

EXHIBIT A

# CAMAS HOUSING ACTION PLAN

RESOLUTION No. 21-006

City of Camas  
**Housing Action Plan**

FINAL REPORT  
June 2021



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## Prepared by

Mosaic Community Planning, LLC and  
Marketek, Inc.

## For

City of Camas  
616 NE Fourth Avenue  
Camas, WA 98607





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# Chapter 1: **Introduction**



The City of Camas created this Housing Action Plan (HAP) to encourage housing diversity, affordability, and access to opportunity for people of all incomes. The goal of the plan is to help the community achieve a greater variety of housing types and costs to better meet the needs and desires of individuals and families.

Additional objectives of the Plan include:

- ❖ Relying on thorough data and an inclusive public participation process to understand current and future housing needs.
- ❖ Assessing existing housing resources and policies and identify ways to build on or improve them.
- ❖ Outlining strategies the City of Camas plans to take to meet the community's housing needs over the next ten years and beyond.
- ❖ Furthering the city's Comprehensive Plan housing goals and be adopted by City Council.

Camas received a grant to support this project from the Washington State Department of Commerce under the Urban Residential Building Capacity Grant Program established by House Bill 1923. In 2019, the Washington State Legislature passed HB 1923 to encourage all cities under the Growth Management Act (GMA) to adopt actions to increase residential building capacity and prioritize affordable, inclusive neighborhoods. Developing a Housing Action Plan was one option through which cities could receive grant funds under HB 1923.<sup>1</sup>

This document outlines the process and findings of Camas's housing research, including community outreach through virtual meetings, a survey, and an interactive project website. It culminates with strategy recommendations for expanding housing diversity and affordability in Camas. Major components include:

- ❖ Community Engagement Overview
- ❖ Demographic Trends Analysis
- ❖ Housing Supply Analysis
- ❖ Housing Need Estimates & Gaps
- ❖ Recommended Housing Strategies
- ❖ Implementation Plan

Figure 1: Camas HAP Project Phases



<sup>1</sup> Washington State Department of Commerce, "Urban Residential Capacity Grant Program Overview." Retrieved from: <https://deptofcommerce.box.com/shared/static/5r9951piax26mz19hez4j5d1gobi6l08.pdf>

Following adoption of the HAP by Camas City Council, the City will work to implement strategies included in the Plan over the next several years.

## Definitions

### **Affordable Housing**

The definition used throughout this analysis is congruent with the U.S. Department of Housing and Urban Development's definition of "affordable housing" as housing that costs no more than 30% of a household's total monthly gross income. For rental housing, the 30% amount would be inclusive of any tenant-paid utility costs. For homeowners, the 30% amount would include the mortgage payment, property taxes, homeowners insurance, and any homeowners' association fees.

### **Comprehensive Plan**

"Comprehensive plans" are the centerpiece of local planning efforts. A comprehensive plan articulates a series of goals, objectives, policies, actions, and standards that are intended to guide the day-to-day decisions of elected officials and local government staff.

### **Growth Management Act (GMA)**

The Washington State Legislature enacted the Growth Management Act (GMA) in 1990, following a lengthy process led by the Growth Strategies Commission. It was motivated by several factors, including rapid suburban development and traffic congestion and the decrease of farmland and open space. The passage of HB 2929 set forth 13 statewide goals, numerous new policies and requirements, and new planning and revenue authorities for counties and cities.

HB 2929 required counties with high growth rates, which includes Clark County, to plan. A city must follow the lead of the county in which it is located and must plan under the rules of the GMA. GMA-planning counties and cities are required to develop and adopt comprehensive plans, followed by zoning and other development regulations to implement those plans. The GMA also calls for communities to review and, if necessary, revise their plans and regulations every eight years to ensure they remain up to date.

Clark County is required to plan for the population projected to grow in the County over the next 20 years. The county and the cities are to work together to distribute growth forecasts across all cities, unincorporated growth areas, and rural areas, with an emphasis on accommodating growth within urban areas to preserve rural and natural resource lands.

### **HUD Area Median Family Income (HAMFI or MFI)**

To determine household income limits for eligibility in federal affordable housing programs, the U.S. Department of Housing and Urban Development calculates

median family income by household size for counties and metropolitan areas throughout the United States. The median family income for a given geography and household size is the midpoint of the income distribution for similarly-sized households within that geography.

According to HUD's HAMFI data, Camas falls within the Portland-Vancouver-Hillsboro, OR-WA metropolitan area. As of 2021, HUD estimated the MFI for that area at \$96,900.

## **Protected Classes**

Title VIII of the Civil Rights Act of 1968 prohibits housing discrimination based on race, color, national origin or ancestry, sex, or religion. The 1988 Fair Housing Amendments Act added familial status and mental and physical handicap as "protected classes."

The Washington State Law Against Discrimination includes four protected classes in addition to those protected at the federal level. They include marital status, sexual orientation and gender identity, source of income, and veteran/military status.

## **Zoning**

"Zoning" establishes separate districts (zones) for different types of land use, such as commercial, residential, and industrial. These areas are shown on the city's Zoning Map. Within each zone, standards are adopted to regulate the size, use, and location of sites and buildings. Requirements for protecting critical areas, standards for landscaping and parking, and subdividing land are also addressed. Zoning regulations adopted by the City are contained within Title 18 of the Camas Municipal Code.

Commercial Zones are intended to provide services and employment primarily to residents. Commercial zones may also include residential development such as apartments as part of a mixed-use project. An example of a commercial site that includes residential development can be found at the Grass Valley Master Plan project on NW 20th Avenue.

Industrial Zones provide for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.

Light Industrial/Business Park Zones provide for uses, such as offices related to industrial usage, research and development, limited commercial, and associated warehousing uses. Development standards require a campus-like setting with generous landscaping and setbacks from roadways.

Multifamily Zones are intended to provide for dwellings, such as row houses, condominiums, and apartments. It is desirable for these zones to be adjacent

to parks and transportation systems (e.g., bus stops). The maximum number of units that are allowed per acre in a multifamily zone is 18 units per acre. Only 5% of the city is zoned for multifamily uses.

Single-Family Residential Zones are intended for dwellings that are typically a single dwelling or a duplex (attached dwelling). Approximately 48% of the city is zoned for single-family use. The city also allows for an Accessory Dwelling Unit (ADU) on single family lots that are not otherwise prohibited by restrictive HOA covenants.

## Data Sources

### Decennial Census

Data collected by the Decennial Census for 2010 and 2000 is used in this Assessment (older Census data is only used in conjunction with more recent data in order to illustrate trends). The Decennial Census data is used by the U.S. Census Bureau to create several different datasets:

2010 and 2000 Census Summary File 1 (SF 1) – This dataset contains what is known as “100% data,” meaning that it contains the data collected from every household that participated in the Census and is not based on a representative sample of the population. Though this dataset is very broad in terms of coverage of the total population, it is limited in the depth of the information collected. Basic characteristics such as age, sex, and race are collected, but not more detailed information such as disability status, occupation, and income. The statistics are available for a variety of geographic levels with most tables obtainable down to the census tract or block group level.

2000 Census Summary File 3 (SF 3) – Containing sample data from approximately one in every six U.S. households, this dataset is compiled from respondents who received the “long form” Census survey. This comprehensive and highly detailed dataset contains information on such topics as ancestry, level of education, occupation, commute time to work, and home value. The SF 3 dataset was discontinued for the 2010 Census, but many of the variables from SF 3 are included in the American Community Survey.

### American Community Survey (ACS)

The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data throughout the 10 years between censuses. This approach trades the accuracy of the Decennial Census Data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count (like the Decennial Census’s SF 1 data) and therefore is susceptible to sampling errors. This data is released in two different formats: single-year estimates and multi-year estimates.



ACS Multi-Year Estimates – More current than Census 2010 data, this dataset is one of the most frequently used. Because sampling error is reduced when estimates are collected over a longer period of time, 5-year estimates will be more accurate (but less recent) than 1-year estimates. The 2014-2018 ACS 5-year estimates are used most often in this HAP.

## **Comprehensive Housing Affordability Strategy (CHAS)**

CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. The special dataset provides counts of the number of households with a variety of housing needs, in a range of income brackets, and for different household types of particular interest to planners and policy makers. The most recent available CHAS data is based on 2013-2017 American Community Survey 5-year estimates.

## **City of Camas Building Permits**

The City of Camas provided monthly residential building permit data from 2017 through 2020. Permit data included development type (single or multifamily) and unit square footage. Mosaic Community Planning analyzed building permit data for comparisons to 2010 and 2015 permit data included in *Camas 2035*.

## **Washington Center for Real Estate Research**

The Washington Center for Real Estate Research provides housing data for local governments in Washington, including those developing Housing Action Plans under HB 1923, through its Housing Market Data Toolkit. The toolkit includes a compilation of relevant Census data, information about local for-sale and rental markets, housing permit and completion data, and a housing affordability index. The toolkit is publicly available at <https://wcrer.be.uw.edu/housing-market-data-toolkit/>.

# Chapter 2: **Community Input**





Camas residents and employees have a wide range of unique housing needs and preferences. To be successful, the Housing Action Plan must be grounded in a thorough understanding of local housing needs, as well as reflective of residents' ideas for the future. Implementation of the Plan depends on local support built, in part, through an inclusive and open community engagement process.



The City of Camas's goals for engaging the public during the HAP include:

- ❖ **Inform** residents about the Housing Action Plan, the planning process, and local housing affordability needs.
- ❖ **Understand** local housing issues, needs, and preferences, specifically those related to affordability and development opportunities and barriers.
- ❖ **Be inclusive** of a range of perspectives, including people who are particularly impacted by housing affordability, communities at risk of displacement, other vulnerable populations, and groups who have historically been left out of community planning processes.
- ❖ **Be transparent** to openly reflect the variety of viewpoints within the community, as well as the City's process used to develop and implement the Housing Action Plan.
- ❖ **Build support** for zoning and housing policies that address affordability and other issues identified by the community.

The community engagement process for the Housing Action Plan used a variety of virtual engagement tools in place of traditional face to face engagement methods. To gather input from the public, the project team conducted two virtual public meetings, seven focus groups, and maintained a website for resident engagement, including a public survey.

In total, over 300 people participated in developing the Housing Action Plan. About 50 people joined a community meeting or focus group and 307 took the survey. This section summarizes feedback received through each of these methods.

# Community Meetings

Two virtual public meetings were held in September. Each meeting began with a presentation by the project team that included an overview of the HAP and a few data points about housing in Camas. The team then asked participants for their opinions on the city’s housing needs and current supply through in-meeting Zoom polls and small group discussions.

**Table 1: Zoom Poll Discussion Summary – Does Camas Need Greater Variety in Housing Types and Prices?**

| STRONGLY AGREE   | NEITHER AGREE NOR DISAGREE  |
|--|---|
| <ul style="list-style-type: none"> <li>• Most new housing in Camas is not affordable for half of the population.</li> <li>• Housing should be built with a focus on active transportation, such as biking and walking, and on mitigating climate change.</li> <li>• With two teenage boys, I would love to have kids be able to move back as adults. However, there are not a lot of affordable or starter homes.</li> <li>• I was trying to help a young man who was homeless find housing but could not find anything. I do not feel like Camas has a good foothold in caring for the aging or a diverse population, including people of different ethnic backgrounds, colors, and gender identities. Camas does feel like it is a Caucasian space. I do not know that that helps us embrace a holistic view of what we could be.</li> </ul> | <ul style="list-style-type: none"> <li>• There’s benefit to the vitality of a small town with some density. With a community like Camas where a lot of the population is by Vancouver, it is easy to patronize businesses there rather than downtown, so we lose vitality to businesses there. Development of downtown interests me most.</li> <li>• I am still learning and have no idea what we have. I thought we have a pretty diverse community, but everything can improve.</li> <li>• I am indifferent. What does the housing mixture look like? What are the services to provide for residents? How can new residents be supported? People are being priced out.</li> </ul> |
| SOMEWHAT AGREE   | SOMEWHAT OR STRONGLY DISAGREE   |
| <ul style="list-style-type: none"> <li>• I am still getting grounded on these issues, so I would like to know the socioeconomic spread in Camas and whether the housing needs are meeting the needs of those who live here. Are people working here having to commute because they cannot afford housing? Is it safe to bike on our roads?</li> <li>• There are lots of big houses in Camas and not many small housing types.</li> <li>• Long-time residents say they cannot afford houses here.</li> <li>• Retiring in Camas is questionable related to affordability and modest housing sizes.</li> <li>• We need more options for starter and mid-range homes.</li> <li>• There does need to be a greater variety of housing in Clark County as a whole.</li> <li>• More variety is necessary to include people ‘priced out.’</li> </ul>    | <ul style="list-style-type: none"> <li>• On the west side, if you look at the variety of development, there is quite a lot. Not as much strictly in the City of Camas, but in the area in general.</li> <li>• How would residential growth affect current homeowners, schools, and growth in the city?</li> <li>• I am concerned about increased density. Let us not be Portland with no parking. Impact fees do not reflect the actual price of supporting new residents. We need to pay-as-we-go and not use more bond measures to support development.</li> </ul>  |

Figure 2: Comments on Housing Variety



## Housing Types Most Needed in Camas

**Discussion Question:** What particular types of housing do you feel like are most needed in Camas (e.g. housing for students, singles, elderly, homeless, disabled, etc.)? What does housing for that population look like (apartments, single-family homes, townhomes, ADUs, etc.)?

Housing types should address the needs of minorities and homeless families (who may live “doubled-up” with other families), participants suggest. More affordable housing types might include condos, manufactured housing and mobile parks, and tiny homes – housing types that might allow the owner to accumulate equity quickly. However, additional regulations may be needed to allow these housing types in the city. Other suggestions include mixed use housing to provide walkability, access to transportation and access to nature. Some participants also posited that denser development would make service delivery more efficient. Others inquired about studying an “appropriate amount” of housing for the range of incomes in Camas, including low-income housing, as long as the city maintains its “community feel.”

Families moving to Camas may be in search of good schools and greater affordability than other cities on the west coast. “Camas is still a small town asking big city questions,” one participant noted. However, some feel that the prevalence of large, single-family homes does not necessarily reflect a “healthy, stable community.” Some participants seek greater balance in housing types without experiencing a loss of community.

Specific housing types identified by participants include:



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### **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.”



### **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.”

“There are 20 ADUs in the entire city and not very many permit applications coming in.”



### **Accessible Housing**

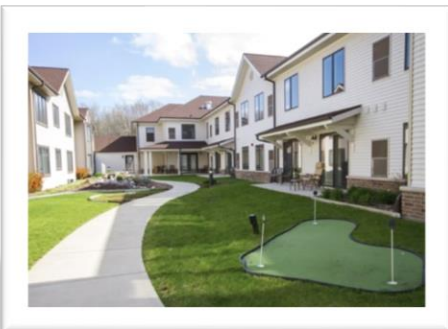
“Retirees or older population needs ‘accessible’ housing - e.g., no stairs.”



### **Apartments and Condominiums**

“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.”



### **Senior Housing**

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

## Development Opportunities

**Discussion Question:** Are there development opportunities for housing types needed in Camas? What opportunities could Camas leverage to encourage development of housing to meet local needs? (E.g. infrastructure or amenities that would support or add value to new residential development; policy or incentive programs that would incentivize new development types, etc.)

Table 2: Community Meeting Discussion Summary – Development Opportunities and Challenges

| OPPORTUNITIES   |
|---|
| <ul style="list-style-type: none"><li>• Use tax credits to construct multi-family housing</li><li>• Utilize “supports” and/or change government financing options to encourage housing diversity</li><li>• Provide community amenities, such as good restaurants and other businesses that may be perceived as cool/edgy.</li><li>• Increase the job base in the area to attract people. With good transportation, you may get young professionals who will want starter homes.</li><li>• Continue to revitalize the downtown business district, making it easier to access. It is difficult to get downtown on a bike - roads or trails, dedicated bike path from the lake area to downtown would be good.</li></ul> |
| CHALLENGES  |
| <ul style="list-style-type: none"><li>• Without apparent room for new housing, then one option would be to redevelop existing areas/knock down existing structures. However, I am doubtful that would be well-received.</li><li>• Most HOAs do not allow ADUs on lots.</li><li>• It is hard to park in downtown right now. It is not clear where housing would fit downtown or out 192nd.</li><li>• Construction is occurring downtown but I do not see sites where housing could go.</li><li>• Building is really expensive. The price of supplies is through the roof.</li><li>• Incentives and subsidies do not work. The cost does not pencil out.</li></ul>  |

## Development Barriers

**Discussion Questions:** Are there barriers to housing development in Camas? What barriers exist to production of needed housing types? What keeps the market from meeting these housing needs?

- Regulations, statutes, and policies.
- State laws that Camas officials must abide by and do not have control over.
- Permits and fees for single family development that are different than those for multifamily development.
- The GMA (Growth Management Act) is designed to encourage more dense building. If a city does not have much land, prices will go up.

- Available land is being used up.
- Large houses are more profitable to build.
- Demand drives housing development. Housing – attached or detached – must accommodate families since people move to Camas for schools. People do not move to Camas for the local jobs. In fact, most residents commute. People leave places like Portland and move to Camas for the natural setting and a quality of life.
- Preferences of residents who want to live in the suburbs.
- Choices made by the city on what housing to build, not what the demand is, are what matter. Participants argue that many people want to move to a good school district with affordable housing. The question, they ask, is whether the city wants to develop with more dense housing, more affordability, and with active transportation requirements.

## Focus Groups and Interviews

Stakeholders participated in seven focus groups during October and November. Participants included professionals in the fields of housing and homeless services, education, government, transportation, and urban planning, as well as high school students. Several questions were posed in the focus groups and responses are summarized below.

### Why are people moving to Camas?

Focus group participants describe the city as a great place to live for schools and safe neighborhoods. Residents enjoy the proximity to Portland and Portland International Airport (PDX). Camas also offers more affordability and lower taxes than Portland, Sacramento, or other California cities. The city’s small-town atmosphere – resembling the feel of the old mill town – and its charming downtown provide rich and beloved character. Other features enjoyed by residents include trails and sports. Residents enjoy Camas for the quality of life available in the city.

### What types of housing does Camas need more of?

Participants want housing that reflects a variety of stages of life, including housing for college students and single adults. They express a desire for entry level homes, ranging from 1,500 to 2,000 square feet or sold for less than \$200,000. Stakeholders also want housing that enables seniors to age in place. There is some interest in higher density or “vertical” housing, such as apartments or condos, particularly in downtown. Some participants desire more unique housing products, and developments serving low-income residents through the local housing authority.



## Is housing affordability a problem in Camas? Are there other barriers to living in Camas?

In short, yes. The city's housing supply is mostly large single-family, leaving limited housing choices for residents of a range of incomes, including lower income households. Participants acknowledge that negative perceptions about affordable housing may have racial or anti-poverty undertones. But participants suggest re-framing affordable housing, so that it is located downtown, is attractive and offers housing for professionals such as teachers. Other barriers to living in Camas include limited housing for people who want to downsize, limited housing turnover, lack of public transit, few local jobs and increasing taxes for longtime residents and retirees.

## What are the challenges to the development of new housing?

One challenge may be the remaining land in the city, some of which may have steep slopes and wetlands. The cost of available land, including impact fees, may also present a challenge to development. Other challenges to having a variety of housing types may include the limited history of this product type in the city (which might make developers cautious about embarking on new housing types), limited encouragement by the city to try new housing products (e.g. building "vertically" in downtown), developers' difficulty with rezonings and difficulty making multifamily projects "pencil out." People report no incentives for affordable housing. People also report that developers are not given enough rules: that downtown zoning is too non-specific and that there should be a plan for downtown. Other indirect issues include limited bus service, the need for parking structures downtown. Although the city has a tax abatement program focused on 80% AMI, the program may not be as widely known as it could be, with some participants stating that the city offers no incentives for affordable housing. Some report that residential uses should be better balanced with commercial and industrial demands to drive down housing costs.

## What are some policies or programs that Camas could enact to support a variety of housing types and price points?

### **Address perceptions about multi-family or affordable housing.**

Participants believe that, for one, the city must deal with the perceptions of current residents about multi-family or affordable housing. Where affordable housing stigma is very strong, the city should consider housing design, and should take into account how people will be welcomed in the city, or what messages they will receive if they need affordable housing. Residents desire some housing for families with lower incomes, e.g. families earning less than 80% AMI. Participants suggest new development from the Vancouver Housing Authority, inclusionary zoning, and funding for housing rehabilitation as a means to provide housing for families with lower incomes.

**Try new strategies.** To improve the variety of housing types in the city, participants suggest that the city address the preponderance of single-family housing, which is located even in medium density zoning districts. The city should identify new developers who are building higher densities in other locales, such as Vancouver, or inquire with developers about why they do not provide a variety of housing types (e.g. location, access to transit/bike paths/trails, etc.). There should be additional ADU development, with their use restricted for short-term rentals. Finally, the city could try out policies such as transfer of development rights, or reducing impact fees to encourage missing housing types, such as entry level housing. Some even suggest expanding the city's growth boundary.

**Address parking.** Participants note that a city-funded parking structure might make developers more interested in building higher density in the city. Some even suggest a parking assessment fund with designated fees per parking space.

**Consider workforce housing.** One downtown business, Fuel Medical Group, has younger employees and might be interested in creating housing for their workers. Workforce housing might reduce commute times and transportation costs for residents and could incentivize a range of industries in the city, allowing for a variety of workers from different educational and economic backgrounds to work and live in the city.

**Address concerns about loss of character.** Additional concerns address in focus groups include concerns that sprawl will have the effect of destroying natural habitats. Participants noted that there appeared to be no consequences for tree removal, nor were developers required to plant indigenous trees. While some participants like changes in the city, they acknowledge that there are genuine fears that the city will lose its small-town character and natural landscape with too much growth.

# Housing Survey



A public survey was available on the *Let's Talk Camas Housing* website ([letstalkcamashousing.us](http://letstalkcamashousing.us)) from August 13, 2020 to November 12, 2020 and received 307 responses. The 19-question survey focused on participants' views on housing affordability and access, housing types and costs, and future housing development in Camas. This section shares key findings, with complete survey results available in an appendix to this Plan.



**Table 3: Camas Housing Survey Participant Demographics**

|  |   |
|--|---|
| Participants Living and Working in Camas   | <ul style="list-style-type: none"> <li>95% of survey respondents live in Camas.</li> <li>36% of respondents work in Camas.</li> <li>Respondents live in all areas of the city. The largest number of respondents (59) live closest to NE Everett Street.</li> </ul>         |
| Tenure and Homeownership   | <ul style="list-style-type: none"> <li>88% of respondents own their home.</li> <li>9% of respondents are renters.</li> <li>2% of respondents live with family or friends, while another 2% provide housing to more than their immediate family.</li> </ul>                  |
| Age  | <ul style="list-style-type: none"> <li>Nearly 58% of respondents are between 40 and 60 years old.</li> <li>21% were between 20 and 40 years old. Another 21% were over 60.</li> </ul>   |
| Income   | <ul style="list-style-type: none"> <li>Just under one-third of respondent households earned between \$100,000 and \$149,000 annually (29%).</li> <li>40% of respondent households earn more than \$150,000 per year, while 31% earn less than \$100,000.</li> </ul>         |
| Race and Ethnicity   | <ul style="list-style-type: none"> <li>75% of respondents identified as white. 12% identified as “other,” followed by respondents who were Hispanic (5.2%), Asian/Pacific Islander (4.5%), Native American (1.7%), Black (1%) and Arab or Middle Eastern (0.7%)</li> </ul>  |
| Representative Responses About who to Engage in the Conversation about Housing Diversity | <ul style="list-style-type: none"> <li>“Seniors, college students, unemployed, rental owners”</li> <li>“BIPOC families”</li> <li>“CREDC, environmental councils, public”</li> <li>“Georgia Pacific”</li> <li>“Only Camas citizens should have a say about Camas”</li> </ul> |

## Housing Options in Camas

- More than half of all participants (56%) say they are “somewhat satisfied” or “very satisfied” with the housing options available in Camas. However, 31% are either “somewhat dissatisfied” or “very dissatisfied” with the range of available housing options.
- Cost is the leading factor that limits housing choices (identified by 49% of residents), followed by a lack of desired amenities such as outdoor space and parking (19%), and “other” reasons (14%). 31% stated that no size, cost, availability, accessibility, or qualification factors limit their housing choices.

# Housing Supply in Camas

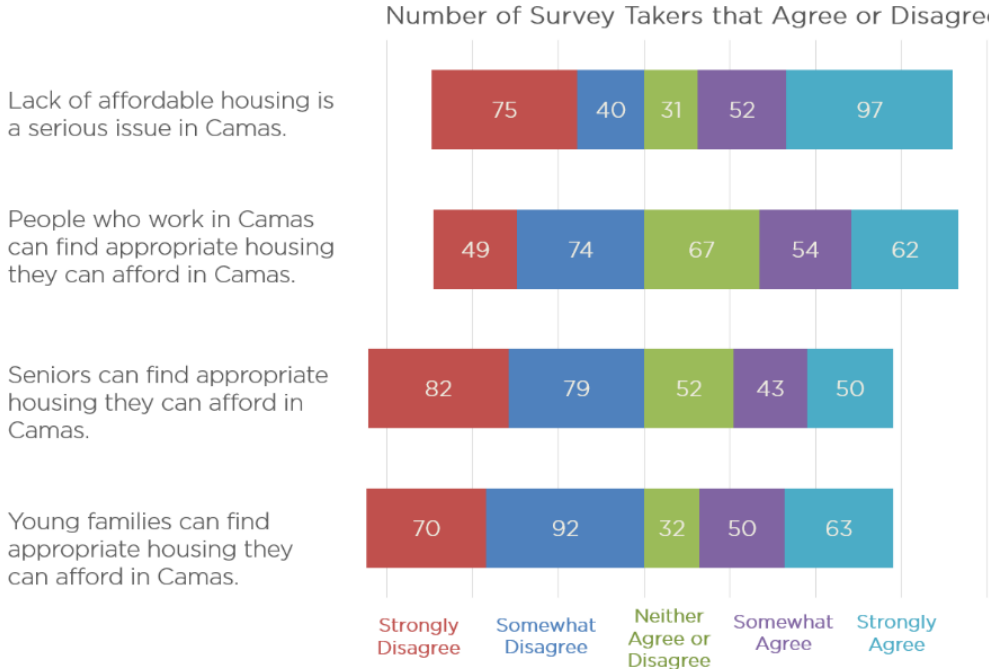
- One-third of respondents (32%) “strongly agree” that lack of affordable housing is a serious issue in Camas, while 28% “strongly disagree.” Looking at responses to this prompt by income shows that respondents with lower household incomes are more likely to see affordable housing as an issue in Camas.

For participants with household incomes under \$75,000, 62% either “somewhat agree” or “strongly agree” that lack of affordable housing is a serious issue in Camas; about 24% either “somewhat disagree” or “strongly disagree.”

In contrast, participants with household incomes over \$150,000 were less likely to see lack of affordable housing as a serious issue in Camas. About 42% “somewhat agree” or “strongly agree” that it is a serious issue, and 45% “somewhat disagree” or “strongly disagree.”

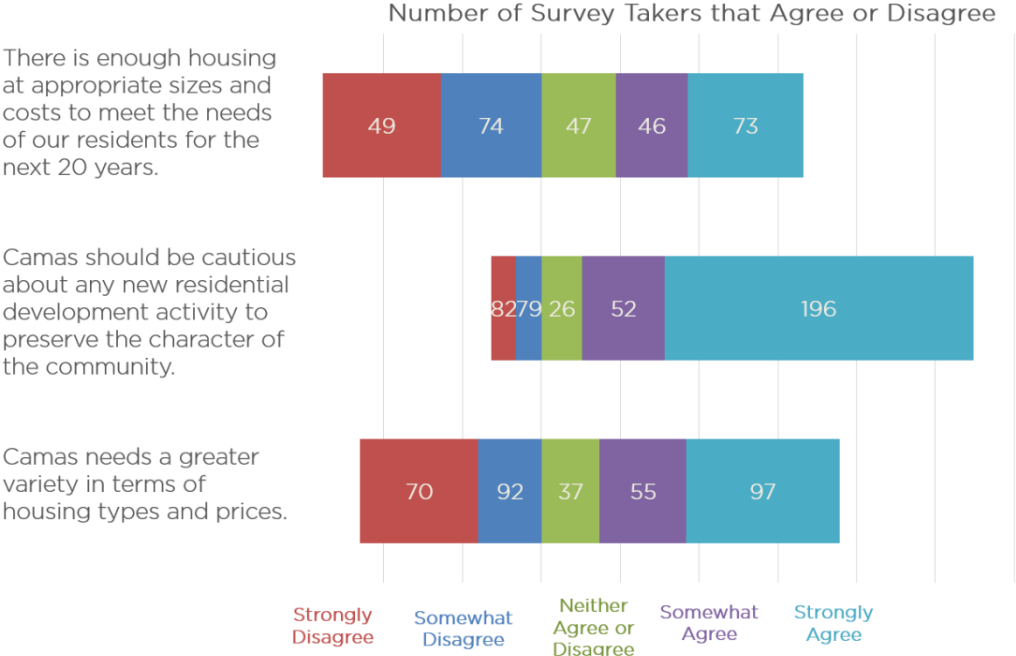
- About one-half of participants (53%) “somewhat disagree” or “strongly disagree” that young families can find appropriate housing they can afford.
- About one-half of participants (53%) “somewhat disagree” or “strongly disagree” that seniors can find appropriate housing they can afford.
- Forty percent of participants (40%) “somewhat disagree” or “strongly disagree” and 38% “somewhat agree” or “strongly agree” that people who work in Camas can find appropriate housing in Camas.

Figure 3: Housing Survey Responses to Housing Affordability



- One-third of participants (32%) “strongly agree” that Camas needs greater variety in terms of housing, while 24% “strongly disagree.”
- Two-thirds of participants (64%) “strongly agree” that Camas should be cautious about any new residential development activity to preserve the character of the community.
- Forty-five percent (45%) “somewhat disagree” or “strongly disagree” that there is enough housing at appropriate sizes and costs to meet the needs of residents for the next 20 years. However, 39% “somewhat agree” or “strongly agree” that Camas has enough appropriately sized/priced housing.

Figure 4: Housing Survey Responses to Future Housing Development



### Housing Needs in Camas

- Participants note that the biggest shortage of for-sale housing occurs in the \$250,000 to \$349,000 price range.
- The biggest shortage of rental housing occurs in the \$800 to \$999 price range.
- Residents primarily feel that over the next 20 years, new housing would be most appropriate in older neighborhoods and vacant/underdeveloped commercial and industrial properties, followed by mixed-use developments.
- Most Camas residents (57%) have not considered adding an accessory dwelling unit (ADU) to their property, compared to 34% who have.
- Of those residents who gave their reasons for wanting an ADU, over one-third said they would use it to provide a residence for relatives and friends. 20

percent would provide a residence for a caregiver, and another 19 percent would earn extra income by renting out the space.

- When asked what type of assistance would be helpful to meet housing affordability needs in the city, 41% identified “more affordable for-sale units.” One-third of residents said that first-time homebuyer down payment assistance and more affordable rental units would also help with housing affordability.
- The greatest barrier to obtaining housing in Camas was a lack of affordable housing. However, one-third of the respondents stated that none of the issues listed were barriers to obtaining housing.

Figure 5: Housing Survey Responses about Types of Housing Assistance

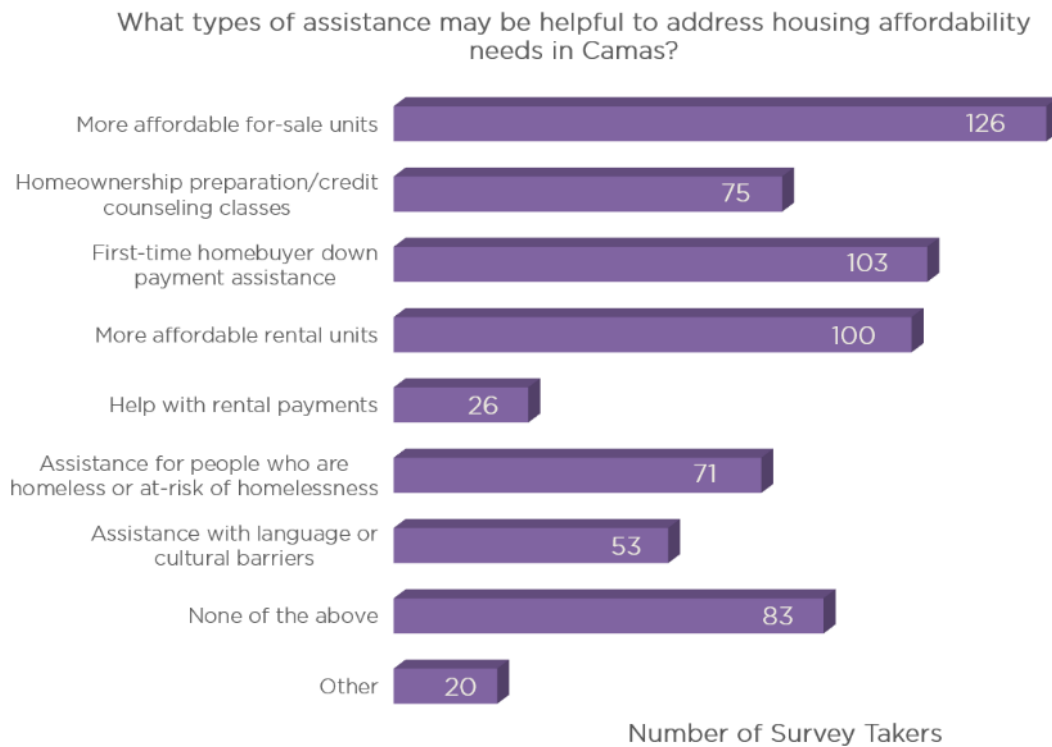


Figure 6: Representative Comments about Housing Concerns in Camas




## Project Website

Throughout the HAP planning process, the project team maintained an interactive website at [LetsTalkCamasHousing.us](http://LetsTalkCamasHousing.us). The site provided background information on the project, a schedule of upcoming meetings or other key dates, videos and discussion notes from public meetings, and presentations and drafts of the HAP. The site also offered opportunities for visitors to leave questions to be answered by the project team, share their vision for housing in Camas, and view and 'like' ideas shared by others.


Throughout the course of the project, the site received about 2,500 visits from about 1,580 people. About 150 people downloaded the HAP Draft Existing Conditions and Housing Needs document and 100 downloaded the Draft Preliminary Housing Strategies or the complete draft of the HAP.

The figure on the following page shares ideas received on the website's interactive board in response to a question asking what housing types or approaches will best meet the community's housing needs.

Figure 7: Comments Received on LetsTalkCamasHousing.us





Add your idea



**M G**  
20 days ago


**Bend, OR: Affordable Housing Program Website**  
[https://www.bendoregon.gov/government/departments/economic-develo...](https://www.bendoregon.gov/government/departments/economic-development/)


Share
0 



**ADU rules**  
a month ago


**Eliminate retro restrictions to host house well and septic use for ADUs anywhere in Camas.**


Share
2 



**Friend of Camas**  
a month ago


**Property Taxes**  
 The property tax load is a significant impediment to rentals in C...


Share
0 



**ADU rules**  
a month ago


**Open ADU rules to allow 2 bedrooms and 1400 square feet so small families can live in any available site in Camas. Release restrictions.**


Share
1 



**KJ**  
14 days ago


**Improve Downtown**  
 I would LOVE see the downtown Camas neighborhood improved. The ma...


Share
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**M G**  
20 days ago


**New Approach to Affordable Housing In Berkeley, California**  
 From the NYTimes:  
<https://www.nytimes.com/2021/03/04/opinion/aff...>


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**M G**  
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**Portland, OR: Competition for Permit-Ready Infill Skinny House Plans**  
 Article:  
<https://www.finehomebuilding.com/2008/05/14/a-small-spa...>


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**Friend of Camas**  
a month ago


**Encourage development of manufactured housing, modular housing, mini-houses, and ADUs by reducing restrictions and providing tax incentives**  
 Alternative Housing Types


Share
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**M G**  
20 days ago


**River Rim Neighborhood, Bend, OR**  
 River Rim is a great model for development in Camas. River Rim i...

Share
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**M G**  
18 days ago

**Camas Needs to Include Public Transportation Planning in Development Planning**  
 C-TRAN used to offer a fixed-route bus service that ran up SR-500...

Share
1 

## Housing Needs in Camas

Thinking about Camas now and in the future, what housing issues or needs do you see in the city? Are any groups particularly impacted by housing issues here? Does the city need more housing variety? Share your thoughts with your neighbors and the planning team below!

### High Density Zoning

by dduringer, 11 days ago

While affordability is important, the health of Camas is also. For example, the high density development in Lookout Ridge is a concern. There are cars parked everywhere, including across the sidewalk and far away down the road. According to the following 2014 research by Tate Twinam, there is "a long tradition in the sociology literature of linking high densities to pathological behavior (Sampson 1983, Wirth 1938)." (<https://www.k-state.edu/economics/seminars/papers/Twinam%20JMP.pdf>). Balance is needed between affordability and livability. An ideologically founded policy of high density is not going to achieve that balance.

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# Chapter 3: **Demographic Trends**

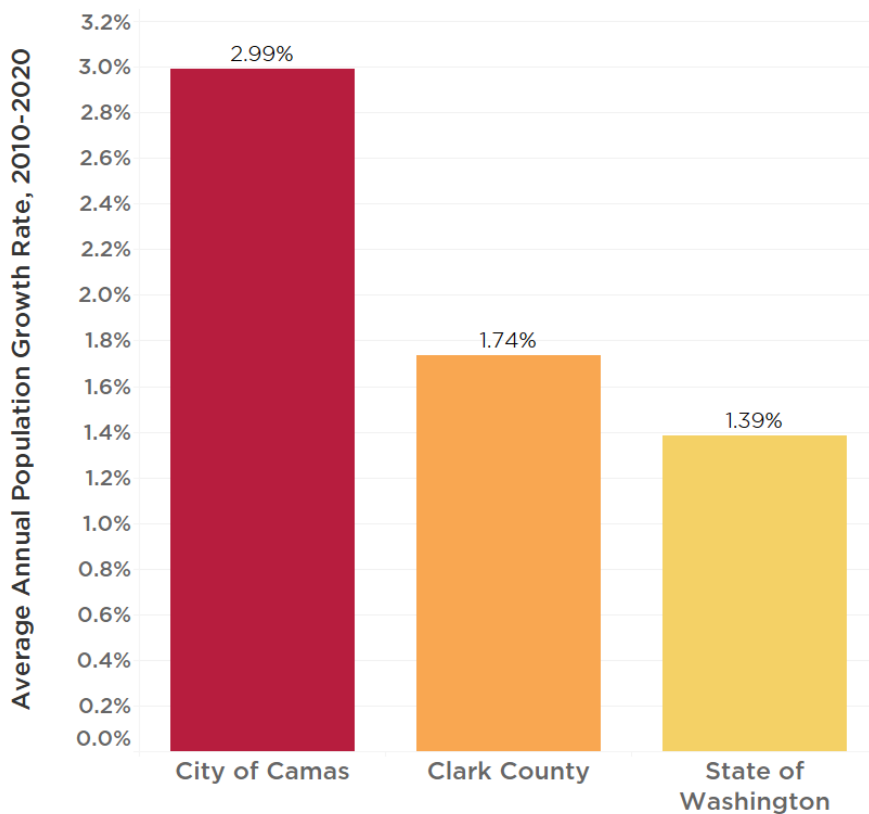




# Population Growth

As of April 2020, the City of Camas had a population of 25,140, representing a 29.9% increase from its 2010 population of 19,355. This growth rate was somewhat higher than Clark County's overall rate. During the same time period, the county's population increased by 17.4%, from 425,363 to 499,200. Camas experienced an average annual population growth rate of 2.99% from 2010 to 2020, higher than that of both Clark County (1.74%) and the state of Washington (1.39%) (see Figure 6).

Figure 8: Average Annual Population Growth Rate, City of Camas, Clark County, and State of Washington, 2010-2020



Data Source: Washington State, Office of Financial Management. (2020). April 1 official population estimates

Because of the city's higher growth rate, Camas residents have made up an increasing share of Clark County's population. The city's population made up 5.0% of Clark County residents in 2020, an increase from the 2010 share of 4.6%. Camas's population increase of 5,795 residents over the 10-year period represents 7.8% of the county's overall increase of 73,837 residents.

The State of Washington Office of Financial Management projects that Clark County's population will grow to 643,522 by 2040, an increase of 28.9% from its 2020 population (see Table 4).

The City’s 2016 Comprehensive Plan estimates an average annual population growth in the city of Camas of 2.46% from 2015 to 2035. The City’s projected growth is based on anticipated countywide population growth, which is then allocated to each city within Clark County. Extending the city’s population growth projection out through 2040 using this rate yields an estimated population of 36,912 in 2040 for Camas. Because this growth rate was adopted by the City in *Camas 2035* and was prepared in coordination with Clark County forecasts, this estimate is used in the housing need projections in Chapter 5.

**Table 4: Projected Population Change, City of Camas and Clark County, 2020-2040**

| YEAR   | 2020    | 2025    | 2030    | 2035    | 2040    |
|--|---------|---------|---------|---------|---------|
| City of Camas with average annual growth rate of 2.46% applied to 2015 population of 22,843 (from City of Camas 2016 Comprehensive Plan) | 25,140  | 28,471  | 31,284  | 34,098  | 36,912  |
| Clark County (“medium series” projections from Washington State Office of Financial Management)  | 499,200 | 540,344 | 576,879 | 611,968 | 643,552 |

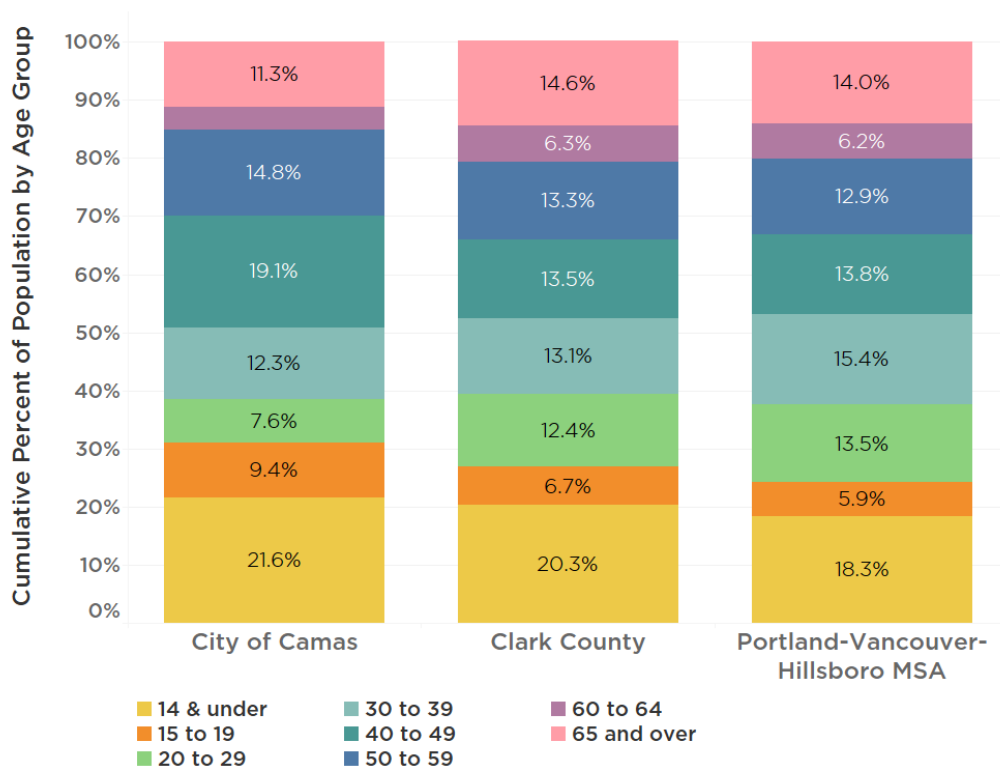
Source: Washington State, Office of Financial Management (2020), Mosaic Community Planning Calculations

# Demographic Overview

## Age

Composition of the population by age group varies throughout the region. Camas has slightly higher percentages of residents aged 19 and under and ages 40 to 59 compared to Clark County and the Portland-Vancouver-Hillsboro metropolitan area. At the same time, residents aged 20 to 39 and aged 60 and over comprise lower percentages of the City’s population than they do that of the county and region (see Figure 9). Based on stakeholder interviews, these differences may be indicative of both push and pull factors for different age groups in Camas, including the high quality of schools in the city-- a draw for families with children-- and a lack of housing options available to meet the needs of younger adults and elderly residents, among other factors.

Figure 9: Percent of Population by Age Group, City of Camas, Clark County, and Portland-Vancouver-Hillsboro MSA, 2014-2018

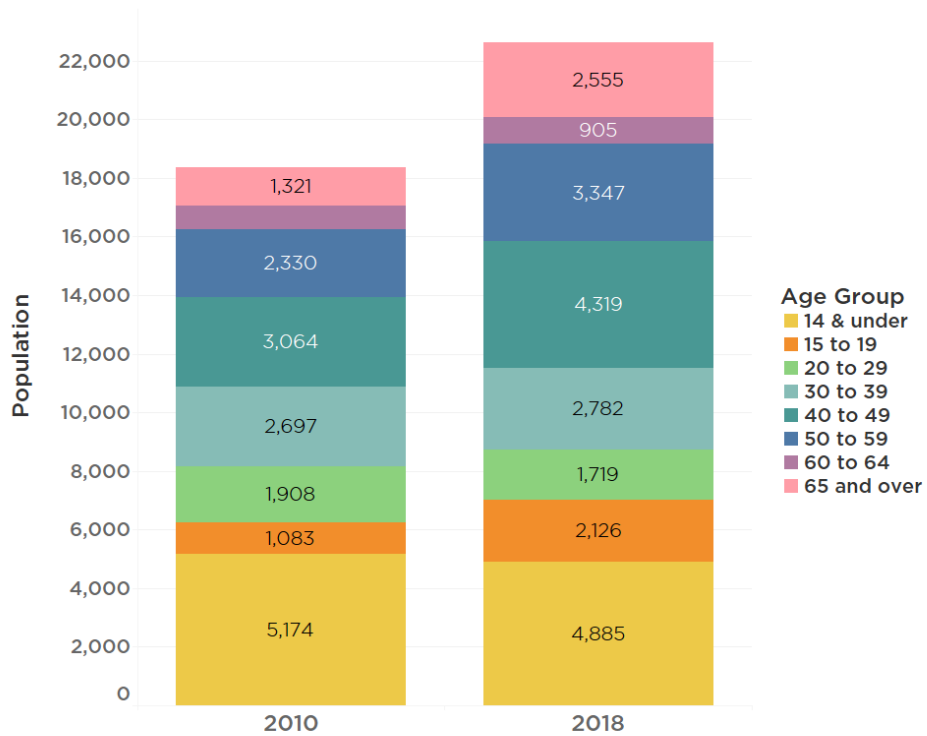


Data Source: 2014-2018 American Community Survey

The composition of the city’s population by age has shifted since 2010, with much of the growth concentrated in upper age categories. About 85% of the city’s population growth from 2010 to 2018 was due to increases in the numbers of residents aged 40 and over (see Figure 10). Residents in these age categories saw their share of the city’s population increase during the time period, from about 40.9% to 49.2%.

Similarly, residents under age 40 declined as a share of the city’s population, making up 59.2% of all residents in 2010 and just 50.9% in 2018. All age groups under 40 years old except residents aged 15 to 19 made up a smaller share of the population in 2018 than they did in 2010. The numbers of children aged 14 and under and residents aged 20 to 29 living in the city dropped slightly, while the numbers of residents aged 30 to 39 increased slightly.

Figure 10: Population by Age Group, City of Camas, 2006-2010 and 2014-2018

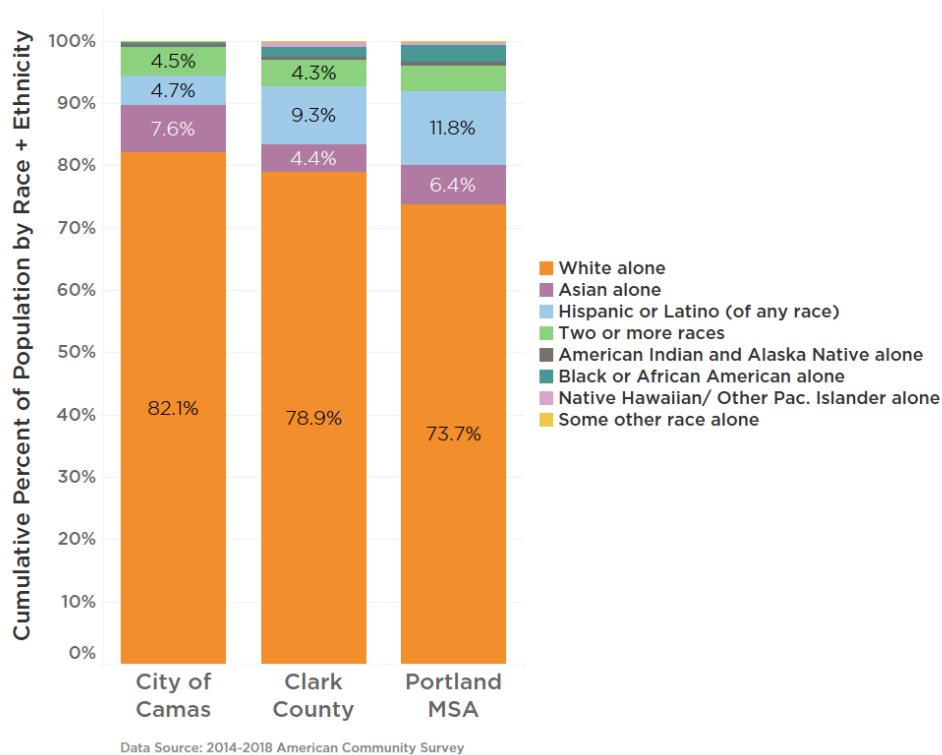


Data Source: 2006-2010 and 2014-2018 American Community Survey

## Race and Ethnicity

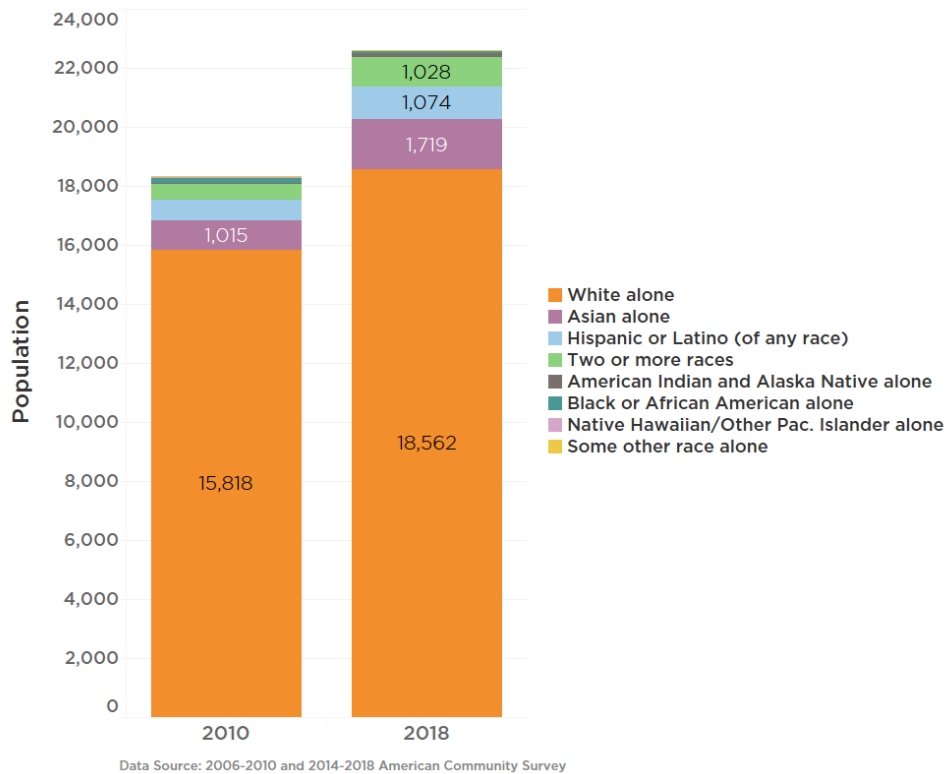
White residents make up the vast majority (82.1%) of Camas’s population. Asian residents, Hispanic residents (of any race) and residents of two or more races are the next most common races and ethnicities, comprising 7.6%, 4.7%, and 4.5% of the city’s population, respectively. White and Asian residents in particular make up a greater proportion of Camas’s population than that of Clark County and the Portland-Vancouver-Hillsboro metropolitan area, while Hispanic and Black residents comprise a lower percentage of the population in Camas than in the county and region (see Figure 11).

Figure 11: Percent of Population by Race and Ethnicity, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



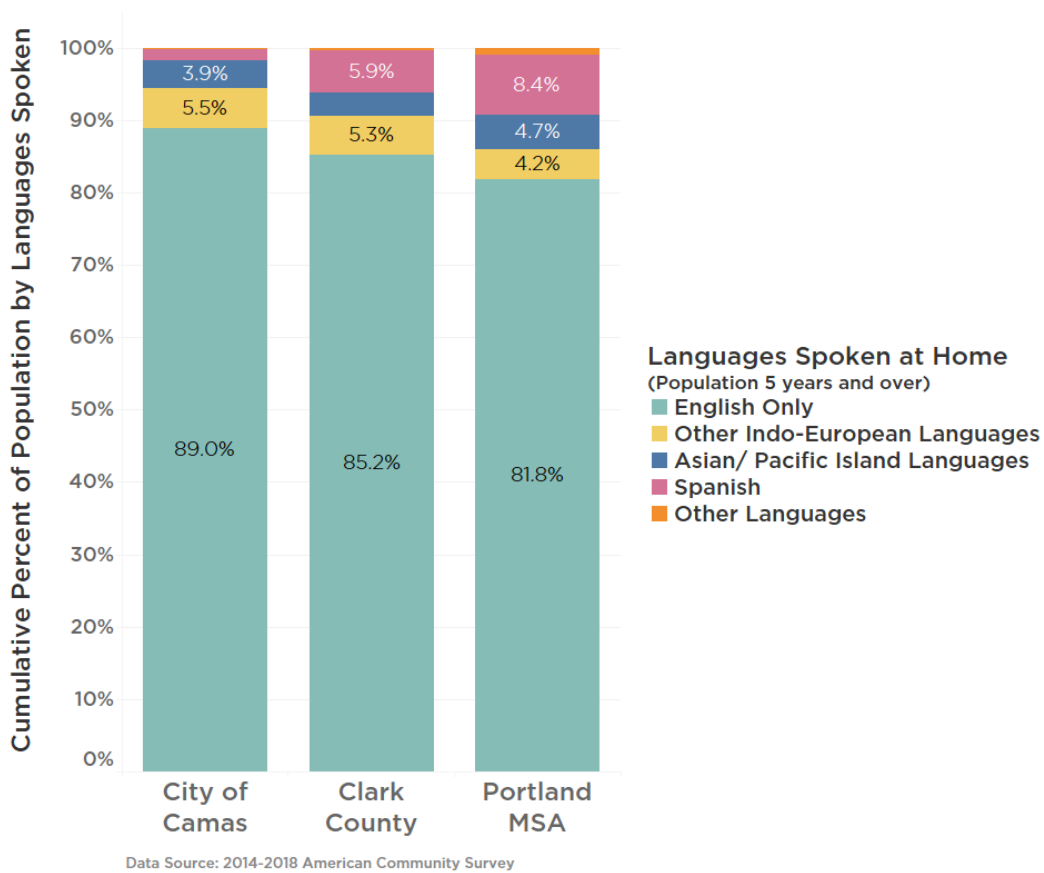
While white residents comprise 82.1% of the city’s population, they make up a lower percentage of the city’s population growth from 2010 to 2018, about 64.3%. During that time, the city experienced an increase in Asian residents (16.5% of population growth), residents of two or more races (11.6% of population growth), Hispanic residents (8.7% of population growth), and Native American residents (2.0% of population growth). The populations of Black residents, Native Hawaiian and other Pacific Islander residents, and residents of other races declined during the time period (see Figure 12).

Figure 12: Population by Race and Ethnicity, City of Camas, 2006-2010 and 2014-2018



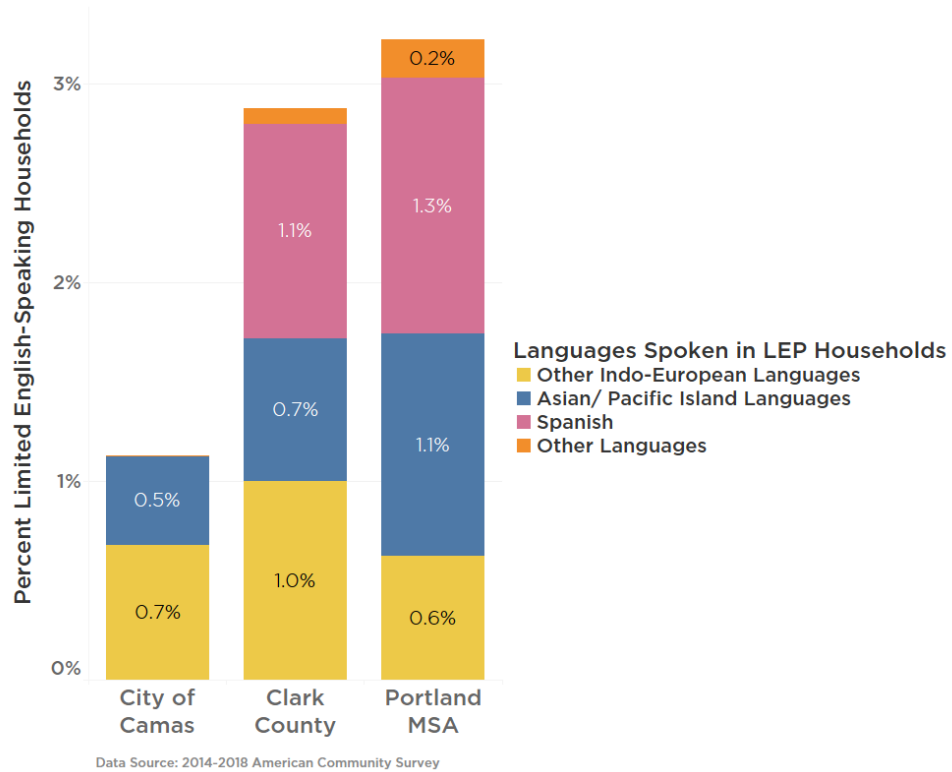
The majority of Camas residents (89.0%) speak only English at home, while smaller percentages speak other Indo-European languages (5.5%), Asian/Pacific island languages (3.9%), Spanish (1.5%), and other languages (0.2%). Residents of Camas are less likely to speak languages other than English at home (11.0%) than those living in Clark County and the Portland-Vancouver-Hillsboro MSA, where 14.8% and 18.2% of residents speak a language other than English, respectively (see Figure 13).

Figure 13: Percent of Population by Language Spoken at Home (Population 5 Years and Over), City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



An estimated 90 households in Camas have limited English proficiency (1.1% of all households in Camas). An estimated 54 of these households with limited English proficiency (0.7% of all households) speak other Indo-European languages, and an estimated 36 of the households speak Asian and Pacific island languages (0.5% of all households). The percentage of households with limited English proficiency in Camas (1.1%) is close to one third of that in Clark County (2.9%) and the Portland-Vancouver-Hillsboro metropolitan area (3.2%).

Figure 14: Percent Limited English-Speaking Households, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018

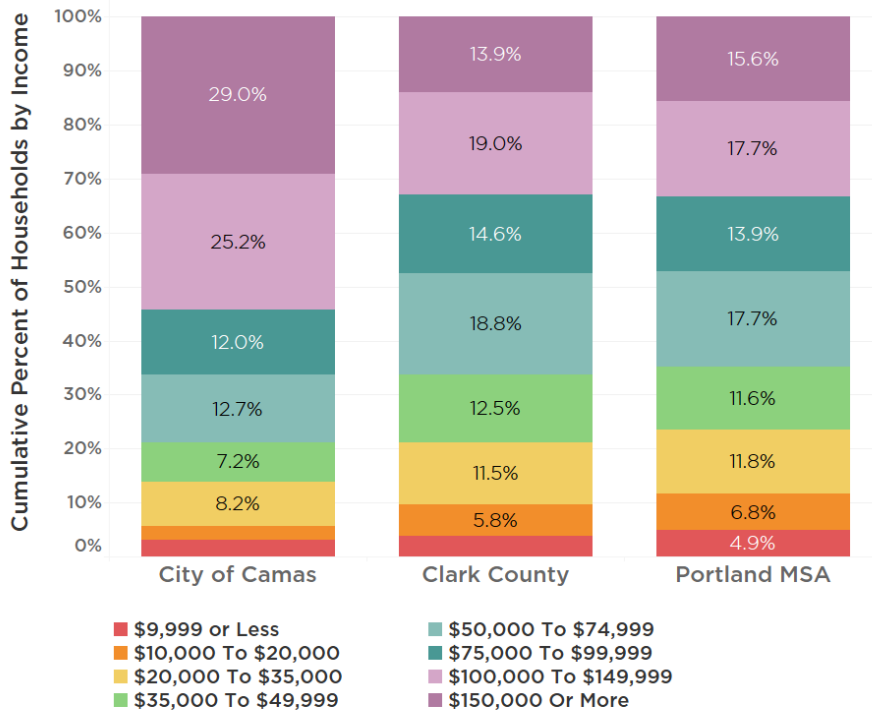


## Income

Households in the city of Camas tend to be in higher income categories than those in Clark County and the Portland-Vancouver-Hillsboro metropolitan area (see Figure 15). More than half (54.2%) of Camas households earn \$100,000 or more per year, while just 13.9% earn \$35,000 or less. Relative to Camas, the county and region are both home to a higher proportion of households earning at all income levels \$99,999 and below per year and have lower percentages of households earning \$100,000 to \$149,999, and \$150,000 or more. Stakeholders in focus groups and community meetings noted that high rents and home prices make finding housing in Camas particularly challenging for residents with lower incomes.



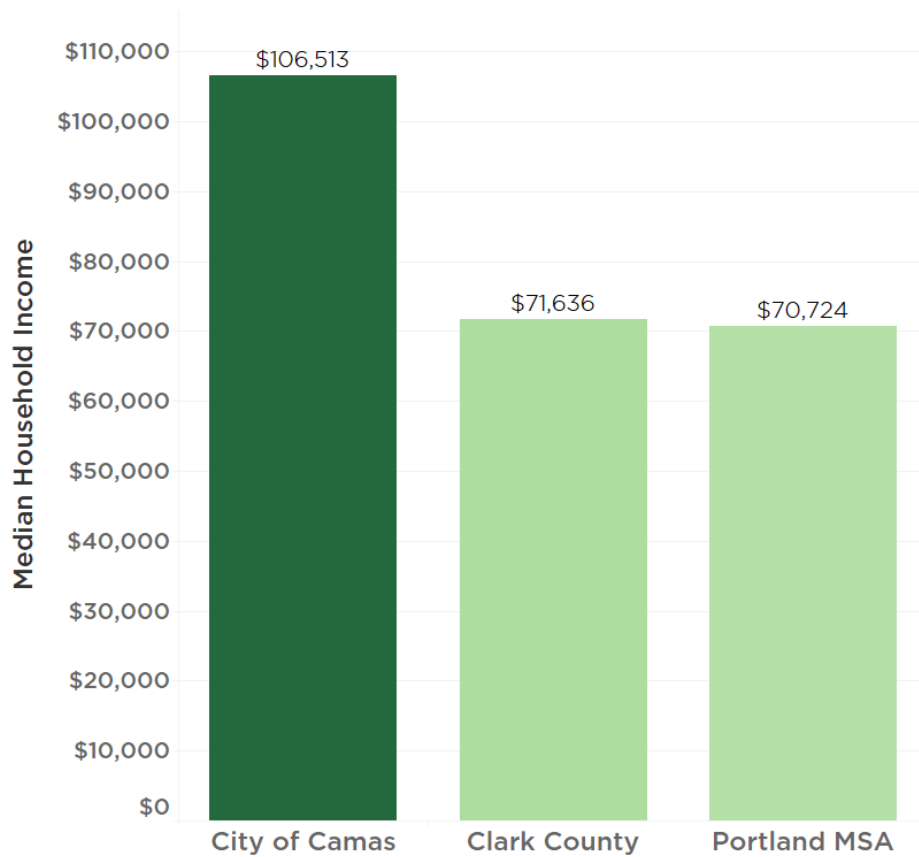
Figure 15: Population by Income Group, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



Data Source: 2014-2018 American Community Survey

Because higher percentages of Camas households fall in the upper income categories, the city’s median household income (\$106,513) is significantly higher than those of both Clark County and the Portland-Vancouver-Hillsboro metropolitan area (\$71,636 and \$70,724, respectively, see Figure 16).

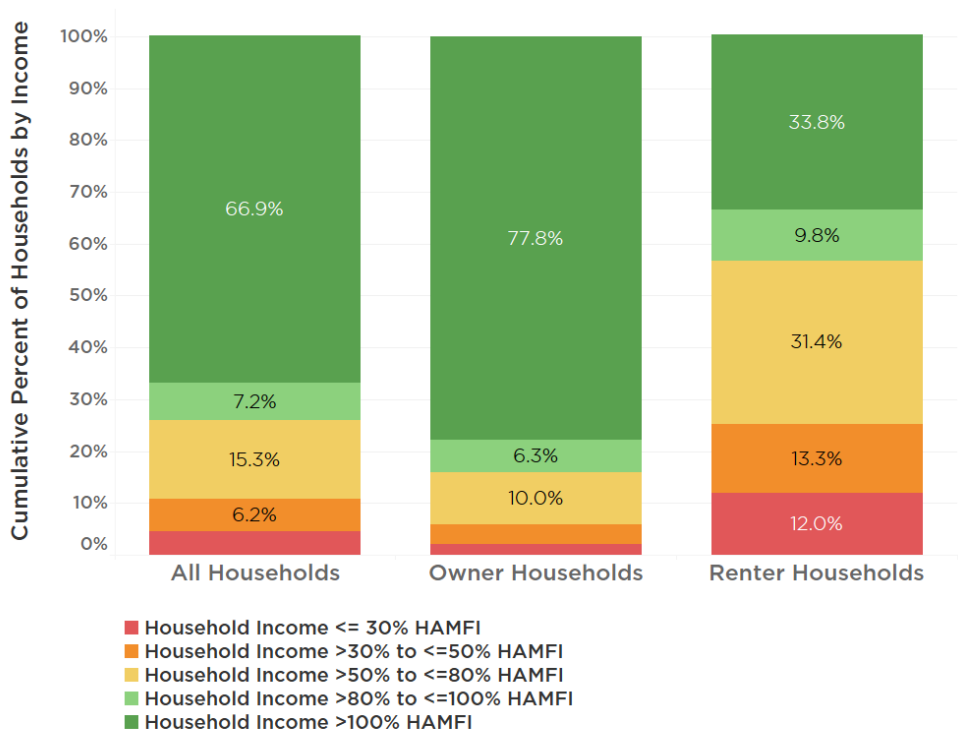
Figure 16: Median Household Income, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



Data Source: 2014-2018 American Community Survey

An estimated 66.9% of all households in Camas have incomes greater than the HUD Area Median Family Income (HAMFI), while 33.1% of households have incomes below HAMFI (see Figure 17). Renter households in the city tend to have lower incomes than owner households, indicating that they are more likely to experience housing cost burdens. An estimated 25.3% of renter households have incomes at or below 50% HAMFI, and 31.4% have incomes between 50% and 80% HAMFI. In contrast, just 6.0% of owner households have incomes at or below 50% HAMFI, and 10.0% have incomes between 50% and 80% HAMFI.

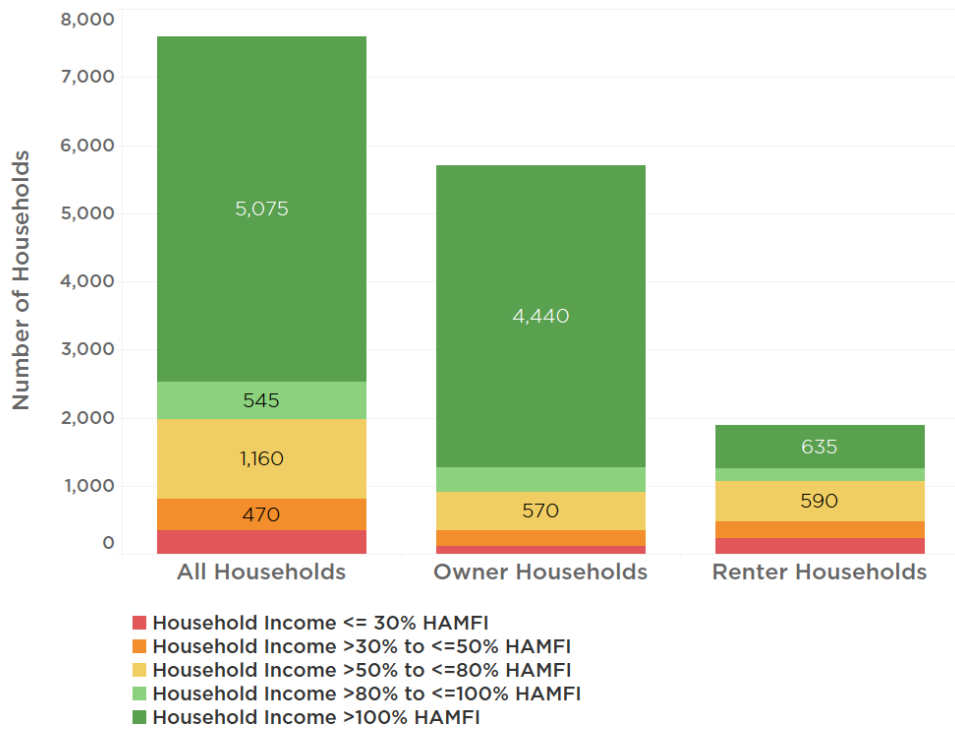
Figure 17: Percentages of Owner and Rental Households by Percent HUD Area Median Family Income, City of Camas, 2013-2017



Data Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2013-2017

Most households in Camas own their homes (75.2%), while a lower percentage are renters (24.8%) (see Figure 18). Renters outnumber owners in the lower income categories, while homeowners are more likely to fall in the higher income categories and, in particular, to earn more than 100% HAMFI. About seven times as many owner households as renter households earn 100% HAMFI (4,440 and 635 households, respectively). Renter households earning less than 30% HAMFI, between 30% and 50% HAMFI, and between 50% and 80% HAMFI (225, 250, and 590 households, respectively) outnumber owners in those categories (120, 220, and 570 households, respectively).

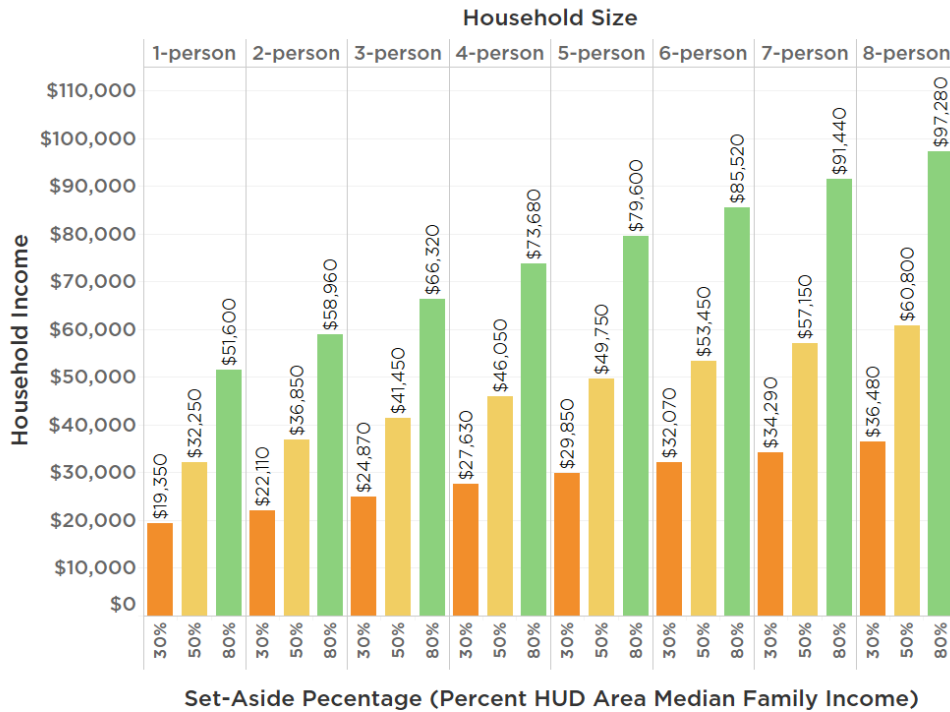
Figure 18: Numbers of Owner and Rental Households by Percent of HUD Area Median Family Income, City of Camas, 2013-2017



Data Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2013-2017

HUD’s categorizations of households by income level in the previous graphs take into consideration differences in household size to reflect differences in living expenses by household size. Figure 19 shows the differences in income limits by family size for households to be classified as earning less than 30%, 50%, and 80% HAMFI in Clark County. Notably, households with more members may earn significantly more than smaller households and still be classified in the same income categories. For example, a family of six may earn up to \$53,450 and be categorized as earning below 50% HAMFI, while a family of two would need to earn below \$36,850 to be in that category. Similarly, a one-person household with an income of \$50,000 would be considered just below 80% HAMFI, while a five-person household at that income level would fall just above 50% HAMFI. These income categories show that households at a wide range of income levels earn below 30% and up to 50% or 80% HAMFI.

Figure 19: Income Limits by Household Size for Selected Percentages of HUD Area Median Family Income, Clark County, 2020



Data Source: Washington State Housing Finance Commission. (2020). Income and Rent Limits for All Tax Credit and Bond Financed Properties. Clark County Income and Rent Limits. Effective 4/1/20.

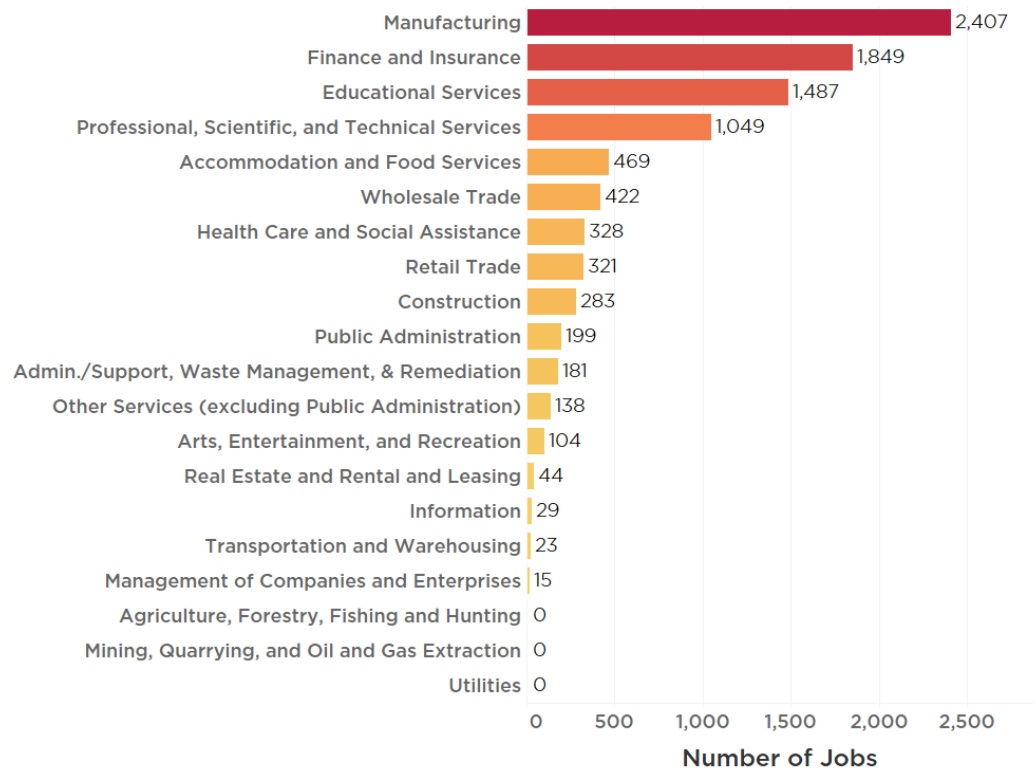
## Economic Conditions and Trends

### Current Workforce and Employment Trends

An estimated 9,348 total jobs were located in the city of Camas as of 2018. Jobs in the sectors of manufacturing, finance and insurance, educational services, and professional, scientific, and technical services make up most of these jobs (72.6%, or an estimated 6,792 jobs). In addition to those top sectors, the accommodation and food services, wholesale trade, retail trade, and healthcare and social assistance sectors each provide between 300 and 500 jobs in the city (see Figure 20). Of the 9,348 jobs located in Camas, an estimated 8,969 (95.9%) are workers' primary jobs,<sup>2</sup> indicating that some individuals working in the city hold multiple jobs.

<sup>2</sup> A primary job is the highest paying job for an individual worker for the year. The count of primary jobs is the same as the count of workers.

Figure 20: Number of Jobs by NAICS Industry Sector (All Jobs), City of Camas, 2018



Data Source: Census OnTheMap, 2018

The top employers in 2020 were Fisher Investments (1,725 employees), Wafertech (1,000), and the Camas School District (800 employees). Fisher Investments, a professional services investment firm, comprises 20.2% of the city’s jobs and represents the fastest growing sector of employment in the city (see Figure 21).

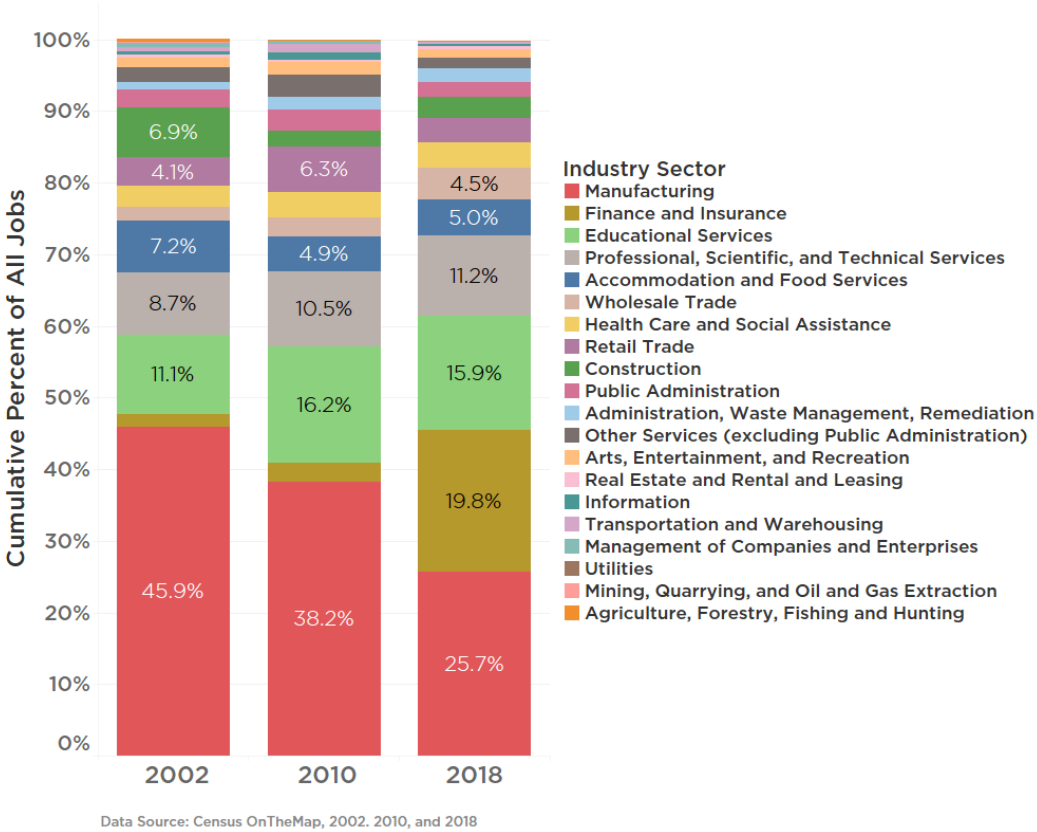
Figure 21: Principal Employers, City of Camas, 2020

| EMPLOYER                   | EMPLOYEES    | PERCENT OF TOTAL CITY EMPLOYMENT |
|----------------------------|--------------|----------------------------------|
| Fisher Investments         | 1,725        | 20.2%                            |
| Wafertech                  | 1,000        | 11.7%                            |
| Camas School District      | 800          | 9.4%                             |
| Linear Technology (Analog) | 340          | 4.0%                             |
| Sigma Design               | 273          | 3.2%                             |
| City of Camas              | 226          | 2.6%                             |
| Georgia Pacific            | 150          | 1.8%                             |
| Fuel Medical               | 150          | 1.8%                             |
| Plexys                     | 91           | 1.1%                             |
| Bodycote                   | 50           | 0.6%                             |
| <b>Total</b>               | <b>4,805</b> | <b>56.3%</b>                     |

Data Source: Washington Employment Security Department, Columbian Newspaper

While manufacturing jobs made up a high proportion of all jobs in 2018 and prior decades, the share has been declining over time, and the city’s economy has become more diversified. In 2018, jobs in finance and insurance, educational services, wholesale trade, and professional, scientific, and technical services made up increasing proportions of jobs in the city (see Figure 22).

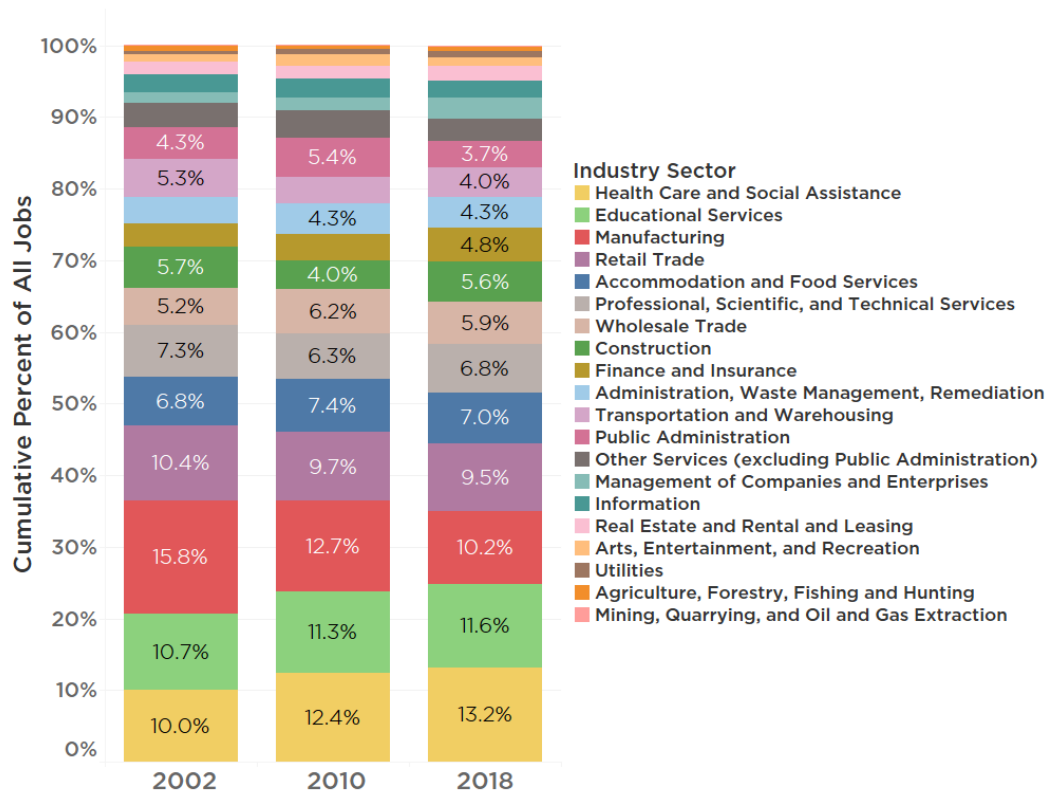
Figure 22: Jobs Located in the City of Camas by NAICS Industry Sector, 2002, 2010, and 2018 (All Jobs)



While manufacturing jobs have represented the largest share of jobs based in Camas, the city’s residents are employed in a more diverse array of industry sectors (see Figure 23). As manufacturing jobs declined as a proportion of jobs located in the city from 2002 to 2018, healthcare and social assistance and educational services overtook manufacturing as residents’ top sources of employment. During that time period, healthcare and social assistance, finance and insurance, and management of companies and enterprises saw the greatest increases as shares of jobs held by Camas residents (3.2, 1.5, and 1.3 percentage point increases, respectively), while manufacturing and transportation and warehousing saw the greatest declines (5.6 and 1.3 percentage point declines, respectively). Other industry sectors have remained relatively constant as shares of total jobs held by Camas residents, each increasing or declining as shares of jobs held by residents by less than 1 percentage point.

The differences in industry sectors of jobs located in the city and jobs held by the city’s residents indicate high levels of commuting into and out of the city by workers and residents to access employment.

Figure 23: Jobs Held by Camas Residents by NAICS Industry Sector, 2002, 2010, and 2018 (All Jobs)



Data Source: Census OnTheMap, 2002, 2010, and 2018

As these shifts in industry sectors have occurred, the city has seen an increase in the numbers of jobs with higher wages, while the numbers of jobs with low and very-low wages have remained relatively constant (see Figure 24). Longitudinal Employer-Household Dynamics (LEHD) statistics track jobs in the wage categories of \$1,250 per month and below (\$15,000 per year and below); \$1,251 to \$3,333 per month (\$15,001 to \$39,996 per year); and \$3,333 per month and above (\$39,996 per year and above). Although not an exact indicator of living wages, the percentage of jobs that pay \$3,333 and above can be used to approximate the potential for households to be able afford to support their families based on typical expenses, family size, composition, and location. For example, in Clark County, a household with two working adults and two children is estimated to require \$73,017 per year in income before taxes to afford basic



expenses such as housing, food, childcare, medical care, transportation, taxes, and other expenses.<sup>3</sup>

In this way, if two workers in a household with that composition earn \$39,996 per year and above, the household would typically be able to afford estimated basic expenses in Clark County. However, in the case of some other household compositions—for example, a household with two adults in which only one is working, or with two working adults and three or more children—the working individuals would need to have incomes significantly more than \$39,996 per year, making the wage categories less useful in some cases. Still, these categories provide a useful benchmark for examining changes in employee wages and ability to afford basic expenses over time.

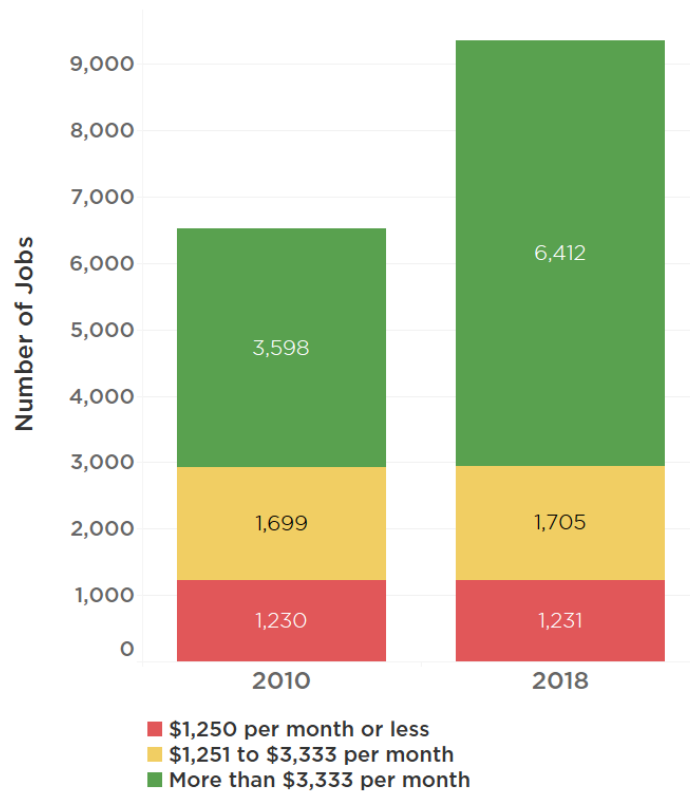
From 2010 to 2018, Camas gained an estimated 2,814 jobs with wages of \$3,333 per month and above, a 78.2% increase. The city also gained an estimated 6 jobs with wages between \$1,251 and \$3,333 and 1 job with wages of \$1,250 per month and below.

Relative to Clark County and the Portland-Vancouver-Hillsboro metropolitan area, Camas has a higher percentage of jobs that pay more than \$3,333 per month and lower percentages of jobs that pay less than \$3,333 per month (see Figure 25). Still, an estimated 31.4% of jobs located in the city pay less than \$3,333 per month, indicating that many employees working in Camas may have difficulty meeting basic needs or affording housing in the city. Notably, the median household income in Camas is \$106,513, and just 13.9% of residents earn \$35,000 or less. The higher proportion of low-wage jobs located in the city relative to the low proportion of residents with lower incomes indicates that many Camas residents work at higher-paying jobs based outside of the city, while residents working lower-wage jobs often must commute into the city.

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<sup>3</sup> MIT Living Wage Calculator. (2020). Living Wage Calculation for Clark County, Washington. Retrieved from: <https://livingwage.mit.edu/counties/53011>

Figure 24: Number of Jobs by Wage Level (All Jobs), City of Camas, 2010 and 2018



Data Source: Census OnTheMap, 2010 and 2018

Figure 25: Percent of Jobs by Wage (All Jobs), City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2018



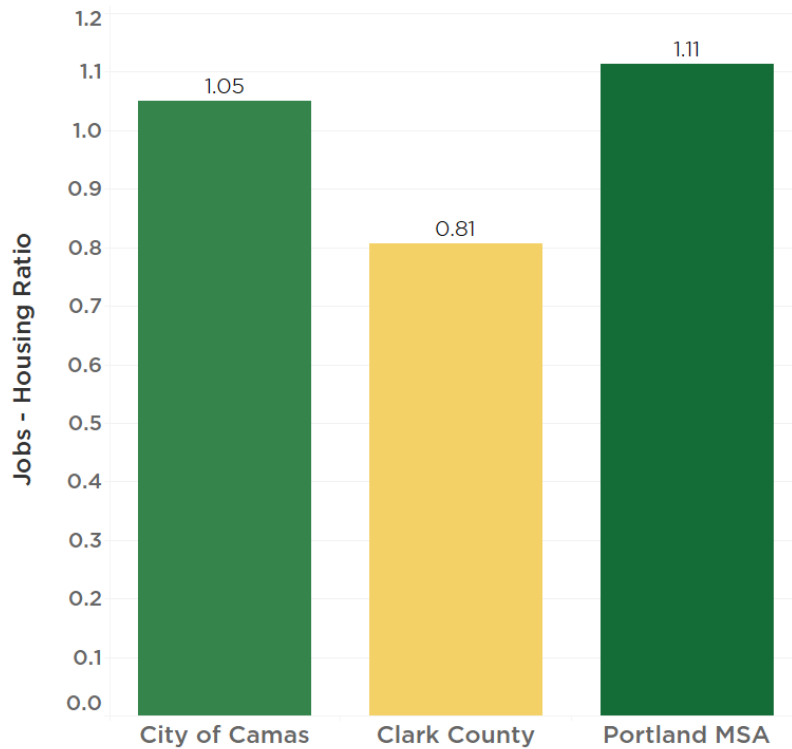
Data Source: Census OnTheMap, 2018

## Jobs-Housing Balance

As of 2018, an estimated 8,969 primary jobs and 8,538 housing units were located in Camas, a ratio of 1.05 jobs per housing unit. In Clark County as a whole, there were an estimated 149,193 jobs and 184,794 housing units, a jobs-housing ratio of .81.

The jobs-housing ratios in Camas and the Portland-Vancouver-Hillsboro metropolitan area (a jobs-housing ratio of 1.11) are significantly higher than the county's ratio, pointing to the clustering of jobs in and around the city of Portland. Given similar unemployment and labor force participation rates among the jurisdictions, the lower jobs-housing ratio in Clark County indicates that residents living further from job centers in and around the city of Portland are more likely to commute outside of their jurisdictions for work or to work from home for employers located outside of the county.

Figure 26: Jobs – Housing Ratio, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2018 (Primary Jobs)

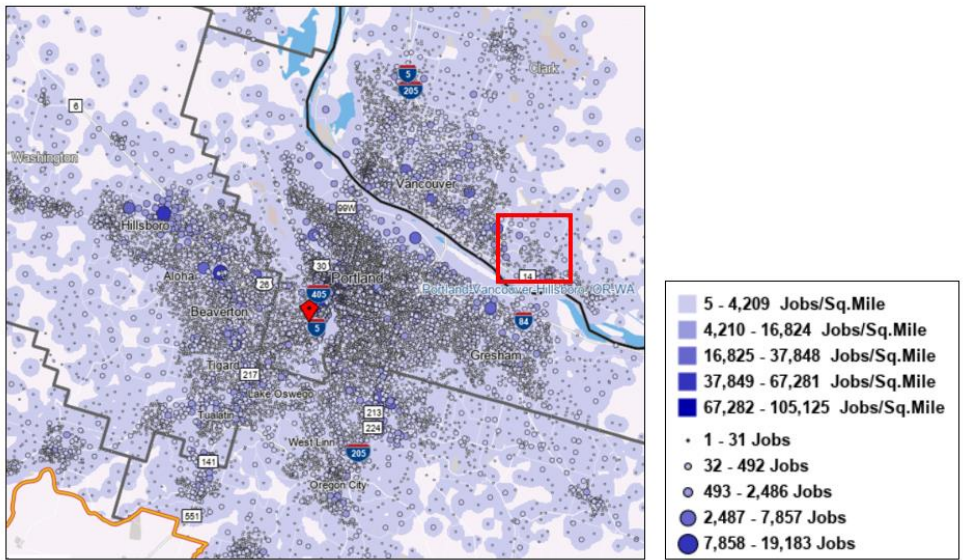


Data Source: Census OnTheMap (2018 Primary Jobs), State of Washington Office of Financial Management, 2020 (2018 Housing Units in City of Camas and Clark County), American Community Survey 1-Year Estimates (2018 Housing Units in Portland-Vancouver Hillsboro OR-WA MSA)

## Geographic Distribution of Jobs

Jobs in the region are clustered in the city of Portland and in some of its surrounding suburbs (see Figure 27). In Clark County, jobs tend to be clustered in the southern portion of the county in and around Vancouver, which lies about 14 miles west of Camas (see Figure 28). Jobs in the city of Camas itself are clustered in the city’s downtown (southeast Camas) and in the northern and western portions of the city (see Figure 29).

Figure 27: Locations of Jobs in Portland-Vancouver-Hillsboro OR-WA MSA, 2017 (All Jobs)



Data Source: Census OnTheMap, 2017. City of Camas

Figure 28: Locations of Jobs in Clark County, 2017 (All Jobs)

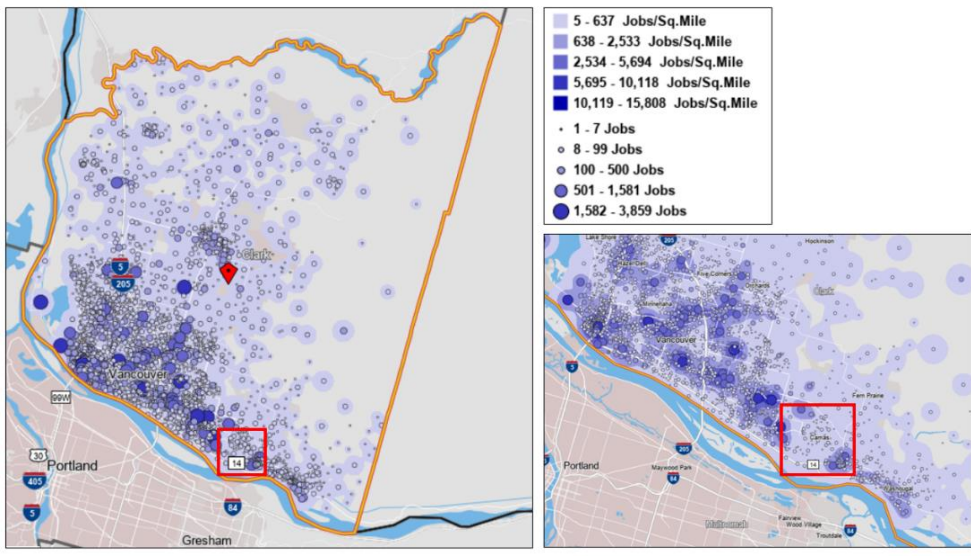
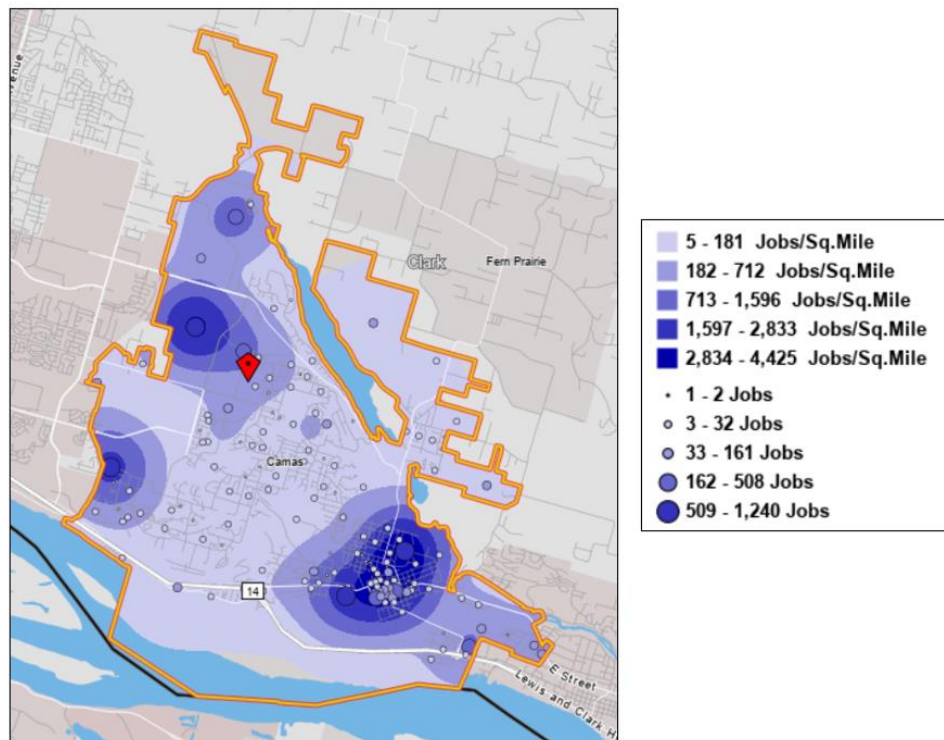


Figure 29: Locations of Jobs, City of Camas, 2017 (All Jobs)



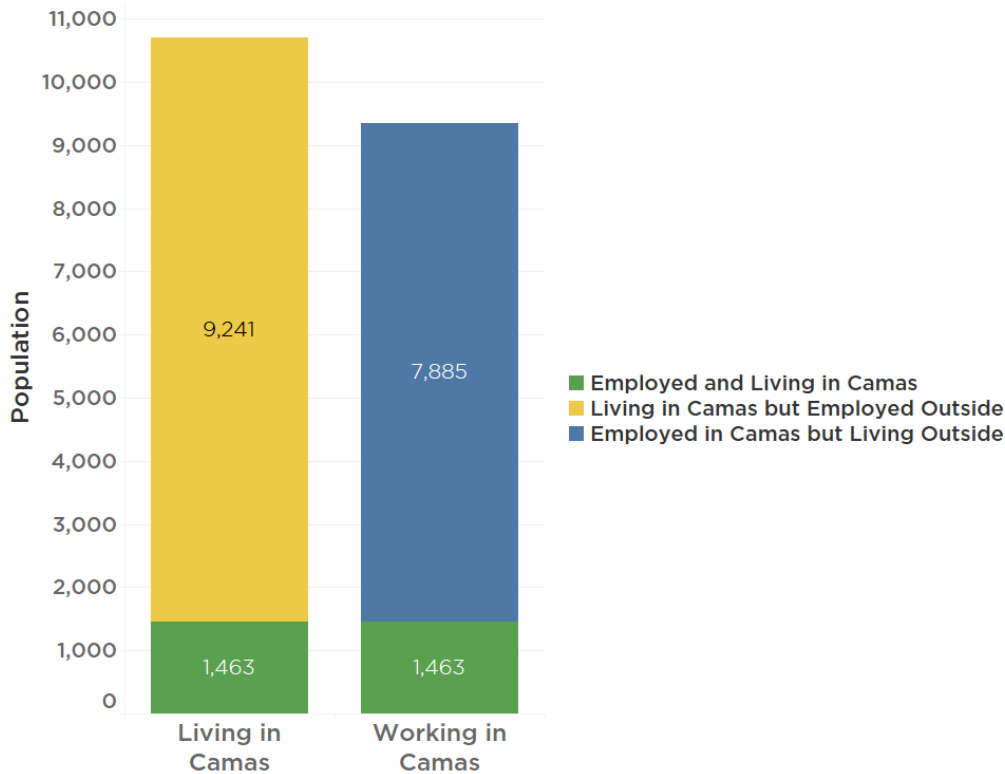
Data Source: Census OnTheMap, 2017

## Commuting Patterns

While an estimated 9,348 jobs are located within the city of Camas, just 1,463 are held by residents who both live and work in the city (15.7% of jobs in Camas). An estimated 7,885 jobs (84.3% of jobs in the city) are held by workers who are employed in Camas but live outside of the city. At the same time, an estimated 9,241 of the 10,704 jobs held by Camas residents (86.3% of jobs held by residents) are located outside of the city (see Figure 30).

Residents and stakeholders who participated in this planning process also noted that Camas residents tend to be employed outside of the city or state, with some emphasizing a need to attract additional high-wage jobs to the city. Participants more often noted schools, amenities, and other quality of life factors as reasons that residents move to Camas than jobs located within the city. Stakeholders also emphasized a lack of affordable housing as a primary reason that individuals employed in Camas may have to find housing outside of the city.

Figure 30: Commuting Patterns of Resident and Non-Resident Workers, City of Camas, 2018 (All Jobs)



Data Source: Census OnTheMap, 2018

Commute distances vary only slightly by workers’ wage levels. An estimated 84.7% of all workers commute 50 miles or less to their jobs, and 80.8% commute less than 25 miles. At the same time, an estimated 15.3% of all workers commute more than 50 miles to their jobs, and 19.1% commute more than 25 miles.

Workers with lower wages are slightly more likely than higher-wage workers to commute more than 50 miles for their jobs (16.7% of workers with monthly wages up to \$3,333, and 14.4% of workers with wages \$3,333 and above). Lower-wage workers are also slightly more likely to commute less than 10 miles to work (50.0% of workers with monthly wages up to \$1,250, 46.9% of workers with monthly wages of \$1,251 to \$3,333, and 44.8% of workers with wages \$3,333 and above).



Figure 31: Distance Traveled to Work by Wage, City of Camas Residents (for Primary Jobs), 2018



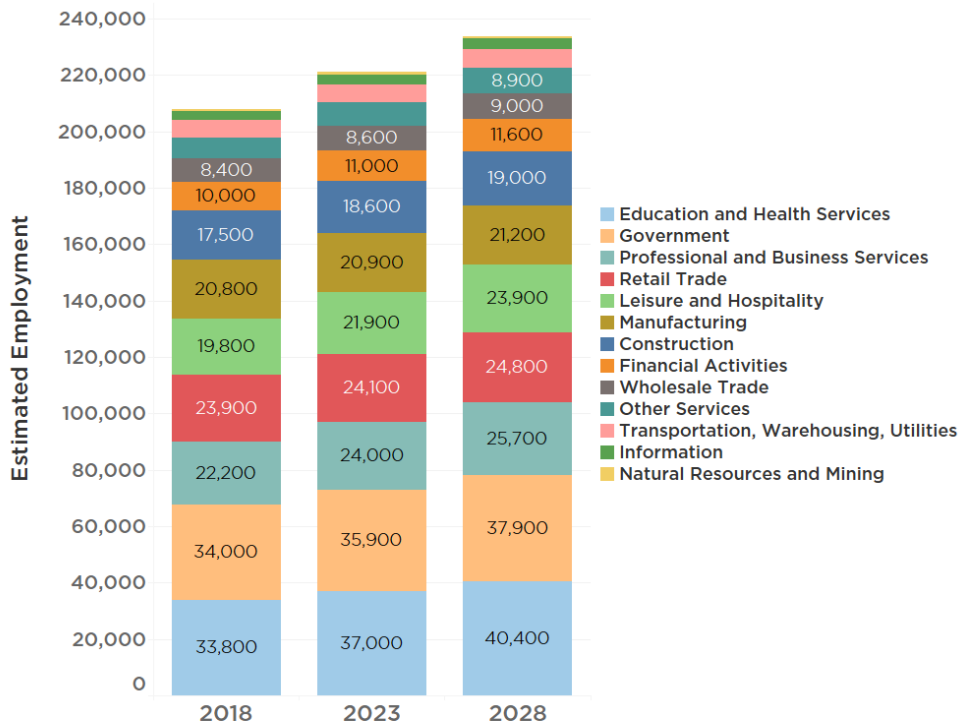
Data Source: Census OnTheMap, 2018

## Employment Projections

Total non-farm employment in the Southwest Washington region is projected to grow from 208,000 to 233,900 from 2018 to 2028, an increase of 25,900 jobs. Education and health services (40,400 jobs), government (37,900 jobs), professional and business services (25,700 jobs), and retail trade (24,800 jobs) are projected to continue providing the most jobs in the region, while the sectors projected to add the most jobs by 2028 include education and health services (6,600 jobs), leisure and hospitality (4,100 jobs), government (3,900 jobs), and professional and business services (3,500 jobs). The information, leisure and hospitality, and education and health services sectors are projected to have the fastest average annual growth rates during the time period (2.3%, 2.1%, and 2.0%, respectively). The manufacturing, retail trade, and wholesale trade sectors are projected to have the slowest average annual growth rates (0.19%, 0.38%, and 0.71%, respectively).



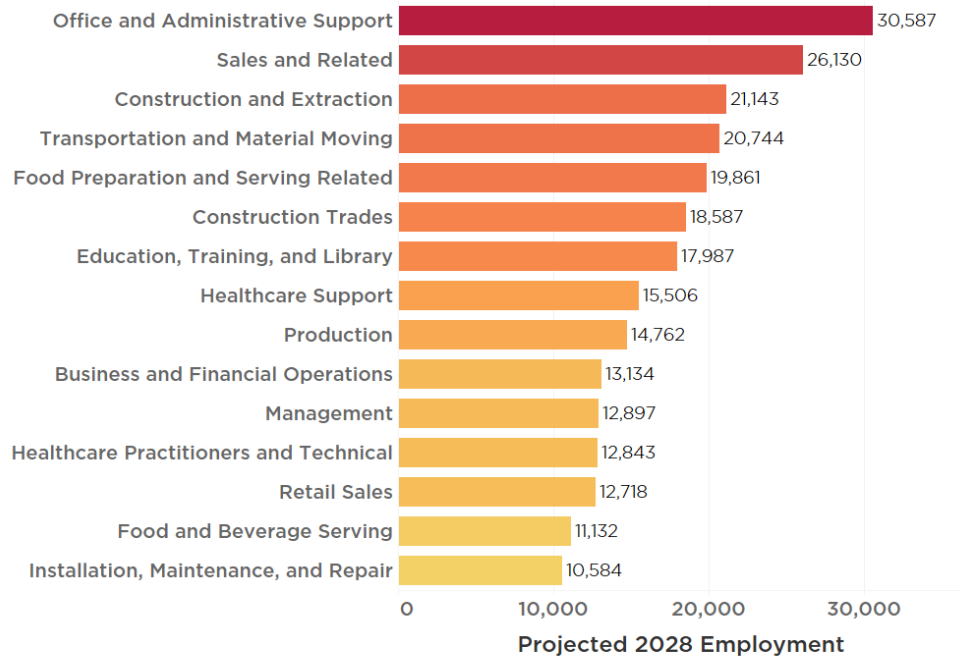
Figure 32: Projected Employment, Southwest Washington Region, 2018, 2023, and 2028



Data Source: Washington State Employment Security Department. (September 2020). Long-term industry employment projections.

Occupations projected to have the highest employment in the region in 2028 include office and administrative support (30,587 jobs), sales and related occupations (26,130 jobs), construction and extraction (21,143 jobs), and transportation and material moving (20,744 jobs) (see Figure 33). The most common occupations reflect the industry sectors with the highest projected employment, including education and health services (education, training, and library, healthcare support, and healthcare practitioners and technical occupations), professional and business services (office and administrative support, sales and related occupations, business and financial operations, and management), retail trade (retail sales), and leisure and hospitality (food preparation and serving related occupations, and food and beverage serving).

Figure 33: Projected Employment for Top Occupations\*, Southwest Washington Region, 2028



Data Source: Washington State Employment Security Department. (September 2020). Long-term alternative occupational employment projections.

\*Graph includes occupations with > 10,000 projected employment in 2028

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Chapter 4:  
**Housing Supply**



In 2018, the City of Camas had approximately 8,330 total housing units and was composed of 7,972 households. Between 2000 and 2018, Camas housing units and households increased 75%, with the number of households growing slightly faster than the number of housing units. Over this period, Camas also grew at faster rate than Clark County. From 2000 to 2018, the county increased its housing units by 34%, while the number of households increased by 35%.

**Table 5: Total Units and Households, Camas and Clark County, WA**

|                  | 2000           |                | 2010           |                | 2014-2018      |                | 2000-2018<br>PERCENT<br>CHANGE |                |
|------------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------------|
|                  | TOTAL<br>UNITS | HOUSE<br>HOLDS | TOTAL<br>UNITS | HOUSE<br>HOLDS | TOTAL<br>UNITS | HOUSE<br>HOLDS | TOTAL<br>UNITS                 | HOUSE<br>HOLDS |
| City of<br>Camas | 4,736          | 4,480          | 7,072          | 6,273          | 8,330          | 7,972          | 75.9%                          | 77.9%          |
| Clark County     | 134,030        | 127,208        | 167,413        | 155,042        | 179,523        | 171,522        | 33.9%                          | 34.8%          |

Data Source: U.S. Census Bureau, Tables H003, H004, H1 and 2014-2018 5-Year American Community Survey Table B25001, B25003

An accounting of the various types of housing units in Camas finds that 89% of the city’s housing units are single-unit structures, according to 2014-2018 American Community Survey data. In actual units, the number of single-unit structures in the city increased from 4,039 to 7,415, a gain of 3,376 single-unit structures.<sup>4</sup> Over the same period (2000-2018), duplexes, triplexes and quadraplexes continued to make up only 5% of the city’s structures, although the city gained 205 duplex, triplex or quadraplex units.

Multifamily structures with 5 or more units comprised 8% of all housing units in 2000 and 5% as of 2014-2018 estimates. ACS estimates report that the city had a net increase of only 13 units in structures containing 5 units or more. However, more current date provided by the City of Camas (examined later in this chapter) indicates additional multifamily development not included in ACS estimates.

The 2014-2018 ACS data estimates 85 mobile homes within Camas, unchanged from 2000. City staff, however, note a much smaller number (about 10) through 2013, when remaining mobile homes were cleared from park land.

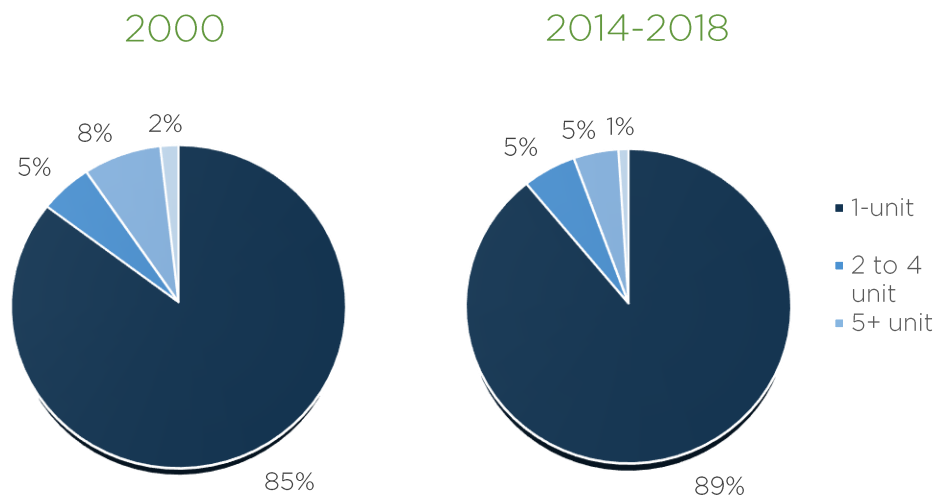
<sup>4</sup> Housing units broken down by structure type are indicated for the year 2000 in estimates provided by the Washington Office of Financial Management.

**Table 6: Total Housing Units by Structure Type in Camas**

| YEAR      | TOTAL HOUSING UNITS | 1-UNIT | 2 TO 4 UNIT | 5+ UNIT | MOBILE HOMES | SPECIALS |
|-----------|---------------------|--------|-------------|---------|--------------|----------|
| 2000      | 4,736               | 4,039  | 246         | 366     | 85           | 0        |
| 2014-2018 | 8,330               | 7,415  | 451         | 379     | 85           | 0        |

Data Source: OFM “Adjusted Census 2000 Population and Housing by Type of Structure and Group Quarters for the State, Counties and Cities,” Table 2, 2014-2018 5-Year ACS Estimates, Table DP04

**Figure 34: Percentage of Housing Units in Camas by Structure Type**



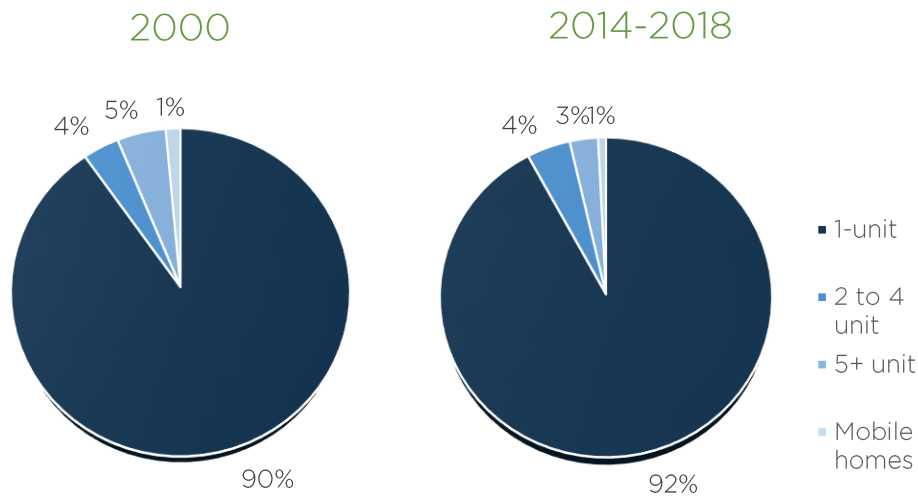
As single-unit structures increased over the 18-year period, so too did the number of Camas residents who lived in single-unit structures. While the city nearly doubled in population, growth trends indicate that single-unit structures continued to be in demand for a growing number of households. By 2018, 92% of Camas residents lived in single-unit housing, up from 90% in 2000. It follows then that multifamily units, which lost supply over the 18-year period also experienced a decrease in the share of residents living in multifamily structures with 5 or more units (-2% points).

**Table 7: Population in Housing Units by Structure Type, 2000**

| YEAR      | TOTAL HOUSEHOLD POPULATION | 1-UNIT | 2 TO 4 UNIT | 5+ UNIT | MOBILE HOMES | SPECIALS |
|-----------|----------------------------|--------|-------------|---------|--------------|----------|
| 2000      | 12,462                     | 11,239 | 445         | 597     | 181          | 0        |
| 2014-2018 | 22,554                     | 20,769 | 975         | 634     | 176          | 0-       |

Data Source: OFM “Adjusted Census 2000 Population and Housing by Type of Structure and Group Quarters for the State, Counties and Cities,” Table 2, 2014-2018 5-Year ACS Estimates, Table B25033

**Figure 35: Percentage of Households living in Camas by Structure Type**



## Housing Tenure

In 2018, approximately 77% of Camas households owned their homes, compared to 23% who rented. Homeownership rates in Camas exceed the homeownership rates of both Clark County (67%) and the Portland-Vancouver-Hillsboro MSA (62%), as shown in Table 6. Trends in homeownership over time indicate that Camas has sustained significantly higher homeownership rates than the county and MSA, at least since 2012 (see Figure 37).

Figure 36: Share of Owners and Renters in Camas, 2018

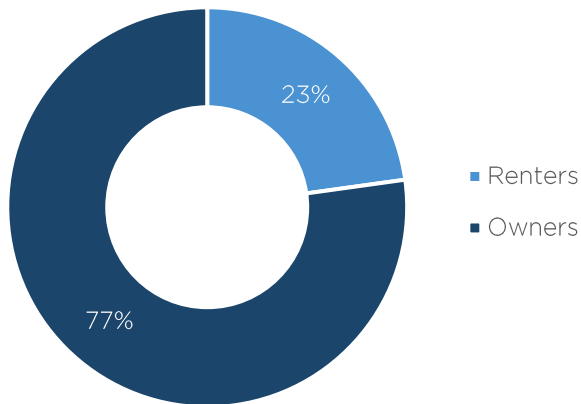


Table 8: Tenure by Households in Camas and the Region, 2014-2018

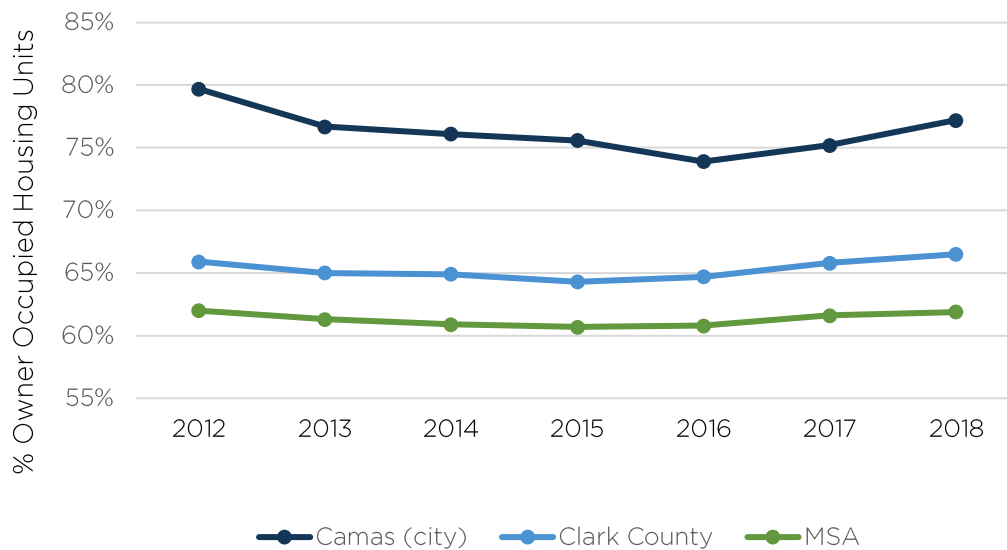
|                                  | HOUSEHOLDS | % OWNERS | % RENTERS |
|----------------------------------|------------|----------|-----------|
| City of Camas                    | 7,672      | 77.2%    | 22.8%     |
| Clark County                     | 171,522    | 66.5%    | 33.5%     |
| Portland-Vancouver-Hillsboro MSA | 925,631    | 61.9%    | 38.1%     |

Data Source: U.S. Census Bureau, Table B25003

Over the period shown below, the highest rates of homeownership in Camas occurred in 2012, when approximately 80% of residents were homeowners. Estimates indicate that 2018 showed the second highest homeownership rate for any year in this period. The city’s homeownership rates dipped slightly between 2013-2017, but never fell below 73%. Camas renters made up slightly more than one-fifth (23%) of the city’s residents, as shown in Table 6. By comparison, one third of Clark County residents (34%) are renters, as are nearly 40% of residents in the wider MSA.



Figure 37: Camas Homeownership Rate, 2012-2018



Data Source: 5-Year ACS Estimates from 2008-2012 through 2014-2018, Table B25003

Camas's large share of single-unit structures, described earlier, indicates that a significant number of the city's renters live in single-unit structures. In 2018, 50% of Camas renters lived in detached, single-unit structures, up from 45% in 2010 (see Figure 38 and Figure 39). Eight percent of renters lived in attached, single-unit structures in 2018, down from 12% in 2010. Nearly one quarter of the city's renters (24%) lived in duplexes, triplexes and quadraplexes in 2018 (+1% point). The share of renters living in structures with 20+ units has remained at 5% since the beginning of the decade, however, the percentage of residents living in structures with 5-19 units decreased from 13% to 11% over this period.

Camas stands apart from Clark County and the MSA, which both experienced slower growth (+2% points in the county) or no growth (+0% points in the MSA) in the percentage of renters living in single unit detached housing. While Camas had fewer renters living in townhomes and rowhouses during this period (-4% points), as did Clark County (-1% point), the MSA showed an increase in households living in this housing type (+1% point). Between 2010 and 2018, both Clark County and the MSA had fewer renters living in duplexes, triplexes and quadraplexes and multifamily structures with 5-19 units (-1% point), but more renters living in structures with 20+ units (+1% point). Fewer people in Camas rented mobile homes over this period (-1.2% points), which Clark County and the MSA either showed slight increases in mobile home renters (+0.2% in Clark County) or remained essentially the same (-0.06% in the MSA).

Figure 38: Renter Occupied Housing Units by Structure Type, 2010

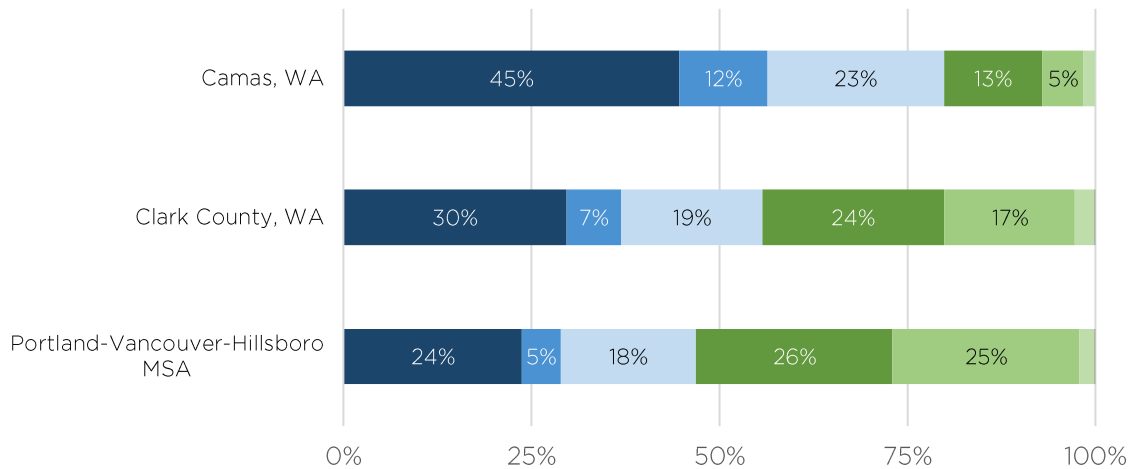
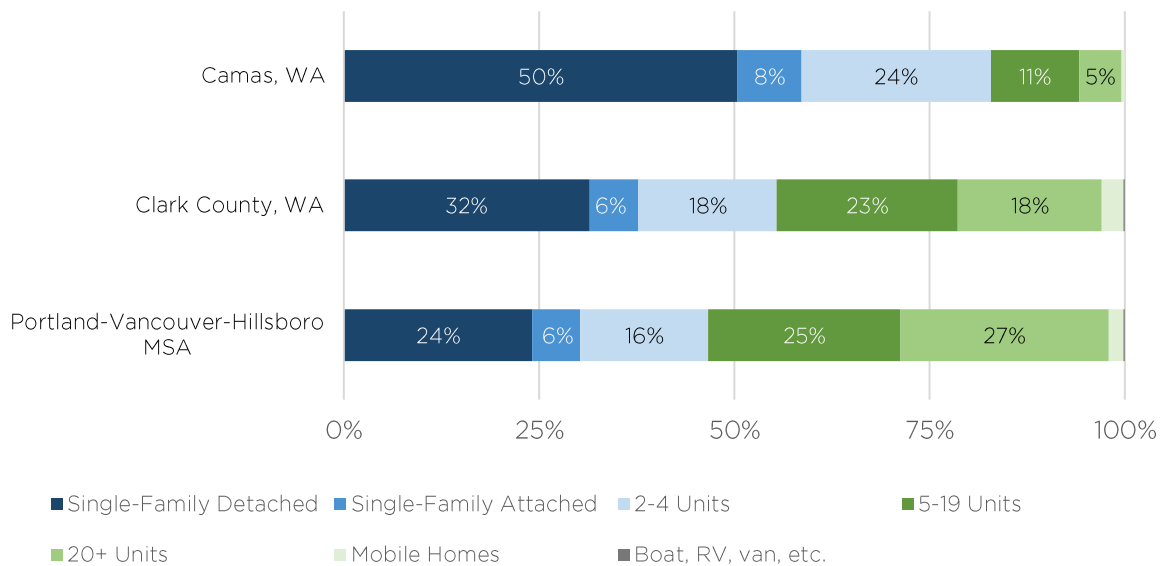


Figure 39: Renter Occupied Housing Units by Structure Type, 2014-2018



Data Source: 5-Year ACS Estimates from 2006-2010 through 2014-2018, Table B25032. Structure types which are not labeled above had a share of less than 3%.

Unlike renters, Camas homeowners predominantly lived in single-family detached units (95%). Homeowners living in townhomes and rowhouses made up 4% of all homeowners. However, both the share of homeowners living in structures with 5-19 units and 20+ units declined over this period, even though both housing types began the decade representing less than 1% of all owner-occupied homes. Camas homeowners also owned duplexes, triplexes, quadrplexes at a rate of less than 1%. These factors may indicate homeowner preference for a specific

housing type (single-family detached), however, as shares of other housing types decrease, homeowners may have fewer multifamily options. Limited options for the purchase of homes in multi-unit structures could affect homeownership rates for single individuals, young adults, couples without children, small families, empty nesters, our other family or non-family households seeking middle-housing units for homeownership.

Figure 40: Occupied Owner Housing Units by Structure Type, 2010

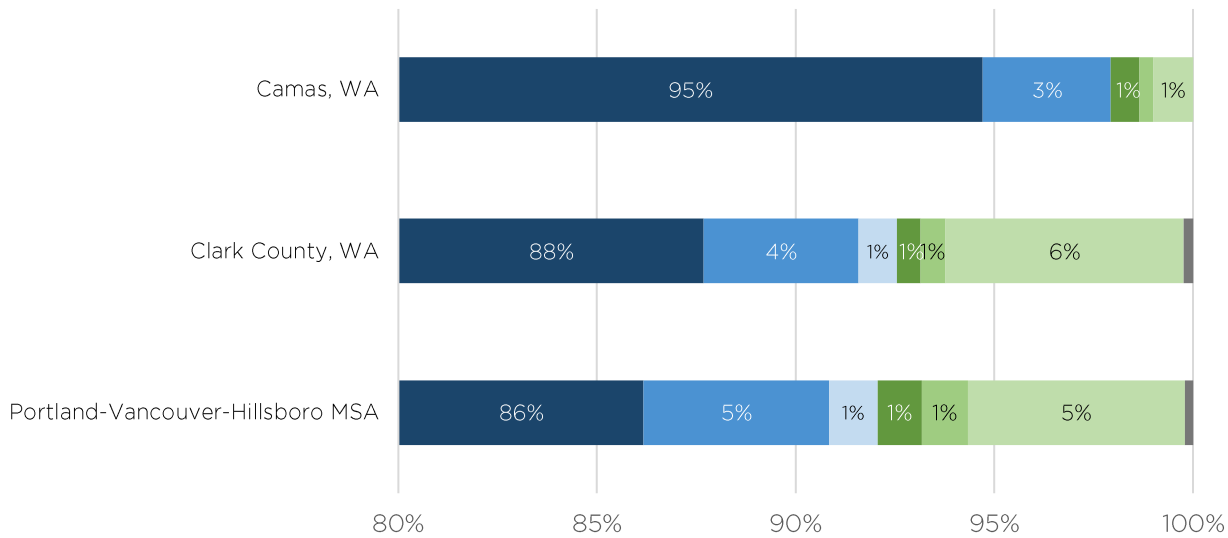
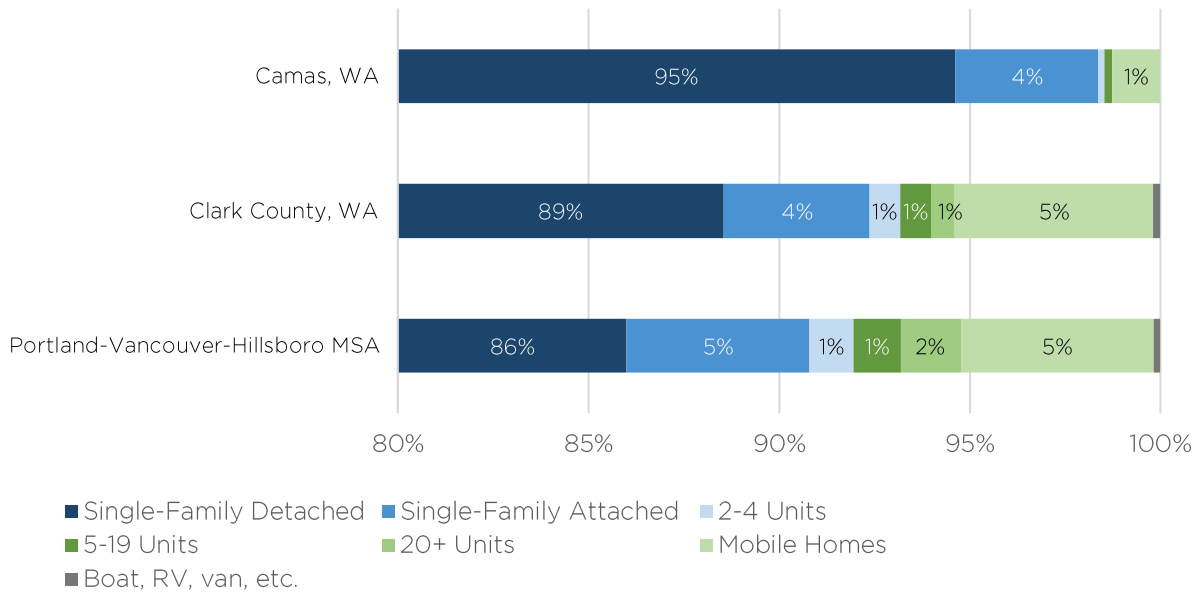


Figure 41: Occupied Owner Housing Units by Structure Type, 2014-2018



Data Source: 2006-2010 and 2014-2018 5-Year American Community Survey, Table B25032. Structure types which are not labeled above had a share of less than 1%.

# Household Size

In 2018, the average household in Camas contained 2.83 individuals. The average Camas family had 3.21 members. Both households and family sizes in Camas are larger than those in Clark County and the Portland-Vancouver-Hillsboro MSA, as shown in Table 7. Since 2010, however, average household size and average family size in Camas have decreased. Average household size decreased from 2.92 persons in 2010 to 2.83 in 2018; average family size decreased from 3.33 persons to 3.21. In contrast, both households and family sizes in Clark County and the MSA grew larger over this period.

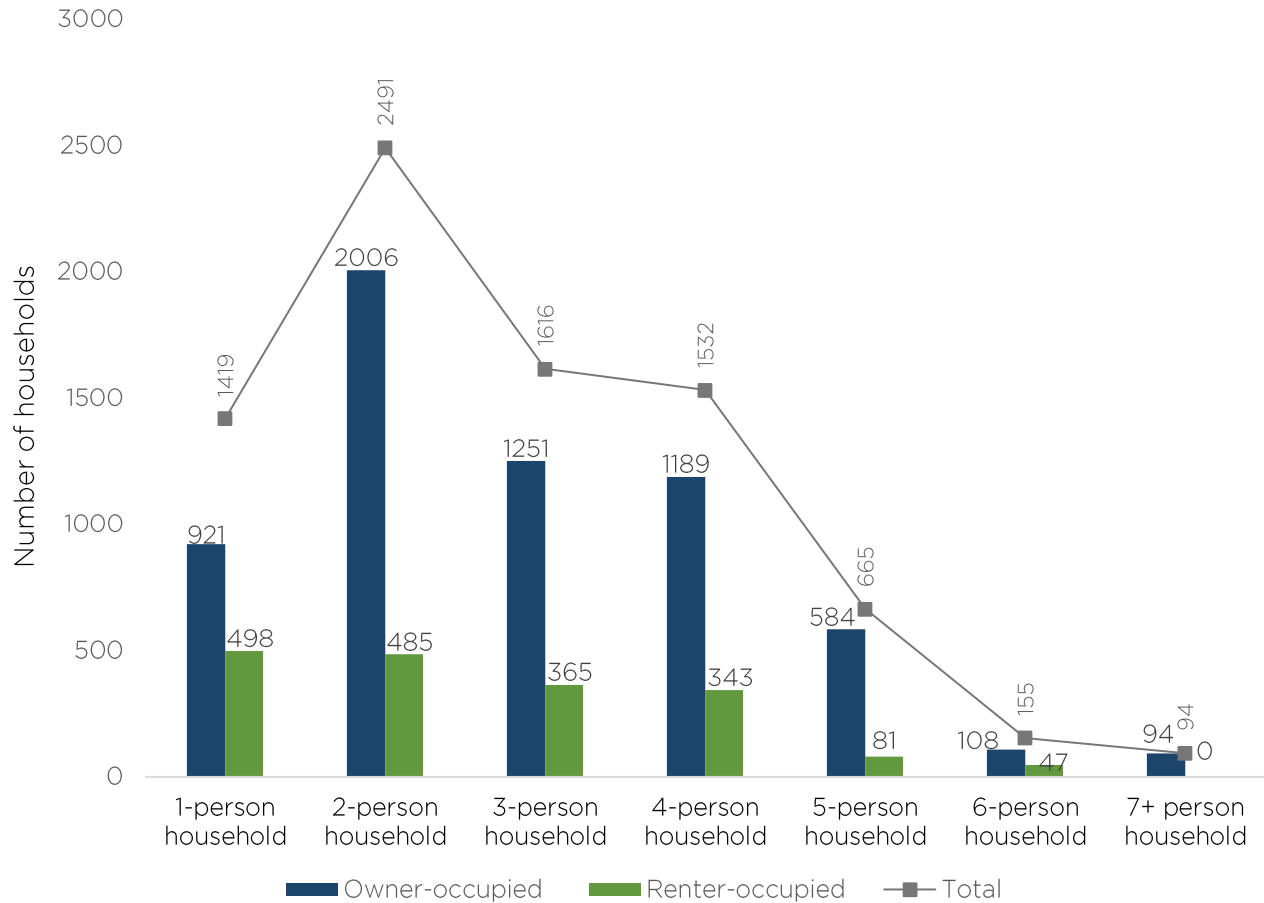
**Table 9: Household Size in Camas, 2014-2018**

|                                  | AVERAGE HOUSEHOLD SIZE |           | AVERAGE FAMILY SIZE |           |
|----------------------------------|------------------------|-----------|---------------------|-----------|
|                                  | 2006-2010              | 2014-2018 | 2006-2010           | 2014-2018 |
| City of Camas                    | 2.92                   | 2.83      | 3.33                | 3.21      |
| Clark County                     | 2.65                   | 2.69      | 3.14                | 3.17      |
| Portland-Vancouver-Hillsboro MSA | 2.51                   | 2.57      | 3.10                | 3.12      |

Data Source: U.S. Census Bureau, Table B25003

As indicated by Camas’s average household size, the largest share of owner-occupied households are two-person households (2,006 households), followed by three-person households (1,251) and four-person households (1,189). Renter households tend to be smaller than owner households, with the greatest shares of renter households containing one-person (498 households) or two people (485 households). However, 45% of renter households have 3 or more members, again indicating the high rates of family rentals in the city.

Figure 42: Household Size by Housing Tenure, 2014-2018



Data Source: 2014-2018 5-Year ACS Estimates, Table B25009

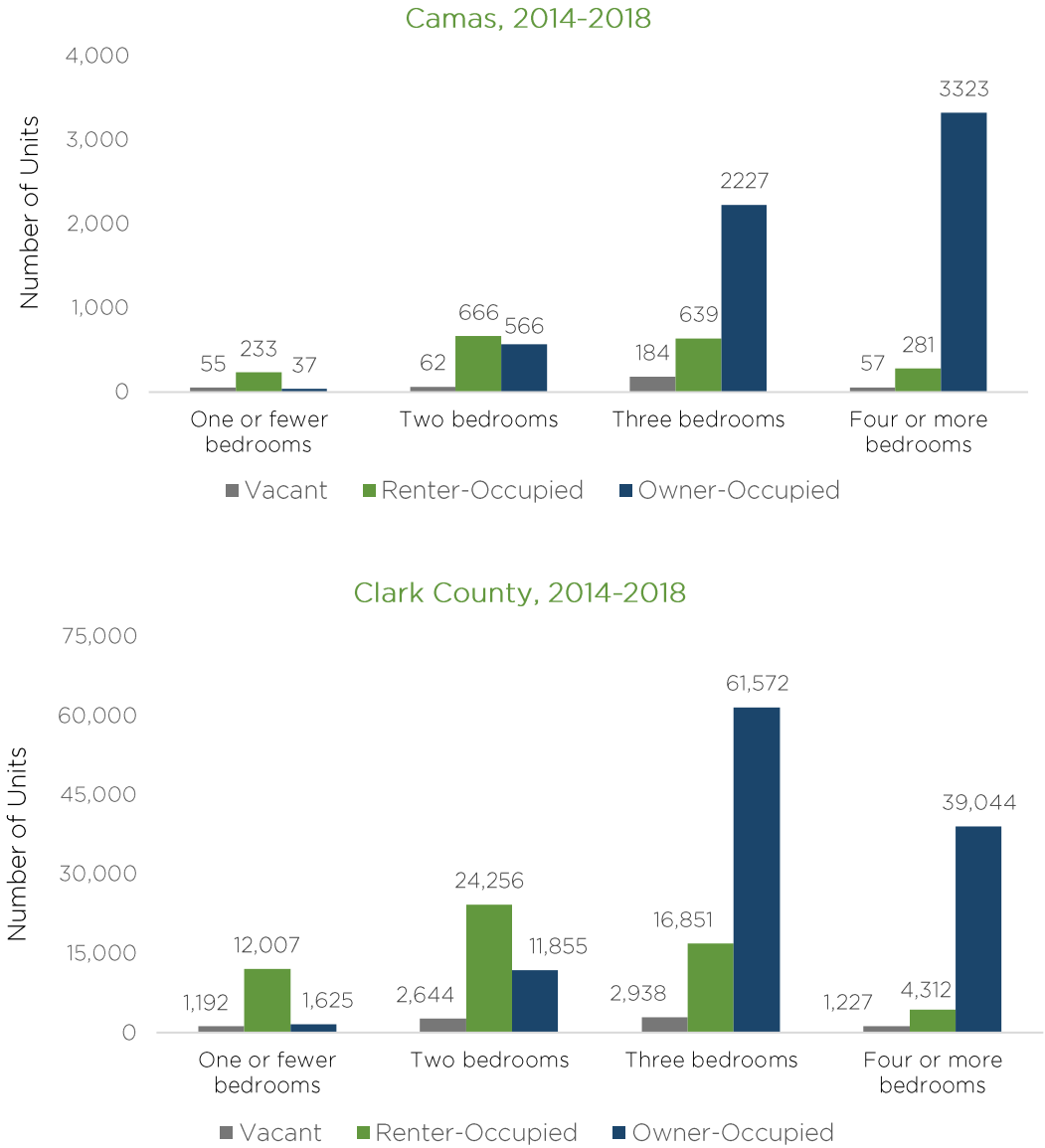
## Unit Size

Owner-occupied housing units in Camas tend to be large units, with approximately 54% of owner-occupied units having 4 or more bedrooms. Fully 90% of owner-occupied homes have at least three bedrooms. Of the remaining 10% of owner-occupied units, 9% of owner-occupied units have two-bedrooms, while less than 1% are studios or have one bedroom. Conversely, renter-occupied units in Camas tend to be smaller than owner-occupied units. Renter units are largely two-bedroom units (37%) or three-bedroom units (35%). Four-bedroom units only make up 15% of the city’s rental units, while studios and one-bedroom units make up the smallest share at 13%.

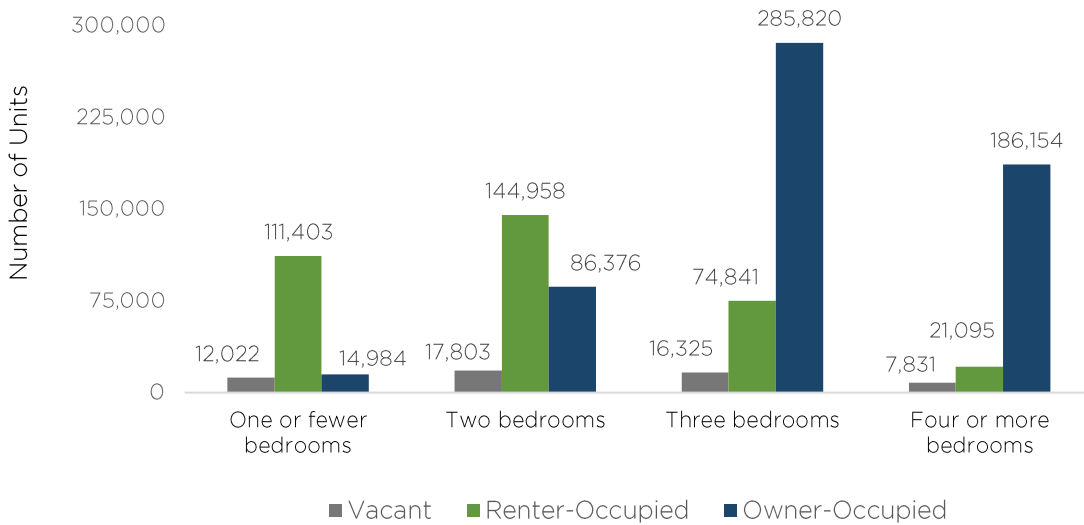
Camas’s owner-occupied unit size is, on average, larger than that of Clark County or the greater MSA. In the county and region, owner units are most likely to be three-bedroom units, with three-bedroom units comprising 54% and 50% of owner-occupied housing in those jurisdictions, respectively. One-third (34%) of

homeowners in Clark County live in units with four or more bedrooms, as do nearly one-third of owner households (32%) in the MSA. Only 1.4% of owner units in Clark County and 2.6% in the MSA are studios or one-bedroom. Rental trends in the county and MSA share some similarities with Camas: two-bedroom units are the most common rental housing type in all three jurisdictions. In Camas, four-bedroom rental units make up a larger share of rental units than one-bedroom units (15% vs. 13%). This trend is reversed in the county and MSA, where one-bedroom units make up larger shares of rental housing than four-bedroom rental units (20% one-bedroom to 8% four-bedroom in the county; 32% one-bedroom to 6% four-bedroom in the MSA).

Figure 43: Number of Bedrooms



## Portland-Vancouver-Hillsboro MSA, 2014-2018



Data Source: 2014-2018 5-Year American Community Survey, Table B25042

## Housing Age and Condition

Housing in Camas tends to be of newer stock than housing in Clark County and the larger MSA. In the 1990s, Camas experienced a sharp increase in housing production, compared to previous decades. Over 65% of Camas's housing was built after 1990, representing a significantly higher percentage of housing units than in Clark County (50.8% built since 1990) or in the Portland-Vancouver-Hillsboro MSA (38.5% built since 1990). American Community Survey estimates used in Figure 44 and Table 10 are based on survey data collected from 2014 through 2018, meaning that estimates of very-recently-constructed housing (i.e., the 2010 to 2018 category) do not reflect all construction since 2010. The "Housing Production" section of this chapter delves more deeply into recently constructed housing in Camas.

Newer housing stock may indicate that overall, the housing stock in Camas is in better condition than in surrounding areas where housing supply is older. It should be noted, however, that around 10% of Camas housing stock (10.7%) was built before 1940, a share that is more than double the amount of housing in Clark County built before 1940.

Figure 44: Camas Housing Units by Year Structure Built

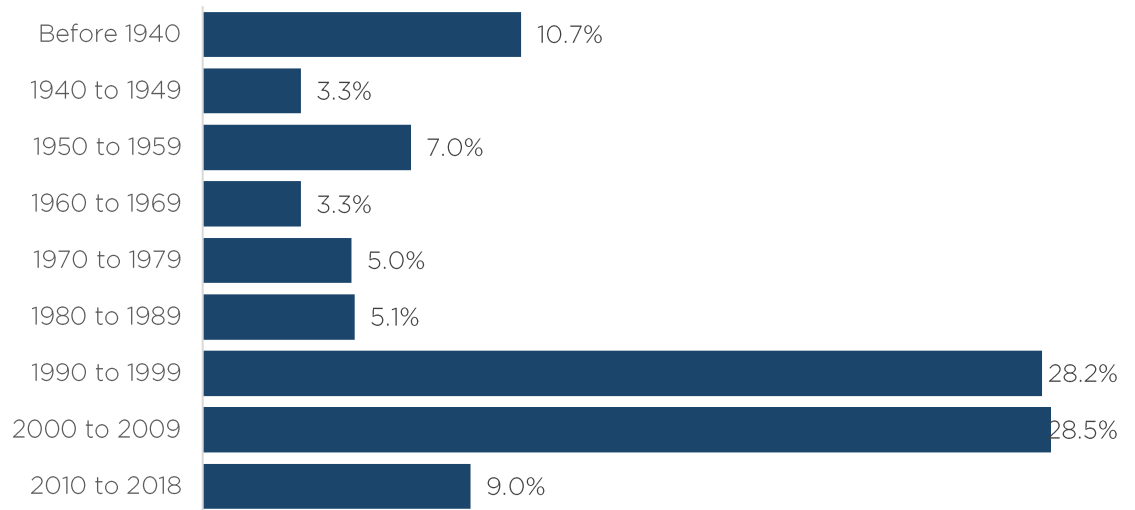


Table 10: Housing Units by Year Structure Built, 2014-2018

|              | CAMAS  | CLARK COUNTY | PORTLAND – VANCOUVER – HILLSBORO MSA |
|--------------|--------|--------------|--------------------------------------|
| Before 1940  | 10.70% | 4.40%        | 12.30%                               |
| 1940 to 1950 | 3.30%  | 3.20%        | 4.60%                                |
| 1950 to 1960 | 7.00%  | 4.90%        | 7.10%                                |
| 1960 to 1970 | 3.30%  | 6.80%        | 8.60%                                |
| 1970 to 1980 | 5.00%  | 17.50%       | 17.50%                               |
| 1980 to 1990 | 5.10%  | 12.30%       | 11.40%                               |
| 1990 to 1999 | 28.20% | 25.10%       | 18.70%                               |
| 2000 to 2009 | 28.50% | 18.90%       | 14.80%                               |
| 2010 to 2018 | 9.00%  | 6.80%        | 5.00%                                |

Data Source: 2014-2018 5-Year American Community Survey, Table B25034

While age of housing provides a general narrative about the housing conditions, other physical features related to housing condition are captured by the US Census Bureau. For example, the American Community Survey captures those households that lack complete kitchen or plumbing facilities. According to these estimates, approximately 14 homes (0.2%) in Camas lack complete kitchen facilities, such as cooking facilities, a refrigerator, or a sink with piped water. An estimated 31 homes (0.4%) lack complete plumbing facilities, meaning that they



lack hot and cold piped water, a flush toilet, or a bathtub or shower. While ACS data provides these estimates, they are subject to sampling error and the actual number of homes in Camas with a lack of complete kitchen or plumbing facilities may be lower. Overall, the data indicates that homes without complete kitchen or plumbing facilities make up very small percentages of Camas’s stock, and lower shares than they do throughout the MSA.

**Table 11: Housing Lacking Complete Kitchen or Plumbing Facilities, 2014-2018**

|                                      | TOTAL HOUSING UNITS | LACKING COMPLETE KITCHEN FACILITIES |       | LACKING COMPLETE PLUMBING FACILITIES |       |
|--------------------------------------|---------------------|-------------------------------------|-------|--------------------------------------|-------|
|                                      |                     | NUMBER                              | SHARE | NUMBER                               | SHARE |
| Camas, WA                            | 8,330               | 14                                  | 0.2%  | 31                                   | 0.4%  |
| Clark County, WA                     | 179,523             | 3,172                               | 1.8%  | 806                                  | 0.4%  |
| Portland - Vancouver - Hillsboro MSA | 979,612             | 17,404                              | 1.8%  | 7,598                                | 0.8%  |

Data Source: 2014-2018 5-Year American Community Survey, Table B25051 and B25047

### Vacancy Rates

Vacancy rates are important indicators of the city’s housing market. In 2018, vacancy rates for units for purchase in Camas was 2.1%. Clark County and the MSA had even tighter homebuying markets, with approximately 1% vacancy in both areas. Rental vacancy rates almost universally hovered at 3% for Camas, Clark County and the MSA. Low vacancy rates, such as those seen across the region, tend to indicate a limited housing supply, higher housing prices, and loss of affordable units (or, in some cases, high risk of gentrification).

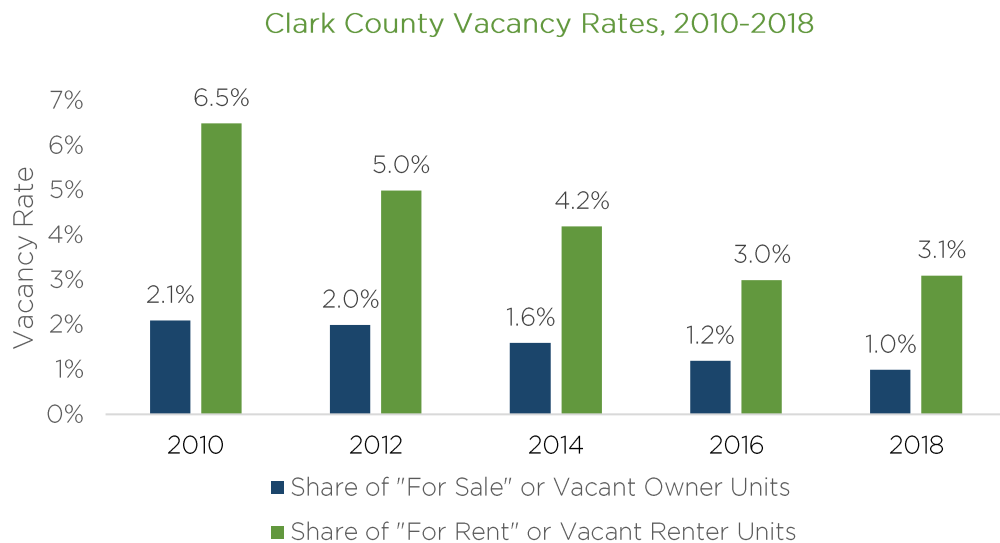
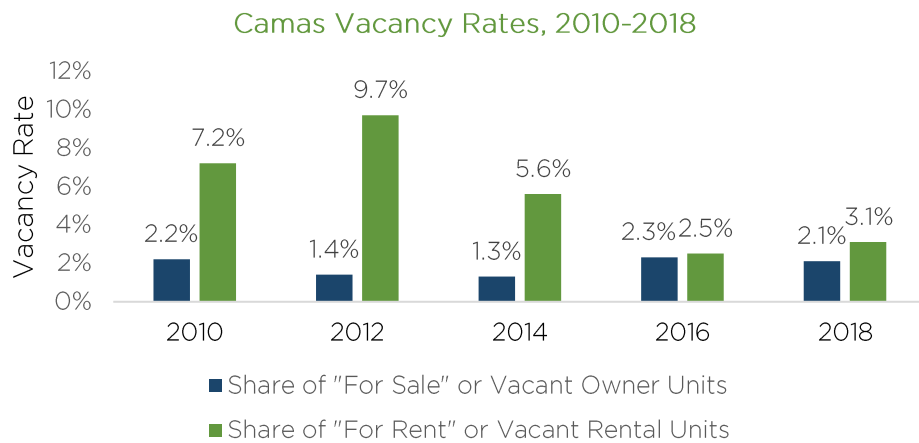
Vacancy rates in Camas, Clark County and the MSA between 2010 and 2018 are shown in Figure 45 below. The percentage of “for sale” units in Camas did not exceed 2.3% between 2010 and 2018, with some of the city’s lowest “for sale” rates observed as the US emerged from the Great Recession (1.4% in 2012 and 1.3% in 2014). Rental vacancies in Camas varied widely over this period. In 2012, for example, rental vacancies reached 9.7% at the same the owner-occupied unit vacancies were reaching some of their lowest levels. By 2016, Camas’s rental market had recovered; rental vacancies of 2.5% nearly matched the low vacancy rate in for-sale units. Clark County and the MSA experienced less variation in rental vacancy rates over the period. Both owner-occupied and renter vacancy rates in these jurisdictions have declined over time, with only a small uptick in all renter vacancies by 2018.

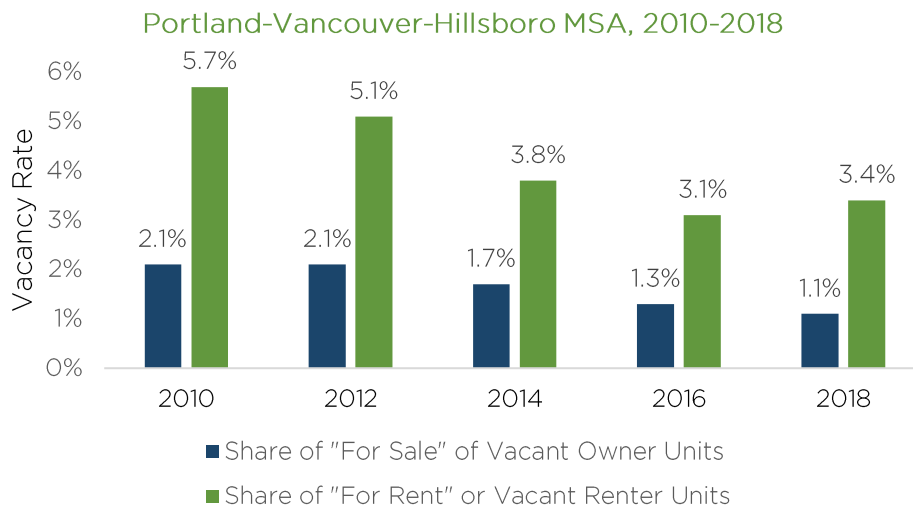
Table 12: For Sale and Rental Vacancy Rates in Camas, 2014-2018

|                                  | OWNER HOUSING UNITS |         |              | RENTAL HOUSING UNITS |         |              |
|----------------------------------|---------------------|---------|--------------|----------------------|---------|--------------|
|                                  | AVAILABLE (VACANT)  | TOTAL   | VACANCY RATE | AVAILABLE (VACANT)   | TOTAL   | VACANCY RATE |
| City of Camas                    | 129                 | 6,153   | 2.1%         | 57                   | 1,819   | 3.1%         |
| Clark County                     | 1,102               | 114,096 | 1.0%         | 1,790                | 57,426  | 3.1%         |
| Portland-Vancouver-Hillsboro MSA | 6,111               | 573,334 | 1.1%         | 11,870               | 352,297 | 3.4%         |

Data Source: 2014 – 2018 5-Year American Community Survey, Tables DP04 and B25004. Vacancy figures shown reflect the number of “For rent” and “For sale only” housing units.

Figure 45: Vacancy Rate





Data Source: 2006-2010 and 2014-2018 5-Year American Community Survey, Table B25004

To assist jurisdictions completing Housing Action Plans, the Washington Center for Real Estate Research (WCRER) at the University of Washington made a variety of data available to jurisdictions, including data about the local rental market. The table below shares vacancy rates for market-rate rental properties by number of bedrooms in Camas based on a survey of 20+ unit multifamily complexes prepared by WCRER in September 2020. Overall, the rental vacancy rate was low at about 1.6% for the 7 complexes (with a total of 570 units) included in the survey. One-bedroom units were more likely to have availability (4.2% vacant) while larger units (2 and 3 bedrooms) had considerably more constrained availability, including no vacant 3-bedroom units.

Low rental vacancy rates were common for the 25 communities surveyed by WCRER, with averages ranging from as low as 0.2% to as high as 6.9%. Most communities (21 out of 25) had average rental vacancy rates under 2%.

**Table 13: Rental Vacancy in Properties with 20+ Units in Camas, September 2020**

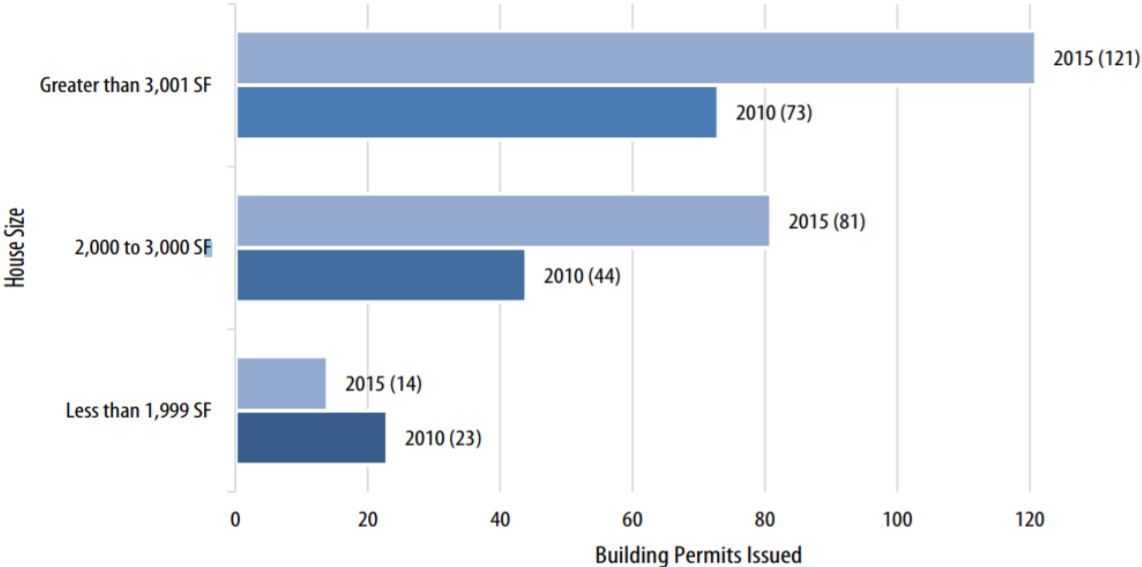
|               | 1-BEDROOM  |              | 2-BEDROOM  |              | 3-BEDROOM  |              |
|---------------|------------|--------------|------------|--------------|------------|--------------|
|               | # OF UNITS | VACANCY RATE | # OF UNITS | VACANCY RATE | # OF UNITS | VACANCY RATE |
| City of Camas | 168        | 4.2%         | 330        | 0.6%         | 72         | 0.0%         |

Data Source: Washington Center for Real Estate Research survey of multifamily properties with 20+ units, Conducted in September 2020, Retrieved from <https://wcrer.be.uw.edu/housing-market-data-toolkit/>

# Housing Production

The Camas 2035 Comprehensive Plan identified trends in the city’s housing production from 2010 to 2015. In 2010, Camas permitted 23 units under 1,999 square feet, 44 units between 2,000 and 3,000 sq. ft. and 73 units over 3,001 sq. ft. By 2015, the city had permitted 37 more mid-range units (2,000 to 3,000 sq. ft.) than in 2010, and 48 more units over 3,001 sq. ft. In contrast, smaller housing units (1,999 sq. ft. or less) decline over this period, with 9 fewer units permitted than in 2010. Production trends in Camas indicate a continued preference for housing units with a larger footprint. The city’s limited housing supply under 1,999 sq. ft. could pose difficulties for a range of family and non-family types appropriately sized or appropriately priced housing in Camas.

Figure 46: Housing Production in Camas, 2010 and 2015



Data Source: Camas 2035 Comprehensive Plan

In 2020, Camas permitted 338 new single-family residences, about 56% above the 216 units permitted in 2015.<sup>5</sup> The majority of these units were over 3,000 square feet (52.4%) and 45.6% were between 2,000 and 3,000 square feet. Only seven units (2.1%) were under 2,000 square feet. These trends indicate a continued preference for housing units with a larger footprint. The city’s limited housing supply under 2,000 square feet poses difficulties for a range of family

<sup>5</sup> City of Camas permit data provided by month for 2020.

and non-family households seeking appropriately sized or appropriately priced housing in Camas.

Although there were no multifamily permits issued by the City in 2020, Camas’s supply of rental housing in large, multifamily developments increased significantly in recent years. The table below indicates the city’s current stock of multifamily housing, including townhomes and apartments. In 2020 alone, two new multifamily developments were completed, adding nearly 300 apartments to the city’s multifamily stock. These developments added to the city’s supply of smaller housing units, particularly 1-bedroom and 2-bedroom rental units.

**Table 14: Multifamily Apartment and Townhouse Developments in Camas, 2020**

| DEVELOPMENT NAME  | TYPE       | YEAR BUILT | NUMBER OF UNITS |
|---|------------|------------|-----------------|
| 7 <sup>th</sup> Avenue Townhomes, 710 NW 7 <sup>th</sup> Avenue | Townhomes  | 2015       | 10              |
| Camas House Apartments, 1102-1138 E. 1 <sup>st</sup> Avenue     | Apartments | 1979       | 16              |
| Camas Ridge, 1420 NW 28 <sup>th</sup> Avenue                    | Apartments | 2011       | 51              |
| Clara Apartments, 608 NE Birch Street                           | Apartments | 2020       | 32              |
| Crown Villa, 1529 Division Street                               | Apartments | 1986       | 19              |
| First Avenue Apartments, 1410 E. 1 <sup>st</sup> Avenue         | Apartments | 1972       | 11              |
| Hill Crest Apartments, 1222 NW Couch Street                     | Apartments | 1971       | 5               |
| Kielo at Grass Valley, 5988 NW 38 <sup>th</sup> Avenue          | Apartments | 2020       | 276             |
| Lloyd Apartments, 1022-1050 E. 1 <sup>st</sup> Avenue           | Apartments | 1954       | 8               |
| Logan Place Village, 1346 NW 25 <sup>th</sup> Avenue            | Townhomes  | 2014       | 26              |
| Parker Village, 20 <sup>th</sup> Avenue & NW Brady Road         | Townhomes  | 2018       | 60              |
| Parklands at Camas Meadows, NW Longbow Lane                     | Townhomes  |            | 24              |
| River Place Apartments, 1718 SE 11 <sup>th</sup> Avenue         | Apartments | 1998       | 20              |
| River View Apartments, 3003 NE 3 <sup>rd</sup> Avenue           | Apartments | 1995       | 60              |
| Russell Street Townhouses, 1820 SE Seventh Ave                  | Townhomes  | 1996       | 9               |
| Stoneleaf Townhomes, 5843 NW 26 <sup>th</sup> Avenue            | Townhomes  | 2015       | 12              |
| Terrace at River Oaks, 3009 NE 3 <sup>rd</sup> Avenue           | Apartments | 2018       | 120             |
| Third Avenue Apartments, 2615 NE 3 <sup>rd</sup> Avenue         | Apartments | 2000       | 42              |

Data Source: Mosaic Community Planning research via apartment listing services; City of Camas Staff Report “Annual Comprehensive Plan Amendments, City File Numbers CPA20-01, CPA20-02, and CPA20-03,” August 11, 2020

# Housing Costs

Housing cost and affordability are another important area for examination, given Camas’s low vacancy rates, large unit size, and newer housing stock – variables that may indicate less affordability for both rentals and for-sale housing. Looking at housing from a bird’s eye view, tools such as the Washington Center for Real Estate Research’s housing affordability index (HAI) provide context for local affordability by observing housing affordability at the county level. The HAI gives a general measurement of the likelihood that middle income families can afford the mortgage on a median priced home. A score of 100 indicates the middle family can afford median home prices, and scores above 100 show increasing levels of affordability.<sup>6</sup> In Table 15 shown below, Clark County’s scores on the HAI have been greater than 100 for the past four years, indicating that overall median income earning families experience housing affordability. First time homebuyers in Clark County, on the other hand, received scores below 100, indicating that tight markets and housing affordability directly affect first time homebuyers in the county in ways that may not be experienced by existing or long-time homeowners.

**Table 15: Housing Affordability Index for Camas and Clark County, 2017 to 2020**

|                                     | Q2 2017 | Q2 2018 | Q2 2019 | Q2 2020 |
|-------------------------------------|---------|---------|---------|---------|
| Clark County                        | 123.3   | 109.1   | 114.5   | 125.7   |
| Clark County, First Time Buyers     | 73.2    | 65.8    | 81.3    | 94.5    |
| Washington State                    | 123.7   | 105.4   | 98.4    | 106.2   |
| Washington State, First Time Buyers | 71.2    | 61.2    | 69.9    | 81.2    |

Data Source: Washington Center for Real Estate Research, “Housing Market Snapshot, 2017-2020.” <http://wcrer.be.uw.edu/archived-reports/>

Scaling down to Camas, the affordability picture becomes starker. Figure 47 and Figure 48 indicates that Clark County home values are significantly less than values in Camas. Zillow data identifies median home values in the 65<sup>th</sup> percentile range, also called the top tier, and the 35<sup>th</sup> percentile range or bottom tier. In September 2010, the predominant range of Camas’s housing values spanned

<sup>6</sup> Washington Center for Real Estate Research. “Housing Affordability Index, State of Washington and Counties, Fourth Quarter 2011,” Accessed October 30, 2020. <http://realestate.washington.edu/wp-content/uploads/2013/10/2011Q4-HAI.pdf>

<sup>7</sup> Washington Center for Real Estate Research, “Housing Market Snapshot, 2017-2020.” Accessed October 30, 2020. <http://wcrer.be.uw.edu/archived-reports/>

from \$215,056 to \$450,519. Bottom tier median housing values were \$41,884 higher in Camas than in Clark County, while top tier median values were \$123,007 higher in Camas. By September 2020, Camas's median home values had nearly doubled at the bottom tier - \$406,456 - and had reached \$744,922 at the top tier. 2020 figures indicate that bottom tier values were now \$71,107 greater and top tier values were \$179,764 greater than those across Clark County. Due to these differences in home value shown over time, the HAI may be an insufficient tool to interpret affordability in the city of Camas. However, the HAI does offer some instruction. Where Clark County offers limited affordability for first-time homebuyers, these pressures may be extreme for first time homebuyers in Camas, who already face challenges due to the city's limited supply of smaller starter homes.

Figure 47: Bottom and Top Tier Home Values in Camas, 2010-2020

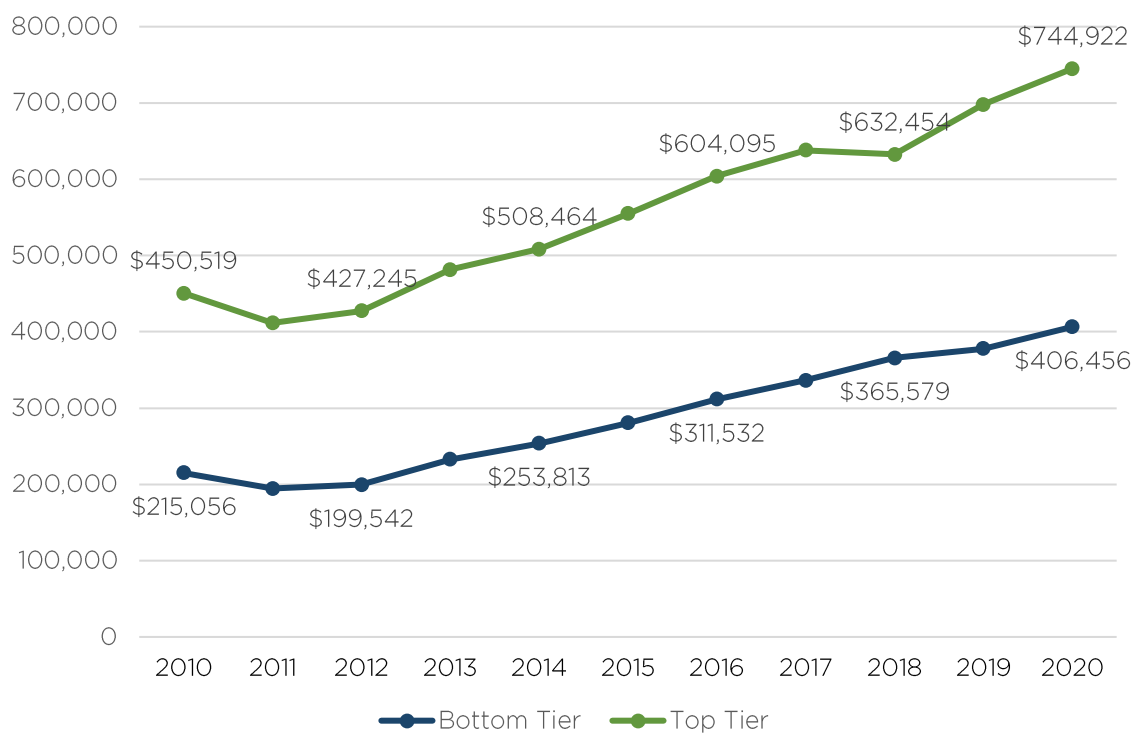
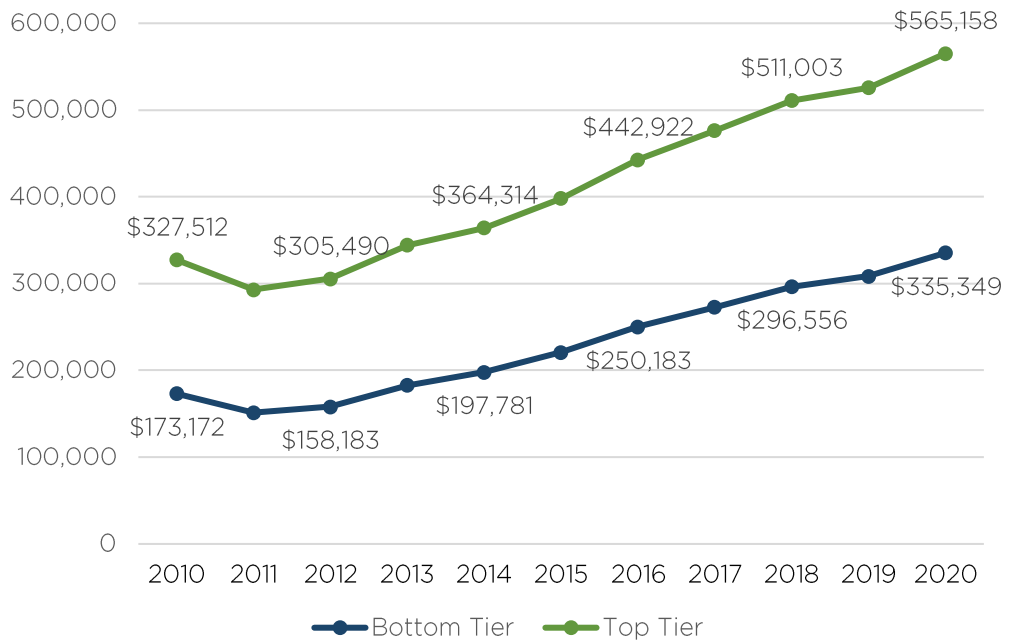


Figure 48: Existing Single Family Homes Prices in Clark County, 2010 - 2020



Data Source: Zillow. "Zillow Home Value Index - Bottom and Top Tier Time Series, 2010 - 2020." <https://www.zillow.com/research/data/>

Monthly owner and renter costs also provide insight into Camas's affordability. Table 16 below shows Census estimates of median home value in Camas. In 2018, the median home value in Camas was \$403,800, compared to \$296,800 in Clark County and \$342,900 in the MSA. 78% of Camas residents had a mortgage in 2018, perhaps attributed to the lower age of the housing stock. Homeowners with a mortgage paid \$2,184 per month in housing costs, compared to their neighbors in Clark County whose median costs were \$1,699 (a difference of \$485). Homeowners in the MSA spent \$1,832 on monthly housing costs, or \$352 less than in Camas.

Clark County and the MSA also have larger shares of homeowners without a mortgage - 27% in the county and 28% in the MSA, compared to 22% in Camas. All households without mortgages show median monthly costs that are within \$100 (\$535 in Clark County, \$603 in the MSA, and \$630 in Camas), indicating that other monthly owner costs (e.g., utilities, insurance, etc.) are relatively similar across the region and that housing value.

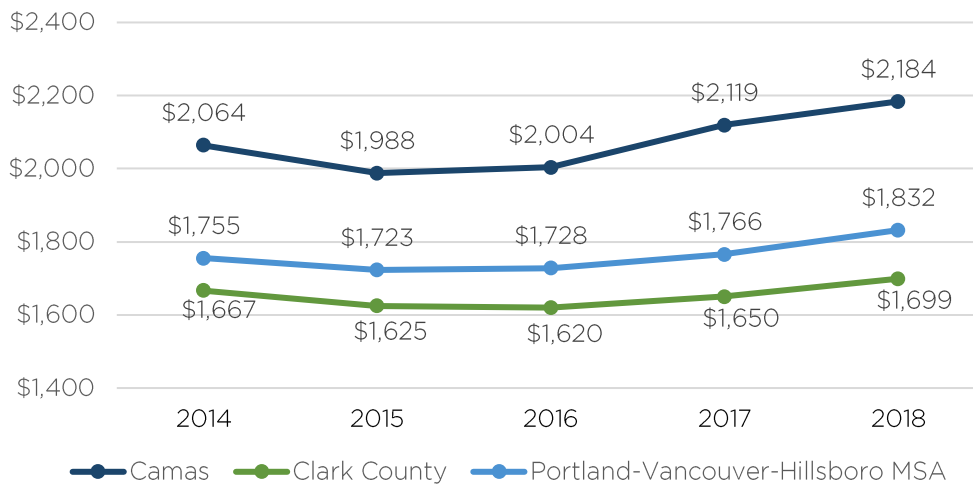


Table 16: Median Home Value and Monthly Owner Costs in Camas, 2018

|                                      | TOTAL OWNER-OCCUPIED UNITS | MEDIAN HOME VALUE | WITH A MORTGAGE |                            | WITHOUT A MORTGAGE |                            |
|--------------------------------------|----------------------------|-------------------|-----------------|----------------------------|--------------------|----------------------------|
|                                      |                            |                   | SHARE OF TOTAL  | MEDIAN MONTHLY OWNER COSTS | SHARE OF TOTAL     | MEDIAN MONTHLY OWNER COSTS |
| Camas, WA                            | 6,153                      | \$403,800         | 78%             | \$2,184                    | 22%                | \$630                      |
| Clark County, WA                     | 114,096                    | \$296,800         | 73%             | \$1,699                    | 27%                | \$535                      |
| Portland - Vancouver - Hillsboro MSA | 573,334                    | \$342,900         | 72%             | \$1,832                    | 28%                | \$603                      |

Data Source: 2014-2018 5-Year American Community Survey, Table DP04

Figure 49: Median Monthly Costs for Homeowners with a Mortgage, 2014-2018



Data Source: 2014-2018 5-Year American Community Survey, Table DP04

## Rental Housing Costs

Interestingly, renter costs in Camas are more similar to renter costs in Clark County and the MSA than owner costs. The median rent in Camas is \$1,217, only \$24 more than in the MSA and \$37 more than in Clark County. Figure 50 shows that since 2014, median rents have risen in all 3 jurisdictions. Camas's median rent increased by \$159 over the 5-year period. Clark County and the MSA showed median rent increases between \$217 and \$225 over this period. Despite the rising rental costs, median rents in Camas are nearly \$1,000 less than monthly owner costs in the city. This factor alone may cause households with lower incomes to

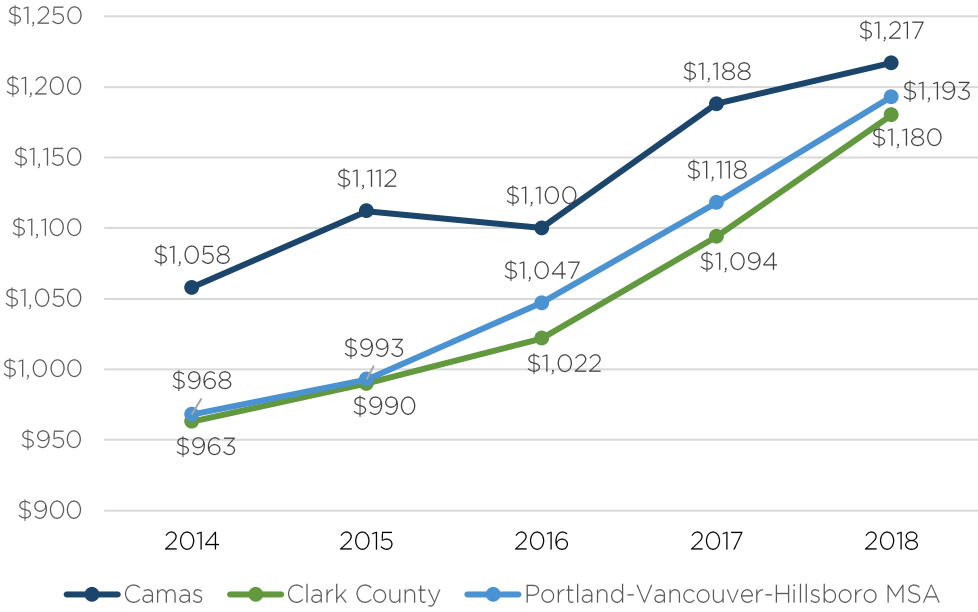
remain renters in Camas or to purchase homes outside of the city where owner costs may be more affordable.

**Table 17: Median Renter Costs in Camas, 2018**

|                                      | TOTAL RENTER-OCCUPIED UNITS | MEDIAN RENT |
|--------------------------------------|-----------------------------|-------------|
| Camas, WA                            | 1,819                       | \$1,217     |
| Clark County, WA                     | 57,426                      | \$1,180     |
| Portland - Vancouver - Hillsboro MSA | 352,297                     | \$1,193     |

Data Source: 2014-2018 5-Year American Community Survey, Table DP04

**Figure 50: Median Monthly Renter Costs, 2014-2018**



The Washington Center for Real Estate Research’s (WCRER’s) rental market survey conducted in September 2020 also collected data about rents by number of bedrooms. Average rents in Camas by unit type are shown in the table that follows, indicating higher averages than medians reported through American Community Survey data. The average 1-bedroom rental rate was \$1,299, the average 2-bedroom rented for \$1,442, and the average 3-bedroom for \$1,789.

**Table 18: Average Rental Rates in Properties with 20+ Units in Camas, September 2020**

|               | 1-BEDROOM  |              | 2-BEDROOM  |              | 3-BEDROOM  |              |
|---------------|------------|--------------|------------|--------------|------------|--------------|
|               | # OF UNITS | AVERAGE RENT | # OF UNITS | AVERAGE RENT | # OF UNITS | AVERAGE RENT |
| City of Camas | 168        | \$1,299      | 330        | \$1,442      | 72         | \$1,789      |

Data Source: Washington Center for Real Estate Research survey of multifamily properties with 20+ units, Conducted in September 2020, Retrieved from <https://wcrer.be.uw.edu/housing-market-data-toolkit/>

## Special Needs Housing

The most recent census data on special housing in Camas indicates that in 2010, there were two types of facilities that offered special housing in the city: nursing homes and “other non-institutional facilities.” In that year, 78 Camas residents lived in nursing homes, skilled nursing facilities or other non-institutional special housing. Comparatively, there are 3,178 special housing residents in Clark County. Camas serves 2.4% of the county’s population residing in special housing.

Table 20 indicates the number and type of special housing available in the county, which includes state prisons, local jails, group homes, emergency and transitional shelters, and residential treatment centers.

**Table 19: Special Housing Inventory in Camas, 2010**

| INSTITUTIONALIZED POPULATION | FACILITY TYPE                                 |
|------------------------------|---|
| 62                           | Nursing facilities/Skilled-nursing facilities |
| 16                           | Other noninstitutional facilities             |

Data Source: 2010 Decennial Census, Table PCT20

Table 20: Special Housing Inventory in Clark County, 2010

| INSTITUTIONALIZED POPULATION | FACILITY TYPE   |
|------------------------------|---|
| 219                          | State prisons   |
| 727                          | Local jails and other municipal confinement facilities  |
| 4                            | Group homes for juveniles (non-correctional)  |
| 695                          | Nursing facilities/Skilled-nursing facilities   |
| 14                           | Hospitals with patients who have no usual home elsewhere  |
| 370                          | Emergency and transitional shelters (with sleeping facilities) for people experiencing homelessness |
| 667                          | Group homes intended for adults   |
| 36                           | Residential treatment centers for adults  |
| 381                          | Workers' group living quarters and Job Corps centers  |
| 65                           | Other noninstitutional facilities   |

Data Source: 2010 Decennial Census, Table PCT20

## Subsidized Housing

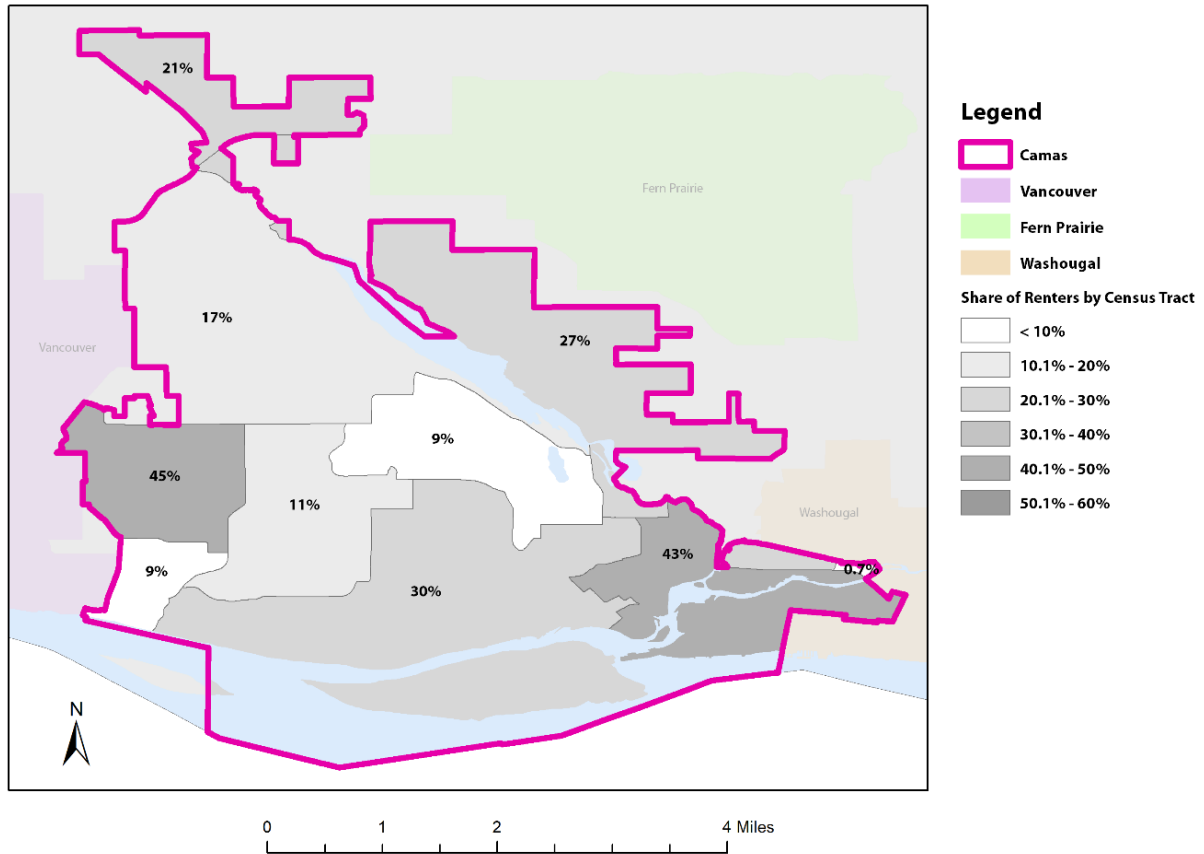
Camas also provides a small number of subsidized units for individuals earning low to moderate incomes in the city. Camas, which falls into the Portland-Vancouver-Hillsboro MSA, has an area median income of \$74,700.<sup>8</sup> Therefore, subsidized housing serves households earning no more than 80% AMI, or \$59,750, with many subsidized households typically earning low incomes (30 - 50% AMI) or very low incomes (30% AMI or less).

HUD "Picture of Subsidized Household" data indicates that Camas census tracts contain 92 subsidized units as of 2018: 67 housing choice vouchers and 25 project-based section 8 units. Both subsidized housing types are offered by the Vancouver Housing Authority (VHAUSA). VHAUSA manages 19 senior units at the Crown Villa Apartments, which were built in 1986. VHAUSA also offers project-based section 8 at its Camas Ridge development, which is a mixed-use project. HUD's LIHTC database does not indicate any LIHTC developments located in the city of Camas. The city's 92 subsidized units make up 1.1% of all housing units in Camas.

<sup>8</sup> HUD User. "FY 2017 Income Limits Documentation System." Accessed October 29, 2020. <https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn>

The distribution of vouchers and section 8 units is shown in the maps below. Vouchers and Project-based Section 8 units are predominantly found in census tracts with higher renter rates, such as downtown Camas and in western Camas along the Vancouver border. Since these tracts may be shared with adjacent cities, the numbers of subsidized units may be smaller than identified below.

Figure 51: Percentage of Renters in Camas, 2014-2018



Source: 2014-2018 5-Year ACS Estimates, Table B25001

Figure 52: Housing Choice Vouchers in Camas, 2018

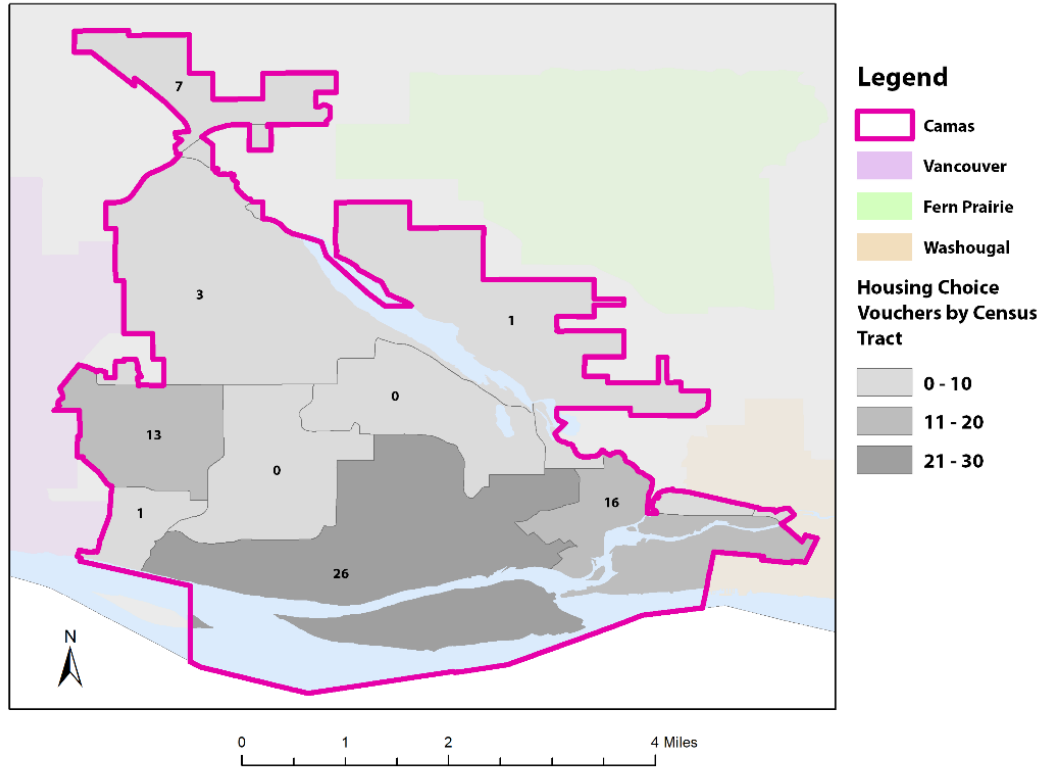
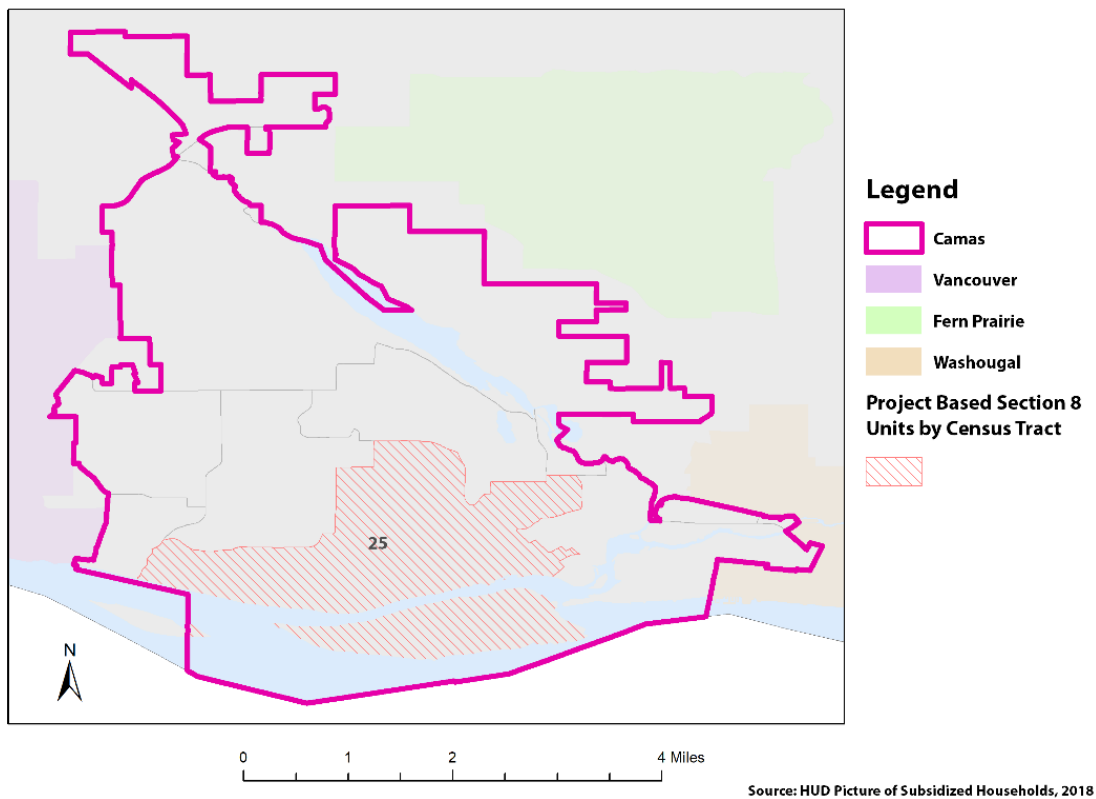
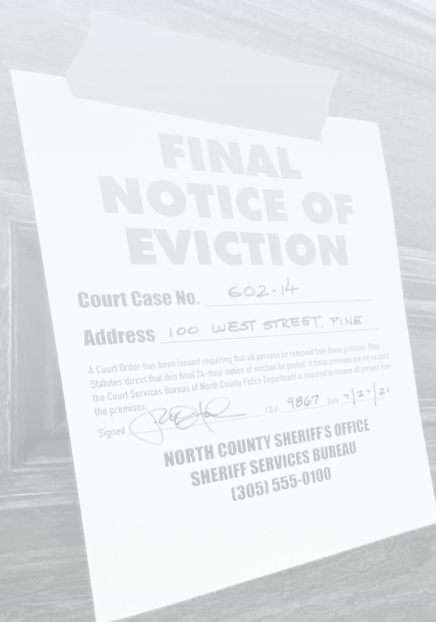


Figure 53: Project Based Section 8 Units in Camas, 2018



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# Chapter 5: **Housing Needs**





This chapter of the Housing Action Plan examines housing needs from two perspectives: first, existing housing needs by Camas households who face one or more housing problems such as affordability or overcrowding; and second, projected need for new housing units generated by population growth over the next 20 years.

## Existing Housing Needs

Housing cost and condition are key components of housing need. Housing barriers may exist in a jurisdiction when some groups have greater difficulty accessing housing in good condition and that they can afford. To assess affordability and other types of housing needs, the U.S. Department of Housing and Urban Development (HUD) defines four housing problems:

1. A household is *cost burdened* if monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. A household is *overcrowded* if there is more than one person per room, not including kitchen or bathrooms.
3. A housing unit *lacks complete kitchen facilities* if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
4. A housing unit *lacks complete plumbing facilities* if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly housing income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (also as described above).

To assess housing need, HUD receives a special tabulation of data from the U. S. Census Bureau's American Community Survey that is largely not available through standard Census products. This data, known as Comprehensive Housing Affordability Strategy (CHAS) data, counts the number of households that fit certain combinations of HUD-specified criteria, such as housing needs by race and ethnicity.

Of the four types of housing problems, Table 17 illustrates that cost burdens affect far more households than any of the others. Over 40% of Camas renters spend more than 30% of their income on housing expenses, while about 14% spend more than 50% of their household income on these expenses. Other housing needs impact significantly fewer renters, less than 1% combined. Renters are about twice as likely to face a housing problem as homeowners, with 42.3% of renters having one or more housing needs compared to 21.0% of owners.

For homeowners, cost burdens and severe cost burdens are again the most common housing needs. About one-in-five owners in Camas spends more than 30% of their income on housing. A smaller share (6.4%) spends more than 50%. Overcrowding and a lack of complete plumbing or kitchen facilities are uncommon but impact around 75 homeowners (or about 1.3% of all Camas homeowners).

Overall, this data indicates that affordability is the key housing need for many in Camas, impacting nearly 2,000 households (1,135 owners and 785 renters).

**Table 21: Estimated Housing Needs by Type in Camas, 2017**

| HOUSING NEED                       | OWNERS      |                | RENTERS     |                | TOTAL       |                |
|------------------------------------|-------------|----------------|-------------|----------------|-------------|----------------|
|                                    | HOUSE-HOLDS | SHARE OF TOTAL | HOUSE-HOLDS | SHARE OF TOTAL | HOUSE-HOLDS | SHARE OF TOTAL |
| Cost burden                        | 1,135       | 19.9%          | 785         | 41.8%          | 1,920       | 25.3%          |
| Severe cost burden                 | 365         | 6.4%           | 270         | 14.4%          | 635         | 8.4%           |
| Overcrowding                       | 74          | 1.3%           | 14          | 0.7%           | 88          | 1.2%           |
| Severe overcrowding                | 4           | 0.1%           | 10          | 0.5%           | 14          | 0.2%           |
| Lacking complete facilities        | 15          | 0.3%           | 0           | 0.0%           | 15          | 0.2%           |
| <b>Total households with needs</b> | 1,200       | 21.0%          | 795         | 42.3%          | 1,995       | 26.3%          |
| <b>Total households</b>            | 5,710       | 100.0%         | 795         | 100.0%         | 7,590       | 100.0%         |

Note: Households with a severe cost burden are a subset of households with a cost burden. Severely overcrowded households are a subset of overcrowded households. The number of total needs (i.e., sum of cost burdens, overcrowding, and lack of facilities) is greater than the total number of households with needs because some households have more than one of the housing problems.

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, Tables 1, 3, 8, and 10, Retrieved from <https://www.huduser.gov/portal/datasets/cp.html>

To better understand how housing costs impact Camas households, Table 18 segments housing need by income level. This data shows that lower income households are heavily impacted by a lack of affordability. Of those with incomes under 30% of the median family income (MFI), four-out-of-five face difficulty finding suitable housing, including 90% of homeowners.

Affordability difficulties persist for the next two income levels (31-50% MFI and 51-80% MFI) as well, where more than one-half of households spend over 30% of income on housing.

At moderate and middle incomes (81-100% MFI and 101-120% MFI), housing needs are reduced for renters but remain high (around 38-48%) for homeowners. These figures suggest that while rental options are more limited, there are units available to moderate/middle income households and higher. Homeownership

opportunities, however, are more restricted even for households earning above the area’s median income. These findings corroborate housing supply data related to home sales prices and permit data related to housing size.

**Table 22: Estimated Housing Needs by Income Group in Camas, 2017**

| HOUSEHOLD INCOME | OWNER HOUSEHOLDS |       |                  | RENTER HOUSEHOLDS |       |                  | TOTAL HOUSEHOLDS |       |                  |
|------------------|------------------|-------|------------------|-------------------|-------|------------------|------------------|-------|------------------|
|                  | WITH NEEDS       | TOTAL | SHARE WITH NEEDS | WITH NEEDS        | TOTAL | SHARE WITH NEEDS | WITH NEEDS       | TOTAL | SHARE WITH NEEDS |
| 0-30% MFI        | 110              | 120   | 91.7%            | 170               | 225   | 75.6%            | 280              | 345   | 81.2%            |
| 31-50% MFI       | 115              | 220   | 52.3%            | 215               | 255   | 84.3%            | 330              | 475   | 69.5%            |
| 51-80% MFI       | 365              | 575   | 63.5%            | 335               | 590   | 56.8%            | 700              | 1,165 | 60.1%            |
| 81-100% MFI      | 175              | 360   | 48.6%            | 20                | 180   | 11.1%            | 195              | 540   | 36.1%            |
| 101-120% MFI     | 165              | 430   | 38.4%            | 30                | 185   | 16.2%            | 195              | 615   | 31.7%            |
| 120-140% MFI     | 95               | 405   | 23.5%            | 0                 | 70    | 0.0%             | 95               | 475   | 20.0%            |
| Over 140% MFI    | 175              | 3,600 | 4.9%             | 25                | 380   | 6.6%             | 200              | 3,980 | 5.0%             |

Note: Area Median Family Income (“MFI”) is calculated by the U.S. Department of Housing and Urban Development (HUD) by household size. For the Portland-Vancouver-Hillsboro metro area (which includes Camas), the median income in 2017 was \$74,700. For a four-person household, 30% AMI = \$24,600, 50% AMI = \$37,350, 80% AMI = \$59,750, 120% AMI = \$89,640, and 140% AMI = \$104,580.

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, Table 11, Retrieved from <https://www.huduser.gov/portal/datasets/cp.html>

A key question in housing affordability and equity is the prevalence of housing issues by householder race and ethnicity. Table 20 on the following page shows housing need rates by race and ethnicity in Camas.

For homeowners, this data shows that about one-fifth of white householders in Camas have a housing need, but that three other groups are more likely to have difficulty affording their homes. More than 90% of Native American or Alaska Native homeowners have a housing need, as do 41.4% of Hispanic or Latino homeowners and 36.0% of other or multiple race homeowners.

On the rental side, about two-out-of-five white and two-out-of-five other or multiple race households have a housing need. Only one group is more likely to face difficulty affording a place to rent – Asian or Pacific Islander households, of whom 88.2% have a housing problem. Notably, CHAS data counted no Black or African American households in Camas with a housing need, however, data indicates only a small number of Black households overall (60 total).

As some focus group participants discussed, prohibitively high housing costs are often more likely to impact households of color, meaning that elevated costs in Camas may impact the city’s racial and ethnic composition. Housing need data

indicates that, particularly related to homeownership, racial and ethnic minority households, specifically Hispanics or Latinos and Native Americans or Alaska Natives, are more likely to spend more of their income to live in Camas than do white households.

**Table 23: Estimated Housing Needs by Race and Ethnicity in Camas, 2017**

| HOUSEHOLDER RACE AND ETHNICITY   | OWNER HOUSEHOLDS |       |                  | RENTER HOUSEHOLDS |       |                  | TOTAL HOUSEHOLDS |       |                  |
|----------------------------------|------------------|-------|------------------|-------------------|-------|------------------|------------------|-------|------------------|
|                                  | WITH NEEDS       | TOTAL | SHARE WITH NEEDS | WITH NEEDS        | TOTAL | SHARE WITH NEEDS | WITH NEEDS       | TOTAL | SHARE WITH NEEDS |
| Non-Hispanic or Non-Latino       |                  |       |                  |                   |       |                  |                  |       |                  |
| White                            | 1,010            | 4,900 | 20.6%            | 690               | 1,650 | 41.8%            | 1,700            | 6,550 | 26.0%            |
| Black or African American        | 0                | 60    | 0.0%             | 0                 | 0     | 0.0%             | 0                | 60    | 0.0%             |
| Asian or Pacific Islander        | 44               | 434   | 10.1%            | 30                | 34    | 88.2%            | 74               | 468   | 15.8%            |
| Native American or Alaska Native | 39               | 43    | 90.7%            | 0                 | 10    | 0.0%             | 39               | 53    | 73.6%            |
| Other or Multiple Races          | 45               | 125   | 36.0%            | 25                | 55    | 45.5%            | 70               | 180   | 38.9%            |
| Hispanic or Latino               | 60               | 145   | 41.4%            | 40                | 130   | 30.8%            | 100              | 275   | 36.4%            |

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, Table 1, Retrieved from <https://www.huduser.gov/portal/datasets/cp.html>

## Housing Need Projections

This section focuses on housing need over the next 20 years based on population growth forecasts for the city of Camas. While the previous data discussed existing needs related to affordability and other housing issues, here we turn to the need for development of new housing units through 2040.

Table 24 estimates the need for new housing units in Camas over the next 20 years, based on current population estimates from the Washington Office of Financial Management and projected population growth rates from the City's Comprehensive Plan, *Camas 2035*. The city's 2020 population of 25,140 residents is forecast to grow by 11,772 residents over the next 20 years, reaching about 36,912 residents by 2040. Assuming an average household size of about 2.7 people, this projected population growth translates to an additional 4,360 households by 2040. Finally, assuming a vacancy rate of 5% indicates projected need for 4,589 new housing units in Camas over the next 20 years, or an average of 229 housing units per year.

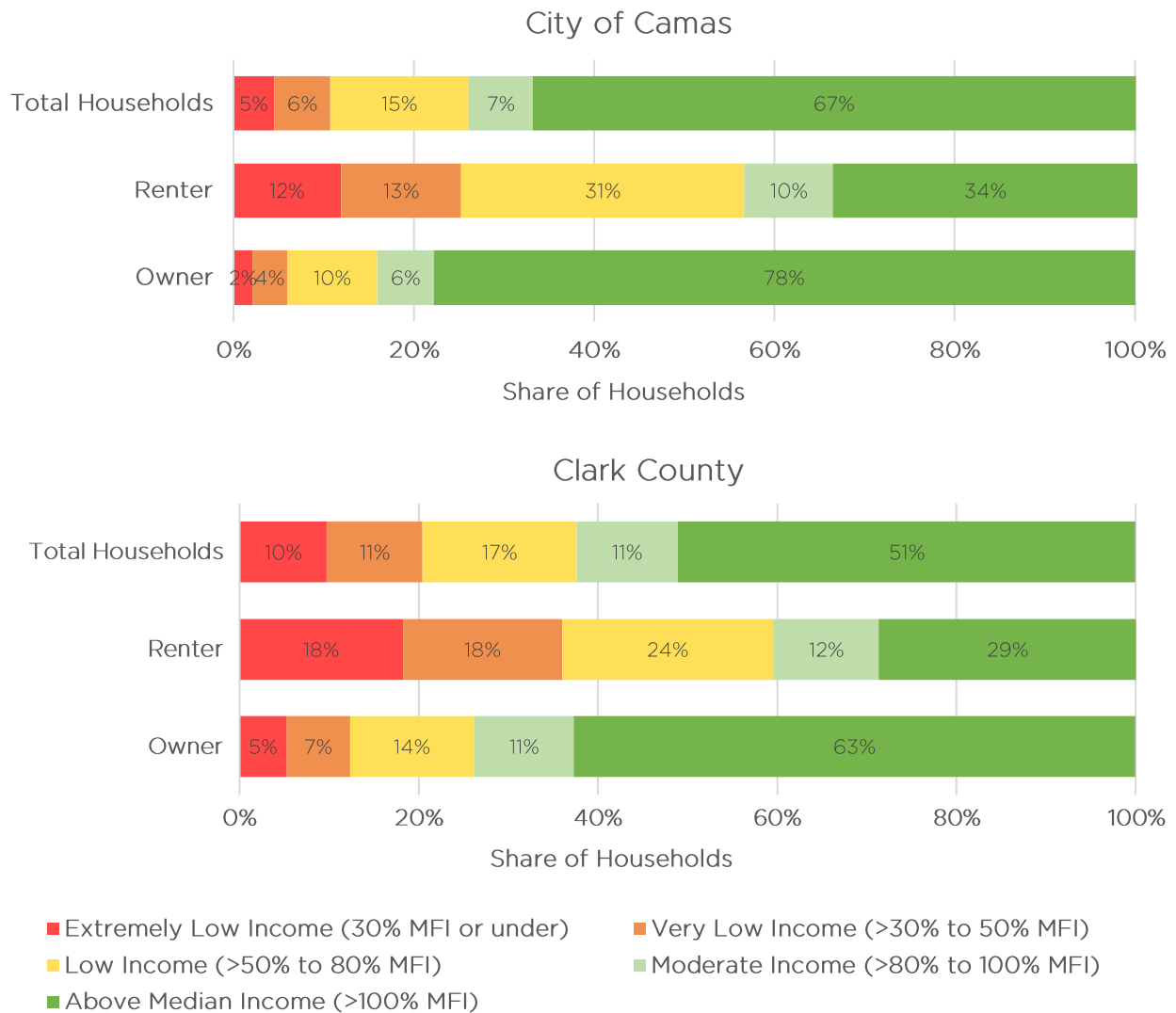
**Table 24: Projected 20-Year Housing Need in City of Camas**

|  |                            |
|--|----------------------------|
| 2020 Population Estimate <sup>1</sup>                | 25,140 residents           |
| 2040 Population Projection <sup>2</sup>              | 36,912 residents           |
| Projected Population Growth (2020-2040)              | 11,772 residents           |
| Average Household Size <sup>3</sup>                  | 2.7 people per household   |
| Projected Household Growth (2020-2040)               | 4,360 households           |
| Vacancy Rate Assumption <sup>4</sup>                 | 5%                         |
| <b>Projected Housing Units Needed (2020-2040)</b>    | <b>4,589 housing units</b> |
| <b>Average Annual Housing Unit Production Needed</b> | <b>229 housing units</b>   |

1. From State of Washington Office of Financial Management April 1, 2020 Population Estimates.
2. Projected growth rates based on population forecasts from *Camas 2035*, adopted June 2016.
3. Average household size in Clark County from 2015-2019 5-Year American Community Survey estimates. Average household size in Camas was 2.81 as of 2015-2019 5-Year ACS data, which represented a steady decline from 2.98 as of 2010-2014 5-Year ACS data. It is assumed that household size in Camas will continue to decline over the 20-year planning period to reach an average similar to that of the county.
4. From Washington State Department of Commerce's *Guidance for Developing a Housing Needs Assessment – Public Review Draft*, March 2020. The Department of Commerce considers a 5% vacancy rate to be the point where there is sufficient housing stock to allow space for people to move while maintaining a healthy level of competition in the market.

Comprehensive Housing Affordability Strategy (CHAS) data provides a breakdown of households in Camas and Clark County by income level that can be used to segment projected future housing needs. Figure 18 in Chapter 3 identified income levels for Camas households, which are presented again on the following page with a comparison to Clark County. As shown, Camas has proportionally fewer lower- and moderate-income households than Clark County. About one-third of Camas households have incomes under the median family income compared to about one-half of Clark County households with incomes under the median.

Figure 54: Share of Household by Income Level in Camas and Clark County, 2013-2017



Note: Area Median Family Income (“MFI”) is calculated by the U.S. Department of Housing and Urban Development (HUD) by household size. For the Portland-Vancouver-Hillsboro metro area (which includes Camas), the median income in 2017 was \$74,700. For a four-person household, 30% AMI = \$24,600, 50% AMI = \$37,350, 80% AMI = \$59,750, 120% AMI = \$89,640, and 140% AMI = \$104,580.

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, From <https://www.huduser.gov/portal/datasets/cp.html>

Table 25 segments projected future housing needs by household income level and tenure. Income level assumptions for projected future housing need are based on CHAS data for the city and county (shown in Figure 54) and assume that future housing development in Camas will allow for additional affordability for low- and moderate-income households beyond what is currently available. Segmentation by tenure is based on homeownership rates in Camas and Clark County by income level (also from CHAS data displayed in Figure 54).

As shown, the majority of projected future housing need in Camas (60% or 2,753 units) will be for units affordable to households with incomes at or above the area median family income. About 40% of projected future housing need will be for units affordable to households with low or moderate incomes, including a mix of rental and for-sale housing.

**Table 25: Projected Future Housing Need by Income Level and Tenure**

| HOUSEHOLD INCOME BAND<br>(MFI = MEDIAN FAMILY INCOME) | ASSUMED SHARE OF HOUSING NEED | 20-YEAR HOUSING NEED |              |              |
|---|-------------------------------|----------------------|--------------|--------------|
|   |                               | TOTAL                | OWNER        | RENTER       |
| Extremely Low Income<br>(30% MFI or under)            | 7%                            | 321                  | 112          | 209          |
| Very Low Income<br>(>30%-50% MFI)                     | 8%                            | 367                  | 165          | 202          |
| Low Income<br>(>50%-80% MFI)                          | 16%                           | 734                  | 367          | 367          |
| Moderate Income<br>(>80%-100% MFI)                    | 9%                            | 413                  | 268          | 145          |
| Above Median Income<br>(>100% MFI)                    | 60%                           | 2,753                | 2,340        | 413          |
| <b>Total</b>  | <b>100%</b>                   | <b>4,589</b>         | <b>3,254</b> | <b>1,335</b> |

Data Source: Mosaic 20-Year Future Housing Need Projections; 2013-2017 Comprehensive Housing Affordability Strategy data, From <https://www.huduser.gov/portal/datasets/cp.html>

To accommodate the variety of new households anticipated, as well as to better serve existing households with difficulty affording their homes, Camas will need housing options diverse in type, tenure, and cost. The next section assesses the city’s supply of vacant buildable land available to meet future housing need using Clark County’s Vacant Buildable Lands Model.

# Vacant Buildable Land

To assist the county and cities plan for population and job growth, Clark County maintains a Vacant Buildable Lands Model (VBLM) that analyzes potential capacity for residential, commercial, and industrial land development within urban growth areas. The VBLM identifies vacant and underutilized parcels and classifies them regarding suitability for development. Environmentally constrained land (including wetlands, land in the 100-year floodplain, slopes greater than 15 percent, designated shorelines, and other environmentally sensitive areas) are excluded. The residential model also excludes tax exempt parcels, lots under 5,000 square feet, and easements and right of ways.<sup>9</sup>

The VBLM applies planning assumptions to the inventory of vacant and underutilized land to estimate the potential for additional housing and employment. For residential land, the model assumes a deduction for infrastructure and for vacant, underutilized, and constrained land not expected to ever be developed to arrive at net developable acres. A “housing units per acre” standard is then applied to net developable residential acreage to estimate the potential capacity for new housing units. For Camas, the model assumes 6 housing units will be developed per net developable acre.

Figure 55 displays the VBLM for Camas, indicating areas of the city where vacant or underutilized residential land may support additional housing units. This model is currently under refinement by the City of Camas. City staff indicate that one area identified as having capacity for about 440 additional housing (along NW Forest Home Road) is not suitable for development due to topographical issues not captured in the VBLM.

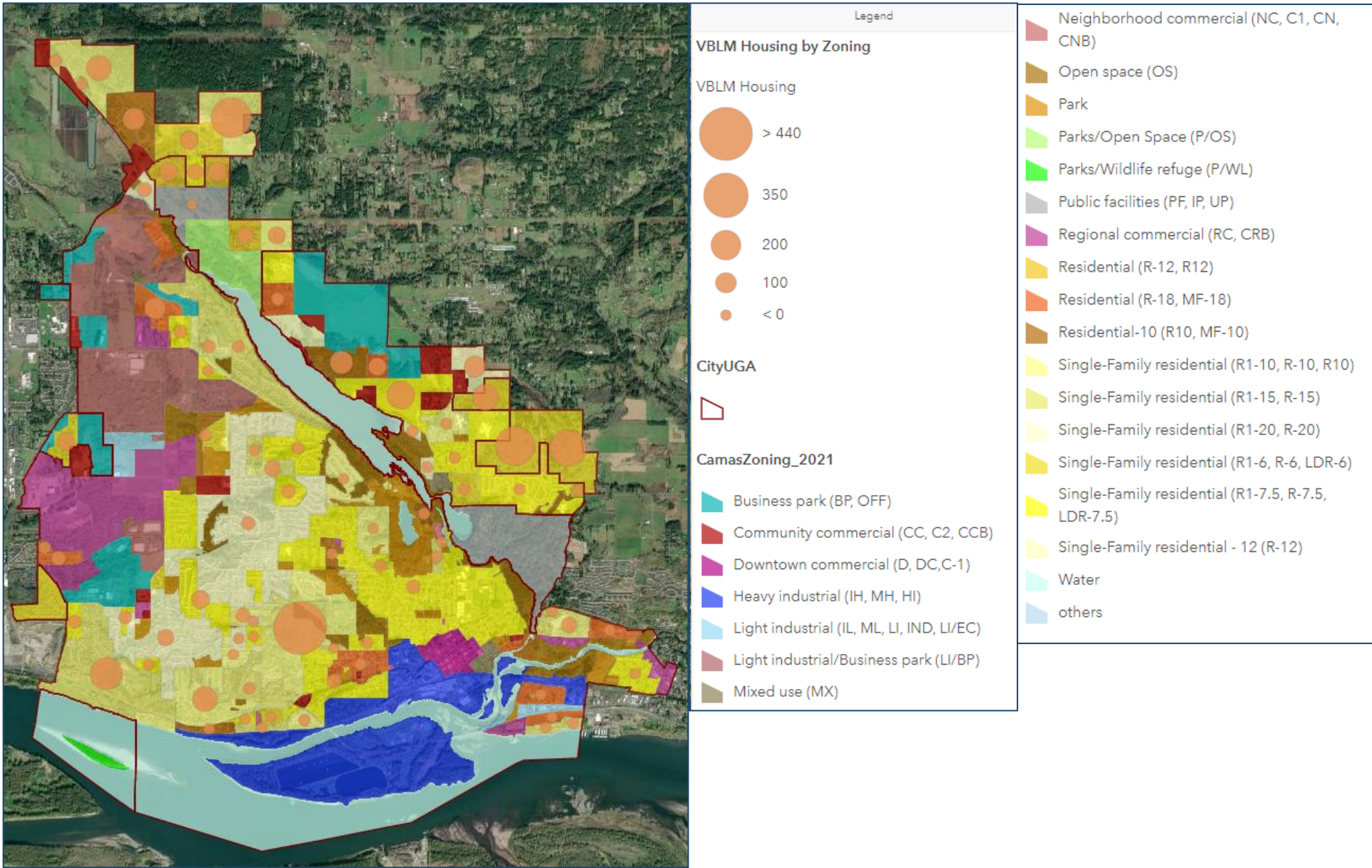
The VBLM estimates that Camas has capacity for an additional 3,731 housing units (see Figure 55) in its urban growth area (UGA). The majority of this capacity is in single-family zoning districts (3,163 units or 84.8%), including 8.3% in low-density single-family districts (308 units), 52.3% in medium-density single-family districts (1,950 units), and 24.3% in high-density single-family districts (905 units). The VBLM estimates that vacant land zoned for multifamily housing has capacity for about 568 additional housing units.

Camas’s projected future housing needs through 2040 indicate need for an additional 4,589 units. Comparing this figure to the VBLM’s housing capacity estimate of about 3,731 to 4,171 units indicates that Camas may need to develop approaches to enhance residential capacity to best meet needs over the next 20 years. Strategies may include increasing average density above the 6 units/acre assumed by the VBLM or re-zoning commercial land for residential use, particularly for multifamily development. Both approaches are in keeping with recent development activity in Camas.

<sup>9</sup> Clark County, “Vacant Buildable Lands Model Methodology and Criteria.” Retrieved from <https://gis.clark.wa.gov/vblm/assets/VBLM.pdf>.

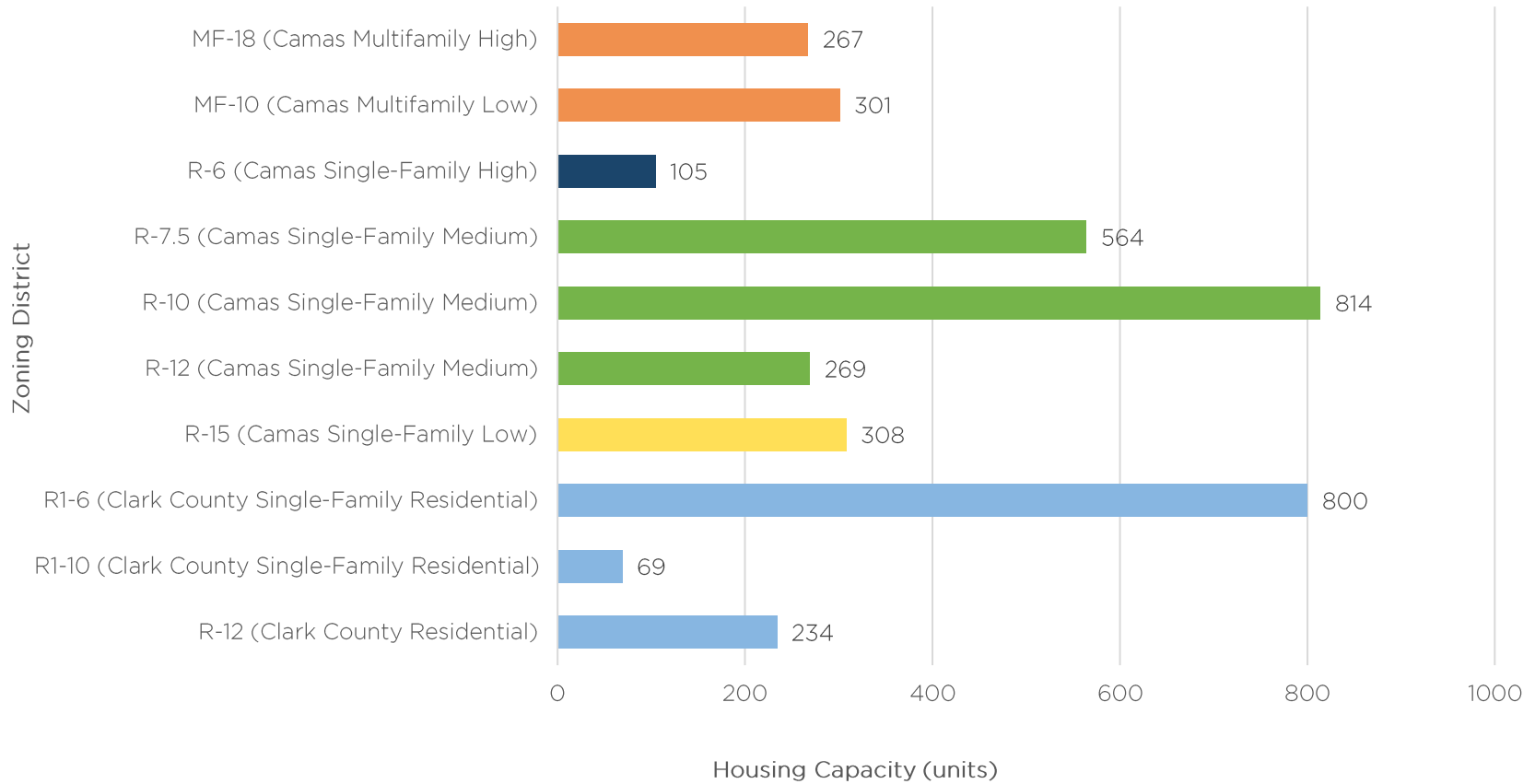


Figure 55: City of Camas Housing Development Capacity on Vacant Buildable Land



Data Source: Clark County Vacant Buildable Land Model, From <https://clarkcountywa.maps.arcgis.com/apps/opsdashboard/index.html#/782db6feb53d43ba8167036c1a0ab81b>

Figure 56: Housing Development Capacity by Zoning District in the Camas Urban Growth Area



Note: Does not include housing capacity along NW Forest Home Road reported in the VBLM due to topography issues that preclude development there, as identified by City of Camas staff.

Data Source: Clark County Vacant Buildable Land Model, From <https://clarkcountywa.maps.arcgis.com/apps/opsdashboard/index.html#/782db6feb53d43ba8167036c1a0ab81b>

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# Chapter 6: **Housing Policy Review**

ORDINANCE 16-016 | JUNE 2016

A Comprehensive Plan to guide future growth and development for the City of Camas

# Camas 2035

## *Housing*

The Housing Element further identifies goals and policies to address the types and scales of the housing needed for the projected population.





Comprehensive land use planning, as embodied in the Camas 2035 Comprehensive Plan, is a critical process by which communities address myriad public policy issues such as housing, transportation, health, recreation, environmental protection, commercial and retail services, and land values, and address how the interconnection and complexity of these issues can ultimately impact the entire municipality. “The land use decisions made by a community shape its very character – what it’s like to walk through, what it’s like to drive through, who lives in it, what kinds of jobs and businesses exist in it, how well the natural environment survives, and whether the community is an attractive one or an ugly one.”<sup>10</sup> Likewise, state and local policy decisions regarding land use and zoning have a direct and profound impact on housing development approaches, shaping a community or region’s potential diversity, growth, and opportunity for all. Local zoning codes determine where housing can be built, the type of housing that is allowed, and the amount and density of housing that can be provided. Zoning also can directly or indirectly affect the cost of developing housing, making it harder or easier to accommodate affordable housing.

Although comprehensive plans and zoning and land use codes play an important role in regulating the health and safety of the structural environment, overly restrictive codes can negatively impact housing affordability and the diversity of housing options within a jurisdiction. Conversely, these same regulatory tools can also be wielded to increase affordability and housing choice.

This chapter will review the various policies, plans, ordinances, and programs that influence housing development in Camas and evaluate the effectiveness of this overall housing policy framework in achieving the City’s housing goals as expressed in the Camas 2035 Comprehensive Plan. To evaluate how well the policy framework is working, the goals set in the comprehensive plan’s housing element will be compared with data and development trends originally presented in Chapter 4.

## Housing Goals

Before the Camas 2035 Comprehensive Plan was adopted by the City in 2016, the community was engaged in a robust visioning process involving multiple vision summits, a public forum, resident surveys, and other opportunities for public participation. In developing the vision, residents were asked to project out 20 years into the future imagining Camas as they would wish it to be in 2035. While the entirety of the Camas 2035 plan is united under an overarching vision statement, the plan’s housing element casts this specific vision for the City’s future neighborhoods and housing:

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<sup>10</sup> John M. Levy, *Contemporary Urban Planning*, Eighth Edition. Upper Saddle River, NJ: Pearson Prentice Hall, 2009.

*In the year 2035, residents of Camas continue to appreciate their safe, diverse, and welcoming community. Those raised in Camas will return for family-wage jobs and to ultimately retire here. Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. There is a wide variety and range of housing for all ages and income levels.*

The housing element goes on to identify housing needs and present an analysis of the City's housing supply. From there, the plan establishes a set of three housing goals designed to guide the City toward a future with a housing supply adequate for residents of all ages and income levels. Specifically, the three housing goals are these:

**Citywide Housing Goal:** Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.

**Affordable Housing Goal:** Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

**Senior and Special Needs Housing Goal:** Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.

Each of these three goals is accompanied in the Camas 2035 housing element by a list of policies intended to effectuate the related goal. As these three goals represent the community's vision for the future and have been formally adopted as City policy within the scope of the comprehensive plan, they set an important standard against which to measure actual trends in housing development. Is the City's overall housing policy framework helping the Camas community realize its vision? This is the question considered in the following sections of this chapter.

## Housing Policy Framework

Housing development in Camas is shaped by a framework of interconnected state and local policies that, while not always formally linked together, frequently interact with one another. At a local level, these policies are primarily functions of the zoning code, design requirements, and housing and building codes, in conjunction with the comprehensive plan. At the state level, Washington's Growth Management Act (RCW 36.70A) imposes specific housing planning regulations on counties (including Clark County) that meet certain growth

management requirements and are considered by the Act to be “fully planning” counties. Within these counties, the Growth Management Act governs local comprehensive planning processes and establishes policy goals that encourage local governments to plan proactively for housing affordability and to promote a diverse mixture of housing types and sizes to accommodate the varied needs of residents. A further set of state-level housing planning expectations are contained in draft guidance issued by the Washington Department of Commerce for communities that choose to develop Housing Action Plans.

Considering the totality of this framework that guides housing planning and development in Camas, 12 specific housing policy items are reviewed here for their impact on housing within the City. These twelve items are primarily derived from the City’s zoning code, but often are responsive to state planning requirements as well. In many cases, the local policies composing this framework are in substantial alignment with the recommended actions enumerated in the Growth Management Act and the Department of Commerce’s Guidance for Developing a Housing Action Plan and likely represent affirmative steps toward achieving the Camas 2035 housing goals. Other policies reviewed as part of the framework are more likely to act as barriers to increasing construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater range of incomes. These policy items present opportunities for adjustments that may better advance the City’s housing goals.

## Policies Supportive of the City’s Housing Goals

**Multifamily Zones:** In the multifamily (MF) zones, apartments as well as duplex/two-family homes, townhomes/rowhouses, single family detached homes, and designated manufactured homes are permitted by right when complying with lot and design guidelines. This allows for more housing variety within the MF zones. It is important that these uses are permitted by right, rather than having to go through the costlier and less predictable conditional use review process. In expensive housing markets like Camas, attached housing and multifamily housing is a key element to providing affordable rental or ownership housing because higher density increases the economical use of land and spreads out building infrastructure costs among the number of dwelling units. The multifamily zones require a minimum 6 units per acre (u/a), in line with the goal set by the Comprehensive Plan for residential uses. The maximum density is set as 10 u/a in the MF-10 zones, 18 u/a in the MF-18 zone, and 24 u/a in the MF-C overlay.

The permitted uses and lot standards including minimum lot areas (3,000 sq. ft. for MF-10, 2,100 sq. ft. for MF-18, and none for the MF-C overlay), lot dimensions, setbacks, and lot coverage are reasonable for accommodating greater housing supply and density. However, density may be limited by other design criteria including maximum height allowances of 3 stories/35 feet in MF-10, 4 stories/50 ft. in MF-18, and 1 story/18 ft. in the MF-C overlay. Additionally, a relatively small share of the City’s vacant buildable land (about 13%) is currently zoned for

multifamily development, and a portion of that was recently acquired by the City for use as park space.

**Multifamily Tax Exemption (MFTE):** A multifamily tax exemption is a waiver of property taxes to encourage and incentivize affordable housing production and redevelopment in “residential targeted areas” designated by the city. State law (RCW 84.14) allows qualifying cities to grant developers of certain residential and mixed-use projects a property tax exemption (for eight or twelve years) on the value of new residential improvements, rehabilitation, or conversion of residential buildings in the designated areas. A 12-year exemption is allowed for projects that incorporate a minimum percentage (typically 20%) of income-restricted units. Camas adopted its MFTE program in December 2014, and currently designates three targeted areas: the Downtown District, the Northwest 6th Avenue Corridor District, and the Northeast 3rd Avenue District. The ordinance provides that to be eligible for 12-year tax abatements, applicants must commit to renting or selling at least 20% of units as affordable housing to low- and moderate-income households. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households. As of January 2021, one property, the Clara Apartments at SW 6th Avenue, has qualified for the program. 2021 will be the first year the 30-unit development (with 6 affordable units) qualifies for the tax exemption.

**Mixed Use Zones:** The MX and DC (Downtown Commercial) districts provide opportunity for higher density residential uses in close proximity to commercial services, retail, offices and transit in a more compact design and efficient use of land. Currently, there are two MX districts which were added during the 2016 Comprehensive Plan update, though as of January 2021 neither had yet resulted in new housing units. Single family detached, supportive housing for persons with disabilities, duplex/2-family, and designated manufactured homes are permitted by right. Multifamily and rowhouses/ townhomes are conditional uses. The minimum lot size in the MX district is 1,800 sq. ft.; maximum density permitted is 24 units per acre; and there is no maximum height restriction. In the DC district, residential uses may be permitted outright if part of a mixed-use building and where the residential units are not located on the ground level; otherwise residential uses require conditional use approval. The zoning code does not prescribe minimum lot area or maximum density for residential uses or maximum building heights in the DC district, but developments are subject to review in accordance with the adopted Downtown Design Manual.

**Planned Residential Developments (PRD) and Flexible Development:** The zoning code establishes some development categories that allow more flexibility and efficiency in site design, uses, and density placement. A developer may seek PRD approval, on a minimum 10 acre parcel, in both the R and MF zones, and is a way to include more diversity of housing types and lot sizes in the typically large-lot, single-family detached zones of the city while maintaining and protecting open space for recreation and environmentally sensitive areas. In Camas, an approved PRD must include both single family detached lots (with a minimum 4,000 sq. ft.) and a multifamily component, which may contain either attached or detached single-family units on lots smaller than 4,000 sq. ft. or may contain a mix of duplexes, rowhouses, apartments, and designated manufacturing homes.



However, 50-75% of dwellings must be single-family detached units. City council may grant up to a 20% density bonus above the maximum allowed in the underlying zoning district. A flexible development approval is an alternative to the PRD. In a Flexible Development, the density of residential development may be increased in accordance with the City's Density Transfer Standards of the underlying zone, or, if in a multifamily zone, then standards may reflect those of the MF-18 zone (the highest density MF zone). Building heights may be increased by one story above the underlying zoning standard.

**Short Plats:** Camas has adopted a short plat process for subdivision development of a parcel up to nine lots, the maximum allowed under the Growth Management Act. Short plats may be administratively approved making for a more streamlined permit process instead of needing to go through a lengthier public and city council subdivision review process. This also can provide costs savings to the developer which ideally are passed to the homebuyer. The guidance encourages jurisdictions couple the short plat process other development regulations like cottage housing, small lot development, flexible development regulations, or zero lot line development to have the most impact on housing supply and housing diversity planning goals.

**Lot Size Averaging:** The dimensional and density standards in the R and MF zones include lot size averaging, along with a minimum and maximum lot size and minimum and maximum density allowance. Lot size averaging can be applied to infill development, short plats, and larger subdivisions and is not limited to Planned Residential (PRD) or cluster developments. This can allow for greater diversity of lot sizes and housing types within new housing developments as individual lots located within a development may be smaller than typically permitted, provided the average of all lots does not exceed the maximum allowed density. This also can lead to more efficiency in accommodating critical areas and unusually shaped parcels, the potential for more units, and may make the smaller lots a more affordable option within the development. It also decreases the likelihood of the developer having to seek costly variances for lots that deviate slightly from the minimum lot size requirement or to go through the additional review procedures typical of Planned Residential Developments (PRDs).

**Accessory Dwelling Units:** An accessory dwelling unit (ADU), attached or detached, that meets the zoning code's development standards is permitted by right in any zone that permits residential uses. The property owner must occupy either the principal or accessory dwelling and the accessory dwelling must not exceed 40% of the area of the primary dwelling's living area. The City will not impose a separate water system development charge for connection of accessory dwelling units to the city water system. There are some design requirements to protect the residential character and neighboring property owners, but the ADU ordinance is quite generous when compared to other jurisdictions and offers an alternative and low-impact form of affordable housing. ADUs may be helpful in providing new and more affordable housing options in neighborhoods that are already built out or where the planning goal is to maintain single-family character but more density. ADUs may address the housing needs of seniors, small families, and a range of incomes, including middle and low-income households.

**Manufactured Housing:** “Designated manufactured homes” (factory constructed with pitched roofs and exterior siding similar in appearance to conventional site-built IBC single-family residences and installed on a permanent foundation) are an alternative, typically more affordable housing product and are permitted by right on individual lots in all residential R and MF zones. The zoning code also makes provision for the siting of typical manufactured homes in manufactured home parks, dwellings built on a permanent chassis with or without a permanent foundation and complying with the National Manufactured Home Construction and Safety Standards Act of 1974, as a conditional use in the MF zones. As of March 2021, Camas permits “tiny homes” in manufactured home parks, in compliance with state laws (WA State Engrossed Substitute Senate Bill 5383, July 28, 2019). However, the City of Camas has only one manufactured home park and new manufactured home parks are only allowed as a conditional use in MF zones.

**Housing for Persons with Disabilities:** The zoning code regulations protect housing for persons with disabilities who require group living arrangements and/or onsite supportive services. Adult family homes, residential care facilities, supported living arrangements, and housing for the disabled are expressly permitted uses in all single-family Residential and MF districts. Adult family homes, group homes, and “housing for the disabled” (which does not have a specific definition in the zoning code) also are permitted uses in the mixed-use MX and downtown DC districts. The code does not impose spacing or dispersions requirements or additional zoning permits to site these types of supportive housing for persons with disabilities.

## Policies that May Impede Housing Goals

**Exclusionary zoning standards in the single-family R zones:** Exclusionary zoning is understood to mean zoning regulations which impose unreasonable residential design regulations that are not congruent with the actual standards necessary to protect the health and safety of current average household sizes and prevent overcrowding. Zoning policies that impose barriers to housing development by making developable land and construction costlier than they are inherently can take different forms and may include: high minimum lot sizes, low density allowances, wide street frontages, large setbacks, low maximum building heights, restrictions against infill development, restrictions on the types of housing that may be constructed in certain residential zones, arbitrary or antiquated historic preservation standards, minimum off-street parking requirements, restrictions against residential conversions to multi-unit buildings, lengthy permitting processes, development impact fees. While Camas’s zoning code permits smaller lots and some housing type diversity in some PRDs, multifamily, and mixed use zones, the vast majority of land is devoted to single-family detached dwellings, with development controls related to minimum lot sizes, density, setbacks, lot coverage, height restrictions, historical preservation, etc. that limit housing diversity, density, and socioeconomic integration within many desirable neighborhoods. Camas’s zoning ordinance may be overly restrictive and exclusionary to the point of artificially limiting the affordable housing inventory and directly contributing to higher housing and rental costs. The allowed uses in

the single-family R zones are too restrictive. (Only single family detached housing and ADUs are permitted by right; duplex/2-family units are a conditional use; or duplex/2-family and apartments as part of an approved PRD.) The conditional use permit process for duplex/two-family units in the R zones adds artificial cost and uncertainty to development of these typically more affordable “missing middle” housing types and still excludes on the majority of residential land designations other small to modest-scale housing types that bridge the gap between detached single family homes and urban-scaled multifamily development like triplexes, townhouses, detached garden homes, cottage housing, courtyard apartments, and other small-scale apartment buildings.

**Large minimum lot sizes and low density for majority of residential acreage:**

Camas’s Comprehensive Plan and Plan Map show the majority of residential land use is designated for single family detached units with 4,913 acres of land in the city having a single-family zoning designation and single family uses comprising 48% of the land designations. Minimum lot sizes and maximum densities for the R zones range from 15,000 sq. ft. lots and 2.9 units per acre (u/a) in the low-density R-15 zone to 6,000 sq. ft. lots and 7.2 u/a in the high density R-6 zone. The medium density single family zones, which comprise the greatest share of the R zone acreage, include the R-12 district with a minimum lot size of 9,600 sq. ft. (12,000 sq. ft. average lot area) and maximum density of 3.6 u/a; the R-10 district with a minimum lot size of 8,000 sq. ft. (10,000 sq. ft. average lot area) and 4.3 u/a; and the R.7.5 district with a minimum lot size of 6,000 sq. ft. (7,500 sq. ft. average lot area) and 5.8 u/a density. Camas’s Comprehensive Plan sets an overall average residential density of 6 u/a. Only the R-6 zone, which comprises less than 10% of the single-family land designation acreage, allows for the 6 u/a goal. Densities higher than 6 u/a are permitted (but not required) in the multifamily MF zones, which set minimum densities at 6 u/a. The zoning code does not mandate a required minimum livable floor space for dwelling units in the R zones, but the Land Development ordinance (Municipal Code 17.19.030) does provide a building envelope standard for single-family residential zones, finding “a suitable size and configuration generally includes a building envelope capable of siting a forty-foot by forty-foot square dwelling within the building envelope” or a minimum 1,600 sq. ft. one-story home.

**Limited multifamily zoned land:** Clark County’s Vacant Buildable Land Model estimates that there are about 95 acres of developable multifamily-zoned land in the Camas UGA, making up about 13.6% of all developable residential land. However, the City recently acquired about 100 acres of multifamily-zoned land in the North Shore for use as park space. While much of this land would not be buildable due to environmental constraints, the VBLM indicates about 24 acres of potentially buildable multifamily land in that area. This acquisition thus reduces the availability of developable multifamily-zoned land in Camas to about 70 acres in locations throughout the city.

**“Family” definition:** While not directly related to housing development, a zoning code’s definition of family can impact where groups of unrelated persons rightfully can live within a jurisdiction. Unreasonably restrictive definitions may limit the housing supply for nontraditional families and for persons with disabilities who reside together in congregate living situations. Camas’s zoning

code limits the definition of “family” to persons related by blood or marriage, or two persons with functional disabilities, or not more than five unrelated persons. While this definition is consistent with state law and is not the most restrictive compared to other Washington jurisdictions, it neglects functionally equivalent relationships by adoption, foster care, or other legal guardianship connections, which is problematic under due process scrutiny. More progressive zoning and planning models define single family in terms of a “functional family” or “single housekeeping unit” sharing common space, meals, and household responsibilities, and/or leave maximum occupancy per dwelling as a matter of safety regulated by the building code rather than the zoning regulations.

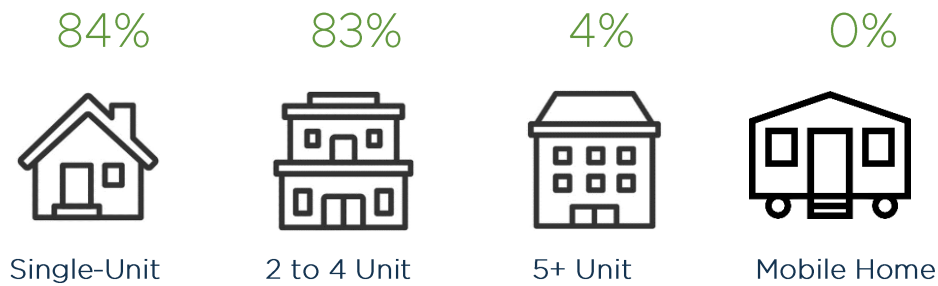
## Progress Toward Housing Goals

Has the City’s current housing policy framework been successful in advancing the housing goals? Are the current policies working? To answer these questions, this section will revisit the three housing goals from the Camas 2035 Comprehensive Plan in the context of an analysis of actual housing development activity to determine whether progress is being made toward the community’s goals and future vision for housing in the city.

In the analysis of Camas’s housing supply presented in Chapter 4, the data on units by structure type indicates that share of the city’s housing stock comprised of detached single-unit structures increased from 85% in 2000 to 89% as of the 2014-2018 American Community Survey estimates. Duplexes, triplexes, and quadplexes as a group held a steady 5% share of the city’s housing stock over this same period. The share of housing units in multifamily structures of five or more units decreased from 8% to 5% and the share of mobile homes decreased from 2% to 1%.

In raw numbers, the data on housing by structure type reveals that the number of duplexes, triplexes, and quadplexes did increase significantly between the 2000 Census count and the 2014-2018 ACS estimates, from 246 to 451 units (an increase of 83%). Given the city’s rapid overall growth during this time period, that increase was only sufficient to keep pace; the share of the city’s housing stock composed of these units remained an even 5%. The number of multifamily housing units in 5+ unit structures was virtually unchanged (See Table 6 and Figure 34).

Figure 57: Percent Increase by Housing Type: 2000 to 2018



Data Source: OFM “Adjusted Census 2000 Population and Housing by Type of Structure and Group Quarters for the State, Counties and Cities,” Table 2, 2014-2018 5-Year ACS Estimates, Table DP04

While Census Bureau estimates do not reveal substantial additional multifamily development, very-recently-constructed units do include a mix of apartment and townhome developments, including Clara Apartments (32 units), Kielo at Grass Valley (276 units), Parker Village (60 units), and Terrace at River Oaks (120 units) (See Table 14). 2020 Census data and future American Community Survey 5-Year Estimates would be expected to include these additional multifamily units as new data is released.

Another indicator, this one predating the development of the Camas 2035 plan, tracks local residential building permit data by square footage. Comparing the 2010 and 2015 permit data, the number of smaller dwellings (under 2,000 square feet) constructed in Camas declined from 23 to 14, a 39% drop (see Chapter 4, Figure 46). By 2020, only 4 units smaller than 2,000 square feet were permitted, making up just 2.1% of total permits. Between 2010 and 2015, new housing construction increased markedly for larger-sized homes. For those between 2,000 and 3,000 square feet, production increased by 84%; production of homes greater than 3,001 square feet increased by 66% between 2010 and 2015. Continuing to monitor the trends within this data will be a helpful metric for evaluating progress toward the City’s housing goals into the future.

The data points considered in this section suggest that the City’s current housing policy framework may not be sufficient to incentivize housing development of the type and scale that will achieve the community’s vision. Each of the three housing goals established by the Camas 2035 plan are grounded to a large degree in advancing variety in the city’s housing stock. This variety is expected to help the city meet the housing needs of a diverse community, including households facing affordability challenges and those with special needs who may require alternatives to the predominantly single-family detached dwellings that exist today.

Using variety as a gauge, the data reviewed here presents one positive finding: the component of the city’s housing stock composed of 2-, 3-, and 4-unit structures has grown at generally the same pace as the housing stock as a whole.

That this important “middle housing” market segment is experiencing growth and not being outpaced by the addition single-family structures is significant. The policies and plans underpinning this factor should be preserved or enhanced where possible for the city to continue gaining ground.

Other than that bright spot, the remaining indicators generally point to a loss of variety among larger-scale multifamily structures containing 5 or more units and in smaller units of less than 1,999 square feet. While neither of these categories declined in absolute terms, both lost share within the overall housing stock, outpaced by more rapid construction of single-family structures and larger-sized dwellings.

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# Chapter 7: **Housing Strategies**





This chapter describes recommended strategies and implementation activities to expand housing supply, diversity, and affordability in Camas. Each strategy serves to advance one or more of the HAP goals outlined below.

## Housing Action Plan Goals

Camas's Housing Action Plan responds to key housing needs and gaps identified through community engagement, analysis of current and future housing needs, demographic and housing market trends, and availability of vacant buildable land. Based on the findings outlined in Chapters 2 through 6, the planning team identified four overarching Housing Action Plan goals:

- ❖ **Develop Housing to Accommodate Growth.** Projections based on anticipated population growth indicate the need for about 4,590 additional housing units in Camas through 2040. In contrast, Clark County's Vacant Buildable Lands Model identifies capacity for an additional 3,730 housing units in Camas based on the City's current average of 6 dwelling units per acre. Thoughtful changes to Camas's zoning and development regulations can allow the City to better accommodate projected growth.
- ❖ **Diversify the Housing Mix.** Since 2010, development in Camas has trended toward larger, single-family homes. In 2020, 98% of units permitted were single-family homes over 2,000 square feet; most were over 3,000 square feet. Community input, demographic data, and housing need estimates indicate a need for more diverse housing options, including smaller homes and multifamily housing. A greater variety of housing types can better serve young families, small households, seniors, people with disabilities, and people with a greater variety of incomes. In considering smaller housing types, Camas will be deliberate about maintaining a safe pedestrian environment.
- ❖ **Increase Housing Affordability.** Most recent estimates show that for about 42% of renters and 20% of owners in Camas, housing is unaffordable. Young families, seniors, and people who work in Camas may have particular difficulty affording housing there. To an extent, diversifying the housing mix can assist in addressing affordability by offering smaller, less expensive housing types. To meet needs of households of all incomes, including lower- and moderate-income residents, however, more proactive approaches to encourage subsidized housing will be needed.
- ❖ **Preserve Existing Affordable Housing.** In addition to increasing the availability of affordable housing, Camas should adopt strategies to preserve its existing affordable housing and prevent displacement of residents. Community members noted particular concern for preservation of existing affordable housing, particularly smaller single-family properties, in older neighborhoods near downtown.

Table 26 outlines housing strategies recommended for Camas, with each explored further in the next section.

Table 26: Housing Action Plan Strategies

| STRATEGY  | GOALS           |                       |                                |                             |
|---|-----------------|-----------------------|--------------------------------|-----------------------------|
|   | DEVELOP HOUSING | DIVERSIFY HOUSING MIX | INCREASE HOUSING AFFORDABILITY | PRESERVE AFFORDABLE HOUSING |
| <b>Strategy 1:</b> Expand housing opportunity in mixed use and downtown commercial districts  | ◆               | ◆                     |                                |                             |
| <b>Strategy 2:</b> Consider making targeted rezones during Comprehensive Plan updates   | ◆               |                       |                                |                             |
| <b>Strategy 3:</b> Diversify allowed housing types and update related lot and dimensional standards   | ◆               | ◆                     | ◆                              |                             |
| <b>Strategy 4:</b> Focus on key areas with residential development or redevelopment potential. Expand more mixed-use areas throughout the city.                 | ◆               | ◆                     |                                |                             |
| <b>Strategy 5:</b> Continue community conversations around housing and housing for all  | ◆               | ◆                     | ◆                              | ◆                           |
| <b>Strategy 6:</b> Communicate available affordable housing resources   |                 |                       | ◆                              |                             |
| <b>Strategy 7:</b> Build partnerships to develop and preserve affordable housing for individuals, families, and seniors. Explore expansion of the MFTE program. |                 |                       | ◆                              | ◆                           |
| <b>Strategy 8:</b> Explore funding source and cost reduction options for affordable housing   | ◆               | ◆                     | ◆                              | ◆                           |

# Housing Action Plan Strategies

## Upzoning Strategies

Upzoning refers to zoning code modifications that allow denser land uses in existing zoning districts to increase the buildable capacity of land. This is distinct from, but related to rezoning, which can achieve the same effect by changing the zoning classification of land to one that carries higher density standards. Upzoning can be achieved in a variety of ways, including increasing the minimum and/or maximum density allowed in a district, reducing or eliminating minimum lot sizes, reducing setback requirements, raising building height maximums, and allowing denser uses such as multifamily in single-family zones. The Washington Department of Commerce describes upzoning as a regulatory tool with particular utility in communities with “a deficit of development capacity relative to ongoing population growth, minimal activity in areas desired for development or redevelopment, or a lack of residential development near public infrastructure.”<sup>11</sup> In isolation, upzoning can lead to increased property values and the intrinsic luxury development and displacement that can accompany it; however, as one of a variety of tools applied together, upzoning can be effective in leveraging a greater housing supply from development activity that is or would have occurred anyway.

### The Case for Upzoning in Camas

Camas is growing steadily, and development sites are in demand. By making incremental increases to the minimum density required or otherwise small changes to allow options for greater density and different housing types, the City will increase its housing supply and diversity with only minimal modifications to the established character of residential zones. The increased supply will be produced by market forces, without requiring investment on the City’s part beyond the infrastructure and public amenities Camas already offers. Higher densities will make more efficient use of the City’s infrastructure investments.

Application of the upzoning recommendations described here may be made across-the-board for the entire city by changing the standards for existing zoning districts so that all property in a particular zoning district is subject to an amended set of standards. Alternatively, the City could approach upzoning by outright rezoning certain areas, perhaps large tracts of vacant land and/or nodes of a more urban character, to a higher density zoning classification. Under the former approach, the upzoning will affect more property owners but is achieved through a less administratively rigorous process (amending zoning district

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<sup>11</sup> Washington State Department of Commerce. (June 2020). Guidance for Developing a Housing Action Plan-Public Review Draft. [www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/).

standards) compared to the latter approach which, while more targeted, introduces the complexities of rezoning.

The greatest and most immediate impact will be achieved by applying upzoning recommendations to vacant land, areas that are harder to develop, or large lots that could accommodate being subdivided. Rezoning or amending zoning standards for established or built-out neighborhoods may not have an immediate effect on housing supply but can incrementally lead to some moderate densification over time as lots are redeveloped. While unlikely to significantly affect the City's housing supply in the near term, the utility of such a gradual tool should not be overlooked. As the city is increasingly built out, redevelopment of sites will likely become more common and upzoning established neighborhoods creates an outlet to keep development pressure from overheating the market.

## **Best Practices for Implementing Upzoning Policies**

The Washington State Department of Commerce produced a draft guidebook in 2020 containing strategies to help Washington communities promote housing diversity and affordability through their Housing Action Plans.<sup>12</sup> Several of the strategies described in that guidance relate to upzoning and related tools. The best practices and considerations below are adapted from the Department of Commerce's guidebook.

- Increasing residential density makes more efficient use of existing public infrastructure; therefore, prime candidates for upzoning are neighborhoods rich in amenities such as parks and greenspace, public transportation access, commercial and retail nodes, and other place-based investments.
- The best opportunities for significant impact lie in the application of upzoning to vacant tracts of land which will have the direct effect of increasing the number of housing units produced when the property is developed thereby accommodating population growth within denser, more compact areas.
- Upzoning may increase property value and encourage development of parcels that otherwise would not have been profitable to build out. For this reason, upzoning may create an indirect incentive that can potentially be tied into affordability requirements, such as those that may be imposed under an inclusionary housing policy. Upzoning should therefore be considered in tandem with any program of affordability requirements.
- The City should be clear with residents about the intent behind any upzoning strategies it intends to implement and should carefully communicate the need for the change and how it will benefit the city and its strategic goals. It may be helpful to highlight for the public standards that are not changing (e.g. design standards, height limits, open space requirements) and how those standards will continue to ensure compatibility of denser housing development within the existing community.

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<sup>12</sup> Ibid.

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

The City's Downtown Commercial and Mixed Use (DC and MX) districts offer some unique and nuanced opportunities to support housing density and diversity. Through some modest changes to the authorized uses in these zones, these areas, which currently offer some of the City's highest-density and most flexible land use conditions, can potentially be made more attractive for developers looking to add various housing types into their developments.

The City includes 3+ unit attached single-family uses (such as rowhouses or townhomes) in the same classification as apartments in the use table for these two zones. By breaking this out and regulating it separately from apartment and other multifamily uses, greater flexibility is added to both the DC and MX districts. In the MX district, multifamily and rowhouse-type development is currently a conditional use; Camas can allow rowhouses by right while keeping apartment development a conditional use, given the City Code's other conditions which guide development here. Similarly, in the DC district, the City can retain some modified conditions on apartment uses while opening up opportunity for 2- and 3-family dwelling types by allowing them as of right.

One key regulatory condition applied in the City's DC zone is a requirement that multifamily residential uses must be part of a mixed use building that contains no ground-level residential units in order to be permitted by right. In a commercial-focused area, the focus on ground-level retail is an important one, but the City may consider relaxing the requirement such that ground floor residential on side streets is allowed.



### Rowhouses

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

Table 27: Proposed Changes to Authorized Uses in DC and MX Zones

| RESIDENTIAL USES  | CURRENT USES |    | PROPOSED USES |    |
|---|--------------|----|---------------|----|
|   | DC           | MX | DC            | MX |
| Adult family home, residential care facility, supported living arrangement, or housing for the disabled                     | P            | P  | P             | P  |
| Apartments  | C/P*         | C  | C/P†          | C  |
| Assisted living   | P            | P  | P             | P  |
| Designated manufactured homes   | X            | P  | X             | P  |
| Duplex or two-family dwelling   | C/P*         | P  | P             | P  |
| Residential attached housing for three or more units, e.g. rowhouses (currently grouped into the "apartments" use category) | --           | -- | P             | P  |
| Single-family dwelling (detached)   | X            | P  | X             | P  |
| Cottage housing (new use designation)   | --           | -- | X             | P  |

\* Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.

† Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level *along the primary street frontage*; otherwise it shall be a conditional use.

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

Washington’s Growth Management Act encourages cities to authorize a minimum net density of six dwelling units per acre (u/a) in all residential zones, where the residential development capacity will increase within the city. Currently, Camas sets its Comprehensive Plan goal for an average residential density of 6 u/a, but most of the designated residential land is currently zoned for a lower minimum to maximum density (dwelling units/net acre) range requirement because 48% of the city’s land designation is within one of the single-family R designations. The city does not require new single-family developments to meet a minimum density, however there is a minimum unit requirement of 6 u/a in multifamily zones.

The table that follows includes all the residential zoning districts in the city and the current range of unit per acres. The highlighted zones represent the greatest percentage of city’s land area that is designated for residential uses (70% overall) and do not achieve a 6 u/a minimum or average. In addition, the R-10, R-7.5, and R-6 zones have a greater share of vacant undeveloped land and underdeveloped lands compared to all other residential zones.



To achieve desired residential densities, the City of Camas can consider opportunities to selectively rezone parcels in strategic locations (urban nodes, vacant land, industrial lands) to a higher density zoning district during Comprehensive Plan updates. Ideally, rezones would reflect that the built density in the area is higher than the current zoning classification. Rezones could also focus on areas that are relatively undeveloped or underdeveloped or for focused redevelopment (e.g., mill property).

**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.

Note: Zoning districts highlighted in yellow represent the greatest percentage of city’s land area that is designated for residential uses (70% overall).

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

Since adoption of Camas’s zoning code, innovative housing types not contemplated by Camas’s regulations have gained more traction and popularity in other jurisdictions for providing greater housing choice and affordability: tiny homes, cottage developments, stacked flat condominiums, courtyard apartments, and cluster developments. These housing types could be added to the permitted use tables and permitted by right in any residential zone where they would comply with the density and dimensional standards.

In addition to allowing cottage housing by right in residential zones, the City should consider allowing duplexes and 3+ unit attached housing types (such as triplexes, rowhouses, and townhomes) by right in any residential zone. If these types meet the density, dimensional, and any other design standards applicable

to the zoning district, they should be allowed without a conditional use permit in order to incorporate greater variety into the City’s housing stock.

Note that these housing types are typically prohibited within existing platted subdivisions and by homeowner associations. Meaning that if supported, then a further analysis on the potential effectiveness of this strategy would include a review of available vacant parcels and vacant infill lots that are unencumbered by an HOA.



Cottage Clusters in Shoreline (L) and 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/))

Changing from conditional use to permitted use can translate to substantial building cost savings and more predictability for developers. Currently, planning fees for a residential conditional use permit start at \$3,360 + \$103 per unit, in addition to all the development and impact fee calculations.



**Table 29: Proposed Changes to Authorized Uses in Residential and Multifamily Zones**

| RESIDENTIAL USES  | CURRENT USES |     | PROPOSED USES |    |
|---|--------------|-----|---------------|----|
|   | R            | MF  | R             | MF |
| Adult family home, residential care facility, supported living arrangement, or housing for the disabled | P            | P   | P             | P  |
| Apartments  | P*           | P   | P*            | P  |
| Assisted living   | C            | P   | C             | P  |
| Designated manufactured homes   | P            | P   | P             | P  |
| Duplex or two-family dwelling   | C            | P   | P             | P  |
| Manufactured home   | X            | X   | X             | X  |
| Manufactured home park  | X            | C   | X             | C  |
| Nursing, rest, convalescent, retirement home  | C            | P   | C             | P  |
| Residential attached housing for three or more units (e.g., rowhouses)                                  | X/P*         | P   | P             | P  |
| Single-family dwelling (detached)   | P            | P   | P             | P  |
| Cottage housing   | X            | P** | P             | P  |

\*Permitted in the R zones as part of a planned development only.

\*\*Cottage housing is currently permitted as a zoning overlay in MF zones.

Recent state legislative updates require tiny homes and recreational vehicles to be permitted uses in manufactured home parks and allow local jurisdictions more flexibility to authorize them in other zones. This year Camas amended the development code to allow tiny homes within manufactured home parks, however they may consider including permitting provisions for tiny homes outside a 5-acre manufactured home community. Low-cost, low-impact tiny homes, especially in a cluster or “village” around common open space, should not require a minimum 5-acre parcel like MHPs or large minimum lot sizes, and could be incorporated into the traditionally single-family R zones and the MF zones. Camas could also consider relaxing the restriction on manufactured homes only being allowed in approved manufactured home parks, especially as an affordable way to site an ADU.

Where alternative housing types are authorized, the City also may consider reducing the off-street parking requirements as lower-income, generation Z, senior, and non-traditional single-family development households have been shown to have lower rates of car ownership. A parking study by a certified transportation planner or engineer may demonstrate that fewer off-street

parking spaces are needed than currently required. In addition to assessing actual parking needs, any such parking study should consider potential impacts to pedestrian safety and adjacent street congestion.

The Growth Management Act encourages cities to “create one or more zoning districts of medium density in which individual lots may be no larger than three thousand five hundred square feet and single-family residences may be no larger than one thousand two hundred square feet.”<sup>13</sup> Lots this size are allowed under the current multifamily and mixed-use districts, but not in any medium-density single-family district. Providing such an option can make more feasible the development of more housing stock and more affordable housing types like small lot detached homes, zero lot line developments, cottage homes, townhomes/rowhouses, duplexes, triplexes, and other similar housing types compatible in scale and impact with single-family detached housing. As Camas allows new housing types, the City should update corresponding lot and dimension standards to ensure consistency.

In addition to updating lot and dimensional standards, the City should also consider updating its design standards manual to codify residential design requirements. This approach would allow for an administrative approval process for residential designs.

## Rezoning and Focused Planning Efforts

**Strategy 4: Focus on Key Areas with Residential Development or Redevelopment Potential. Expand More Mixed-Use Areas throughout the City.**

Rezoning to a higher density would provide more flexibility and allow for greater housing diversity citywide, in particular it would support downtown housing. However, as Figure 55 (in Chapter 5 of the Housing Action Plan) shows, much of Camas’s residential capacity is on larger tracts of vacant or partially-vacant land north of Lacamas Lake. To achieve a desired mix of housing types, the City should evaluate key areas with residential development or redevelopment potential and consider possible rezoning opportunities, including possible rezoning to allow more mixed-use areas and more multifamily development by right.

Looking at the North Shore area as an example, the area includes many of the city’s remaining large tracts of vacant land. At least one third of land in the North Shore is considered “vacant critical” and development opportunity is limited in these environmentally sensitive areas. To preserve this land, the City recently acquired about 100 acres in that area, including some residentially-zoned land, for use as park space. While this land will not be available for residential

<sup>13</sup> RCW 36.70A.600(1)(m)

development, there are a few smaller, adjacent parcels with housing potential. Additionally, nearby land currently zoned as a business park may have potential for some housing development. The City should evaluate these areas and consider how updated residential zoning designations and permitted uses outlined in Strategies 2 and 3 will impact housing potential or if rezoning certain sites would better allow the city to attract desired housing types.

The City should take a similar approach for other development or redevelopment areas in Camas, such as the industrial property that is currently owned by the Georgia-Pacific mill, to identify potential planning or rezoning efforts that would best encourage development of housing to meet current and future needs.

## Communicating Housing as a Priority

Community input shows a variety of viewpoints among City of Camas residents, from those that see greater housing diversity and affordability as a crucial goal to those that see no need for additional residential development, particularly apartment or affordable housing development, in the city. In implementing this Housing Action Plan, the City of Camas should also work to communicate its housing planning priorities and build understanding around the benefits of housing that meets the needs of all residents.

### **Strategy 5: Continue Community Conversations around Housing and Housing for All**

The City of Camas should develop community conversations that last beyond this project. To date, the Housing Action Plan engaged thousands of Camas residents through the project website, social media, and readership in the newspaper and school bulletins. However, continued communication is needed.

The Housing Action Plan builds on goals established in the City's Comprehensive Plan, including to:

- Promote development of a variety of housing choices that meet the needs of all members of the community;
- Create a diversified housing stock that meets the needs of all economic segments of the community through new development, preservation, and collaborative partnerships; and
- Encourage and support a variety of housing opportunities for those with special needs.

To achieve these goals and implement strategies outlined in this HAP, efforts to build understanding around housing diversity and affordability will be important. The City should foster inclusive community conversations that connect housing to other issues, such as economic vitality, jobs, schools, and transportation. The

City should focus on communicating a “housing for all” perspective and exploring connections between community values and housing. These conversations could be led by the City’s library and communications teams to ensure that the topic of housing is viewed holistically.

During the public engagement process, for example, Camas residents describe the city as a great place to live, with good schools, safe neighborhoods, and access to Portland and the airport. The city’s small-town atmosphere and its charming downtown provide rich and beloved character. Other features enjoyed by residents include the city’s natural landscape, its trails, and its sports activities. Residents want housing that reflects a variety of stages of life, including for college students and single adults. They express a desire for entry level homes and housing that enables seniors to age in place. There is some interest in apartments or condos, particularly in downtown, and some residents desire more unique housing products and developments serving a greater range of incomes, including low- and moderate-income residents.

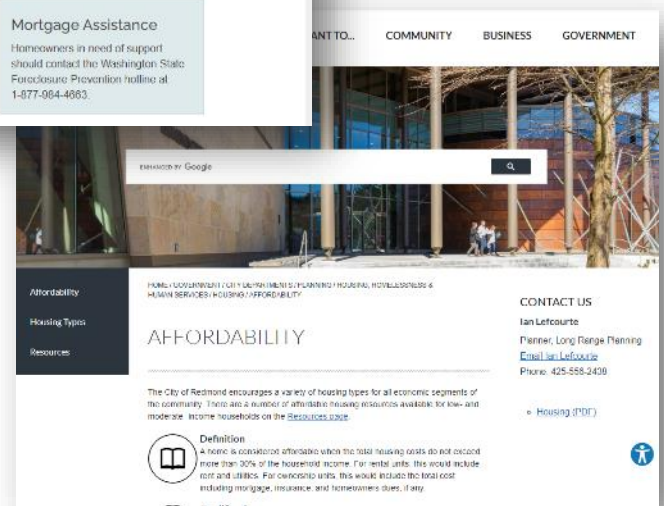
The City can build on these ideas in future public engagement, including those related to HAP implementation or other planning efforts.

### **Strategy 6: Communicate Housing Resources and Opportunities**

To communicate that housing affordability is important to the City of Camas and to inform residents and housing professionals about the availability of housing resources, Camas should develop a page on the City’s website dedicated to housing. This page could share information about the current supply of affordable housing in the city, including Camas Ridge and Crown Villa Apartments, with links to the Vancouver Housing Authority. It could also provide information about first time homebuyer assistance available through the Washington State Housing Finance Commission’s down payment assistance program, Proud Ground (when assistance is available in Clark County), and others. Camas could also consider hosting a home buyer education event through the Washington State Housing Finance Commission or other partner and advertising it on this page.

In addition to information for households, the City should also advertise resources available for housing developers, landlords, and other housing industry professionals, such as the City’s Multifamily Tax Exemption and any other potential incentives.

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



## Developing Partnerships

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

Nationally, the Low Income Housing Tax Credit (LIHTC) program is the primary source of subsidy for development of new affordable housing. The LIHTC program makes available an indirect federal subsidy for investors in affordable rental housing, ultimately offsetting a portion of the development cost. As a condition of the LIHTC subsidy received, the resulting housing must meet certain affordability conditions. The Internal Revenue Service allocates LIHTCs annually to each state's housing finance agency, which then awards them on a competitive basis to project applicants within the state.

At present there are no LIHTC developments in Camas. However, the City of Camas should build capacity to build connections with LIHTC developers and the

Washington State Housing Finance Commission (WSHFC). The City could annually review the WSHFC's Qualified Allocation Plan (QAP) and work proactively to promote any city sites with scoring advantages to prospective developers. If the City inventoried available parcels and identified those that would be high scorers under the QAP, the City could directly, or through a real estate broker, market these sites to LIHTC developers. This reduces the time and expense developers put into scouting sites and communicates Camas's commitment to bringing in LIHTC housing. In doing this, the City could also focus on attracting LIHTC developers for senior properties, if desired.

Similarly, the City should continue to develop its relationship with the Vancouver Housing Authority to identify roles Camas can play in creating new affordable housing in the city and preserving existing VHA-owned or managed units.

Within this strategy (and in combination with Strategy 6), Camas could also explore the possibility of expanding its Multifamily Tax Exemption program. The City should continue to communicate that program to developers.

## Developing Funding Resources

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

Periodically, state and/or the federal governments create opportunities for cities and counties to support affordable housing development and retention. This strategy encourages the city to pursue and implement a funding source or combination of sources, as it/they become available.

Possible funding sources may include proceeds from an affordable housing sales tax, loans or grants from the Washington State Housing Trust Fund, or Clark County's Community Development Block Grant (CDBG) or HOME Investment Partnership programs. CDBG funds, for example, may be used to support infrastructure development associated with affordable housing development or improve living conditions in existing low- and moderate-income neighborhoods.

Additionally, if Camas adopts an inclusionary housing policy with an in-lieu fee option, those fees can serve as source of funding for the activities listed above.

Exploring potential funding options may better support opportunities for affordable housing, such as:

- Incenting desired developments (such as affordable housing, senior housing, accessible housing, or other types identified by the City);
- Providing down payment assistance to first time buyers; and
- Helping income-eligible or senior homeowners make needed housing repairs to remain in their homes.

In addition to exploring funding sources for affordable housing, the City of Camas could also explore the possibility of restructuring the City's impact fees to reflect the size of residential structures. The current impact fee system charges the same rate for any single-family residence, regardless of size. For example, a 4,000 square foot single-family home would have the same impact fee as a 1,000 square foot home. Restructuring the impact fee system to a tiered approach based on size has the potential to reduce costs and enhance affordability of smaller, single-family properties. The City could also consider opportunities to reduce costs for existing low- and moderate-income and/or senior homeowners.



City of Camas

# Housing Action Plan

APPENDIX

June 2021





Appendix A:

# **Implementation Plan**

Camas's Housing Action Plan (HAP) outlines eight strategies for making advancements towards the City's housing goals over the next several years. For each strategy, implementation will require additional research, analysis, and refinement by City staff. Potential suggested policy or regulation changes based on HAP strategies would then be presented to the Camas Planning Commission for consideration and to City Council for approval and adoption.

The City of Camas Community Development Department develops an annual Work Plan that will incorporate HAP strategies for further research, analysis, and potential implementation. The table below suggests potential next steps, timeframe, partners, and outcome measurements for each strategy. This table is intended to guide Work Plan development but should be used flexibly as implementation of the HAP and planning needs in the Camas evolve.

Table A-1: Suggested Housing Action Plan Strategy Implementation Plan

| STRATEGY   | START TIMEFRAME  | RESPONSIBLE PARTY & POTENTIAL PARTNERS   | PROGRESS MEASUREMENTS  |
|--|------------------|--|--|
| <b>STRATEGY #1</b>   |                  |  |  |
| Expand housing opportunity in mixed use and downtown commercial districts        | 2021             | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Planning Commission</li> </ul>   | <ul style="list-style-type: none"> <li>• Adoption of zoning amendment</li> <li>• Annual tracking of housing units permitted by type</li> </ul> |
| Suggested Next Steps:  |                  | <ul style="list-style-type: none"> <li>• Consider drafting a zoning code amendment revising the Authorized Use table to allow duplex and 3+ unit attached single-family housing (triplexes, quads, and rowhouses) by right in DC and MX districts and modifying conditions on the permitting of multifamily uses to allow ground-floor residential use on side streets.</li> <li>• Present draft zoning code amendment to Planning Commission for consideration and to City Council for approval and adoption.</li> </ul>  |  |
| <b>STRATEGY #2</b>   |                  |  |  |
| Consider making targeted rezones during Comprehensive Plan updates               | 2021/<br>Ongoing | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Planning Commission</li> </ul>   | <ul style="list-style-type: none"> <li>• Adoption of amended zoning map</li> <li>• Share of residential land by zoning district</li> </ul>     |
| Suggested Next Steps:  |                  | <ul style="list-style-type: none"> <li>• Identify strategic locations (such as urban nodes, vacant land, and industrial lands) where rezoning may be needed to achieve desired residential mix/density or to reflect a built density that is higher than the current zoning classification.</li> <li>• Research and analyze potential benefits and impacts of rezoning in these areas to determine if rezoning is recommended.</li> <li>• If recommended, draft amended zoning map for consideration by Planning Commission and City Council during Comprehensive Plan updates.</li> </ul>   |  |
| <b>STRATEGY #3</b>   |                  |  |  |
| Diversify allowed housing types and update related lot and dimensional standards | 2022             | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Planning Commission</li> </ul>   | <ul style="list-style-type: none"> <li>• Adoption of zoning amendment</li> <li>• Annual tracking of housing units permitted by type</li> </ul> |
| Suggested Next Steps:  |                  | <ul style="list-style-type: none"> <li>• Consider drafting a zoning code amendment revising the Authorized Use table to allow cottage housing, duplexes, triplexes, quads, and rowhouses by right in all R zoning districts. Consider whether additional uses should be created (e.g., courtyard apartments, cluster developments) and add to Authorized use table as appropriate. Update minimum and maximum lot dimension standards to be consistent with new housing types.</li> <li>• Consider contracting with a transportation planner or engineer for a study of parking requirements to determine where and/or if off-street parking requirements can be reduced in some areas or for some housing types, and to evaluate alternative means for meeting parking requirements.</li> <li>• Consider updating the City's design standards manual to codify residential design requirements to allow for an administrative approval process for residential designs.</li> <li>• Present draft zoning code amendments and/or amended design standards manual to Planning Commission for consideration and to City Council for approval and adoption.</li> </ul> |  |

| STRATEGY   | START TIMEFRAME          | RESPONSIBLE PARTY & POTENTIAL PARTNERS  | PROGRESS MEASUREMENTS   |
|--|--------------------------|---|---|
| <b>STRATEGY #4</b>   |                          |   |   |
| <p><b>Strategy 4:</b> Focus on key areas with residential development or redevelopment potential. Expand more mixed-use areas throughout the city.</p>   | <p>2021/<br/>Ongoing</p> | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Planning Commission</li> </ul>  | <ul style="list-style-type: none"> <li>• Share of residential land by zoning district, including availability of land for mixed-use and multifamily development</li> </ul>                                  |
| <p>Suggested Next Steps:</p> <ul style="list-style-type: none"> <li>• Identify strategic locations (such as urban nodes, vacant land, and industrial lands) with residential development or redevelopment potential.</li> <li>• Analyze and evaluate the impact of updated residential zoning designations and permitted uses outlined in Strategies 2 and 3. Assess whether rezoning certain sites would better allow the city to attract desired housing types. Consider opportunities for increasing availability of land for mixed-use and multifamily development. Consider developing sub-area plans for key development/redevelopment areas.</li> </ul> |                          |   |   |
| <b>STRATEGY #5</b>   |                          |   |   |
| <p><b>Strategy 5:</b> Continue community conversations around housing and housing for all</p>  | <p>2022/<br/>Ongoing</p> | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Communications Staff</li> <li>• Camas Public Library</li> <li>• Elected Officials</li> <li>• Community Organizations</li> <li>• Business Community</li> </ul> | <ul style="list-style-type: none"> <li>• Number of activities and number of persons engaged</li> </ul>  |
| <p>Suggested Next Steps:</p> <ul style="list-style-type: none"> <li>• Explore and develop avenues for continuing community conversations about housing, housing for all, and housing's connections to economic vitality, jobs, schools, and transportation. Such possible avenues include the Camas Public Library, City website and social media, and collaboration with community organizations.</li> </ul>  |                          |   |   |
| <b>STRATEGY #6</b>   |                          |   |   |
| <p><b>Strategy 6:</b> Communicate available affordable housing resources</p>   | <p>2022/<br/>Ongoing</p> | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Communications Staff</li> </ul>   | <ul style="list-style-type: none"> <li>• Number of website visitors</li> <li>• Number of inquiries about the City's MFTE or other incentives</li> <li>• Number of affordable housing units built</li> </ul> |
| <p>Suggested Next Steps:</p> <ul style="list-style-type: none"> <li>• Develop a page on the City of Camas website dedicated to housing. This page could share information about the current supply of affordable housing in the city and about first time homebuyer assistance available through the Washington State Housing Finance Commission's down payment assistance program and others.</li> <li>• Advertise resources available for housing developers, landlords, and other housing industry professionals, such as the City's Multifamily Tax Exemption (MFTE) and any other potential incentives.</li> </ul>  |                          |   |   |

| STRATEGY  | START TIMEFRAME          | RESPONSIBLE PARTY & POTENTIAL PARTNERS  | PROGRESS MEASUREMENTS   |
|---|--------------------------|---|---|
| <b>STRATEGY #7</b>  |                          |   |   |
| <p><b>Strategy 7:</b> Build partnerships to develop and preserve affordable housing for individuals, families, and seniors. Explore expansion of the MFTE program.</p>  | <p>2023/<br/>Ongoing</p> | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Planning Commission</li> <li>• Communications Staff</li> <li>• Development Community</li> </ul> | <ul style="list-style-type: none"> <li>• Number of developer outreach efforts</li> <li>• Number of inquiries about the City's MFTE or other incentives</li> <li>• Number of affordable housing units built</li> </ul> |
| <p>• Review the Washington State Housing Finance Commission's (WSHFC's) Qualified Allocation Plan (QAP) for Low Income Housing Tax Credits (LIHTC).</p> <p>• Develop an outreach strategy to prospective LIHTC, including but not limited to the Vancouver Housing Authority, and developers of affordable housing or other housing types desired by the City of Camas.</p> <p>• Explore the possibility of expanding the City's Multifamily Tax Exemption (MFTE) program. If recommended, present to Planning Commission for consideration and to City Council for approval and adoption.</p> <p><b>Suggested Next Steps:</b></p>  |                          |   |   |
| <b>STRATEGY #8</b>  |                          |   |   |
| <p><b>Strategy 8:</b> Explore funding source and cost reduction options for affordable housing</p>  | <p>2022/<br/>Ongoing</p> | <ul style="list-style-type: none"> <li>• Planning Division Staff</li> <li>• Planning Commission</li> </ul>  | <ul style="list-style-type: none"> <li>• Adoption of a revised impact fee structure</li> <li>• Number of affordable housing units built or preserved</li> </ul>   |
| <p>• Develop a strategy for identifying and tracking potential funding opportunities for affordable housing development or retention. As possible opportunities become available, evaluate suitability in Camas and, if an opportunity is recommended by staff, present to Planning Commission and City Council for consideration.</p> <p><b>Suggested Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Explore the possibility of restructuring the City's impact fees to reflect the size of residential structures. If this approach is recommended by staff, develop a revised structure for presentation to Planning Commission and City Council.</li> <li>• Consider opportunities to reduce costs for existing low- and moderate-income and/or senior homeowners.</li> </ul> |                          |   |   |

Appendix B:

# **Survey Results**

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# Camas Housing Survey

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## **SURVEY RESPONSE REPORT**

13 August 2020 - 22 June 2021

**PROJECT NAME:**

Your Housing Ideas

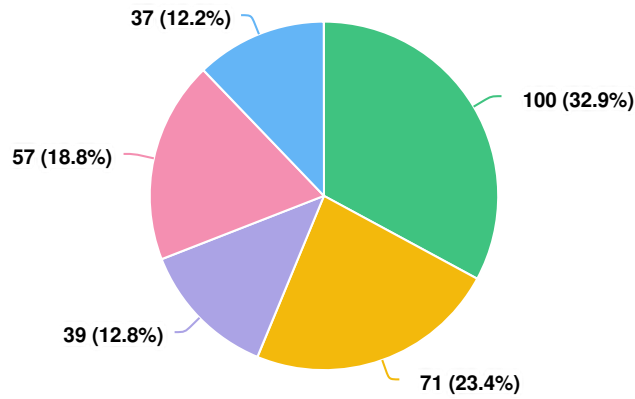


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# SURVEY QUESTIONS

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**Q1 | How satisfied are you with the housing options currently available in Camas?**

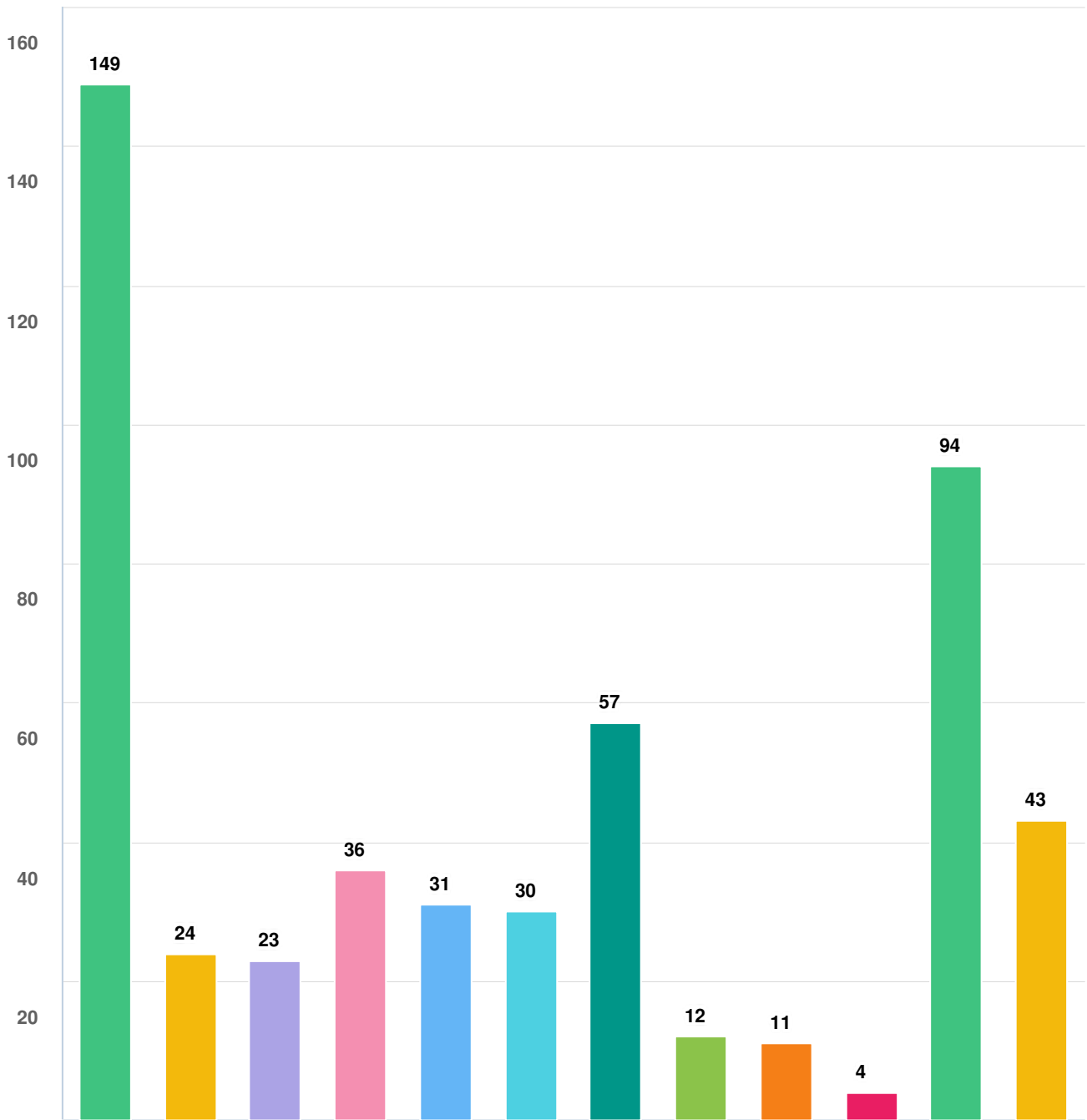


**Question options**

- Very Satisfied
- Somewhat Satisfied
- Neither Satisfied nor Dissatisfied
- Somewhat Dissatisfied
- Very Dissatisfied

*Optional question (304 response(s), 3 skipped)*  
*Question type: Radio Button Question*

**Q2** Which factors most limit the housing choices available to you in Camas? Select up to three.



**Question options**

- Cost
- Location (too far from work, school, or other destinations)
- Too small for my needs
- Too large for my needs
- Too few units available for sale
- Too few units available for rent
- Lacking desired amenities (outdoor space, parking, etc.)
- Units are not accessible to persons with disabilities
- Difficulty qualifying for a mortgage loan
- Difficulty qualifying for a lease
- None of these factors limit my housing choices
- Other (please specify)

*Optional question (306 response(s), 1 skipped)*  
 Question type: *Checkbox Question*

**Q3** Please indicate how strongly you agree with the following statements.

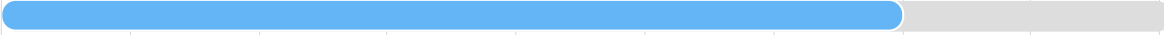


Optional question (307 response(s), 0 skipped)  
Question type: Likert Question

**Q3** | Please indicate how strongly you agree with the following statements.

**Young families can find appropriate housing they can afford in Camas.**

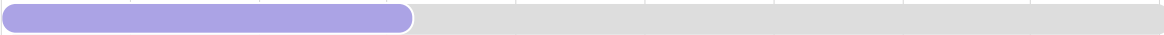
Strongly disagree : 70



Somewhat disagree : 92



Neither agree nor disagree : 32



Somewhat agree : 50

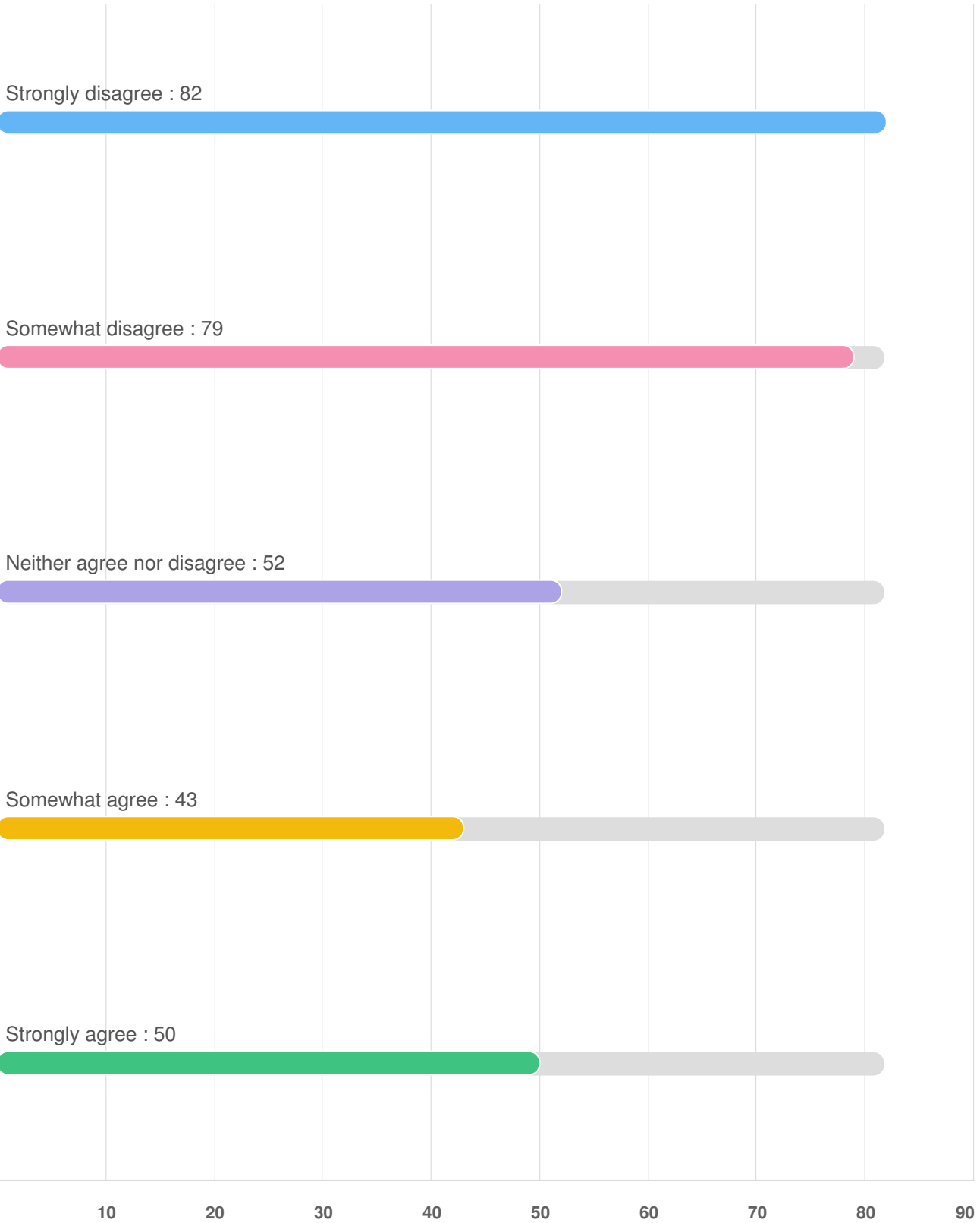


Strongly agree : 63

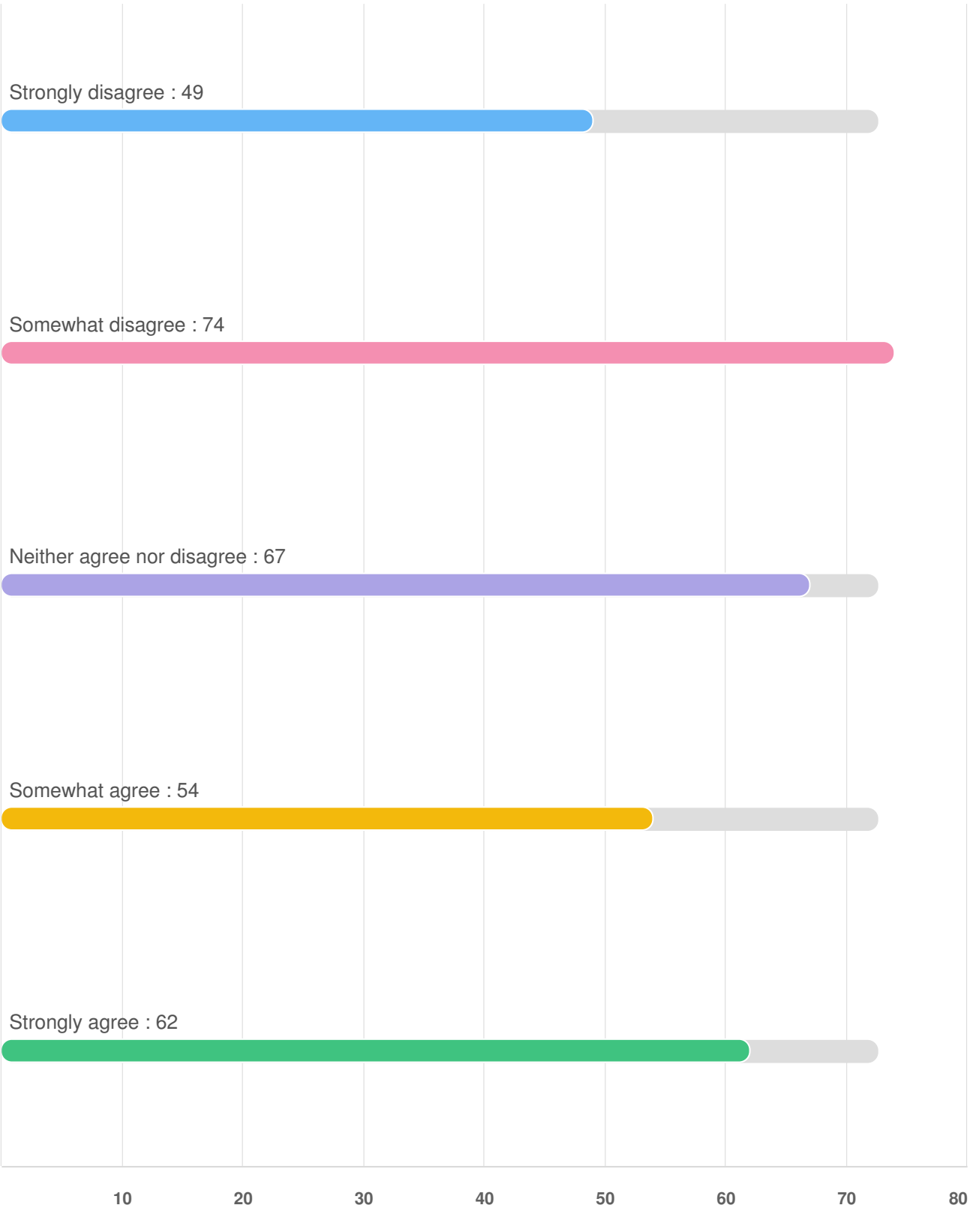


10 20 30 40 50 60 70 80 90 100

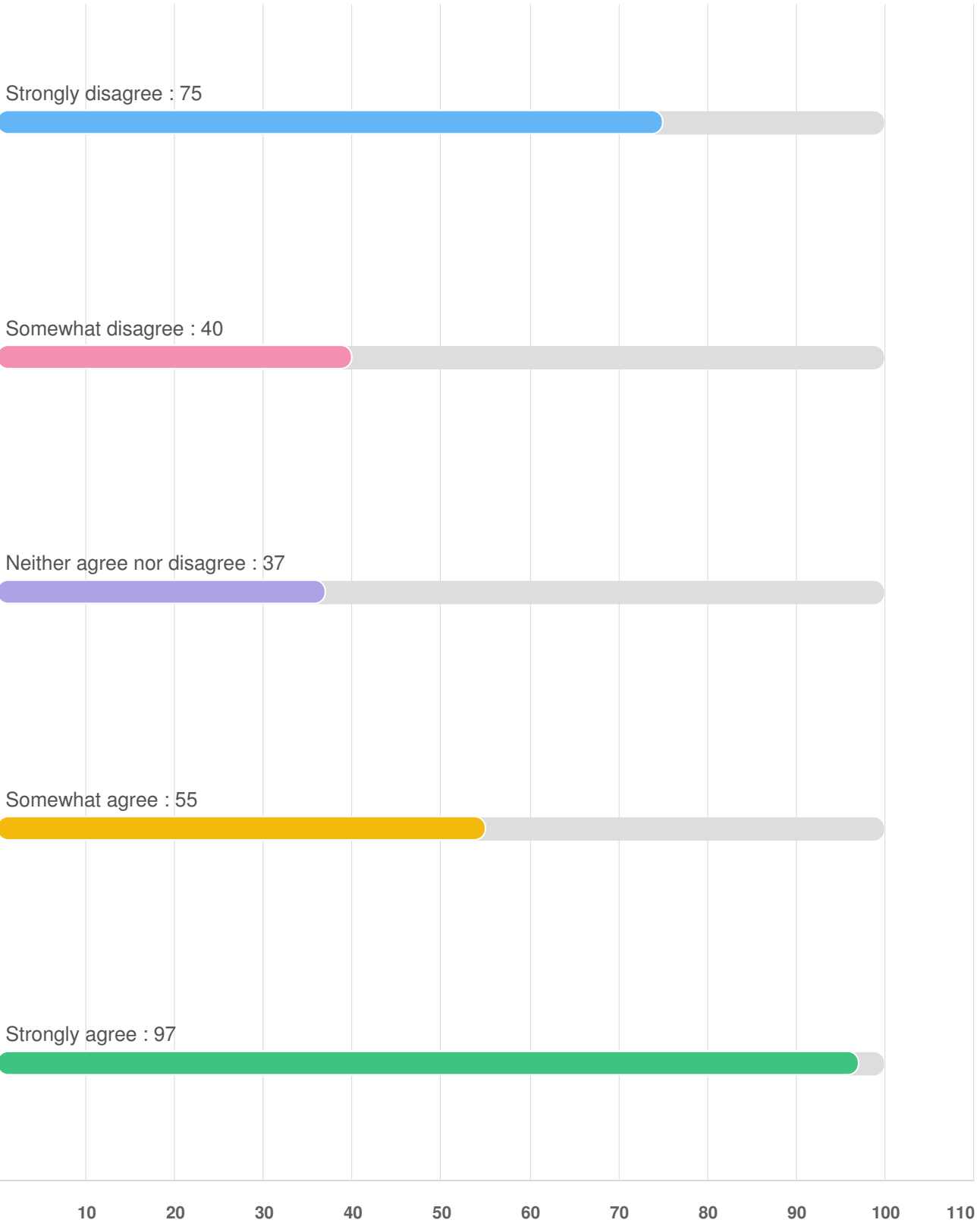
### Seniors can find appropriate housing they can afford in Camas.



**People who work in Camas can find appropriate housing they can afford in Camas.**

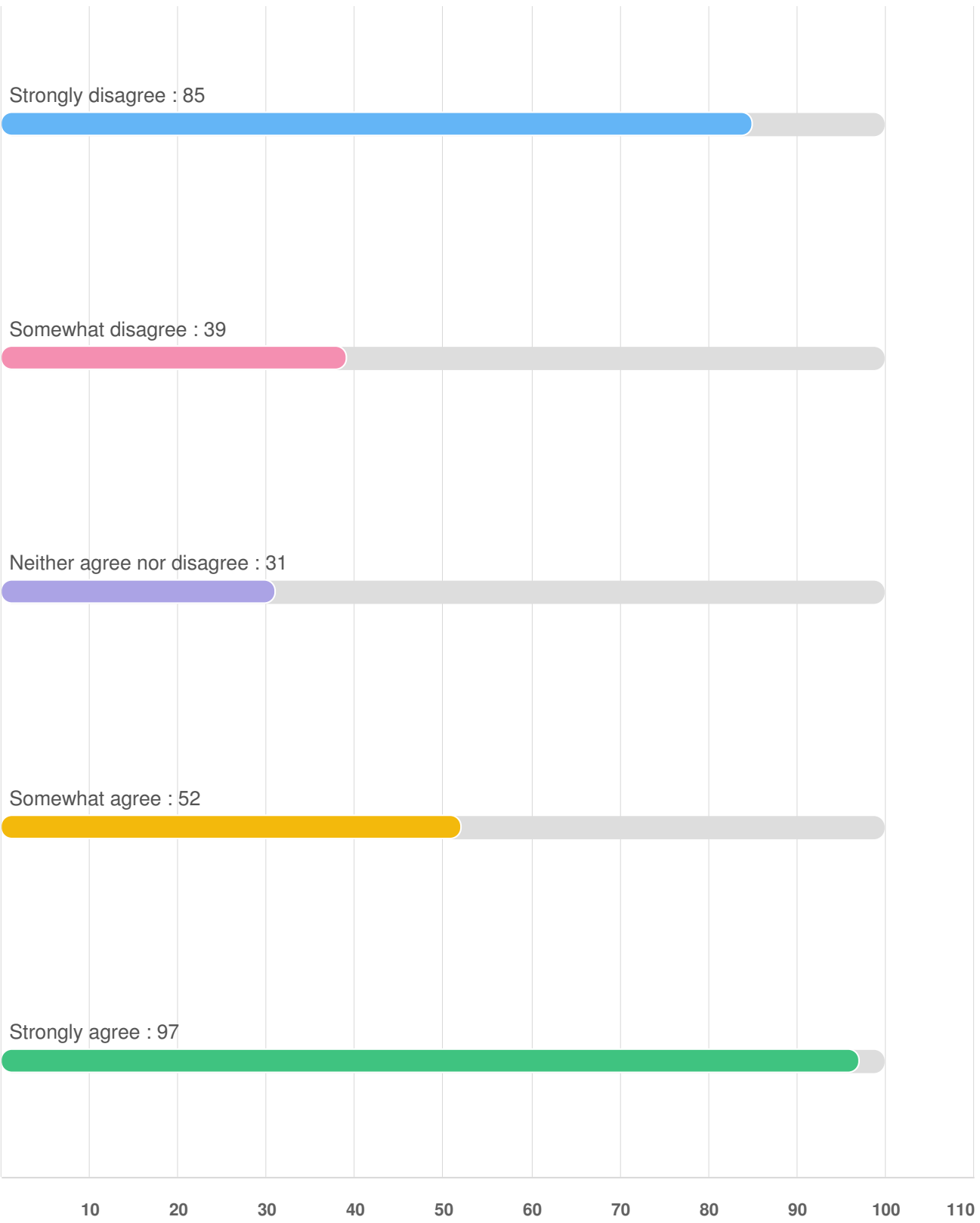


### Camas needs greater variety in terms of housing types and prices.

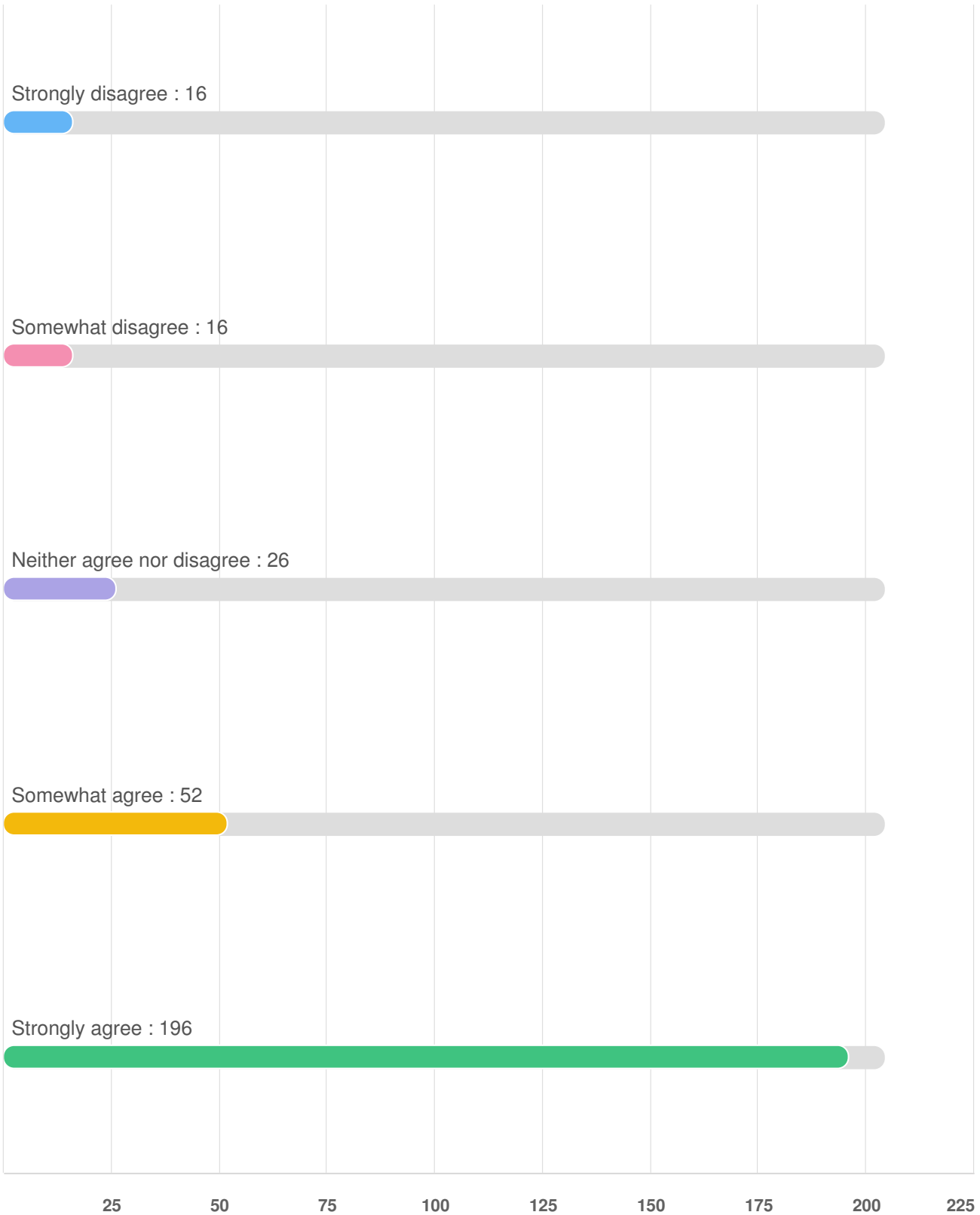




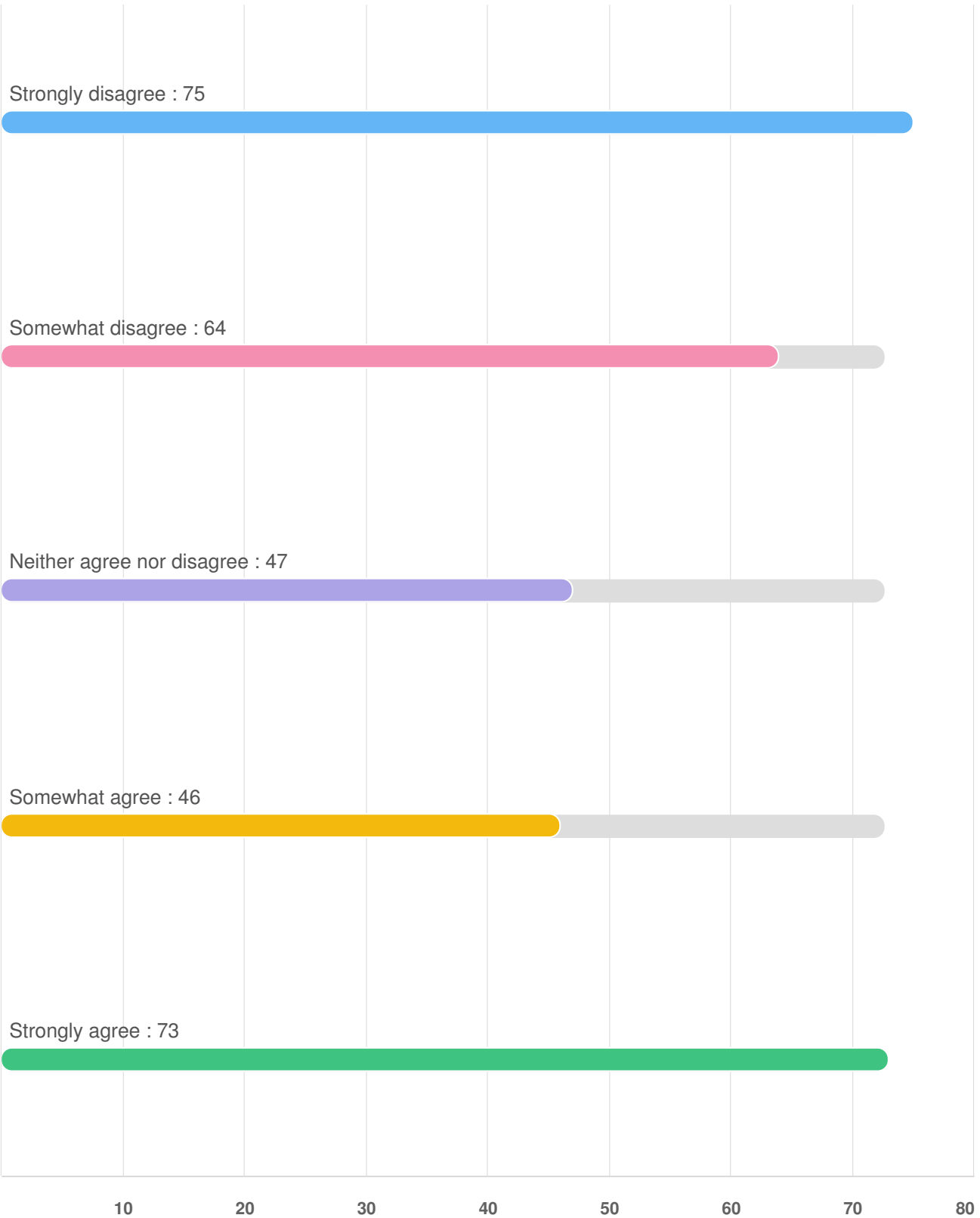
### Lack of affordable housing is a serious issue in Camas.



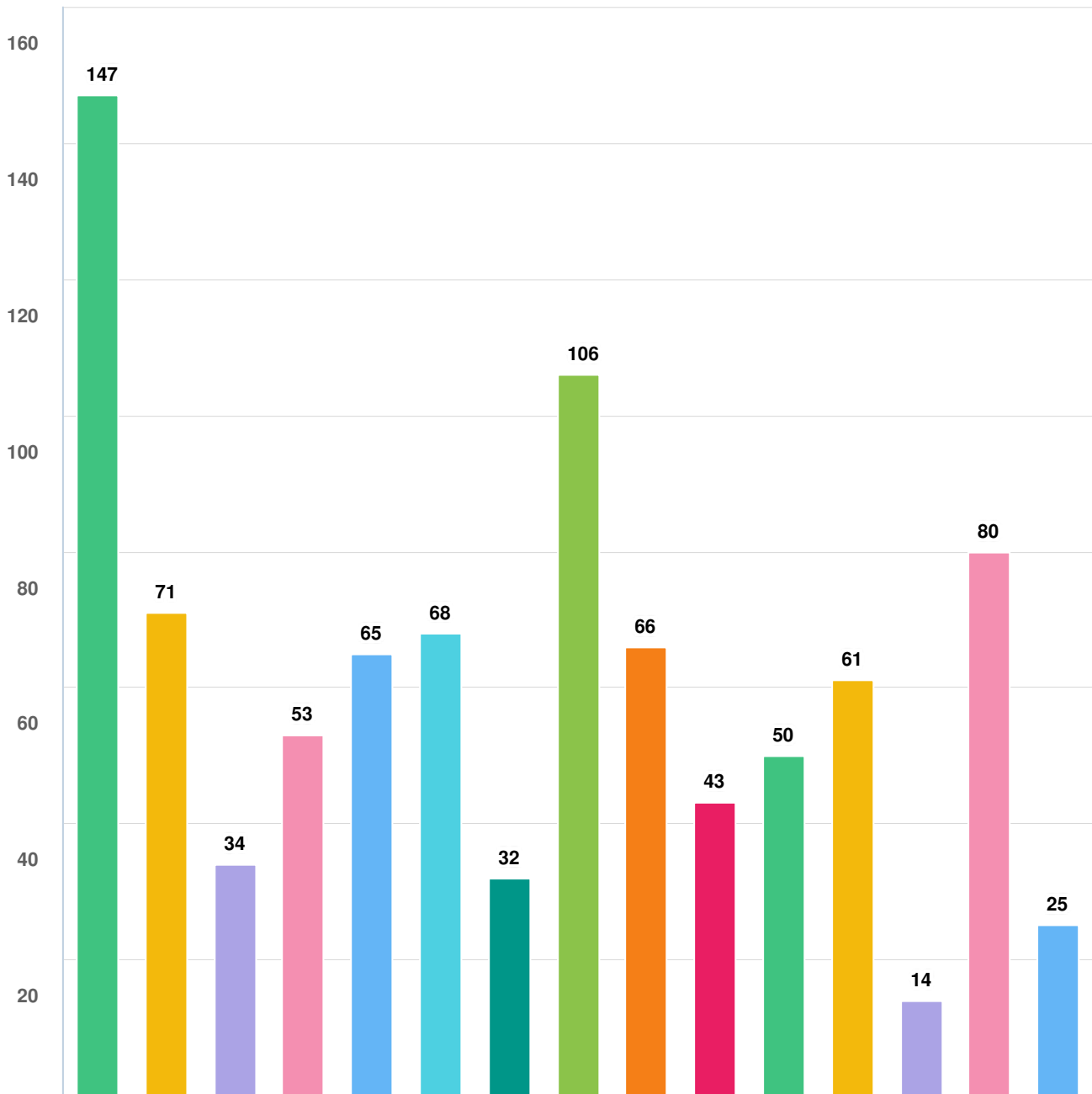
**Camas should be cautious about any new residential development activity to preserve the character of the community.**



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



**Q4** Which of the following types of housing does Camas need more of? Check all that apply.

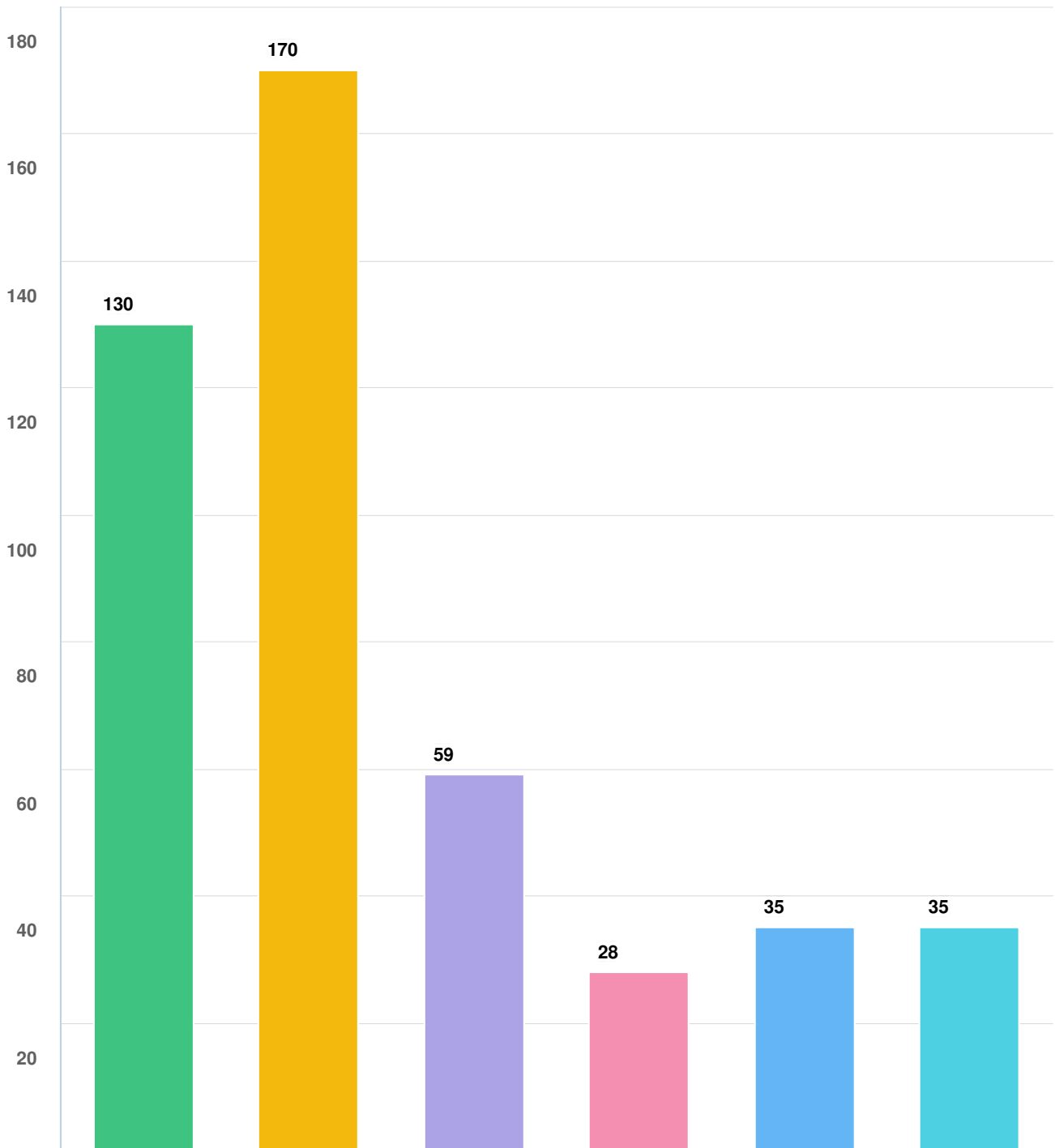


**Question options**

- Other (please specify)    
 ● There is enough housing to meet our city's needs    
 ● I'm not sure
- Accessory dwelling units (e.g., basement apartments, granny flats, carriage houses)    
 ● Tiny homes
- Supportive housing for people with special needs    
 ● Accessible housing/assisted housing for people with disabilities
- Senior housing    
 ● Luxury apartments    
 ● Mid-range apartments    
 ● Affordable/workforce apartments
- Duplexes, triplexes, or four-plexes    
 ● Rowhouses    
 ● Large single-family homes    
 ● Small single-family homes

Optional question (306 response(s), 1 skipped)  
 Question type: Checkbox Question

**Q5** In your opinion, what price range(s) have the biggest shortage of for-sale housing in Camas? Select up to two.

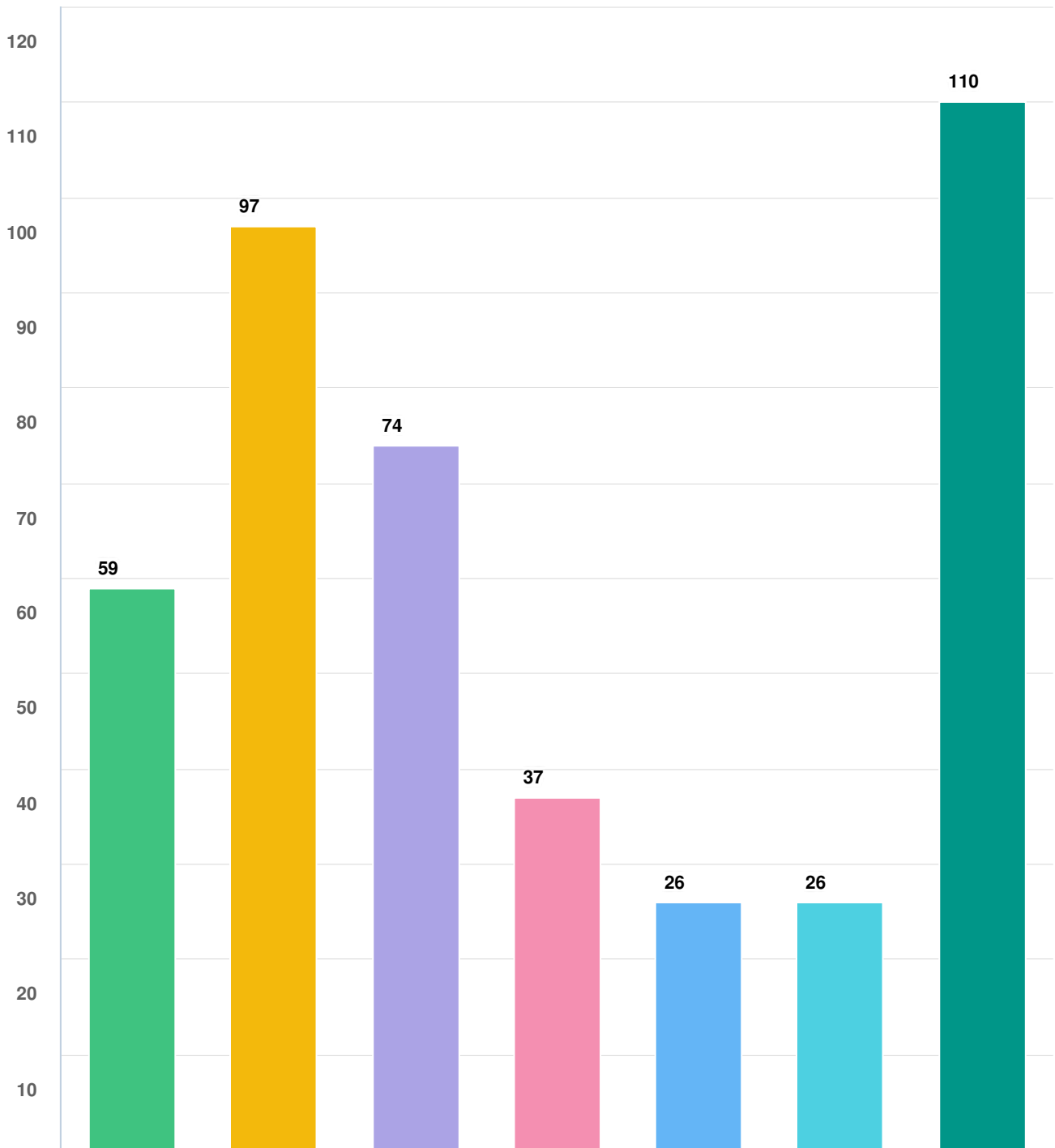


**Question options**

- I'm not sure
- \$550,000 or more
- \$450,000 to \$549,999
- \$350,000 to \$449,999
- \$250,000 to \$349,999
- Less than \$250,000

*Optional question (302 response(s), 5 skipped)*  
 Question type: *Checkbox Question*

**Q6** In your opinion, what rental range(s) have the biggest shortage of rental housing in Camas? Select up to two.

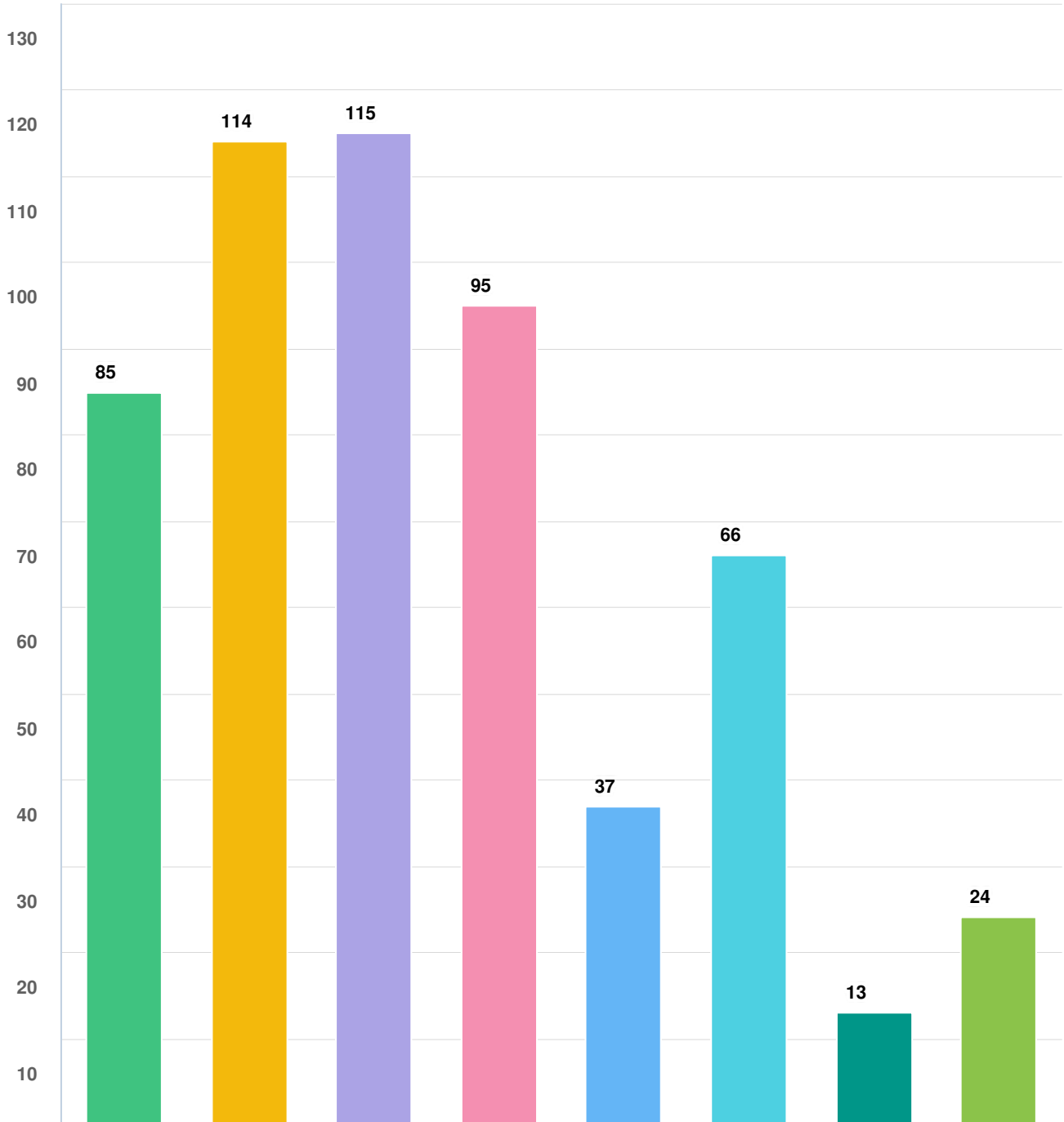


**Question options**

- I'm not sure
- \$2,000 and up
- \$1,500 to \$1,999
- \$1,250 to \$1,499
- \$1,000 to \$1,249
- \$800 to \$999
- Under \$800

*Optional question (303 response(s), 4 skipped)*  
 Question type: *Checkbox Question*

**Q7** Thinking about Camas over the next 20 years, where do you think new housing would be most appropriate, considering that it could be any type (e.g. single family homes, ADUs, rowhouses, apartments, etc.)? Check all that apply.



**Question options**

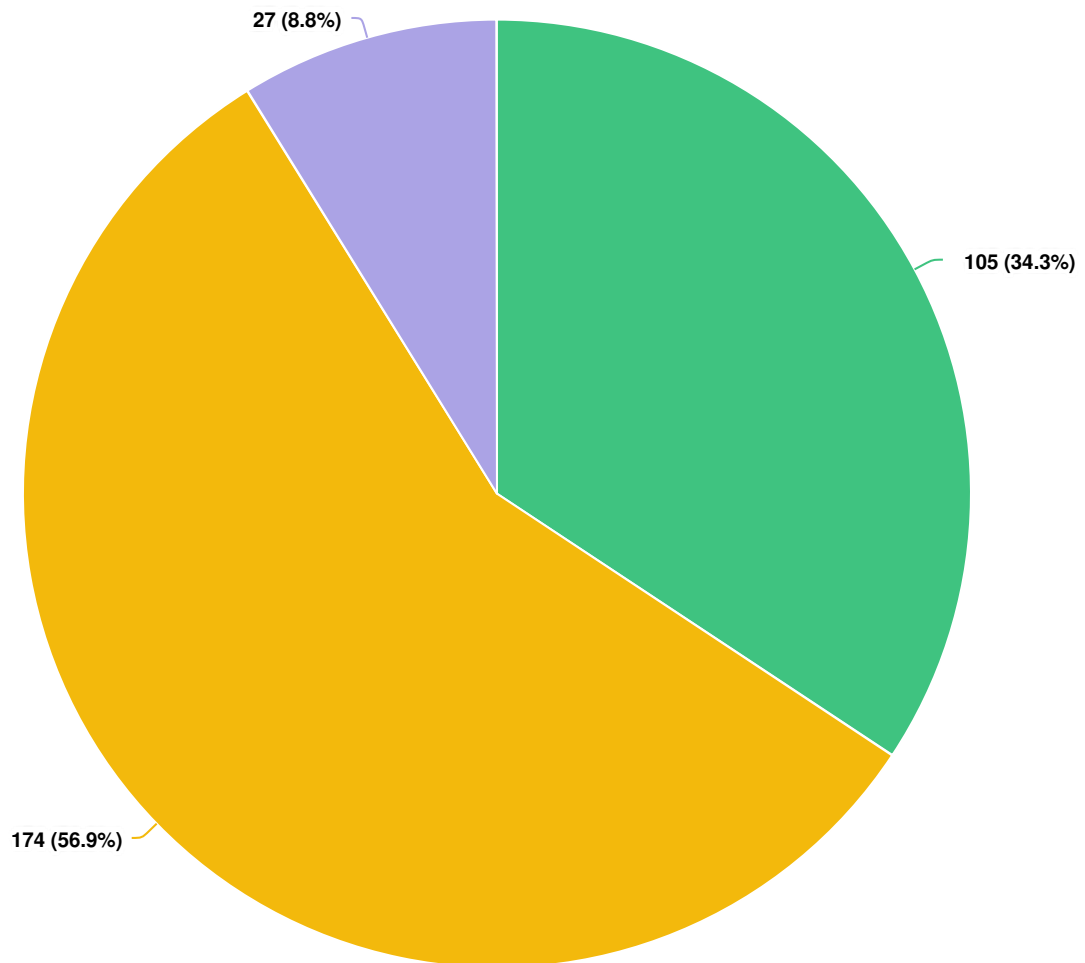
- Other (please specify)
 ● I don't know
 ● Neighboring cities or in the county
 ● None of these
- Vacant or underdeveloped commercial or industrial properties
 ● Redevelopment in older neighborhoods
- Vacant residential properties

*Optional question (305 response(s), 2 skipped)*  
 Question type: *Checkbox Question*





**Q8** | If you are a homeowner, have you ever considered adding an Accessory Dwelling Unit (ADU) to your property?

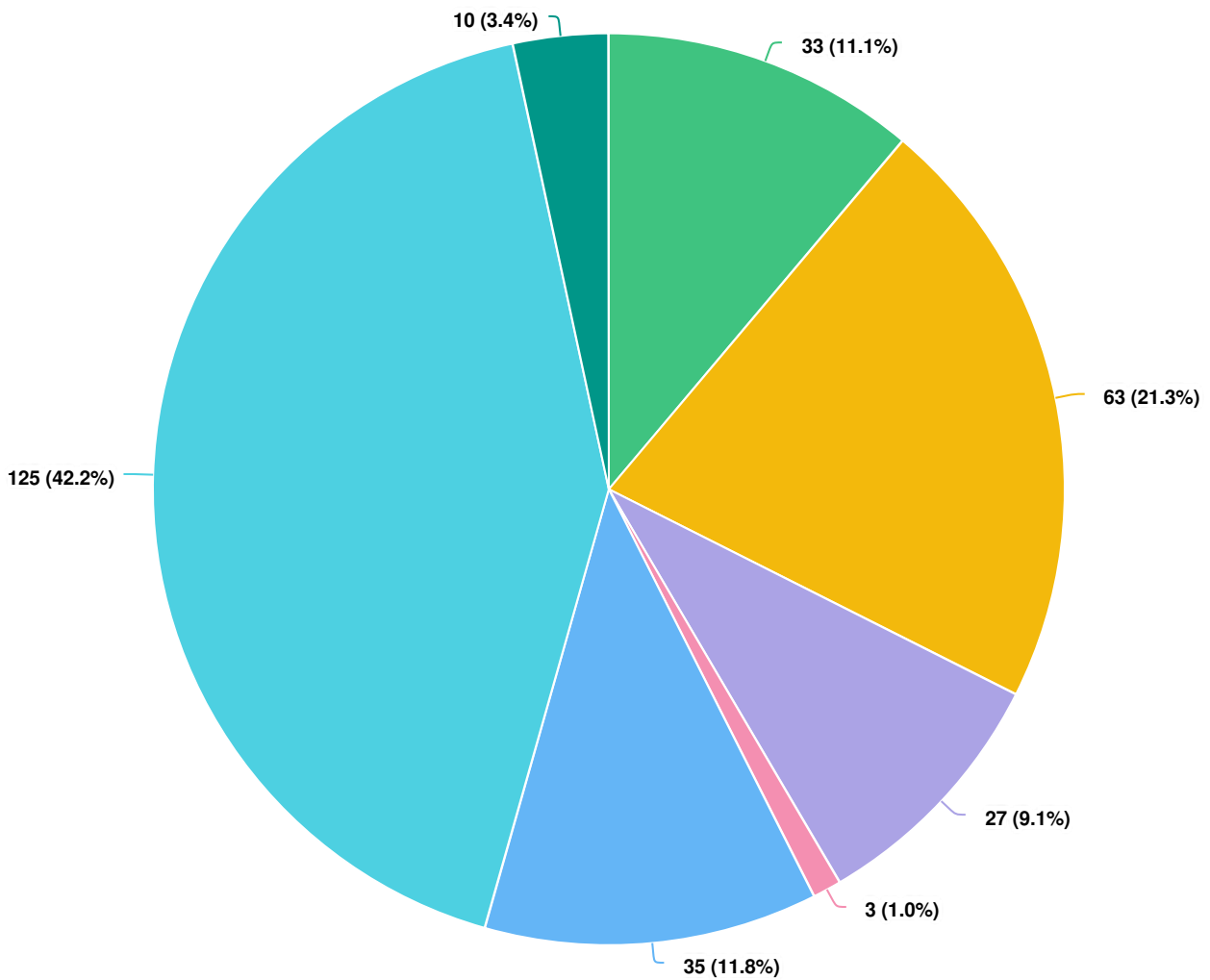


**Question options**

- Not applicable / I am not a homeowner
- No
- Yes

*Optional question (306 response(s), 1 skipped)  
Question type: Radio Button Question*

**Q9 | If you considered adding an ADU to your property, what would be your primary intent in doing so?**

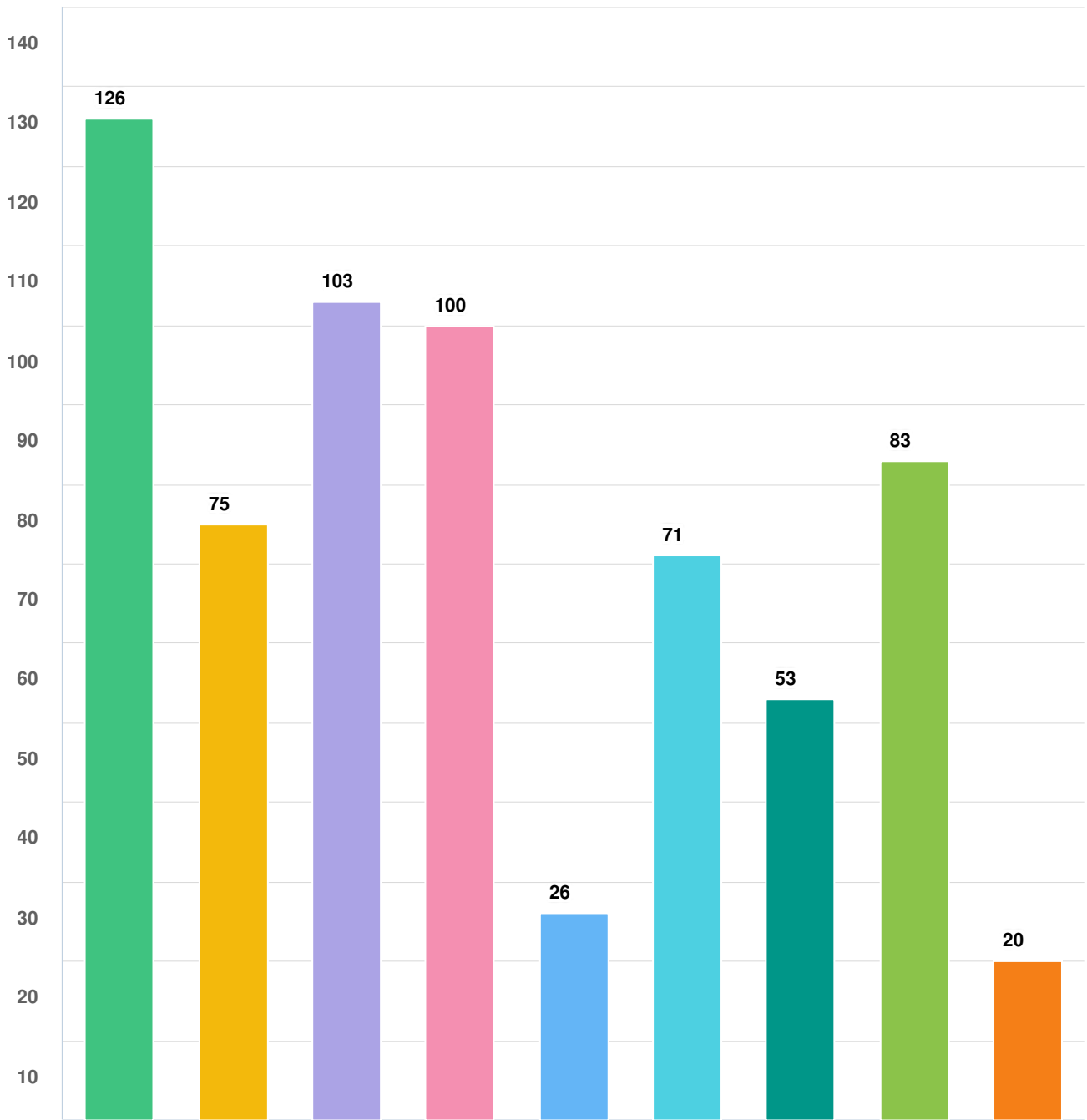


**Question options**

- Other (please specify)
 ● Not applicable
● Earn extra income by renting the space
● Increase the value of your home
- Create a guesthouse
 ● Provide a residence for relatives or friends
- Provide a residence for someone in need of care or a caregiver

*Optional question (296 response(s), 11 skipped)*  
 Question type: Radio Button Question

**Q10** What types of assistance may be helpful to address housing affordability needs in Camas? Check all that apply.

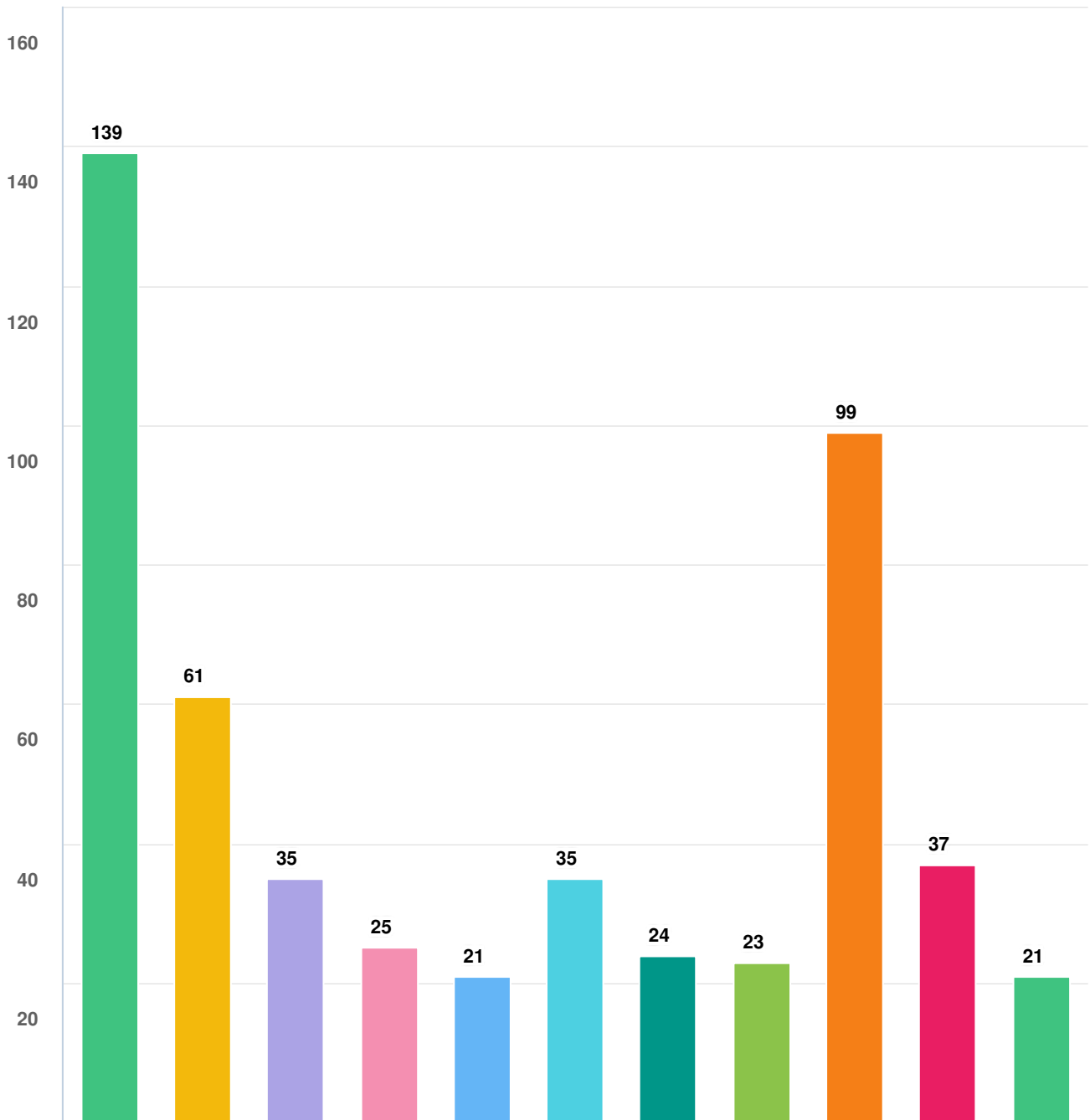


**Question options**

- Other (please specify)    
 ● None of the above    
 ● Assistance with language or cultural barriers
- Assistance for people who are homeless or at-risk of homelessness    
 ● Help with rental payments
- More affordable rental units    
 ● First-time homebuyer down payment assistance
- Homeownership preparation / credit counseling classes    
 ● More affordable for-sale units

*Optional question (304 response(s), 3 skipped)*  
 Question type: *Checkbox Question*

**Q11 Are any of the following barriers to obtaining housing in Camas? Check all that apply.**



**Question options**

- Other (please specify)    
 ● I'm not sure    
 ● None of the above    
 ● Bias based on race or ethnicity
- Discrimination or steering by real estate agents    
 ● Discrimination by landlords or rental agents
- Discrimination by mortgage lenders    
 ● Difficulty qualifying for a lease    
 ● Difficulty obtaining a mortgage
- Housing is too big or too small    
 ● Lack of affordable housing

*Optional question (303 response(s), 4 skipped)  
Question type: Checkbox Question*

**Q12 | Are there any other issues or concerns you have about housing in Camas?**

Screen Name Redacted

9/28/2020 02:19 PM

Too many cookie cutter neighborhoods that are taking over open space. Growth needs to be managed and be thoughtful.

Screen Name Redacted

9/28/2020 02:24 PM

Too much large single family housing in the hills, without enough environmental regulation.

Screen Name Redacted

9/28/2020 02:42 PM

Too many HOA's; vacant bank-owned properties; prices too high for quality of homes (both old and new); lack of housing downtown

Screen Name Redacted

9/28/2020 03:10 PM

It seems majority of residential neighborhoods are redundantly governed by private HOA. There should be easy way for new owners or potential new owners to opt-out of HOA rules and be govern solely through Camas city government.

Screen Name Redacted

9/28/2020 03:13 PM

Planning for increased housing in downtown/close to downtown for best use of space while considering parking. It's unfortunate that the people who work in downtown and make it so wonderful can not always afford to live in Camas.

Screen Name Redacted

9/28/2020 03:17 PM

Starter homes at 450k is unacceptable. 20% down for a new family starting out is not realistic. Inventory below 450k is hard to attain (multiple offers).

Screen Name Redacted

9/28/2020 03:40 PM

Camas is trying to jam way too much housing in too small an area. We already have major issues with runoff spoiling the lakes and creeks. It is not environmentally appropriate to build so much when it spoils the waterways. Also, there isn't enough fresh water supply for more homes.

Screen Name Redacted

Any new development should

9/28/2020 04:48 PM

consider development through the lens more sustainable development, reducing climate change, and promoting healthy lifestyles.

Screen Name Redacted

9/28/2020 06:15 PM

Lot sizes which are very small and offer nearly no outside open space.

Screen Name Redacted

9/28/2020 06:47 PM

Logistics. Everything gets tied up in the process and the fees are obscene. Camas can't even handle the traffic currently. Roads must be 4 lanes and roundabouts two lane. Drrr

Screen Name Redacted

9/28/2020 07:12 PM

I don't understand why we let developers squeeze so many houses on a lot and tear down all the trees.

Screen Name Redacted

9/28/2020 10:36 PM

I don't want huge tracks of houses that are super close together, all look the same with no neighborhood character, and have tiny streets taking over nature areas. I don't want Camas to look like California I want it to keep it's character. The smaller houses with distinct character in the Crown park area are much more pleasant than the new developments around Woodburn for example. I would rather variety all mixed into a neighborhood to help varieties of people to intermix and give neighborhoods interest.

Screen Name Redacted

9/28/2020 11:32 PM

The way Camas has allowed developers to ruin the Woodburn school area is shameful. It is easy to see that they allowed this for the high property tax amount we all have to pay. Each home having to pay these high property taxes twice a year - we get it it's about the money. The homes are crammed together, flag lot upon flag lot until they look like apartments complete with parking lots because there are TOO many homes in a square foot and they can't even park their cars in their 'driveways' ...The homes don't even

appear to be up to code (they are closer than 5 ft) to the next home - it looks disgusting and takes away from our Camas charm - WE despise this - (except Californian's) so PLEASE do us all a favor and DO NOT continue to do this sort of building - it ruins our town...in many ways. So instead have the homes a respectable distance and sprinkled throughout Camas within older neighborhoods as well as new developments and in outer lying areas -- Keeping in mind the tree's - they are disappearing - WE do not want to end up a little Silicon Valley - let's be mindful of our resources and environment before they are gone - and we are nothing more than just another 'big' town.

Screen Name Redacted

9/29/2020 05:36 AM

Too many houses close together. Wrecking land that animals were using as their home.

Screen Name Redacted

9/29/2020 05:47 AM

Avoid building apartments as it brings values down along with other social issues. Leave the apartments in Vancouver

Screen Name Redacted

9/29/2020 09:50 AM

City infrastructure development needs to come before the housing development. The infrastructure needs to be paid by the developers and new homeowners. Existing homeowners should not bear the cost of new development. Any consideration of ADU or increased density in existing neighborhoods needs to include street and parking needs. Increased density will quickly change the culture and dynamics of Camas. There are plenty of lower cost housing options within minutes of Camas. Why do we feel that Camas needs to offer all types of housing? We are a suburb of Vancouver and Portland not a stand-alone city.

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| <p>Screen Name Redacted<br/>9/29/2020 10:21 AM</p> | <p>Probably have enough single-family homes planned. I'm concerned about schools being able to handle the increase in population.</p>  |
| <p>Screen Name Redacted<br/>9/29/2020 01:33 PM</p> | <p>Too many developments going in. The urban growth needs to slow. And the developments that are going on, are too tight and close to neighbors. I can't even find a house to buy that has a place for us to park our boat.</p>  |
| <p>Screen Name Redacted<br/>9/29/2020 03:08 PM</p> | <p>Houses are jammed together in tiny lots with no trees or open spaces</p>  |
| <p>Screen Name Redacted<br/>9/29/2020 04:20 PM</p> | <p>nope</p>  |
| <p>Screen Name Redacted<br/>9/29/2020 04:26 PM</p> | <p>over population.</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 12:14 AM</p> | <p>traffic congestion seems to be increasing in Camas/Washougal, SPECIFICALLY commercial vehicles, double axle dump trucks, etc. both NE 3rd Ave thru town East/West That drive WAY too fast. This is making this a LESS livable community. so, no matter WHAT you may do w/ housing expansions/opportunities . . . need to consider livability factors, please. Hwy 14 roundabouts - - don't care for them.</p> |
| <p>Screen Name Redacted<br/>9/30/2020 07:55 AM</p> | <p>Lack of diversity in housing options will lead to lack of diversity in our community and schools and will negatively impact our quality of life.</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 11:06 AM</p> | <p>As we increase the density I'm concerned about having enough off-street parking. Adding to the traffic issues.</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 12:10 PM</p> | <p>Rows and rows of new housing (whichever type) are not the only answer to creating space where people want to live. How can we increase our walkable spaces, mixed-</p>  |

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use development, and access to high quality amenities for all Camas citizens?

Screen Name Redacted

9/30/2020 01:14 PM

If we have more developments, please focus on quality of construction, environmental impacts and developer-provided free space, and developers contributing to enlarging school capacity so existing citizens don't pay the price.

Screen Name Redacted

9/30/2020 02:39 PM

Architecture plays a significant role in shaping the future of a community. We should be considering how our decisions might look 100 years from through social, environmental, and financial outcomes.

Screen Name Redacted

9/30/2020 02:45 PM

Please limit huge storage unit buildings

Screen Name Redacted

10/01/2020 03:58 PM

OVER-DEVELOPMENT already! Enough is enough! Not one tree is left standing when you guys let these greedy developers in. AND THEN YOU ALLOWED FOR BUILDING ON OUR WETLANDS???? WTF????

Screen Name Redacted

10/01/2020 11:43 PM

For homeowners- property taxes are out of control. They are on the verge of pricing current and new homeowners out of the city. Very unfortunate.

Screen Name Redacted

10/02/2020 10:57 AM

I see Camas trying to be everything to everyone...WE ARE NOT! We shouldn't try to fit to every one's needs. STOP giving away what most have worked hard for and want to live in an area where there is safety, good schools and good policing, low crime...that's what we work hard for and pay way too much in taxes to do so!

Screen Name Redacted

10/03/2020 09:17 AM

Our concern would be to change the dynamic in Camas . This city has small town atmosphere but provides big city amenities. Multiple dwelling

units do not add to this city anything that is positive. Increasing traffic, crime and population is what we will get. This resident does not support multiple dwelling units.

Screen Name Redacted

10/03/2020 08:54 PM

I am concerned with how high the price is for small starter homes and that there are bidding wars for homes.

Screen Name Redacted

10/05/2020 08:05 PM

There are enough affordable housing options in Camas. I would like to see luxury condos in areas that are needing redevelopment.

Screen Name Redacted

10/06/2020 09:36 AM

We moved to Camas to get away from the big city feel, crime, vandalism, graffiti. We do not want low income housing in camas. Many homeowners will be likely to move if this happens.

Screen Name Redacted

10/06/2020 09:49 AM

Camas is known as a safe, quaint town. Increased population places the city in a high rate of crime.

Screen Name Redacted

10/06/2020 09:51 AM

You are destroying the environment and trees with all of the houses you are allowing. There is not enough infrastructure capacity (roads, school class size) to deal with this swelling of homes and the density of which you are packing them in.

Screen Name Redacted

10/06/2020 10:00 AM

Please don't turn Camas into Portland

Screen Name Redacted

10/06/2020 10:00 AM

Affordable housing for seniors

Screen Name Redacted

10/06/2020 10:03 AM

Maintain the current housing. Don't bring Portland's problems to Camas by creating rampant low income or government assisted housing.

Screen Name Redacted

10/06/2020 10:19 AM

We do not want or need low income housing to drag down our property values. Let the market do its job.

Screen Name Redacted

Stop building on Camas land. We

10/06/2020 10:35 AM

are ruining the small town open country feel!

Screen Name Redacted

10/06/2020 10:36 AM

To many huge houses for the rich which drives up the market causing those who have lived here most of their lives to be unable to afford it. No more!!

Screen Name Redacted

10/06/2020 11:19 AM

We do not need the city to come in and decide what kind of housing is needed. It is up to the buyers and sellers. If you truly want to help, cut down city spending and lower taxes so people can pay off their property faster.

Screen Name Redacted

10/06/2020 11:58 AM

There are almost no options for middle class residents.

Screen Name Redacted

10/06/2020 12:03 PM

Too much development. Houses too close together.

Screen Name Redacted

10/06/2020 12:24 PM

That it is being over developed and is going to lose the charm that brought families here in the first place

Screen Name Redacted

10/06/2020 01:02 PM

We do not need more apartments or high density housing. Leave that to Vancouver and Portland. We do not want to be those places.

Screen Name Redacted

10/06/2020 03:27 PM

Yes, the City has shown a lack of respect for our green spaces and parks! Cutting down our trees and building ridiculous roundabouts! More housing is just more housing and problems!!! Getting a survey like this is so disheartening- do you city employees even live in Camas or are you trying to justify your jobs?

Screen Name Redacted

10/06/2020 06:46 PM

No

Screen Name Redacted

10/06/2020 06:56 PM

We have plenty of housing and do not need to build. We need to preserve our small town

Screen Name Redacted

Sad to see the loss of green space

10/06/2020 10:58 PM

on the mountains.

Screen Name Redacted

10/08/2020 04:10 AM

Please keep Camas an aspirational town and don't dilute the tax base. Don't make the mistakes so many cities and towns make by adding density and increasing low income housing. We are not immune to the problems other cities and towns face . Attracting home buyers who are willing to pay high per capita property taxes helps the city maintain a high level of services.

Screen Name Redacted

10/08/2020 01:10 PM

Keep Camas rural.

Screen Name Redacted

10/09/2020 05:07 PM

Single story homes on large lots

Screen Name Redacted

10/09/2020 05:23 PM

The charm of the city is being ruined by over building in wildlife habitat

Screen Name Redacted

10/09/2020 05:44 PM

Impact fees and exorbitant permit and utility hookup fees have produced housing developments that only larger corporate builders can afford to make. Since govt fees are so high, we see neighborhoods that no one would aspire to live in. High density a long way from public transport is counterintuitive to what cities should desire.

Screen Name Redacted

10/09/2020 08:04 PM

Development plans for the north side of the lake need to be very, very carefully planned and considered so that the charm of Camas is not destroyed, and a larger traffic nightmare is not created. I don't think ADUs are the answer unless there are strict zoning regulations. For example, property with 2DU per acre can easily accommodate the parking issues and noise level created by an ADU. Smaller lots do not enhance livability for neighborhoods, but

create parking headaches and additional noise and congestion. If Camas is intent on growth, it would be amazing to study master planned communities such as Highlands Ranch, CO and Rancho Santa Margarita or Ladera Ranch in Orange County. These communities have tried to balance housing needs and livability.

Screen Name Redacted

10/09/2020 08:18 PM

people afraid of growth

Screen Name Redacted

10/09/2020 08:19 PM

Small lots, crammed housing. Looking like a shitty city.

Screen Name Redacted

10/09/2020 08:33 PM

The cost is astronomical for someone like me who is single! I'm 47 years old living with my mother because of the price's of apartments! I have worked my whole life since age 15 and I never dreamed there would be a time I couldn't afford an apartment! I have excellent rental history but literally can not afford to spend an entire paycheck on rent because I am single!

Screen Name Redacted

10/09/2020 08:41 PM

The issues I have with regards to housing is that new housing will kill the natural open spaces that we were known for. Current housing around the core center of Camas is looking dilapidated and in bad need of code compliance to get these people to clean up their houses & yards...Drive around and you will see. I predict that if these eyesores continue, it will create a big divide between the old downtown and the new subdivisions...

Screen Name Redacted

10/09/2020 08:41 PM

Stop new housing developments (subdivisions) of big houses. Add public transportation. Think about schools/infrastructure (roads) before adding new housing.

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| <p>Screen Name Redacted<br/>10/09/2020 08:54 PM</p> | <p>Too many dangerous fireworks. Two days of the year it's uninhabitable.</p>  |
| <p>Screen Name Redacted<br/>10/09/2020 09:26 PM</p> | <p>Concerned about the future of the new housing developments and the condition/value they will have 20 years from now. Tract homes tend to lose value and are less likely to keep families in the city long term. If too many are built, the concentration can negatively impact the future of the Camas community.</p> |
| <p>Screen Name Redacted<br/>10/09/2020 09:58 PM</p> | <p>We don't need anymore small row houses or townhouses with no backyards that cost as much as a whole house in Washougal or Vancouver.</p>  |
| <p>Screen Name Redacted<br/>10/09/2020 10:03 PM</p> | <p>Increased housing is destroying our city. Stop Turing us into another California LA!</p>  |
| <p>Screen Name Redacted<br/>10/09/2020 10:14 PM</p> | <p>When one house on property is sold (or a golf course) and the land is rezone to have lots thatvaye 5k-6k square feet is ridiculous. It is not sustainable for the Camas infrastructure especially schools.</p>  |
| <p>Screen Name Redacted<br/>10/09/2020 10:17 PM</p> | <p>Too many sub divisions</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 01:12 AM</p> | <p>Too many large homes need smaller homes</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 04:02 AM</p> | <p>None</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 06:46 AM</p> | <p>What were the impact fees on the hundreds of new homes being built this last few years? And why the heck have our property taxes continued to increase so greatly every yr when our homes are getting older and there are so many new homes that are now paying taxes as well.</p>                                    |

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| <p>Screen Name Redacted<br/>10/10/2020 07:47 AM</p> | <p>Stop any further developments.<br/>Camas is getting too big and it's affecting schools, traffic, utilities, etc!</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 07:59 AM</p> | <p>I don't want rapid development or the large scale addition of more housing.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 08:11 AM</p> | <p>I own a home outside of the city limits and there is so much red tape one has to go through to get a permit to build any structure on there property.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 08:57 AM</p> | <p>I am a landlord in Camas. I rent my places below market on purpose because I believe in affordable housing, and my tenants are amazing and respectful because of that. But I have had to raise the rent continuously every year because of property tax increases. That to me is the biggest hurdle for affordability.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 10:04 AM</p> | <p>Camas has way too much housing development going on and it's ruining the landscape and our town. Traffic, overcrowded schools are already a problem. Not enough parking downtown as it is and new building/development just continues regardless. Think about those who have lived here, those who moved here and purchased older homes to avoid contributing to development. Think about those folks who have lived here a lifetime, paid off their homes and can no longer afford to live here b/c of the high taxes! Crime has increased! Do NOT turn beautiful Camas over to greedy builders. You will turn our town into something out of California! Camasonians do NOT want that - listen to your fellow neighbors!</p> |
| <p>Screen Name Redacted<br/>10/10/2020 10:57 AM</p> | <p>I am concerned with convenient, short-term solutions like ADU's that will be difficult to control, have the ability to change neighborhoods with</p>   |

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overcrowding of cars, turn into VRBO's and violated CC&R's. I am not for any subsidized government housing.

Screen Name Redacted

10/10/2020 11:40 AM

Too many small lot housing divisions. Concerned about property values. Concerned about growth and increased crime.

Screen Name Redacted

10/10/2020 11:53 AM

Traffic in existing neighborhoods is an issue. The more we build, the worse it will get. Sierra Drive is a mess. There needs be a barrier put up at 38th and Sierra to eliminate the highway type situation currently on Sierra. Speed is a huge factor. These are supposed to be neighborhoods. They should only have neighborhood traffic. Not trucks, and cars passing through.

Screen Name Redacted

10/10/2020 12:16 PM

Not sure.

Screen Name Redacted

10/10/2020 01:58 PM

You have ignored citizens desire that NO development occur on the Northshore of Lacamas Lake. You have failed to ask "if" citizens even want more multi-unit apartments and rental properties, instead of being a city primarily of families who own their homes. You have failed to give us demographic information about median family income, the ages, and number of people living in a home. Do we have the infrastructure to support increased growth in housing? Everett/SR 500 is already jammed, and your roundabout will at best be a temporary fix along this main north-south corridor. You allowed the placement of the high school to be in a location that could not support the added traffic congestion the high school brought. The location of the high school in turn, triggered more home development in the northeast



area of the city, further adding to the traffic congestion problems. We now have a mill that has laid off significant numbers of workers. Most of us see the handwriting on the wall, and that the mill will ultimately close. That means what happens with all the GP real estate? It seems to me that should be the focus of "development" discussions among the community. How to attract new businesses to the downtown area? Should we allow some of that GP land to be redeveloped into new housing? Or should it be reserved for business redevelopment? Should some of it become "mixed use" development? Should it be a park and residential, and if so, what type of residential development? We have a lot of businesses struggling right now due to COVID. How can we help them recover and create jobs in our city?

Screen Name Redacted

10/10/2020 02:07 PM

Please stop the housing developments. We are being over populated and Camas is becoming less livable. Keep apartments close to downtown, walkable and close to transit. Please keep our Camas livable, not squished together in cookie cutter houses on postage stamp size lots. Please keep this area open and livable.

Screen Name Redacted

10/10/2020 02:17 PM

Too much building, ruining the culture of the city.

Screen Name Redacted

10/10/2020 03:41 PM

My concerns are mostly around planning, zoning and character preservation. I dislike when the greenbelt buffer between the road and new housing disappears. I don't like overly groomed and manicured streets/sidewalks (i.e. Californian suburbia). I love the segments in town that have forest and trees on both sides so you forget you are right

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| <p>Screen Name Redacted<br/>10/10/2020 03:45 PM</p> | <p>next to a subdivision.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 03:46 PM</p> | <p>It's very elite and white.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 04:02 PM</p> | <p>Concerned about demands placed upon the city by outside authorities (such as state government) to increase housing supply. Housing supply can adequately be addressed by the city.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 04:11 PM</p> | <p>No</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 04:22 PM</p> | <p>This is not Portland and we will not sit silent while you try to impose Portland ideas in our area.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 04:35 PM</p> | <p>I hope City of Camas does not follow the policies followed by Portland. Folks move from Portland metro to get away from those policies.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 04:38 PM</p> | <p>Rising property taxes and school levies. Oh, and city government employees thinking they know what is best for Camas residents. "Of all tyrannies, a tyranny sincerely exercised for the good of its victims may be the most oppressive. It would be better to live under robber barons than under omnipotent moral busybodies. The robber baron's cruelty may sometimes sleep, his cupidity may at some point be satiated; but those who torment us for our own good will torment us without end for they do so with the approval of their own conscience."<br/>C.S. Lewis</p> |
| <p>Screen Name Redacted<br/>10/10/2020 04:43 PM</p> | <p>My children can't afford to stay in Camas. We raised them here, they graduated from Camas but have to move away to neighboring cities to buy first homes.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 04:43 PM</p> | <p>Stop high density housing developments. Stop taking away</p>  |

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|   | green spaces and outdoor recreation.<br>We have plenty of housing.  |
| Screen Name Redacted<br>10/10/2020 04:55 PM | Traffic, parking, road improvements needed if more development occurs.<br>Paid for by the developers  |
| Screen Name Redacted<br>10/10/2020 04:57 PM | This is NOT Portland, don't try to make it Portland. We don't need Mayor Wheeler and J. Hardesty ideals. This all seems familiar.....   |
| Screen Name Redacted<br>10/10/2020 04:58 PM | I am concerned that bringing in "affordable housing" will lower Camas' present image as an upscale community with beautiful newer homes. owners who can afford high property taxes and levies, and excellent schools. Not every community needs to have tiny homes, subsidized rental properties, etc. We don't need or want this kind of development or growth, and we should avoid it, not invite or solicit it. Please don't downscale Camas or make it like Portland. |
| Screen Name Redacted<br>10/10/2020 05:06 PM | Camas is a great community that will change for the worse if we surrender to political correctness and allow it to become Portland. Those influences need to stay in Portland.  |
| Screen Name Redacted<br>10/10/2020 05:20 PM | It appears we have many 'luxury' apartments but I don't see many smaller, single family homes that are in a lower price range.  |
| Screen Name Redacted<br>10/10/2020 05:21 PM | Cost  |
| Screen Name Redacted<br>10/10/2020 06:22 PM | loss of green\open space.   |
| Screen Name Redacted<br>10/10/2020 06:36 PM | Not planned out well enough. We should sacrifice our Forrest and outdoor areas to get more people in houses. This will eliminate the reasons people want to move here.  |

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| <p>Screen Name Redacted<br/>10/10/2020 07:31 PM</p> | <p>Lack of city planning/urban sprawl</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 07:44 PM</p> | <p>Its really important to be to preserve the greenspaces in camas as we look to add residents. Ensuring we have a good, functioning park/sidewalk/naturepath system to connect neighborhoods will keep the quality of life here and keep camas a desirable place to move. We also need to preserve accessibility of downtown!</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 08:02 PM</p> | <p>Gads - who wrote up this questionnaire - clearly they feel there is some desperate need here - what am I missing - other than a dispassionately written questionnaire. And, just exactly when did you quit beating your wife? Seriously, you expect intelligent responses to these leading questions???</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 08:34 PM</p> | <p>My main concern is finding a smaller affordable house if we downsize our current house.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 08:34 PM</p> | <p>The homeless are not dealt with. Police allow them to live in parks and neighborhoods and decrease value to homes and safety.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 08:41 PM</p> | <p>For someone that built their house in the mid-90s, now that I'm a senior the property taxes are more than I can afford. It's sad.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 08:44 PM</p> | <p>The new apartment complex in down town Camas looks horrible. It does not flow with the City. It looks just like downtown Portland, Actually I bet the builder is a Portland individual. They have no imagination. Where is the authenticity? It is a terrible reminder of what can happen to a lovely city like Camas if people do not pay attention. Shame on Camas City leaders for allowing a terrible looking</p> |

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structure to be in Camas. Where are you morals?? or your pocket book? I see

Screen Name Redacted

10/10/2020 08:57 PM

The main Issue I see is that the demand for housing of all types is higher than availability. The demand is high due to people wanting to relocate to Camas because it is such a great city. Real estate is always cyclical so if we try to add enough housing to accommodate everyone we will find a gluttony of houses when the market turns down.

Screen Name Redacted

10/10/2020 09:05 PM

Yes, let's keep Camas what it is, let's make sure it's not Going to be next Portland!

Screen Name Redacted

10/10/2020 09:40 PM

Don't want to live in a place with HOA. Want house that is 3 bed 2 bath and around 1500sq ft.

Screen Name Redacted

10/10/2020 10:23 PM

Allow market forces to drive the types and sizes of single family homes.

Screen Name Redacted

10/10/2020 10:44 PM

No

Screen Name Redacted

10/11/2020 07:25 AM

New building downtown with no new parking options

Screen Name Redacted

10/11/2020 08:10 AM

Prices have gone through the roof which is why we bought a new townhome here in Camas. The prices for a nice house were just too expensive for what you get. That's simply a function of the market and what people (us) would accept. We hated the idea of having to spend \$800K for a house that would really be worth \$500K in a normalized market, again which is why we just bought a new townhome and figured we'll move out of Camas when our kids graduate high school and use our equity for a home somewhere else at that time. I don't think it's a good idea for the government,

especially a City government to artificially deflate/inflate pricing or availability. You start approving lower cost homes or affordable apartments or the like and manipulate the market all you're doing is asking for trouble down the road. Stay in the business of running the City and don't get in the business of accommodating or manipulating the local housing market. Let the market deal with that.

Screen Name Redacted

10/11/2020 08:54 AM

I am concerned there is too much building happening.

Screen Name Redacted

10/11/2020 09:02 AM

Lack of open space foresight and planning

Screen Name Redacted

10/11/2020 09:04 AM

I've experienced classism in Camas. There's a culture here that suggests that those who live "on the hill/ridge" are superior to those living "down the hill." That, in itself, made me reconsider my choice to live here.

Screen Name Redacted

10/11/2020 09:32 AM

Transit option from downtown Camas to Portland. Embrace our bedroom community status and make downtown walkable.

Screen Name Redacted

10/11/2020 10:29 AM

Too many new housing developments without concerns for the increase in traffic

Screen Name Redacted

10/11/2020 11:09 AM

I worry that open areas, wetlands, forests will be overbuilt. Especially with rental units and condo-developments. I like the small town atmosphere and worry Camas will become a subdivision extension of Vancouver.

Screen Name Redacted

10/11/2020 11:22 AM

Do NOT use Mill Lands to build residential. Even the caveats GP put in with the few they've "donated" (with headaches) to the City are startlingly clear. Learn from what happened in San Francisco - that property the US Navy sold to the

City, insisted all clean and then huge scandal. Mill Lands need to be Super-funded. Do NOT touch them and certainly NOT for residential.

Screen Name Redacted

10/11/2020 12:21 PM

The reason people have moved into Camas and pay high property taxes is to retain a quality of life. If you dilute that quality, the people who are willing to pay for the standard will go somewhere else.

Screen Name Redacted

10/11/2020 01:47 PM

There has been too much high density building in camas that is taking away green spaces and outdoor recreation. If there's to be more development, it should be done more wisely with existing spaces.

Screen Name Redacted

10/11/2020 02:52 PM

Expand the trails and park areas

Screen Name Redacted

10/11/2020 03:49 PM

Vancouver has built a lot of affordable housing along 4th Plain. The area is notorious for high crime, awful schools and rampant homelessness. Why are we even considering replicating that in Camas. There are a lot of far more affordable areas in Clark county than Camas. If people are looking for affordability they should look elsewhere.

Screen Name Redacted

10/11/2020 10:41 PM

I hate seeing huge homes on tiny lots that tear down forests.....also way overpriced.

Screen Name Redacted

10/12/2020 11:59 AM

The city is selling out to big developers who don't care about the impact of cramming as many houses into a small case as they can to make the most money. It is ruining the landscape of the area as houses are built right on top of each other. This also impacts how many people are accessing small roads and the pathways around the lakes. Obviously the city gets more money

from taxes for these developments but at what cost? This area is starting to look like California and is not set up for the influx of so many people living in such a small space.

Screen Name Redacted

10/12/2020 01:18 PM

Taxes

Screen Name Redacted

10/12/2020 03:12 PM

Concerns with maintaining forested areas & waterways. Very concerned with losing or not building community park space.

Screen Name Redacted

10/13/2020 03:40 AM

Sprawl is a major concern of mine, especially tearing down forests or open spaces to build.

Screen Name Redacted

10/13/2020 11:06 PM

Stop clear cutting trees and building roundabouts please.

Screen Name Redacted

10/14/2020 08:46 PM

More single-family homes under 2200 sq ft

Screen Name Redacted

10/15/2020 01:56 PM

Symbols of hate are being openly displayed in neighborhoods. Recent acts of hate and terrorism to BIPOC citizens and families have caused many to move away for their safety, i.e. the bear effigy, multiple threatening letters, and some folks have even had neighbors come to their door to tell them they are unwelcome. Don't develop lower income & accessible communities separate from mid/upper income neighborhoods! We have tons of industrial and a fair number of over sized residential properties that can be developed into mixed and multi family. The mill properties by 6th and along the river should redevelop into mixed live/work w affordable condos and give the city access to the river downtown.

Screen Name Redacted

10/16/2020 02:19 PM

Camas is becoming way too crowded. Slow the growth, especially for the wealthy.



Screen Name Redacted

10/16/2020 07:38 PM

That the city administrators are going to be more focused on cramming people into the city rather than making it a more habitable place to live. The ill-sized roads, crummy parks, and discontinuous sidewalks/bike lanes decrease the appeal of living here. Encouraging multi-unit dwellings or apartment complexes will do nothing to aid this but make more these neighborhoods subject to more crime and be less-desirable.

Screen Name Redacted

10/16/2020 07:49 PM

I do worry about adding more multi-unit rentals, as they make for more temporary citizens of Camas who do not often have the same investment in the community, yet can still vote to raise our property taxes. Also, many, many houses have been/are being added to Camas recently, yet only a little has been done to address our roads. Most of them are not wide enough to accommodate this growth, and I see plenty of congestion in our future.

Screen Name Redacted

10/17/2020 12:00 PM

Architectural style is lacking. More modern homes would really help. And we need to bury those power lines. More side walks.

Screen Name Redacted

10/17/2020 06:43 PM

Please bury powerlines so they don't keep getting taken down by trees and lose electricity every winter!

Screen Name Redacted

10/19/2020 01:35 PM

We seem to have too much high end housing and not enough midrange and affordable housing. Also I would like to ensure that our neighborhoods are intentionally mixed price so that we welcome, rather than exclude, residents. I am also not a fan of gated communities. Many of these questions seem like they require actual data rather than opinions. Seems like you would have an assessment of what housing stock is

available across cost and need levels. Now, putting data collection aside, I can also see where knowing public perception of available housing is also useful - as long as you have a clear sense of the full demographics of those responding. You might add education, size/composition of household (#/ages, ?single, multi generational, etc)

Screen Name Redacted

10/19/2020 03:19 PM

The development of underdeveloped territory within our city worries me. I don't want any of the beautiful min-forests or plains-like areas to be cut down and replaced by more houses. I am also worried that out here, we're a little biased when it comes to race, ethnicity, some forms of religion and the relationship between these people and their real estate/rental agents.

Screen Name Redacted

10/20/2020 07:10 PM

Stop building new homes. Getting over populated and taking away from the natural setting of the city.

Screen Name Redacted

10/20/2020 07:10 PM

Stop building new homes. Over populated. Taking away from our beautiful natural environment.

Screen Name Redacted

10/20/2020 08:32 PM

We have to decide if we as a City want do things that promote the development of more housing at the current fast rate, or sit back and let nature take its course (let the market decide). I don't know what the right answer is.

Screen Name Redacted

10/22/2020 03:49 PM

My husband and I would like to buy a home in Camas but there aren't enough small homes available.

Screen Name Redacted

10/23/2020 10:07 AM

I'm concerned with cramming too many people within our current developed footprint, lowering existing home values by adding homes that take up most of their lot, or, worse, tearing apart treed areas when there

is cleared farmland up for sale available just beyond our area. The VERY WORST thing would be to alter homes in downtown Camas in a way that destroys their historic character. The homes don't have to be huge, modern, or expensive to be special. Regardless of home size, the environment should be the #1 priority. We have the unique opportunity of designing around such beautiful nature, and taking advantage of that will protect both the environment and future values of our investments as the rest of the surrounding areas pack in as many people into cookie-cutter structures with non-indigenous landscaping that lacks anything that sets them apart from any other given city. I would've moved to Tigard or Beaverton if I wanted that.

Screen Name Redacted

10/24/2020 09:29 AM

Keep the Camas charm

Screen Name Redacted

10/25/2020 12:08 PM

Do not give cost, tax or impact fee discounts to new rental construction. If supports are required do rental assistance that goes directly to the landlord.

Screen Name Redacted

10/26/2020 11:58 AM

Is it safe / welcoming for diverse people? Are you a welcoming community?

Screen Name Redacted

10/26/2020 03:25 PM

Redlining and other discriminatory practices. lack of community resources for house-less community.

Screen Name Redacted

10/26/2020 04:48 PM

A huge majority of what is being built is luxury high end homes affordable to a small percentage of people. Also, so many forested areas have been clear cut to make way for subdivisions that are too tightly packed. Camas only seems to be focused on building residences instead of a balance between

amenities and housing options.

Camas is just one subdivision after another.

Screen Name Redacted

10/27/2020 10:08 AM

Development of enormous, overly-expensive housing developments has run amok. They are ugly, poorly built, and wipe out hundreds of acres of forest and farmland. All we seem to be doing is building for the rich.

Screen Name Redacted

10/28/2020 03:34 PM

The market has gone so crazy in Camas that a normal \$450K-\$500K house now goes for \$800K. That is probably not accurate but close enough. Houses here are way above what a house should sell for. We decided that instead of upgrading over the next few years we'll just take our profit and move out when the last of our kids graduate from Camas HS in 5 years. Another problem I see with Camas housing is there is so much, how do I put it, cookie-cutter half-way decent housing i.e. Woodburn Hill, Green Mountain, etc that the character of Camas is changing to, - well a cookie-cutter community. I get it, those are affordable for the most part but we already see some of those even newer homes starting to age not so gracefully.

Screen Name Redacted

10/28/2020 05:47 PM

This survey is framed to elicit responses that would show support for low end housing vs. how residents want to see growth over the next 20 years.

Screen Name Redacted

10/28/2020 08:42 PM

So much private land is being purchased by outside developers. Camas is losing its green, and lush forests. We are losing so much, and feeling helpless in our own city.

Screen Name Redacted

10/28/2020 08:47 PM

There seems to be too many high-end, luxury homes. Would prefer to see smaller sized family homes and Co-op type of communities. Also

|   |  |
|---|--|
|   | incentives for solar and passive housing.  |
| <p>Screen Name Redacted<br/>10/28/2020 08:57 PM</p> | <p>Increased Property taxes &amp; high costs of homes.</p>   |
| <p>Screen Name Redacted<br/>10/28/2020 09:46 PM</p> | <p>Space for local farming (animals and vegetable) must be interspersed with housing development to feed the local population, we can't rely on large, faraway factory farms to feed our community. People need views of and experience in nature for well-being, and wildlife needs green space to co-exist with us. Natural space should be valued, and a certain percent of mature trees should be retained on each property developed. Any development should be planned with an eye to the future, what will the neighborhood look like in 30-50 years? There are mature, spaced-out developments in Portland that are a delight to walk thru, and there are crowded streets that are only inhabited by necessity instead of by choice.</p> |
| <p>Screen Name Redacted<br/>10/28/2020 09:46 PM</p> | <p>1) Public transit access; 2) accessibility (single level living) for universal design; 3) high-density development close to downtown;</p>   |
| <p>Screen Name Redacted<br/>10/28/2020 11:24 PM</p> | <p>We need to express our values in this town. Law abiding- good education- and be nice!!</p>  |
| <p>Screen Name Redacted<br/>10/29/2020 12:03 AM</p> | <p>Do not develop north shore- build in all open spaces in city limits first</p>   |
| <p>Screen Name Redacted<br/>10/29/2020 08:06 AM</p> | <p>Stop forcing "affordable" housing into a market that doesn't want it. Your "affordable" housing that is at Round Lake isn't exactly affordable to those who truly need affordable housing. The market will determine what the value of a property is. Stop buying into the mentality that people should be able to live on minimum wages.</p>   |

Minimum wage is supposed to be where you start, not where you stop. Artificially inflating wages and artificially capping housing prices is the first step towards socialism.

Screen Name Redacted

10/29/2020 08:36 AM

High property taxes. And, Camas pushes and bends to developers fir new housing; but, the city doesn't take care of the older existing neighborhoods which are becoming an eyesore. The older neighborhoods are overdue for road and new sidewalk work, and underground utilities (paid by the City)

Screen Name Redacted

10/29/2020 08:44 AM

That it's going to become crowded with fewer trees, smaller lots housed shoved together and so totally ruing what remaining ambience left since this weak city has rolled over and let every greedy developer destroy open area after open area.

Screen Name Redacted

10/29/2020 09:03 AM

Grow slowly

Screen Name Redacted

10/29/2020 10:10 AM

Mega-developments that eliminate natural green space, trees, and habitat should be avoided. There should be more homes with decent sized lots created. If a development is created, a certain number of trees must be retained. We need to ensure that there are eco-barriers are created to keep contamination out of the lake systems.

Screen Name Redacted

10/29/2020 12:25 PM

The city should cater to current residents not future residents.

Screen Name Redacted

10/29/2020 03:43 PM

I'm mostly concerned that increased population density in Camas will contribute to unsatisfactory living conditions for those in the community. Packing people together isn't healthy for the individual or the city. People have the responsibility to

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financially prepare for housing well in advance of need.

Screen Name Redacted

10/29/2020 07:49 PM

Everything is so expensive. Older homes should be more affordable.

Screen Name Redacted

10/29/2020 09:13 PM

There are too many developments with HOAs. Also, unfortunately, when residential lots are split, multi-family houses are built rather than affordable single family homes. This results in more rentals rather than owner-occupied properties. Creating more opportunities for home ownership contributes to the stability of the community because of the financial and emotional investment of the people who buy them.

Screen Name Redacted

10/29/2020 09:39 PM

I would like to see Camas housing evolve with respect to our history, retaining the character of our town but moving forward with modern solutions, having sizable and affordable spaces for children and adults to play, keeping nature and its benefits easily accessible to our citizens a priority in new development.

Screen Name Redacted

10/30/2020 11:09 AM

Too many developments!!!! No longer country feel .overcrowded

Screen Name Redacted

10/30/2020 12:27 PM

The agenda to provide alittle packed in revenue chasing town turned into a small city with nothing but upper class individuals

Screen Name Redacted

10/30/2020 12:43 PM

you have no questions about protecting the natural environment. You should never develop grass valley which is home to many bird species. There are developments already at 192nd and Brady, 102nd near 38th, and others west of Lacamas Lake, this is enough protect wetlands, open space, and natural areas. They mean something to life on this planet. We are more than just

humans. Portland is trying middle housing, density and ADU's. That is a primary reason we moved from Portland to Camas. Protect Camas. We can't provide housing for those Portland who can't tolerate the lifestyles, safety and health issues in California and Portland. My wife and I are not conservatives.

Screen Name Redacted

10/30/2020 01:10 PM

Too many track town houses being built

Screen Name Redacted

10/30/2020 01:52 PM

It would be a shame to see the character of Camas destroyed with housing covering all the nice open spaces. Let's preserve the beauty of the area. We should not cover every space with housing. When building is excessive there is a lot of tree and habitat loss. It would be good to have low-cost housing such as the Stephens Creek development in Southwest Portland. In addition to providing much needed housing, it might lead to greater ethnic diversity in the area.

Screen Name Redacted

10/30/2020 03:47 PM

Property taxes are high.

Screen Name Redacted

10/30/2020 09:44 PM

It is over developed as it is.

Screen Name Redacted

10/30/2020 11:15 PM

I am concerned by the huge, single-family homes developments that go into Camas, year after year. We don't need one more housing development full of large, expensive homes. This truly concerns me. We need diversity!!!! As the CSD Homeless Liaison, I am very concerned for our homeless youth. Can we please problem solve how to take care of these youth? Supportive housing? Youth shelter? We cannot be ignorant of the most vulnerable in our community.



Screen Name Redacted

10/31/2020 10:24 AM

NO APARTMENTS OR MOBILE HOMES PARKS

Screen Name Redacted

11/01/2020 12:46 PM

Don't change what made Camas a sought after town: nice suburban residential and open parks and farms. Camas doesn't need apartments or townhomes or low income residential, there's plenty of room for that in Vancouver.

Screen Name Redacted

11/04/2020 12:06 PM

In addition to housing, we need to ensure the infrastructure is there to support more housing. For instance, that we have room in neighboring schools or the ability to add a school in order to support an influx of families with students. And mixed use spaces allowing for, say, retail below and housing above could help with raising city funds via taxes.

Screen Name Redacted

11/04/2020 05:59 PM

Just too many LARGE homes taking over areas that make Camas special. First time home buyers or smaller families are unable to live here due to cost and lack of appropriate housing.

Screen Name Redacted

11/04/2020 06:36 PM

The lack of affordable housing is very concerning. How would a new teacher move here and teach here, for example? How would a newer firefighter be able to support their family in this community?

Screen Name Redacted

11/04/2020 07:48 PM

We have got to stop letting developers clear cut and destroy our vacant lands. I want to see the lake in lake road but I see brick walls. Also if a park or playground is added in a development it should be city property and owned and managed by the city so all residents can play not jusy those in the association of that development. Save the tree, prioritize greenspaces and hold developers accountable to all the people.

Screen Name Redacted  
11/05/2020 12:46 AM

The clear-cutting of trees for developments is a serious problem. Lack of affordable housing for many who work here and for people who would make wonderful members of our community.

Screen Name Redacted  
11/05/2020 07:36 AM

Can we please STOP new development....

**Optional question** (187 response(s), 120 skipped)

**Question type:** Essay Question

**Q13 | Which partners should be engaged in the conversation about housing diversity and affordability in Camas? What resources could they bring to the table?**

Screen Name Redacted  
9/28/2020 02:19 PM

I think diversity in our town is a huge concern. I'm not sure people of color feel welcomed.

Screen Name Redacted  
9/28/2020 02:42 PM

Groups that support the interests of BIPOC in our community; EDI training and influence on policy in housing & development

Screen Name Redacted  
9/28/2020 03:10 PM

Dissolving HOAs/or severely limiting HOAs power would increase diversity and affordability in Camas. And, at least anecdotally local real estate agents seem to promulgate negative stereotypes on dense living. But increasing density is the logical solution to increase housing supply, particularly for lower-cost units.

Screen Name Redacted  
9/28/2020 03:13 PM

Downtown Camas Association— concerns and needs of downtown employees and owners. Recruiting businesses downtown and Camas in general is affected by housing availability.

Screen Name Redacted  
9/28/2020 03:17 PM

The school district. Our schools need to be able to handle the growth & they are currently popping at the seams, especially CHS. More homes = 2nd traditional high school needed

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| <p>Screen Name Redacted<br/>9/28/2020 03:40 PM</p> | <p>FIRST. Don't seek to attract new residents if the city cannot support them.</p>  |
| <p>Screen Name Redacted<br/>9/28/2020 06:15 PM</p> | <p>Housing diversity is not needed. Stop!</p>   |
| <p>Screen Name Redacted<br/>9/28/2020 06:47 PM</p> | <p>Banks, lending institutions, escrow companies and companies to help in ownership obstacles.</p>  |
| <p>Screen Name Redacted<br/>9/29/2020 09:50 AM</p> | <p>Hire the right people. Dont pay consultants</p>  |
| <p>Screen Name Redacted<br/>9/29/2020 04:20 PM</p> | <p>Existing homeowners are your constituency. Start there. Not your special interest groups.</p>  |
| <p>Screen Name Redacted<br/>9/29/2020 04:26 PM</p> | <p>banking industry / realtors</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 12:14 AM</p> | <p>People who live here. You should ask them how they feel about overcrowding.</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 11:06 AM</p> | <p>city, county, state governance partners; faith-based partners; seniors; families with children under age 18</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 12:10 PM</p> | <p>LULAC - Ed Hamilton NAACP Council for the Homeless YWCA Clark County City of Vancouver City of Washougal Mortgage brokers and lenders</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 02:21 PM</p> | <p>Camas public school district, local leaders of color (business owners, clergy, public service, volunteers, etc)</p>  |
| <p>Screen Name Redacted<br/>9/30/2020 02:39 PM</p> | <p>Nonprofits serving camas or Clark county.</p>  |
| <p>Screen Name Redacted</p>                        | <p>The public is great, but not terribly useful. Most people lack the perspective and understanding to offer much value, with some rare exceptions. Perhaps having a clear objective in mind first (that is</p> |

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|   | actionable, not just business babble)<br>then ideating with a variety of<br>stakeholders using design thinking<br>frameworks to surface possible<br>solutions would be an effective<br>approach?   |
| Screen Name Redacted<br>9/30/2020 02:45 PM  | Seniors, college students,<br>unemployed, rental owners  |
| Screen Name Redacted<br>10/01/2020 03:58 PM | Shovels to plant trees, access to<br>water for wildlife.   |
| Screen Name Redacted<br>10/02/2020 10:57 AM | Seriously? Is there something I am<br>missing on this topic? Why the<br>concern? IS there some type of<br>incentive to the city to do this?<br>Perhaps the city needs to have<br>business people on their council & in<br>roles that can assist the City of<br>Camas to do a better job in<br>maintaining our small town the way it<br>should be...clean, friendly and SAFE! |
| Screen Name Redacted<br>10/03/2020 08:54 PM | city leaders, citizen representatives,<br>school district personnel, church<br>communities, experts in the field, city<br>planners   |
| Screen Name Redacted<br>10/05/2020 08:05 PM | Homeowners, companies like Fisher<br>Investments and Wafer-tech. In my<br>opinion, the city is lacking basic<br>amenities such as shopping and<br>retail services. There also seems to<br>be a decline in tech companies with<br>the exit of Sharp and UL. I'm not<br>sure why the school district keeps<br>buying valuable, taxable property.                               |
| Screen Name Redacted<br>10/06/2020 09:36 AM | Send a survey to every single<br>homeowner.  |
| Screen Name Redacted<br>10/06/2020 09:51 AM | the community itself.  |
| Screen Name Redacted<br>10/06/2020 10:03 AM | Camas Council, Clark County, HOAs<br>in the area, major businesses in<br>Camas, Police and Fire.   |

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| <p>Screen Name Redacted<br/>10/06/2020 10:19 AM</p> | <p>Home owners and residents. And keep the racial discrimination nonsense out of the conversation. If people have the money and good credit, they can buy in Camas. "Systemic racism" is not a problem in our community. We have people from various backgrounds...many educated and accomplished immigrants that bring vibrancy, talent and flavor to our community. What we DO NOT want or need is creating a magnet for drug addicts and people with mental illness who flock to our town to get subsidized housing. Who ever has plans to turn us into Portland had better knock it off.</p> |
| <p>Screen Name Redacted<br/>10/06/2020 10:35 AM</p> | <p>Local residents only. "Experts" are not, they only have an agenda.</p>  |
| <p>Screen Name Redacted<br/>10/06/2020 11:19 AM</p> | <p>No one. Let the market decide. Keep government and "academic" "scholars" out of our decisions.</p>  |
| <p>Screen Name Redacted<br/>10/06/2020 11:58 AM</p> | <p>Teachers! Not only do they know how their wage (alone) makes home ownership in Camas an issue, but they also have direct contact with students and their parents so they can offer that perspective, as well.</p>   |
| <p>Screen Name Redacted<br/>10/06/2020 01:02 PM</p> | <p>Everyone. Just because someone can afford housing here doesn't mean they shouldn't have a voice.</p>  |
| <p>Screen Name Redacted<br/>10/06/2020 03:27 PM</p> | <p>Help our school district educate kids- and put your efforts in the right direction! This is way more important than your zoning questions-</p>  |
| <p>Screen Name Redacted<br/>10/06/2020 06:46 PM</p> | <p>Current residence. Do not include developers/contractors should be involved. Do not pay for "consultants". Let the current citizens determine what they want.. don't grow just because everyone says we need to.</p>  |

|   |   |
|---|---|
| Screen Name Redacted<br>10/06/2020 06:56 PM | Citizens only and Let us vote. No developers or consultants that have the opportunity for financial gains from the outcome. Have all decisions open for the citizens at city council meetings   |
| Screen Name Redacted<br>10/06/2020 10:58 PM | None  |
| Screen Name Redacted<br>10/08/2020 01:10 PM | Only Camas citizens should have say about Camas!  |
| Screen Name Redacted<br>10/09/2020 05:23 PM | residents   |
| Screen Name Redacted<br>10/09/2020 05:44 PM | Small builders and Camas citizens   |
| Screen Name Redacted<br>10/09/2020 08:19 PM | Don't ruin this small town.   |
| Screen Name Redacted<br>10/09/2020 08:33 PM | I don't know  |
| Screen Name Redacted<br>10/09/2020 08:41 PM | Obviously certain city staff members, Camas tax payers, and representatives from a city or town going through the same thing Camas is experiencing. A wealth of knowledge is a phone call away- |
| Screen Name Redacted<br>10/09/2020 08:41 PM | Mass transit  |
| Screen Name Redacted<br>10/09/2020 09:58 PM | The people of camas. Especially those who have lived here for longer than 10 years.   |
| Screen Name Redacted<br>10/09/2020 10:03 PM | Stop the building!  |
| Screen Name Redacted<br>10/09/2020 10:14 PM | Existing residents  |
| Screen Name Redacted<br>10/09/2020 10:17 PM | None  |

|   |  |
|---|--|
| <p>Screen Name Redacted<br/>10/10/2020 04:02 AM</p> | <p>Local Banks should be more helpful</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 07:59 AM</p> | <p>The residents of Camas.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 08:11 AM</p> | <p>County and state regulations for building codes and fees to be more favorable to the builder or owner.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 08:57 AM</p> | <p>Small local landlords like myself should be included.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 10:04 AM</p> | <p>Bring to the table the current homeowners/neighbors who would be directly affected by low housing units and apartment planning BEFORE permits have been approved/issued for building. It is a known fact that crime is higher around apartments and low housing developments. Think of Camasonians and current tax paying homeowners first.</p> |
| <p>Screen Name Redacted<br/>10/10/2020 10:15 AM</p> | <p>I strongly disagree with diversity initiatives since they are racist, based upon quotas and potentially illegal. Eligibility for housing, jobs/promotions should always be based upon merit and requisite qualifications.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 10:57 AM</p> | <p>Citizens, builder's association, get younger people with families and seniors that want to downsize involved.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 11:53 AM</p> | <p>Stop building. Fix what we have.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 12:16 PM</p> | <p>Don't know of any</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 01:58 PM</p> | <p>Freedom. Property rights. Tax-paying citizens. How about a diversity of farms and rural lands? How about letting the people truly decide "if" they</p>  |

want multi-million dollar homes along the Northshore? How about listening when the people say they want to focus development south of the lake? Too many special interests seek too much control. You can't even clean up Lacamas Lake. You ignore citizens wishes regarding the Northshore development. Why should we trust you will consider any input citizens offer now?

Screen Name Redacted

10/10/2020 02:07 PM

Listen to residents. I don't think we want to be squished together. Keep traffic in mind, and parks and open spaces, walking trails and such.

Screen Name Redacted

10/10/2020 02:17 PM

Do not interfere in the market conditions. Allow supply and demand to work, and if you want to help first time homeowners develop a stipend program to help with down payments.

Screen Name Redacted

10/10/2020 03:41 PM

I dont understand the question. But I do have lots of experience as a consultant for real estate developers and feel the town needs more restrictive planning.

Screen Name Redacted

10/10/2020 03:46 PM

No other "partners" needed. There are laws that address such things as housing discrimination and bank redlining. "Critical race theory" hucksters are not needed in Camas.

Screen Name Redacted

10/10/2020 04:02 PM

Camas is fine the way it is.

Screen Name Redacted

10/10/2020 04:35 PM

None because I don't think these are issues that need to be addressed or "fixed" by the city.

Screen Name Redacted

10/10/2020 04:38 PM

Builders and remodelers. We need more affordable housing not just street of dreams developments.

Screen Name Redacted

10/10/2020 04:55 PM

Don't know enough about the options available and who the 'partners' are but there should be community meetings about this



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| <p>Screen Name Redacted<br/>10/10/2020 04:57 PM</p> | <p>None whatsoever.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 04:58 PM</p> | <p>Existing homeowners for sure.....those who have made a large investment in their homes. Those organizations whose only goal is to serve the underserved with all manner of low cost housing need to hear our opposition. I am talking about "affordability" only. Diversity is an entirely different story. Latinos and African Americans should be welcomed to join the considerable presence of Asians that we already have.</p> |
| <p>Screen Name Redacted<br/>10/10/2020 05:06 PM</p> | <p>Only those who understand, value and wish to preserve Camas' character. We could certainly use more affordable housing for buyers who can't afford a half million dollar home, but those options must be for people who plan to own and contribute to Camas' culture and appeal.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 05:20 PM</p> | <p>A diverse variety of folks representing not only sellers, buyers, lenders, landlords, but also women, men, minorities, renters, and homeowners.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 08:02 PM</p> | <p>How about realators?</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 08:34 PM</p> | <p>Only those that were born and raised in the county. Californian's should not have input as they created this issue we are in.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 08:41 PM</p> | <p>The citizens, especially citizens that live close to any proposed development.</p>   |
| <p>Screen Name Redacted<br/>10/10/2020 10:23 PM</p> | <p>Don't agree with the premise, stope government meddling in market forces.</p>  |
| <p>Screen Name Redacted<br/>10/10/2020 10:44 PM</p> | <p>Let citizens decide for themselves.</p>  |

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| <p>Screen Name Redacted<br/>10/10/2020 10:45 PM</p> | <p>I think Camas Is perfect. I think the development needs to stop. Camas is big enough and we're slowly loosing our small town feel with all this nonsense of development and affordability. There's plenty of diversity already. In my block alone we have at least 7 countries represented including mine of Mexico. I moved to Camas in 2005 and even back then Camas was and is a beautiful place to live. Plenty of diversity. I love it!</p> |
| <p>Screen Name Redacted<br/>10/11/2020 07:25 AM</p> | <p>Habitat for humanity</p>   |
| <p>Screen Name Redacted<br/>10/11/2020 08:10 AM</p> | <p>I don't feel like that's the business of City government at this time. What does "housing diversity" even mean? What is affordable? Are you saying to lower the bar of entry artificially so people who normally couldn't afford housing now all of the sudden can afford housing? Problem with surveys like this is you don't define your assumptions so it's hard to understand the context around this question.</p>                          |
| <p>Screen Name Redacted<br/>10/11/2020 08:54 AM</p> | <p>Anyone from Portland that will tell you what not to do</p>   |
| <p>Screen Name Redacted<br/>10/11/2020 09:02 AM</p> | <p>Environmental Parks and Open space School Board Public</p>   |
| <p>Screen Name Redacted<br/>10/11/2020 09:04 AM</p> | <p>Definitely a focus group of people of color, another of people with student loan debt (who would otherwise be able to buy homes in the area), and people who are working class. Each group can attest to their lived experiences and help others empathize with the real barriers to living comfortably here.</p>  |
| <p>Screen Name Redacted</p>                         | <p>Land use representatives, homeless</p>   |

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| <p>10/11/2020 11:09 AM</p> <p>Screen Name Redacted</p> <p>10/11/2020 11:22 AM</p> <p>Screen Name Redacted</p> <p>10/11/2020 12:21 PM</p> <p>Screen Name Redacted</p> <p>10/11/2020 02:52 PM</p> <p>Screen Name Redacted</p> <p>10/11/2020 03:49 PM</p> <p>Screen Name Redacted</p> <p>10/11/2020 10:41 PM</p> <p>Screen Name Redacted</p> <p>10/12/2020 11:59 AM</p> <p>Screen Name Redacted</p> <p>10/12/2020 01:18 PM</p> <p>Screen Name Redacted</p> <p>10/12/2020 03:12 PM</p> <p>Screen Name Redacted</p> <p>10/13/2020 03:40 AM</p> <p>Screen Name Redacted</p> <p>10/13/2020 11:06 PM</p> | <p>and mental health professionals.<br/>Seniors.</p> <p>Do your research into what other<br/>Cities have done, successfully.<br/>Mimic them. Camas seems very<br/>naive in all its Equity ways. So, you<br/>will have a steep climb in this<br/>learning.</p> <p>Property owners who have vested<br/>interest in the community</p> <p>Not the mega rich corporations</p> <p>Partners (developers, special interest<br/>groups) that aren't donating to the<br/>campaigns of people on the city<br/>council.</p> <p>Surveys from every Camas resident<br/>would be ideal.</p> <p>People who are less concerned with<br/>making money and are more<br/>concerned with preserving what is a<br/>popular destination without ruining it<br/>with overcrowding and eye sore<br/>developments.</p> <p>No one. If you want affordable or<br/>diversity look at other areas that are<br/>affordable and diversified. Take pride<br/>in what we have ..we can't please<br/>everyone!</p> <p>Forestry service - how to live with<br/>wild animals as neighbors</p> <p>People who have desired to move<br/>here but couldn't.</p> <p>Students from local colleges, BIPOC<br/>community leaders in Vancouver and<br/>Portland, Homelessness prevention<br/>organizations, architects working on<br/>new types of housing that foster<br/>community and affordability</p> |
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| <p>Screen Name Redacted<br/>10/15/2020 01:56 PM</p> | <p>BIPOC families. Also lower income and less networked folks who may have not seen this survey. People who don't live in Camas who might move here if there were more diverse housing options. Get the mill to clean up and redevelop mill properties near downtown, and along the river.</p> |
| <p>Screen Name Redacted<br/>10/16/2020 07:38 PM</p> | <p>Actual homeowners in Camas, WA, the people with a vested interest in the place they call home. We do not need mini-Portland over here.</p>  |
| <p>Screen Name Redacted<br/>10/16/2020 07:49 PM</p> | <p>The home owners of Camas should be engaged, as they are invested in the community and care about the well-being of the City. There are good reasons to live in Camas; let's hope we can keep them.</p>  |
| <p>Screen Name Redacted<br/>10/17/2020 12:00 PM</p> | <p>Home owners, builders, city personnel. I'd bring a thorough understanding of the current support that Washington offers as well as an understanding of the offerings from surrounding cities.</p>   |
| <p>Screen Name Redacted<br/>10/19/2020 01:35 PM</p> | <p>schools - as they hopefully have a good idea about the needs of their students' families</p>  |
| <p>Screen Name Redacted<br/>10/19/2020 03:19 PM</p> | <p>I am not sure.</p>  |
| <p>Screen Name Redacted<br/>10/20/2020 07:10 PM</p> | <p>None. Take that to Vancouver.</p>   |
| <p>Screen Name Redacted<br/>10/20/2020 07:10 PM</p> | <p>None</p>  |
| <p>Screen Name Redacted<br/>10/23/2020 10:07 AM</p> | <p>We should have an environmental council that includes cleaning up our lake and protecting the trees that guided Lewis and Clark westward. Thoughtful planning with consideration to the landscape can still allow for multi-family units.</p>   |

Removal of natural resources (ie, trees...) should have considerable fees (likewise, project-crippling fines for removal without said permits) to ensure development is done with our children's futures as the first consideration. Also, and this is so important, there should be crystal clear, publicly broadcast paper trails that ensure developers, council members, city employees, and others aren't simply lining each others' pockets. We should have a paid arborist on staff for the city to aid in this process, as well as a volunteer council of local residents to cross-check the integrity of the process.

Screen Name Redacted

10/25/2020 12:08 PM

Existing landlords. Do NOT engage the BIA or a representative of the real estate profession. They will lobby. They won't be advocating for the prospective resident or for the best interests or needs of the city. We need to look towards people who have Camas long term interests at heart. We don't want the transactional!

Screen Name Redacted

10/26/2020 12:58 PM

Realtors could have good ideas. Mortgage loaners too. Financial counselors with their experiences working with families. City utility staff too because the 5 utilities billed to residences is expensive and effects affordability. County staff could provide estimated property taxes on housing, which also effects affordability.

Screen Name Redacted

10/26/2020 03:25 PM

An Equity Director would be a useful tool in helping to steer Camas into being a welcoming community to people of all races and ethnicities and people of every socioeconomic status.

Screen Name Redacted

I would love it if Camas would

10/26/2020 04:48 PM

partner with creative people who know how to properly plan for livability in terms of repurposing existing structures and creating residences that are walkable to mom & pop type markets etc. Resources they could bring is I guess previous success stories of diverse projects.

Screen Name Redacted

10/27/2020 10:08 AM

Vancouver Housing Authority, People who need housing for disabled or elderly family members, Providers of community housing for the disabled, like L'Arche. We have talked about turning our property into a L'Arche community home, but aren't sure we can afford it. But this is a big issue for us. Our daughter was in the special ed program at Camas High, and none of her friends seem to have any housing options, and several have ended up being exploited by people who want access to their SSI checks. We can do better than this.

Screen Name Redacted

10/28/2020 03:34 PM

Honestly I have no idea. I mean, who can move the real estate market to a more normalized situation? We have buyers coming up from California cashing out, coming up here and paying silly-high prices for anything that goes for sale here in Camas. Great for the buyers for sure and great for the City of Camas tax base. Those buyers are in heaven for many reasons, including moving to our amazing, beautiful Camas. And happy to have all of them and others as neighbors but it put us in a bad spot for affordable housing here. At this point you're doing what you can in terms of "affordability" by approving communities like Woodburn Hill and Green Mountain. How could you really be more affordable than that? Those entry-level homes are about as cheap as it

gets for single family homes. I suppose you could build cheaper homes somewhere but no one will build those, I doubt there's money for a developer for that. And I wouldn't support local tax incentives for that type of housing, that much cheaper than the entry-level homes out there. Maybe bring in developers and ask them about building lower income housing and see what they say? I wouldn't think there are any politicians who know any better than a developer or even City staff.

Screen Name Redacted

10/28/2020 05:47 PM

Residents in neighborhoods where you are desiring to put low cost housing.

Screen Name Redacted

10/28/2020 08:42 PM

Futurewise and Camas City Planning: Bring much needed information, transparency and (hopefully) solutions. Please don't sell our town.

Screen Name Redacted

10/28/2020 09:46 PM

I don't have any to suggest.

Screen Name Redacted

10/28/2020 09:46 PM

1) Camas City Council needs an Equity Subcommittee; 2) Build a working relationship/partnership C-TRAN for planning public transit to serve more Camas households efficiently -- this is an absolute priority for Camas's future attractiveness and livability; 3) While Bend, OR is not perfect, it has been dealing with similar growth issues for a long time and may provide helpful ideas/examples;

Screen Name Redacted

10/28/2020 11:24 PM

None!

Screen Name Redacted

10/29/2020 08:36 AM

Citizens, HUD, licensed city planners, agency for the aging and disabled. Designers.

Screen Name Redacted

Who says we need diversity and

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| <p>10/29/2020 08:44 AM</p> <p>Screen Name Redacted</p> <p>10/29/2020 09:03 AM</p> <p>Screen Name Redacted</p> <p>10/29/2020 10:10 AM</p> <p>Screen Name Redacted</p> <p>10/29/2020 12:25 PM</p> <p>Screen Name Redacted</p> <p>10/29/2020 03:43 PM</p> <p>Screen Name Redacted</p> <p>10/29/2020 09:13 PM</p> <p>Screen Name Redacted</p> <p>10/29/2020 09:39 PM</p> <p>Screen Name Redacted</p> <p>10/30/2020 12:27 PM</p> <p>Screen Name Redacted</p> <p>10/30/2020 12:43 PM</p> <p>Screen Name Redacted</p> <p>10/30/2020 01:52 PM</p> <p>Screen Name Redacted</p> <p>10/30/2020 03:47 PM</p> <p>Screen Name Redacted</p> <p>10/30/2020 09:44 PM</p> <p>Screen Name Redacted</p> | <p>affordable housing? This is a presumptuous assumption from typically left-wing liberals.</p> <p>I'm not aware of a diversity issue in Camas. Please don't create an issue that doesn't exist.</p> <p>CREDC, environmental councils, public.</p> <p>Voters.</p> <p>Above all, Camas residents.</p> <p>I can only think of who not to ask to join conversation—large developers such as DR Horton and Lennar.</p> <p>Georgia Pacific; so much of their unused and full-of-potential land could completely revolutionize our downtown.</p> <p>Not all Californians and real-estate agencies/Companies.....</p> <p>Environmental Organizations, less emphasis from developers, local citizenry .</p> <p>Environmental groups.<br/>Environmental impact studies should be performed on any area that is being considered for development.</p> <p>Clark County Housing Authority, builders, planning departments from Camas and a city with successful multi-use/multi-income housing options, homelessness leaders in our community, professionals with experience in housing diversity.</p> <p>A real economic team that can balance this mess out right now.</p> <p>CORE Industries owners, Rachel &amp;</p> |
|---|--|

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10/30/2020 11:15 PM

Kevin Barber. Also the owners of Sumner House. They are very involved in helping serve our community and are passionate about meeting basic needs. They have a genuine heart for the community and they have a long history in Camas. Their wisdom is invaluable.

Screen Name Redacted

RESIDENTS

10/31/2020 10:24 AM

Screen Name Redacted

Anything that would add more park and open space and not turn it into Vancouver or Portland.

11/01/2020 12:46 PM

Screen Name Redacted

Local equity groups, school administrators, groups advocating for seniors and lower-income residents

11/04/2020 12:06 PM

Screen Name Redacted

Groups with people of color, single parents, families who were raised here and now can't afford to buy and rise their families here.

11/04/2020 07:48 PM

Screen Name Redacted

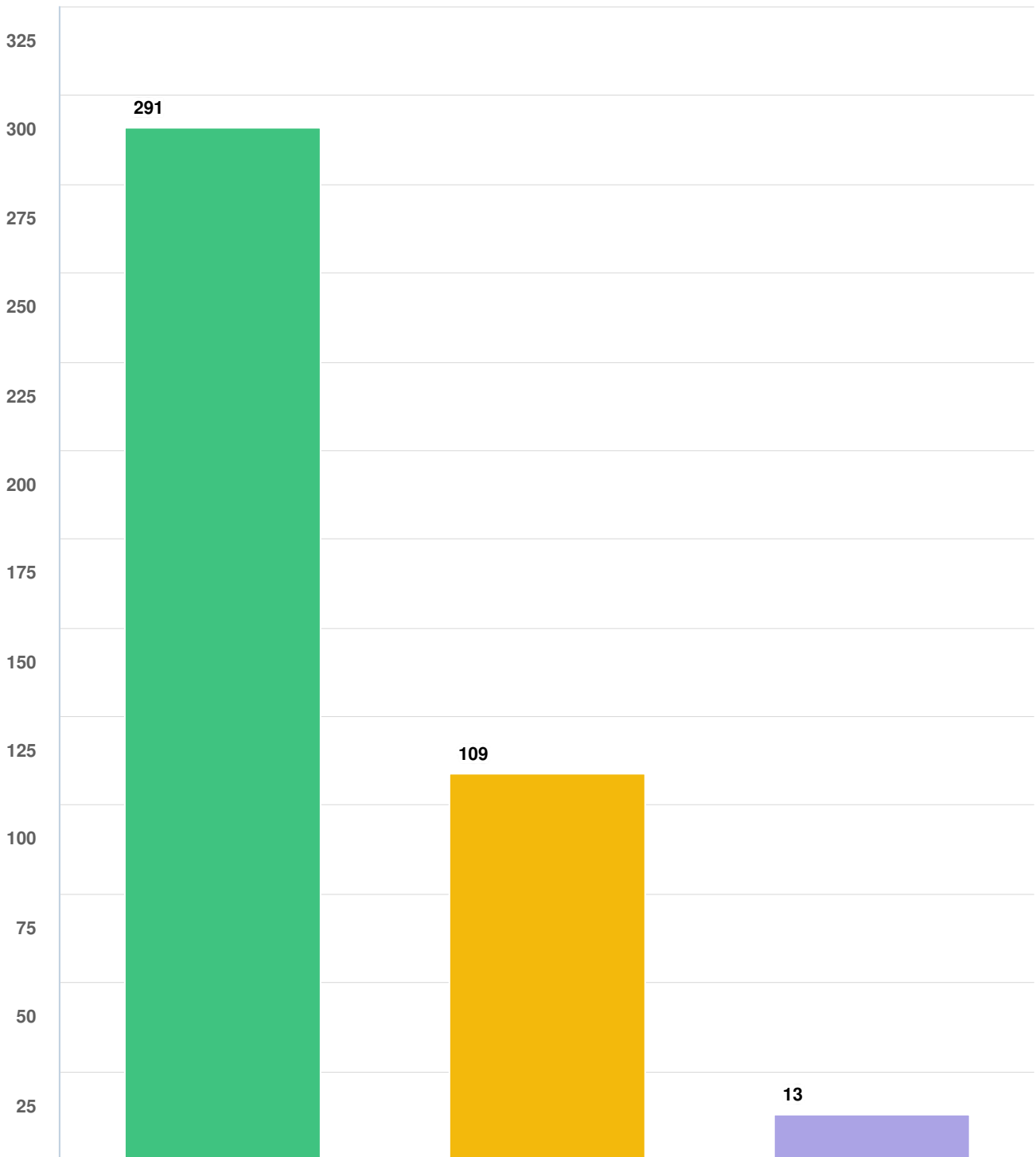
Citizens (Especially those earning below the median income), developers, city council, homeless and at-risk outreach programs, social workers, teachers, and community-focused economists.

11/05/2020 12:46 AM

**Optional question** (127 response(s), 180 skipped)

**Question type:** Essay Question

**Q14** Do you live or work in Camas? Check any that apply.



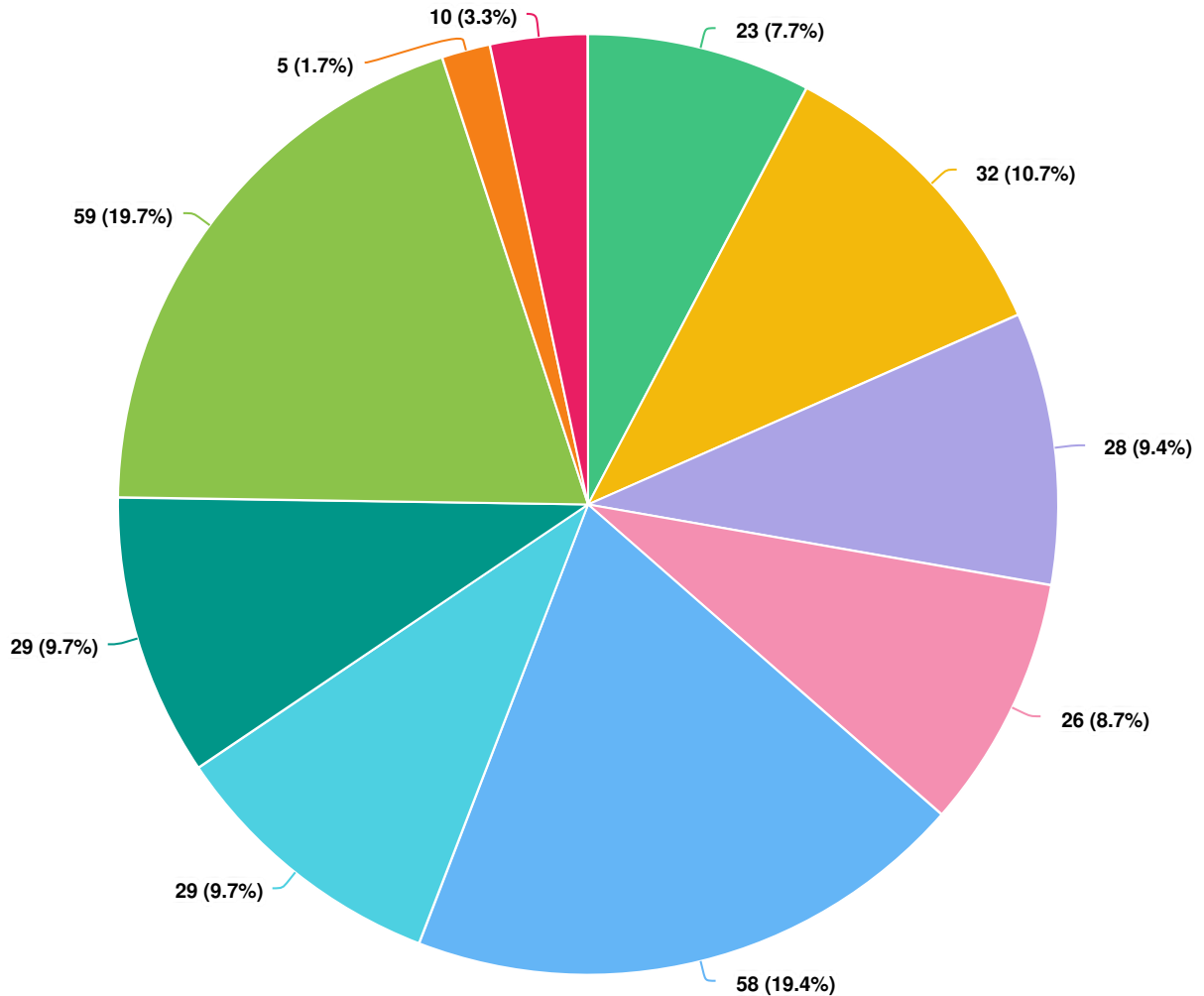
**Question options**

- I don't live or work in Camas
- I work in Camas
- I live in Camas

*Optional question (306 response(s), 1 skipped)*

*Question type: Checkbox Question*

**Q15 | What street(s) is nearest to where you live in Camas?**

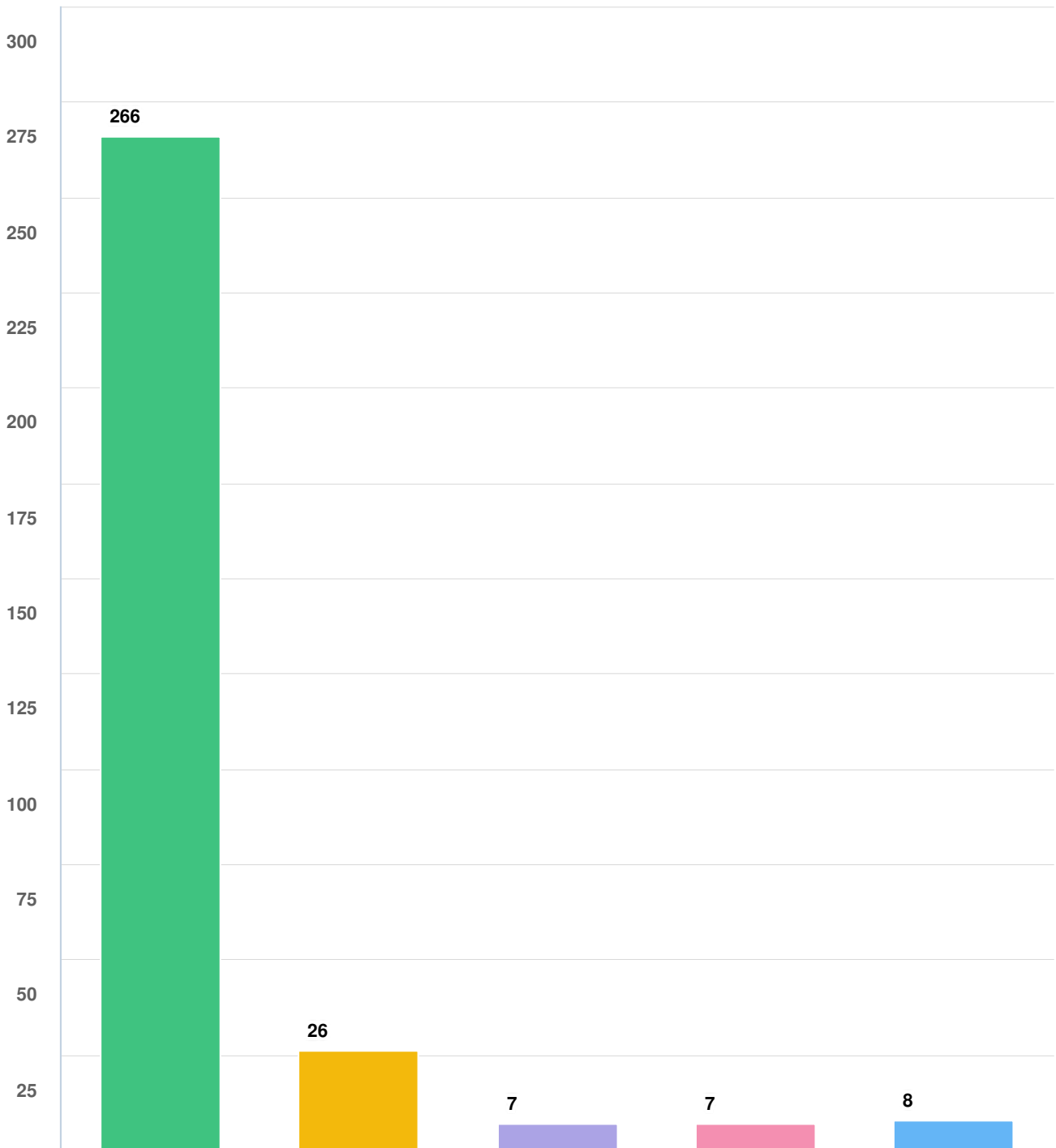


**Question options**

- Not applicable / I don't live in Camas
- SE 6th Avenue
- NE Everett Street
- NE 3rd Avenue
- NW McIntosh Road
- NW Lake Road
- NW 38th Avenue
- NW 28th Avenue / NW Fargo Street
- NW 16th Avenue / NW 18th Avenue
- NW 6th Avenue

*Optional question (299 response(s), 8 skipped)  
Question type: Radio Button Question*

**Q16 Do you own or rent your home? Check any that apply.**

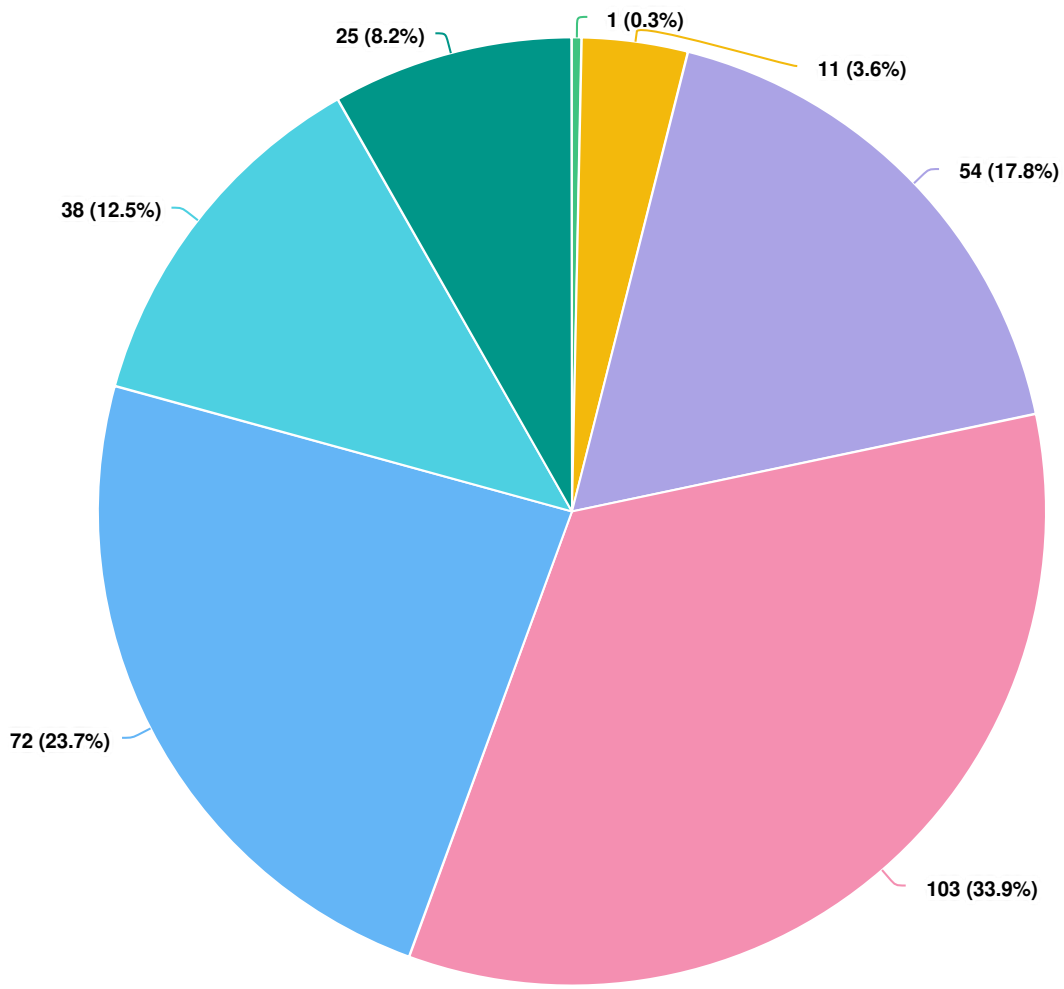


**Question options**

- Other (please specify)
- I provide housing to more than my immediate family
- I live with friends or relatives
- I rent my home
- I own my home

*Optional question (302 response(s), 5 skipped)  
Question type: Checkbox Question*

**Q17** What is your age group?

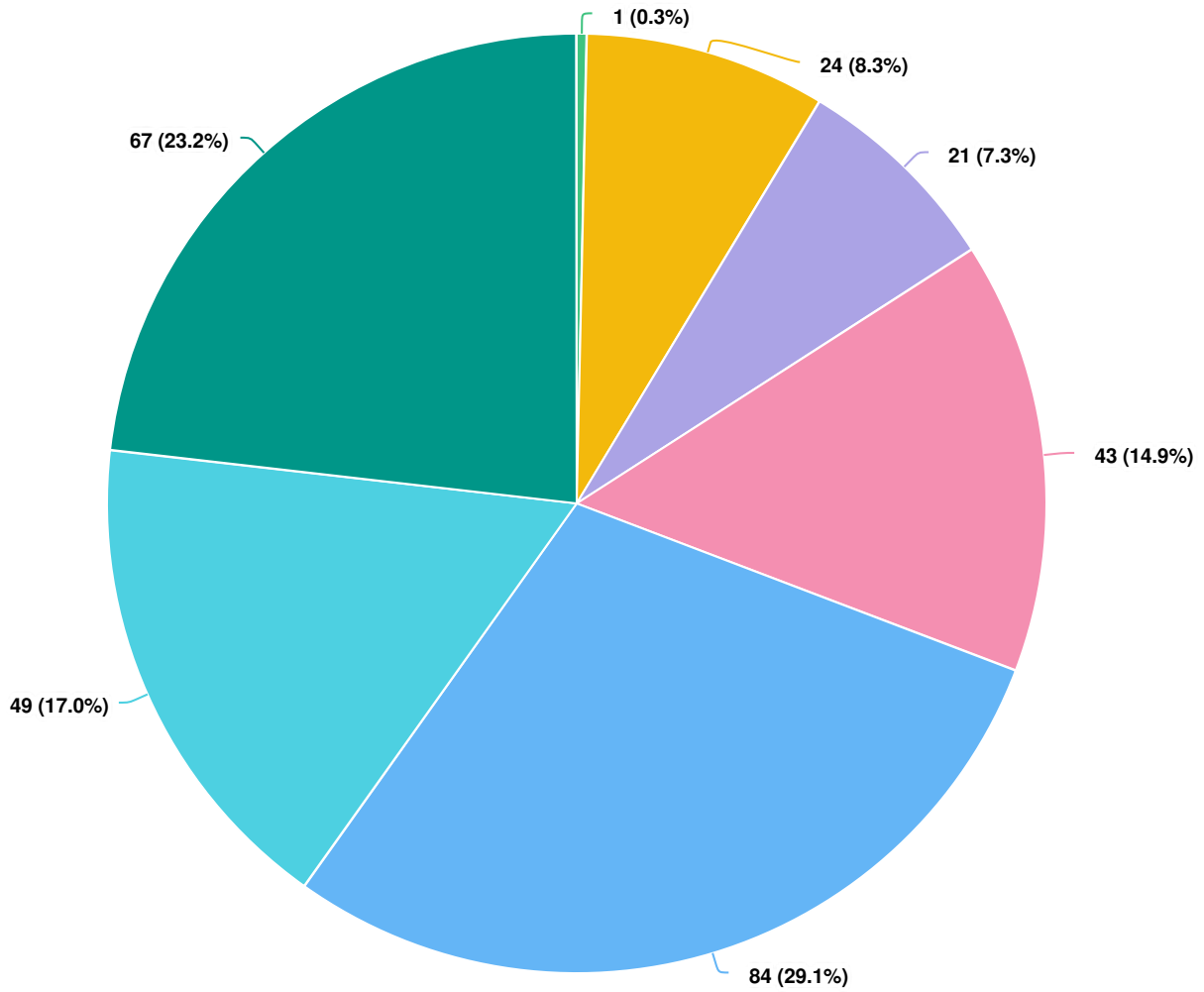


**Question options**

- 70 or over
- 60 to 69
- 50 to 59
- 40 to 49
- 30 to 39
- 18 to 29
- Under 18

Optional question (304 response(s), 3 skipped)  
Question type: Radio Button Question

**Q18** What is your total household income?

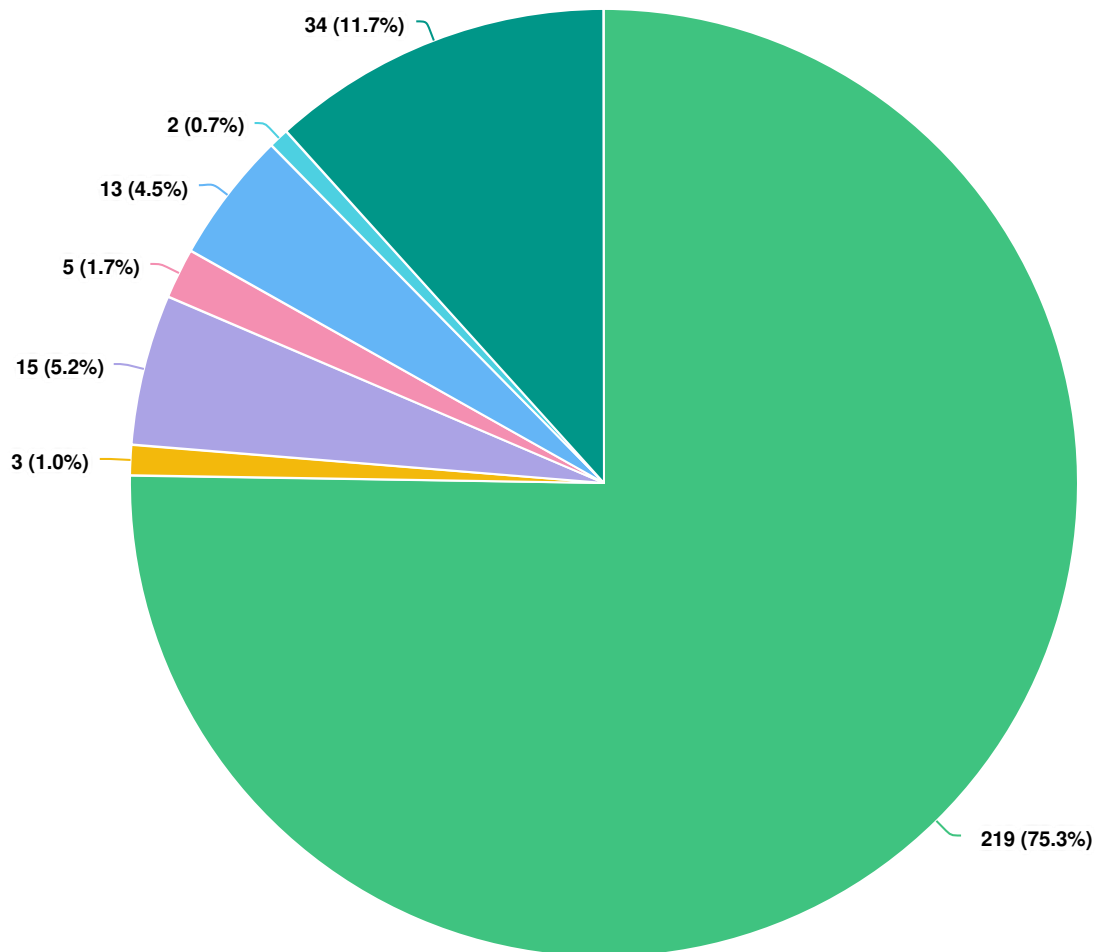


**Question options**

- \$200,000 or more
- \$150,000 to \$199,999
- \$100,000 to \$149,999
- \$75,000 to \$99,999
- \$50,000 to \$74,999
- \$25,000 to \$49,999
- Less than \$25,000

Optional question (289 response(s), 18 skipped)  
Question type: Radio Button Question

**Q19** Which of the below best describes your race / ethnicity?



**Question options**

- Other (please specify)
- Arab or Middle Eastern
- Asian or Pacific Islander
- Native American
- Hispanic or Latino
- Black or African American
- White

Optional question (291 response(s), 16 skipped)  
Question type: Radio Button Question

Appendix C:

# **Public Comments**

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To City of Camas Commissioners and Staff

Subject: City's New Housing Plan

Unfortunately I am unable to make tonight's meeting since I coach a boys soccer team here in town, I did feel the need to comment on this plan, please accept this document as public testimony. I understand the City is in the process of creating a Housing Action Plan to support more housing diversity and affordability. The objective of this plan was to get public participation to understand current and future needs, the study included 300 participants, while we live in a City of 20,000 residents do you feel this was an accurate and thorough process by staff? What marketing or steps did staff take to get participants? I did not hear of the plan until after the public participation was closed, so I am worried that much of the public was not aware of this study. While I agree that diversity and affordability are valuable goals, I do not think these should be the primary goal of the City's Housing Plan. More importantly you may encourage developers to develop high rises and apartments, but you can't set the price tag of that house, nor their rent. That is at the discretion of the developer or landlord. Why aren't we evaluating our current housing situations and trying to build a better community landscape, ie. Require a percent of development to be open space or parks, public areas like play fields or community firepits, how about community markets or subdivision farmers markets like NorthWest Crossings in Bend, OR. High Density Developments require parking, when cars park on both sides of a narrow road and kids have nowhere to play except in the streets it creates driving hazards that are dangerous. Lookout Ridge in Washougal is a prime example of high density gone wrong. The Lookout Ridge Apartment structure has zero parking, cars are parked across sidewalk paths, cars are parked down the street into neighboring community's, this development is nowhere near a bus route and you cannot walk to a market? I was hoping that the City of Washougal would have seen the error of this development, yet they are looking at 3000sqft lots at NorthSide on 23<sup>rd</sup> St, the far edge of the City's UGB. There are plenty of spaces closer to Washougal and Camas Downtown Core that would accommodate 3000sqft lots. I'd encourage the City to look at Infill and redevelopment inside the city core first before adding incentives to the developers building at the edge or periphery of our town.

If the City wants to focus on affordability, I ask that you look at costs you have direct control over, like water and sewer rates, our city has some of the highest sewer and water rates in the county. Perhaps the city should be looking at sharing the cost of sewer and water extensions with our neighbor Washougal utilizing conditional use agreements. How about looking at outsourcing these services to Clark Regional WasteWater District or Clark Public Utilities. Has there ever been a study on these topics?

I ask the Council to consider these comments before making a housing plan that has incentives for developers and not the residents of Camas.

Ken Navidi

322 NE Cedar St. Camas, WA

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**From:** Community Development Email  
**Sent:** Tuesday, April 20, 2021 1:21 PM  
**To:** Sarah Fox  
**Subject:** FW: High density housing plan

Here's a comment received in the cdev inbox

Madeline Sutherland (She/Her)  
Assistant Planner  
Desk 360-817-7237  
Cell 360-326-5524  
www.cityofcamas.us | msutherland@cityofcamas.us

-----Original Message-----

From: charity noble <charitynoble1@gmail.com>  
Sent: Tuesday, April 20, 2021 1:08 PM  
To: Community Development Email <communitydevelopment@cityofcamas.us>  
Subject: High density housing plan

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hello,

I would like to submit my concerns for the housing plan that is being presented to you this evening, April 20th.

I have concerns that this high density housing plan is not based on what camas residents need or want. The initial housing survey was open for anyone to participate, in any city or state...this does not reflect a true picture of the housing needs/desires for camas.

Many people move to camas to get away from high density cities. I'm concerned if we require developers to build a minimum of 6 units/acre that will turn camas into an overpopulated town and cause many tax payers to consider moving.

This plan was created by a company in Georgia, which doesn't seem to make sense to me. How could a Georgia resident know or understand the uniqueness and beauty of camas? Why not hire a local company that might have better insight?

Our schools, first responders, and infrastructure will be greatly impacted by the high density plan. I understand that camas must keep within compliance of the GMA...but we've seen a lot of development in the last year or two, including the massive apartment building near 192nd. Doesn't all this development count toward GMA requirements?

I'm asking you to please not rush into approving a plan that I feel is not right for camas.

Thank you,  
Charity Dubay  
Sent from my iPhone

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**From:** Vince Wang <ruoniu\_wang@hotmail.com>  
**Sent:** Wednesday, March 10, 2021 2:10 PM  
**To:** Sarah Fox; External link  
**Subject:** Let's Talk Camas Housing: Sharing some resources about inclusionary zoning  
**Attachments:** Shared Equity Housing One-Pager.pdf

Hi Sarah and Melissa,

My name is Vince Wang and I am a resident in Camas. I learned from a recent article (<https://www.camaspstrecord.com/news/2021/mar/04/no-place-to-call-home-camas-housing-study-shows-lack-of-affordable-options/>) that the city is exploring IZ policies. I happen to conduct a nationwide research study on inclusionary housing and would like to share some resources. Happy to chat more if there is any question or interest in knowing more on this front.

Here is a Shelterforce article that touches some of the questions about IZ brought up by city commissioners: <https://shelterforce.org/2021/03/10/inclusionary-housing-secrets-to-success/>

Here is the link to the newly published study: <https://groundedsolutions.org/tools-for-success/resource-library/inclusionary-housing-united-statesAnd>

Here is the link to the mapping tool and database: <https://inclusionaryhousing.org/map/More>

Broadly, I think the city could benefit from shared equity homeownership models to help lower-income, first-time homebuyers and help create inclusive and equitable communities. See the attached one-pager with some high-level information.

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You can reach me via email or by cell 352-727-3747.

Best regards,  
Vince

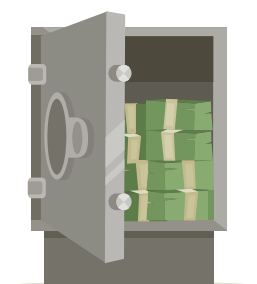
# Shared Equity Housing

## By the Numbers

1985-2018

Grounded Solutions Network, in partnership with the Lincoln Institute of Land Policy, has authored the most comprehensive study of shared equity housing programs conducted to date. [Tracking Growth and Evaluating Performance of Shared Equity Homeownership Programs During Housing Market Fluctuations](#) is based on data\* collected from more than 4,000 housing units across 20 states over three decades, highlighting how shared equity homeownership promotes sustainable wealth building opportunities and lasting affordability for lower-income households.

\*Source: [HomeKeeper National Data Hub](#)



The median shared equity household accumulates

# \$14,000

in earned equity.  
(compared to a median initial investment of \$1,875)

6 out of 10



shared equity homeowners use their earned equity to eventually purchase a traditional market rate home.

7 out of 10

shared equity homeowners are first-time homebuyers



The share of minority households living in shared equity homes increased from

13% to 43%

(1985-2000) (2013-2018)



Over

# 99%

of shared equity homes avoid foreclosure proceedings



# 95%

of shared equity homes are priced affordably (under 30% of monthly income) for households earning 80 percent of AMI or below

**From:** Randal Friedman <randalfriedman@gmail.com>  
**Sent:** Tuesday, May 4, 2021 3:16 PM  
**To:** Melissa Mailloux <melissa@mosaiccommunityplanning.com>  
**Cc:** Sarah Fox <SFox@cityofcamas.us>  
**Subject:** DRAFT HOUSING STUDY

Melissa — I'm very disappointed in this draft.

I took the time to participate in two focus groups.

Nothing of the two main points I made is acknowledged even though both are quite valid. My primary point about Georgia Pacific's property is even more relevant as I watch the 27 acre lab property demolished to the ground. Surrounded on three sides by residential, but still zoned Heavy Industry, it alone could support 500 units at an M-18 designation. That's 11% of our total 2040 need! Yet it doesn't exist for purposes of this draft Study. Nor does any other part of their property which is in the process of the issuance of a cleanup order. Why not make it clear the City of Camas would support a rezoning? At least on the lab property now being demolished?

In case you haven't seen it, our community has come together to ask the State of Washington to ensure a cleanup beyond heavy industrial standards. If nothing else, so that property could be available to meet housing mandates they are imposing. <https://www.camaspostrecord.com/news/2021/apr/29/camas-residents-officials-weigh-in-on-paper-mill-cleanup-plan/>

You seem intent on pushing state-mandated density further out, spreading it out, and reducing parking needs. Why don't you speak to the obvious: Downtown and mill property can be a significant part of a 2040 solution.

I find it classist and disrespectful to lower-income households, seniors, and others you "assume" won't have a car. Are you suggesting they can't find a better job that needs personal transportation? Are you suggesting their medical needs are limited to bus lines or expensive Uber drives for cancer treatment in Portland? Are you suggesting they can't have the same options for education, and recreation as their fellow citizens with cars? Are you suggesting they can't shop and dine where they would like? You are taking all this freedom away with your assumption.

The truth is many will have cars, and those cars will be parked further out in neighborhoods. Great to think of a senior having to negotiate groceries for several blocks. The truth is you are creating the Portland reality where Districts like Division and Hawthorne, with their high density units without parking, are impacting adjoining neighborhoods. I hear it from Portland folks loud and clear.

I suggested an in-lieu fee to build efficient parking downtown and allow more units instead of costly on-site parking. All part of my suggestion to focus on Downtown. Not a word I could find this considered by this draft Study.

I am glad you recognize that city fees make a difference, and a small unit shouldn't pay the same fees as a 5,000 sq ft McMansion. We agree on that.

You seem to have come in with an agenda to push inclusionary housing requirements. Great...make housing more expensive for everyone else. This in part to make up for the things you could have done if your goal was to actually make housing more affordable and accessible. Quite simply, if for purposes of discussion you could build 2,000 units in the greater downtown by 2040, that's 2,000 units that don't have to be built via inclusionary requirements, among others, that either raise the price of housing or impact surrounding neighborhoods.

If you really want to build a walkable and accessible Camas, cramming more units in outlying residential areas is not the way. Building downtown is. This is our path to meet housing and climate change mandates coming from Olympia.

You are putting Camas on the way to becoming Portland. Pretending people don't have cars in areas where they are needed, Pretending only wealthier people have cars, etc. You are perpetuating classism. Why don't you ask some of the recent households that have moved from Portland why they left?

Camas deserves better from this critically needed study. Our housing market is out of control. Frankly, I'm wondering why I bothered to participate?

I will be sharing this via social media.

Randal Friedman

**From:** Sarah Fox  
**Sent:** Tuesday, May 4, 2021 5:19 PM  
**To:** 'Randal Friedman'  
**Cc:** Melissa Mailloux  
**Subject:** RE: DRAFT HOUSING STUDY  
**Attachments:** Camas\_HAP\_-\_Draft\_HAP\_Ver\_7\_Housing\_Strategies.pdf

Randal,  
Your comments will be added to the record and provided to the Planning Commission.

In reading your comments, I interpreted that an important aspect was misunderstood.

The draft HAP provides a suite of strategies from a multitude of options to achieve the city's goals. The plan will focus on lands within the city limits, not outside the city limits. Each strategy (if the HAP is approved) must in turn be further developed, analyzed, vetted and brought back to council for adoption. For example, a density standard or change to the zoning map, would be brought through the legislative process after the HAP is approved.

It seems as if you may have missed that the downtown housing strategy is the first in priority (Version 7 attached). The second strategy in priority is focused on upzoning and rezoning **targeted areas**. One of the targeted areas *could be* the heavy industrial properties. In short, there is much more work ahead of us once the strategies of this plan are accepted by Council. The scope of the HAP does not include narrowing its focus to the block level, as that is work for the next phase.

And finally, Camas has strategies for shared parking and reductions for mixed use buildings already in our code, and so this isn't a new concept, but could be refined further based on the strategy. The rate of car ownership is a well-studied subject in relation to the total cost of housing. Meaning that if the goal is to provide housing for those whose income is below the median, then any additional factor that could lower their rent should be considered. Car ownership has been declining among certain populations, and has become a matter of choice for others. There is a body of research devoted to what they call "right sized parking", which seeks to avoid overbuilding parking. The project team can provide more context and information on this aspect at upcoming meetings.



**Sarah Fox, AICP** (She/Her)

Senior Planner

Desk 360-817-7269

Cell 360-513-2729

[www.cityofcamas.us](http://www.cityofcamas.us) | [sfox@cityofcamas.us](mailto:sfox@cityofcamas.us)

**From:** Randal Friedman <randalfriedman@gmail.com>  
**Sent:** Tuesday, May 4, 2021 6:35 PM  
**To:** Sarah Fox <SFox@cityofcamas.us>  
**Cc:** Melissa Mailloux <melissa@mosaiccommunityplanning.com>  
**Subject:** Re: DRAFT HOUSING STUDY

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Sarah — I don't think you fully understand me as well

Of course these are an array of strategies that are just proposals. They still have a process to go through. My point is this array would be different if, for example, this Study show specific to the mill property, the ability to accommodate 2,000 housing units of various types. That's 2,000 units that now off the table.

You and I both know when you say ""downtown"" in Camas you are talking about our historic downtown and not the mill. Just like being the only Clark County property not in Clark Public Utility's jurisdiction, it seems treated as its own entity barred from anything planned over it but heavy industry.

Certainly makes the cleanup cheaper.

A growing number of people believe the mill should be on the table for conversation, especially when critical cleanup issues, such as land use, are being made. Unlike our Port, the City of Camas has been conspicuously silent about the draft clean up order and Public Participation Plan. This needs to change.

This Housing Study could easily provide the conceptual road map for the Port. How about "Strategy X: working with the Port of Camas-Washougal on a conceptual plan for future reuse, such reuse to provide at least 2,000 units of housing to meet State mandates."

It defies logic the 27 acres being demolished cannot be considered for state-mandated housing, but someone's next-door lot sporting a tri-plex by right can. That is on the table.

If your response is saying the mill property is a "targeted area" then say so directly. Moreover, assign a planning goal to it for 2040 housing. Then back off some of these potentially intrusive other strategies.

I think our community needs to understand that choice, and be presented with it for discussion.

That was the point I made at two focus group discussions quite clearly. Obviously it wasn't heard.

As to "carless" people, there's a real difference between the real world and studies. Basic to your cited assumption is the resident of that unit doesn't deserve the same entitlement as everyone else: the provision of a parking spot. Why? Because the City refused to consider state-mandated housing at the mill, but instead took away your parking spot to help a developer save money to make up units that should have gone to the mill property. Whew!



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**From:** Kevin Brady <Kevin.Brady@otak.com>  
**Sent:** Thursday, May 6, 2021 7:13 AM  
**To:** Sarah Fox  
**Subject:** RE: Checking in

Sarah –

I reviewed this document again, and believe the main ‘takeaway’ is a potential need to have more direct communication with actual affordable housing developers – see Developing Partnerships, Page 20 of the report. I would suggest putting together a list of sites (preferably City-owned or with amenable owner) and providing a brief zoning/development summary and cost estimate related to a pro forma for each of these sites. You could then reach out to affordable housing developers to see if they would be interested in providing feedback on the feasibility of developing, with the hope that they might actually do so ...

Happy to chat more ...



Kevin Brady | Senior Planner

Direct: 360.906.9423 | Mobile: 503-504-1951

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**From:** Sarah Fox <SFox@cityofcamas.us>  
**Sent:** Friday, April 30, 2021 3:49 PM  
**To:** Kevin Brady <Kevin.Brady@otak.com>  
**Subject:** RE: Checking in

Kevin,

Thank you for reaching out and discussing your thoughts on the first six chapters of the draft HAP. Attached is the draft Chapter 7 – Housing Strategies. I would appreciate your feedback.



**Sarah Fox, AICP** (She/Her)

Senior Planner

Desk 360-817-7269

Cell 360-513-2729

www.cityofcamas.us | [sfox@cityofcamas.us](mailto:sfox@cityofcamas.us)



May 17, 2021

Camas Planning Commission  
616 NE 4<sup>th</sup> Ave.  
Camas, WA 98607

RE: Camas Housing Action Plan

Dear Planning Commission and Community Development Staff;

I am writing to you on behalf of the Building Industry Association of Clark County (BIA) to respond to the request for comment on the proposed Housing Action Plan for the City of Camas. The action plan aims to explore strategies for affordable housing options and increased density.

Based on the proposed plan, we believe the majority of the strategies mentioned would be positive both for builders and the community of Camas. However, there were key points and suggestions that would disincentivize builders from building more affordable housing in Camas. The following strategies would hinder any efforts to build more housing, specifically affordable, middle-level housing in the City of Camas.

### **1. Mandatory Inclusionary Housing Policy in Camas:**

Mandating a percentage of units built to be reserved as affordable units would hurt efforts to create more affordable housing options in the City of Camas. Providing incentives to builders such as reducing parking requirements, providing density bonuses, or other zoning-related strategies would be a better approach. Camas has the highest median household income in Clark County at \$106,513 and such efforts would target those who make substantially less than the median income (60%-80% of median household income). Housing is considered affordable when 30% or less of household income is spent on housing. Based on this definition of affordable, those at the 60% level could afford a mortgage or rental payment of \$1,598. We believe this is an achievable goal and mandating more stringent requirements would disincentivize building. The City of Camas needs to decide whether their intent is to create more affordable housing options for the community or if the goal is to create more low-income housing options.

Developers have a choice in when and where they build, having requirements for affordable units based on the size of the development, or requiring contribution to an affordable housing fund, creates incentives for dodging these requirements (i.e. building right below a certain size to avoid requirements). We believe the best strategy is to allow the market to dictate what is built. The city could up-zone areas in the urban core to elicit more affordable high-rise rental units, while at the same time allowing diversified housing types to create opportunities for row houses, town homes, cottage housing, and tiny homes. This strategy is exciting because it allows for homeownership rather than depending on rental units to achieve affordability. As mentioned in the plan, this could take place as a part of infill, redevelopment, vacant land development, etc. ADUs would also be a

great solution, where allowed. We are in full support of diversifying housing types as outlined in strategy three. We assert that a wholistic approach to address housing affordability is the best path forward.

## **2. Explore Funding Source Options for Affordable Housing:**

As mentioned by the Planning Commission, monitoring outside funding sources may take a large amount of staff time. In contrast, incentives like those mentioned above and within the study would be pragmatic and efficient in the use of staff time and resources.

Moreover, the restructuring of impact fees based on the size of residential development would have the opposite effect desired. Average net profit for a builder in Clark County is 8%, well below the national average of 8.89% (according to a NYU Stern database of 7,000 companies across all sectors). Calculating these variable impact fees would enhance complexity and take more of staff's time.

In addition, builders and developers are struggling because the cost of building materials has skyrocketed. For example, framing lumber has increased the cost of new home construction by \$36,000. Any additional costs will invariably be passed onto the buyer, negating any efforts to make housing more affordable. Additionally, an inflated increase of fees will not only affect current projects, but also require builders to reconsider future developments in Camas. Any increase in cost makes surrounding areas (not in Camas) more attractive to buyers and developers.

## **3. Explore Density Modifications in the R Zones:**

We are supportive of this strategy. However, we are concerned with the suggestion of up-zoning to a 6-unit minimum density across all single family residential zoning districts. Up-zoning would be better used in urban nodes, vacant land, and the urban core in general. Downtown Camas is ripe for redevelopment and efforts should be focused there. We are concerned that increasing minimum density may lead to a loss of character for many residential areas in Camas and could discourage people from moving to Camas because the character and small town feel would be lost. As previously stated, this strategy may lead homebuyers to other jurisdictions if implemented. We agree with the Planning Commission that selective rezoning would be preferable to up-zoning.

We applaud the efforts of the Planning Commission and staff in considering and creating the Housing Action Plan. Going forward, we hope to be a partner to create mutually beneficial solutions for builders, buyers, and the City of Camas. We appreciate staff reaching out to the BIA to get our input on this matter.

Sincerely,



Justin Wood  
Government Affairs Coordinator

**From:** Jihun Han <jihun@ccrealtors.com>  
**Sent:** Tuesday, May 18, 2021 9:51 AM  
**To:** Sarah Fox  
**Subject:** Re: Camas Housing Action Plan

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Hi Sarah,

My apologies for the delay in getting back to you. We had a virtual conference last week that took up most of my time. This looks spot on! Is there anything else you were looking for in regards to this?

Jihun Han / Director of REALTOR® Advocacy  
[jihun@ccrealtors.com](mailto:jihun@ccrealtors.com)

**Clark County Association of REALTORS®**  
 Direct: 503.501.1677 / Ext. 3102/ Fax: 360.695.8254  
 1514 Broadway St. STE 102  
 Vancouver, WA. 98663  
[www.ccrealtors.com](http://www.ccrealtors.com)



**From:** Sarah Fox <SFox@cityofcamas.us>  
**Date:** Friday, May 7, 2021 at 11:48 AM  
**To:** Jihun Han <jihun@ccrealtors.com>  
**Subject:** Camas Housing Action Plan

This is the second of two emails. The draft HAP Chapters 1-6 were too large a file to send in one email.

Link to [April meeting](#) of the Planning Commission  
 Link to [upcoming May meeting](#) of the Planning Commission  
 Link to [Let's Talk Camas Housing](#) website



**Sarah Fox, AICP** (She/Her)  
 Senior Planner  
 Desk 360-817-7269  
 Cell 360-513-2729  
[www.cityofcamas.us](http://www.cityofcamas.us) | [sfox@cityofcamas.us](mailto:sfox@cityofcamas.us)

**From:** Alan Peters <alanpeters@gmail.com>  
**Sent:** Tuesday, May 18, 2021 12:59 PM  
**To:** Community Development Email <communitydevelopment@cityofcamas.us>  
**Subject:** Housing Action Plan Comments

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Dear Planning Commission,

First, I'd like to acknowledge the work of the planning commission, staff, and the consultant team on the Housing Action Plan. I participated as a focus group member and know that the project team valued my input and that of other group members. The focus group represented a variety of viewpoints and the team did a great job of synthesizing our perspectives into a plan that reflects the diversity of our group and of the community as a whole.

Second, I'd like to express my support for the Housing Action Plan. The plan's goals and strategies will support the Camas 2035 Comprehensive Plan's vision of a diverse Camas, with a wide variety and range of housing for all ages and income levels. I am excited by the recommendations to expand housing opportunities in our downtown areas, to upzone the city's residential zones, and to allow for a diversity of housing types throughout the city. My neighborhood on Prune Hill includes homes ranging from 1,400 sq. ft. to 8,000 sq. ft. While all these homes are single-family, the assortment makes for an attractive streetscape and a diverse neighborhood of folks in different stages of life. If the plan is implemented, more of Camas may realize the benefits of a variety of housing types and densities present throughout our neighborhoods. If the plan is successful, more people will have access to the quality of life that Camas residents enjoy.

I encourage the planning commission to vote to recommend that the city council adopt the Housing Action Plan. And yet the plan is only a starting point. There is much work to be done if we want to realize the Camas 2035 vision, including work by the community to further explore the plan's strategies and implement them in the coming months and years.

Finally, a word about the mill. Today it is still operating, but if it someday closes, it may continue to be a jobs center, it may turn into housing, it may become a public park. More likely it will be mixed-use. But currently, the mill site is not a viable option we can count on to accommodate anticipated growth over the next 14 years. Still, the plan does not preclude the use of the mill site for future housing development (strategies 1 and 5 support this possibility), but it does not hinge our housing future on the chance that the mill will close. There are many large tracts of vacant land in our urban growth boundary that will be developed before then, and these sites provide our best opportunities to accommodate our housing needs in the coming years.

Alan Peters  
4050 NW 12th Ave, Camas, WA

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**From:** Vince Wang <ruoniu\_wang@hotmail.com>  
**Sent:** Monday, May 24, 2021 9:59 PM  
**To:** Sarah Fox  
**Cc:** Melissa Mailloux  
**Subject:** RE: Let's Talk Camas Housing: Sharing some resources about inclusionary zoning

Sarah and Melissa,

Thanks for inviting me to the meeting last week. You both did an excellent job in presenting the plan and facilitating the meeting. And I think all the strategies you brought to the commissioners for consideration are on target in addressing community's needs. I stayed for the most of the meeting; and I, sadness to say, left the meeting with much disappointment. I was going to put my comments below to the public channel. But now I am passing them to you, feeling this way may be more "polite." I don't know how much can be changed/challenged at this stage given decisions have already been made by the commissioners. Feel free to share my comments with anyone you think should be aware of.

In essence, I question the validity of decisions made by the commissioners in meeting the due diligence.

I left the May 18 planning commission meeting with disappointment. When commissioners interpreted community's ask for "diversity" and "affordability," what I heard is a narrow definition of those terms. Their intentionally leaving out of lower-/moderate-income residents when talking about affordability and not even say a word about race and ethnicity when talking about diversity is concerning. Also, I don't like the process of how the commissioners killed strategies 6 and 11. I observed that a couple commissioners essentially used their subjective opinions of "I feel this is wrong" to object demonstrated successful programs with long-term effect in at least some communities across the country. To be clear, I am not saying these strategies will surely be effective in our community. But the concerns brought up by a couple commissioners show plainly superficial and partial understanding of those strategies. And I don't see them bother to learn more about how these strategies could potentially benefit the community and directly help promote diversity and affordability - despite the fact that our planner and consultant have put effort to investigate more upon their previous request and suggested them to think further during the meeting. The City has invested tremendous time and resources to come up a housing plan that – ideally and desirably – works for all, but fundamental issues are intentionally left out and potentially important strategies are stricken out by in my view some short-sighted commissioners who only prioritize "lower hanging fruits."

The City is becoming more diverse, and housing market dynamics caused by regional, national, and global forces have made the affordability issue more severe to existing residents (let alone those who want to move here) and to higher income levels (and unfortunately we know that this trend is ongoing and is very likely to stay). Without the real commitment and dare to confronting these challenges, we are more likely to be headed in a more expensive, exclusive community.

Vince



STATE OF WASHINGTON

## DEPARTMENT OF COMMERCE

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June 2, 2021

Camas City Council  
c/o Sarah Fox, Senior Planner  
City of Camas  
616 NE Fourth Avenue  
Camas, Washington 98607

Sent Via Electronic Mail

RE: Draft Housing Action Plan

Dear council members:

Thank you for the opportunity to comment on your proposed draft housing action plan (HAP). We appreciate your coordination with our agency as you work to fulfill the HB 1923 grant contract to develop this plan.

Camas has done a good job at completing all of the required items within the HB 1923 grant contract. The HAP if implemented as designed will help the city meet its housing needs by accommodating the future population demand with a greater diversity of housing options and greater affordability, while addressing displacement and preserving affordable housing. We especially like and applaud city's work on the following items:

- The stakeholder focus groups and interviews, which in combination with the survey and other outreach, will help the city plan to address the specific needs and desires of Camas that may not have been evident in the data.
- The buildable lands analysis review of Camas' building capacity will be very helpful in informing the actions that will need to take place from the HAP to accommodate growth within the community.
- The specificity of the actions recommended within the strategies will help the city quickly transition to taking actions that will increase housing capacity, diversify the housing options, and address housing affordability and displacement.
- The prioritization of actions as recommended by the Planning Commission is a best practice that we recommend all cities incorporate into their HAPs. A prioritized action list will help the city quickly take next steps in its upcoming work plan to address the city's housing needs.

As the city looks to adoption and implementation of this strong set of housing strategies, we have a few suggestions for strengthening your plan.

- We recommend the city include a table of actions associated with each strategy to compile the recommendations in one place. We recommend this table include additional information that will help the city to take the next steps to implement the actions, including level of effort or amount of resources needed to complete, agencies or partners involved, and/or considerations or action needed.
- We recommend the city make a plan for how to monitor the goals within the HAP. A monitoring plan would allow the city to measure its progress and evaluate which changes have been effective at meeting the goals, and which might need modifications to meet the intended purpose.

Additionally, the Washington State legislature has funded additional grants to increase residential building capacity in the next biennium. Please be on the lookout for future funding opportunities to implement actions with this HAP coming through Commerce in the late summer or early fall.

Congratulations to the staff for the great work the draft housing action plan represents. If you have any questions or need technical assistance, please feel free to contact me at [steve.roberge@commerce.wa.gov](mailto:steve.roberge@commerce.wa.gov) or (360) 764-0112. We extend our continued support to the City of Camas as you review this draft plan for adoption as intended direction for housing policy.

Sincerely,



Steve Roberge  
GMS Deputy Managing Director  
Growth Management Services

cc: Sarah Fox, Senior Planner, City of Camas  
Phil Bourquin, Community Development Director, City of Camas  
David Andersen, AICP, Managing Director, Growth Management Services  
Steve Roberge, Deputy Managing Director, Growth Management Services  
Anne Fritzel, AICP, Senior Housing Planner, Growth Management Services  
Laura Hodgson, Associate Housing Planner, Growth Management Services



Randal Friedman  
1187 NW 10<sup>th</sup> Ave  
Camas, WA 98607

Acting Mayor Ellen Burton  
City of Camas  
616 NE 4<sup>th</sup> Ave  
Camas, WA 98607

Ellen -- For 32 years I was the US Navy's civilian representative to the State of California. Often speaking for all the military services, I spoke simple truths and spoke them plainly. I spoke to powerful interests such as International Shipping's trade association, the Los Angeles Department of Water and Power and the Pay Day Lending industry. Plain and simple truths to protect the military mission so dependent on California's land, sea and air space.

It was the voice of the Admiral, I was often reminded, when I spoke this plain truth. That's where my expression "plain truth" comes from. Plain truth can challenge the "*status quo*" making all the more reason it needs to be spoken.

Camas is at a point where plain truths are needed.

The Council voted 6-0 to recognize the Camas Mill as central to Camas' future, and state those reasons in writing to Governor Inslee's Department of Ecology Director.

With full support from the Port, Camas is on its way embracing a future with great opportunity for every interest group, including our young families. From riverfront restoration to hotels, from hi-tech offices to thousands of housing units, it all comes together consistent with protection of our historic downtown. The mill property is the future Camas where affordable housing, and other sustainable development with the lowest carbon footprint, belongs.

This future depends on proper cleanup hence the City's bold action to Director Watson. As noted in your letter it is a future offering "opportunities for a wide variety of future uses." Apparently, though, not housing.

I offer a new Housing Strategy implementing this future.

It isn't new to staff and the consultant team. I suggested in both focus groups it was the most important action this plan should take. Discussed on the next page, it was brought up more than a year ago in the North Shore visioning process.

Speaking plain truth, this strategy must be included in any Housing Action Plan reflecting evolving Camas policy.

### ***New Housing Action Plan Strategy***

- Recognize decommissioned portions of the Camas Mill are desirable locations for housing consistent with affordability, high-density, and low-carbon goals. These shuttered facilities should be rezoned to mixed use and have remediation sufficient to support Camas' housing needs. The mill property and downtown should be the primary focus for maintaining affordable housing in Camas.

All that's needed now is a page of supporting text for explanation and context. If resources are an issue, there are any number of expert volunteers that could agree on a conceptual approach. I'll be the first Volunteer. It needn't cost money. We don't need a consultant to write it.

Just as I asked for decisive action to send a support letter to Director Watson, I ask you take decisive action directing staff to add this strategy, or something similar, before a public hearing is held.

*Directing thousands of required housing units out of neighborhoods to downtown should be basic to the public discussion, and not something from an invisible voice on a Zoom call.*

This was a message from the North Shore Sub-Area Plan “visioning” meeting February 4<sup>th</sup>, 2020. I heard it referred to at this past meeting.

The notes on the “winning” map, the map that refused to recognize the North Shore for intense development, said:

- #2 - Focus on Mill Property to address jobs & housing

What was #1?

- #1 - Reconsider the Councils decision to focus on N Shore

Despite not being included on the North Shore’s City’s web page, this map remains an expression of the people of Camas. They spoke some plain truth. It needs to be listened to. Staff needs to be told to do this.

Staff represents the community and not the other way around. Who’s driving this agenda? The community or consultants?

It should be a central question in considering an Interim Mayor and/or Interim City Administrator.

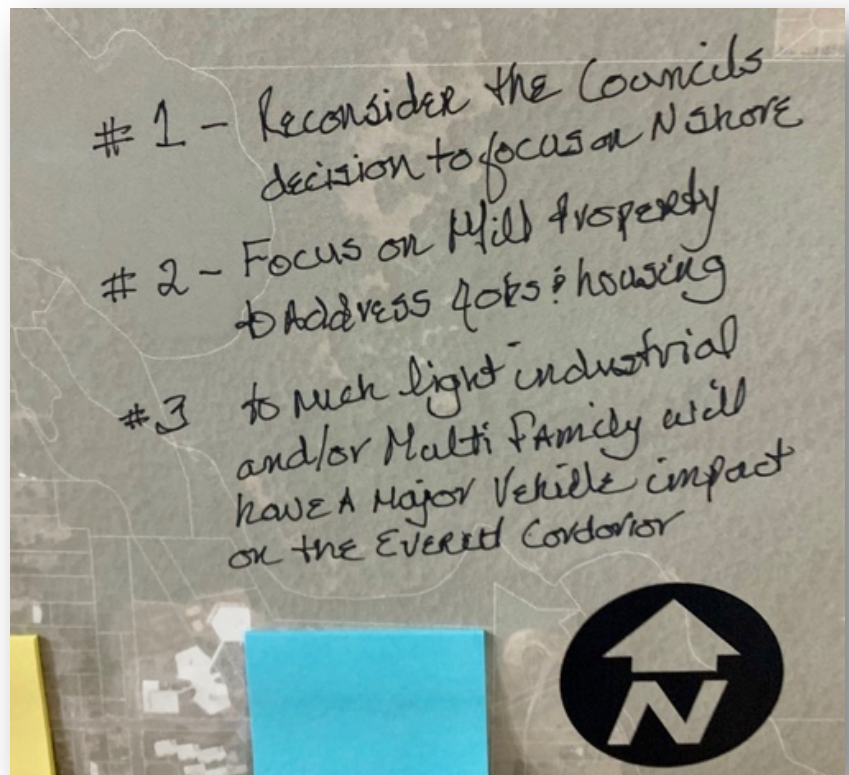
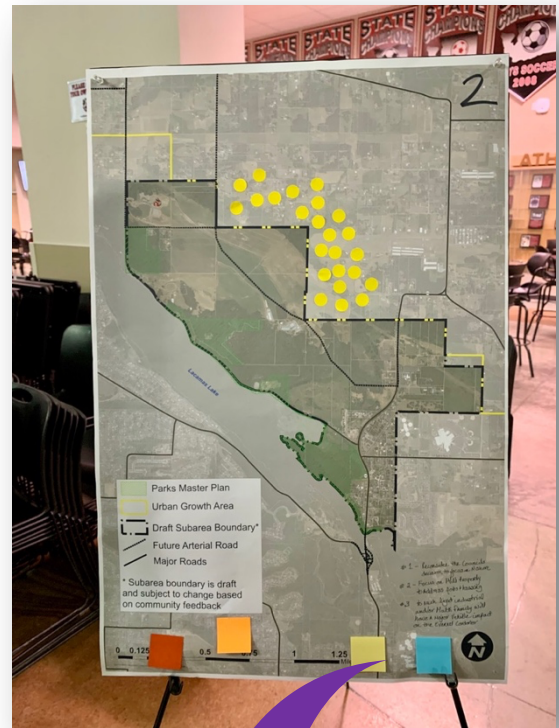
It starts with this Housing Action Plan.

I hope you agree it is finally time for recognizing what Camas residents identified when last we could meet in public.

They said it clearly. Let’s get started.

We can also start at next week’s virtual Town Hall.

Randal Friedman



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**From:** Ellen Burton  
**Sent:** Thursday, June 10, 2021 9:35 AM  
**To:** Sarah Fox  
**Cc:** Phil Bourquin  
**Subject:** Fwd: FOLLOW-UP ON HOUSING ACTION PLAN PUBLIC COMMENTS

Hi Sarah,  
Here is a comment about including the 26 acres in the housing plan for density considerations.  
Thanks,  
Ellen

Begin forwarded message:

**From:** Carrie Schulstad <director@downtowncamas.com>  
**Date:** June 10, 2021 at 9:05:26 AM PDT  
**To:** Ellen Burton <EBurton@cityofcamas.us>  
**Cc:** Caroline Mercury <csmercury@outlook.com>, Sarah Laughlin <slaughlin@fuelmedical.com>, Randy Curtis <curtism@comcast.net>, Randal Friedman <randalfriedman@gmail.com>  
**Subject: Re: FOLLOW-UP ON HOUSING ACTION PLAN PUBLIC COMMENTS**

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Hi Ellen,  
I concur with Randal. The way our current downtown and the downtown into the future will truly thrive is with more close in housing and thoughtful mixed use and physical amenities that bring the community together. Let's show how this can be done not just well, but the best possible! On both the 27 acres (soon hopefully!) and the main campus when able. We know our town and our Main Street very well and this is what we're asking to have considered. Thank you.

Carrie Schulstad  
Downtown Camas Association  
360-904-0218  
director@downtowncamas.com

On Jun 9, 2021, at 2:28 PM, Randal Friedman <randalfriedman@gmail.com> wrote:

The attached letter provides follow-up and a specific recommendation on the Housing Action Plan recognizing downtown and decommissioned parts of the Camas Mill as the central focus of housing policy versus the current approach pushing it into neighborhoods.

I would also ask this be discussed at next weeks virtual town hall.

Thank you for your heroics in keeping Camas moving forward.

## Melissa Mailloux

---

**From:** Melissa Mailloux <melissa@mosaiccommunityplanning.com> on behalf of Melissa Mailloux  
**Sent:** Wednesday, June 23, 2021 6:26 PM  
**To:** Melissa Mailloux  
**Subject:** FW: Public Comment for Hearing for Camas Housing Action Plan

**From:** Carrie Schulstad <[director@downtowncamas.com](mailto:director@downtowncamas.com)>  
**Sent:** Monday, June 21, 2021 6:14 PM  
**To:** Public Comments <[publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us)>  
**Subject:** Public Comment for Hearing for Camas Housing Action Plan

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Thank you City Council and staff for this opportunity to give comment.

It is imperative for Downtown Camas to have more close-in housing to truly thrive. For a historic downtown to be the most robust, it should be an "18 hour downtown", 6pm-12MN and this happens when you have people living in and very close to downtown and supporting businesses during these hours.

The healthier and more robust our downtown core is, the more amenities and offerings and strength we have for our entire community.

It's so very important that we are visioning the future for our downtown including housing. The mill property will have significant future potential and it's important to be considering best future uses for our community now. It is key as we move forward to have housing options so people can live and work in close proximity. We want people who work in downtown to be able to afford to live in Camas, and for people with diverse income levels and ages to have the option to live close to downtown.

We appreciate that you are already looking at the downtown commercial zone as you're considering different housing options. The DCA encourages the City to include all of downtown including future mill properties in the housing visioning and planning process. It can help satisfy housing mandates and needs, and also bolster the economic health of our downtown. Thank you.

Carrie

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*Let's Talk Possibilities!*

*"The mission of the Downtown Camas Association is to develop and promote historic Downtown Camas by creating a vibrant social, cultural and economic center of the community while emphasizing preservation of our city's historic features."*