

A white house-shaped keychain and a set of keys are placed on a dark wooden surface. The house-shaped keychain has a door and a window. The keys are attached to a ring. The text is overlaid on the image.

Vacant Buildable Lands Model

Clark County Council Work Session

June 6, 2018





The affordable housing goal is expressly provided for in the legislation as one of the 13 primary goals of the GMA: "(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types) and encourage preservation of existing housing stock." RCW 36.70A.020.





Affordable Housing & The GMA

"Affordable housing" means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. WAC 365-196-210(4)



Senate Bill 5254 - July 6, 2018

"Ensuring adequacy of buildable lands and zoning in urban growth areas and providing funding for low-income housing and homelessness programs."



RCW 36.70A.215

(1)(b) Identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of this chapter. Reasonable measures are those actions necessary to reduce the differences between growth and development assumptions and targets contained in the countywide planning policies and the county and city comprehensive plans with actual development patterns.



RCW 36.70A.215

(2) The review and evaluation program shall:

(d) Develop reasonable measures to use in reducing the differences between growth and development assumptions and targets contained in the countywide planning policies and county and city comprehensive plans, with the actual development patterns.



RCW 36.70A.215

(3) At a minimum, the evaluation component of the program required by subsection (1) of this section shall:

(a) Determine whether there is sufficient suitable land to accommodate the countywide population projection established for the county pursuant to RCW 43.62.035 and the subsequent population allocations within the county and between the county and its cities and the requirements of RCW 36.70A.110. The zoned capacity of land alone is not a sufficient standard to deem land suitable for development or redevelopment within the twenty-year planning period;



RCW 36.70A.215

(b) An evaluation and identification of land suitable for development or redevelopment shall include:

(i) A review and evaluation of the land use designation and zoning/development regulations; environmental regulations (such as tree retention, stormwater, or critical area regulations) impacting development; and other regulations that could prevent assigned densities from being achieved; infrastructure gaps (including but not limited to transportation, water, sewer, and stormwater);



RCW 36.70A.215

(ii) Use of a reasonable land market supply factor when evaluating land suitable to accommodate new development or redevelopment of land for residential development and employment activities. The reasonable market supply factor identifies reductions in the amount of land suitable for development and redevelopment.



RCW 36.70A.215

(ii) Use of a reasonable land market supply factor when evaluating land suitable to accommodate new development or redevelopment of land for residential development and employment activities. The reasonable market supply factor identifies reductions in the amount of land suitable for development and redevelopment.



RCW 36.70A.215

(c) Provide an analysis of county and/or city development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans when growth targets and assumptions are not being achieved. It is not appropriate to make a finding that assumed growth contained in the countywide planning policies and the county or city comprehensive plan will occur at the end of the current comprehensive planning twenty-year planning cycle without rationale;



Solutions

Develop Reasonable Land Market Supply Factor

Population Projections (Growth Rate)

Housing Price Factor (Affordability Floor by Capacity)

Accurate Infrastructure Percentage





Solutions

Develop Reasonable Land Market Supply Factor



Solutions

Population Projections (Growth Rate)

VBLM Adopted 1.12%

US Census Bureau Recent 1.7%

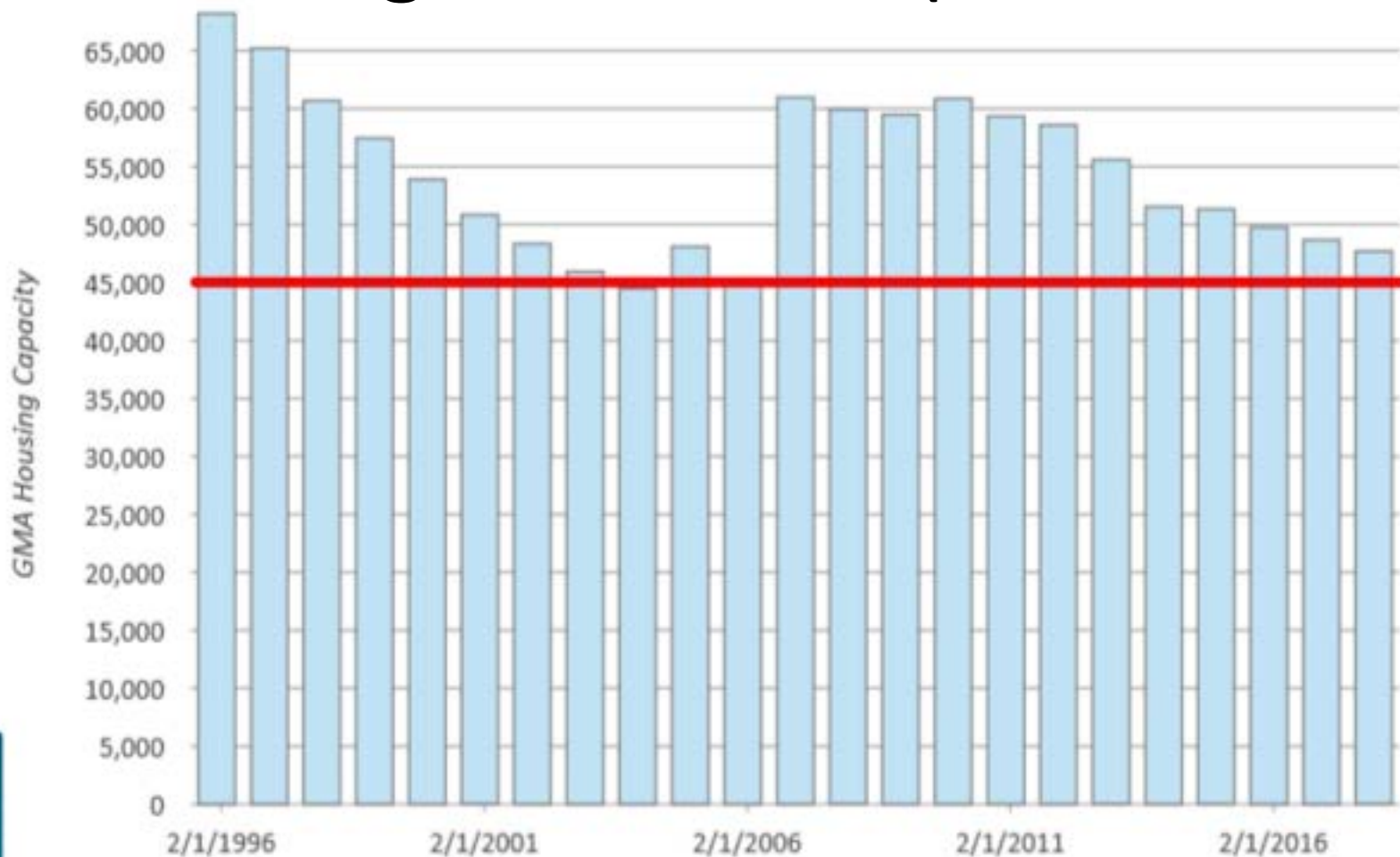
BIA/RGF 2016 Study 2.0%





Solutions

Housing Price Factor(Affordability)





Solutions

Accurate Infrastructure Percentage

Deduction rate is 27.7% for residential, 25% for Commercial and Industrial.

This rate has not changed with updated stormwater ordinances.

32-35% is likely a more accurate range for the assumed Infrastructure Percent Deduction.





Solutions

Address Affordability Burdens (General)

Permitting Lag

Adds Cost (Labor & Supply Costs Rise Mid-Project)

Park Impact Fees

Land Values Used In Calculation (Above Actual Market Rate)

School Impact Fees

Land Values Used In Calculation (Above Actual Market Rate)



Questions?