Clark County
20-Year Comprehensive Management Plan Review
2015-2035

2035 Employment Projection

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BOCC Hearing ~ April 1, 2014

Agenda

1. **Purpose of hearing**
2. **2016 Comp Plan overview**
3. **Employment forecast**
4. **Recommendation**

Purpose of hearing

- BOCC to approve employment forecast for 2016 comprehensive plan update

- Discussions to date (2014):
  - February 26 BOCC WS – Employment forecast
  - March 13 DEAB presentation
  - March 19 BOCC WS – VBLM focus on employment lands
  - March 19 Responsible Growth Forum presentation
  - March 20 Stakeholder meeting

2016 Comprehensive Plan update

- **GMA requirements: codified in RCW 36.70A**
  - **Legislative Findings**
  - **Public Participation**
  - **Mandatory Elements**
  - **Coordination & consistent with jurisdictions**
  - **Reviews and schedules**
  - **OFM Population Growth Projections**

- **Next update due by <u>June 30, 2016</u>**

2016 Comprehensive Plan Timeline

July-Dec. 2013

PRE-PLANNING

- ✓ GMA Overview
- ✓ VBLM Review
- ✓ Preliminary Scoping Timeline
- ✓ Public Participation Plan

January 2014—December 2015

DATA ANALYSIS

- Public Review & Comment
- ✓ Dept. of Commerce Checklist
- ✓ 20-year Population Range
- ✓ Countywide Planning Policies
- Regional Growth Trends & Allocation
- Planning Assumptions
- Buildable Lands Review
- Land Use Technical Report
- Housing Technical Report
- Capital Facilities Technical Report
- Transportation Technical Report
- Environmental Technical Report

PLAN DEVELOPMENT

- Public Review & Comment
- SEPA Analysis & Public Review
- Urban Growth Area Review
- Capital Facility Plan (CFP)
- County Capital Facility & Financial Plan (CFFP)
- VBLM Analysis
- Land Use Transportation Analysis Zone
- Regional Travel Demand Analysis
- Draft Comprehensive Plan Text

Jan-May 2016

ADOPTION

- Public Review & Comment
- Department of Commerce Review
- Planning Commission Hearings
- County Commissioner Hearings
- Issue Notice of Adoption

Clark County 20-year Employment Forecast

Clark County Approach:

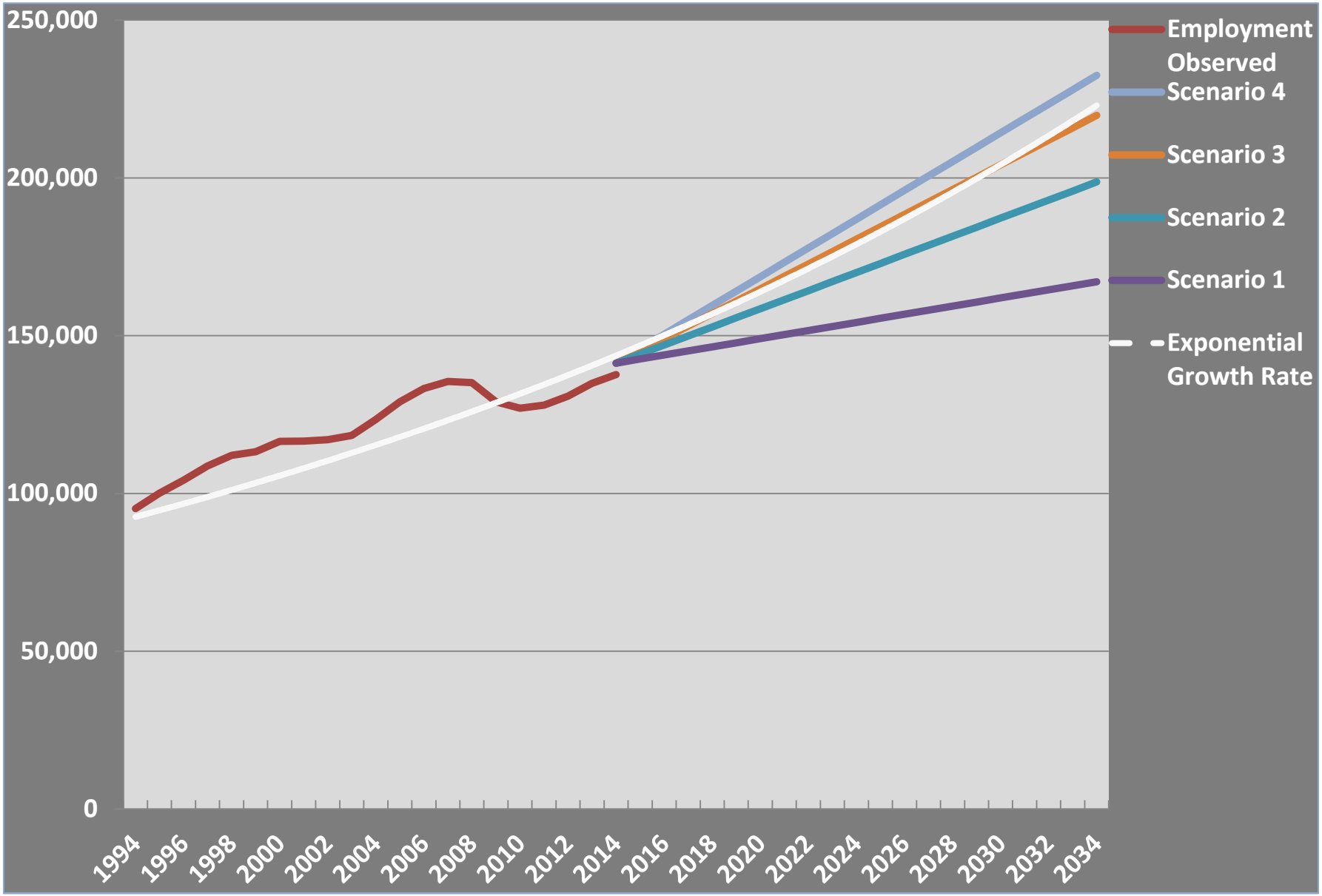
- Plan for job growth although not required under GMA – local policy decision
- The methodology used for employment growth in previous comprehensive plan processes include:
  - Washington State Employment Security Department's employment projections
  - Relationship to BOCC adopted Office of Financial Management Clark County 2035 population projection

Sample Targets for Job/Housing Ratio 2015-2035

Scenario	Jobs/Housing Ratio	Total Nonfarm Jobs	Net Cross-County Commuters	Net New Jobs	Net Acreage Needed
1	0.79	167,100	77,700	25,700	1,370
2	0.93	195,600	49,100	54,300	2,903
3	1.04	219,800	24,900	78,500	4,800
4	1.10	232,500	12,200	91,200	5,700

Source: WA State Employment Security Department

Clark County Employment Trends with Scenarios



Source: WA State Employment Security Department

Stakeholder feedback

1. Acknowledge that the county's historical trend needs to change - increase the number of jobs

2. Scenario 3 will increase the jobs per household ratio from 0.78 to above 1 and is a realistic goal

3. Scenario 4 may not be realistic - it would require capital facilities needs that are beyond the community's capacity to afford

4. Recognition that the BOCC needs to select employment number for planning purposes followed by collaboration on strategies to improve community's competitiveness

Recommendation

Based on Washington State Employment Security Department's forecast and stakeholder input, staff recommends scenario 3 at 78,500 new jobs.

Comprehensive Growth Management Plan review 2016
Thank you.
Comments and questions?