



# Camas Housing Action Plan

CITY COUNCIL WORK SESSION: JUNE 7, 2021

# WHAT IS A HOUSING ACTION PLAN?

A Housing Action Plan encourages:

- Greater variety of housing types
- Availability of housing affordable to all incomes
- Preservation of existing housing stock



Washington State  
Department of  
**Commerce**



# TIMELINE

## Public Project Kickoff

- August 2020

## Community Engagement and Existing Conditions Review

- August 2020 - November 2020

## Action Plan Development

- December 2020 - January 2021

## Action Plan Presentation and Refinement

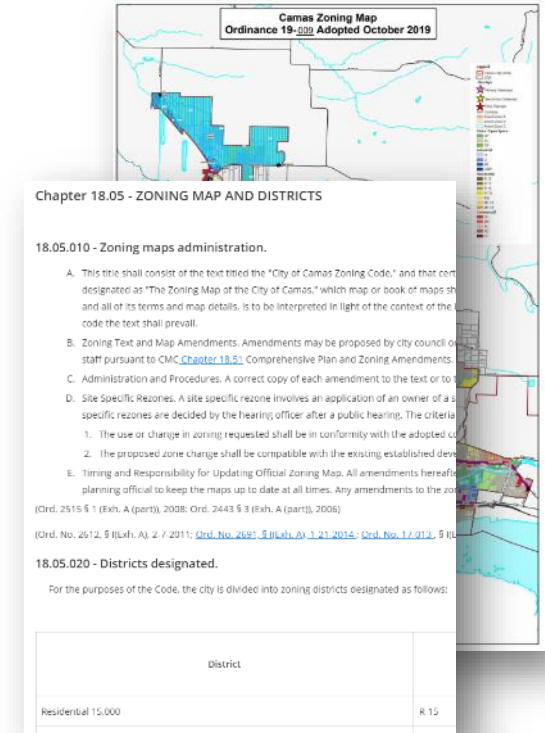
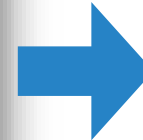
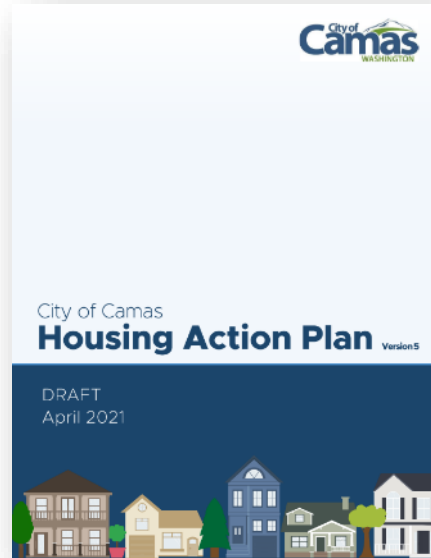
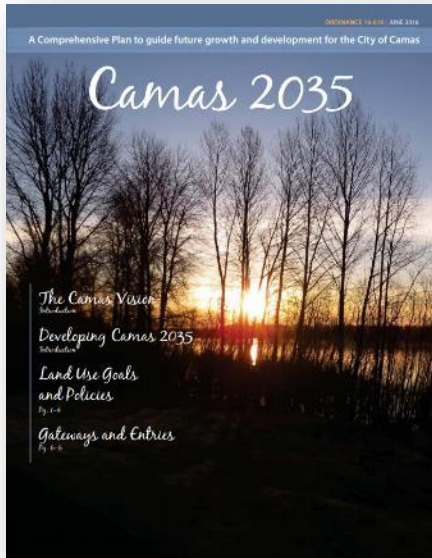
- Review and feedback from City and public stakeholders
- February - March 2021

## Housing Action Plan Finalization and Adoption

- Draft Housing Action Plan (HAP) prepared
- Adoption by City Council in July 2021



# PLANNING PROCESS OVERVIEW



The HAP develops strategies that respond to Comprehensive Plan goals

City staff will develop detailed policies & regulations based on general strategies from the HAP

# COMMUNITY ENGAGEMENT

Our lives, our families, and our incomes come in all shapes and sizes, and so do our housing needs.

# GETTING THE WORD OUT

Take the housing survey and view the public meetings at:  
[letstalkcamashousing.us](http://letstalkcamashousing.us)

**Project Phases**

- Public Project Kickoff August 2020
- Community Engagement & Existing Conditions Review **CURRENT** August through October 2020
- Action Plan Development October through December 2020
- Draft Plan Presentation and Refinement January through February 2021
- Housing Action Plan Adoption By June 2021

City of Camas Planning Division  
656 NE 4th Avenue  
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[www.letstalkcamashousing.us](http://www.letstalkcamashousing.us)  
P: 360.513.2729



### What is the Housing Action Plan?

The City of Camas is creating a Housing Action Plan to support more affordability, and access to opportunity for people of all incomes. This plan will help the community achieve a greater variety of housing types and meet the needs and desires of individuals and families.

### The Housing Action Plan will:

- Rely on thorough data and an inclusive public participation process to identify current and future housing needs.
- Assess existing housing resources and policies and identify ways to improve them.
- Outline specific strategies the City of Camas plans to take to meet housing needs over the next ten years and beyond.
- Further the city's comprehensive plan housing goals and be adopted by the City Council.

The Camas Housing Action Plan is being funded through a grant from the State Department of Commerce.

This is not a construction project, rather it will result in an inclusive policy and regulations for housing.

## LET'S TALK CAMAS HOUSING!

The City of Camas is developing a plan that will shape housing in the city over the next ten years and beyond.

Input from people living and working in Camas is very important to the Housing Action Plan.

Learn more and share your thoughts at [LetsTalkCamasHousing.us](http://LetsTalkCamasHousing.us)



Anyone with questions about the project or in need of assistance or other accommodations to participate, contact Fox, Camas Senior Planner at 360-513-2729 or [fox@camas.wa.gov](mailto:fox@camas.wa.gov)

City of Camas  
Home About Meetings City of Camas Website  
Sign In Register

# LET'S TALK CAMAS HOUSING!

Welcome to the Let's Talk Camas Housing site!  
As the City of Camas embarks on development of a Housing Action Plan, we'll use this site to gather input from community members and keep everyone up-to-date on the plan's progress. Register to join the site to share your thoughts or get updates on the project. We look forward to hearing from you!

**REGISTER**  
to share your thoughts!

**Key Dates**

- September 16, 2020 at 6 PM  
Housing Action Plan Community Meeting #1
- September 17, 2020 at 12 Noon  
Housing Action Plan Community Meeting #2

**Project Phases**

- Public Project Kickoff **CURRENT**

### POST-RECORD

## Camas explores housing affordability, diversity

Majority of new homes in Camas are bigger, more expensive; public weighs in on city's future housing needs

By Kelly Moyer (@authorkmoyer) | September 24, 2020 9:24 am | [comments \(https://www.camaspstrecord.com/news/2020/sep/24/camas-explores-housing-affordability-diversity/\)](https://www.camaspstrecord.com/news/2020/sep/24/camas-explores-housing-affordability-diversity/)



## Share your ideas!

# CAMAS HOUSING PLAN SURVEY

[www.LetsTalkCamasHousing.us](http://www.LetsTalkCamasHousing.us)

Now to Oct 30



# PUBLIC ENGAGEMENT ACTIVITIES

## Project Website

- [www.letstalkcamashousing.us](http://www.letstalkcamashousing.us)
- 2,300 site visits by 1,500 visitors

## Survey

- Available online from August through October
- 307 responses

## Focus Groups and Interviews

- Conducted via Zoom in September, October, and March
- Invitations sent to targeted stakeholders
- 29 participants

## Open Houses

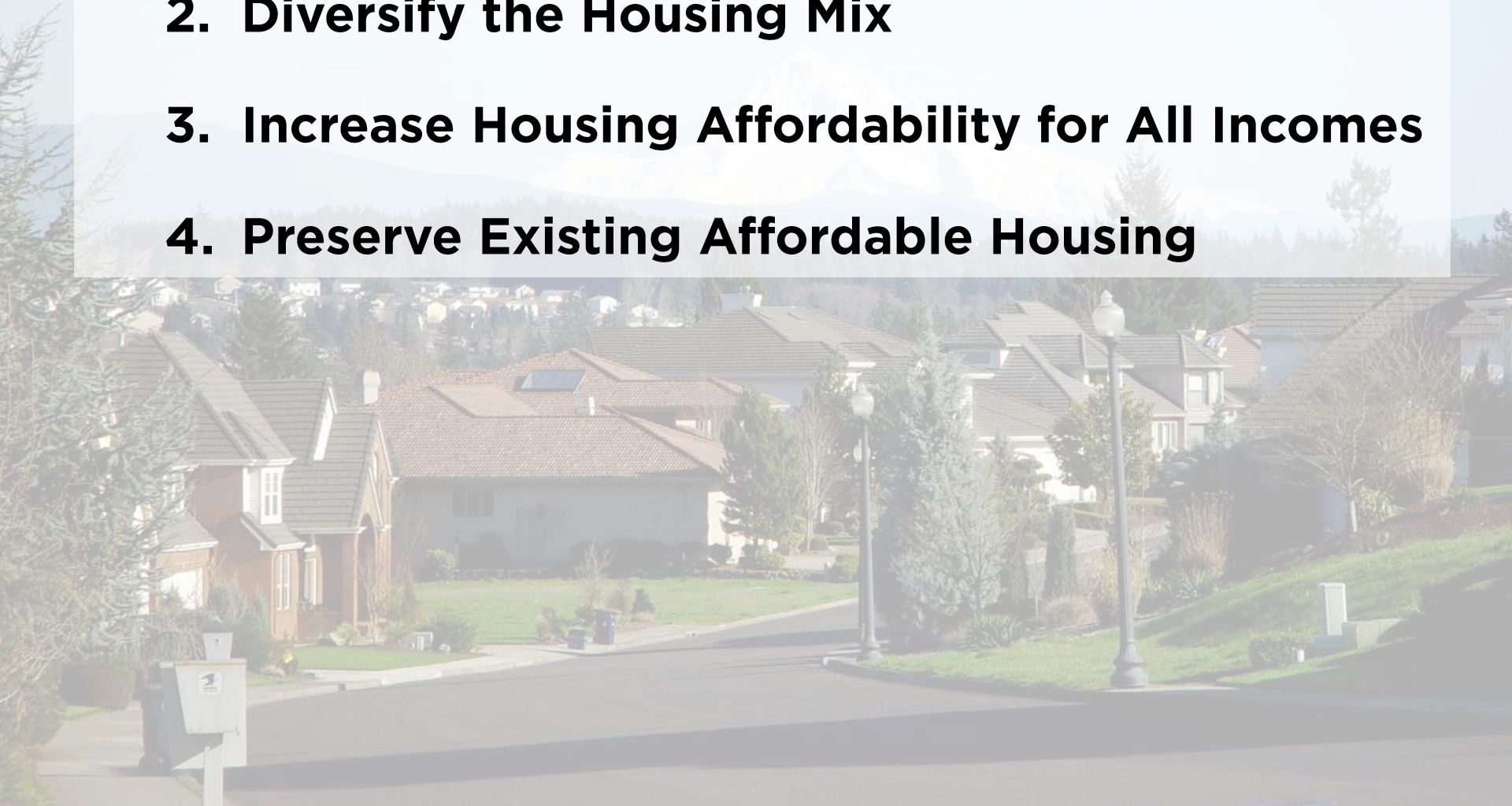
- Conducted via Zoom in September and March
- Open to the public
- 25 participants

# HOUSING STRATEGIES



# GOALS

- 1. Develop Housing to Accommodate Growth**
- 2. Diversify the Housing Mix**
- 3. Increase Housing Affordability for All Incomes**
- 4. Preserve Existing Affordable Housing**



# Strategy 1: Expand Housing Opportunity in Mixed-Use and Commercial Districts

- Allow attached single-family residential (triplex, quad, rowhouses) in Downtown Commercial and Mixed-Use districts
- Allow residential without ground floor commercial on side streets



## Rowhouses

(from Sightline Missing Middle Homes Photo Library,  
[https://www.flickr.com/people/sightline\\_middle\\_housing/](https://www.flickr.com/people/sightline_middle_housing/))

# Strategy 2: Consider Making Targeted Rezones During Comprehensive Plan Updates

- Focus on strategic locations (urban nodes, vacant land, undeveloped/underdeveloped areas, etc.)

Table 28: Minimum and Maximum Densities and Residential Land in Camas's Residential Zoning Districts

ZONING DISTRICT	CURRENT DENSITY		RESIDENTIAL LAND	
	MIN	MAX	ACRES	% OF TOTAL
R-15	2-3 u/a*	2.9 u/a	716.3	15%
R-12	3-4 u/a*	3.6 u/a	925.4	19%
R-10	4-5 u/a*	4.3 u/a	989.3	20%
R-7.5	5-6 u/a*	5.8 u/a	1,534.3	31%
R-6	6-7 u/a*	7.2 u/a	191.1	4%
MF-18	6 u/a	18 u/a	312.2	6%
MF-10	6 u/a	10 u/a	245.9	5%
MF-C	6 u/a	24 u/a	0.0	0%

\* In these zones, minimum density is not mandatory. Maximum density is mandatory in all zones. The current requirement is to achieve an **average** lot size for the new development.



# Strategy 3: Diversify Allowed Housing Types and Update Related Lot and Dimensional Standards

- Allow cottage, duplex, and townhomes in all residential zones
- Further analysis of this strategy would focus on vacant land and/or infill lots
- Update standards to reflect housing types



Cottage Cluster in Kirkland, WA (R)

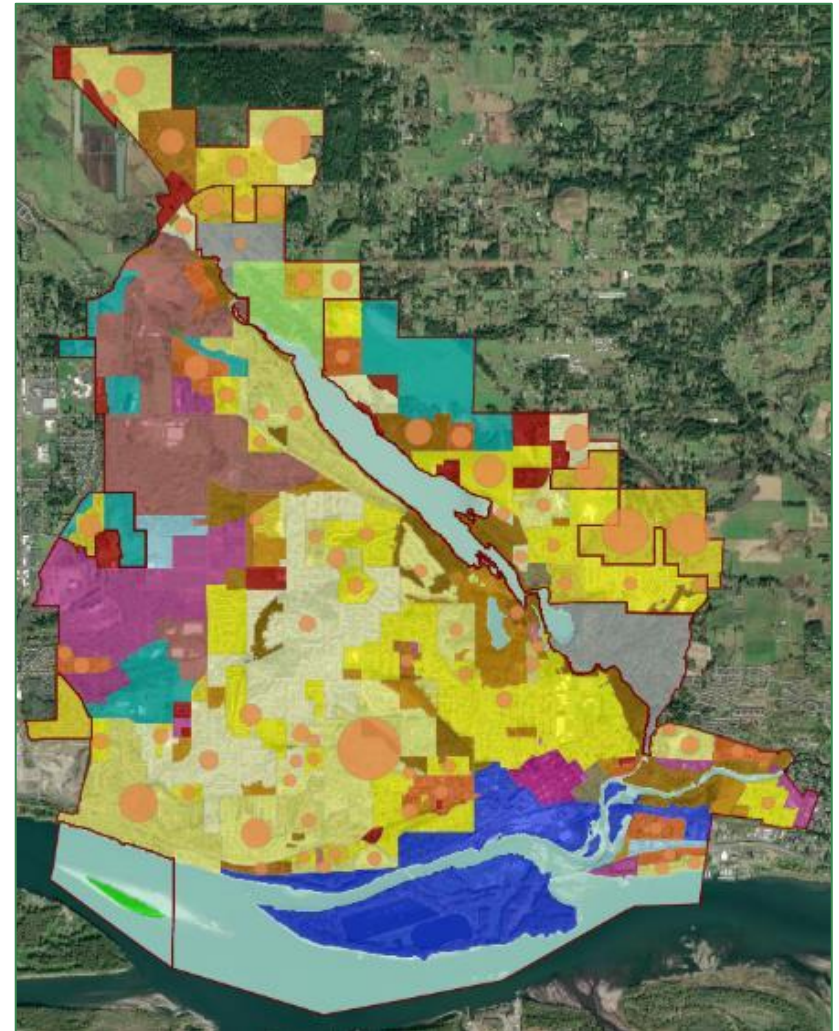
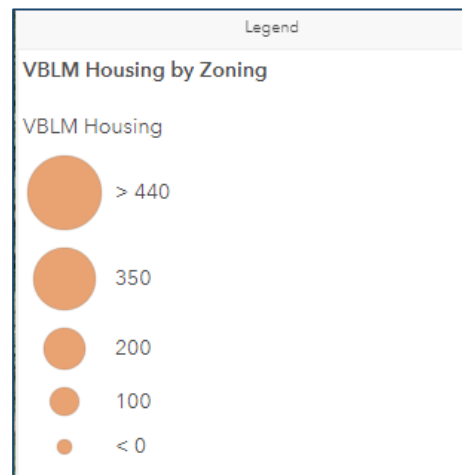


Duplex and Triplex Housing

(from Sightline Missing Middle Homes Photo Library, [https://www.flickr.com/people/sightline\\_middle\\_housing/](https://www.flickr.com/people/sightline_middle_housing/))

# Strategy 4: Focus on Key Areas with Residential Development/Redevelopment Potential. Expand Mixed-Use Areas in the City.

- Evaluate and plan/zone key residential areas to achieve desired mix of housing types



# Strategies 5-6: Communicating Housing as a Priority

- Strategy 5: Continue community conversations around housing and housing for all
- Strategy 6: Communicate housing resources and opportunities

Housing Websites from Tigard, Oregon; Pierce County, Washington; and Redmond, Washington



A screenshot of the City of Tigard, Oregon website. The header includes the city name and navigation links like "City Hall", "Community", "Business | Codes", "Police", "Library", and "Help Me...". The main content area is titled "COMMUNITY PLANNING Affordable Housing" and features a video player for "The Fields Apartments in Tigard - Ribbon Cutting...". Below the video, there are two "Staff Contact" sections. The first is for Scheyler Warren, Associate Planner, with contact info: 503-718-2437, scheyler@tigard-or.gov. The second is for Soen Farrelly, Redevelopment Project Manager, with contact info: 503-718-2429, sae@tigard-or.gov. A third "Staff Contact" section is for Agnes Linder, SDC Exemption, with contact info: 503-718-2429, agnes@tigard-or.gov. A "What's New?" section at the bottom mentions "Affordable housing for families and systems change to reward construction on a new building funded by Metro's Affordable Housing Bond will be completed in fall 2021."

A screenshot of the "Housing Assistance and Programs" page from Pierce County, Washington. The page has a header with "Home | Government | Departments (1-7) | Human Services | Housing Assistance and Programs". The main heading is "Housing Assistance and Programs". A prominent "COVID-19" section states: "Human Services offices are closed until further notice. We are offering alternative service options in response to growing community concerns. Help for people impacted by COVID-19." Below this, there are two boxes: "Rental Assistance" with the text "Landlords can now pre-register and tenants can apply online. [click here.](#)" and "Mortgage Assistance" with the text "Homeowners in need of support should contact the Washington State Foreclosure Prevention hotline at 1-877-964-4663."

A screenshot of the Redmond, Washington website. The header includes "I WANT TO...", "COMMUNITY", "BUSINESS", and "GOVERNMENT". The main content area is titled "AFFORDABILITY" and features a large image of a modern building. Below the image, there is a "Definition" section: "A home is considered affordable when the total housing costs do not exceed more than 30% of the household income. For rental units, this would include rent and utilities. For ownership units, this would include the total cost including mortgage, insurance, and homeowners dues, if any." A "CONTACT US" section lists Ian Lefcours, Planner, Long Range Planning, with contact info: Email: Ian.Lefcours@redmond.gov, Phone: 425-558-2436. A "Resources" section is also visible.



# Strategy 7: Build Partnerships to Develop and Preserve Affordable Housing for Individuals, Families, and Seniors. Explore Expansion of the MFTE Program.

- Build connections with affordable housing developers to identify opportunities in Camas
  - Housing for families
  - Housing for senior
- Communicate Camas policies and incentives to interested developers

The screenshot shows the Washington State Housing Finance Commission website. The header includes the logo and tagline "Opening doors to a better life", along with navigation links for HOME, SITE MAP, SEARCH, and CONTACT, and social media icons for Twitter and Facebook. A blue navigation bar contains the following categories: HOMEOWNERSHIP, MULTIFAMILY, BEYOND HOUSING, COMPLIANCE, and INVESTORS. The main content area is titled "9% Housing Credit" and contains the following text:

*The Commission's 9% Low-Income Housing Tax Credit Program (LIHTC) allocates federal income tax credit to developers to encourage the construction and rehabilitation of affordable multifamily housing. Housing credit in the 9% Program is allocated through an annual competitive process in which projects are evaluated and scored according to the Commission's established criteria.*

**\*Notice: Regulatory Relief for Developers Using the Housing Tax Credit**

The Commission is committed to helping affordable-housing developments stay on track in the face of economic and regulatory uncertainty. To that end, we intend to make use of our newly granted authority to extend certain deadlines.

We will grant extensions **on a case-by-case basis**. If you need additional time to meet the 10% test required by Section 42(h)(1)(E)(ii) and/or the Placed in Service deadline required by Section 42(h)(1)(E)(i), please contact Bob Peterson via email.

*Helpful resource:* This chart from NCSHA provides a comprehensive list of current IRS guidelines, as well as regulatory relief sought by national advocates.

On the right side of the page, there is a "TAX CREDITS" section with a list of links:

- 9% HOUSING CREDIT
  - News and Highlights
  - Allocation Lists
  - Application Materials
  - Placed-In-Service
  - Evergreen Sustainable Development Standard
  - Resources

Below the list is a link: "Want to be added to our mailing list?". There is also a photograph of a woman holding a child in front of a house.

# Strategy 8: Explore Funding Source and Cost Reduction Options for Affordable Housing

- Track and capitalize on options for lowering the cost of housing for all incomes
- Explore possibility of restructuring impact fees based on home size

# NEXT STEPS FOR THE HAP

- Schedule Public Hearing for plan adoption
- Implementation of the HAP
  - Incorporate HAP into Planning Dept work plan
  - City staff refine strategies and add detail
  - Staff bring forward policies and regulations for approval by Planning Commission and City Council at public meetings