



# Camas Housing Action Plan

PLANNING COMMISSION PUBLIC HEARING: APRIL 20, 2021

# WHAT IS A HOUSING ACTION PLAN?

A Housing Action Plan (HAP) encourages:

- Greater housing diversity
- Affordability
- Access to opportunity for people of all incomes



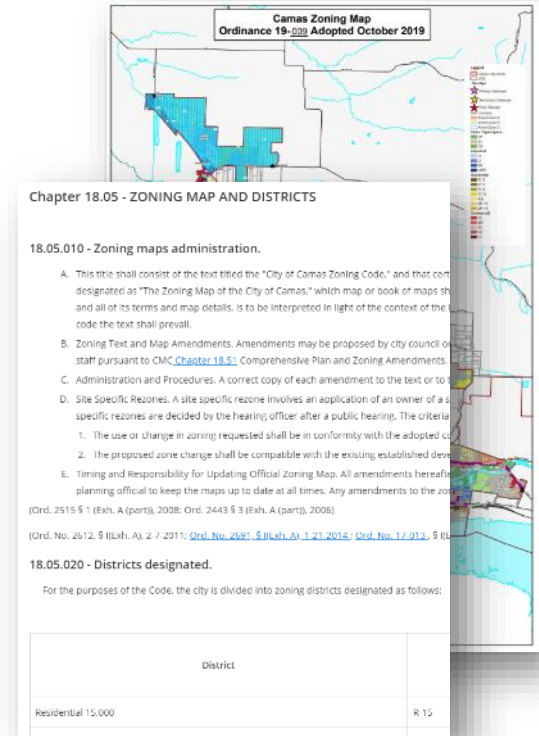
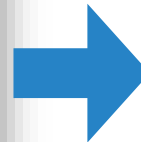
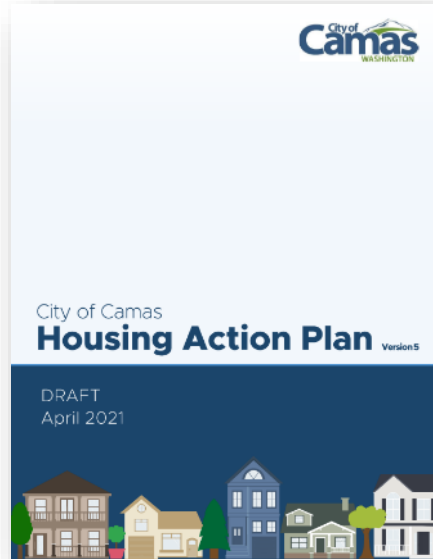
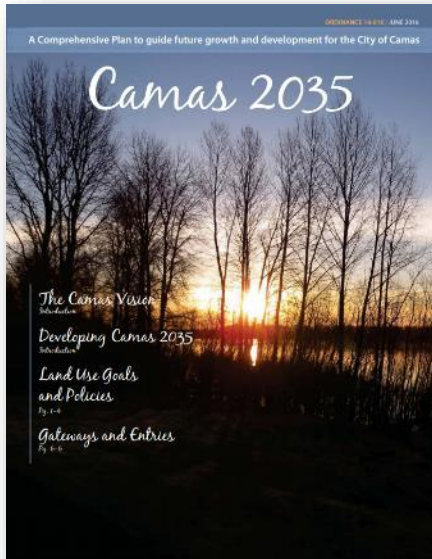
Washington State  
Department of  
**Commerce**

# CAMAS 2035 HOUSING GOALS

## *Camas 2035* Housing Goals:

- Maintain **neighborhood vitality** and promote **housing choices** to meet community needs
- Create a **diverse** housing stock to **meet all economic needs** of the community
- Support housing opportunity for those with special needs, including **age, health, or disability challenges**

# PLANNING PROCESS OVERVIEW



The HAP develops strategies that respond to Comprehensive Plan goals

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

# TIMELINE

## Public Project Kickoff

- August 2020

## Community Engagement and Existing Conditions Review

- August 2020 – November 2020

## Action Plan Development

- December 2020 – January 2021

## Action Plan Presentation and Refinement

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

## Housing Action Plan Finalization and Adoption

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



# PUBLIC ENGAGEMENT ACTIVITIES

## Public Open Houses (Sept 2020)

- 17 participants

## Focus Groups and Interviews (Sept-Oct 2020)

- Invitations sent to targeted stakeholders, 29 participants

## Survey (Aug-Oct 2020)

- 307 responses

## Draft Presentations (Feb-Mar 2021)

- Presentations to Planning Commission, stakeholders & public
- 25 participants, 7 written comments received

## Project Website

- [www.letstalkcamashousing.us](http://www.letstalkcamashousing.us)
- 2,090 site visits by 1,190 visitors

# STRATEGY RECOMMENDATIONS

# GOALS

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



# Strategy 1: Increase Minimum Net Density

- Update zoning regulations to allow a minimum net density of 6 units/acre

ZONING DISTRICT	CURRENT DENSITY		PROPOSED DENSITY	
	MIN	MAX	MIN	MAX
R-15	2-3 u/a	2.9 u/a	4 u/a	5.5 u/a
R-12	3-4 u/a	3.6 u/a	5 u/a	6.0 u/a
R-10	4-5 u/a	4.3 u/a	6 u/a	6.5 u/a
R-7.5	5-6 u/a	5.8 u/a	7 u/a	8.0 u/a
R-6	6-7 u/a	7.2 u/a	8 u/a	9.5 u/a
MF-18	6 u/a	18 u/a	8 u/a	18 u/a
MF-10	6 u/a	10 u/a	8 u/a	10 u/a
MF-C	6 u/a	24 u/a	8 u/a	24 u/a

# Strategy 2: Diversify Allowed Housing Types

- Allow cottage, duplex, and townhomes in all residential zones



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/))

# Strategy 3: Expand DC & MX Housing Opportunity

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



## Rowhouses

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

# Strategy 4: Update Lot and Dimensional Standards

- Update lot and dimensional standards to reflect allowable densities and housing types
- Update design standards manual to codify design requirements

# Strategy 5: Develop Inclusionary Housing Regulations

- Enact an inclusionary housing regulation that requires affordable housing as a share of new housing developments



Park East  
(photo from Park East Facebook page)

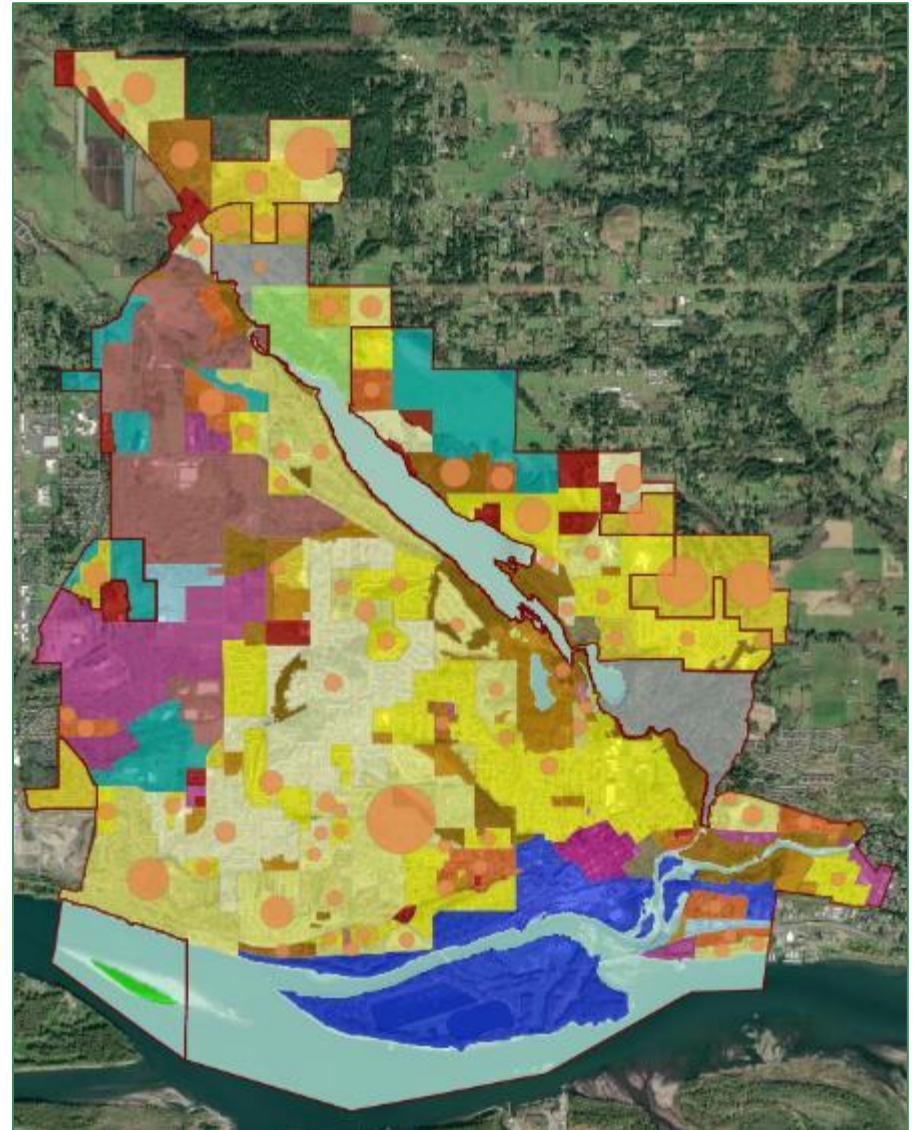
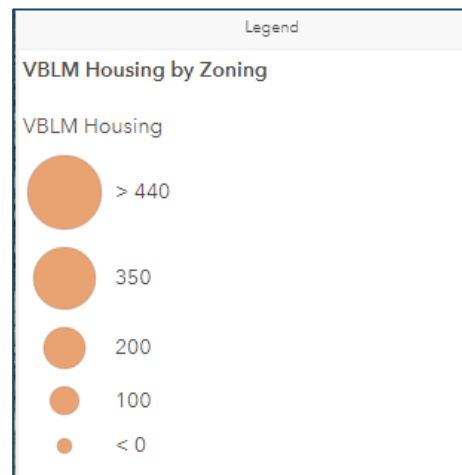
Properties with Affordable Units in  
Bellevue, WA



30 Bellevue  
(photo from [imaginehousing.org/](http://imaginehousing.org/))

# Strategy 6: Plan for Key Residential Areas

- Create plans and consider rezonings, if needed, in areas key development or redevelopment areas



# Strategy 7-8: Communicating Housing as a Priority

- Develop community conversations around housing and housing for all
- Communicate housing resources and opportunities

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

**Human Services is here for you**  
**Access COVID resources**

**Housing Assistance and Programs**

**COVID-19**  
Human Services offices are closed until further notice. We are offering alternative service options in response to growing community concerns. [Help for people impacted by COVID-19.](#)

**Rental Assistance**  
Landlords can now pre-register and tenants can apply online. [click here.](#)

**Mortgage Assistance**  
Homeowners in need of support should contact the Washington State Foreclosure Prevention hotline at 1-877-984-4863.

**City of Tigard, Oregon**

Home > City Hall > Departments > Community Development > Community Planning > Affordable Housing

**COMMUNITY PLANNING**  
**Affordable Housing**

The Fields Apartments in Tigard - Ribbon Cutting...  
VIRTUAL RIBBON CUTTING

**Staff Contact**  
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**Affordable Housing**  
Affordable Housing Plan Executive Summary

**Staff Contact**  
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Redevelopment Project Manager  
503-718-2429 | soon@tigard-or.gov

**Staff Contact**  
System Development Charge (SDC) Exemption  
Agnes Linder  
503-718-2429 | agnesl@tigard-or.gov

I WANT TO... COMMUNITY BUSINESS GOVERNMENT

**HOMEOWNERS** CITY OF REDMOND COMMUNITY PLANNING HOUSING AFFORDABILITY & HUMAN SERVICES INCLUDING AFFORDABILITY

**AFFORDABILITY**

**Definition**  
A home is considered affordable when the total housing costs do not exceed more than 30% of the household income. For rental units, this would include rent and utilities. For ownership units, this would include the total cost including mortgage, insurance, and homeowners dues, if any.

**CONTACT US**  
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[Housing \(PDF\)](#)

# Strategy 9: Build Affordable Housing Partnerships

- Build connections with affordable housing developers to identify opportunities in Camas
  - Housing for families
  - Housing for senior

- Communicate Camas policies and incentives to interested developers

WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

Opening doors to a better life

HOMEOWNERSHIP MULTIFAMILY BEYOND HOUSING COMPLIANCE INVESTORS

## 9% Housing Credit

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

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

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

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

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

**9% HOUSING CREDIT**

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

Want to be added to our mailing list?

**TAX CREDITS**



# Strategy 10: Support Affordable Homeownership

- Collaboration with regional partners to offer permanently affordable homeownership housing through community land trust model
- Possible approaches:
  - Construction of new for-sale housing
  - Preservation of existing housing in vulnerable neighborhoods



Recent home purchased through Proud Ground, Portland,  
From <https://proudground.org/>

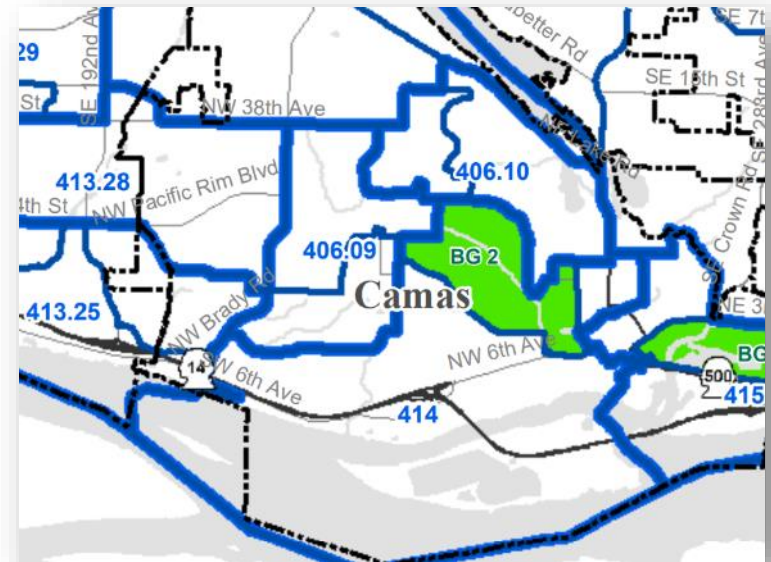
# Strategy 11: Explore Funding Source Options

Capitalize on available affordable housing funding sources:

- Affordable housing sales tax
- Loans or grants through Washington State Housing Trust Fund
- Clark County CDBG program

CDBG-eligible area in Camas  
(shown in green)

From <https://clark.wa.gov/community-services/community-development-block-grant>



# NEXT STEPS

- Anticipated City Council meeting dates
  - May 3 = Work Session
  - May 17 = Public Hearing
- Implementation of the HAP
  - Strategies will be refined and detail added by City staff to create policies and regulations
  - Staff will bring forward resulting policies and regulations for approval by Planning Commission and City Council