



Staff Report

May 18, 2021

Planning Commission Meeting

Continued Public Hearing for Camas Housing Action Plan

Presenters: Sarah Fox, Senior Planner and Mosaic Community Planning

Phone	Email
360.513.2729	sfox@cityofcamas.us

BACKGROUND

The City of Camas is creating a Housing Action Plan (HAP) to encourage diversity, affordability, and access to opportunity for people of all incomes. The goal of this plan is to further goals and policies of Camas 2035, the city’s comprehensive plan, to achieve a greater variety of housing types and costs to better meet the needs and desires of individuals and families. Funding for the project comes through a grant from the Washington State Department of Commerce.

A public hearing before Planning Commission was held on April 20 and continued to May 18. Staff was directed to incorporate changes to the draft strategies and return to the Commission with a revised version that captured their deliberation.

The Housing Action Plan will:

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

Public Engagement Activities & Results

<p>PUBLIC MEETINGS <i>[Note: Recordings of all meetings are available on the city’s website.]</i></p>	<p>Council Workshops 2/19/19; 6/3/19; 6/17/19; 7/1/19 Planning Commission 6/16/19; 10/20/20; 2/17/21; 4/20/21 Open House (via Zoom) 9/16/20; 9/17/20; 3/18/21 Focus Group Meeting 3/16/21</p>
---	--

Along with public meetings before Planning Commission and City Council, meetings were held with a stakeholder group, Discovery High School students, and at open houses. A full

summary of outreach efforts was detailed in the previous staff report to Planning Commission, which was dated April 20, 2021.

Draft Housing Action Plan

Existing Conditions Review & Housing Needs Analysis (Chapters 1 to 6)

The Housing Action Plan consultant team prepared a draft Existing Conditions & Housing Needs Analysis available for public review from February through March. The HAP consultant presented key findings from the Existing Conditions Review & Housing Needs Analysis, including a summary of public engagement activities, existing conditions, and housing needs, to the Planning Commission on February 17. The full draft plan was provided to the Planning Commission at the public hearing on April 20. No changes were made to Chapters 1 - 6 since the April 20 meeting. The document was broken into two parts for easier navigation during the meetings, and to focus on the changes.

Draft Housing Strategies (Chapter 7)

At the public hearing before Planning Commission on April 20, staff presented draft strategies for expanding housing diversity and affordability. The team revised initial strategies based on Planning Commission input and the revised strategies are included in Chapter 7 of the current draft document (Version 7),

A few of the changes include:

- Reorganized the strategies to better reflect a preference by the Commission.
- Amended the up zoning strategy to include a table that better reflects that additional analysis will need to be undertaken.
- Emphasize that the inclusionary housing strategy is providing information on best practices for further study.
- Added Commissioners suggestion to review the current impact fee system to (new) Strategy 9 - Explore Funding Source Options for Affordable Housing.

Table 26: Housing Action Plan Strategies

STRATEGY	GOALS			
	DEVELOP HOUSING	DIVERSIFY HOUSING MIX	INCREASE HOUSING AFFORDABILITY	PRESERVE AFFORDABLE HOUSING
Strategy 1: Expand housing opportunity in mixed use and downtown commercial districts	◆	◆		
Strategy 2: Explore density modifications in R zones	◆			
Strategy 3: Diversify allowed housing types	◆	◆	◆	
Strategy 4: Update lot and dimensional standards that limit density and housing types	◆	◆		
Strategy 5: Focus on key areas with residential development or redevelopment potential	◆	◆		
Strategy 6: Cultivate an inclusionary housing policy			◆	
Strategy 7: Continue community conversations around housing and housing for all	◆	◆	◆	◆
Strategy 8: Communicate available affordable housing resources			◆	
Strategy 9: Build partnerships to develop and preserve affordable housing for individuals, families, and seniors			◆	◆
Strategy 10: Explore funding source options for affordable housing	◆	◆	◆	◆
Strategy 11: Consider opportunities for supporting affordable homeownership			◆	◆

Project Scope & Timeline

The Housing Action Plan includes the following steps and deliverables:

1. Existing conditions review and needs analysis – Complete
 - o Gather and analyze trends in population, employment and income.
 - o Quantify existing and projected housing needs for all income levels
 - o Review existing programs and program success
 - o Create a housing inventory map
2. Public engagement – Public engagement plan complete (attached to this report); Complete
 - o Develop stakeholder group to gather input from housing advocates, housing providers, social service organizations, developers, neighborhood leaders, tenants, and religious organizations.
 - o Conduct public outreach (website and surveys)
 - o Present progress throughout to City Council and commissions for feedback
3. Evaluation of policies for increasing housing diversity – Complete
 - o Draft Housing Action Plan based on analysis from existing conditions data and community input
 - o Develop strategies to increase the supply of housing and variety of housing types needed to serve the housing needs identified.
 - o Provide a measurement of expected outcomes with various scenarios under consideration.
 - o Develop an implementation plan to include proposed amendments to the zoning regulations.
4. Adopt Housing Action Plan – Preparation for adoption beginning in April; Adoption process April – July 2021.

Recommendation

Planning Commission will continue the public hearing on the Housing Action Plan, accept testimony, deliberate, and forward a recommendation to Council.

EQUITY CONSIDERATIONS	FINDING
<i>What are the desired results and outcomes for this agenda item?</i>	Continued support from council on the path of this project, and ultimately, adoption of the plan.
<i>What's the data? What does the data tell us?</i>	Data is available on the website and will be shared throughout the project. LetsTalkCamasHousing.us

EQUITY CONSIDERATIONS	FINDING
<i>How have communities been engaged? Are there opportunities to expand engagement?</i>	<p>Invitations to join the open houses and take the survey were broadly sent on social media, CSD parent newsletter, city newsletter, newspaper advertisements, yard signs, and to Vancouver Housing Authority residents in Camas.</p> <p>As the project progresses, we will utilize other strategies to hear from groups that have not responded to the outreach efforts to date.</p>
<i>Who will benefit from, or be burdened by this agenda item?</i>	The Camas Housing Action Plan will benefit our community by creating a future where more housing choices (size, type, price) will be available.
<i>What are the strategies to mitigate any unintended consequences?</i>	The city can amend development regulations at any time that we become aware of an unintended consequence.
<i>Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.</i>	The goal of the initiative is to increase the availability of housing types, sizes, and costs. Greater housing variety and affordability has the potential to better serve residents with disabilities and communities of color.
<i>Will this agenda item improve ADA accessibilities for people with disabilities?</i>	The goal of the initiative is to increase the availability of housing types, sizes, and costs. This will include housing for the disabled and seniors in our city.
<i>What potential hurdles exists in implementing this proposal (include both operational and political)?</i>	We anticipate that a proposal to change development or zoning regulations will be met with an equal level of support and opposition.
<i>How will you ensure accountabilities, communicate, and evaluate results?</i>	We will continually update the website (letstalkcamashousing.us), utilize social media, and present draft policy recommendations at PC and Council workshops. All of the feedback received throughout the project will be incorporated in the draft Camas Housing Action Plan.
<i>How does this item support a comprehensive plan goal, policy or other adopted resolution?</i>	Neighborhood LU-3.1 "Create vibrant, stable, and livable neighborhoods with a variety of housing choices that meet all stages in the life cycle and range of affordability."

EQUITY CONSIDERATIONS	FINDING
	<p>Citywide Housing H-1, "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."</p> <p>H-1.7, "Require all new housing developments to provide a range of housing types and sizes that are evaluated through the land use approval process and stipulated on the final plat."</p> <p>H-3, "Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability."</p>
BUDGET IMPACT:	The city was awarded a \$100,000 grant from the Department of Commerce.