

2019 Housing Bills

PLANNING COMMISSION WORKSHOP

AUGUST 2019

OUTLINE



- Population
- Housing
- Zoning
- Overview of Bills
- Focus and Recommendations

Camas Population

2000 Census

- ▶ Population 12,534
- ▶ 12.6% Low income**
- ▶ 13% Have a disability
- ▶ 8.7% Over 65 years of age

2017 Estimate

- ▶ Total est. population 23,311
- ▶ 15.1% Low income**
- ▶ 6.2% Have a disability
- ▶ 11.4% Over 65 years of age

Who needs affordable housing?

Area median income (Clark County) is \$87,900

City Staff

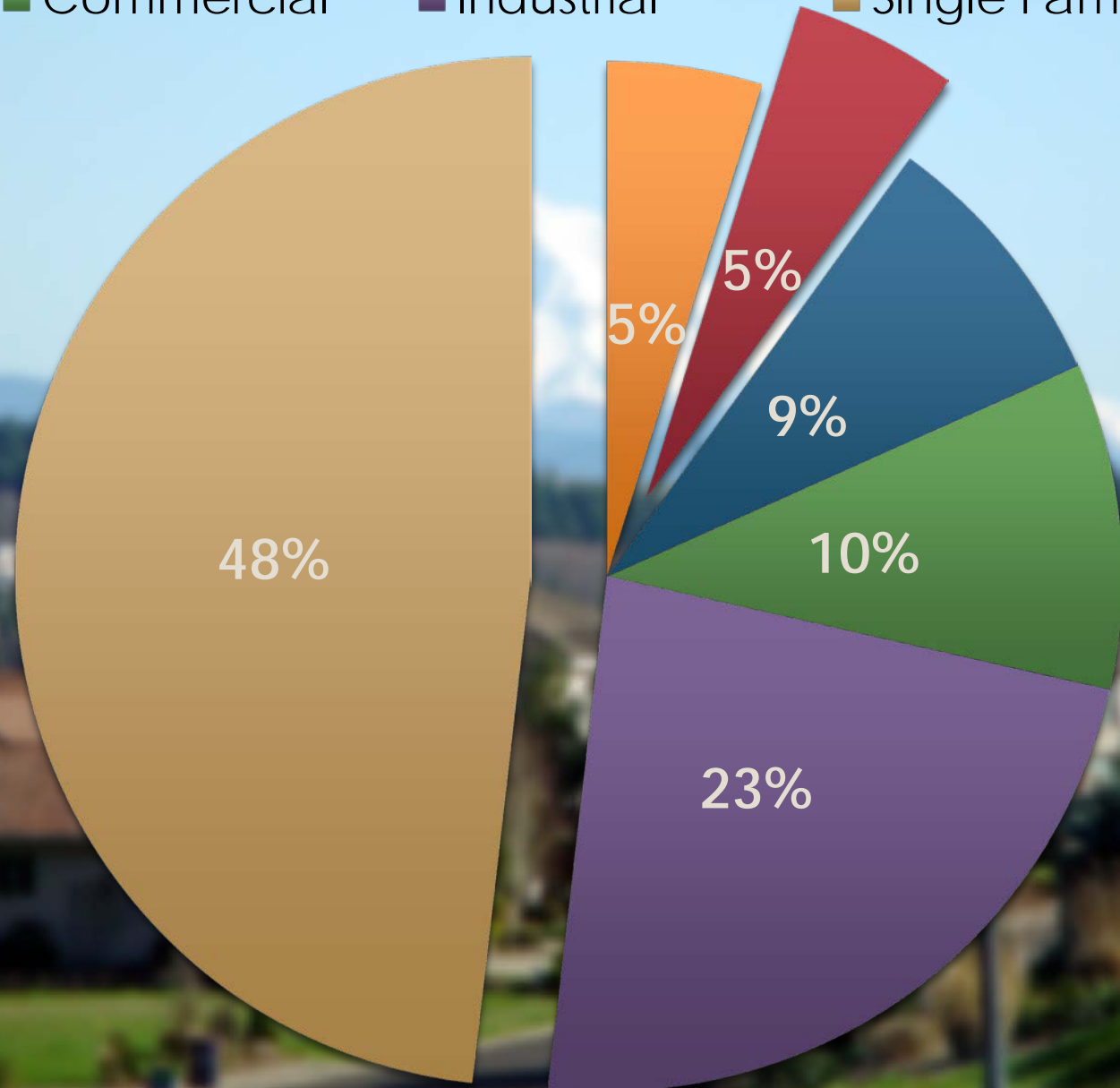
- ▶ Total staff = 160
- ▶ 72% earn less than the area median income
- ▶ Only 86 live in Camas

Camas School District

- ▶ Total staff = 984
- ▶ 69% earn less than the area median income
- ▶ 27% live in Camas (and also earn less than area median income)

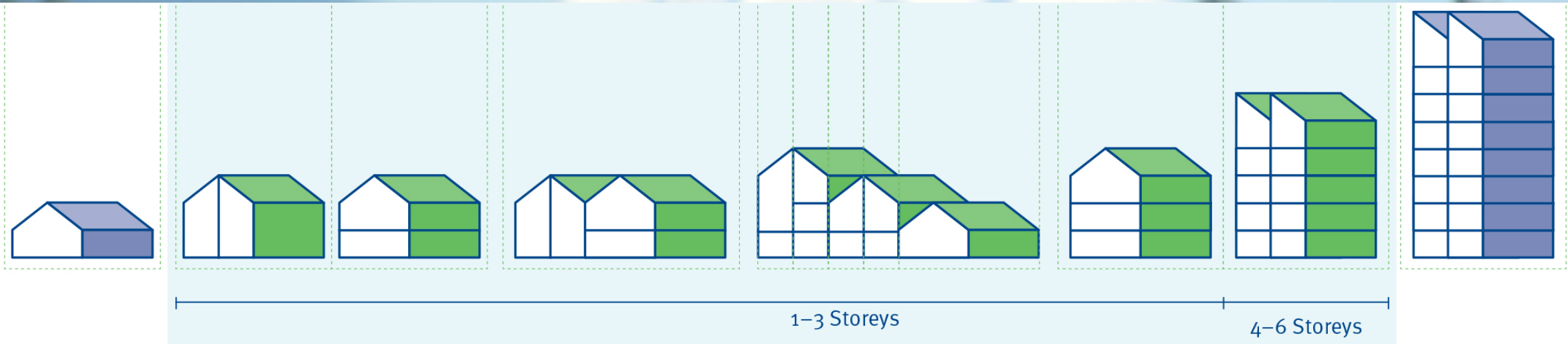
Land Use Acreages

- Open space
- Commercial
- Multifamily
- Industrial
- Park
- Single Family



Missing Middle

► The “missing middle” is a range of housing types between the two extremes of detached houses and high-rise apartment buildings



Single dwelling
e.g. a detached house

Two dwellings*
e.g. ‘duplex’, dual occupancy

Multiple dwellings*
e.g. terraces, townhouses, low-rise apartments

Single dwelling*
e.g. terrace, townhouse, row house, dwelling house

Multiple dwellings*
e.g. townhouses/towers with ground level, street-facing, universal design and/or mixed use suites

High rise apartments

Overview

SHB 1377

Requires cities to provide **bonus density** for affordable housing on properties owned by religious organizations

E2SHB 1923

Incentives for adopting measures to increase residential building capacity

Overview

Mandatory changes

- E2SHB 1923
- SHB 1377

- New definitions
- Parking maximums

Grants

- E2SHB 1923

Available to cities that adopt:

- Two actions out of 12; or
- Housing Action Plan

Protections for appeals

- E2SHB 1923

If adopt measures to increase residential building capacity

FOCUS:

SHB 1377 Properties owned by a religious organization

▶ Must develop "density bonus" policy

for new or rehab
pment

0% of MFI

FOCUS:

SHB 1377 Properties owned by a religious organization

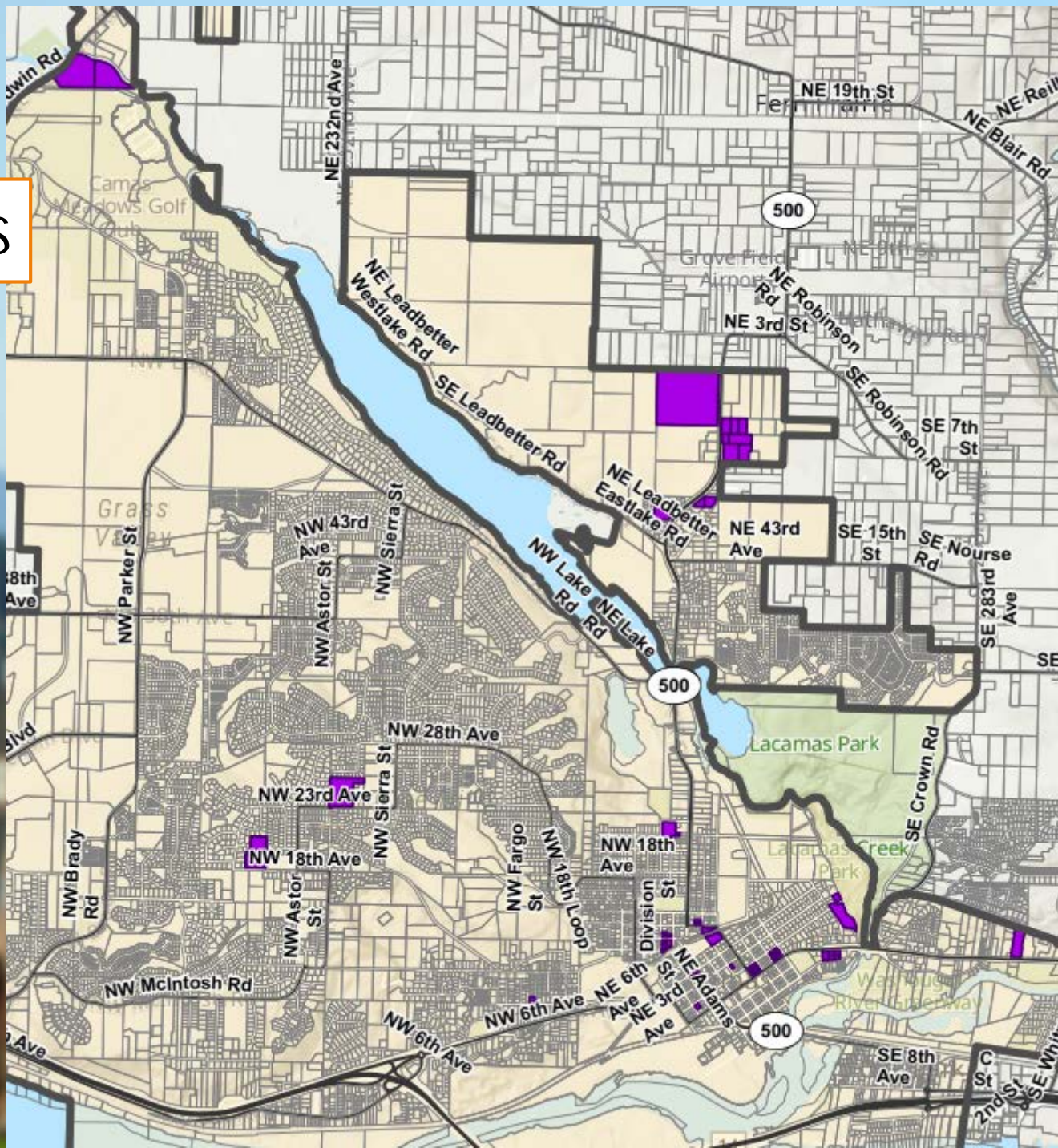
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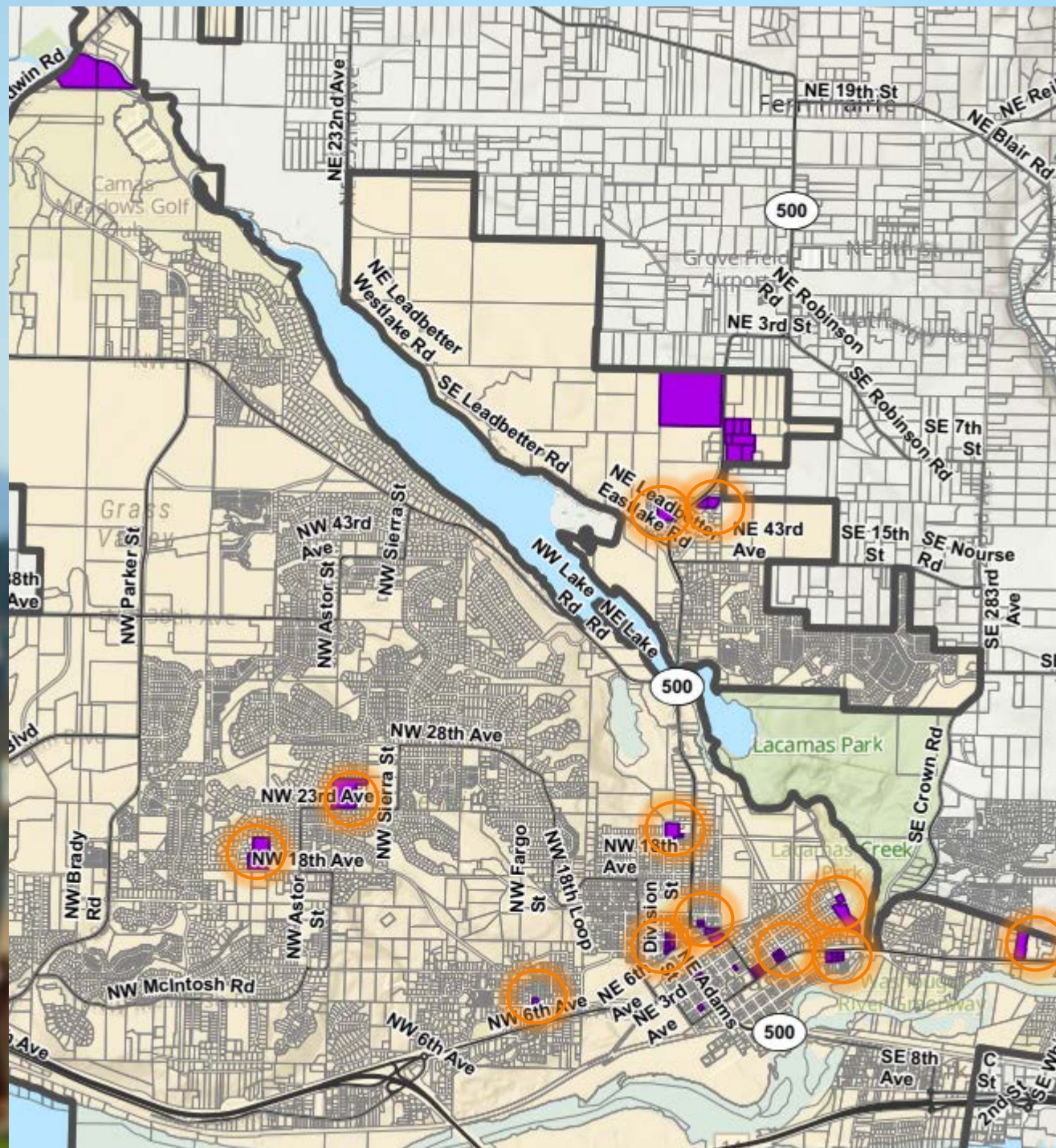
ervation of
spaces

Developments

24 Properties



Residential Zoning



Recommendation – SHB1377

Development of affordable housing
by religious organizations

(AF only)

E2SHB 1923

- Very little is **required** from cities
- All cities are **encouraged** to adopt actions to increase residential capacity

FOCUS: E2SHB 1923

Required:

- ▶ New definitions of affordable housing
- ▶ New definition of “permanent supportive housing”
- ▶ Set max parking limitations

Encouraged:

- ▶ Grant \$100,000
- ▶ Adoption of measures to increase residential building capacity; or
- ▶ Housing Action Plan

E2SHB 1923 Optional

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Housing Action Plan

*The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a **greater variety of housing types** and at prices that are accessible to a **greater variety of incomes**, including strategies aimed at the for-profit single-family home market.*