



Staff Report

May 21, 2024 Planning Commission Meeting

Our Camas 2045 Comprehensive Plan Update – Final Population and Employment Allocations

Presenter: Alan Peters, Community Development Director

Time Estimate: 15 minutes

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|--------------|------------------------|
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BACKGROUND: The City of Camas is undergoing a periodic update of the comprehensive plan required under the Washington State Growth Management Act (GMA). Under the GMA’s planning framework, the City must plan consistent with growth allocations developed and adopted by Clark County. The Planning Commission reviewed proposed employment, population, and housing allocations on March 19, 2024. Since then, the Clark County Council adopted final growth allocations for the 2025 comprehensive plan update.

SUMMARY: Under the GMA, each county uses population projections from the state Office of Financial Management (OFM) to determine, in consultation with cities, where anticipated population growth should be directed to occur. These projections are used by cities in their comprehensive planning processes to make sure that their plans can accommodate the projected level of growth. The Clark County Council held a public hearing on May 7, 2024, and adopted the following growth allocations for the City of Camas.

Population Growth Targets: The Clark County Council had previously adopted a 2045 population target of 718,154. The adopted number is between the “middle” and “high” projections provided by OFM. This is a population increase of 190,754 over the Clark County population as of 2023.

The county has allocated this population to cities and UGAs based on the percentage of total housing unit capacity that can be accommodated in each UGA according to the Vacant Buildable Lands Model (VBLM). The percentage of each UGA’s housing capacity is multiplied by the overall projected population growth to derive each UGA’s allocation.

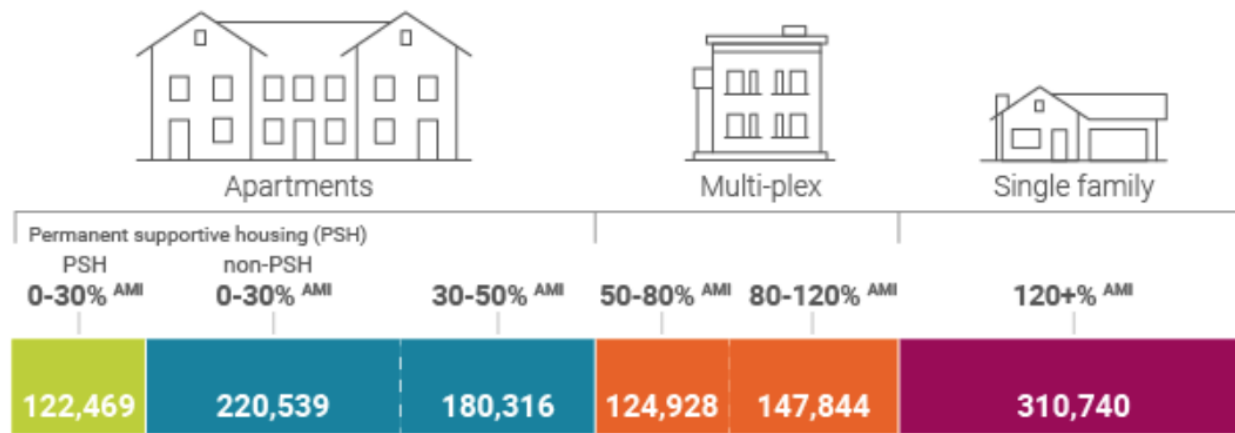
According to the VBLM, Camas’s residential unit capacity accounts for 4.26% of existing vacant buildable land capacity in Clark County and has therefore been assigned this percentage of population growth or **7,729 persons over the next 20 years for a 2045 population estimate of 37,080.**

Housing Growth Targets: The projected total future housing need for the entire county in 2045 is 309,711 units. The net new housing need through 2045 is 103,695. These units are allocated to

each UGA to meet the population growth targets. **Camas’s adopted residential unit allocation through 2045 is 4,226 units.** Our current VBLM residential unit capacity is 4,222 units.

Housing Needs by Economic Segment: House Bill 1220, adopted by the Washington State Legislature in 2021, requires cities to plan for and accommodate housing affordable to all income levels including moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing.

This figure shows statewide future housing needs broken down by area median income groups 0-30% of Area Median Income (AMI); 30-50% AMI; 50-80% AMI; 80-100% AMI; 100-120% AMI; and >120% AMI.



1.1 Million new homes will be needed in the next 20 years

Figure 1: Statewide future housing needs broken down by area median income (AMI) groups.

The county had previously proposed two different methodologies recommended by the Department of Commerce to distribute housing needs to each jurisdiction. Method A would accommodate all housing needs through new housing production. Method B would require that each jurisdiction plan for the same percentage share of their total housing supply at each income level by 2045. For Camas, Method B would require that the city plan for a much greater share of housing from the 0-50% AMI bands and results in a negative allocation in the 120%+ AMI range. Method A would still require that we plan for a significant amount of 0-50% AMI housing need, but would still allow for additional housing in the 120%+ AMI range. Both methods include roughly the same amount of middle housing allocation (50%-120% AMI range).

The county adopted a hybrid of Method A and B, which resulted in allocations halfway between A and B for all cities except Camas which was provided an allocation closer to Method A, a 75%/25% Method A/B split. The final housing allocations are identified in Tables 3.

