Plain & 57<sup>th</sup> Ave  
35 Units per acre  
3 Story Wood Walk Up

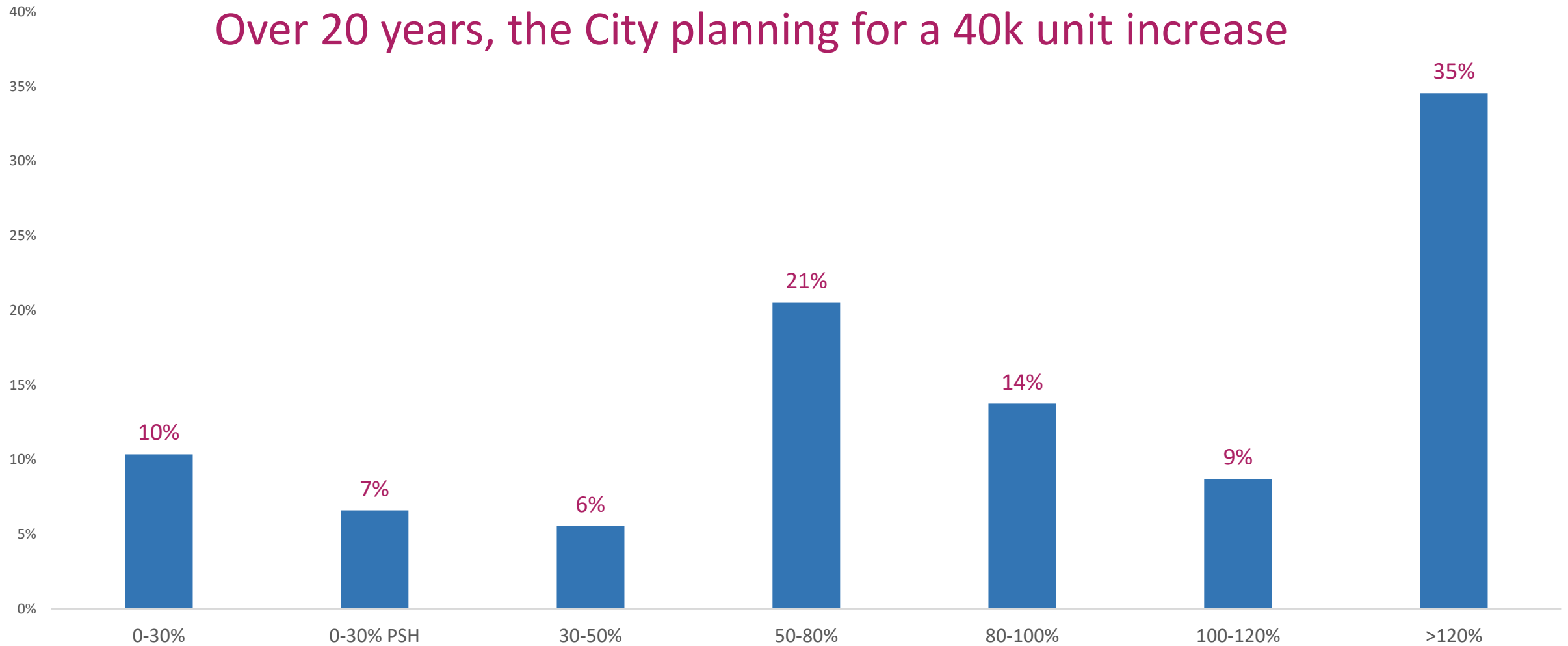


Evergreen Townhomes  
Evergreen and S Street  
21 Units per acre  
Townhome

# Future City Housing Need

# Income distribution of housing need through 2045

Over 20 years, the City planning for a 40k unit increase



An aerial night photograph of a modern city waterfront. The scene is dominated by multi-story buildings with glowing windows and balconies. In the foreground, a river flows, reflecting the city lights. A prominent feature is a large, illuminated structure with a curved, metallic frame and a series of steps or platforms leading down to the water. The sky is a mix of deep blue and orange, suggesting dusk or dawn. The overall atmosphere is vibrant and contemporary.

**Thank you!  
Comments or  
Questions?**

# Housing Action Plan Update

**Patrick Quinton**  
Director

Economic Prosperity & Housing





# Agenda

- Overview of Needs
- Housing Action Objectives
- Overview of Action Plan
- Work to Date
- Questions

# Acute Housing Need

- Current Housing and Homeless Emergency
- Unprecedented population growth
- Deficit of at least **10,000** units
- **2%** vacancy rate
- Rents increased **19%** in 5 years
- **51%** of renters cost burdened



# Closing the Housing Deficit

To meet our 20-year growth projections and close existing deficit in **10 years**, we must:

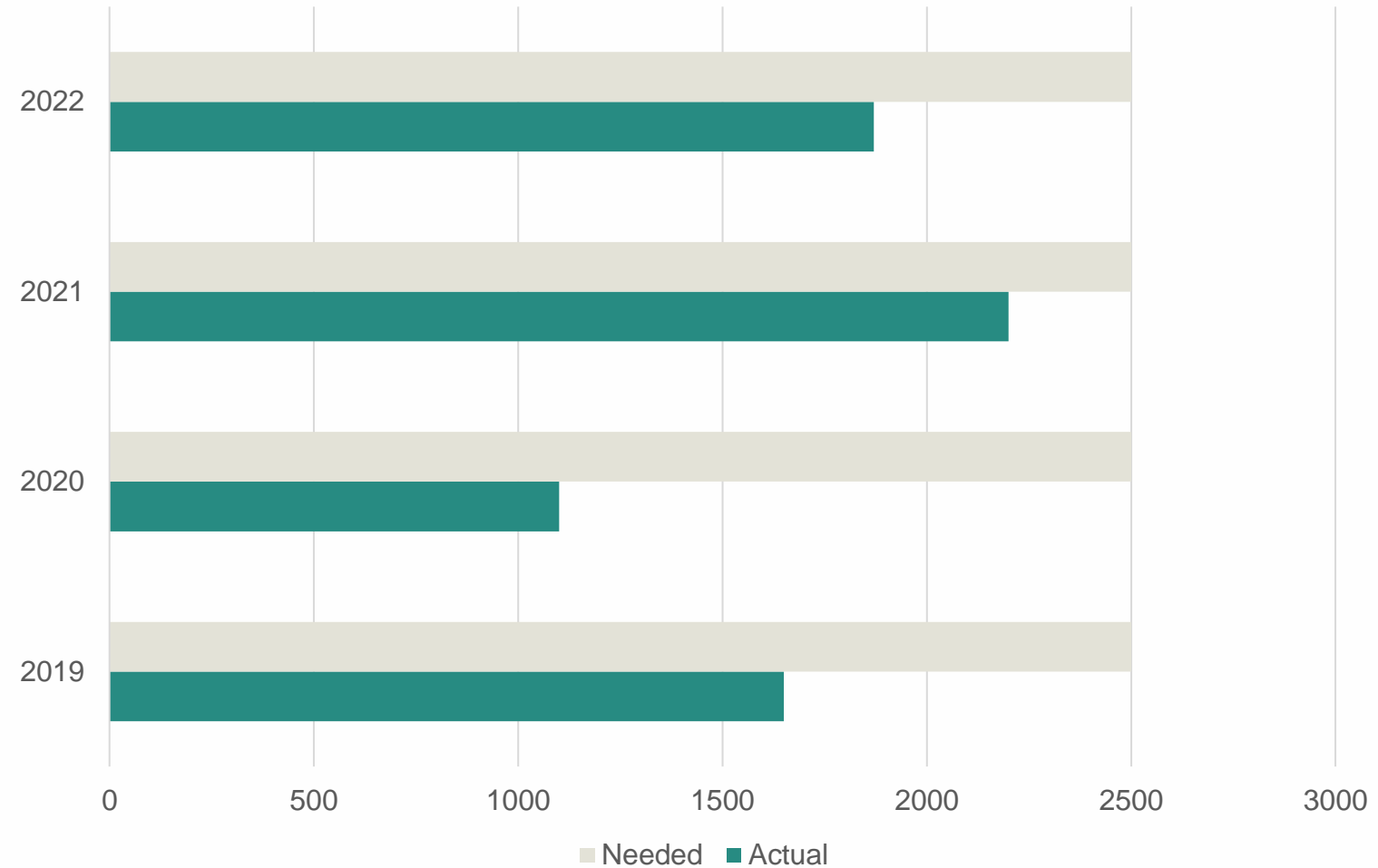
- Increase housing production to at least **2,500** new units per year.
- Including at least **1,000** new units per year affordable to those earning 80% AMI or less.



# Vancouver Housing Production

1700 units/year

## New Housing Units

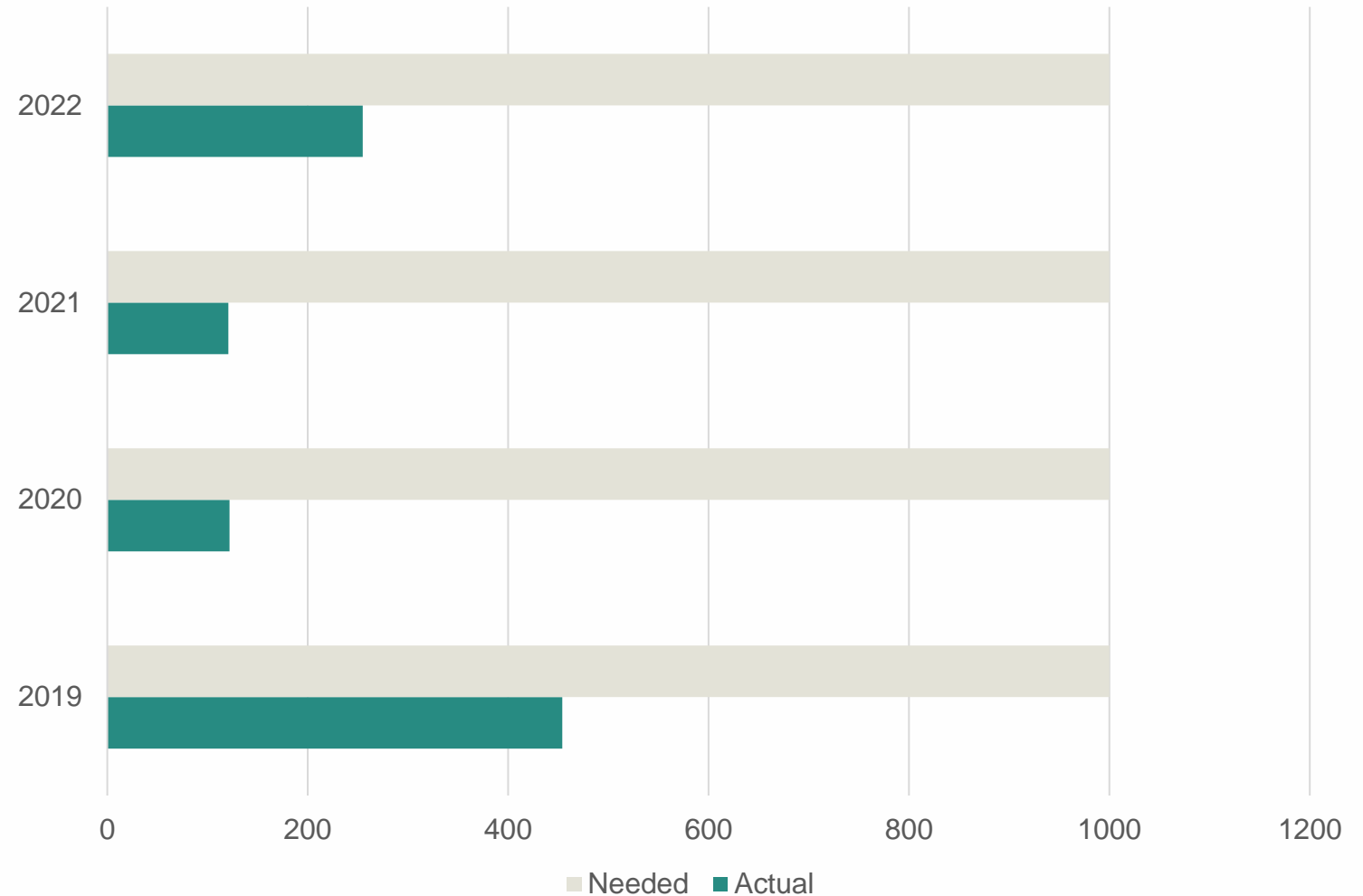


# Vancouver Affordable Housing Production

255 units/year



New 0-80% AMI Units





# Housing Action Principles

- Establish housing action as a Citywide priority
- Grow resources:
  - Leverage existing housing funds with other internal funds
  - Pursue new programs to expand resource base
- Prioritize process and policy improvements across City to lower housing production costs

# Housing Action Plan

Pulling on all  
levers



# Housing Action Plan Tasks

- **Land Use and Code**
- **Policies and Process**
- Investment/Incentives
- Fees
- Innovation
- Advocacy
- Data Tracking



## Land Use and Code

- Complete Comprehensive Plan
- Update code to increase density and type
- Update single-family zoning for middle housing
- Provide affordable housing entitlement bonuses

## Policies and Process

- Examine and update Development Review process
- Increase environmental assessment threshold
- Finalize Green Building Policy

# Housing Action Plan Tasks

- Land Use and Code
- Policies and Process
- **Investment/Incentives**
- **Fees**
- Innovation
- Advocacy
- Data Tracking



## Investments and Incentives

- Pass Affordable Housing Levy
- Pursue other state and federal resources
- Establish Affordable Housing Fee-in-Lieu Fund
- Acquire strategic sites for development or redevelopment
- Establish Construction Sales Tax Exemption program

## Fees

- Review city-imposed costs
- Expand use of affordable housing impact fee waivers
- Study building fee rate and caps
- Establish SDC deferral program

# Housing Action Plan Tasks

- Land Use and Code
- Policies and Process
- Investment/Incentives
- Fees
- **Innovation**
- **Advocacy**
- **Data Tracking**



## Innovation

- Explore co-ops and alternative ownership models
- Encourage innovative building technologies
- Promote redevelopment and adaptive re-use
- Establish homeownership programs

## Advocacy

- Advocate for increased state and federal funding
- Seek corporate support for affordable housing
- Pursue additional reforms to condo laws

## Data Tracking

- Establish baseline and track annual housing outcomes
- Publish online housing dashboard
- Take corrective action as necessary

# Work to Date

## Investments and Incentives



- ✓ AHF levy renewal
- ✓ MFTE updates
- ✓ Impact fee discounts
- ✓ SDC fee deferrals
- ✓ New State resources (e.g., CHIP)
- ✓ Homeownership programs
- ✓ Construction Sales Tax Exemption program
- ✓ Fee in Lieu Fund

# Work to Date

## Process and Policy Changes

- ✓ Comp Plan kickoff
- ✓ ADU code update
- ✓ Higher SEPA exemption threshold
- ✓ Development Review process review
- ✓ Housing dashboard and annual outcomes reporting





**Questions?**

**Thank You!**



# Recent State Legislative Housing Changes

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Anne Fritzel, AICP, Housing Programs Manager

GROWTH MANAGEMENT SERVICES

DECEMBER 6, 2023



Washington State  
Department of  
**Commerce**

# We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

# Agenda

- HB 1220 New Housing Element Requirements (2021)
- HB 1110 (Middle Housing) and HB 1337 (Accessory Dwelling Units) (2023)
- Other State Legislation
- Resources

# HB 1220 Housing Element

Passed in 2021



# The Growth Management Act

**The GMA was adopted in 1990 as a statewide planning framework to:**

Address uncoordinated development and urban sprawl

Manage threats to the quality of life in Washington

Require local planning with specific “elements”, guided by state law, and regionally enforced

State law: **RCW 36.70A**

Advisory recommendations: **WAC 365-196**



# HB 1220 (2021) strengthened housing planning

- **Directed communities to strengthen housing planning, including:**

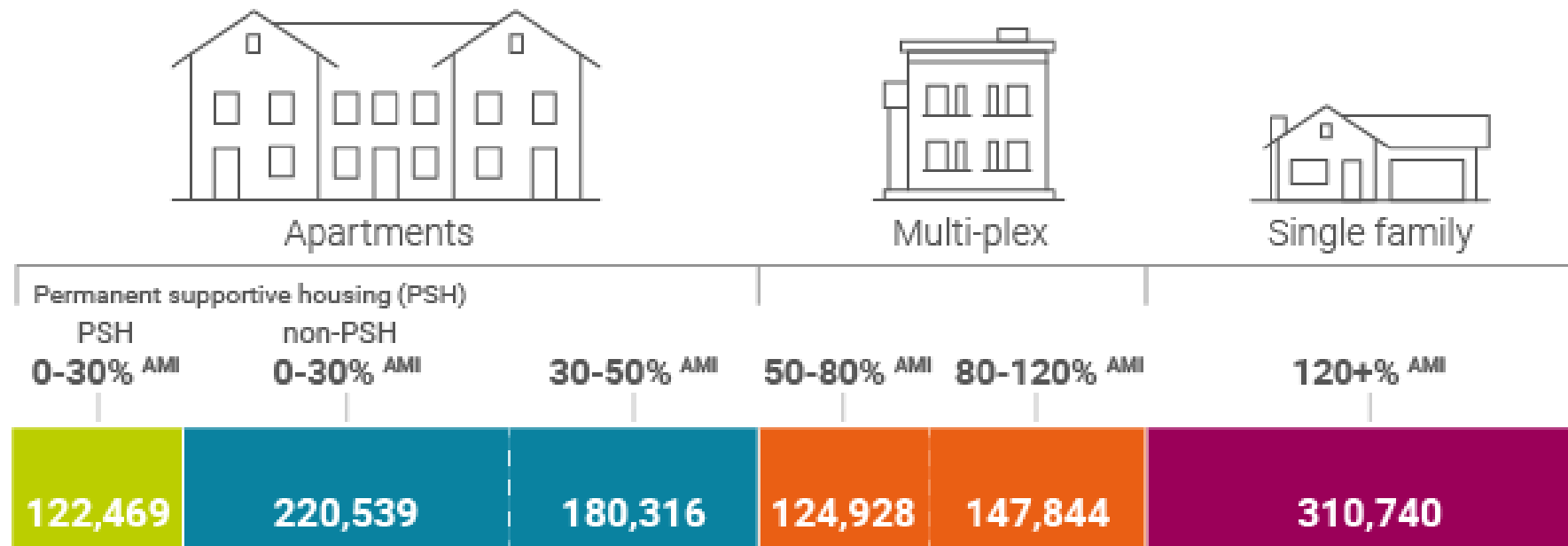
- Identify local projected housing needs, by income, based on Commerce's numbers
- Identify sufficient land capacity for all housing needs
- Document barriers and actions needed to achieve housing availability
- Identify and begin to undo racially disparate impacts, exclusion and displacement

Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	NA
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

\*PSH = permanent supportive housing

# We need 1.1 million new homes over the next 20 years

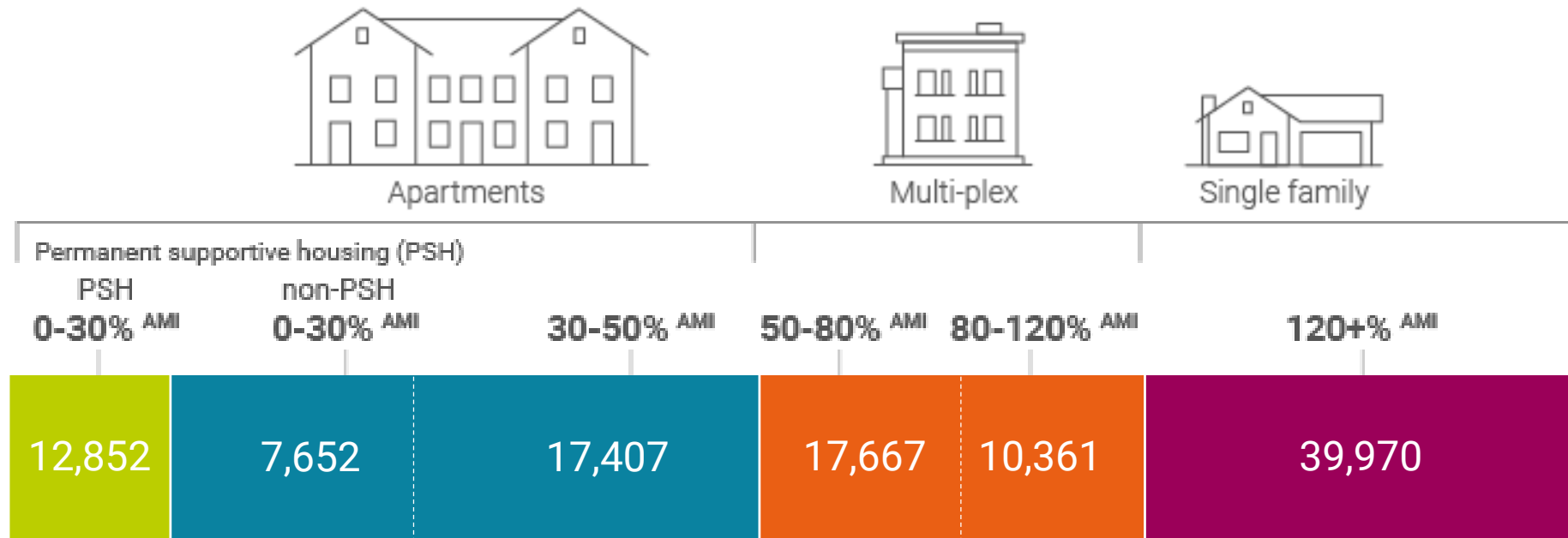
## Future housing needs broken down by area median income (AMI) groups



We also need 91,357 emergency housing beds over the next 20 years.

# Clark County Projected Housing Needs: 115,705 new units by 2045 (plus 3,986 Emergency Housing units)

Future housing needs broken down by area median income (AMI) groups



Cities/counties need to plan for housing, but the market will determine how much and what type will get built (except for housing that needs public subsidy)

# Housing types that serve income levels

<b>Income level % Area Median Income</b>	<b>Housing type(s) that best serve these needs</b>
<b>0 - 30% (Permanent Supportive Housing)</b>	<b>Low Rise and Mid-Rise</b> (Walk ups, up to three stories, apartments and condominiums)
<b>0 - 30% Other</b>	
<b>&gt;30 - 50%</b>	
<b>&gt;50 - 80%</b>	
<b>&gt;80 - 100%</b>	<b>Moderate Density</b> (Townhomes, duplexes, triplexes, 4plex + ADUs)
<b>&gt;100 - 120%</b>	
<b>&gt;120%</b>	<b>Low Density</b> (Single Family)

# Process for updating your housing element

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(1) Counties and cities decide how much growth and where future housing goes

(2) Review how much land is left to build (land capacity) and what housing needs that land can serve

(3) Change zoning to allow for housing affordability needs

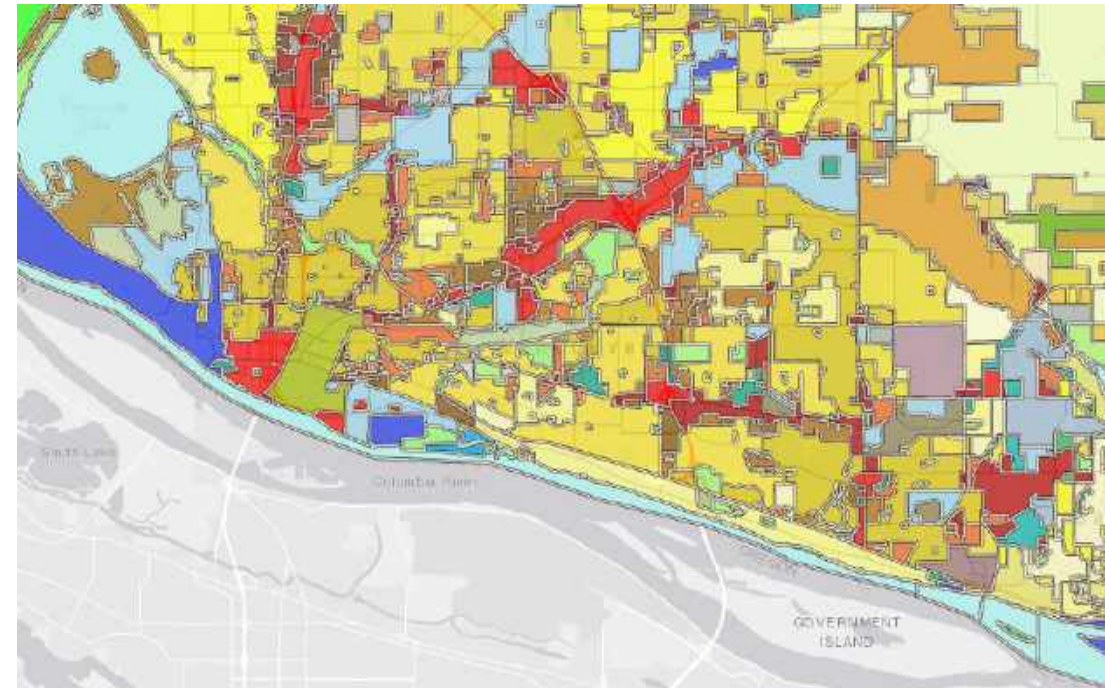
(4) Review barriers to achieving housing needs and create action plan to address barriers

(5) Review and update policies and regulations to address racially disparate impacts and displacement

Engage your community throughout the process, including involving overburdened communities and vulnerable populations

# What will this work result in?

- Potential plan map/zoning changes to accommodate projected housing needs by income groups
- Adopt policies/regulations to undo racially disparate impacts, exclusion and to address displacement
- Adopt policies to support future actions to encourage more housing
- Actions to bring housing to the market more quickly (e.g. *identify funding gaps and permit improvements to remove barriers*)



# Where might more housing be encouraged?

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- Within walking distance of transit (leverage public investments & encourage transit use)
- Within walking distance of jobs, services and amenities, including commercial corridors
- More opportunities for residential building types in existing neighborhoods (middle housing & ADUs)



# New GMA requirement - Five year implementation report (following comp plan update)

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Applies to Clark County and cities greater than 6,000 in the county

- Discuss comprehensive plan implementation progress
- Address indicators, milestones, and criteria developed by Commerce
  - Affect of periodic update housing element amendments on housing affordability and availability
  - Permit processing timelines
  - Progress on implementing greenhouse gas reductions and vehicle miles traveled requirements
- Identify regulations, zoning and land use changes or other actions identified in most recent comprehensive plan periodic update that have not been implemented
- Adopt work plan to implement necessary regulations, changes and actions identified in the implementation progress report within two years

# House Bill 1110 (Middle Housing) and HB 1337 (ADU's)

Passed in 2023





# HB 1110 - Middle housing defined

**“Middle housing”** means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes including **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing** (RCW 36.70A.030(21))



Duplex



Fourplex



Courtyard Apartments



Cottage Housing



Townhouses

# Middle housing - not a new concept

- **Pre-WW II:** Duplexes, rowhouses, courtyard apartments were a common land use in areas w/ single family residential uses
- **Post-WWII:** Suburbanization trended significantly toward large lot single-family uses, excluding middle housing\*

\*Large lot, single family zoning also has contributed to exclusion and racially disparate impacts

**TWENTY ROOMS IN TWELVE**

**The CALUMET** **Honor Built** **\$3,073.00**

No. 3001 "Already Cut" and Fitted for Four Families.

See Description of "Honor Built" House on Page 9.

At the above price we will furnish all the material to build this twelve-room flat building, consisting of lumber, lath, roofing, mill work, flooring, porch ceiling, medicine cases, china closets, finishing lumber, building paper, waxes, trough, down spout, sash weights, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

**B**UILT along mission lines with Queen Anne windows and louver doors, this twelve-room, four-family flat building provides accommodation equal to a building containing twenty rooms. This economical feature is made possible by the provision

FLOOR PLANS: Two sets of floor plans are shown, each labeled 'KITCHEN 14'3x10'0' and 'BATH 5'0x7'0'. The plans show a symmetrical layout with a central hallway and two units on each side.

# HB 1110 (2023) - Legislative findings

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- Unprecedented housing crisis. Lack of housing choice. Innovative housing policies needed.
- Innovative housing policies need to be adopted to meet the goal of 1.1 million new homes by 2044.
- Wider variety of housing options and configurations to allow Washingtonians to live near where they work.
- Homes at higher densities are more affordable by design...both in construction and in reduced household energy and transportation costs.
- More housing options....support key strategies for climate change.

# HB 1110 - The Basics

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- **77 cities statewide subject to HB 1110\***
  - Clark County: Vancouver, Camas, Washougal
- **Commerce has categorized cities into three tiers based on differing HB 1110 unit per lot requirements (2020 OFM Population)**
  - Tier 1: 75,000 population and greater (16 jurisdictions)
  - Tier 2: 25,000 to < 75,000 (27 jurisdictions)
  - Tier 3: Less than 25,000 and contiguous with the UGA that contains the county's largest city, in counties exceeding 275,000 (34 jurisdictions)
- **Implementation timeline: Six months after the jurisdictions' upcoming 2024-2027 periodic review deadline**
  - City of Vancouver HB 1110 deadline: December 31, 2025

# HB 1110 (2023) - Middle Housing

	Affected cities must allow at least	If within ¼ mile walking distance of major transit stop	Affordability bonus
Cities over 75k population (Tier 1)	4 du/lot on all lots*	6 du/lot *	6 du/lot if 2 are affordable*
Cities of 25k-75k population (Tier 2)	2 du/lot on all lots*	4 du/lot *	4 du/lot if one is affordable*
Cities <25k contiguous UGA with largest city in county > 275,000 (Tier 3)	2 du/lot on all lots*	No requirement	No requirement

- \* Unless zoning permits higher densities
- Based on 2020 OFM populations

City of Vancouver - Tier 1

# HB 1110 - City of Vancouver (tier 1)

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## Number of Middle Housing Types

- Must allow at least six of the nine middle housing types on all lots predominantly for residential uses

## General Concept

- Cannot require standards for middle housing more restrictive than for single family homes

## Off-Street Parking

- No off-street parking required for middle housing within one-half mile walking distance of a major transit stop
- No more than:
  - One off-street parking space per unit on lots smaller than 6,000 square feet
  - Two off-street parking spaces per unit on lots greater than 6,000 square feet

# HB 1337 (2023) Accessory Dwelling Units



## **Allow at least two ADUs per lot in all GMA urban growth area zoning districts that allow single family homes**

- May not require the owner to occupy the property
- May not prohibit sale as independent units
- Must allow an ADU of at least 1,000 square feet
- Consistent parking requirements based on distance from transit and lot size
- May not charge more than 50% of impact fees charged for the principal unit
- May not require public street improvements when permitting ADU's

**City of Vancouver HB 1337 Deadline: December 31, 2025**

# Other State legislation



Other bills to know about

	Housing Bills
SB 5258	<ul style="list-style-type: none"> <li>• Proportional impact fees for new housing units</li> <li>• Unit lot subdivisions</li> </ul>
HB 1042	Allow conversion of existing buildings to residential, including density increase in existing multifamily buildings
HB 1293	<b>Clear and objective design standards</b>
HB 1695	Allows surplus property for affordable housing at a discounted price
HB 1377 (2019)	Affordable housing development on religious owned property – bonus density (cities only)
SB 5491	<b>Study allowing single existing stairways to serve multifamily residential structures from three stories up to six stories</b>
	Other Bills
HB 1181	Climate element, encouraging new growth within UGAs
SB 5290	Changes to procedures for permit processing

# Commerce resources

[www.commerce.wa.gov/planning-for-housing](http://www.commerce.wa.gov/planning-for-housing)

- [Housing element requirement updates](#)
- [Communications tools](#) (scroll down)
  - Videos, PPTs, fact sheets on basic housing topics
- [Middle housing resources](#)
  - PPTs, videos, FAQs, design standards, Pro-Forma, draft model ordinances
- [ADU guidance](#)
- [2019-2023 housing laws](#)
- [Public opinion survey on housing](#)

## Planning for Housing

The Planning for Housing page contains information on grants, guidance, and links to c



### Growth Management Housing Links

- Updating GMA Housing Elements (HB 1220) – projected housing needs and racially disparate impacts
- Multi-Family Housing Property Tax Exemption program
- Connecting Housing to Infrastructure Program (CHIP)
- Housing EZView website
- Housing update: Washington Administrative Code (WAC) EZView website
- Middle Housing

# Thank you!



Washington State  
Department of  
**Commerce**

# Questions?

[www.commerce.wa.gov](http://www.commerce.wa.gov)



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[www.commerce.wa.gov/planning-for-housing](http://www.commerce.wa.gov/planning-for-housing)