

# **Clark County Housing Options Study & Action Plan**

## **Implementation of Strategy AH-1 DEAB Presentation**

**December 5, 2024**





# Agenda

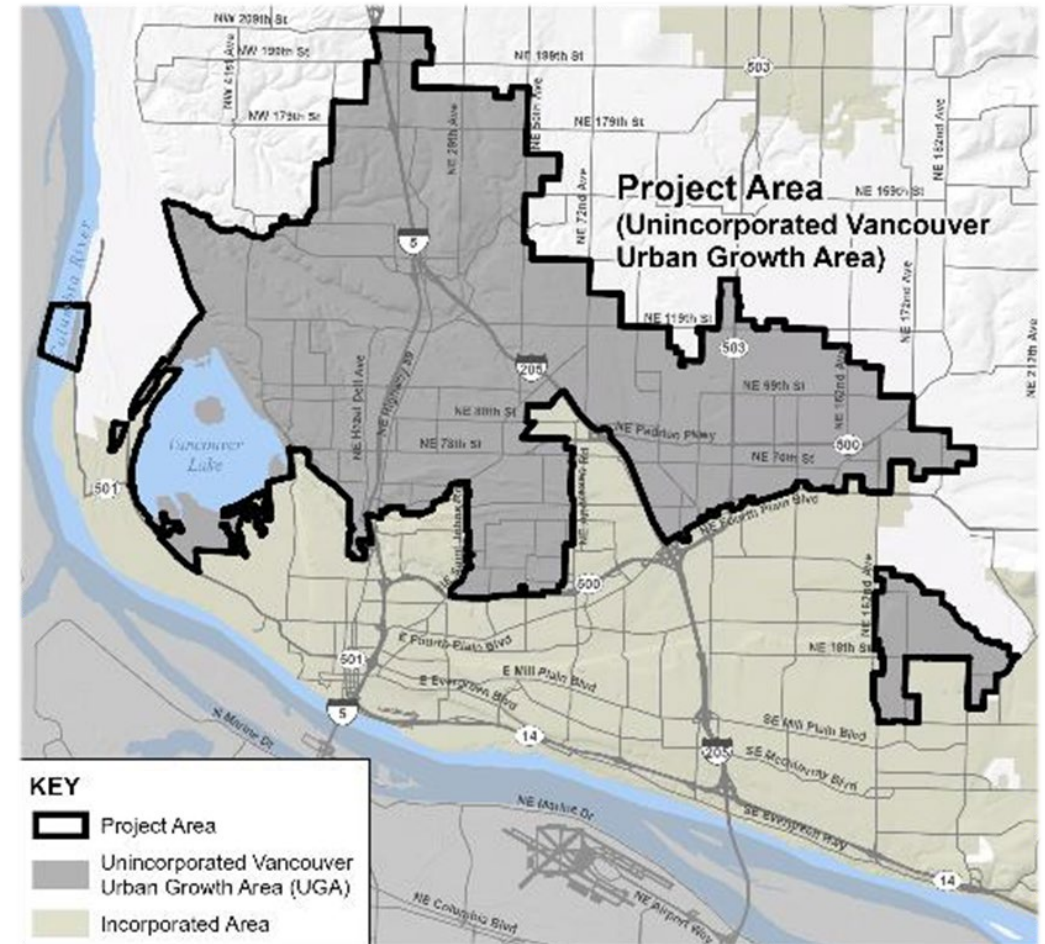
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- Project Background
- Proposed Commercial and Mixed-Use Code Updates
- Findings & Recommendations



# Housing Options Study and Action Plan

- **Housing Options Study and Action Plan, adopted May 2022**
  - Applicable to the Unincorporated Vancouver UGA
  - Aim to support creation of housing affordable to a variety of household incomes
  - Phase 1: Middle housing & smaller single-family code updates, adopted March 5, 2024
  - Phase 2: Multifamily code updates - in process
  - This Project: Separate implementation of code changes for strategy AH-1





# Housing Options Study and Action Plan

- **HOSAP strategy AH-1**
  - Expand options for affordable residential uses in commercial zones.
  - Allow eligible (Washington State Housing Finance Commission eligibility) affordable multi-family housing with no commercial component.



# Proposed Code Change

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- **Exemption from requirement to have commercial uses if:**
  - Located in the Vancouver Urban Growth Area
  - Provide evidence prior to certificate of occupancy of an executed long term restrictive covenant
  - Covenant must cover a period of at least 30 years and require 100% of the units at an average of 60% of Area Median Income or less.



# County Projects - Hwy 99 Subarea

<b>Zoning</b>	<b>Total Acres</b> in Hwy 99 Subarea Zoned Commercial or Mixed Use	<b>Vacant / Underutilized</b> Acres in Hwy 99 Subarea Zoned Commercial or Mixed Use	<b>Acres/Units Developed</b> with Multi-Family Project with No Commercial Use in Commercial and Mixed Use	<b>% of Vacant / Underutilized</b> Developed with Multi-Family Project with No Commercial Use in Commercial and Mixed Use
<b>Community Comm. (CC)</b> <b>General Comm. (GC)</b> <b>Neigh. Comm. (NC)</b> <b>Mixed Use (MX)</b>	<b>458 acres</b>	<b>111 acres</b>	<b>4.45acres</b> <b>73 units</b>	<b>4%</b>



# City of Vancouver Projects

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## Multi-Family Units / No Assoc. Commercial Uses

Project	Address	Zone	Acres	Units
The Meridian	3200 NE 78th Ave	Community Comm. (CC)	0.52	46
The Elwood	6317 NE 4th Plain Blvd	Community Comm. (CC)	0.84	46
Laurel Manor	3333 NE 66th Ave	Community Comm. (CC)	3.15	82
America for Veterans Village	5118 NE St James	Community Comm. (CC)	1.06	32
Avia	8005 NE Parkway Drive	General Comm. (GC)	4.4	120
<b>TOTAL</b>			<b>9.97</b>	<b>326</b>





# Comprehensive Plan Update

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- Seeing changes in development trends of commercial land due to updates such as:
  - Exemptions for affordable housing
  - Allowing multi-family development as a permitted use, and
  - As a part of mixed-use developments
- **Vacant Buildable Lands Model updates**





# Timeline

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- **Why now?**
  - Phase 1 - Middle housing/small single-family code changes required additional revisions
  - Phase 2 - May go forward with the 2025 Comprehensive Plan periodic update
  - Timeframe for development process
  - Accelerate affordable housing development



# Related HOSAP Strategy

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- **Strategy HO-21**
  - Explore adding flexibility for residential development in commercial zones for all income levels
  - Possible revision of ground floor commercial requirements





# Process - Public Involvement

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- Department of Commerce  
60-day submittal
- DNS was issued and  
published in newspaper
- Planning Commission  
meeting notice published
- Technical Housing Code  
Forum



# Process - Staff Findings & Recommendation

Criteria Summary	Finding
<p>Consistency with all the applicable requirements of the GMA and WAC, and the comprehensive plan. May respond to a substantial change in policy, better implement applicable comprehensive plan policies, or reflect changes in federal/state law.</p>	<ul style="list-style-type: none"><li>• Better implements RCW 36.70A.020, Comprehensive Plan Framework Plan Policies, Countywide Planning Policies Housing Element Goals and Policies and Clark County Code to plan for and accommodate housing affordable to all economic segments of the population.</li><li>• <b>The criterion is met</b></li></ul>

**Recommendation: Approval**





# Process - Timing

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# Thank you!

Comments and questions

Project webpage:

<https://clark.wa.gov/community-planning/housingoptions>

