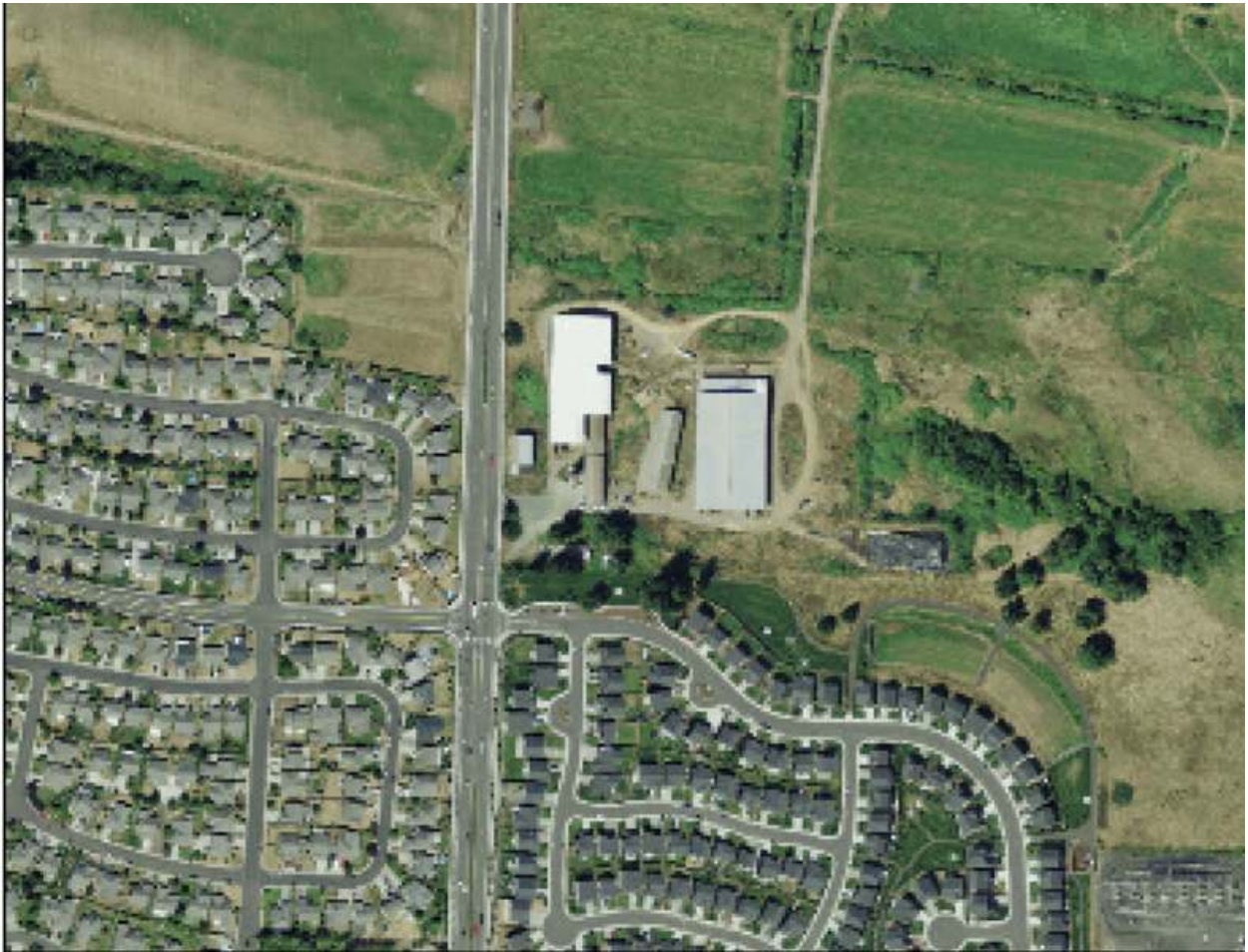


**CLARK COUNTY
COMPREHENSIVE GROWTH MANAGEMENT
PLAN IMPLEMENTATION
2009 MONITORING REPORT**



June 2009

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Statistical Profile on: CLARK COUNTY

County Executive: Bill Barron

County Info: (360) 397-2000

DEMOGRAPHICS

POPULATION

1980	192,227
1990	238,053
1995	345,238
2000	391,500
2004	397,674
2005	403,400
2006	414,782
2007	420,638
2008	425,025

Population Growth 1980-'90: +45,826 (23.8%)
Population Growth 1990-'00: +107,185 (45.0%)

Population Forecast 2024: 584,310

Hhld Growth Target 2004-2024: 225,602
Households, 2007 ACS: 150,640
Ave. Hhld Size, 2007 ACS 2.75



Clark County is the fifth largest metropolitan county in the state of Washington in terms of population, number of cities and employment.

2007 American Community Survey (ACS) Age Structure:

17 and under	109,165	26.1%
18 - 64	265,027	63.4%
65 and over	43,878	10.5%

2007 ACS Race and Ethnic Categories:

Non-Hispanic White:	352,213	84.2%	Hispanic or Latino:	26,831	6.4%
Black or African American:	7,301	1.7%	Two or more races:	12,169	2.9%
Asian and Pacific Islander:	17,485	4.2%			
Native American and other:	1,740	0.4%			

LAND AREA

Clark County Total Land Area:	657	square miles (420,236 acres)
Unincorporated Clark County Area:	498	square miles (318,709 acres)
County Urban Growth Area:	159	square miles (101,528 acres)
Cities:	87	square miles (55,797 acres)
Unincorporated Urban:	71	square miles (45,731 acres)

EMPLOYMENT AND INCOME

2007 Number of Business Units: 11,400

2007 Average Annual Wage: \$39,459

Median Household Income:

2000 Census: \$51,232
2007 ACS: \$58,116

*Households by Income Category, 2000:

% of area	# of Households	% of HH in Area Median
0 - 50%	26,902	23.0%
50 - 80%	21,970	16.0%
81 - 95%	10,966	8.0%
95% +	67,422	53.0%

2008 Total Nonfarm Jobs:	135,100
Goods Producing:	25,600
Construction, Mining & Logging:	11,900
Manufacturing:	13,700
Service Providing:	109,500
Trade, Transportation, Utilities:	25,500
Information:	2,700
Financial Services:	6,500
Professional & Business Services:	15,300
Education & Health Services:	18,000
Leisure & Hospitality:	13,300
Other services:	4,500
Government:	23,700

Private Sector Major Employers:
Southwest Washington Medical Center
Hewlett Packard
Fred Meyer
SEH America
Wafer Tech
Legacy Health Systems, Salmon Creek
Kaiser Permanente
The Vancouver Clinic

HOUSING

2007 ACS Total Housing Units: 158,703
 **Single Family 116,508
 Multifamily 33,035
 Manufacturea 8,781
 Boat, RV, Van, etc. 379

Annual Average Rents in the Vancouver Area:

1990 Census Median 2-Bdrm. Rental:	\$408	1994 Comp Plan
2000 Census Median 2-Bdrm. Rental:	\$737	US Dept of HUD
2000 Census Median House Value:	\$235,000	
2007 ACS Median House Value	\$277,400	

DEVELOPMENT ACTIVITY

2008 Total New Residential Units: 1,118
 **Single Family 895
 Multifamily 223

2008 Infill: # Plats/Subdivisions	# Lots	#Acres
Applications:	73	8.33
Approved:	14	20.93

Sources:

WA State Office: Financial Management, Employment Security Department; Columbia River Economic Development Council

* Categories are percents of 2000 Census Median Household Income ** Single Family includes Accessory dwelling units and Mobile Homes

Introduction

In September 2007, Clark County adopted the second complete update of its Comprehensive Plan, providing policy guidance for how Clark County grows and provides services through 2024. The Comprehensive Plan indicates the Buildable Lands Program, at a minimum should answer the following questions:

- What is the actual density and type of housing that has been constructed in UGA's since the last comprehensive plan was adopted or the last seven-year evaluation completed? Are urban densities being achieved within UGA's? If not, what measures could be taken, other than adjusting UGA's, to comply with the GMA?
- How much land was actually developed for residential use and at what density since the comprehensive plan was adopted or the last seven-year evaluation completed? Based on this and other relevant information, how much land would be needed for residential development during the remainder of the 20-year comprehensive planning period?
- To what extent have capital facilities, critical areas, and rural development affected the supply of land suitable for development over the comprehensive plan's 20-year timeframe?
- Is there enough suitable land in Clark County and each city to accommodate county-wide population growth for the 20-year planning period?
- Does the evaluation demonstrate any inconsistencies between the actual level of residential, commercial, and industrial development that occurred during the seven-year review period compared to the vision contained in Clark county-wide planning policies and comprehensive plans and the goals and requirements of the GMA?
- What measures can be taken that are reasonably likely to increase consistency during the subsequent seven-year period, if the comparison above shows inconsistency?

The Growth Management Act (GMA) requires the county and its cities to provide sufficient land to accommodate specific population and employment targets. This is the second Plan Monitoring report that evaluates how development is occurring under the 2007 plan. It is a continuation of monitoring indicators in the Buildable Lands Report (BLR), August 2007 (Amended). The report presents a series of basic, quantifiable indicators in Clark County and tracks how they are changing each year.

This monitoring report helps answer the questions above and fulfills the annual data collection requirements as required by RCW 36.70A.215(2)(a). The indicators presented in this report help jurisdictions monitor identified reasonable measures to increase consistency between stated county-wide planning policies, and GMA goals.

Population and Job Totals

INDICATOR: Estimated total population and jobs, and new jobs to new population ratio.

Background and Relevance

Tracking the number of people who live and work in the community is a fundamental measure of how fast the community is growing and what additional land may be needed to accommodate future growth. The concept of a jobs/housing balance refers to the relationship of residences to jobs in a given community or area. A well-balanced ratio of jobs and housing can contribute to reductions in the number of vehicle trips resulting from commuting due to employment opportunities in closer proximity to residential areas.

A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other. However, when housing growth occurs it often takes several years for sufficient job growth to occur in the area.

In the Final Environmental Impact Statement for the Comprehensive Growth Management Plan, the BOCC decided on a goal of 1:1.39 new jobs to population ratio. By 2024, the county anticipates a population increase of 192,635 or 55.8 percent increase over the 2000 census count of 345,238 with a total population of 584,310¹. The county and its cities are also anticipating they will grow to an estimated 230,000 jobs in the next 20 years².

Data Collection

Official population estimates as of April 1st for all cities and counties in the state are produced annually by the Washington Office of Financial Management (OFM). Employment estimates were provided by the local office of the Washington Department of Employment Security (ESD). Employment data includes covered by state employment insurance, not including self-employed workers. Table 1 shows the estimated population trends of urban growth areas and unincorporated areas of Clark County from 2004 to 2008, and estimated population projections for 2024. Table 2 illustrates Clark County population and employment patterns from 2004 to 2007. Table 3 demonstrates countywide household employment trends for 2000, 2006 and 2007. Table 4 shows the new jobs to new population ratio in Clark County.

¹ Clark County 20-Year Comprehensive Growth Management Plan 2004-2024 Adopted September 2007 (p 2-4).

² Clark County 20-Year Comprehensive Growth Management Plan 2004-2024 Adopted September 2007 (p 1-4).

Table 1
Estimated Population by Jurisdiction, 2004-2008
and 2024 Allocation Estimates

Urban Growth Area	Population							Percent Change 2004-2008
	2004	2005	2006	2007	2008	2024 Growth Allocation*	2024 Allocation (2005 + 2024 allocation)	
Battle Ground	15,152	16,416	16,810	18,302	18,428	21,822	38,239	21.6%
Camas	18,205	18,646	19,366	19,966	20,085	18,629	37,276	10.3%
LaCenter	2,363	2,523	2,707	3,019	3,031	4,924	7,448	28.3%
Ridgefield	2,651	3,281	4,149	4,979	5,006	19,106	22,386	88.9%
Vancouver	277,242	284,879	291,288	297,966	301,422	91,346	376,226	8.7%
Washougal	11,248	11,873	12,915	13,526	13,788	8,634	20,507	22.6%
Woodland	107	105	105	102	103	0	105	-3.8%
Yacolt	1,262	1,296	1,497	1,530	1,536	380	1,677	21.7%
Rural County	63,444	64,380	65,945	61,249	61,627	17,703	82,083	-2.9%
Total	391,674	403,400	414,782	420,638	425,025	180,775	585,946	8.5%

Source: Clark County Department of Assessment and GIS. *Does not include 10% Market Factor and BOCC approved Overrides.

Notes: Vancouver's UGA includes Three Creeks Special Planning Area population (2007 - 68,513 & 2008- 69,096). Estimates are based on end of year tax assessor housing counts and 2000 Census persons per household. 2024 Growth is based on VLM 2007V.

Table 2
Clark County Population & Jobs, 2004-2008

Year	Population	Jobs
2004	391,674	120,243
2005	403,400	125,552
2006	414,782	129,862
2007	420,638	132,571
2008	425,025	133,071
Annual Percent Change	2.1%	2.7%
Percent Change 2004-2008	8.51%	10.67%

Source: Clark County Department of Assessment & GIS and ESD. Covered Employment and Wages by Industry and Area (ES-202)

Table 3
Clark County Household Jobs

Year	Households	Household Population	Persons Per Household	Jobs	Jobs Per Household
2000	127,208	342,194	2.69	113,758	0.89
2006	145,998	409,427	2.80	129,862	0.89
2007	150,640	414,249	2.75	132,571	0.88

Source: American Community Survey, Clark County Data Profile Highlights, 2000, 2006 & 2007 ESD, Covered Employment and Wages by Industry and Area (ES-202)

Table 4
Clark County New Jobs to New Population Ratio, 2004-2008

Year	New Population	New Jobs	New Jobs to New Population Ratio
2005	11,726	5,309	1:2.2
2006	11,382	4,310	1:2.6
2007	5,856	2,709	1:2.2
2008	4,387	500	-
Total	33,351	12,828	1:2.6

Source: Table 2 and Community Planning

Observations

Estimated population (8.51%) and employment (10.67%) percent change between 2004 and 2008 for Clark County indicate job growth is growing slightly faster than population. Annually, population and employment grew between 2004 and 2008, 2.1 and 2.7 percent, respectively. During this period, 12,828 jobs and 33,351 new persons were added to Clark County, thus indicating that the county is on target for attaining the adopted planning goal of adding 192,635 persons by 2024³. The county and its cities are not on track of attaining an additional 97,450 new jobs to meet the anticipated job growth of an estimated 230,000 jobs by 2024.

Employment grew at a higher annual rate than population in Clark County indicating there was an increasing demand for commercial/industrial development during the four-year period.

Jobs per household are one of the indicators that measure a community’s job stability. In 2000, 2006 and 2007, the jobs to household ratio remained about the same at 0.88.

Overall, the new jobs-to-population ratio in Clark County between 2005 and 2008 is 1:2.6. The number of new jobs is expected to increase as the recession ends which is anticipated to lower the ratio to meet the county goal of 1:1.39.

Housing Densities

INDICATOR: The number of housing units per acre of land, and ratio of single family to multi-family units.

Background and Relevance

The county’s Comprehensive Plan county-wide planning policies indicate average residential densities in urban areas would be 8 units per net acre for Vancouver; 6 units per net acre for Battle Ground, Ridgefield, Camas and Washougal; 4 units per net acre for La Center; and no minimum for the town of Yacolt. County-wide planning policy 1.1.12 indicates no more than 75 percent of the new housing stock would be of a single product type in urban areas (e.g., single-family detached residential or attached multi-family).

³ Final Environmental Impact Statement for the Comprehensive Growth Management Plans of Clark County, Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal, and Yacolt, May 2007 (p 2).

Data Collection

Local jurisdictions send monthly new permit data to Clark County. It is processed through Clark County's Geographic Information System (GIS) to link parent parcel serial numbers with new building permits issued to identify parcels within city and urban growth area boundaries, net acreage and critical lands coverage. Table 5 shows the single-family and multi-family units, acres, net density, and SF and MF ratios for all jurisdictions in Clark County.

**Table 5
New Residential Development Density, 2008**

Jurisdiction	Single Family					Multi-Family					Average Density	% Multi-Family	% Single Family
	#Units			Acres	Net Density	#Units			Acres	Net Density			
	SFR	ADU	MOH			MFR	DUP	MHP					
Battle Ground	62	0	0	7.08	8.8	4	0	0	0.35	11.5	8.9	6.1%	93.9%
Battle Ground UGA	2	0	0	2.18	0.9	0	0	0	0.00	0.0	0.9	0.0%	100.0%
Sub Total	64	0	0	9.25	6.9	4	0	0	0.35	11.5	7.1	5.9%	94.1%
Camas	41	0	0	9.63	4.3	23	0	0	1.56	14.7	5.7	35.9%	64.1%
Camas UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%	100.0%
Sub Total	41	0	0	9.63	4.3	23	0	0	1.56	14.7	5.7	35.9%	64.1%
La Center	6	0	0	1.28	4.7	0	0	0	0.00	0.0	4.7	0.0%	100.0%
La Center UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%	100.0%
Sub Total	6	0	0	1.28	4.7	0	0	0	0.00	0.0	4.7	0.0%	100.0%
Ridgefield	33	0	0	50.53	0.7	0	0	0	0.00	0.0	0.7	0.0%	100.0%
Ridgefield UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%	100.0%
Sub Total	33	0	0	50.53	0.7	0	0	0	0.00	0.0	0.7	0.0%	100.0%
Vancouver	215	6	0	41.05	5.4	233	4	0	19.58	12.1	7.8	51.7%	48.3%
Vancouver UGA	434	0	4	68.80	6.4	29	0	0	0.64	45.5	6.7	6.2%	93.8%
Sub Total	649	6	4	109.85	6.0	262	4	0	20.22	13.2	7.1	28.8%	71.2%
Washougal	69	0	0	10.83	6.4	19	0	0	1.04	18.3	7.4	21.6%	78.4%
Washougal UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%	100.0%
Sub Total	69	0	0	10.83	6.4	19	0	0	1.04	18.3	7.4	21.6%	78.4%
Yacolt	14	0	0	4.79	2.9	0	0	0	0.00	0.0	2.9	0.0%	100.0%
Yacolt UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%	100.0%
Sub Total	14	0	0	4.79	2.9	0	0	0	0.00	0.0	2.9	0.0%	100.0%
Clark County (Rural)	125	0	23	904.69	0.2	0	0	0	0.00	0.0	0.2	0.0%	100.0%
Sub Total (Cities)	440	6	0	125.18	3.6	279	4	0	22.53	12.6	4.9	38.8%	61.2%
Sub Total (UGAs)	436	0	4	70.98	6.2	29	0	0	0.64	45.5	6.5	6.2%	93.8%
Sub Total (Urban)	876	6	4	196.16	4.5	308	4	0	23.17	13.5	5.5	26.0%	74.0%

Note: This data contains jurisdictional permit information that has a 1-3% error rate for the total number of fully completed permits received.

Observations

In 2008:

- Overall, the total urban areas observed a single-family residential density of 4.5 du's/acre.
- City of Vancouver and Vancouver's unincorporated UGA has observed a single-family residential density of 5.4 and 6.2 du's/acre, respectively, with an overall density of 6.0 du's/acre.
- Overall, the average density for multi-family building permits was 13.5 du's/acre.
- The City of Vancouver achieved a multi-family density of 12.1 du's/acre, with an overall density of 13.2 du's/acre.

-
- Urban densities as discussed in the county-wide planning policies are being achieved by Battle Ground, La Center, and Washougal.
 - Vancouver's pre-existing large lots are reducing their average density. Vancouver has shown by using a median density they are achieving county-wide planning policy of at least 8 units per net residential acres as an overall average (mean). Please see Vancouver's response in the Response to Reasonable Measures section at the back of this report.
 - Camas and Vancouver Urban Growth Areas are achieving new development that is no more than 75 percent of one housing type.

Capacity Analysis

INDICATOR: Jobs and housing units per acre

Background and Relevance

The 2009 Vacant and Buildable Lands Model (VBLM) provide potential population and employment capacity based on the current urban growth areas. Tables 6, 7, and 8 break down residential, commercial, and industrial capacity per urban growth area based on the 2008 Assessor's rollover values. The Assessor's rollover, which typically occurs in November, is when the Assessor's database is synchronized to reflect current parcel characteristics that are used to determine current year assessed values. Rollover is the best time to benchmark the model since Assessor data is finalized for the current year.

The Assessor's permit cycle affects when new land divisions and building permits are updated in the rollover process. This can affect when a parcel converts from vacant or underutilized to built in the model. There are specific cutoff dates for subdivisions, short plats, and residential building permits. For subdivisions the cutoff date is May 31st and for short plats and building permits the cutoff date is July 1st. Permits issued prior to and including these dates will be appraised for new construction in the current year. Permits issued after these dates will not be updated until the following years rollover. For example, parcels with building permits issued on August 1, 2008 will not be reflected in the 2008 rollover, but will appear in the 2009 rollover.

Data Collection

The Department of Assessment and GIS provides the VBLM data annually. For a complete description of the VBLM, please refer to the link below.

<http://gis.clark.wa.gov/applications/gishome/reports/?pid=vblm>

Table 6

Residential UGA Capacity Analysis, 2009 VBLM							
	VBLM	Will Not Convert	Infrastructure	Developable	Housing	Units per	Capacity in
	Gross Acres	Acres	Acres	Net Acres	Units	Acres	Population
Battle Ground							
City	1,363	561	221	581	5,224	9.0	13,531
UGA	1,348	488	235	625	4,215	6.7	10,916
Total	2,711	1,049	456	1,206	9,439	7.8	24,447
Camas							0
City	1,629	634	276	720	4,176	5.8	10,816
UGA	522	206	87	228	1,524	6.7	3,948
Total	2,152	841	363	948	5,700	6.0	14,764
La Center							0
City	175	66	30	79	345	4.4	893
UGA	846	344	139	363	1,880	5.2	4,870
Total	1,021	410	169	441	2,225	5.0	5,763
Ridgefield							0
City	1,849	731	310	808	5,646	7.0	14,622
UGA	1,004	406	166	432	3,457	8.0	8,954
Total	2,853	1,137	475	1,240	9,103	7.3	23,575
Vancouver							0
City	1,504	499	277	727	6,326	8.7	16,383
UGA	3,078	1,014	568	1,496	10,629	7.1	27,529
Three Creeks Special Planning Area inside UGA	4,656	1,751	800	2,105	15,226	7.2	39,436
Total	9,237	3,265	1,645	4,328	32,181	7.4	83,348
Washougal							0
City	653	253	110	290	1,725	5.9	4,468
UGA	548	207	94	247	1,890	7.7	4,894
Total	1,201	460	205	537	3,615	6.7	9,362
Yacolt							0
City	54	11	12	31	125	4.0	323
UGA	10	3	2	5	20	4.0	53
Total	63	13	14	36	145	4.0	376
Grand Total	19,237	7,175	3,327	8,736	62,408	7.1	161,635

Table 7

Commercial UGA Capacity Analysis, 2009 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	675	102	144	429	8,572
UGA	215	20	49	146	2,921
Total	889	122	193	575	11,494
Camas					
City	1,477	171	327	980	19,598
UGA	82	12	17	52	1,043
Total	1,559	183	344	1,032	20,641
La Center					
City	9	1	2	6	120
UGA	96	4	23	69	1,375
Total	105	5	25	75	1,495
Ridgefield					
City	839	109	183	547	10,947
UGA	83	9	19	56	1,115
Total	922	118	201	603	12,062
Vancouver					
City	537	21	129	387	7,743
UGA	994	95	225	675	13,492
Three Creeks Special Planning Area inside UGA	1,074	99	244	731	14,619
Total	2,605	214	598	1,793	35,854
Washougal					
City	51	5	12	35	695
UGA	535	32	126	378	7,559
Total	586	36	138	413	8,254
Yacolt					
City	14	0	4	11	209
UGA	0	0	0	0	0
Total	14	0	4	11	209
Grand Total	6,680	678	1,501	4,500	90,008

Table 8

Industrial UGA Capacity Analysis, 2009 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	217	94	31	92	828
UGA	0	0	0	0	0
Total	217	94	31	92	828
Camas					
City	171	75	24	73	655
UGA	0	0	0	0	0
Total	171	75	24	73	655
La Center					
City	0	0	0	0	0
UGA	517	119	100	299	2,689
Total	517	119	100	299	2,689
Ridgefield					
City	485	100	96	289	2,597
UGA	2	1	0	1	6
Total	486	101	96	289	2,603
Vancouver					
City	2,749	896	463	1,390	12,511
UGA	1,672	457	304	912	8,204
Three Creeks Special Planning Area inside UGA	240	58	46	137	1,232
Total	4,661	1,410	813	2,439	21,947
Washougal					
City	191	84	27	81	724
UGA	27	13	3	10	90
Total	218	97	30	91	814
Yacolt					
City	0	0	0	0	0
UGA	10	1	2	7	59
Total	10	1	2	7	59
Grand Total	6,281	1,897	1,096	3,288	29,594

Based on the 2009 VBLM the data below indicates that countywide there are 8,736 net buildable residential acres with a capacity of 161,635 residents; 4,500 net buildable commercial acres with an employment capacity of 90,008 and 3,288 net buildable industrial acres with an employment capacity of 29,594. NOTE: In 2008, the City of Vancouver annexed Section 30, which explains the decrease in commercial acres and increase in industrial acres

Income

INDICATOR: Median household income

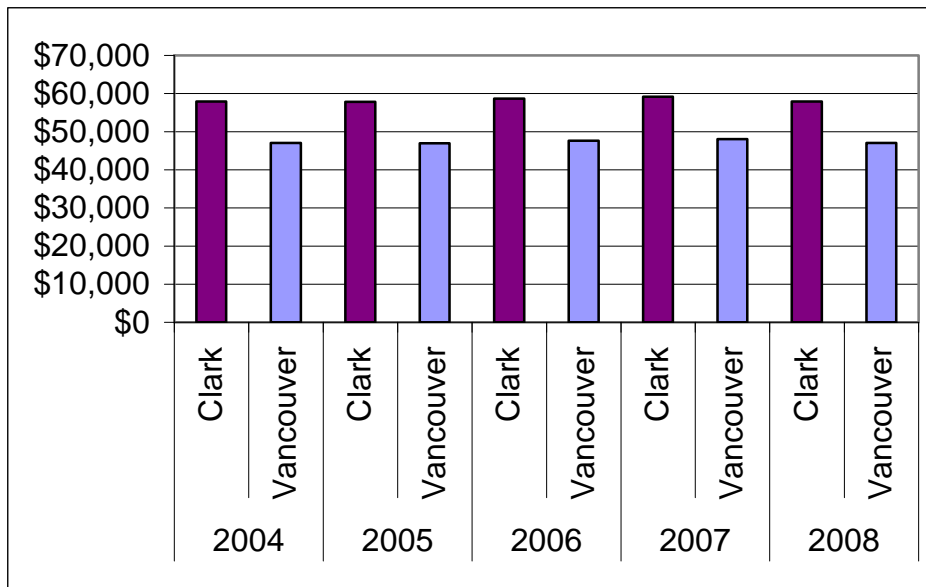
Background and Relevance

Income is a broad measure of a community's economic health. The amount of money that households have to spend in the community directly relates to economic vitality of that community.

Data Collection

Median household income data for Clark County was obtained from the OFM. It was adjusted for inflation; all dollars are converted to 2008 dollars using the Portland-Salem WA-OR Consumer Price Index for Urban Consumers. The estimates for Vancouver were calculated by using the percentage difference between Clark County and Vancouver's median household incomes, as reported in the 2000 Census. The median income is the income that falls in the middle of the incomes reported, half of all the incomes fall above and half below. Median household incomes for 2004 to 2006 are estimates, 2007 is a preliminary estimate, and 2008 is a projection. Table 9 shows the median household income trends for Vancouver and Clark County from 2004-2008.

Table 9
Median household income, 2004-2008



Source: Washington State, OFM, Median Household Income Estimates by County: 1989 to 2007 and Projection for 2008

Observations

Household incomes remained the same (adjusted for inflation) between 2004 and 2008. There was no difference in percent change between Clark County as a whole and Vancouver, each at (0.0%).

Family Wages and Poverty

INDICATOR: Family poverty

Background and Relevance

Family income and the percent of all people in the community who live in poverty relates to local and regional employment opportunities. Family wage is measured by calculating the county’s average “covered” wage, plus 25 percent⁴.

Data Collection

Poverty rates for table 10 and 11 are from the US Census Bureau, Survey: American Community Survey. Data Set: 2004, 2005, 2006, 2007(1-Year Estimates) American Community Survey.

Table 10
Percentage of Families whose Income in the past 12 Months is Below the Poverty Level in Clark County, 2004-2007

Year	Economic Characteristic	All families	Married couple families	Families with female householder, no husband present
2004	Families	7.5%	4.1%	19.6%
	With related children under 18 years	11.0%	6.7%	22.9%
2005	Families	9.7%	3.8%	35.6%
	With related children under 18 years	15.5%	5.7%	44.5%
2006	Families	7.0%	3.7%	21.5%
	With related children under 18 years	10.5%	5.0%	26.8%
2007	Families	6.6%	2.5%	22.0%
	With related children under 18 years	9.5%	2.7%	27.6%

Source: U.S. Census Bureau

Table 11
Percentage of All People whose Income in the past 12 Months is Below the Poverty Level in Clark County, 2004-2007

Year	All People
2004	11.1%
2005	11.7%
2006	10.0%
2007	9.3%

Source: U.S. Census Bureau

Observations

“Family wage” or “living wage” are terms that relate to the amount of money a family earns compared to the amount of money it takes to support it. In Clark County, it is calculated for a family of up to three members to function with a single wage earner and without supplemental

⁴ Clark County 20-Year Comprehensive Growth Management Plan 2004-2024 Adopted September 2007 (p 9-6, 9-7).

public assistance. When families fail to make a living wage they can easily fall into poverty. In 2007, the county considers \$49,324 to be a minimum family-wage job based on Clark County’s average annual wage of \$39,459.

In the year 2004 and 2007, the percent of all families and married couple families earning a wage that is below the poverty line in Clark County has decreased, 7.5% to 6.6% and 4.1% to 2.5%, respectively. Families living under poverty with female householder, no husband present increased from 19.6% to 22.0%. On the whole All People have seen a 1.8% decrease for people below poverty between 2004 and 2007.

Housing Prices

INDICATOR: Median home sales

Background and Relevance

The cost of housing is a measure of economic activity, and when compared to incomes, an indicator of livability. The price of housing is an indicator of the ability of individuals and families to invest in their communities and personal futures. Provision of affordable housing for all segments of the community is a goal of the Clark County Comprehensive Plan.

Data Collection

Washington Center for Real Estate Research/Washington State University. Table 12 shows historic information on median home price for Clark County and Washington.

Table 12
Median home price, 2000 - 2008

Year	Clark County	Percent Change	Washington	Percent Change
2000	\$147,000		\$176,300	
2001	\$152,000	3.4%	\$179,900	2.0%
2002	\$156,500	3.0%	\$188,500	4.8%
2003	\$165,500	5.8%	\$203,800	8.1%
2004	\$195,000	17.8%	\$225,000	10.4%
2005	\$236,900	21.5%	\$260,900	16.0%
2006	\$269,400	13.7%	\$293,800	12.6%
2007	\$273,800	1.6%	\$309,600	5.4%
2008	\$246,900	-9.8%	\$284,400	-8.1%

Source: Washington Center for Real Estate Research/ Washington State University

Observations

The Washington Real Estate Commission’s report, *Washington State’s Housing Market: A Supply/Demand Assessment – 4th Quarter 2008* shows The national statistics indicated the West began to show some strength at the end of 2008, but Washington continued to decline through year-end.

However, the report mentions the following market insights.

*Sharply lower levels of home sales resulted in a buyers' market with lower prevailing prices and an opportunity for those few buyers to negotiate significant discounts from the asking prices of both newly completed and resale homes. A total of 85,540 resale home transactions took place throughout the state last year, the lowest level of sales since the mid-1990s. A 10-year climb in sales was wiped out in only three years. Consistent with this reduction in activity, the median price of homes sold throughout 2008 was lower than in 2007 by 8.1 percent, falling to \$284,400. This marked the first annual price decline since WCRER began monitoring the housing market in 1994.*⁵

The January 2009 Regional Multiple Listing Service Market Action Report for Southwest Washington compared January 2009 with that of 2008. The report showed a continued slowdown in overall market activity as new listings decreased 18.5%. Pending sales were down 16.2% and closed sales dropped 17.2%. A new high in inventory (21 months) came as a result of the low number of active listings (4,275).

The Housing Affordability Index measures the ability of a middle-income family to carry the mortgage payments on a median price home. When the index is 100, there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. According to data from the Washington Center for Real Estate Research for the fourth quarter of 2008, Clark County's Housing affordability index was 123.8, assuming a median family income of \$66,755. However, Clark County's first time buyers housing affordability index for the same period was 75.2. First-time buyer index assumes the purchaser's income is 70% of the median household income (\$46,729) and that they are purchasing homes that are 85% of the area's median price (\$209,865).

The information from the Washington Center for Real Estate Research and the RMLS Market Action Report for January 2009 shows an increase in inventory and lower median sale prices. A slowing economy with surging unemployment will likely eliminate income gains. Affordability improvement suggests that the combination of lower prices and low mortgage rates should entice buyers to return to the market, especially with the new \$8,000 tax credit for first-time buyers.

Available Land for Jobs & Housing

INDICATOR: Change in Land Use Designation

Background and Relevance

Changes in land use designations provide some sense of conversion from one land use to another. Since the September 2007 adoption of the 20-Year Comprehensive Growth Management Plan some land use changes have been adopted.

⁵ Washington State's Housing Market: A Supply/Demand Assessment – 4th Quarter 2008. A report to: Washington Real Estate Commission – Washington State Department of Licensing. Prepared by Washington Center for Real Estate Research. P.2,11.

Data Collection

Clark County Community Planning Staff tracked land use changes from 2007 to 2009 as part of Clark County's Annual Review and Docket process as shown in Table 13.

Table 13
Clark County Adopted and Pending Land Use changes

Ordinance	UGA	Reason	From		To		Acres
			CP	Zone	CP	Zone	
ORD2007-09-13	Rural	Annual Review 2006	AG	AG-20	R	R-5	18
	Vancouver	Annual Review 2007	NC	NC	EC	OC	2.34
	Rural	Public request to correct a map error	RCR	R-5	RCR	RC-1	16.9
	Vancouver	Public request to correct a map error	ML	ML	CG, UL	CH, R1-6	50.9
ORD2008-12-15	Rural	Annual Review 2008	AG	AG-20	R	R-5	60.1
	Rural	Correct map error	AG	AG-20	R	R-5	56.86
	Vancouver	Annual Review 2008	ML	ML	GC, MU, UL	CH, MX	87.65
	Vancouver	Annual Review 2008	UL	R1-7.5	MU	MX	1.14
	Vancouver	Annual Review 2008	ML, UM	ML, R-18	UM, GC	R-18, CH	27.05
Pending Annual Reviews	Vancouver	Annual Review 2008	UM	R-18	GC	CH	13.3
	Vancouver	Public request to correct a map error	FR-2	FR-40	R	R-5	20
	Vancouver	Public request to correct a map error	UL	R1-5	ML	ML	1
	Vancouver	Public request to correct a map error	UH	R-43	CC	C-3	0.77
	Vancouver	Annual Review 2009	ML	ML	CC	C-3	5
	Vancouver	Annual Review 2009	UM	OR-18	CC	C-3	2.4
	Vancouver	Annual Review 2009	MU	CL	GC	GC	2.87
	Vancouver	Annual Review 2009	NC	C-2	CC	C-3	3.54
	Vancouver	Annual Review 2009	UL	R1-6	UM	R-18	19

Source: Clark County Community Planning

Acresage Totals	320.94
Acresage Within Clark County	420,236
Percentage of Total	0.08%

Observations

Since the 2007 plan adoption, 320.94 acres have changed zones: 124.66 acres were a result of correcting map errors, which is a normal post-plan adoption process; and 196.28 acres were from application zone change requests. There is no resolution for the additional 67.89 acres that are pending annual reviews. The adopted zone changes represent almost 1% of the total acresage within Clark County (420,236).

Land Development in all UGAs

INDICATOR: Estimated amount of gross vacant and underutilized land that has been developed between 2004 and 2008.

Background and Relevance

Determining how much land is available for development and how rapidly it is being developed provides a way of estimating whether there is a sufficient amount of land for future growth. This helps the county identify whether growth under the GMA is actually occurring in areas where it was originally intended. Critical areas are included in the annual analysis to accurately calculate the supply of buildable land without critical areas constraints.

Data Collection

The nature of the data makes it difficult to compare year-to-year converted acres to remaining vacant and underutilized acres. They will not balance, because of changes to land use designations and updates to parcels in the Assessor database that could modify VBLM classifications such as an increase in the value of underutilized parcels.

Clark County Department of Assessment & GIS uses the Vacant Buildable Lands Model (VBLM 2005-2008J & 2009V) to estimate the amount of gross vacant and underutilized land developed between 2004 and 2008. Table 14 shows the VBLM segmented by residential, commercial and industrial uses. This is the best available data that we have to compare year-to-year converted acres to remaining vacant and underutilized acres. Please note:

- # includes non-critical and critical acres.
- *Converted to Built includes developed lands, easements, infrastructure, and greenways.
- ^Mixed Use Acres not included in Residential numbers.
- Constrained Acres Converted to Built – Include wetlands, sensitive fish and wildlife habitat areas, flood prone areas, and geological hazardous areas such as landslide areas, earthquake fault zones and steep slopes. Many critical land types do not prohibit development, but may require additional review, standards, and/or mitigation.
- Percent of Constrained – Percent of development that occurred on parcels with some critical area (this type of conversion does not mean development on critical lands, but development on parcels that have critical areas, which could become part of open space areas or green ways).

Criteria for classifying lands as not built are as follows.

Residential:

Vacant land - Building value is less than \$13,000.

Underutilized land - Building value per acre of land is below the 20th percentile of building value per acre for all residential parcels within all UGAs. The 20th percentile is calculated by the model for each year and for each UGA alternative.

Mansions and Condos - Building value per acre is greater than the 20th percentile.

Commercial and industrial:

Vacant land - Building value is less than \$67,500.

Underutilized land - Building value per acre is less than \$50,000.

For a complete description of the Vacant Buildable Lands Model, please refer to the link below.

<http://gis.clark.wa.gov/applications/gishome/reports/?pid=vblm>

Table 14
Vacant and underutilized land developed in Clark County UGAs, 2004-2008

Year	Residential					Commercial				
	Vacant & Underutilized Acres # ^	Total Acres Converted to Built # *	% Converted	Constrained Acres Converted to Built *	% Critical	Vacant & Underutilized Acres # ^	Total Acres Converted to Built # *	% Converted	Constrained Acres Converted to Built *	% Critical
2004	15,321.14	774.96	5.06	364.37	47.02	6,303.07	152.79	2.42	63.50	41.56
2005	14,723.71	1,405.65	9.55	522.70	37.19	6,155.62	266.50	4.33	85.15	31.95
2006	13,521.85	1,173.37	8.68	440.05	37.50	5,866.89	209.07	3.56	80.94	38.71
2007	12,556.64	614.62	4.89	243.90	39.68	5,788.34	176.11	3.04	68.87	39.11
2008	18,295.21	406.30	2.22	150.62	37.07	6,883.92	140.43	2.04	45.84	0.67
04-08 Converted		4,374.90	23.91	1,721.64	39.35		944.90	13.73	344.30	36.44

Table 14 continued

Year	Industrial				
	Vacant & Underutilized Acres #	Total Acres Converted to Built # *	% Converted	Constrained Acres Converted to Built *	% Critical
2004	5,690.90	64.05	1.13	19.61	30.62
2005	5,545.76	210.33	3.79	71.84	34.16
2006	5,498.95	1,113.29	20.25	708.00	63.60
2007	4,573.54	217.31	4.75	94.00	43.26
2008	5,830.53	171.23	2.94	115.81	67.63
04-08 Converted		1,776.21	30.46	1,009.26	56.82

Source: Clark County Department of Assessment and GIS.

Observations

- Residential data indicates that during five years 4,375 vacant and underutilized acres converted to built acres, or 23.91 percent. Approximately 1,722 acres of development occurred on parcels with some critical acres. It represents 39.35 percent of converted to built acres.
- Commercial data during this period shows about 945 vacant and underutilized acres converted to built acres, or 13.73 percent. About 344 acres of development occurred on parcels with some critical acres. It represents 36.44 percent of converted to built acres.
- Industrial data during this period shows about 1,776 vacant and underutilized acres converted to built acres, or 30.46 percent. And 1,009 acres of development occurred on parcels with some critical acres. It represents 56.82 percent of converted to built acres.

Development in Constrained Areas

INDICATOR: Percentage of total development that occurs in areas designated as environmentally critical.

Background and Relevance

Tracking development in critical lands provides an indicator of impacts from growth to the environment and illustrates the general effectiveness of environmental protection measures. It is also an indicator of land demand. When there is a high demand for land, development tends to occur more frequently on areas that are more difficult to develop. Critical lands are based on Clark County Title 40 Unified Development Code and Best Available Science.

Data Collection

Lands classified as constrained in the VBLM identifies only the critical portion of a parcel. Table 15 illustrates the percent of constrained land by UGA that developed on residential, commercial and industrial vacant and underutilized land from 2004 to 2008. The critical layer also includes best available science, new slopes layer and the most recent habitat and species information. For a description of constrained acres and percent constraint developed see the above discussion in the Land Development in all UGAs. The VBLM applies the following planning assumptions to the inventory of vacant and underutilized gross acres in order to arrive at a net available land supply.

Residential Model Assumptions:

50% of available constrained (critical) land will not convert

Commercial and Industrial Model Assumptions:

20% of available constrained (critical) commercial land will not convert

50% of available constrained (critical) industrial land will not convert

**Table 15
Development of Constrained Areas, 2004 – 2008**

UGA	Developed Residential Vacant and Underutilized Land			Developed Commercial Vacant and Underutilized Land			Developed Industrial Vacant and Underutilized Land		
	Developed Acres	Constrained Acres	Developed Land Percent Constrained	Developed Acres	Constrained Acres	Developed Land Percent Constrained	Developed Acres	Constrained Acres	Developed Land Percent Constrained
Battle Ground	219.64	96.68	44.02%	118.49	59.62	50.32%	56.19	49.42	87.95%
Camas	410.31	247.15	60.23%	46.67	11.28	24.17%	536.60	525.28	97.89%
La Center	76.53	22.56	29.48%	19.67	10.03	50.99%	0.00	0.00	0.00%
Ridgefield	317.78	157.12	49.44%	67.99	41.52	61.07%	104.36	49.36	47.30%
Vancouver	2,345.92	718.13	30.61%	549.53	177.48	32.30%	778.13	267.61	34.39%
Washougal	393.39	190.93	48.53%	14.64	1.05	7.17%	30.64	25.89	84.50%
Yacolt	41.36	16.80	40.62%	1.18	0.00	0.00%	0.00	0.00	0.00%
Total UGA	3,804.93	1,449.37	38.09%	818.17	300.98	36.79%	1,505.92	917.56	60.93%

Source: Clark County Department of Assessment and GIS Notes: Data is based on 2004 Adopted UGA (VBLMJ) and 2007 Adopted UGA (VBLM V) for 2008.

Observations

Between 2004 and 2008:

- 3,805 residential acres developed over all of the UGAs.
- 1,449 acres of residential development occurred on parcels with some constrained areas, or 38.09%.
- 818 commercial acres developed over all of the UGAs.

- 301 acres of commercial development occurred on parcels with some constrained areas, or 36.79%.
- 1,506 industrial acres developed over all of the UGAs.
- 916 acres of industrial development occurred on parcels with some constrained areas, or 60.93%.

Commercial and Industrial Development

INDICATOR: Commercial and Industrial development permits.

Background and Relevance

The number of permits is an indicator of potential new jobs; Comprehensive Growth Management Plan assumes 20 employees per commercial acre, and 9 employees per industrial acre. Note: Employment densities were not tracked for this plan monitoring report, because the data was not accurate enough to calculate employment densities. They will be included in the 2010 plan monitoring report.

Data Collection

Data on commercial and industrial building permits issued from January 1, 2008 through December 31, 2008 were collected by the Department of Assessment and GIS using Tidemark Advantage coGMA Main permit table. Tenant improvements were excluded unless the improvement resulted in an increase of building square footage. The parcel serial number from each building permit was linked to a GIS coverage to determine the parcel size, geography and critical area. Commercial building permits include commercial and industrial development. Table 16 shows the percent of critical areas that were on commercial building permits in Clark County and its UGAs. Table 17 illustrates the percent of critical area on industrial building permits in Clark County and its UGAs.

Table 16
Commercial Building Permits by UGA and Comp Plan Designation, 2008

UGA	Number of Permits	Acres	Critical Acres	Percent Critical
Battle Ground	14	22.63	17.67	78%
Camas	4	16.84	0.57	3%
Ridgefield	3	12.08	5.89	49%
Vancouver	45	221.60	74.29	34%
County Total	66	273.15	98.43	36%

Note: Acreage for commercial development is in net acres. Model 2009 V is based on building permits issued in commercial areas by comp plan designation.

Table 17
Industrial Building Permits by UGA and Comp Plan Designation, 2008

UGA	Number of Permits	Acres	Critical Acres	Percent Critical
Vancouver	14	169.12	45.84	27%
County Total	14	169.12	45.84	27%

Note: Acreage for industrial development is in net acres. Model 2009 V is based on building permits issued in commercial areas by comp plan designation.

Observations

From January 1, 2008 to December 31, 2008 66 commercial permits were issued on about 273 acres, and 14 industrial permits on approximately 169 acres. This potentially translates into 5,460 new commercial jobs and 1,521 new industrial jobs in Clark County.

Land Use for Infrastructure

INDICATOR: Actual vacant and underutilized developed acres that have converted to built or converted to an easement.

Background and Relevance

Land used for infrastructure is not available for housing or employment development. It is important to know the amount of available land that will be needed to provide the necessary infrastructure for development. This indicator will help calculate the amount of land needed for growth.

Data Collection

The 2007 Comprehensive Growth Management Plan assumes infrastructure will consist of 27.5 percent for residential development and 25 percent for industrial and commercial development. The Vacant and Buildable land model comparison report provides a breakdown of easements & infrastructure by residential, industrial, and commercial land. Table 18 shows the results of the Department of Assessment & GIS's infrastructure evaluation from January 1, 2006 to December 31, 2007, and January 1 to December 31, 2008.

Table 18
Infrastructure Summary all UGAs, 2006-2007 & 2008

Easements and Infrastructure Breakdown	2006-2007		2008	
	Acres	Percent of Developed Land	Acres	Percent of Developed Land
Converted to Built	3,498.8		718.0	
Residential Vacant & Underutilized Land Converted to Built	1,788.0		406.3	
Right of Way	78.0	4.4%	42.0	10.3%
Schools	3.0	0.2%	32.7	8.0%
Public Land (Except Right of Way)	93.1	5.2%	28.5	7.0%
Greenways (Public and Private)	265.6	14.9%	27.6	6.8%
Residential Easements & Infrastructure Total	439.7	24.6%	130.8	32.2%
Industrial Vacant & Underutilized Land Converted to Built	1,330.6		171.2	
Industrial Easements & Infrastructure Total	261.0	19.6%	34.9	20.4%
Commercial Vacant & Underutilized Land Converted to Built	380.2		140.4	
Commercial Easements & Infrastructure Total	29.9	7.9%	9.8	7.0%
Total VBLM Easements & Infrastructure	730.6	20.9%	175.51	24.0%

Source: Clark County Department of Assessment and GIS.

Observations

From January 1, 2006 to December 31, 2007, Residential easements and infrastructure (ref) consumed less than the assumed 27.5 percent of development. About 440 acres or 24.6 percent of residential vacant and underutilized land converted to built land in all UGAs. Industrial and commercial accounted for 19.6 and 7.9 percent, respectively, which is less than the assumption of 25 percent for development. In 2008, ref accounted for 131 acres or 32.2 percent in all UGAs. Industrial – 34.9 acres were easements and infrastructure or 20.4 percent. Commercial – 9.8 acres or 7.0 percent.

Infill Development

INDICATOR: The amount of infill development that has occurred from 2004 to 2008.

Background and Relevance

To achieve the goals of the 20-Year Plan, Clark County and other jurisdictions encourage the use of infill parcels for homes and must ensure that development is compatible with the surrounding neighborhood. Infill is a term describing development of parcels that was "passed over" in a first phase of development. Some lots in the urban area were not developed because they continued in rural uses such as horse lots, orchards, etc. Infill development is a strategy for achieving target densities and reducing sprawl.

Data Collection

Clark County Community Development staff collected permit data from Clark County's Tidemark permit tracking system for infill subdivision and short plat applications. "Short plat" means a division or redivision of land within an urban growth boundary into nine (9) or fewer

lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. The maximum number of lots allowed under a short plat in the rural areas of the county is limited to four (4). "Subdivision" means the division or redivision of land within an urban growth boundary into ten (10) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. In the rural area, five (5) or more lots define a subdivision.

Infill data was then categorized and illustrated in Tables 19 and 20. Infill short plat and subdivision applications may take more than one year to approve, which will explain why in 2007 one subdivision application was received and eleven subdivisions approved. The number of infill applications received may decrease between monitoring periods, because the application may have been withdrawn, voided, or denied.

Table 19
Infill applications received
Preliminary Plats, 2004-2008

	2004	2005	2006	2007	2008	Total
Infill Short Plat Applications Received	7	6	15	15	8	51
Number of Lots	24	19	75	73	36	227
Acreage	5.35	4.16	11.5	12.13	6.43	39.57
Infill Subdivision Applications Received	7	21	16	1	1	46
Number of Lots	71	165	159	12	14	421
Acreage	11.55	28.76	30.92	2.42	1.9	75.55
Total Infill Applications Received	14	27	31	16	9	97
Total Short Plat/Subdivision Applications	111	143	155	105	73	587
Total Number of Lots	95	184	234	85	50	648
Total Acreage	16.9	32.92	42.42	14.55	8.33	115.12
Percent of Total Infill Plats	13%	19%	20%	15%	12%	17%

Table 20
Infill applications approved
Final Plats, 2004-2008

	2004	2005	2006	2007	2008	Total
Infill Short Plats Approved	2	1	7	4	7	21
Number of Lots	6	4	21	13	45	89
Acreage	0.79	1.3	5.26	2.43	7.31	17.09
Infill Subdivisions Approved	8	8	15	11	7	49
Number of Lots	69	84	127	127	81	488
Acreage	12.49	13.69	20.32	19.54	13.62	79.66
Total Infill Projects Approved	10	9	22	15	14	70
Total Number of Lots	75	88	148	140	126	577
Average Number of Lots	7.5	9.8	6.7	9.3	9.0	8.2
Total Acreage	13.28	14.99	25.58	21.97	20.93	96.75

Observations

Between 2004 and 2008, an additional 577 lots on 96.75 acres averaging 7,300 square foot lots were created by Infill. In 2006, infill development applications peaked at 31 applications

received. In 2008, 9 applications were received, which is a 36 percent decrease from 2004. Overall, the number of infill applications approved indicates that this strategy to encourage development on passed over property is working as a strategy to achieve target density and reduce sprawl.

Redevelopment Activity

INDICATOR: Percent of development occurring on lots with existing improvements.

Background and Relevance

Property is considered redeveloped when a parcel that is already developed experiences new and/or additional development. These developments are often characterized by conversion of older homes on larger lots that are cleared and redeveloped with higher densities.

Redevelopment is an indicator of economic vibrancy and investment in established urban areas. It can also be an indicator of land demand. For example, when there is an abundance of available vacant land, redevelopment on already built land is less likely to occur.

Data Collection

The Department of Assessment and GIS conducted a study based on assessor records for new housing units built in 2008. These records were compared to 2004 vacant land classes based on current UGA's to minimize timing issues between the vacant lands model data and the assessor year built data. The information is summarized for all not vacant classes and further separated into two sub categories: built only and other not vacant classes. Table 21 displays the residential redevelopment analysis for 2008 in all of the UGA's in Clark County and separately showing the Vancouver UGA.

All Not Vacant classes includes new residential units on land classified in the VBLM as Residential categories: built, roads and easements, built exempt, mansions and condominiums, vacant exempt, private open space, or parks and open space; and Commercial categories built or vacant exempt.

Built Only classes is a subset of All Not Vacant classes and includes new residential units on land classified as residential built, residential built acreage (mansions and condominiums), or commercial built and commercial vacant exempt.

Other not vacant classes are a subset of All Not Vacant classes including all classes not defined as Built Only classes.

Table 21
Residential Redeveloped Analysis, 2008

All UGA's	New Units	Percent of Total New Units
Total New Units	1,198	
Vacant and Underutilized Units	930	77.63%
All Not Vacant classes	268	22.37%
Built Only classes	265	22.12%
Other not vacant classes	3	0.25%
Vancouver UGA Only		
Total New Units	736	
Vacant and Underutilized Units	486	66.03%
All Not Vacant classes	250	33.97%
Built Only classes	247	33.56%
Other not vacant classes	3	0.41%
All UGA's minus Vancouver		
Total New Units	462	
Vacant and Underutilized Units	444	96.10%
All Not Vacant classes	18	3.90%
Built Only classes	18	3.90%
Other not vacant classes	0	0.00%

Source: Clark County Department of Assessment and GIS based on 2008 assessor data and VBLM 2004V.

Observations

In 2008, residential redevelopment was analyzed in three areas: All UGA's, Vancouver UGA Only, and All UGA's minus Vancouver. In these areas, new homes on redeveloped residential land as indicated in the All Not vacant classes accounted for a range between 4 and 34 percent of new units built. The highest redevelopment rate, 33.97 percent, was in Vancouver UGA only; about 75% or 188 out of 250 units were classified as Mansions and Condominiums. This high redevelopment rate is not sustainable through 2024. When Vancouver's UGA was included in All UGA's, the redevelopment rate for new units went down to 22.37 percent. It was even lower, 3.9 percent, when Vancouver's UGA was excluded from All UGA's. Vancouver's UGA residential redevelopment rate in 2008 was significantly higher than the assumed 5 percent redevelopment rate.

The 2009 VBLM assumptions indicated by 2024 62,408 total units would be built in Clark County. An estimated 6,326 units would be built in the City of Vancouver and 25,855 units would be built in Vancouver's UGA, (15,226 units in Three Creeks) by 2024. From January 1, 2008 to and December 31, 2008 this analysis found 1,198 total new units built in All UGA's. Of the total new units, 736 were built in Vancouver's UGA, and 462 units were built in all other UGA's. Redevelopment accounted for 1.9 percent of the 2009 VBLM assumption of 62,408 total units by 2024.

Retail Sales and Assessed Property Value Per Capita

INDICATOR: Total taxable retail sales per person, and assessed property value per person.

Background and Relevance

Retail sales and assessed property value per capita are two major sources of revenue for the county. These indicators demonstrate the fiscal health of a community and the availability of funding to pay for services.

Data Collection

Total retail sales for calendar years 2004 - 2008 were obtained from the Washington Department of Revenue (DOR). Total assessed property values for local jurisdictions were obtained from County Assessor's data, and state valuation data was obtained from DOR. Population estimates for per capita calculations were obtained from OFM. To adjust for inflation all dollars are converted to 2008 dollars, using the Portland-Salem WA-OR Consumer Price Index for Urban Consumers. Table 22 provides historic information and a comparison of taxable retail sales per capita for Vancouver, Unincorporated Clark County, and Washington. Table 23 provides historic information and a comparison of assessed property value per capita for Vancouver, Unincorporated Clark County, and Washington.

Table 22
Taxable retail sales per capita (2008 real dollars) 2004-2008

	2004	2005	2006	2007	2008	Growth 2004 - 2008
Vancouver	\$16,400	\$17,614	\$18,098	\$17,403	\$16,274	-0.8%
Annual Percent Change	-	7.4%	2.8%	-3.8%	-6.5%	-
Unincorporated Clark County	\$8,225	\$8,900	\$8,671	\$7,911	\$6,569	-20.1%
Annual Percent Change	-	8.2%	-2.6%	-8.8%	-17.0%	-
Washington State	\$17,075	\$17,943	\$18,722	\$18,936	\$17,306	1.4%
Annual Percent Change	-	5.1%	4.3%	1.1%	-8.6%	-

Source: Taxable retail sales from Washington Department of Revenue
<http://dor.wa.gov/content/aboutus/statisticsandreports/tid/StatisticsReports.aspx?query=localsalesnaics>,
 U.S. DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS, Consumer Price Index Urban

Table 23
Total assessed property value per capita (2008 real dollars) 2004-2008

	2004	2005	2006	2007	2008	Growth 2004 - 2008
Vancouver	\$79,693	\$84,947	\$100,779	\$104,629	\$104,033	30.5%
Annual Percent Change	-	6.6%	18.6%	3.8%	-0.6%	-
Unincorporated Clark County	\$87,794	\$99,108	\$117,792	\$121,859	\$112,158	27.8%
Annual Percent Change	-	12.9%	18.9%	3.5%	-8.0%	-
Washington State	\$102,269	\$109,098	\$121,736	\$131,510	n/a	n/a
Annual Percent Change	-	6.7%	11.6%	8.0%	-	-

Source: Clark County Department of Assessment and GIS, and Washington State Department of Revenue;
http://dor.wa.gov/content/AboutUs/StatisticsAndReports/stats_proptaxstats_Assessor.aspx

Observations

Between 2004 and 2008, taxable retail sales and total assessed property value per capita in Vancouver and Unincorporated Clark County experienced a peak and beginning trough of growth.

Washington State experienced overall growth of 1.4 percent while Vancouver and Unincorporated Clark County observed a reduction of 0.8 and 20.1 percent, respectively, in taxable retail sales per capita between 2004 and 2008. The major force driving the growth rate in 2005 was construction related activity; construction and construction related materials account for one quarter to one third of all taxable retail sales in Clark County. Subsequently by 2008, with the housing market downturn and decline in new construction, the annual taxable retail sales shrunk by -6.5% for Vancouver, -17.0% in Unincorporated Clark County, and -8.6% in Washington State.

Overall, Vancouver and Unincorporated Clark County experienced growth in total assessed property value per capita from 2004 to 2008. In 2006, total assessed property value appeared to peak at an annual percent change of 11.6 when Clark County and Washington reached their highest annual percent change in median home value, 21.5 and 16 percent, respectively. However, in 2008 the housing bubble burst which sent Vancouver and Unincorporated Clark County into observing a reduction in total assessed property value per capita, 0.6% and -8.0%, respectively.

The recent shrinking in taxable retail sales and assessed property values indicate that Vancouver and Unincorporated Clark County might not have the funding ability to keep up with the increased demand in services.

Conclusions

This is the second Implementation Monitoring Report since the adoption of the 2007 Comprehensive Growth Management Plan. The conclusion will help answer the Buildable Lands questions identified in the Comprehensive Plan as discussed in the Introduction.

In 2008, actual urban density for new development in units per net acre for Battle Ground was 7.1; Camas, 5.7; La Center, 4.7; Ridgefield, 0.7; Vancouver, 7.1; Washougal, 7.4; and Yacolt, 2.9. Densities as discussed in the county-wide planning policies are being achieved by Camas, La Center, and Washougal. The total urban area had 74.0 percent single family and 26.0 percent multi-family housing. Camas and Vancouver are achieving new development that is not more than 75 percent of one housing type. The down turn in new housing development has influenced the type of housing needed, which means that the demand for multi-family housing generally increases and new multi-family housing is built single-family development slows. No additional reasonable measures are needed to comply with GMA.

The 2009 VBLM residential UGA capacity analysis shows 8,739 net acres at 7.1 units per acre are needed for the UGA's to meet 2024 population projections. In 2008, 219.33 acres of urban residential land was developed at 5.5 net units per acre. New population growth has slowed, and the average units per acre are below the 2009 VBLM capacity analysis. Existing and planned capital facilities will be adequate to handle anticipated growth. As the economy recovers, actual new residential development is anticipated to improve to near average densities achieved in urban areas for new development; 2007, 7.3 units per acre; 2006, 6.6; 2005, 6.2; and 2004, 6.5 units per acre⁶.

Between 2004 and 2008, 38 percent of constrained land developed in converted residential vacant and underutilized land, which is below the VBLM assumption of 50%. Converted commercial land had 37% of development occur on constrained land, which is higher than the VBLM assumption of 20%. Converted industrial land that developed contained 61% constrained land, which is higher than the VBLM assumption of 50%. The new storm water regulations might slow down the amount of development on constrained lands. However, if the regulations do not slow down development, the VBLM assumptions might have to be revised for a suitable supply of commercial and industrial land through 2024.

The development cycle is cyclical and there will be up and down cycles in new development. Clark County's 20-Year Comprehensive Growth Management Plan is able to accommodate these cyclical changes. This implementation monitoring report does not demonstrate any inconsistencies between the actual level of residential, commercial, and industrial development that occurred during the last year compared to the vision contained in the county-wide planning policies, comprehensive plan and the goals and requirements of the GMA.

⁶ Annual Residential Summary Report for 2004, 2005, 2006, & 2007. <http://www.clark.wa.gov/longrangeplan/review/plan-monitoring.html> accessed on May 14, 2009.

REASONABLE MEASURES - RESPONSES

Joanne Boys, Community Development Director for the City of Washougal indicates that “Washougal looks accurate if the report is through 2007.” Email response on 5/18/2009.

Dale Miller, City Planner for the City of La Center mentions, “The City of La Center is meeting its duly established density targets.” Email response on 5/26/2009.



City of Battle Ground

City Hall • Community Development Department

109 S.W. 1st Street, Suite 127 • Battle Ground, WA 98604 • (360) 342-5047 • Fax (360) 342-5049

June 4, 2009

Oliver Orjiako
Community Planning Director
PO Box 9810
Vancouver, WA 98666

RE: 2009 Comprehensive Plan Monitoring Report

Dear Mr. Orjiako,

Thank you for granting the opportunity for the City of Battle Ground to comment on the latest plan monitoring report. The City has reviewed the report and offers a few points regarding the findings.

The City of Battle Ground has experienced a significant reduction in the number of building permits issued for single family dwelling units and townhouses as a result of the recession. For the year 2008 the city only issued 64 permits, which was 86 less than what was anticipated, thereby impacting the overall numbers. Despite the reduced volume of permits, the City is on target for the density projections set in the plan.

The City would like to point out that the report completed by the county contains three permits that skew the overall density calculation. Specifically, there were two permits issued by the county that are located within the Battle Ground Urban Growth Boundary that are on acre + sized lots. As such, these are large lots that were created outside of the city's control and contrary to what was planned for in the most recent comprehensive plan update. The same is true with the Camellia Estates subdivision now located inside the city limits, which is another large lot subdivision approved by the county prior to annexation into the city limits. While the city sees the need to track such numbers for growth, they should be kept separate from Battle Ground's density calculation.

To date, the City has 442 lots that are approved and shovel ready and another 1,272 preliminarily approved lots on the books. It is anticipated that a continued level of consistency for density build-out will remain as these lots are developed. Again, thank you for your consideration on this matter.

Regards,

A handwritten signature in black ink, appearing to read "Robert Maul".

Robert Maul
Community Development Director
City of Battle Ground



CITY OF CAMAS

616 Northeast Fourth Avenue
P.O. Box 1055
Camas, Washington 98607
PH: 360-834-6864 • F: 360-834-1535
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June 5, 2009

Clark County Community Planning
Oliver Orjiako, Community Planning Director
P.O. BOX 9810
VANCOUVER, WASHINGTON 98666-9810

RE: 2009 Plan Monitoring Report

Dear Mr. Orjiako:

The City of Camas has reviewed the Draft 2009 Plan Monitoring Report (Report) and provides the following comments for inclusion in the Monitoring Report:

The Report at page 4, provides: *"The Comprehensive Plan indicates the Buildable Lands Program, at a minimum should answer the following questions ... How much land was actually developed for residential use and at what density since the comprehensive plan was adopted or the last seven-year evaluation completed? Based on this and other relevant information, how much land would be needed for residential development during the remainder of the 20-year comprehensive planning period?"*

It is the City of Camas position that subdivisions, planned developments, condos and other developments are developed for residential use and commit and establish minimum densities.

The Report utilizes the County Buildable Lands model which relies solely on building permits for determining densities. This method relies in significant part upon lots created under a prior comprehensive plan, in fill, or created in the County and later annexed to the City. For example, the development of one house on a recently annexed 40 acre parcel, would result in the Report concluding the City is nowhere near meeting its density targets. The result is the Report is of little to no value in evaluating the effectiveness of current comprehensive plans, goals, and policies.

The City of Camas, in addressing density goals and policies under the adopted 2004 City of Camas Comprehensive Plan considered development in progress or completed at that time.

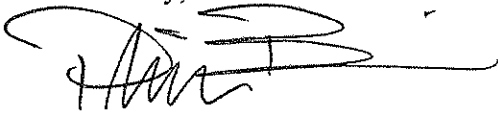
When a new target is set through a Comprehensive Plan, measuring the effectiveness of the plan must be based on implementation of that plan (eg. development approved under the plan). The

City has evaluated building permits issued in 2008 on lots or developments established under the 2004 City of Camas Comprehensive Plan. The results of this evaluation include the following:

- 15 single family dwellings were permitted on 2.02 acres with an average lot size of 5,878 square feet.
- Single family dwellings achieve a net density of 7.4 units per acres.
- 18 multi-family dwellings were permitted on 1.10 acres with an average density of 16.36 units per acre.
- The average net residential density for new dwellings was 10.57 units per acre.
- 54.5% of dwellings units were multi-family.
- 45.5% of dwellings were single family.

The above demonstrates the measures taken under the 2004 City of Camas Comprehensive Plan and annual review processes, are resulting in appropriate densities and mixes of housing consistent with the Growth Management Act.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Bourquin', with a large, stylized flourish above the name.

Phil Bourquin
Community development Director

attachments

Residential Summary

Reporting Period: 1/1/2008 - 12/31/2008

Jurisdiction	Single Family					Multi-Family							
	SFR	ADU	MOH	Acres	Net Density	MFR	DUP	MHP	Acres	Net Density	Average Density	% Multi-Family	% Single Family
Camas	15	0	0	2.02	7.4	18	0	0	1.10	16.36	10.57	54.5%	45.5%
Camas UGA	0	0	0	0.00	0.0	0	0	0	0.00	0.0	0.0	0.0%	100.0%
Sub Total	15	0	0	2.02	7.4	18	0	0	1.10	16.36	10.57	54.5%	45.5%

Lot Sq. Ft	Permit #	Fed ID	Date issued	Address	Tax parcel
6398	08-25084	101	02/12/08	3131 NW Grass Valley Dr	177663250
7517	08-25114	101	02/19/09	841 NW Sacajawea Pl	127147004
3975	08-25136	101	02/26/08	3231 NW Grass Valley Dr	177663280
4516	08-25138	101	02/26/08	4248 NW Grass Valley Ct	177663326
4695	08-25140	101	02/26/08	4241 NW Grass Valley Ct	177663310
4072	08-25142	101	02/26/08	3223 NW Grass Valley Dr	177663278
3895	08-25144	101	02/26/08	3321 NW Grass Valley Dr	177663288
7070	200800089	101	03/04/08	6110 NW Larkspur St	175933064
10052	200800055	101	04/01/08	3523 NW 24th Cr	125401014
6235	200800070	101	04/02/08	840 NW Sacajawea St	127147034
9944	200800085	101	05/30/08	1630 NW Valley St	127744012
7947	200800291	101	07/10/08	4349 NW 9th Av	127147002
3954	200800271	101	10/02/08	3329 NW Grass Valley Dr	177663290
3934	200800272	101	10/02/08	3335 NW Grass Valley Dr	177663292
3879	200800549	101	10/20/08	4215 NW Grass Valley Ct	177663318
88083	Divided by 15 lots = 5872.2				
3021	200800483	105	09/24/08	3227 NW 46th Av	177663162
2409	200800480	105	09/24/08	3211 NW 46th Av	124663156
4072	200800482	105	09/24/08	3223 NW 46th Av	177663278
3297	200800481	105	09/24/08	3215 NW 46th Av	124983042
2119	200800596	105	10/20/08	3108 NW 47th Dr	177663182
2512	200800595	105	10/20/08	3102 NW 47th Dr	177663184
3349	200800598	105	10/20/08	3044 NW 47th Dr	177663188
2494	200800594	105	10/20/08	3052 NW 47th Dr	177663186
2453	200800597	105	10/20/08	3120 NW 47th Dr	177663178
2459	200800593	105	10/20/08	3114 NW 47th Dr	177663180
2011	200800613	105	11/05/08	3137 NW 47th Av	177663042
2745	200800615	105	11/05/08	3201 NW 47th Av	177663044
2209	200800611	105	10/05/08	3131 NW 47th Dr	177663040
2491	200800610	105	11/05/08	3125 NW 47th Dr	177663038
3685	200800618	105	11/05/08	3225 NW 47th Dr	177663052
2467	200800612	105	11/05/08	3207 NW 47th Dr	177663046
2161	200800614	105	11/05/08	3213 NW 47th Dr	177663048
2008	200800617	105	11/05/08	3219 NW 47th Dr	177663050
47962	Divided by 18 lots = 2664.56				



P.O. Box 1995
 Vancouver, WA 98668-1995

www.ci.vancouver.wa.us

TO: Gary Albrecht and Oliver Orjiako, Clark County Community Planning
 FROM: Bryan Snodgrass, Vancouver Community Planning
 DATE: June 5, 2009
 SUBJECT: 2009 County Plan Monitoring Report

As requested, here are our comments on the draft 2009 Clark County Plan Monitoring Report. Thanks for the opportunity to comment, and for your hard work on the draft. Thanks especially for working with us on recent adjustments to the permit data. Next time we will examine the base data as it becomes available, before the draft report. Our main concern is how the information is summarized and described.

- Capacity Analysis, pages 9-12.
 To determine if land supplies are consistent with growth targets as required by GMA, we recommend that the capacity analysis in Tables 6-8 include all components of future growth capacity. None of Tables 6-8 include capacity for growth through redevelopment, and the commercial and employment tables don't appear to include capacity for public sector or home-based job growth. RCW 36.70A215(3)(b) and (c) also require that the analysis be "based on" the new development data, but the tables do not incorporate the report's new information on observed densities, infrastructure, critical lands, and redevelopment in their calculations.

Existing Table 6, even without any redevelopment, shows the VUGA can accommodate 83,348 persons, 12% more than its remaining growth target of 74,604 persons (376,226 – 301,422, from the revised Table 1 we received). Including redevelopment and other data from the report increases VUGA capacity to 116,785 persons, 40% more than needed to meet growth targets. If median observed single family densities are used instead of the mean to minimize data distortions (see discussion), then the overall VUGA capacity increases to 142,300 persons, almost twice as much as needed for growth:

Vancouver capacity based on County report development trends

	VBLM gross acres	Will Not Convert Acres	Infra-structure Acres	Develop-able Acres	Housing Units	Units per Acre	Housing Units including Redevelop-ment	Capacity in Population
City	1504	499	261	744	5619 (7139)	7.6 (9.6 <i>median</i>)	7754 (9852)	20082 (25515)
UGA	7734	2765	1292	3677	27111 (32674)	7.4 (8.9 <i>median</i>)	37413 (45091)	96900 (116785)
Total VUGA	9238	3264	1553	4421	32730 (39813)	7.4 (9.1 <i>median</i>)	45167 (54942)	116982 (142300)

26% infrastructure based on 2006-8 data in County report

38% redevelopment based on County report 1.9% 2008 finding, extrapolated over 20-year planning period.

Units per acre based on Vancouver data summarized herein, applied to SFR/MFR acreage split used in Table 6.

There may be other methods of calculation, but if the report is to include a capacity analysis, we believe it needs to be based on complete and updated information, and the observations and conclusions need to describe what the data are indicating. It appears that under any reasonable scenario the VUGA shows significantly more land than needed, even beyond the extra capacity added as market factor.

- Housing Densities, pages 8-9. Based on the most recent data scrubbing discussed, we show the following:

Average density of new Vancouver housing permitted in 2008

	City of Vancouver	Unincorporated VUGA	Total
Single Family	5.8 u/a, (220u/38 a) <i>median 8.6 u/a</i>	5.8 u/a, 360u/62.0a) <i>median 7.5 u/a</i>	5.8 u/a (580u/100a) <i>median 7.8 u/a</i>
Multi-family	12.3 u/a (236u/19.1 a)	20.1 u/a (103u/5.1a)	14.0 u/a (339u/24.2a)
Total	8.0 u/a (456u/57.1a)	6.9 u/a (463u/67.1a)	7.4 u/a (919u/124.6a)

These figures are close to the most recently updated versions of County report Table 5 dated May 29. The main difference appears to be that for density analyses such as this, we believe single family attached and zero lot line dwellings should be consistently classified under multi-family throughout the UGA, not just inside city limits. We have included the six ADUs and four mobile home permits that were previously in your data but not ours. We did not assign acreage to the six ADUs since no new land was developed. We'll continue to examine the permit data to try to identify any other sources of differences.

Our main recommendation regarding housing density is that the report should document and explain the skewing of single family density averages from a small number of large, pre-existing lots. 90% of Vancouver's 220 single family developments reported in 2008 are on lots less than 10,000 square feet, but 4 of the 220 developments occurred on long-standing existing lots of 35,000 square feet or more, including one on a 4.1 acre lot on the Columbia River. By themselves these 4 lots lower the citywide average from 7.4 to 5.8. We recommend the County report note these outliers, and explain their effects by including a median density alongside the mean (average) as we have here. Including a median figure can also help explain how gaps indicated between density goals and results in the unincorporated VUGA, or other areas, are not necessarily be inconsistencies requiring responses under RCW 36.70A.215. The current statements on page 29 that an improved economy will itself lead to higher densities are not intuitively clear, since one effect of an improved economy is likely to be that more apartment renters are able to afford homes, and more home buyers are able to afford larger lots.

- Three Creeks. Reference to a Three Creeks UGA in Tables 6-8, rather than as a special planning area within the VUGA, is inaccurate, and makes comparisons with other VUGA data more difficult.
- Critical Areas. It appears that there has been extensive development on critical lands, but Table 15 currently only reports the percentages of land that has been developed since 2004 that is also critical. In order to test the VBLM assumption, it should also include information on the percentage of land that was identified as critical and then developed. The resulting number should

then be multiplied or otherwise extrapolated to estimate to percentage of identified critical land that would develop over the full planning period. The conclusions section should be corrected accordingly, and the new information on the percentage of critical land that will develop be incorporated into the capacity analysis.

- Redevelopment. It appears that there has been far greater redevelopment than anticipated, but we recommend the results should be expressed in a manner that allows clearer comparison with planning assumptions. If redevelopment in 2008 accounted for 1.9% of projected total 20-year development, presumably the 1.9% should be multiplied by 20 to get 38%, or extrapolated through some other reasonable means. This should be compared with the final VBLM redevelopment assumption, including overrides.
- Reasonable Measures- Responses. Please insert the following response for Vancouver:

The City of Vancouver anticipates no additional measures pursuant to RCW 36.70A.215. The average density of new housing in the city meets the local goal of 8 units per acres on average, and exceeds it when a median measure is used to account for a small number of new homes on previously established oversize lots. The Vancouver UGA has significant excess capacity to accommodate adopted growth targets.

Again, thanks for your help with the report data. Let us know if you wish to discuss these comments, or other steps we can take to coordinate future analyses.