



Camas Housing Action Plan City Council Update

DECEMBER 2020

WHAT IS A HOUSING ACTION PLAN?

A Housing Action Plan encourages **housing diversity, affordability,** and **access to opportunity** for people of all incomes.

The **Camas Housing Action Plan** will:

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

Funded through a grant from the WA State Dept. of Commerce.

OUR HOUSING ACTION PLAN PROCESS

Project Phases

-  **Public Project Kickoff**
August 2020
-  **Community Engagement & Existing Conditions Review**
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

GETTING THE WORD OUT

Take the housing survey and view the public meetings at: 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

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Let's Talk Housing!



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 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 plan that guides the city's policies and regulations for housing.

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**

Community Meetings




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.

City of Camas WASHINGTON

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




Anyone with questions about the project or in need of assistance or other accommodations to participate, please contact Fox, Camas Senior Planner at 360-513-2729 or fox@cityofcamas.us

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 (@author:kmoeyer) | 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/)



https://www.camaspstrecord.com/wp-content/uploads/2020/09/0924_soc_Housing_ClarifcationsConstructionFebruary.jpg

Share your ideas!

CAMAS HOUSING PLAN SURVEY

www.LetsTalkCamasHousing.us

Now to Oct 30

City of Camas WASHINGTON

PUBLIC ENGAGEMENT ACTIVITIES

Open Houses

- Conducted via Zoom in September
- Open to the public
- 17 participants

Focus Groups and Interviews

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

Survey

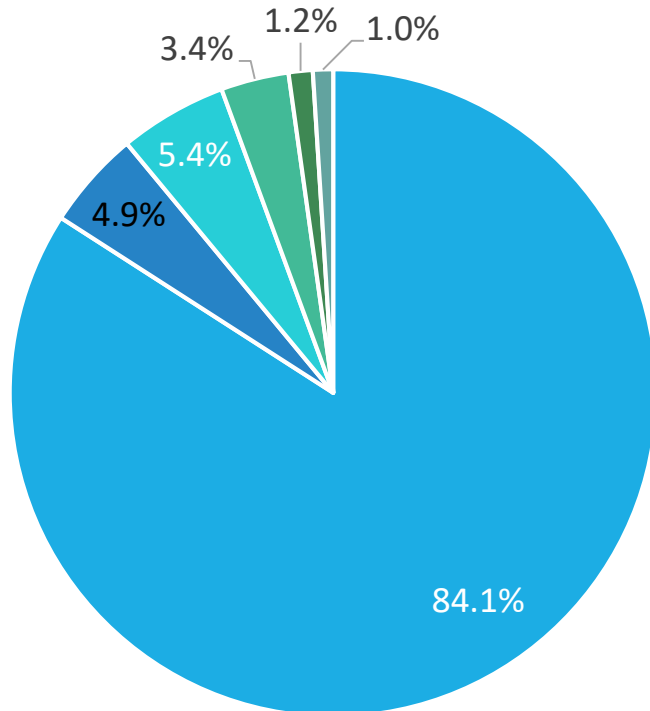
- Available online from August through October
- 307 responses

Project Website

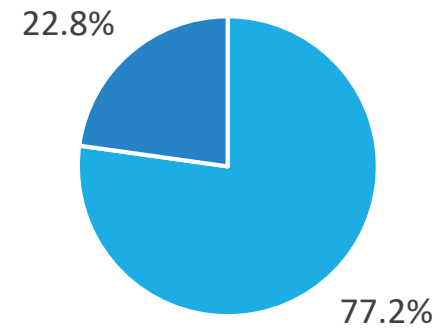
- www.letstalkcamashousing.us
- 1,200 site visits by 770 visitors

CAMAS HOUSING CHARACTERISTICS

Residential Structure Type



Total Occupied Housing Units: 7,972



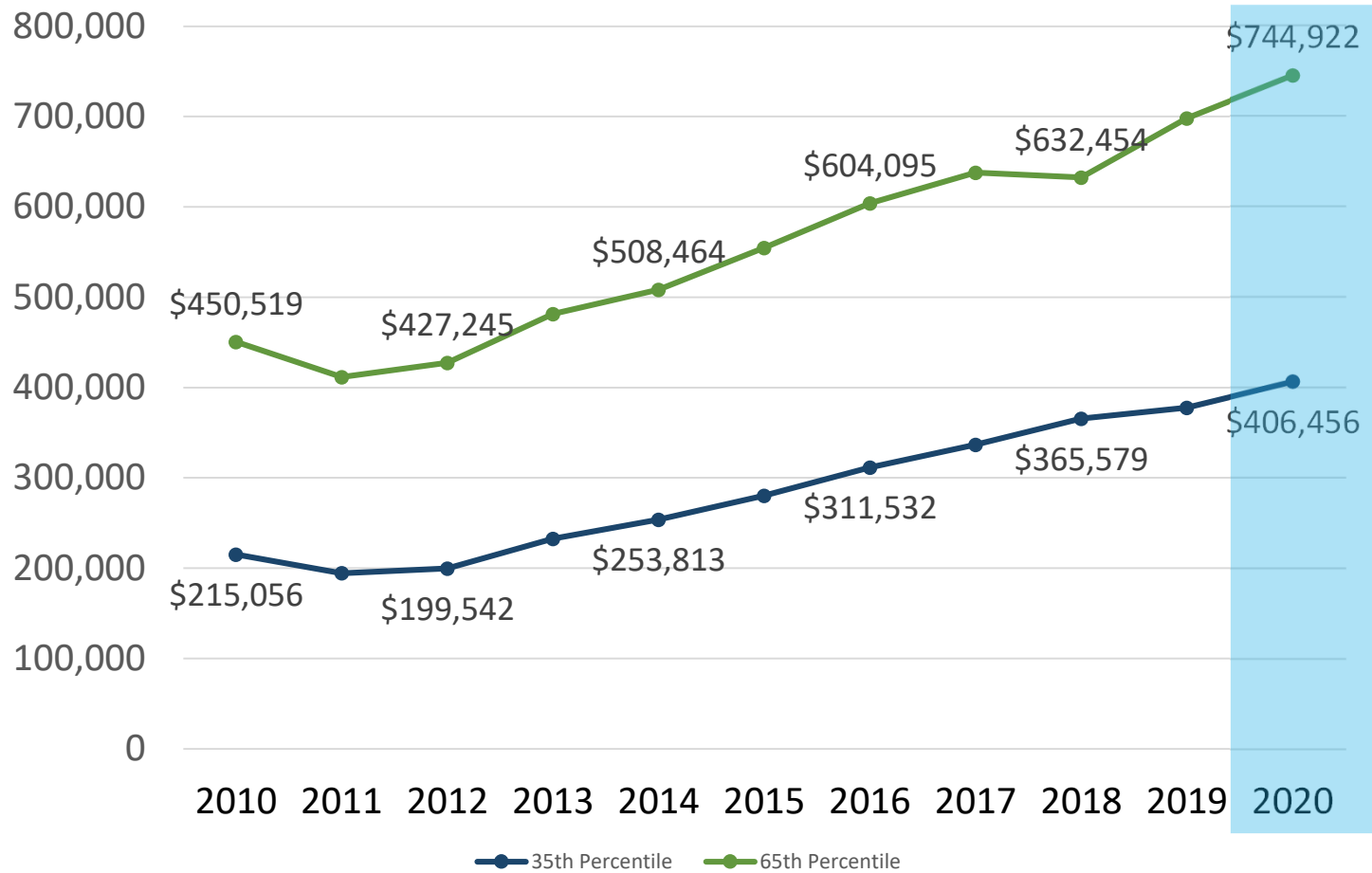
■ Owner-occupied ■ Renter-occupied

- 1-unit, detached ■ 1-unit, attached ■ 2-4 units
- 5-19 units ■ 20+ units ■ Other

Source: American Community Survey, 2014-2018 Estimates

CAMAS HOUSING COSTS

Camas Home Values, 2010 to 2020



Source: Zillow. "Zillow Home Value Index - Bottom and Top Tier Time Series, 2010 – 2020."

ENGAGEMENT TOPIC: AFFORDABILITY

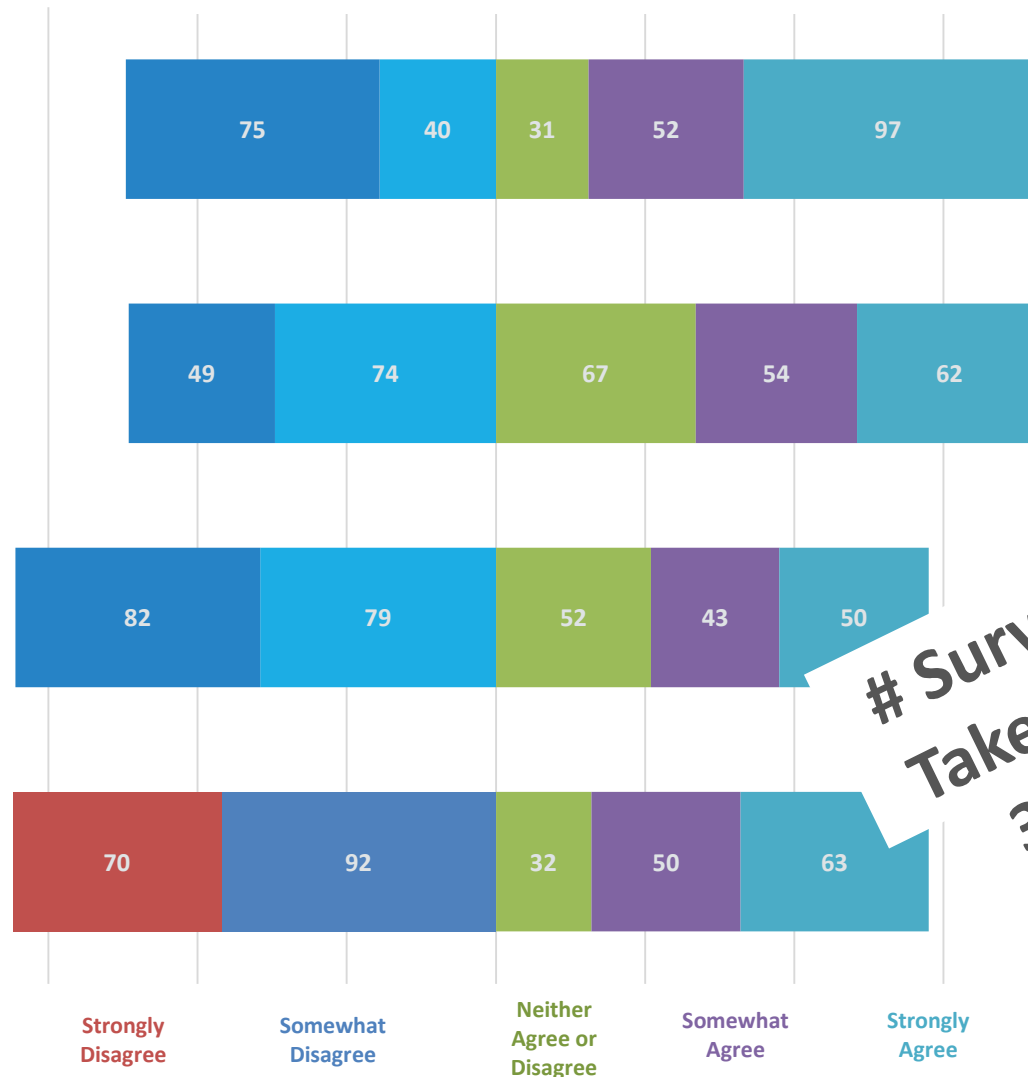
Number of Survey Takers that Agree or Disagree

Lack of affordable housing is a **serious issue** in Camas.

People who **work** in Camas can afford **housing** in Camas.

Seniors can find **appropriate & affordable** housing in Camas.

Young families can find **appropriate & affordable** housing in Camas.

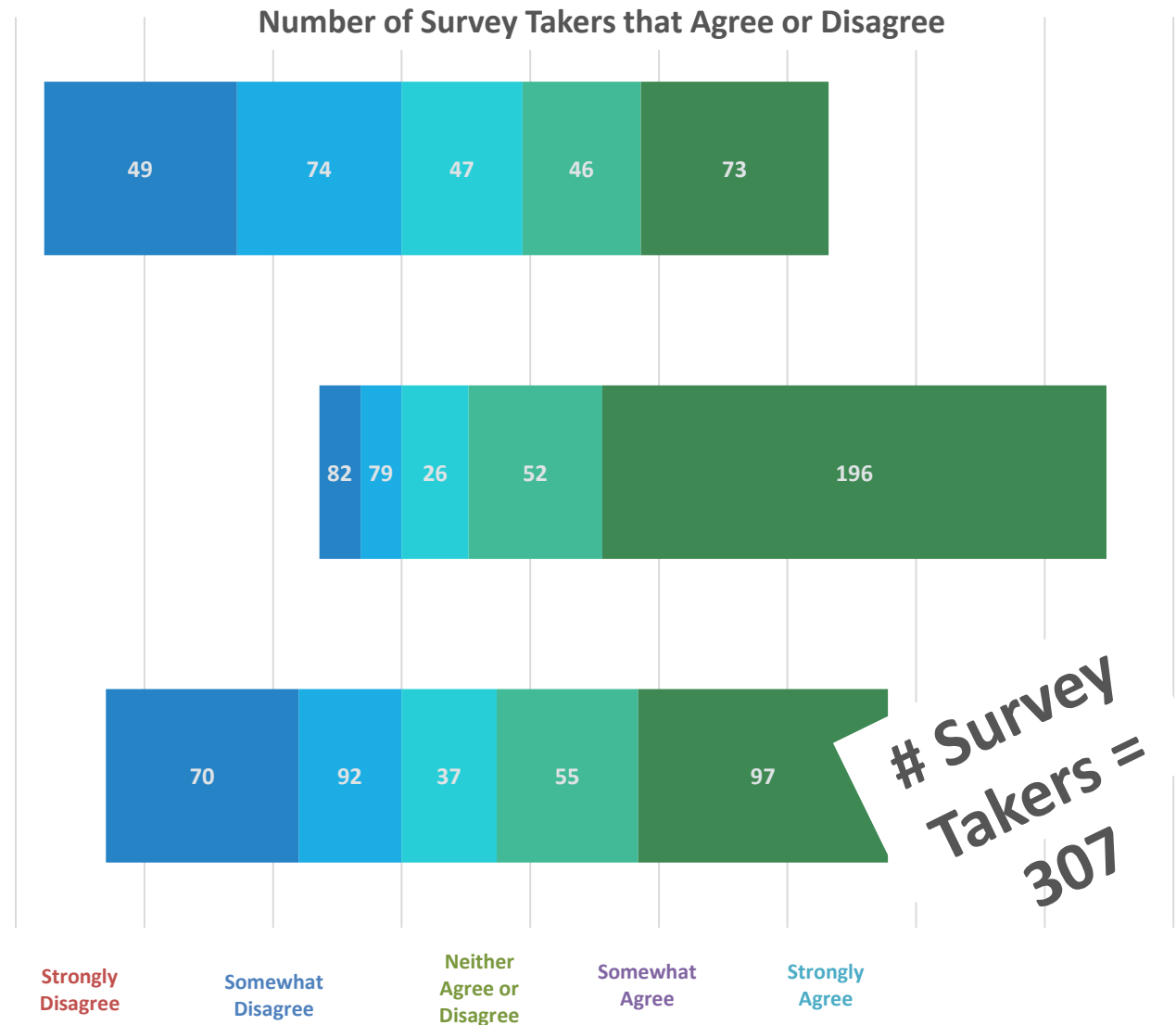


ENGAGEMENT TOPIC: HOUSING DEVELOPMENT

There is enough housing at appropriate sizes and costs to meet the needs of our residents for the next 20 years.

Camas should be **cautious** about any new residential development activity to **preserve the character** of the community.

Camas needs a **greater variety** in terms of housing **types** and \$\$



ENGAGEMENT TOPIC: HOUSING TYPES

What housing types are most needed in Camas?

Starter Homes

“As kids move out, they often cannot return as adults because they cannot afford Camas.”

“Potential needs are housing for kids coming back after school and family retiring here.”



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What housing types are most needed in Camas?

Apartments & Condos

“Part of a vital downtown is going to be more residential units, apartments, or condos on those blocks.”

“Camas is getting more expensive. Multifamily units are \$100k/unit up north and \$150k/unit here. Unfortunately, it is going to push people out.”



Accessory Dwelling Units “ADUs”

“ADUs, cluster homes could help meet need.”

“From a real estate perspective, 99% of clients coming to Camas are families. Some ask for an ADU to bring a parent. Some go ‘out in country’ or out of Camas if that is a priority.”

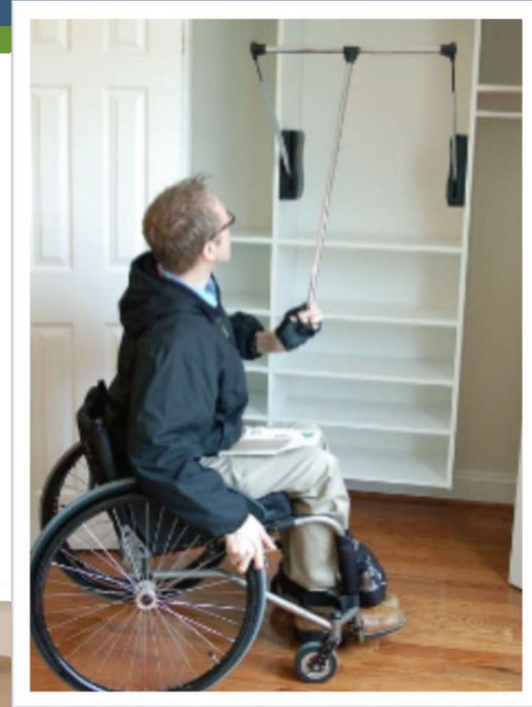


What housing types are most needed in Camas?

Accessible & Senior Housing

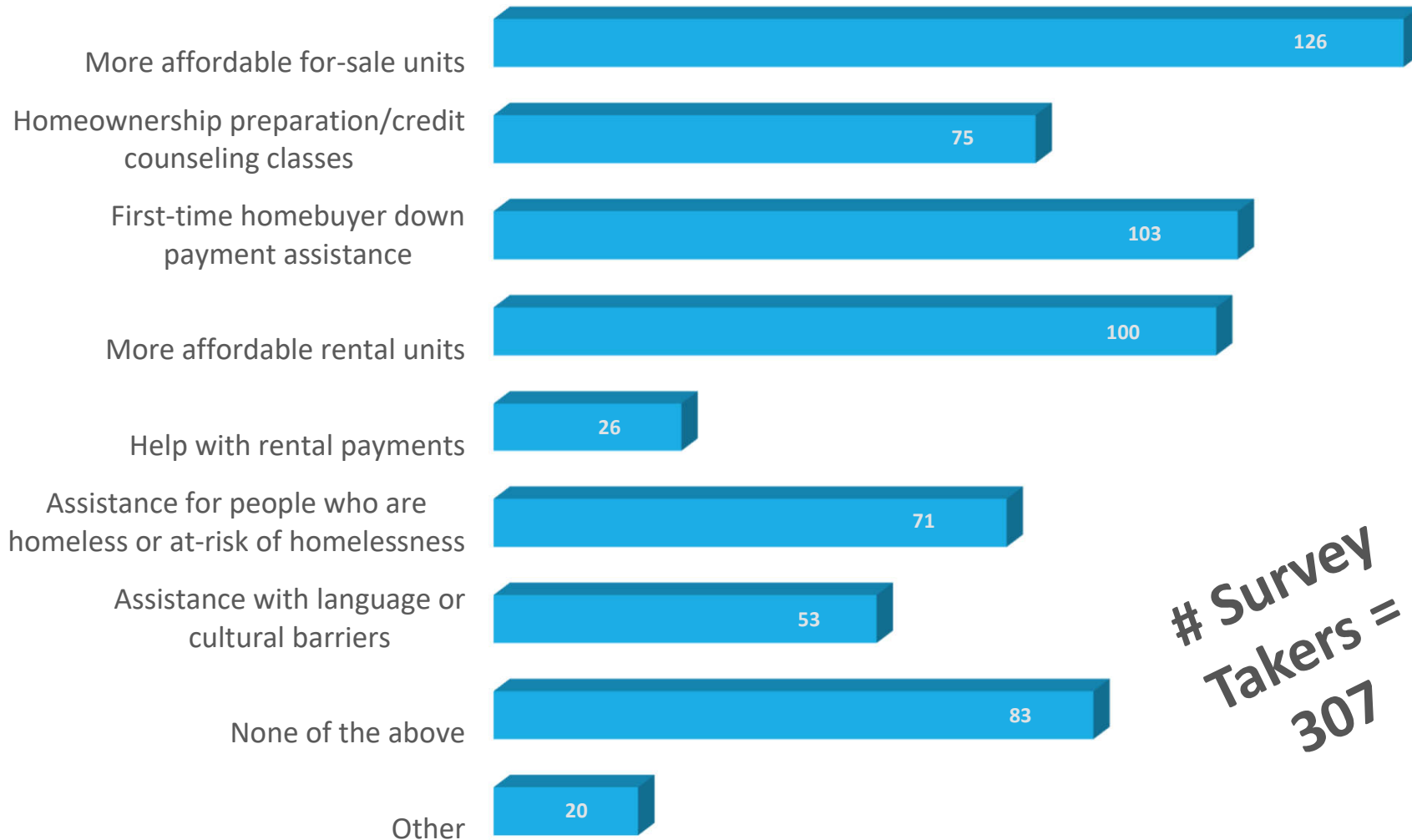
“Retirees or older population needs ‘accessible’ housing – e.g., no stairs.”

“For the elderly, we do not have much. No communities serving seniors.”



ENGAGEMENT TOPIC: HOUSING ASSISTANCE

What types of assistance may be helpful to address housing affordability needs in Camas?



Survey Takers = 307

WHAT'S NEXT?

Action Plan Development

- Recommendations based on community input and data analysis
- December 2020 – January 2021

Action Plan Presentation and Refinement

- Review and feedback from City and public stakeholders
- Early 2021

Housing Action Plan Finalization and Adoption

- Final Housing Action Plan (HAP) prepared
- Adoption by City Council by June 2021