

Clark County Housing Options Study and Action Plan

DEAB
February 3, 2022



Housing Action Plan Workflow

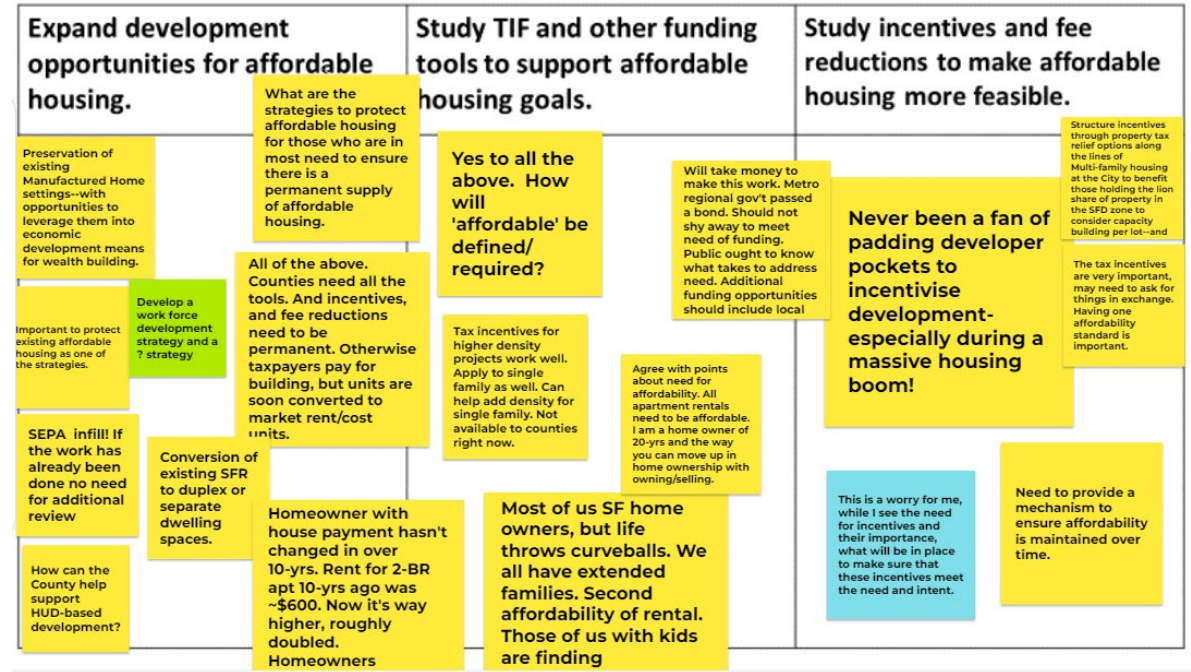


Development of Potential Strategies Framework

COMMUNITY ENGAGEMENT RESULTS

Virtual Public Meeting

- Presented project overview, key findings, objectives, and draft recommendations
- Facilitated two group discussions and used Google Jamboard to record notes
- Meeting summary available on website



Online Questionnaire

- Live from November 29 to January 10
- 105 responses

1. Housing Options

Updates to the county's development code that expand housing development options and enhance the feasibility of existing housing options. Strategies include:

- Enhance development feasibility of single-family detached homes to support home ownership opportunities, including smaller lot options.
- Expand development opportunities for duplexes, triplexes, quadplexes and townhouses as smaller-scale housing alternatives in residential neighborhoods.
- Fine-tune existing provisions to support accessory dwelling units (ADUs) and cottage cluster housing development.

How important is providing more Housing Choices to meeting housing needs in the VUGA?

- Not important
- Somewhat important
- Important
- Very important

Comments/modifications:

Community Presentations

- 7 groups
 - Middle Class Alliance
 - Vancouver City Council Workshop
 - Clark County Association of Realtors
 - Building Industry Association of Clark County
 - Coalition of Homeless Service Providers
 - Team 99 Representatives
 - Commission on Aging
- Encouraged to comment via online questionnaire or email
- Received numerous comments via email

How important is providing more **Housing Choices** to meeting housing needs in the VUGA?

Importance	Response
Not important	6.8%
Somewhat important	10.7%
Important	17.5%
Very important	65.1%

How important is supporting **Affordable Housing** to meeting housing needs in the VUGA?

Importance	Response
Not important	7.9%
Somewhat important	11.9%
Important	21.8%
Very important	58.4%

How important are **Programs and Partnerships** to meeting housing needs in the VUGA?

Importance	Response
Not important	12.0%
Somewhat important	14.0%
Important	31.0%
Very important	43.0%

How important is **Advocacy** to meeting housing needs in the VUGA?

Importance	Response
Not important	12.1%
Somewhat important	15.5%
Important	35.6%
Very important	37.4%

How important is each **near-term Housing Options** strategy for addressing housing needs in the VUGA?

Strategy	Average (out of 4)
Revise cottage housing standards.	3.12
Expand middle housing types in low and medium residential zones	3.09
Adopt a “visitability” program	2.33
Implement state-mandated multifamily parking ratios	2.23

How important is each **near-term Affordable Housing** strategy for addressing housing needs in the VUGA?

Strategy	Average (out of 4)
Expand options for affordable residential uses in commercial zones	3.16
Revise code for conversion of motels and hotels into permanent affordable housing	3.07
Implement bonus density for Affordable Housing on Religious Organizations' Land	2.98

How important is each **near-term Programs and Partnerships** strategy for addressing housing needs in the VUGA?

Strategy	Average (out of 4)
Support neighborhood-scale retail within neighborhoods.	3.13
Reduce development review timelines	3.11
Identify an affordable housing point of contact	2.84

How important is each **near-term Advocacy** strategy for addressing housing needs in the VUGA?

Strategy	Average (out of 4)
County eligibility for multi-family tax exemption	2.93
Condominium defect liability law	2.89

How important is each **long-term Housing Options** strategy for addressing housing needs in the VUGA?

Strategy	Average (out of 4)
Review impact fees to reflect the impact of dwelling types	3.16
Study upzoning existing land or apply higher density zoning to new land	2.97
Discuss adjusting the Countywide Planning Policy ratio of single family detached to other housing types	2.97
Study reductions to off-street parking minimums for multi-family residential	2.44

How important is each **long-term Affordable Housing** strategy for addressing housing needs in the VUGA?

Strategy	Average (out of 4)
Review impact fees to reduce for regulated affordable housing	3.19
Explore Tax Increment Financing	3.14
Explore development standard bonuses	2.94
Review land use and non-life-safety engineering standards to reduce barriers for low income projects	2.89

How important is each **long-term Programs and Partnerships** strategy for addressing housing needs in the VUGA?

Strategy	Average (out of 4)
Universal design program for disabled or mobility challenged	3.23
Increase access to neighborhood scale retail within residential neighborhoods	3.15
Support the initiative for electronic plan review	3.09
Research impact of short-term rentals	2.56

KEY ISSUES

- Strategies to support low income and houseless populations.
- Consistent policies and regulations with City of Vancouver.
- Livability of existing neighborhoods.
- Tax burden on residents.

KEY ISSUES

- Housing choice in size/design/price.
- Housing options for people with a wide range of disabilities.
- Mechanisms to protect county investments and ensure long-term affordability.

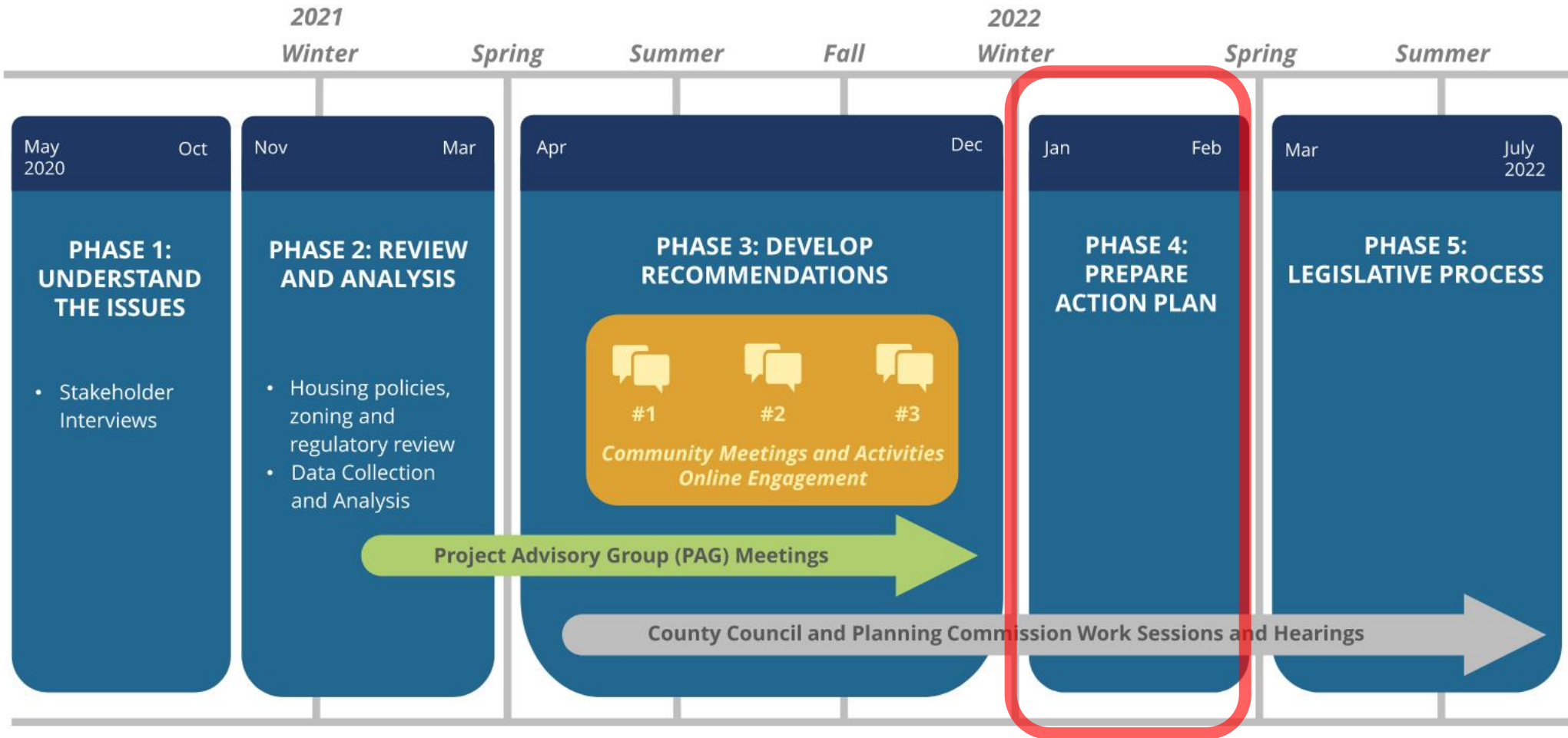
KEY ISSUES

- Concern about RVs as a long-term, affordable housing solution.
- Support for middle housing homeownership opportunities.
- Access to transit and amenities in higher-density areas.
- Adequate infrastructure to support higher density development.

KEY ISSUES

- County-wide housing options and opportunities, including rural areas.
- Streamline development process, reduce regulations and fees.
- Reducing requirements for off-street parking.
- More strategies for mobile home and manufactured home parks.

NEXT STEPS



Clark County Housing Options Study and Action Plan Schedule

Upcoming Meetings

- County Planning Commission – TBD
- County Council – TBD
- Implementation

THANK YOU