



Staff Report

March 19, 2024 Planning Commission Meeting

Our Camas 2045 Comprehensive Plan Update – Population and Employment Allocations

Presenter: Alan Peters, Community Development Director

Time Estimate: 30 minutes

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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 Clark County Planning Commission will hold a public hearing on March 21, 2024, and the County Council will hold a hearing on April 23, 2024, to consider allocations proposed by County staff.

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. Once projections are adopted and allocated by the county, cities use them in their comprehensive planning processes and make sure that their plans can accommodate the projected level of growth.

Population Growth Targets: The Clark County Council has already 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.

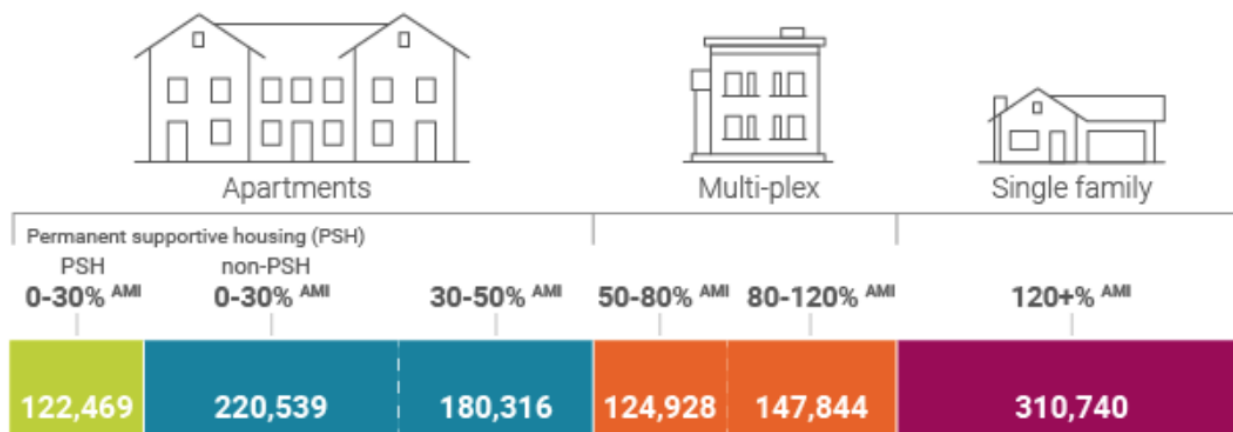
Clark County has projected that 95% of new growth will occur in cities and urban growth areas (UGAs). The county proposes to allocate this population to cities and UGAs based on the percentage of total housing unit capacity that can be accommodated in each UGA according to the Vacant Buildable Lands 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 103,698. These units are allocated to each UGA to meet the population growth targets. **Camas’s proposed residential unit allocation through 2045 is 4,226 units.** Our current VBLM residential unit capacity is 4,222 units.

Housing Needs by Economic Segment: In all prior comprehensive plan updates, cities were only required to plan for a total housing allocation. However, House Bill 1220, adopted by the Washington State Legislature in 2021, requires cities to plan for and accommodate housing affordable to all income levels. This is a significant change to how cities must plan for housing and requires that cities plan for sufficient capacity for all housing needs, 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 Department of Commerce has created a tool to help jurisdictions identify countywide housing needs and allocate these needs to each UGA called the Housing for All Planning Tool or (HAPT). Table 1 displays the total countywide housing unit needs by income band.

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

Projected Countywide Housing Needs Based on User Inputs

Clark County

Population Target = 718,154

	Total	Affordability Level (% of Area Median Income)						
		0-30%		30-50%	50-80%	80-100%	100-120%	120%+
		Non-PSH	PSH					
Total Future Housing Needed (2045)	309,711	17,422	8,195	33,630	77,892	47,653	38,172	86,747
Estimated Housing Supply (2023)*	206,013	4,570	571	16,223	60,225	37,292	28,348	58,785
Net New Housing Needed (2023-2045)	103,698	12,852	7,624	17,407	17,667	10,361	9,824	27,962

The above countywide totals must be met for each income level, but the distribution of these units is left to local discretion. The HAPT tool includes two methods for allocating these units to each jurisdiction. Method A accommodates all housing needs through new housing production. This results in each jurisdiction being allocated the same percentage shares of their net new housing growth target by income level. Method B requires that each jurisdiction plan for the same

percentage share of their total housing supply at each income level by 2045. Therefore, allocations result in differences in current housing supply at each income level and mean that jurisdictions with less affordable housing currently will be allocated a greater share of affordable housing needs over the next 20 years.

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).

Table 2: Proposed Method A Unit Allocations

Population Target=718,154		Permanent Housing Needs by Income Level (% of Area Median Income)					
	Total	<80%		>80 - 120%		>120%	
Vancouver Unincorporated + Rural Clark County	44,038	22,759	52%	8,270	19%	13,010	30%
Battle Ground city+UGA	6,979	3,589	51%	1,304	19%	2,086	30%
Camas city+ UGA	4,226	2,316	55%	842	20%	1,068	25%
La Center city+UGA	2,123	1,117	53%	406	19%	601	28%
Ridgefield city+UGA	5,815	3,783	65%	1,375	24%	657	11%
Vancouver city	36,527	19,970	55%	7,257	20%	9,300	25%
Washougal city+UGA	3,735	1,894	51%	688	18%	1,152	31%
Woodland city+UGA	105	50	48%	18	17%	37	35%
Yacolt town+UGA	150	72	48%	26	17%	52	35%
Total 2023-2045	103,698	55,550		20,185		27,962	
Percent of Total		54%		19%		27%	

Table 3: Proposed Method B Unit Allocations

Population Target=718,154		Permanent Housing Needs by Income Level (% of Area Median Income)						
	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
Vancouver Unincorporated + Rural Clark County	44,037	5,845	3,435	7,921	13,808	4,708	1,187	7,134
Battle Ground city+UGA	6,979	539	395	1,116	1,214	335	1,208	2,172
Camas city+ UGA	4,226	648	372	1,068	1,680	1,052	-233	-362
La Center city+UGA	2,123	165	95	272	704	296	252	340
Ridgefield city+UGA	5,815	613	306	1,149	2,421	856	796	-326
Vancouver city	36,527	4,662	2,724	5,450	-3,110	2,629	6,230	17,941
Washougal city+UGA	3,735	342	275	452	972	480	314	900
Woodland city+UGA	105	5	4	10	25	14	12	34
Yacolt town+UGA	150	34	18	-32	-47	-9	58	128
Total 2023-2045	103,696	12,852	7,624	17,407	17,667	10,361	9,824	27,962
Percent of Total		12%	7%	17%	17%	10%	9%	27%

Employment Growth Targets: The county has projected a total of 73,500 net new jobs. According to the VBLM, there is capacity for 65,091 new jobs in the county currently. Using the same allocation method based on existing vacant buildable employment lands in each jurisdiction as was used for the population allocations, **Camas has a proposed employment allocation of 11,360 additional jobs through 2045.** The VBLM capacity is currently 11,363.

Table 4: Proposed Employment Capacity and Allocation by UGA

Jurisdiction	2023-2045 Employment Allocation	2023 VBLM Capacity
Battle Ground city+UGA	7,675	7,677
Camas city+ UGA	11,360	11,363
La Center city+UGA	2,095	2,096
Ridgefield city+UGA	7,996	7,998
Vancouver city	18,019	18,025
Vancouver UGA	15,163	15,168
Washougal city+UGA	2,403	2,404
Woodland city+UGA	-	-
Yacolt town+UGA	360	360
UGA Total	65,071	65,091
Government	8,600	NA
Construction	6,500	NA
Rural (5%)	4,405	NA
Work From Home (4%)	3,524	NA
County Total*	88,100	N/A