



**City Council Regular Meeting Agenda - Amended**  
**Monday, June 21, 2021, 7:00 PM**  
**REMOTE MEETING PARTICIPATION**

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*NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting to enable the City so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)*

**How to join meeting:**

**OPTION 1 -**

1. Go to [www.zoom.us](http://www.zoom.us) to download the app
  - Or, click "Join A Meeting" and paste Meeting ID – 937 1215 3883
2. Or, from any device click <https://zoom.us/j/93712153883>
3. Follow the prompts and wait for host to start meeting

**OPTION 2 - Join by phone (audio only):**

1. Dial 877-853-5257
2. Enter meeting ID #937 1215 3883, and then ##

**For Public Comment:**

1. Click the raise hand icon in the app
  - By phone, hit \*9 to "raise your hand"
2. Or, email to [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us) (400 word limit)

*Emails received by one hour before the start of the meeting are emailed to Council. During public comment, the clerk will read each email's submitter name, subject, and date/time received. Emails received up to one hour after the meeting are emailed to Council and attached to meeting minutes.*

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**SPECIAL MEETING**

**AMENDED AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS**

**CONSENT AGENDA**

*NOTE: Consent Agenda items may be removed for general discussion or action.*

1. [June 7, 2021 Camas City Council Workshop and Regular Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee

3. [Staffing Amendment to the Washougal/Camas Fire Department Merger ILA \(Submitted by Nick Swinhart, Fire Chief\)](#)

#### **NON-AGENDA ITEMS**

4. Staff
5. Council

#### **MAYOR**

6. [Recognition of Rafa Lavignino and Tenzin Kelsang](#)
7. [Alzheimer's and Brain Awareness Month Proclamation](#)
8. [Love Thy Neighbor Month Proclamation](#)

#### **MEETING ITEMS**

9. [Public Hearing for Camas Housing Action Plan](#)  
[Presenters: Sarah Fox, Senior Planner and Mosaic Community Planning](#)
10. [Resolution No. 21-004 Revising and Extending the Comprehensive Street Program for an Additional Six \(6\) Years](#)  
[Presenter: James Carothers, Engineering Manager](#)
11. [Resolution No. 21-005 Authorizing the City to accept Coronavirus State and Local Fiscal Recovery Funds \(ARPA\)](#)  
[Presenter: Cathy Huber Nickerson, Finance Director](#)
12. Interim Mayor Appointment Process  
Presenter: Jennifer Gorsuch, Administrative Services Director
13. [City of Camas Proclamation of Civil Emergency COVID-19](#)  
[Presenter: Jamal Fox, City Administrator](#)  
[Time Estimate: 5 minutes](#)

#### **PUBLIC COMMENTS**

#### **ADJOURNMENT**



**City Council Workshop Minutes - Draft**  
**Monday, June 07, 2021, 4:30 PM**  
**REMOTE MEETING PARTICIPATION**

*NOTE: Please see the published Agenda Packet for all item file attachments.*

**SPECIAL MEETING**

**CALL TO ORDER**

Mayor Pro Tem Ellen Burton called the meeting to order at 4:30 p.m.

**ROLL CALL**

Present: Council Members Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Staff: Sam Adams, Bernie Bacon, Phil Bourquin, James Carothers, Jamal Fox, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Trang Lam, Robert Maul, Bryan Rachal, Heather Rowley, Nick Swinhart, Connie Urquhart and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record

**PUBLIC COMMENTS**

Randal Friedman, 1187 Northwest 10th Avenue, Camas, commented about the Camas Housing Action Plan.

Emailed comments received via [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us) are attached to these minutes.

**WORKSHOP TOPICS**

1. Camas Housing Action Plan  
Presenters: Sarah Fox, Senior Planner and Mosaic Community Planning

Melissa Mailoux of Mosaic provided an overview of the proposed plan. Discussion ensued. A public hearing will be scheduled for the June 21, 2021 Regular Council Meeting.

2. Property Purchase for Access to Lacamas Reservoir  
Presenter: Sam Adams, Utilities Manager

This item has also been placed on the June 7, 2021 Consent Agenda for Council's consideration.

3. Lacamas Park Trail Bridge  
Presenter: Trang Lam, Parks and Recreation Director

Lam presented recommendations from the Parks and Recreation Commission. There was a consensus of Council to proceed with the recommended pilot program.

4. Draft Resolution No. 21-003 Camas Assistance Program (CAP) Presentation  
Presenter: Cathy Huber Nickerson, Finance Director

The resolution will be placed on the June 21, 2021 Regular Meeting Agenda for Council's consideration.

5. Cooperative Purchasing Contracts (Sourcewell) Presentation  
Presenter: Cathy Huber Nickerson, Finance Director

This item has also been placed on the June 7, 2021 Consent Agenda for Council's consideration.

6. Staff Miscellaneous Updates  
Presenter: Jamal Fox, City Administrator

Staff updates were deferred to the June 7, 2021 Regular Meeting

### **COUNCIL COMMENTS AND REPORTS**

Hogan attended a Columbia River Economic Development Council (CREDC) meeting and commented about transportation legislation.

Carter, Anderson and Burton attended an equity listening session.

Carter attended a Finance Committee meeting, a ribbon cutting, and completed the Camas Parks, Recreation and Open Spaces (PROS) survey.

Roberts attended a Friends of Dementia training; she engaged in constituent communication.

Roberts and Anderson attended a meeting regarding the City's fireworks survey.

Chaney attended the Clark Regional Emergency Services Agency (CRESA) Board meeting.

Anderson will attend the C-TRAN Board meeting and will be a member of the interim mayor process; he commented about the upcoming Clark County Charter Review Commission Town Halls.

Mayor Pro Tem Burton sought and received consensus to have a Council on the Homeless presentation at a future workshop. Burton commented about the updated Council agenda process, the Camas PROS survey, the Camas City Council Town Hall, the City fireworks survey on Engage Camas, and thanked staff for their efforts on the Shoreline Master Plan.

### **PUBLIC COMMENTS**

Randal Friedman, 1187 Northwest 10th Avenue, Camas, commented about ivy removal and the Camas Housing Action Plan.

### **ADJOURNMENT**

The meeting adjourned at 6:26 p.m.

**From:** [Randal Friedman](#)  
**To:** [Public Comments](#)  
**Cc:** [Kelly Moyer](#)  
**Subject:** PUBLIC COMMENT FOR WORKSHOP AND COUNCIL MEETING  
**Date:** Monday, June 7, 2021 1:35:31 PM  
**Attachments:** [Housing Study Council.pdf](#)  
[June 7 Council Statement.pdf](#)

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## 7 June 2021 Council Workshop on Housing Action Plan

Randal Friedman Public Comment:

### *How this plan gets it so wrong on so many levels*

Our community is coming together realizing our future lies with the mill's cleanup and reuse. It served this community for more than a century. Even consistent with current operations, it can return as Camas' vibrant center. It can better meet state housing mandates, the subject of tonight's Housing Action Study.

The 27-acre lab property sits with Heavy Industry zoning as bulldozers finish their work. This property alone, using MF-18 zoning, could provide 11% of state-mandated housing. With density on the lower portions like the popular Clara apartments, you might reach 20%.

Think of what decommissioned mill property might do.

Pause and look at Slide 20 Sarah will show you. The deep blue GP property dwarfs the magenta downtown. That deep blue was excluded.

This study perpetuates never "talking" about the mill's future. As a result, we consider Portland-type measures. Dense infill housing and relaxed parking standards are but two.

We don't want parked up neighborhoods like Portland's where planners told them millennial, lower income households and seniors wouldn't have cars. Even with Portland's multi-modal public transportation system we'll never have, many apparently defy the planners with their cars.

We don't want our historic downtown impacted from the parking scramble you'd expect in Portland. Neighborhoods around Crown Park don't want that either.

Reducing parking standards tells economically challenged populations they are not worthy enough to merit a parking spot. Their City thinks they are not supposed to have cars.

How disrespectful to assume lower-income households, seniors, and others won't have a car. Are planners suggesting they can't find a better job needing personal transportation? Are their medical needs limited to bus lines or expensive Uber drives for cancer treatment in Portland? Are you really saying they can't have the same options for education and recreation as their neighbors with parking spots?

Consider the full spectrum of social equity. This plan makes it worse.

We needn't go deeply into Portland-like measures if we admit mill property can accommodate housing over the next two decades. Cities exist to lead. This study does not.

This Housing Action Plan should, and needs to be a way to start this conversation. Sadly, it does not.

I'm tired of people saying "you can't make Georgia Pacific do anything." Also true, a City can't make any OTHER property owner build anything either. Yet we plan.

This plan is not a mandate, but a guide post for two decades out. This plan should include, at a minimum, portions of the mill already decommissioned.

To do otherwise creates real consequences to our City and neighborhoods. Our collective ostrich's head needs out of the sand. Let's start with this Housing Action Plan.

## 7 June 2021 Camas City Council Meeting

Randal Friedman Public Comment:

### *“What an Interim Administrator should and shouldn’t do.”*

First, thanks to our Acting Mayor for standing for our community and your 6-0 vote for the mayor’s letter supporting an Advisory Committee. While just one thing on your plate, you and this Council understand the Mill’s cleanup enables our next century.

It’s been a rough couple of years. Many feel a city still not listening.

Tonight, let’s talk Interim City Manager.

Start with what they should not do. Micromanage. Recognize Camas Department heads are consummate professionals and trusted to run their departments. Other than community vision of the City’s leadership, leave them alone and let them do their job. If they screw up, they will be accountable.

For the interim City Administrator’s “To Do” list:

- So long as they are needed, restore virtual meetings so Council and Commissioners see the public. That’s easy. Show respect.

Now the harder.

Ask each Department head the following:

- 1) What services do you provide Camas’ residents? Explain so the community understands. You can’t do your job until you can succinctly explain it to a lay person. No more than a page.
- 2) What could you be doing better? Let staff think out-of-the-box. I sense that problem now. Let staff honestly say what could be better, and what, if any, additional resources they need. Often it isn’t resources, just letting people do their jobs. Don’t get in the way.
- 3) What’s needed to ready Camas for its future? Again, let staff out-of-their-box. It’s time staff starts implementing the mill’s cleanup and reuse. Denis Hayes’ wonderful letter stated, “The condition of the mill site will determine the future viability of Camas. As we have seen throughout industrial America, nothing is more lethal to a community than a toxic abandoned industrial facility right at its core.”
- 4) What will the city need for major mixed-use development support? New public safety facilities and resources? Traffic/street management? A public shoreline with parks and amenities? Start informal conversation. Write it down. Make that part of their job and feel ownership of our future. **No costly consultant studies**
- 5) Make the Interim Administrator available to the public and staff. Require generous office hours for the public to come and talk. Enable staff to have candid, unrecorded conversations. Compile a binder for the new Mayor and City Administrator with some thoughts.
- 6) Make this opportunity for assessment. A pause for coming back stronger through the mill’s emergence as Camas’ new center. Filled with low-carbon housing and services, it helps us meet state mandated growth least disruptive to neighborhoods. Starting with the Housing Action Plan, direct staff to revise City goals and policies enabling Camas’ new center. The 2025 Comprehensive Plan update is knocking on the door.

These are non-traditional times. Seize this opportunity, appoint someone who has no other agenda, and work towards implementing 6 basic questions. Let our new Mayor hit the ground running with a binder of thoughts, suggestions, and restored faith in government.

From: [Douglas Strabel](#)  
To: [Public Comments](#)  
Subject: Four (4) Items for the 6/07/2021 CITY COUNCIL MEETING  
Date: Monday, June 7, 2021 3:40:24 PM

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**1. Since the City has announced the reopening of City Facilities effective July 1<sup>st</sup> 2021 on what date will the City Council Meetings move from the Zoom Format back to a face to face format with Taxpayer/Citizens in attendance? And additionally address Item #2?**

**2. Resolution #1252 (dtd 02/2020) states Citizens/Taxpayers are currently NOT ALLOWED to engage in a conversation, ask questions and expect a response or debate of any type.**

**There needs to be a Modification, Amendment or Repeal of Sec III Note E to thereby allow Conversation, Debate or Q&A.**

**3. Why do Comments/Questions to the City Council not get answered or even posted into the PUBLIC COMMENTS FOLLOW UP section of the City Website?**

**There has been zero activity since April/May 2020.**

**Now the PUBLIC COMMENTS FOLLOW UP section has disappeared from the new revised City Website**

**4. NW Lake Road and NW Sierra Street Traffic Signal:**



**This item has been moved again and is now listed as #8 on the City of Camas 2022-2027 Six Year Street Priorities.**

**It now has a \$380K estimated cost.**

**This item was listed as a \$2.5M line item as part of the \$78M in the Failed Prop 2 in the 2019 Election.**

**Will it take a tragedy to get the project moved up in the priority list?**

**Why is this project LOWER than other items which have no potential for injury or death?**

Douglas Strabel

4307 NW Oregon St.

Camas, WA



**City Council Regular Meeting Minutes - Draft**  
**Monday, June 07, 2021, 7:00 PM**  
**REMOTE MEETING PARTICIPATION**

*NOTE: Please see the published Agenda Packet for all item file attachments.*

**SPECIAL MEETING**

**CALL TO ORDER**

Mayor Pro Tem Ellen Burton called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Council Members Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Shannon Roberts and Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, James Carothers, Jamal Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Trang Lam, Shawn MacPherson, Robert Maul, Bryan Rachal, Heather Rowley, Nick Swinhart, Connie Urquhart and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record

**PUBLIC COMMENTS**

Randal Friedman, 1187 Northwest 10th Avenue, Camas, commented about City leadership.

John Ley, 444 NW Fremont Street, Camas, commented about in-person Council meetings and transportation improvements.

The following members of the public commented about the Conditional Use Permit for Discover Recovery:

Brian Lewallen, 5248 NW Fernridge Drive, Camas  
 Hannah Rogers, 2237 NW Utah Court, Camas  
 Robert Ball, 2210 NW 23<sup>rd</sup> Avenue, Camas  
 Bryce Davidson, 1814 NW 21<sup>st</sup> Court, Camas  
 James Rogers, 2237 NW Utah Court, Camas  
 Leslie Lewallen, 5248 NW Fernridge Drive, Camas  
 Scott Hogg, 3533 NW Norwood Street, Camas  
 Brian Wiklem, 3413 23<sup>rd</sup> Avenue, Camas  
 Heather Gulling, 1745 NW 29<sup>th</sup> Circle, Camas  
 Maggie Koch, 1824 NW 29<sup>th</sup> Circle

Emailed comments received via [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us) are attached to these minutes.

## STAFF PRESENTATION

1. Clark County Commission on Aging  
Presenter: Jacqui Kamp, Clark County Planner and Chuck Green, Commission on Aging

Kamp and Green reviewed the Commission on Aging presentation. Discussion ensued.

2. Parking Infraction Penalty  
Presenter: Steve Wall, Public Works Director

Wall provided an overview and the proposed options. Discussion ensued. This item will be placed on a future agenda.

## CONSENT AGENDA

*NOTE: Consent Agenda items may be removed for general discussion or action.*

3. May 17, 2021 Camas City Council Workshop and Regular Meeting Minutes
4. \$1,094,785.78 Automated Clearing House and Claim Checks Numbered 147618 to 147760; \$2,239,829.88 Automated Clearing House, Direct Deposit and Payroll Checks Numbered 7910 to 7912 and Payroll Accounts Payable Checks Numbered 147609 through 147617
5. Lake Management Plan Professional Services Agreement (Submitted by Steve Wall, Public Works Director)
6. Sourcewell Agreement (Submitted by Cathy Huber Nickerson, Finance Director)
7. Purchase and Sale Agreement with Farshad/Leena and Authorize the Mayor to Sign Closing Documents (Submitted by Sam Adams, Utilities Manager)
8. \$499,326.53 Clark & Sons Excavating, Inc. NE 15th Ave Improvements (Submitted by James Carothers, Engineering Manager)
9. Purchase and Sale Agreement with Lacamas Heritage Properties, LLC and Authorize the Mayor to Sign Closing Documents (Submitted by Steve Wall, Public Works Director)

**It was moved by Carter, and seconded, to approve the Consent Agenda. The motion carried unanimously.**

## NON-AGENDA ITEMS

10. Staff

Rachal commented about the City's fireworks survey on Engage Camas.

Fox commented about the Camas Parks, Recreation, and Open Space (PROS) Plan survey, staff's efforts during the pandemic, COVID protocol updates, and the planned re-opening of City facilities on July 1, 2021.

## 11. Council

Chaney and Anderson commented about 77<sup>th</sup> anniversary of D-Day.

Roberts commented about Veterans and commended staff for their efforts in the grounds maintenance at the Cemetery.

Hogan attended the Columbia Trail Connection ribbon cutting, the Columbia River Economic Development Council (CREDC) meeting, the City's fireworks survey discussion, and the Finance Committee meeting.

Carter commented about the current status of the Discover Recovery Condition Use Permit process. Discussion ensued.

**MAYOR**

## 12. Mayor Announcements

Mayor Pro Tem Burton commented about the City Council Town Hall, Engage Camas, and the Camas PROS Plan survey.

## 13. LGBTQ+ and Pride Month Proclamation

Mayor Pro Tem Burton proclaimed the month of June 2021, as LGBTQ+ and Pride Month in the City of Camas.

## 14. Juneteenth Day Proclamation

Mayor Pro Tem Burton proclaimed June 19, 2021, as Juneteenth Day in the City of Camas.

**MEETING ITEMS**15. Public Hearing for Six-Year Transportation Improvement Program  
Presenter: James Carothers, Engineering Manager

Mayor Pro Tem Burton opened the public hearing at 8:31 p.m.

John Ley, 444 NW Fremont Street, Camas, provided testimony.

The public hearing closed at 8:34 p.m.

**It was moved by Roberts, and seconded, to approve the Six Year Transportation Improvement Program and direct the City Attorney to prepare a resolution for Council's consideration at the next meeting. The motion carried unanimously.**

16. City of Camas Proclamation of Civil Emergency COVID-19  
Presenter: Jamal Fox, City Administrator

**It was moved by Anderson, and seconded, that the Mayor's Proclamation of Civil Emergency dated March 18, 2020, be reaffirmed and that the Supplement dated April 15, 2020, and the Amendment dated June 16, 2020, be revoked and of no further force and effect. The motion carried unanimously.**

This item will be placed on future Council regular agendas until reconsideration.

## **PUBLIC COMMENTS**

The following members of the public commented about the Conditional Use Permit for Discover Recovery:

Brian Lewallen, 5248 NW Fernridge Drive, Camas  
James Rogers, 2237 NW Utah Court, Camas  
Robert Ball, 2210 NW 23rd Avenue, Camas

Douglas Strabel, 4307 NW Oregon Street, Camas, commented about public comments; the Six-Year Transportation Improvement Program; and in-person Council meetings.

John Ley, 444 NW Fremont Street, Camas, commented about the interim Mayor and City Administrator appointments process.

Phil Williams, 936 NE 41<sup>st</sup> Avenue, Camas, commented about public comment guidelines.

## **ADJOURNMENT**

The meeting adjourned at 9:05 p.m.

**From:** [Brian Lewallen](#)  
**To:** [Public Comments](#)  
**Subject:** Detox Timeline and Supporting Documentation  
**Date:** Monday, June 7, 2021 9:22:13 PM  
**Attachments:** [Detox Timeline for Camas City Council 6.7.21 bkl compressed.pdf](#)

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**WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.**

I am the pro bono attorney representing the Dorothy Fox Safety Alliance. Attached are comments for review and consideration by the Council. It's unfortunate that I was only given 6 minutes to talk. I was simply trying to help inform the Council, on behalf of the Alliance, of things the Council should have known from the start. I am more than happy to talk with the Council about what I am sharing with you tonight. My cell is 309-573-9564.

Respectfully submitted,

Brian Lewallen

**From:** [Brian Lewallen](#)  
**To:** [Public Comments](#)  
**Subject:** Detox Timeline and Supporting Documentation  
**Date:** Monday, June 7, 2021 9:22:13 PM  
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I am the pro bono attorney representing the Dorothy Fox Safety Alliance. Attached are comments for review and consideration by the Council. It's unfortunate that I was only given 6 minutes to talk. I was simply trying to help inform the Council, on behalf of the Alliance, of things the Council should have known from the start. I am more than happy to talk with the Council about what I am sharing with you tonight. My cell is 309-573-9564.

Respectfully submitted,

Brian Lewallen

## Dorothy Fox Detox Timeline For Camas City Council

### September 28, 2020:

(2:07pm) E-mail from Discover Recovery Rep to Bob Cunningham (See Attachment A)

- Discover Recovery representative notifies Bob C. that they are interested in buying Fairgate Estate for use as a detox center but is confused about Camas Zoning Code.
- "When I look at [the Code] I don't see this specific use named. I need help determining what to call the detox center use."
- [Is it a Residential Treatment Facility that would need a zoning amendment or a similar to a use in the code that might work, like "convalescent home"]
- "The Buyer would like to know that he can operate his treatment facility in the building before purchasing the property."
- "They are aware that they may need to apply for a Conditional Use Permit ("CUP")...but that is a fairly lengthy process. The seller does not want to tie up the property until a CUP is complete. Is there a way to come up with some certainties?"

### September 29, 2020:

(12:40pm) E-mail from Robert Maul to Discover Recovery Rep (See Attachment B)

- I spoke to Discover Recovery about this a few times during the summer of 2020.
- Since the detox center is a new use: "[Discover Recovery] would need to apply for a zoning text change which is a legislative process that would go before the Planning Commission with a recommendation to the City Council."
- Attaches Camas Municipal Code electronically highlighting Sec. 18.55.030(G):
  - o Type IV land use decisions must be referred by majority vote of the planning commission to the City Council for final action. Robert Maul specifically highlights the section of the City Code they must follow for Type IV land use decisions.
  - o These decisions "must be referred by a majority vote of the entire planning commission onto the city council for final action prior to adoption by the city. The city council's decision is the city's final decision." CMC Section 18.55.110(G)
  - o

(1:04pm) E-mail from Discover Recovery Rep to Robert Maul (See Attachment C)

- "It is my understanding that there would be two options for making a decision on this. One you have described. The other is, per the Code, 'The Community Development Director may determine whether a proposed land use not specifically listed in the [Code] is allowed in a zone.'"
- "The time and expense involved in applying for a legislative decision, without any certainty of it being approved, may be more risky than what the buyer or seller are willing to invest."
- "My hope is that we might pursue the path of a determination by the Community Development Director."



(1:44pm) E-mail from Robert Maul to Discover Recovery Rep (See Attachment D)

- "The City has been clear on what path your client will need to take if he wishes to move forward with a project there. I'm happy to discuss the legislative process if you like."

(2:12pm) E-mail from Discovery Recovery Rep to Robert Maul (See Attachment E)

- "Is there any way to get a preliminary ruling or see if it looks favorable to achieve the decision [we want]?"

#### September 30, 2021:

(10:29am) E-mail from Robert Maul to Discover Recovery Rep (See Attachment F)

- "Zoning text changes are considered Type IV processes which are legislative." City staff provides a report to the Planning Commission who holds a public hearing then offers a recommendation to the City Council. The Council holds a public hearing and makes a decision.
- "Because this is policy, there are no guarantees on outcome. As such, it is impossible for me to provide some sort of preliminary ruling."

#### October 19, 2021:

(11:56pm) E-mail from Discover Recovery lawyer (Kristine Wilson, Perkins Coie) to Robert Maul (See Attachment G)

- The lack of clarity in the Camas Code qualifies for the Community Development Director's determination pathway to close a "gap" in the Camas Code.
- Based on client's communications with the City Staff, it appears the City is overlooking using the Community Development Director's authority to get this approved. "I would like to discuss this option further...as an alternative to a text amendment."
- "Our client is seeking this information in connection with a potential purchase of property and time is of the essence."

#### October 22, 2020:

(11:31am) E-mail from Phil Bourquin, Community development Director to Kristine Wilson (See Attachment H)

- "It is my belief that the [detox center] use is consistent with the definition of "Residential Treatment Facility" as defined under the Washington Administrative Code."
- "I agree with Robert Maul that the appropriate process for the described use is a "code text amendment" under a Type IV process. This process provides an opportunity for public discourse and city policymakers to define, classify and determine the most appropriate zoning for new uses within our jurisdiction. It squarely places local land use control in the hands of policymakers and the citizens they represent."

**October 22, 2020 to December 10, 2021**

**(7 weeks)**

**NO DOCUMENTS PROVIDED DURING THIS TIME PERIOD IN  
THREE SEPARATE FOIA DISCLOSURES TO DFSA**

- December 10, 2021:** City of Camas issues Pre-Application Notes related to Discover Recovery proposal to change Fairgate Estates from an assisted living home to a “convalescent home.” They submitted a Type III Conditional Use Permit that will be decided upon by the Clark County Hearings Examiner, instead of a Type IV land use decision adjudicated by the Camas City Council. Complete 180 change. (See Attachment I)
- Despite the October 22, 2020 email from the Community Development Director saying this was a Type IV land use decision, the City of Camas Planning Department does not object to or reject Discover Recovery’s Type III permit pre-application.
- January 21, 2021:** Discover Recovery submits Type III CUP Application (not Type IV to the Planning Department/City Council). States the detox center is a “convalescent home” pursuant to the Camas City Code. Complete 180 change. (See Attachment J)
- Despite the October 22, 2020 email from the Community Development Director saying this was a Type IV land use decision, the City of Camas Planning Department does not object to or reject Discover Recovery’s Type III permit pre-application.
- February 2, 2021:** Discover Recovery purchases Fairgate Estate property for \$2.3M Despite several attempts to seek clarity and assurance from the City about the ability to use Fairgate Estate prior to purchase, Discover Recovery buys the property before the Hearings Examiner and Public Comment “process” even begins.
- February 12, 2021:** Planning Department deems CUP Type III Application “technically complete”. Now Discover Recovery’s application can proceed to public notice prior to a public hearing before the hearings examiner. The City of Camas Planning Department does not object to or reject Discover Recovery’s Type III permit proceeding. (See Attachment K)
- February 17, 2021:** DFSA makes FOIA request asking for all public documents related to the purchase of Fairview Estates by Discover Recovery, the CUP permit and/or CUP application process.
- March 3, 2021:** Camas provides first set of DFSA’s FOIA documents. The September/October 2020 emails described in the timeline are not provided.

**March 16, 2021:** Planning Department issues staff report stating:

- As a Conclusion of Law, that “the detox center use is defined as a “Nursing, rest or convalescent home pursuant to Camas City Code” (The Camas Community Development Director said the exact opposite in October 2020. No documents have been provided in the FOIA responses to explain how that position changed.)
- City staff recommends proceeding with the hearings examiner process as a Type III land use decision.
- The staff report expressly notes that one of the public concerns expressed prior to city finalizing its staff report: “The city council and mayor should be the final decision makers for this permit.” Despite this noted concern which is the exact same concerns noted by the Planning Department in September/October 2020, the Type III CUP proceeds to the public hearing before the hearing examiner. (See Attachment L)

**March 17, 2021:** Camas provides second set of DFSA’s FOIA documents. The September/October 2020 emails described in the timeline are, again, not provided.

**March 24, 2021:** Public Hearing before Hearing Examiner

**April 28, 2021:** Hearing Examiner Approves Discover Recovery’s Type III CUP

**May 3, 2021:** City Council Workshop

(Starting @ 1:41.00 of video)

- Council discusses the Detox hearing examiner decision. Agree that they need to re-look at the Camas code to see if they can prevent these types of uses near schools in the future.
- Council member Hogan commenting on how the City is reactive to zoning problems. “I feel like in baseball...In baseball, they say you can’t hit what you can’t see. It seems like we can’t see these things coming. It’s like they seem to come at us from the side as a City. And, we just need help from the Staff to kinda find out in advance where the next problem might be that we have overlooked or not thought of before.”

**When that was said, did you know that the Detox “pitch” was actually thrown in September 2020, and the Planning Department said that the decision must go before the City Council, not a Clark County Hearings Examiner?**

**May 11, 2021:** Camas Mayor abruptly resigns.

**May 12, 2021:** DFSA Files Petition for Reconsideration

**May 17, 2021:** DFSA resubmits FOIA request for documents asking for additional documents attempting to fill in noticeable gaps of time where no documents were disclosed in previous FOIA responses

**May 20, 2021:** Camas Post Record runs story about Detox administrative dispute and City Council potential ineffective leadership and support on this critical safety issue for Camas

**May 26, 2021:** City Administrator abruptly resigns.

**May 26, 2021:** Discover Recovery Medical Director signs interim order with Oregon Medical Board pending the conclusion of an investigation into his medical practices.  
(See Attachment M)

- Dr. Klos is the Medical Director of Discovery Recovery.
- Per his resume, he is the Medical Director of at least 3 Rehabs/Detox facilities in Oregon and Washington

#### Did you know?

- In 2003, Klos was put on probation for 5 years for gross or repeated acts of negligence with regarding prescriptions of Oxycontin, morphine sulfate, Klonopin and Ambien, including increasing dosage to patients with a history of addiction.
- The Stipulated Order significantly restricts his ability to prescribe opiates to only one less addictive/harmful Schedule III drug – not Oxycontin, for example.
- And, the Order states he cannot prescribe opiates to clients receiving in-patient treatment in Oregon.
- This Order was necessary because "the results of the Board's investigation to date have raised concerns to the extent that the Board believes it necessary that Licensee agree to certain terms until the investigation is complete."
- This investigation will may take up to 12 – 18 months to complete, and may be possibly referred to Washington State and/or the federal Drug Enforcement Agency.

**Did you know the other Discover Recovery location in Long Beach, led by Klos, has been investigated by the Washington Department of Health also?**

Investigation issues included:

- Ordering large quantities of controlled drugs, but not given to clients
- Staff destroying or diverting large amounts of controlled drugs
- Staff falsifying patient charts
- Admitting clients in need of hospital detoxification care
- Improper medication tapering
- Patient holding a staff member hostage in the kitchen
- Accepting clients with serious mental illnesses

**May 28, 2021:** Hearing Examiner Denies Petition – Final Decision Approving CUP entered

**June 3, 2021:** Camas provides third set of DSFA's FOIA documents. The September/October 2020 emails described in the timeline are finally provided. The emails are provided after the Hearing Examiner issues his final decision on Discovery Recovery's Type III CUP.

# ATTACHMENT A

**Fairgate Estate**

**From** Lisa Slater  
**To** Bob Cunningham  
**Date** 2020/09/28 14:07  
**Subject:** Fairgate Estate  
**Attachments:** image001.wmz, image002.png,  
oledata.mso

Hello Bob,

I have some questions that may be answered by you, or perhaps Planning. But I will start with you and you can redirect me as needed.

This is concerning the Fairgate Estate at 2213 NW 23<sup>rd</sup> Ave. It is currently an assisted living home with a maximum of 15 rooms. I believe they are under a CUP for such. They currently have a person interested in buying the property, who is looking at using the facility for a drug and alcohol treatment center. Their official description is "A licensed residential treatment center (Licensed by Washington State DOH) offering sub-acute medical detoxification services and residential treatment stays of around 30-45 days."

When I look at the descriptions of a Residential Care Facility, Assisted Living, or Nursing Rest or Convalescent Home, I don't see this specific use named in any of them. So I need some help to make a determination of what to call this use. It most closely resembles a Residential Care Facility if it is going to be limited to 15 people, or an Assisted Living Facility if more than 15. If I can know what category to list this under, I can do some code research to determine what it would take for the buyer to operate his business.

The buyer (understandably) would like to know that he can operate his treatment facility in this building before purchasing the property, and know what the process will be to do so. They have hired me to communicate with the City to make that determination. They are aware that they may need to apply for a new Conditional Use Permit, and that will tell them all of the details of what will be required. But that is a fairly lengthy process, and they are looking for some feedback sooner. The seller does not want to tie up the property until a CUP is complete. Is there a way to come up with some certainties in the immediate?

Please give me a call or email with some direction. I appreciate your help in this matter. Thank you.

# ATTACHMENT B

**RE: Fairgate Estate**  
**From:** Robert Maul  
**To:** Bob Cunningham, lisa@slaterarchitecture.com  
**Date:** 2020/09/29 12:40  
**Subject:** RE: Fairgate Estate  
**Attachments:** image002.png, General Application Form.pdf, preapplication handout.pdf

Good afternoon, Lisa.

Is this for Thomas Feldman? He and I spoke a few times this summer about his proposal. None of the use descriptions apply to what it is they want to do for an in-patient treatment facility. He would need to apply for a zoning text change which is a legislative process that would go before the Planning Commission with a recommendation to the City Council. The first step is to apply for a pre-app then we can get started with the other steps of the legislative process. I have attached the forms for your convenience. Please let me know if you have question or need information.

Regards,

Robert Maul

Planning Manager

---

**From:** Bob Cunningham  
**Sent:** Tuesday, September 29, 2020 8:56 AM  
**To:** Robert Maul <RMaul@cityofcamas.us>  
**Subject:** FW: Fairgate Estate

Here's another one for your input.

---

**From:** Lisa Slater <lisa@slaterarchitecture.com>  
**Sent:** Monday, September 28, 2020 2:07 PM  
**To:** Bob Cunningham <BCunningham@cityofcamas.us>



Chapter 18.55 - ADMINISTRATION AND PROCEDURES<sup>[16]</sup>

Footnotes:

--- (16) ---

Prior ordinance history: Ords. 2443, 2451, 2455, 2481 and 2509.

Article I. - General Procedures

18.55.010 - Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, BOA, SEPA, Shoreline or Type IV.

(Ord. 2515 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; [Ord. No. 2691, § I\(Exh. A\), 1-21-2014.](#))

18.55.020 - Determination of proper procedure type.

- A. Determination by Director. The community development director or designee (hereinafter the "director") shall determine the proper procedure for all development applications. If there is a question as to the appropriate type of procedure, the determination shall be at the director's discretion.
- B. Optional Consolidated Permit Processing. An application that involves two or more project permits may be submitted concurrently and processed with no more than one open record hearing and one closed record appeal. If an applicant elects this process upon submittal and in writing, the determination of completeness, notice of application, and notice of decision or final decision shall include all project permits reviewed through the consolidated permit process.

(Ord. 2515 § 1 (Exh. A (part)), 2008)

( [Ord. No. 2691, § I\(Exh. A\), 1-21-2014.](#) )

18.55.030 - Summary of decision making processes.

The following decision making process table provides guidelines for the city's review of the indicated permits:

**Table 1 - Summary of decision making processes**

Approval Process							
Permit Type	I	II	III	Shore	SEPA	BOA	IV
Archaeological		X	X				
Binding site plans		X					

Temporary uses	X						
Variance (minor)	X						
Variances (major)						X	
Zone change/single tract			X <sup>(5)</sup>				
Zone code text changes							X

Notes:

- (1) For development proposals subsequently submitted as part of an approved master plan, subarea plan, or binding site plan.
- (2) Section 17.21.060 for final plat approval.
- (3) Section 18.23.130 for final master plan approval.
- (4) Planning commission hearing and city council decision.
- (5) Hearing and final decision by hearings examiner.

Permit Types.

- A. Type I Decisions. The community development director or designee shall render all Type I decisions. Type I decisions do not require interpretation or the exercise of policy or legal judgment in evaluating approval standards. The process requires no public notice. The approval authority's decision is generally the final decision of the city. Type I decisions by the building division may be appealed to the board of adjustment.
- B. Type II Decisions. The community development director or designee shall render the initial decision on all Type II permit applications. Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. City review typically focuses on what form the use will take, where it will be located in relation to other uses, natural features and resources, and how it will look. However, an application shall not be approved unless it is or can be made to be consistent, through conditions, with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application the director determines completeness, issues a notice of application (consolidated review only), reviews and renders a notice of decision. The director's decision shall become final at the close of business on the fourteenth day after the date on the decision unless an appeal is filed. If an appeal is received the hearings examiner will review the decision based on the record and render the city's final decision.
- C. Type III Decisions. Type III decisions involve the greatest amount of discretion and/or evaluation of approval criteria. Applications evaluated through this process commonly involve conditional uses, subdivisions, and development within the city's light industrial/business park.

Upon receipt of a complete application, notice of public hearing is mailed to the owners of record of the subject property, the applicant, and owners of real property within three hundred feet of the subject tract, based upon Clark County assessment records. The notice of public hearing is issued at least fourteen days prior to the hearing, and the staff report is generally made available five days prior to the hearing. If a SEPA threshold determination is required, the notice of hearing shall be made at least fifteen days prior to the hearing and indicate the threshold determination made, as well as the timeframe for filing an appeal. Type III hearings are subject to either a hearing and city final decision by the hearings examiner, or subject to a hearing and recommendation from the planning commission to the city council who, in a closed record meeting, makes the final city decision.

- D. Shoreline (SMP, Shore). The community development director acts as the "administrator." A shoreline management review committee reviews a proposal and either determines to issue a permit, or forward the application to the planning commission or hearings examiner, as appropriate. Shoreline regulations are found at Section 18.55.330 and the Camas Shoreline Master Program (2012, or as amended).
- E. SEPA (State Environmental Policy Act). When the City of Camas is the lead agency, the community development director shall be the responsible official. The procedures for SEPA are generally provided for under Title 16 of this code, as well as Sections 18.55.110 and 18.55.165 of this chapter.
- F. Board of adjustment decisions are the final decision of the city, except as provided in Section 18.45.020 Approval process of this title.
- G. Type IV Decisions. Type IV decisions are legislative actions which involve the adoption or amendment of the city's land use regulations, comprehensive plan, map inventories, and other policy documents that affect the entire city, large areas, or multiple properties. These applications involve the greatest amount of discretion and evaluation of subjective approval criteria, and must be referred by majority vote of the entire planning commission onto the city council for final action prior to adoption by the city. The city council's decision is the city's final decision.



(Ord. 2515 § 1 (Exh. A (part)), 2008)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 19-001, § I(Att. A), 1-22-2019)

Article II. - Pre-Filing Requirements

18.55.050 - Initiation of action.

Except as otherwise provided, Type I, II, III, or BOA applications may only be initiated by written consent of the owner(s) of record or contract purchaser(s). Legislative actions may be initiated at the request of citizens, the city council, planning commission, or department director or division manager.

(Ord. 2515 § 1 (Exh. A (part)), 2008)

18.55.060 - Preapplication conference meeting—Type II, Type III.

- A. Prior to submitting an application for a Type II or Type III application, the applicant shall schedule and attend a preapplication conference with city staff to discuss the proposal. The preapplication conference shall follow the procedure set forth by the director.
- B. To schedule a preapplication conference the applicant shall contact the planning department. The purpose of the preapplication conference is for the applicant to provide a summary of the applicant's

# ATTACHMENT C

**RE: Fairgate Estate**

**From** Lisa Slater  
**To** Bob Cunningham, Robert Maul  
**Date** 2020/09/29 13:04  
**Subject:** RE: Fairgate Estate  
**Attachments:** image001.wmz, image003.png, image004.png, oledata.mso

✍️ [ Thank you for the reply Robert. Yes, this is the same question that Thomas had talked to you about. It is my understanding that there would be two options for making a decision on this. One is as you have described. The other is, per CMC, "The community development director may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone."

✍️ [ I would assume the default path is to pass it along to the Planning Commission. However, the time and expense involved in applying for a legislative decision, without any certainty of it being approved, may be more risky than what the buyer or seller are willing to invest. Therefore, my hope is that, as allowed by the CMC, we might pursue the path of a determination by the community development director. Is that door open at all? If so, what would you need from me to be able to consider that determination?

Lisa Slater  
360-903-6886



---

**From:** Robert Maul [mailto:RMaul@cityofcamas.us]  
**Sent:** Tuesday, September 29, 2020 12:40 PM  
**To:** Bob Cunningham; lisa@slaterarchitecture.com  
**Subject:** RE: Fairgate Estate

Good afternoon, Lisa.

# ATTACHMENT D

**RE: Fairgate Estate**

**From** Robert Maul  
**To** Bob Cunningham, Lisa Slater  
**Date** 2020/09/29 13:44  
**Subject:** RE: Fairgate Estate  
**Attachments:** image002.png, image004.png

Thanks for the follow up Lisa. The city has been clear on what path your client will need to take if he wishes to move forward with a project there. I am happy to discuss the legislative process if you like.

Robert

---

**From:** Lisa Slater [mailto:lisa@slaterarchitecture.com]  
**Sent:** Tuesday, September 29, 2020 1:04 PM  
**To:** Robert Maul <RMaul@cityofcamas.us>; Bob Cunningham <BCunningham@cityofcamas.us>  
**Subject:** RE: Fairgate Estate

Thank you for the reply Robert. Yes, this is the same question that Thomas had talked to you about. It is my understanding that there would be two options for making a decision on this. One is as you have described. The other is, per CMC, “The community development director may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone.”

I would assume the default path is to pass it along to the Planning Commission. However, the time and expense involved in applying for a legislative decision, without any certainty of it being approved, may be more risky than what the buyer or seller are willing to invest. Therefore, my hope is that, as allowed by the CMC, we might pursue the path of a determination by the community development director. Is that door open at all? If so, what would you need from me to be able to consider that determination?

Lisa Slater

360-903-6886


# ATTACHMENT E



**RE: Fairgate Estate**

**From** Lisa Slater  
**To** Bob Cunningham, Robert Maul  
**Date** 2020/09/29 22:12  
**Subject:** RE: Fairgate Estate  
**Attachments:** image001.wmz, image003.png, image005.png, image006.png, oledata.mso

Thank you. I think it would be helpful for me to understand the process. Whatever is the easier form of communication for you, I can talk on the phone or continue to email. I believe you said a Pre-Application Conference is the first step. Here are a couple of questions I have:

- a. Are Pre-App meetings being held right now? Would this be in person or all in writing?
- b. I'd like to clarify what the purpose of this specific Pre-App is for. The submittal requirements speak of a site plan as the only drawing provided, but we are not proposing to do anything different to the site. **Would the pre-App address the zoning text change?** Would it tell us anything more than the fact that we have to apply for a legislative decision? Would it give any indication of how likely it would be approved?
- c. What comes after the Pre-App?
-  d. **Is there any way to get a preliminary ruling or see if the it looks favorable to achieve the decision?**
- e. Can you outline the steps to be taken, the City's time frame for each step, and any fees associated with any application?

I appreciate your time and help. Thanks again!

Lisa Slater

360-903-6886



# ATTACHMENT F

**RE: Fairgate Estate**

**From** Robert Maul  
**To** Bob Cunningham, Lisa Slater  
**Date** 2020/09/30 10:29  
**Subject:** RE: Fairgate Estate  
 image004.png, image005.png, image006.png,  
**Attachments:** Chapter\_18.51\_\_COMPREHENSIVE\_PLAN\_AND\_Z  
 ONING\_AMENDMENTS.doc,  
 Chapter\_18.55\_\_ADMINISTRATION\_AND\_PROCE DURES.doc

Good morning, Lisa.

We typically require pre-application conferences for more complex applications to make sure that the applicant is fully aware of what is involved so they can make a decision on moving forward or not. That said, largely what I will provide here should cover the process involved in changing code text.

Zoning ordinance text changes is considered a Type IV process which is legislative. Essentially staff provides a staff report to the Planning Commission who will hold a public hearing then offer a recommendation to the City Council. The City Council will also hold a public hearing and render a final decision. Because this is policy, there are no guarantees on outcome. As such it is impossible for me to provide some sort of preliminary ruling. We are now holding PC and Council meetings albeit remotely via Zoom. Here is the general process:

Applicant Submittal

Staff review for completeness

Planning Commission workshop (no hearing, or applicant discussion. Only a presentation to the PC regarding the request).

Staff sends a notice the state department of commerce on possible code changes

Public Notice for a public hearing at the Planning Commission. This will be done at the local paper, website, other social media outlets, and likely some neighbor mailings

Public Hearing with the PC. There will be an opportunity for the applicant to give testimony and present their case. PC provides a formal recommendation to the City Council

City Council has a work session to be introduced to the request. Similar to the PC, typically no applicant or public testimony is taken at that time, but there is time at the beginning and

# ATTACHMENT G

Phil Bourquin

Community Development Director

Begin forwarded message:

**From:** "Wilson, Kristine (Perkins Coie)" <[KRWilson@perkinscoie.com](mailto:KRWilson@perkinscoie.com)>  
**Date:** October 19, 2020 at 11:56:25 AM PDT  
**To:** Shawn MacPherson <[macphersonlaw@comcast.net](mailto:macphersonlaw@comcast.net)>  
**Subject:** RE: Camas Land Use Process Questions re. Land Uses Not Listed in Use Table

Shawn,

My client's representative, Tom Feldman, and an architect for the Seller, Lisa Slater, were corresponding with Planning Manager Robert Maul.

In my experience, including having worked for a county on land use policy matters, this seems to be the type of undefined-but-similar-to use that would qualify for a director's determination pathway to close a gap left by the Code's categories. If it doesn't qualify, I am curious what type of circumstance would be appropriate for that alternative to a zoning code text amendment.

Again, I'm happy to chat about it if you have some time. I know having more of a sense of the background can be helpful in fielding these questions.

Thank you,

Under the present circumstances, a RCF use is not listed in the above-referenced Table 2 (Residential and multifamily land uses), and a RCF use is not an accessory or temporary use. Given the express language of the code provision above, notwithstanding a zoning text amendment, our understanding is that the City's community development director may determine whether a RCF use is allowed in a zone. Further, the intended location has been developed and in use with a conditionally permitted assisted living use. By way of comparison, our client's proposed RCF use would be permitted under the Clark County Code and its "residential care facility" definition under Clark County Unified Development Code 40.100.070 (except the circumstances would only be for alcoholic treatment programs or drug rehabilitation centers or mental health programs, not work release).

Because the process and procedure for this determination is not described in code, I would like to have a brief discussion regarding the practicability of this option. Further, based upon our client's preliminary communications with City staff, it appears that City staff is overlooking this determination request as an option. In light of these circumstances, I would like to discuss this option further, as it is expressly stated in the CMC as an alternative to a text amendment.

Our client is seeking this information in connection with potential purchase of property and time is of the essence. Please feel free to contact me by phone at (425) 636-1426 or via e-mail at this address. I look forward to hearing from you soon.

Thank you,

Kris Wilson

**Kristine (Kris) Wilson | Perkins Coie LLP**

**PARTNER**  
**Pronouns: She/Her/Hers**

10885 N.E. Fourth Street Suite 700

Bellevue, WA 98004-5579

D. +1.425.635.1426

# ATTACHMENT H

**FW: Camas Land Use Process Questions re. Land Uses Not Listed in Use Table**  
**From** Phil Bourquin  
**To** Bob Cunningham, KRWilson@perkinscoie.commacphersonlaw@comcast.netRobert Maul  
**Date** 2020/10/22 11:31  
**Subject:** FW: Camas Land Use Process Questions re. Land Uses Not Listed in Use Table

Kris,

Your email was forward on to me for response from Shawn MacPherson,

My name is Phil Bourquin and I am the Community Development Director (CDD) for the City of Camas. I have reviewed the email chain below and have discussed with Planning Staff.

As an initial matter, CMC 18.07.020 (G) does provide the CDD discretion to determine that a proposed land use not specifically listed in a land use table is allowed in a zone. By way of background, this section of code was last amended in October of 2017 and during the period since then, as CDD, I have not utilized this discretion and will not do so in this instance.

It is my understanding the proposed use has been described by Lisa Slater as “*A licensed residential treatment center (Licensed by Washington State DOH) offering sub-acute medical detoxification services and residential treatment stays of around 30-45 days.” It is my further belief that the description provided is consistent with the definition of “Residential Treatment Facility” as defined under the Washington Administrative Code.*

*WAC 246-337-005 (27) "Residential treatment facility" or "RTF" means a facility in which twenty-four hour on-site care is provided for the evaluation, stabilization, or treatment of residents for substance use, mental health, co-occurring disorders, or for drug exposed infants.*

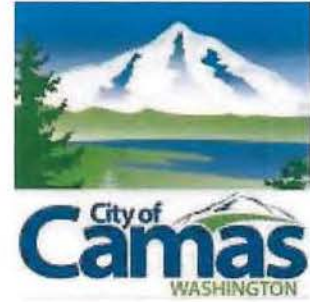
*Yes!*  
 I agree with Mr. Mauls identifying the appropriate process for the described use as a “code text amendment” under a Type IV process. This process provides an opportunity for public discourse and city policymakers to define, classify and determine the most appropriate zoning district(s) for the establishment of a new use within our jurisdiction. It squarely places local land use control in the hands of policy makers and the citizens they represent. This determination is consistent with both CMC 18.07.020(G) and CMC 18.55.020 (A).

Sincerely,



# ATTACHMENT I

# EXHIBIT C



### Pre-application Notes

**File:** #PA20-48

**Date:** December 10, 2020

**To:** Thomas Feldman [thomas@telloshealth.com](mailto:thomas@telloshealth.com)

**Staff Contacts:** Robert Maul, Planning Manager; Sarah Fox, Senior Planner; Randy Miller, Fire Marshal; Anita Ashton, Engineering Project Manager

**Property Location:** 2213 NW 23<sup>rd</sup> Ave., Camas, WA 98660

**Tax Accounts:** 2.39 acres at Tax Parcel #124783-000

**Zoning:** R-12

**Description:** Applicant proposes to change the use of the property from an assisted care facility to a "convalescent home". Building footprint will not be expanded, however interior renovations will be needed. A conditional use permit (CUP) will be required.

**NOTICE:** Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirement shall not constitute a waiver by the City of any standard or requirement. Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)].

**The Camas Municipal Code (CMC) is online as follows:**  
[https://library.municode.com/wa/camas/codes/code\\_of\\_ordinances](https://library.municode.com/wa/camas/codes/code_of_ordinances)

### Land Use Fee Estimates:

Type III Permit	Fees as of Dec. 2020*
Conditional Use Permit	\$4,256

\*It is likely that the fees will increase on January 1, 2020. Fees are calculated at time of application.

### Planning Division

A Conditional Use Permit is a Type III application, which means that it will require a public hearing before the Hearings Examiner. As discussed at the meeting, the general timeframe for processing of your application to a final decision includes the following steps: (1) Technically Complete Determination (7-28 days); (2) Notice of Application will be sent to adjacent properties (within 14 days); (3) Notice of Hearing will be sent two weeks in advance of meeting date; (4) Decision will be mailed to adjacent property owners (1-2 weeks after hearing); (5) Appeals of the decision (14-21 days).

CMC Section 18.55.110 provides a list of materials that must be submitted for a complete application for Type III permits. Those items are as follows, specific to your proposal:

- General application form and appropriate fees

# ATTACHMENT J

January 21, 2021

Sarah Fox  
City of Camas Senior Planner  
Community Development Department  
612 NE Fourth Avenue  
Camas, WA 98607

**Re: File No. PA20-48 - Discover Recovery's Conditional Use Application for a Convalescent Home Use**

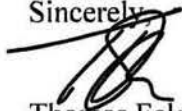
Dear Sarah Fox:

Discover Recovery submits a conditional use application for a change of use from assisted living use to convalescent home use on land designated R-12 ("Application"). The subject property is located at 2213 NW 23rd Avenue, in the City of Camas, Washington. Enclosed to this Application includes a completed general application form along with required materials in accordance with the Pre-application Notes dated December 10, 2020, as follows:

- 1) General application form and appropriate fee; and
- 2) Narrative Description with attached exhibits.

If you have any questions, please contact me by phone at (202) 379-8359 or by e-mail at [Thomas@telloshealth.com](mailto:Thomas@telloshealth.com). Thank you for your time and consideration.

Sincerely,



Thomas Feldman



Community Development Department | Planning  
 616 NE Fourth Avenue | Camas, WA 98607  
 (360) 817-1568  
 Permits@CityofCamas.us

Item 1.

General Application Form

Case Number: PA20-48

Applicant Information

Applicant/Contact: Tom Feldman Phone: ( 202 ) 379-8359  
 Address: c/o Perkins Coie, Attn: Nikesh Patel Thomas@telloshealth.com  
Street Address E-mail Address  
1120 N.W. Couch Street, 10th floor, Portland, OR 97209-4128  
City State ZIP Code

Property Information

Property Address: 2213 NW 23rd Avenue 124783000  
Street Address County Assessor # / Parcel #  
Camas WA 98607  
City State ZIP Code  
 Zoning District R-12 Site Size 2.39 acres

Description of Project

Brief description: Conditional use application for convalescent home use on land designated R-12.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO

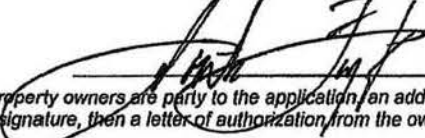
Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Foyt Jack Phone: ( )  
Last First  
5619 N Classen Blvd, Oklahoma City, OK 73118  
Street Address Apartment/Unit #  
 E mail Address: jcfoyt@gmail.com  
City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature:  Date: 1/21/2021  
 Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted:	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted	Validation of Fees
Staff:	Related Cases #		

Revised: 01/22/2019

# ATTACHMENT K

Community Development Department

Thomas Feldman  
c/o Nikesh Patel  
1120 NW Couch St.  
10<sup>th</sup> Floor  
Portland, OR 97209-4128

February 12, 2021

RE: Discover Recovery (File No. CUP21-01)

Dear Mr. Feldman,

This letter is to inform you that the above application, has been deemed technically complete in accordance with Camas Municipal Code (CMC) §18.55.130. In accordance with subsection "D" of CMC18.55.130, "Once the director determines the application is complete, or the applicant refuses in writing to submit any additional information, the city shall declare the application complete and generally take final action on the application within one hundred twenty days of the date of the completeness letter."

A Notice of Application will be sent to property owners within 300-feet of the property within the next fourteen (14) days.

If you have any questions, please contact me at (360) 513-2729.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Fox".

Sarah Fox, Senior Planner

# ATTACHMENT L





# STAFF REPORT FOR DISCOVER RECOVERY

FILES: CUP21-01

**TO:** Hearings Examiner **HEARING DATE:** March 24, 2021

**BY:** Sarah Fox, Senior Planner **REPORT DATE:** March 16, 2021

**PROPOSAL:** To request conditional use approval to operate a 15-bed convalescent home

**LOCATION:** The site is located at 2213 NW 23<sup>rd</sup> Ave., Camas, which is also described as Tax Parcel 124783-000.

**APPLICANT:** Thomas Feldman of Discovery Recovery, LLC

<b>APPLICATION SUBMITTED: January 21, 2021</b>		<b>Technically Complete: February 12, 2021</b>	
<b>PUBLIC NOTICE:</b>	Notice of application and public hearing was mailed to property owners within 300 feet of the site on February 24, 2021 and published in the Camas-Washougal Post Record on March 4, 2021 (Legal publication No. 519620).		
<b>APPLICABLE LAW:</b>	The application was submitted on January 21, 2021, and the applicable codes are those vested and in effect through Ordinance #20-011 (Adopted December 7, 2020). Camas Municipal Code (CMC) Title 18 Zoning Chapters (not limited to): 18.07 Use Authorization, 18.43 Conditional Use Permits; and 18.55 Administrative Provisions. [Note: Citations from Camas Municipal Code (CMC) are indicated with <i>italicized blue type</i> .]		

## I. SUMMARY

According to the application materials, the applicant proposes to change the use of the property from an assisted living facility to a convalescent home with a maximum of 15 beds. The subject property is in a single family zone, Residential 12,000 (R-12) where the proposed use must obtain conditional use approval per CMC§18.07.040-Table 2.

The 2.39 acre property has existing structures which include a main structure that is 14,626 square feet, a gazebo, and a detached garage with an apartment above. The common name for this area of the city is "Prune Hill".

To the west of the site is Harvest Community Church on two acres. To the east of the site is a five acre city park, Dorothy Fox Park, and Dorothy Fox Elementary School. To the south of the site are residential subdivisions to include Hillshire, Willow Creek, Winfield's View, and Belz Place. To the north are residential subdivisions Comstock Estates and Foyt Short Plat.

The applicant opines that the proposal furthers the city's comprehensive goals by providing living units for individuals seeking to recover from disorders in the abuse of drugs, alcohol, and other substances. "Additionally, the proposed convalescent home use is located within the City's urban growth boundary, with close access to medical clinics, shopping, and other essential services" (page 9).

**Findings: The application is consistent with the comprehensive plan goals and policies for providing housing for those with health and disability challenges.**

*F. ANY SPECIAL CONDITIONS AND CRITERIA ESTABLISHED FOR THE PROPOSED USE HAVE BEEN SATISFIED. IN GRANTING A CONDITIONAL USE PERMIT THE HEARINGS EXAMINER MAY STIPULATE ADDITIONAL REQUIREMENTS TO CARRY OUT THE INTENT OF THE CAMAS MUNICIPAL CODE AND COMPREHENSIVE PLAN.*

**Findings: Staff proposed conditions that will carry out the intent and purposes of the CMC and the comprehensive plan.**

### III. COMMENTS

The city received comments from neighbors and other interested citizens shortly after the installation of the public notice sign at the subject property. The initial installation of the sign was on February 3, 2021 and it remained in place until a snow storm knocked it down. The second installation of the sign was in place on March 1, 2021.

Among other notices on the web and social media, on February 25, 2021, the city mailed a Notice of Application and Public Hearing to properties within 300 feet of the site and sent an email to all of those who had emailed comments. The notice included information on how to submit comments in writing and at the hearing. Attachment "B" of this staff report includes an exhibit list and comments received until 5:00 p.m. on March 16, 2021.

**The following is a general summary of the comments and questions raised in the letters to the city. The list is not ranked.**

- a) The city council and mayor should be the final decision makers for this permit.
- b) The location of the facility should not be near an elementary school or park.
- c) The term "convalescent home" is not accurate for the proposed use.
- d) Concerns that clients will fail rehab, will not have financial resources, and will add to the homeless population.
- e) Concerns that facility will negatively affect property values.
- f) Concerns that that clients will be mentally unstable, felons, or sex offenders.
- g) Questions regarding the procedure for clients that choose to quit treatment.
- h) Questions regarding relevancy of the ADA and Fair Housing Act rules for this particular use.
- i) Concerns that clients will spend time outside smoking and using foul language that will be overheard at the school and park. Opined that smoking should not be allowed outside.
- j) Concerns that property crime and other activity will increase, such as loitering at the park.
- k) Opined that there should be a maximum number of clients in a year and a limit to monthly admittance.
- l) Opined that services to assist those with addiction is important but should not be allowed in Camas.
- m) Concerns regarding an increase to traffic and parking overflow from clients and their visitors.
- n) Opined that the use is inconsistent with CMC Section 8.06.020 Purpose and scope.
- o) Opined that hearing should be postponed until it can be held in person and not remotely.

- p) Questioned whether the permit would run with the land or can it be restricted to the current owners?
- q) How will the terms of the permit be enforced and will Discover Recovery be responsible if crime increases?
- r) Requested that hearing be postponed until neighbors and concerned citizens could meet the applicant for an in person meeting.
- s) Requested a guarantee that Discover Recovery will operate the facility as described in their application.

#### IV. CONCLUSIONS OF LAW

Based on the above findings and discussion provided in this report, staff concludes the following:

- The application materials are in conformance with CMC Chapter 18.55, Article III Application Requirements
- The proposed use is defined at CMC Section 18.03.030 (CMC): "Nursing, rest or convalescent home"
- The proposed use is subject to the criteria of approval at CMC Chapter 18.43 Conditional Use Permits
- As conditioned, the site will provide pedestrian connectivity in the future by dedicating sufficient right-of-way per CMC 17.19.040.B.5.
- As conditioned, the applicant will provide a fence along the property to distinguish the boundary of the site to the residents and the public.

#### V. RECOMMENDATIONS

Staff recommends that the Hearings Examiner conduct a public hearing for Discover Recovery (File #CUP21-01). If the Hearings Examiner makes a favorable decision on the application, then staff recommends the following conditions be included:

##### PROPOSED CONDITIONS

The following conditions are in addition to any conditions required from other permits or approvals issued to this project. Unless otherwise waived or modified in this decision, the applicant must comply with the minimum requirements of the Camas Municipal Code.

1. For purposes of construction of a future pedestrian walkway, the applicant shall dedicate approximately 10 to 12-feet of right-of-way, as measured from the existing right-of-way to the existing retaining wall with wrought-iron fence.
2. Dedication of right-of-way shall be recorded and proof required at the time a Certificate of Occupancy (C of O) is issued for new use.
3. Installation of a continuous 6-foot solid fence along the eastern property line prior to a C of O being issued.
4. This permit shall expire in one year of the date of the final decision, if no building plans are submitted for improvements as described in the application.

# ATTACHMENT M

BEFORE THE  
OREGON MEDICAL BOARD  
STATE OF OREGON

In the Matter of )  
 )  
MARTIN MARK KLOS, MD ) INTERIM STIPULATED ORDER  
LICENSE NO. MD18059 )  
 )

1.

The Oregon Medical Board (Board) is the state agency responsible for licensing, regulating and disciplining certain health care providers, including physicians, in the State of Oregon. Martin Mark Klos, MD (Licensee) is a licensed physician in the State of Oregon and holds an active medical license.

2.

The Board received credible information regarding Licensee that resulted in the Board initiating an investigation. The results of the Board’s investigation to date have raised concerns to the extent that the Board believes it necessary that Licensee agree to certain terms until the investigation is completed.

3.

In order to address the Board’s concerns, Licensee and the Board agree to the entry of this Interim Stipulated Order, which is not an admission of any wrongdoing on the part of the Licensee. This Order will remain in effect while this matter remains under investigation, and provides that Licensee shall comply with the following conditions:

3.1 Licensee must limit his prescribing of scheduled opiate medications to buprenorphine (Schedule III) only and only in outpatient settings. Within 30 days of the effective date of this Order, patients currently on opiate agonists must be transferred to another qualified provider or transitioned to buprenorphine with monitoring, precautions, and chart documentation per recognized standards.



**AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITIES OF CAMAS  
AND WASHOUGAL FOR THE FORMATION AND OPERATION OF THE CAMAS-  
WASHOUGAL FIRE DEPARTMENT DATED DECEMBER 4, 2013**

This Amendment made pursuant to Section 30.1 of the Interlocal Agreement between the Cities of Camas and Washougal for the Formation and Operation of the Camas-Washougal Fire Department dated December 4, 2013, hereinafter “Agreement”, by and between the City of Washougal, a municipal corporation organized and existing under the laws of the State of Washington, hereinafter referred to as “Washougal”, and the City of Camas, a municipal corporation organized and existing under the laws of the State of Washington, hereinafter referred to as “Camas”:  
WITNESSETH

WHEREAS, Camas determined that it is appropriate to increase the staffing profile provided in Section 6 of the Agreement to add two firefighters and one deputy fire marshal, and such staffing increases occurred in 2019 and 2020 and will continue into 2021 and 2022.

WHEREAS, Washougal had not determined that the increased staffing profile is appropriate for 2019 and 2020 and was therefore not prepared to fully participate in the ongoing funding of the additional positions in 2019 and 2020, and whereas Washougal continues to hold this position for 2021.

WHEREAS, Washougal had determined that it will continue to participate in funding the salary and benefits costs of two new firefighter positions in 2021, at an estimated Washougal cost of \$80,000 for 2021.

WHEREAS, Washougal had not committed to the ongoing funding of these two new firefighter positions beyond 2021.

WHEREAS, Camas has further determined to independently fund one deputy fire marshal position outside of the formulaic cost sharing identified in the Agreement.

WHEREAS, Camas will further incur expenses relating to the acquisition of associated equipment.

WHEREAS, in November 2020, Camas and Washougal agreed to this staffing and funding scenario as described above in an Amendment of the Agreement.

WHEREAS, Camas has added an additional four new firefighter positions in its 2021-2022 budget (two added in 2021 and two added in 2022) beyond the previously described positions and intends to pay for these positions using multiple sources of funding.

WHEREAS, Washougal has determined that it will continue to participate in funding the salary and benefits costs of the previously described two new firefighters (added in 2019) through 2022.

WHEREAS, Washougal has determined that it will participate in funding the salary and benefits costs of the four additional new firefighters (two added in 2021 and two in 2022) through 2022.

WHEREAS, Washougal has determined that it will fund these costs from its share of reserve funds in the Camas-Washougal Fire Department (CWFD), unless it otherwise determines to use a different funding source.

WHEREAS, Camas and Washougal previously agreed to work on program evaluation toward a mutually agreeable determination regarding staffing levels, funding and cost sharing, and received a Master Plan from ESCI in 2019 to inform this process, with the intent of pursuing this goal in 2020.

WHEREAS, Camas and Washougal experienced the unprecedented impact of the COVID-19 pandemic beginning in early 2020, causing the program evaluation effort to be delayed and bringing economic uncertainty to funding considerations for both Camas and Washougal.

WHEREAS, in November 2020, Washougal voters renewed the expiring Fire/EMS levy lid lift at the current rate of ten cents per \$1,000 of assessed value, a funding level that can maintain pre-



2019 service levels but cannot support on an ongoing basis any of the additional positions added or planned since 2019 as described in this amendment, nor any further program expansion.

WHEREAS, Camas and Washougal intend to re-engage the mutual program evaluation work in 2021 with the mutual goal of reaching a determination regarding possible service delivery alternatives, staffing, funding, cost sharing and other program parameters, and to evaluate all options regarding the future of the partnership.

WHEREAS, Camas and Washougal have stipulated to amend the previously added Section 16.17 to clarify the respective responsibilities associated with the funding and cost allocation provision of the Agreement.

WHEREAS, Section 16.7 of the Agreement shall be amended as follows:

16.17 The provisions of this Section relating to the funding and cost allocation shall remain in full force and effect, with the exception that the addition of two firefighters and deputy fire marshal which occurred in 2019 shall be partially funded by Washougal in 2021 and 2022 (two firefighters) and the remaining new position (one deputy fire marshal) independently funded by Camas, and Washougal is not bound to participate in the full funding of these additional positions beyond 2022, pursuant to the terms of this section. Further, the addition of four firefighters (two in 2021 and two in 2022) shall be also be partially funded by Washougal and Washougal is not bound to participate in the full funding of these positions beyond 2022, pursuant to the terms of this section.

16.17.1 Washougal will fund its share of the salaries and benefits of the two new firefighter positions (added in 2019) in 2021 and 2022, said share estimated to be \$80,000 in 2021. Washougal will further fund its share of four new firefighter positions (two in 2021 and two in 2022). Washougal will fund its share of these positions from its share of reserve funds in the Camas-Washougal Fire Department (CWFD), unless it otherwise determines to use a different funding source.

16.17.2 Washougal's funding of its share of the above described firefighter positions in 2021 and 2022 is not a commitment to the ongoing funding of these positions beyond 2022.

16.17.3 Camas and Washougal will work together with best efforts and good faith to review the staffing profile for the Agreement to seek mutual agreement on staffing levels and staffing needs, alternatives to increased staffing such as the enhanced use of volunteers, alternative service delivery models, funding and ability to pay, and efforts to contain and control program costs. Camas and Washougal further agree that they will mutually review all other provisions of the Agreement as may be appropriate for amendment, including but not limited to capital facilities planning and funding, cost sharing and ECFR payments. This review will include consideration of the Master Plan completed in 2019 by ESCI, and will consider all options regarding the future of the partnership.

16.17.4 The parties agree that good faith and best efforts will be made to reach mutual agreement regarding the additional staffing and related cost sharing and the other review items described herein in time to implement any adjustments in the 2022 budget, but in any event no later than in time for the 2023 budget.

16.17.5 Failure to negotiate future funding allocation shall not constitute cause under Section 19. Termination shall require twenty-four months' notice pursuant to section 19.2 unless some other grounds exist under Sections 19.3 or 19.4 permitting a shorter termination period. Any termination shall be expressly subject to Section 19.8 relating to reimbursement of net costs to include the additional funding assumption by Camas as described in this Section. Such termination notice shall not prevent the Parties from reaching mutual agreement during the pendency of the twenty-four months' notice period.

16.17.6 Additional expenses assumed by Camas relating to the acquisition of equipment shall be reimbursed by Washougal concurrently with an agreement on staffing levels as described in Subsection 16.17.3 herein, but in no event later than December 31, 2022.

16.17.7 The terms of Attachment D shall be amended as necessary to reflect the provisions of this Subsection 16.17.

IN WITNESS WHEREOF the parties have caused this Amendment of Interlocal Agreement to be executed in their respective names by their duly authorized officers and have caused this Amendment of Interlocal Agreement to be dated as of the ##<sup>th</sup> day of Month, 2021.

CITY OF CAMAS, a municipal corporation  
AMENDMENT TO INTERLOCAL AGREEMENT – Page 4

\_\_\_\_\_  
By: Ellen Burton  
Title: Mayor Pro Tem, City of Camas

Attest:

\_\_\_\_\_  
Camas City Clerk

Approved as to form:

\_\_\_\_\_  
Shawn R. MacPherson, City Attorney

CITY OF WASHOUGAL, a municipal corporation

\_\_\_\_\_  
By: David Scott  
Title: City Manager, City of Washougal

Attest:

\_\_\_\_\_  
Washougal City Clerk

Approved as to form:

\_\_\_\_\_  
Kenneth Woodrich, City Attorney

# CERTIFICATE OF APPRECIATION

from the City of Camas, presented to

**RAFA LAVIGNINO**

and

**TENZIN KELSANG**

In recognition of their environmental stewardship and contributions to finding potential options to improve the water quality within Lacamas Lake by developing the concept of the Algaegater.

Dated this 21st day of June 2021



A handwritten signature in blue ink that reads "Ellen Q. Burton".

Ellen Burton, Mayor Pro Tem



~ PROCLAMATION ~

WHEREAS, June is Alzheimer's & Brain Awareness Month, a time dedicated to increasing public awareness of Alzheimer's disease, available resources and how you can get involved to support the cause.

WHEREAS, Alzheimer's disease, the most common form of dementia, is a progressive and degenerative brain disorder that causes memory loss and affects self-care, decision making, and behavior; and

WHEREAS, with early detection and diagnosis, individuals and families can gain access to medications and support services that promote quality of life, fully participate in planning for the future, and enroll in critical research trials; and

WHEREAS, Alzheimer's disease is an epidemic that affects more than just the person diagnosed. Family and friends see their loved one struggle with changes related to the brain disease, while dealing with changes to their personal and professional lives. By raising concern for the effects of Alzheimer's disease and building awareness for its symptoms and the need to seek early diagnosis, we can improve the quality of life for all; and

WHEREAS, it is important to recognize the stories, strengths, and efforts of the individuals, families, friends, and caregivers impacted by Alzheimer's disease, as well as the tireless work of the researchers who are seeking a cause and cure;

NOW THEREFORE, I, Ellen Burton, Mayor Pro Tem of the City of Camas, do hereby proclaim June 2021, as:

***“Alzheimer's and Brain Awareness Month”***

in the City of Camas and encourage all citizens to join me in this special observance.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 21st day of June, 2021.

Ellen Burton, Mayor Pro Tem

~ PROCLAMATION ~

WHEREAS, for centuries, the United States of America, which includes the state of Washington, has been plagued with discrimination and racism; and

WHEREAS, based upon part of the US Declaration of Independence that Thomas Jefferson penned in 1776, “We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness”; and

WHEREAS, currently there are no holidays known or set aside, day nor month, to bring American people together as one people; and

WHEREAS, the Tacoma Ministerial Alliance (TMA) and constituents deem July of each year be recognized as, Love Thy Neighbor Month;

NOW THEREFORE, I, Ellen Burton, Mayor Pro Tem of the City of Camas, do hereby proclaim July 2021, as:

***“Love Thy Neighbor Month”***

in the City of Camas and encourage all citizens to foster, appreciate and demonstrate love, not hate gestures, to those of difference race, faiths, beliefs, gender, or cultures found in our great state.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 21<sup>st</sup> day of June, 2021.



\_\_\_\_\_  
Ellen Burton, Mayor Pro Tem



# Staff Report

June 21, 2021

City Council Public Hearing

Public Hearing for Camas Housing Action Plan

Presenters: Sarah Fox, Senior Planner and Mosaic Community Planning

Phone	Email
360.513.2729	<a href="mailto:sfox@cityofcamas.us">sfox@cityofcamas.us</a>

## BACKGROUND

The City of Camas is creating a Housing Action Plan (HAP) to encourage housing diversity and affordability 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.

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.

A public hearing before Planning Commission was held on April 20 and continued to May 18. The Commission forwarded a recommendation of approval that included a prioritization of the draft strategies. A workshop before Council was held on June 7, 2021. Council directed that the changes as recommended by the Commission be brought forward for a public hearing. Version 9 that is attached to this report reflects that direction.

## Public Engagement Activities & Results

<p><b>PUBLIC MEETINGS</b>  <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; 12/7/20; 06/07/21                  Planning Commission 6/16/19; 10/20/20; 2/17/21; 4/20/21; 5/18/21                  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. The project website had approximately 2,400 visitors.

#### ONLINE SURVEY

An online survey was available at [www.letstalkcamashousing.us](http://www.letstalkcamashousing.us) from mid-August to mid-November 2020 and received 307 responses. Demographic information for survey participants shows that:

- ❖ Most participants live in Camas (95%) and more than one-third (36%) work in Camas.
- ❖ Most participants own their homes (88%) and 9% are renters. The remaining 3% live with family or friends.
- ❖ The household income breakdown of survey participants is 31% with incomes under \$100,000, 29% with incomes from \$100,000 to \$149,000 and 40% with incomes over \$150,000.
- ❖ The racial and ethnic makeup of survey participants was 75% white, 5% Hispanic, 5% Asian or Pacific Islander, 2% Native American, 1% Black, and 1% Arab or Middle Eastern. About 12% of respondents selected "other" or declined to share their race/ethnicity.
- ❖ Participants come from throughout the city. The largest number of participants (59 people) live on or near NE Everett Street.

#### OPEN HOUSE WORKSHOPS

Two open houses open to the general public were held via Zoom on September 16 and 17, 2020. Eighteen people joined one of the meetings to discuss topics including: (1) need for variety in housing prices and types; (2) housing types needed in Camas; and (3) residential development opportunities and barriers.

The open houses and complete discussion notes are viewable at <https://letstalkcamashousing.us/community-meeting-march>.

#### STAKEHOLDER FOCUS GROUPS AND INTERVIEWS

Targeted stakeholders representing a variety of viewpoints were invited to participate in a series of focus groups or interviews during September and October 2020. Twenty-nine people participated, including professionals in the fields of housing and homeless services, education, government, transportation, and urban planning and 9 high school students who joined a focus group during one of their classes.

Stakeholders discussed housing needs, affordability, development challenges, and potential ways to support a greater variety of housing types and price points.



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

The draft HAP was broken into a two-part pdf for easier navigation during the meetings, and to focus on the changes. The first pdf contains the draft Existing Conditions & Housing Needs Analysis within Chapters 1 through 6. The key findings from the Existing Conditions Review & Housing Needs Analysis were presented to the Planning Commission at their meeting on February 17. The meeting is recorded and available on the city’s website.

## Draft Housing Strategies (Chapter 7)

The second pdf contains the draft strategies for enhancing housing diversity and affordability. The strategies were workshopped with City staff on January 14 and Planning Commission on February 17. The team revised initial strategies based on staff and Planning Commission input and presented the revised strategies to focus group participants and the public in virtual meetings held on March 16 and 18. At the public hearing on April 20 that was continued to May 18, the Commission rearranged the strategies by priority (Refer to draft Version 8). At the conclusion of the public hearing, the Commission unanimously forwarded a recommendation of approval to Council. At the Council workshop on June 7, the draft strategies were discussed with a few additional clarifications in regard to safety, parking considerations, and including housing education to include property management. Those additions are included within Chapter 7 pages 4 (par. 3), 13, and 19, and 20. [Note: As directed by Council, draft Version 9 does not include the “track changes” formatting that captured the Commission’s recommendations].

## Recommendation

**That City Council conduct a public hearing on the draft Housing Action Plan (Ver. 9), deliberate, render a decision, and direct the City Attorney to prepare a resolution for adoption at the next meeting.**

### EQUITY CONSIDERATIONS

*What are the desired results and outcomes for this agenda item?*

*What’s the data? What does the data tell us?*

*How have communities been engaged? Are there opportunities to expand engagement?*

### FINDING

Continued support from council on the path of this project, and ultimately, adoption of the plan.

Chapters 1 to 6 of the Plan includes the background and data to support the housing strategies and implementation options.

Invitations to join the open houses and take the survey were broadly sent on social media, CSD parent newsletter, city newsletter, newspaper advertisements,

EQUITY CONSIDERATIONS

FINDING

yard signs, and to Vancouver Housing Authority residents in Camas.

As the city moves to implement the HAP, staff will continue engage the public and adapt outreach based on an analysis of who may be missing from the conversations.

*Who will benefit from, or be burdened by this agenda item?*

The Camas Housing Action Plan will benefit our community by creating a future where more housing choices (size, type, price) will be available.

*What are the strategies to mitigate any unintended consequences?*

The city can amend development regulations at any time that we become aware of an unintended consequence.

*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.*

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.

*Will this agenda item improve ADA accessibilities for people with disabilities?*

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.

*What potential hurdles exists in implementing this proposal (include both operational and political)?*

We anticipate that a proposal to change development or zoning regulations that affect existing neighborhoods could be met with an equal level of support and opposition. Strategies that are less controversial are typically those that apply to areas that are undeveloped.

*How will you ensure accountabilities, communicate, and evaluate results?*

We will continually update the city's website, utilize social media, and present draft recommendations at PC and Council workshops.

*How does this item support a comprehensive plan goal, policy or other adopted resolution?*

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

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."

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."

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."

**BUDGET IMPACT:**

The city was awarded a \$100,000 grant from the Department of Commerce.

City of Camas  
**Housing Action Plan** Version 9  
Existing Conditions & Housing Needs

DRAFT  
June 2021



DRAFT

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# Prepared by

Mosaic Community Planning, LLC and  
Marketek, Inc.

# For

City of Camas  
616 NE Fourth Avenue  
Camas, WA 98607



DRAFT

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# Acknowledgements

The City of Camas thanks community members that shared their time, knowledge, and ideas during development of this Housing Action Plan. The City looks forward to continued engagement with residents and other stakeholders during implementation of this Plan.

## Camas City Council

Greg Anderson  
Ellen Burton  
Bonnie Carter  
Don Chaney  
Steve Hogan  
Shannon Roberts  
Melissa Smith

## Camas Planning Commission

Mahsa Eshghi  
Tim Hein  
Shawn High  
Troy Hull  
Georl Niles  
Warren Montgomery  
Joe Walsh

## City of Camas Staff

Phil Bourquin, Community Development Director  
Robert Maul, Planning Manager  
Sarah Fox, Senior Planner, Project Lead  
Lauren Hollenbeck, Senior Planner  
Madeline Sutherland, Assistant Planner

## Consultant Team

Mosaic Community Planning, LLC  
Marketek, Inc

## Focus Group Participants

Kate Budd, Council for the Homeless  
Carol Collier, Camas Resident  
Shawn Donaghy, C-TRAN  
Olivia Eagle, Camas School District  
Laura Ellsworth, Council for the Homeless  
Randi Sue Ford, Camas Resident  
Randal Friedman, Camas Resident  
Tim Hein, Planning Commission  
Roy Johnson, Vancouver Housing Authority  
Jacqui Kamp, Clark County Staff  
Tonya Lance, Camas Resident  
Cassi Marshall, Port of Camas-Washougal  
Board of Commissioners  
Dave McCabe, Camas Resident  
Caroline Mercury, Downtown Camas  
Association  
Warren Montgomery, Planning Commission  
Alan Peters, Camas Resident  
Carrie Schulstad, Downtown Camas  
Association  
Jeff Snell, Camas School District  
Casey Wyckoff, LSW Architects  
Phil Bourquin, Camas Community  
Development Director  
Cathy Huber Nickerson, Camas Finance  
Director



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# Chapter 1: Introduction



The City of Camas created this Housing Action Plan (HAP) to encourage housing diversity, affordability, and access to opportunity for people of all incomes. The goal of the plan is to help the community achieve a greater variety of housing types and costs to better meet the needs and desires of individuals and families.

Additional objectives of the Plan include:

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

Camas received a grant to support this project from the Washington State Department of Commerce under the Urban Residential Building Capacity Grant Program established by House Bill 1923. In 2019, the Washington State Legislature passed HB 1923 to encourage all cities under the Growth Management Act (GMA) to adopt actions to increase residential building capacity and prioritize affordable, inclusive neighborhoods. Developing a Housing Action Plan was one option through which cities could receive grant funds under HB 1923.<sup>1</sup>

This document outlines the process and findings of Camas’s housing research, including community outreach through virtual meetings, a survey, and an interactive project website. It culminates with strategy recommendations for expanding housing diversity and affordability in Camas. Major components include:

- ❖ Community Engagement Overview
- ❖ Demographic Trends Analysis
- ❖ Housing Supply Analysis
- ❖ Housing Need Estimates & Gaps
- ❖ Recommended Housing Strategies
- ❖ Implementation Plan

Figure 1: Camas HAP Project Phases



<sup>1</sup> Washington State Department of Commerce, “Urban Residential Capacity Grant Program Overview.” Retrieved from: <https://deptofcommerce.box.com/shared/static/5r9951piax26mz19hez4j5d1gobi6l08.pdf>



Following adoption of the HAP by Camas City Council, the City will work to implement strategies included in the Plan over the next several years.

## Definitions

### Affordable Housing

The definition used throughout this analysis is congruent with the U.S. Department of Housing and Urban Development's definition of "affordable housing" as housing that costs no more than 30% of a household's total monthly gross income. For rental housing, the 30% amount would be inclusive of any tenant-paid utility costs. For homeowners, the 30% amount would include the mortgage payment, property taxes, homeowners insurance, and any homeowners' association fees.

### Comprehensive Plan

"Comprehensive plans" are the centerpiece of local planning efforts. A comprehensive plan articulates a series of goals, objectives, policies, actions, and standards that are intended to guide the day-to-day decisions of elected officials and local government staff.

### Growth Management Act (GMA)

The Washington State Legislature enacted the Growth Management Act (GMA) in 1990, following a lengthy process led by the Growth Strategies Commission. It was motivated by several factors, including rapid suburban development and traffic congestion and the decrease of farmland and open space. The passage of HB 2929 set forth 13 statewide goals, numerous new policies and requirements, and new planning and revenue authorities for counties and cities.

HB 2929 required counties with high growth rates, which includes Clark County, to plan. A city must follow the lead of the county in which it is located and must plan under the rules of the GMA. GMA-planning counties and cities are required to develop and adopt comprehensive plans, followed by zoning and other development regulations to implement those plans. The GMA also calls for communities to review and, if necessary, revise their plans and regulations every eight years to ensure they remain up to date.

Clark County is required to plan for the population projected to grow in the County over the next 20 years. The county and the cities are to work together to distribute growth forecasts across all cities, unincorporated growth areas, and rural areas, with an emphasis on accommodating growth within urban areas to preserve rural and natural resource lands.

### HUD Area Median Family Income (HAMFI or MFI)

To determine household income limits for eligibility in federal affordable housing programs, the U.S. Department of Housing and Urban Development calculates median family income by household size for counties and metropolitan areas

throughout the United States. The median family income for a given geography and household size is the midpoint of the income distribution for similarly-sized households within that geography.

According to HUD's HAMFI data, Camas falls within the Portland-Vancouver-Hillsboro, OR-WA metropolitan area. As of 2021, HUD estimated the MFI for that area at \$96,900.

### Protected Classes

Title VIII of the Civil Rights Act of 1968 prohibits housing discrimination based on race, color, national origin or ancestry, sex, or religion. The 1988 Fair Housing Amendments Act added familial status and mental and physical handicap as "protected classes."

The Washington State Law Against Discrimination includes four protected classes in addition to those protected at the federal level. They include marital status, sexual orientation and gender identity, source of income, and veteran/ military status.

### Zoning

"Zoning" establishes separate districts (zones) for different types of land use, such as commercial, residential, and industrial. These areas are shown on the city's Zoning Map. Within each zone, standards are adopted to regulate the size, use, and location of sites and buildings. Requirements for protecting critical areas, standards for landscaping and parking, and subdividing land are also addressed. Zoning regulations adopted by the City are contained within Title 18 of the Camas Municipal Code.

Commercial Zones are intended to provide services and employment primarily to residents. Commercial zones may also include residential development such as apartments as part of a mixed-use project. An example of a commercial site that includes residential development can be found at the Grass Valley Master Plan project on NW 20th Avenue.

Industrial Zones provide for a wide range of industrial and manufacturing uses. Types of activities in this zone include assembly, manufacturing, fabrication, processing, bulk handling and storage, research facilities, associated warehousing, and heavy trucking.

Light Industrial/Business Park Zones provide for uses, such as offices related to industrial usage, research and development, limited commercial, and associated warehousing uses. Development standards require a campus-like setting with generous landscaping and setbacks from roadways.

Multifamily Zones are intended to provide for dwellings, such as row houses, condominiums, and apartments. It is desirable for these zones to be adjacent to parks and transportation systems (e.g., bus stops). The maximum number of

units that are allowed per acre in a multifamily zone is 18 units per acre. Only 5% of the city is zoned for multifamily uses.

Single-Family Residential Zones are intended for dwellings that are typically a single dwelling or a duplex (attached dwelling). Approximately 48% of the city is zoned for single-family use. The city also allows for an Accessory Dwelling Unit (ADU) on single family lots that are not otherwise prohibited by restrictive HOA covenants.

## Data Sources

### Decennial Census

Data collected by the Decennial Census for 2010 and 2000 is used in this Assessment (older Census data is only used in conjunction with more recent data in order to illustrate trends). The Decennial Census data is used by the U.S. Census Bureau to create several different datasets:

2010 and 2000 Census Summary File 1 (SF 1) - This dataset contains what is known as “100% data,” meaning that it contains the data collected from every household that participated in the Census and is not based on a representative sample of the population. Though this dataset is very broad in terms of coverage of the total population, it is limited in the depth of the information collected. Basic characteristics such as age, sex, and race are collected, but not more detailed information such as disability status, occupation, and income. The statistics are available for a variety of geographic levels with most tables obtainable down to the census tract or block group level.

2000 Census Summary File 3 (SF 3) - Containing sample data from approximately one in every six U.S. households, this dataset is compiled from respondents who received the “long form” Census survey. This comprehensive and highly detailed dataset contains information on such topics as ancestry, level of education, occupation, commute time to work, and home value. The SF 3 dataset was discontinued for the 2010 Census, but many of the variables from SF 3 are included in the American Community Survey.

### American Community Survey (ACS)

The American Community Survey is an ongoing statistical survey that samples a small percentage of the U.S. population every year, thus providing communities with more current population and housing data throughout the 10 years between censuses. This approach trades the accuracy of the Decennial Census Data for the relative immediacy of continuously polled data from every year. ACS data is compiled from an annual sample of approximately 3 million addresses rather than an actual count (like the Decennial Census’s SF 1 data) and therefore is susceptible to sampling errors. This data is released in two different formats: single-year estimates and multi-year estimates.

ACS Multi-Year Estimates – More current than Census 2010 data, this dataset is one of the most frequently used. Because sampling error is reduced when estimates are collected over a longer period of time, 5-year estimates will be more accurate (but less recent) than 1-year estimates. The 2014-2018 ACS 5-year estimates are used most often in this HAP.

### Comprehensive Housing Affordability Strategy (CHAS)

CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. The special dataset provides counts of the number of households with a variety of housing needs, in a range of income brackets, and for different household types of particular interest to planners and policy makers. The most recent available CHAS data is based on 2013-2017 American Community Survey 5-year estimates.

### City of Camas Building Permits

The City of Camas provided monthly residential building permit data from 2017 through 2020. Permit data included development type (single or multifamily) and unit square footage. Mosaic Community Planning analyzed building permit data for comparisons to 2010 and 2015 permit data included in *Camas 2035*.

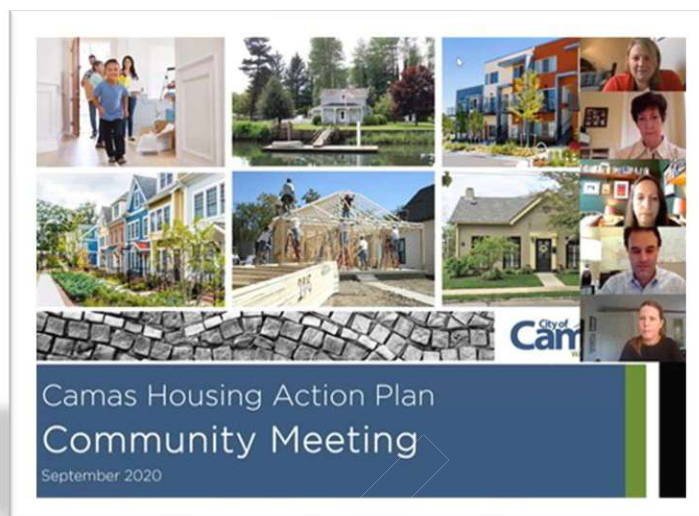
### Washington Center for Real Estate Research

The Washington Center for Real Estate Research provides housing data for local governments in Washington, including those developing Housing Action Plans under HB 1923, through its Housing Market Data Toolkit. The toolkit includes a compilation of relevant Census data, information about local for-sale and rental markets, housing permit and completion data, and a housing affordability index. The toolkit is publicly available at <https://wcrer.be.uw.edu/housing-market-data-toolkit/>.

# Chapter 2: Community Input



Camas residents and employees have a wide range of unique housing needs and preferences. To be successful, the Housing Action Plan must be grounded in a thorough understanding of local housing needs, as well as reflective of residents' ideas for the future. Implementation of the Plan depends on local support built, in part, through an inclusive and open community engagement process.



The City of Camas's goals for engaging the public during the HAP include:

- ❖ **Inform** residents about the Housing Action Plan, the planning process, and local housing affordability needs.
- ❖ **Understand** local housing issues, needs, and preferences, specifically those related to affordability and development opportunities and barriers.
- ❖ **Be inclusive** of a range of perspectives, including people who are particularly impacted by housing affordability, communities at risk of displacement, other vulnerable populations, and groups who have historically been left out of community planning processes.
- ❖ **Be transparent** to openly reflect the variety of viewpoints within the community, as well as the City's process used to develop and implement the Housing Action Plan.
- ❖ **Build support** for zoning and housing policies that address affordability and other issues identified by the community.

The community engagement process for the Housing Action Plan used a variety of virtual engagement tools in place of traditional face to face engagement methods. To gather input from the public, the project team conducted two virtual public meetings, seven focus groups, and maintained a website for resident engagement, including a public survey.

In total, over 300 people participated in developing the Housing Action Plan. About 50 people joined a community meeting or focus group and 307 took the survey. This section summarizes feedback received through each of these methods.

# Community Meetings

Two virtual public meetings were held in September. Each meeting began with a presentation by the project team that included an overview of the HAP and a few data points about housing in Camas. The team then asked participants for their opinions on the city’s housing needs and current supply through in-meeting Zoom polls and small group discussions.

**Table 1: Zoom Poll Discussion Summary – Does Camas Need Greater Variety in Housing Types and Prices?**

STRONGLY AGREE	NEITHER AGREE NOR DISAGREE
<ul style="list-style-type: none"> <li>• Most new housing in Camas is not affordable for half of the population.</li> <li>• Housing should be built with a focus on active transportation, such as biking and walking, and on mitigating climate change.</li> <li>• With two teenage boys, I would love to have kids be able to move back as adults. However, there are not a lot of affordable or starter homes.</li> <li>• I was trying to help a young man who was homeless find housing but could not find anything. I do not feel like Camas has a good foothold in caring for the aging or a diverse population, including people of different ethnic backgrounds, colors, and gender identities. Camas does feel like it is a Caucasian space. I do not know that that helps us embrace a holistic view of what we could be.</li> </ul>	<ul style="list-style-type: none"> <li>• There’s benefit to the vitality of a small town with some density. With a community like Camas where a lot of the population is by Vancouver, it is easy to patronize businesses there rather than downtown, so we lose vitality to businesses there. Development of downtown interests me most.</li> <li>• I am still learning and have no idea what we have. I thought we have a pretty diverse community, but everything can improve.</li> <li>• I am indifferent. What does the housing mixture look like? What are the services to provide for residents? How can new residents be supported? People are being priced out.</li> </ul>
SOMEWHAT AGREE	SOMEWHAT OR STRONGLY DISAGREE
<ul style="list-style-type: none"> <li>• I am still getting grounded on these issues, so I would like to know the socioeconomic spread in Camas and whether the housing needs are meeting the needs of those who live here. Are people working here having to commute because they cannot afford housing? Is it safe to bike on our roads?</li> <li>• There are lots of big houses in Camas and not many small housing types.</li> <li>• Long-time residents say they cannot afford houses here.</li> <li>• Retiring in Camas is questionable related to affordability and modest housing sizes.</li> <li>• We need more options for starter and mid-range homes.</li> <li>• There does need to be a greater variety of housing in Clark County as a whole.</li> <li>• More variety is necessary to include people ‘priced out.’</li> </ul>	<ul style="list-style-type: none"> <li>• On the west side, if you look at the variety of development, there is quite a lot. Not as much strictly in the City of Camas, but in the area in general.</li> <li>• How would residential growth affect current homeowners, schools, and growth in the city?</li> <li>• I am concerned about increased density. Let us not be Portland with no parking. Impact fees do not reflect the actual price of supporting new residents. We need to pay-as-we-go and not use more bond measures to support development.</li> </ul>

Figure 2: Comments on Housing Variety



### *Housing Types Most Needed in Camas*

Discussion Question: What particular types of housing do you feel like are most needed in Camas (e.g. housing for students, singles, elderly, homeless, disabled, etc.)? What does housing for that population look like (apartments, single-family homes, townhomes, ADUs, etc.)?

Housing types should address the needs of **minorities** and **homeless families** (who may live "doubled-up" with other families), participants suggest. More affordable housing types might include **condos**, **manufactured housing** and **mobile parks**, and **tiny homes** – housing types that might allow the owner to accumulate equity quickly. However, additional regulations may be needed to allow these housing types in the city. Other suggestions include mixed use housing to provide walkability, access to transportation and access to nature. Some participants also posited that denser development would make service delivery more efficient. Others inquired about studying an "appropriate amount" of housing for the range of incomes in Camas, including low-income housing, as long as the city maintains its "community feel."

Families moving to Camas may be in search of good schools and greater affordability than other cities on the west coast. "Camas is still a small town asking big city questions," one participant noted. However, some feel that the prevalence of large, single-family homes does not necessarily reflect a "healthy, stable community." Some participants seek greater balance in housing types without experiencing a loss of community.

Specific housing types identified by participants include:





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### Starter Homes

“As kids move out, they often cannot return as adults because they cannot afford Camas.”

“Potential needs are housing for kids coming back after school and family retiring here.”



### Accessory Dwelling Units (ADUs)

“ADUs, cluster homes could help meet need.”

“From a real estate perspective, 99% of clients coming to Camas are families. Some ask for an ADU to bring a parent. Some go ‘out in country’ or out of Camas if that is a priority.”

“There are 20 ADUs in the entire city and not very many permit applications coming in.”



### Accessible Housing

“Retirees or older population needs ‘accessible’ housing – e.g., no stairs.”

### Apartments and Condominiums

“Part of a vital downtown is going to be more residential units, apartments, or condos on those blocks.”

“Camas is getting more expensive. Multifamily units are \$100k/unit up north and \$150k/unit here. Unfortunately, it is going to push people out.”



### Senior Housing

“For the elderly, we do not have much. No communities serving seniors.”



## Development Opportunities

Discussion Question: Are there development opportunities for housing types needed in Camas? What opportunities could Camas leverage to encourage development of housing to meet local needs? (E.g. infrastructure or amenities that would support or add value to new residential development; policy or incentive programs that would incentivize new development types, etc.)

**Table 2: Community Meeting Discussion Summary – Development Opportunities and Challenges**

OPPORTUNITIES
<ul style="list-style-type: none"> <li>• Use tax credits to construct multi-family housing</li> <li>• Utilize “supports” and/or change government financing options to encourage housing diversity</li> <li>• Provide community amenities, such as good restaurants and other businesses that may be perceived as cool/edgy.</li> <li>• Increase the job base in the area to attract people. With good transportation, you may get young professionals who will want starter homes.</li> <li>• Continue to revitalize the downtown business district, making it easier to access. It is difficult to get downtown on a bike - roads or trails, dedicated bike path from the lake area to downtown would be good.</li> </ul>
CHALLENGES
<ul style="list-style-type: none"> <li>• Without apparent room for new housing, then one option would be to redevelop existing areas/knock down existing structures. However, I am doubtful that would be well-received.</li> <li>• Most HOAs do not allow ADUs on lots.</li> <li>• It is hard to park in downtown right now. It is not clear where housing would fit downtown or out 192nd.</li> <li>• Construction is occurring downtown but I do not see sites where housing could go.</li> <li>• Building is really expensive. The price of supplies is through the roof.</li> <li>• Incentives and subsidies do not work. The cost does not pencil out.</li> </ul>

## Development Barriers

Discussion Questions: Are there barriers to housing development in Camas? What barriers exist to production of needed housing types? What keeps the market from meeting these housing needs?

- Regulations, statutes, and policies.
- State laws that Camas officials must abide by and do not have control over.
- Permits and fees for single family development that are different than those for multifamily development.
- The GMA (Growth Management Act) is designed to encourage more dense building. If a city does not have much land, prices will go up.

- Available land is being used up.
- Large houses are more profitable to build.
- Demand drives housing development. Housing – attached or detached – must accommodate families since people move to Camas for schools. People do not move to Camas for the local jobs. In fact, most residents commute. People leave places like Portland and move to Camas for the natural setting and a quality of life.
- Preferences of residents who want to live in the suburbs.
- Choices made by the city on what housing to build, not what the demand is, are what matter. Participants argue that many people want to move to a good school district with affordable housing. The question, they ask, is whether the city wants to develop with more dense housing, more affordability, and with active transportation requirements.

## Focus Groups and Interviews

Stakeholders participated in seven focus groups during October and November. Participants included professionals in the fields of housing and homeless services, education, government, transportation, and urban planning, as well as high school students. Several questions were posed in the focus groups and responses are summarized below.

### *Why are people moving to Camas?*

Focus group participants describe the city as a great place to live for schools and safe neighborhoods. Residents enjoy the proximity to Portland and Portland International Airport (PDX). Camas also offers more affordability and lower taxes than Portland, Sacramento, or other California cities. The city's small-town atmosphere – resembling the feel of the old mill town – and its charming downtown provide rich and beloved character. Other features enjoyed by residents include trails and sports. Residents enjoy Camas for the quality of life available in the city.

### *What types of housing does Camas need more of?*

Participants want housing that reflects a variety of stages of life, including housing for college students and single adults. They express a desire for entry level homes, ranging from 1,500 to 2,000 square feet or sold for less than \$200,000. Stakeholders also want housing that enables seniors to age in place. There is some interest in higher density or “vertical” housing, such as apartments or condos, particularly in downtown. Some participants desire more unique housing products, and developments serving low-income residents through the local housing authority.

### *Is housing affordability a problem in Camas? Are there other barriers to living in Camas?*

In short, yes. The city's housing supply is mostly large single-family, leaving limited housing choices for residents of a range of incomes, including lower income households. Participants acknowledge that negative perceptions about affordable housing may have racial or anti-poverty undertones. But participants suggest re-framing affordable housing, so that it is located downtown, is attractive and offers housing for professionals such as teachers. Other barriers to living in Camas include limited housing for people who want to downsize, limited housing turnover, lack of public transit, few local jobs and increasing taxes for longtime residents and retirees.

### *What are the challenges to the development of new housing?*

One challenge may be the remaining land in the city, some of which may have steep slopes and wetlands. The cost of available land, including impact fees, may also present a challenge to development. Other challenges to having a variety of housing types may include the limited history of this product type in the city (which might make developers cautious about embarking on new housing types), limited encouragement by the city to try new housing products (e.g. building "vertically" in downtown), developers' difficulty with rezonings and difficulty making multifamily projects "pencil out." People report no incentives for affordable housing. People also report that developers are not given enough rules: that downtown zoning is too non-specific and that there should be a plan for downtown. Other indirect issues include limited bus service, the need for parking structures downtown. Although the city has a tax abatement program focused on 80% AMI, the program may not be as widely known as it could be, with some participants stating that the city offers no incentives for affordable housing. Some report that residential uses should be better balanced with commercial and industrial demands to drive down housing costs.

### *What are some policies or programs that Camas could enact to support a variety of housing types and price points?*

Address perceptions about multi-family or affordable housing. Participants believe that, for one, the city must deal with the perceptions of current residents about multi-family or affordable housing. Where affordable housing stigma is very strong, the city should consider housing design, and should take into account how people will be welcomed in the city, or what messages they will receive if they need affordable housing. Residents desire some housing for families with lower incomes, e.g. families earning less than 80% AMI. Participants suggest new development from the Vancouver Housing Authority, inclusionary zoning, and funding for housing rehabilitation as a means to provide housing for families with lower incomes.

Try new strategies. To improve the variety of housing types in the city, participants suggest that the city address the preponderance of single-family housing, which is located even in medium density zoning districts. The city should identify new developers who are building higher densities in other locales, such as Vancouver, or inquire with developers about why they do not provide a variety of housing types (e.g. location, access to transit/bike paths/trails, etc.). There should be additional ADU development, with their use restricted for short-term rentals. Finally, the city could try out policies such as transfer of development rights, or reducing impact fees to encourage missing housing types, such as entry level housing. Some even suggest expanding the city's growth boundary.

Address parking. Participants note that a city-funded parking structure might make developers more interested in building higher density in the city. Some even suggest a parking assessment fund with designated fees per parking space.

Consider workforce housing. One downtown business, Fuel Medical Group, has younger employees and might be interested in creating housing for their workers. Workforce housing might reduce commute times and transportation costs for residents and could incentivize a range of industries in the city, allowing for a variety of workers from different educational and economic backgrounds to work and live in the city.

Address concerns about loss of character. Additional concerns address in focus groups include concerns that sprawl will have the effect of destroying natural habitats. Participants noted that there appeared to be no consequences for tree removal, nor were developers required to plant indigenous trees. While some participants like changes in the city, they acknowledge that there are genuine fears that the city will lose its small-town character and natural landscape with too much growth.

## Housing Survey



A public survey was available on the *Let's Talk Camas Housing* website (letstalkcamashousing.us) from August 13, 2020 to November 12, 2020 and received 307 responses. The 19-question survey focused on participants' views on housing affordability and access, housing types and costs, and future housing development in Camas. This section shares key findings, with complete survey results available in an appendix to this Plan.

Table 3: Camas Housing Survey Participant Demographics

Participants Living and Working in Camas	<ul style="list-style-type: none"> <li>95% of survey respondents live in Camas.</li> <li>36% of respondents work in Camas.</li> <li>Respondents live in all areas of the city. The largest number of respondents (59) live closest to NE Everett Street.</li> </ul>
Tenure and Homeownership	<ul style="list-style-type: none"> <li>88% of respondents own their home.</li> <li>9% of respondents are renters.</li> <li>2% of respondents live with family or friends, while another 2% provide housing to more than their immediate family.</li> </ul>
Age	<ul style="list-style-type: none"> <li>Nearly 58% of respondents are between 40 and 60 years old.</li> <li>21% were between 20 and 40 years old. Another 21% were over 60.</li> </ul>
Income	<ul style="list-style-type: none"> <li>Just under one-third of respondent households earned between \$100,000 and \$149,000 annually (29%).</li> <li>40% of respondent households earn more than \$150,000 per year, while 31% earn less than \$100,000.</li> </ul>
Race and Ethnicity	<ul style="list-style-type: none"> <li>75% of respondents identified as white. 12% identified as “other,” followed by respondents who were Hispanic (5.2%), Asian/Pacific Islander (4.5%), Native American (1.7%), Black (1%) and Arab or Middle Eastern (0.7%)</li> </ul>
Representative Responses About who to Engage in the Conversation about Housing Diversity	<ul style="list-style-type: none"> <li>“Seniors, college students, unemployed, rental owners”</li> <li>“BIPOC families”</li> <li>“CREDC, environmental councils, public”</li> <li>“Georgia Pacific”</li> <li>“Only Camas citizens should have a say about Camas”</li> </ul>

### Housing Options in Camas

- More than half of all participants (56%) say they are “somewhat satisfied” or “very satisfied” with the housing options available in Camas. However, 31% are either “somewhat dissatisfied” or “very dissatisfied” with the range of available housing options.
- Cost is the leading factor that limits housing choices (identified by 49% of residents), followed by a lack of desired amenities such as outdoor space and parking (19%), and “other” reasons (14%). 31% stated that no size, cost, availability, accessibility, or qualification factors limit their housing choices.

## Housing Supply in Camas

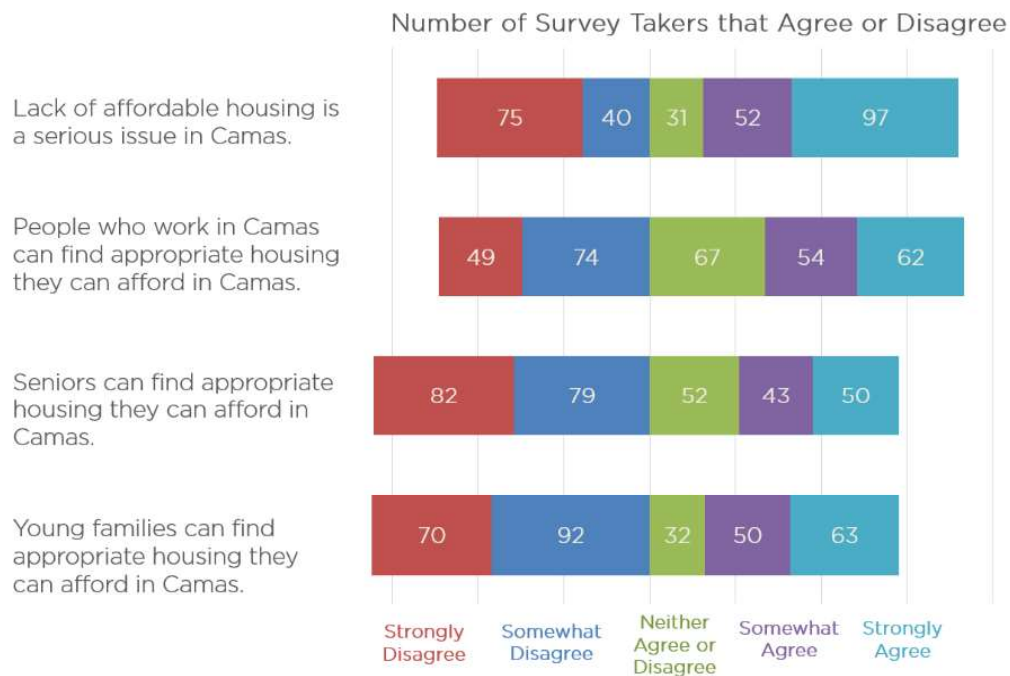
- One-third of respondents (32%) “strongly agree” that lack of affordable housing is a serious issue in Camas, while 28% “strongly disagree.” Looking at responses to this prompt by income shows that respondents with lower household incomes are more likely to see affordable housing as an issue in Camas.

For participants with household incomes under \$75,000, 62% either “somewhat agree” or “strongly agree” that lack of affordable housing is a serious issue in Camas; about 24% either “somewhat disagree” or “strongly disagree.”

In contrast, participants with household incomes over \$150,000 were less likely to see lack of affordable housing as a serious issue in Camas. About 42% “somewhat agree” or “strongly agree” that it is a serious issue, and 45% “somewhat disagree” or “strongly disagree.”

- About one-half of participants (53%) “somewhat disagree” or “strongly disagree” that young families can find appropriate housing they can afford.
- About one-half of participants (53%) “somewhat disagree” or “strongly disagree” that seniors can find appropriate housing they can afford.
- Forty percent of participants (40%) “somewhat disagree” or “strongly disagree” and 38% “somewhat agree” or “strongly agree” that people who work in Camas can find appropriate housing in Camas.

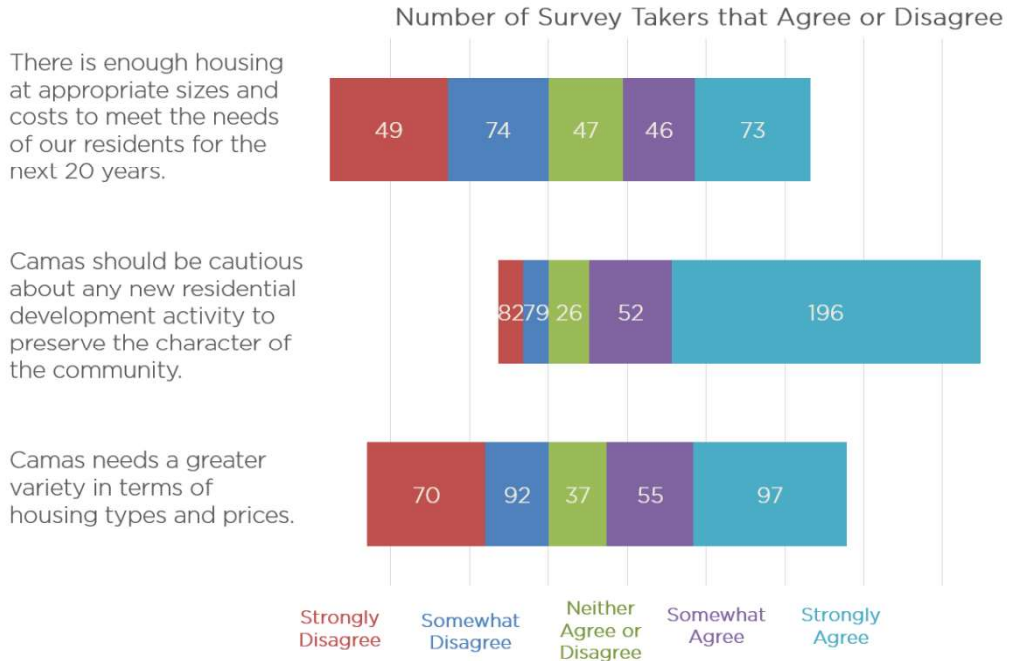
Figure 3: Housing Survey Responses to Housing Affordability



- One-third of participants (32%) “strongly agree” that Camas needs greater variety in terms of housing, while 24% “strongly disagree.”

- Two-thirds of participants (64%) “strongly agree” that Camas should be cautious about any new residential development activity to preserve the character of the community.
- Forty-five percent (45%) “somewhat disagree” or “strongly disagree” that there is enough housing at appropriate sizes and costs to meet the needs of residents for the next 20 years. However, 39% “somewhat agree” or “strongly agree” that Camas has enough appropriately sized/priced housing.

Figure 4: Housing Survey Responses to Future Housing Development



### Housing Needs in Camas

- Participants note that the biggest shortage of for-sale housing occurs in the \$250,000 to \$349,000 price range.
- The biggest shortage of rental housing occurs in the \$800 to \$999 price range.
- Residents primarily feel that over the next 20 years, new housing would be most appropriate in older neighborhoods and vacant/underdeveloped commercial and industrial properties, followed by mixed-use developments.
- Most Camas residents (57%) have not considered adding an accessory dwelling unit (ADU) to their property, compared to 34% who have.
- Of those residents who gave their reasons for wanting an ADU, over one-third said they would use it to provide a residence for relatives and friends. 20 percent would provide a residence for a caregiver, and another 19 percent would earn extra income by renting out the space.



- When asked what type of assistance would be helpful to meet housing affordability needs in the city, 41% identified “more affordable for-sale units.” One-third of residents said that first-time homebuyer down payment assistance and more affordable rental units would also help with housing affordability.
- The greatest barrier to obtaining housing in Camas was a lack of affordable housing. However, one-third of the respondents stated that none of the issues listed were barriers to obtaining housing.

Figure 5: Housing Survey Responses about Types of Housing Assistance

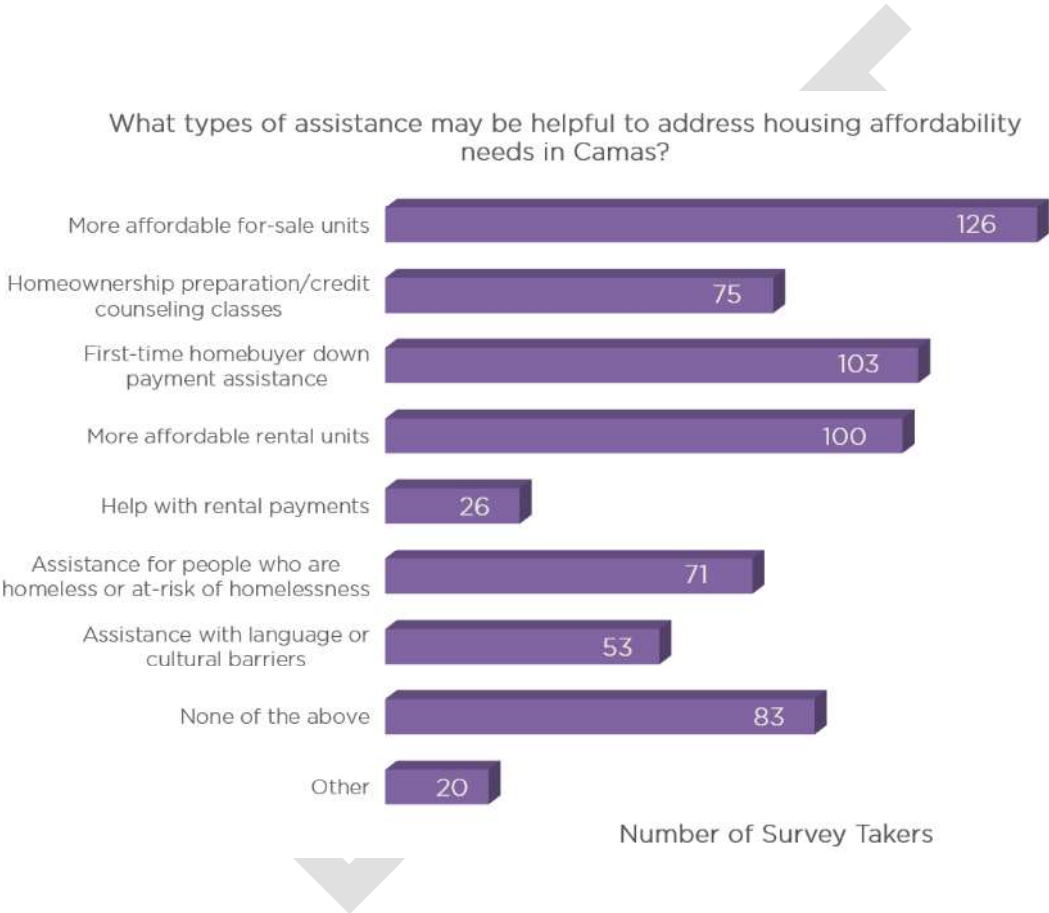


Figure 6: Representative Comments about Housing Concerns in Camas




## Project Website

Throughout the HAP planning process, the project team maintained an interactive website at [LetsTalkCamasHousing.us](http://LetsTalkCamasHousing.us). The site provided background information on the project, a schedule of upcoming meetings or other key dates, videos and discussion notes from public meetings, and presentations and drafts of the HAP. The site also offered opportunities for visitors to leave questions to be answered by the project team, share their vision for housing in Camas, and view and 'like' ideas shared by others.


Throughout the course of the project, the site received about 2,200 visits from about 1,230 people. About 150 people downloaded the HAP Draft Existing Conditions and Housing Needs document and 100 downloaded the Draft Preliminary Housing Strategies or the complete draft of the HAP.

The figure on the following page shares ideas received on the website's interactive board in response to a question asking what housing types or approaches will best meet the community's housing needs.

Figure 7: Comments Received on LetsTalkCamasHousing.us





Add your idea



**M G**  
20 days ago


**Bend, OR: Affordable Housing Program Website**  
<https://www.bendoregon.gov/government/departments/economic-develo...>


Share 0 



**ADU rules**  
a month ago


**Eliminate retro restrictions to host house well and septic use for ADU's anywhere in Camas.**


Share 2 



**Friend of Camas**  
a month ago


**Property Taxes**  
The property tax load is a significant impediment to rentals in C...


Share 0 



**ADU rules**  
a month ago


**Open ADU rules to allow 2 bedrooms and 1400 square feet so small families can live in any available site in Camas. Release restrictions.**


Share 1 



**KJ**  
14 days ago


**Improve Downtown**  
I would LOVE see the downtown Camas neighborhood improved. The ma...


Share 0 



**M G**  
20 days ago


**New Approach to Affordable Housing In Berkeley, California**  
From the NYTimes:  
<https://www.nytimes.com/2021/03/04/opinion/aff...>


Share 0 



**M G**  
20 days ago


**Portland, OR: Competition for Permit-Ready Infill Skinny House Plans**  
Article:  
<https://www.finehomebuilding.com/2008/05/14/a-small-spa...>


Share 1 



**Friend of Camas**  
a month ago


**Encourage development of manufactured housing, modular housing, mini-houses, and ADUs by reducing restrictions and providing tax incentives**  
Alternative Housing Types


Share 1 



**M G**  
20 days ago


**River Rim Neighborhood, Bend, OR**  
River Rim is a great model for development in Camas. River Rim i...

Share 0 



**M G**  
18 days ago

**Camas Needs to Include Public Transportation Planning in Development Planning**  
C-TRAN used to offer a fixed-route bus service that ran up SR-500...

Share 1 

### Housing Needs in Camas

Thinking about Camas now and in the future, what housing issues or needs do you see in the city? Are any groups particularly impacted by housing issues here? Does the city need more housing variety? Share your thoughts with your neighbors and the planning team below!

#### High Density Zoning

by dduringer, 11 days ago

While affordability is important, the health of Camas is also. For example, the high density development in Lookout Ridge is a concern. There are cars parked everywhere, including across the sidewalk and far away down the road. According to the following 2014 research by Tate Twinam, there is "a long tradition in the sociology literature of linking high densities to pathological behavior (Sampson 1983, Wirth 1938)." (<https://www.k-state.edu/economics/seminars/papers/Twinam%20JMP.pdf>). Balance is needed between affordability and livability. An ideologically founded policy of high density is not going to achieve that balance.

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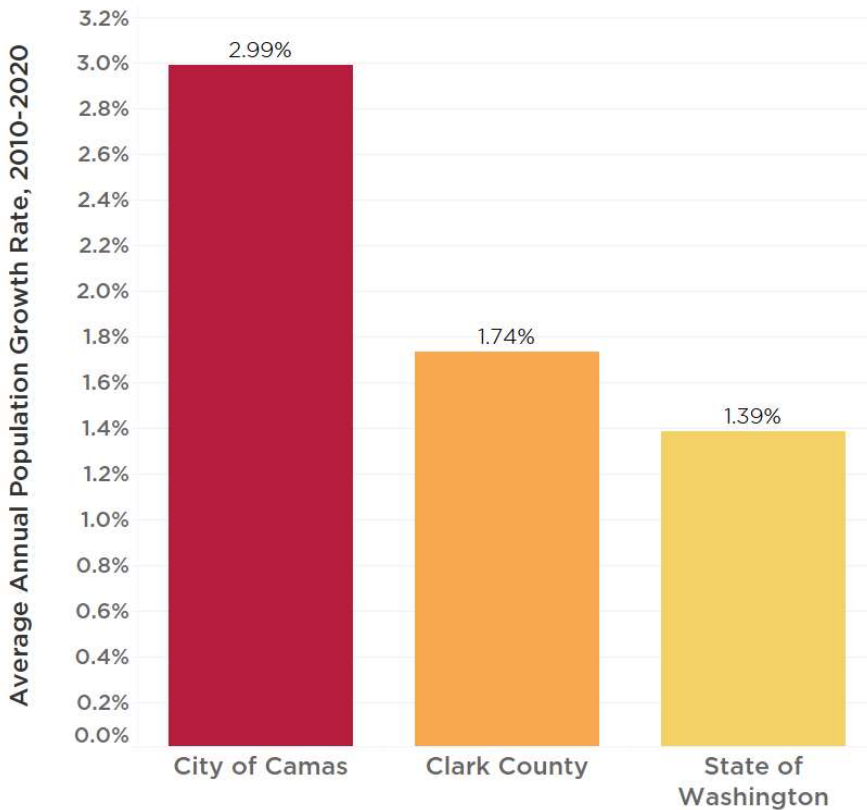
# Chapter 3: Demographic Trends



# Population Growth

As of April 2020, the City of Camas had a population of 25,140, representing a 29.9% increase from its 2010 population of 19,355. This growth rate was somewhat higher than Clark County’s overall rate. During the same time period, the county’s population increased by 17.4%, from 425,363 to 499,200. Camas experienced an average annual population growth rate of 2.99% from 2010 to 2020, higher than that of both Clark County (1.74%) and the state of Washington (1.39%) (see Figure 6).

Figure 8: Average Annual Population Growth Rate, City of Camas, Clark County, and State of Washington, 2010-2020



Data Source: Washington State, Office of Financial Management. (2020). April 1 official population estimates

Because of the city’s higher growth rate, Camas residents have made up an increasing share of Clark County’s population. The city’s population made up 5.0% of Clark County residents in 2020, an increase from the 2010 share of 4.6%. Camas’s population increase of 5,795 residents over the 10-year period represents 7.8% of the county’s overall increase of 73,837 residents.

The State of Washington Office of Financial Management projects that Clark County’s population will grow to 643,522 by 2040, an increase of 28.9% from its 2020 population (see Table 4).

The City’s 2016 Comprehensive Plan estimates an average annual population growth in the city of Camas of 2.46% from 2015 to 2035. The City’s projected growth is based on anticipated countywide population growth, which is then allocated to each city within Clark County. Extending the city’s population growth projection out through 2040 using this rate yields an estimated population of 36,912 in 2040 for Camas. Because this growth rate was adopted by the City in *Camas 2035* and was prepared in coordination with Clark County forecasts, this estimate is used in the housing need projections in Chapter 5.

**Table 4: Projected Population Change, City of Camas and Clark County, 2020-2040**

YEAR	2020	2025	2030	2035	2040
City of Camas with average annual growth rate of 2.46% applied to 2015 population of 22,843 (from City of Camas 2016 Comprehensive Plan)	25,140	28,471	31,284	34,098	36,912
Clark County (“medium series” projections from Washington State Office of Financial Management)	499,200	540,344	576,879	611,968	643,552

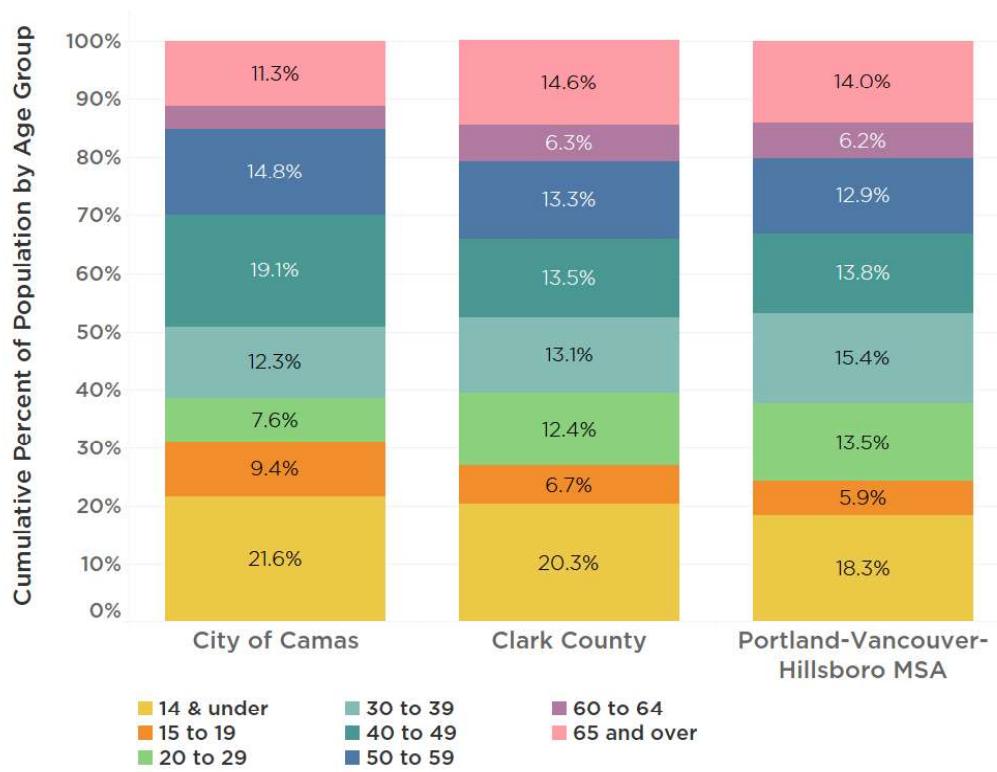
Source: Washington State, Office of Financial Management (2020), Mosaic Community Planning Calculations

## Demographic Overview

### Age

Composition of the population by age group varies throughout the region. Camas has slightly higher percentages of residents aged 19 and under and ages 40 to 59 compared to Clark County and the Portland-Vancouver-Hillsboro metropolitan area. At the same time, residents aged 20 to 39 and aged 60 and over comprise lower percentages of the City’s population than they do that of the county and region (see Figure 9). Based on stakeholder interviews, these differences may be indicative of both push and pull factors for different age groups in Camas, including the high quality of schools in the city-- a draw for families with children-- and a lack of housing options available to meet the needs of younger adults and elderly residents, among other factors.

Figure 9: Percent of Population by Age Group, City of Camas, Clark County, and Portland-Vancouver-Hillsboro MSA, 2014-2018



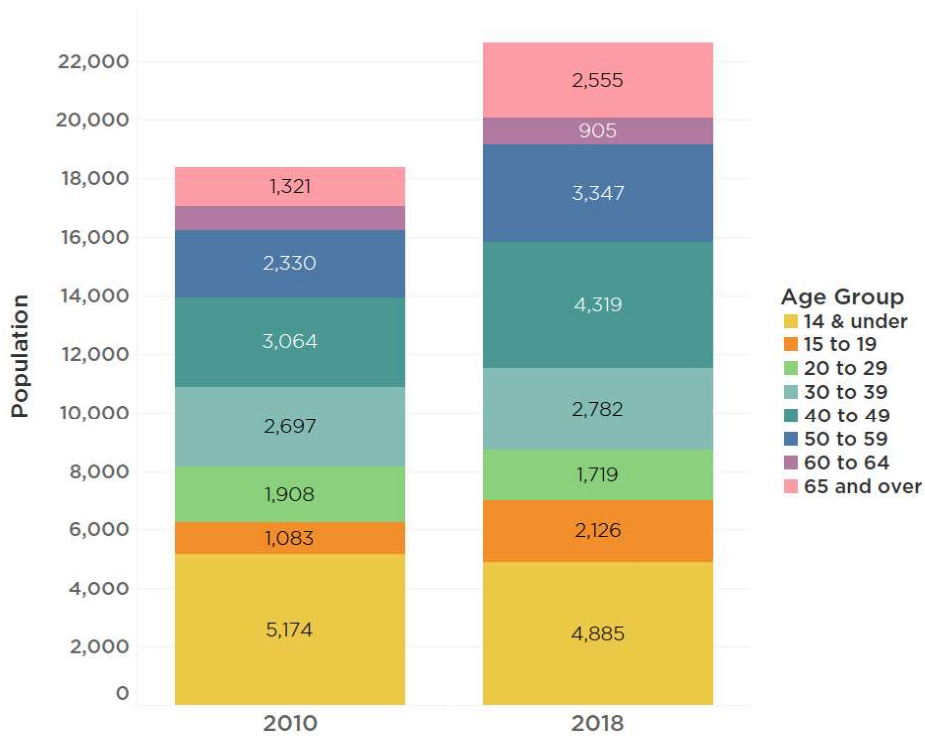
Data Source: 2014-2018 American Community Survey

The composition of the city’s population by age has shifted since 2010, with much of the growth concentrated in upper age categories. About 85% of the city’s population growth from 2010 to 2018 was due to increases in the numbers of residents aged 40 and over (see Figure 10). Residents in these age categories saw their share of the city’s population increase during the time period, from about 40.9% to 49.2%.

Similarly, residents under age 40 declined as a share of the city’s population, making up 59.2% of all residents in 2010 and just 50.9% in 2018. All age groups under 40 years old except residents aged 15 to 19 made up a smaller share of the population in 2018 than they did in 2010. The numbers of children aged 14 and under and residents aged 20 to 29 living in the city dropped slightly, while the numbers of residents aged 30 to 39 increased slightly.



Figure 10: Population by Age Group, City of Camas, 2006-2010 and 2014-2018

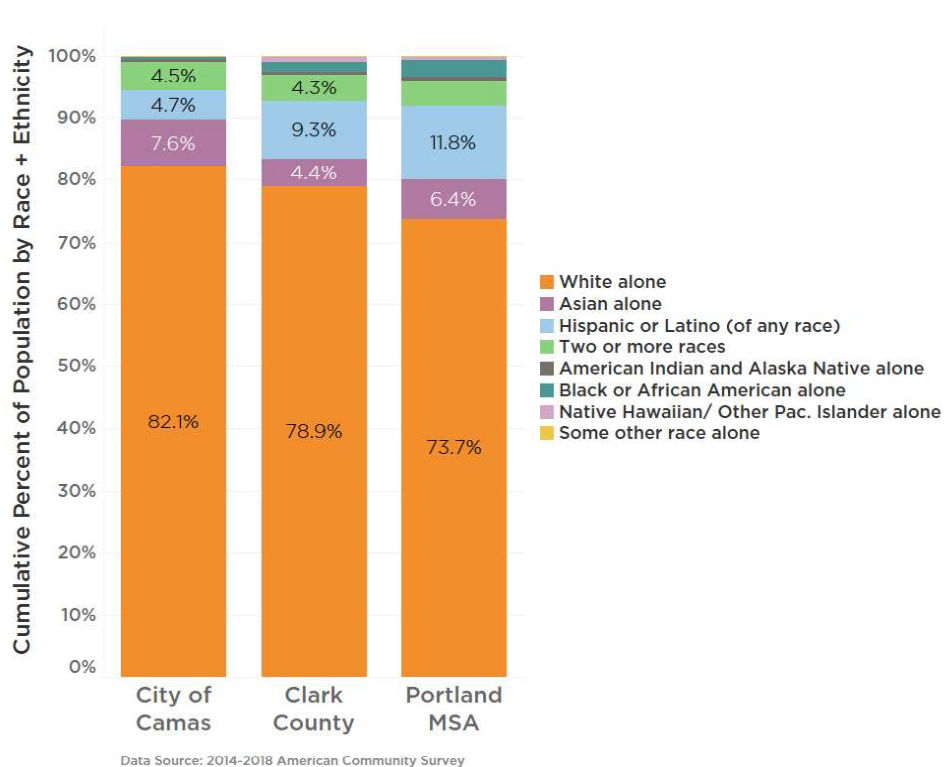


Data Source: 2006-2010 and 2014-2018 American Community Survey

### Race and Ethnicity

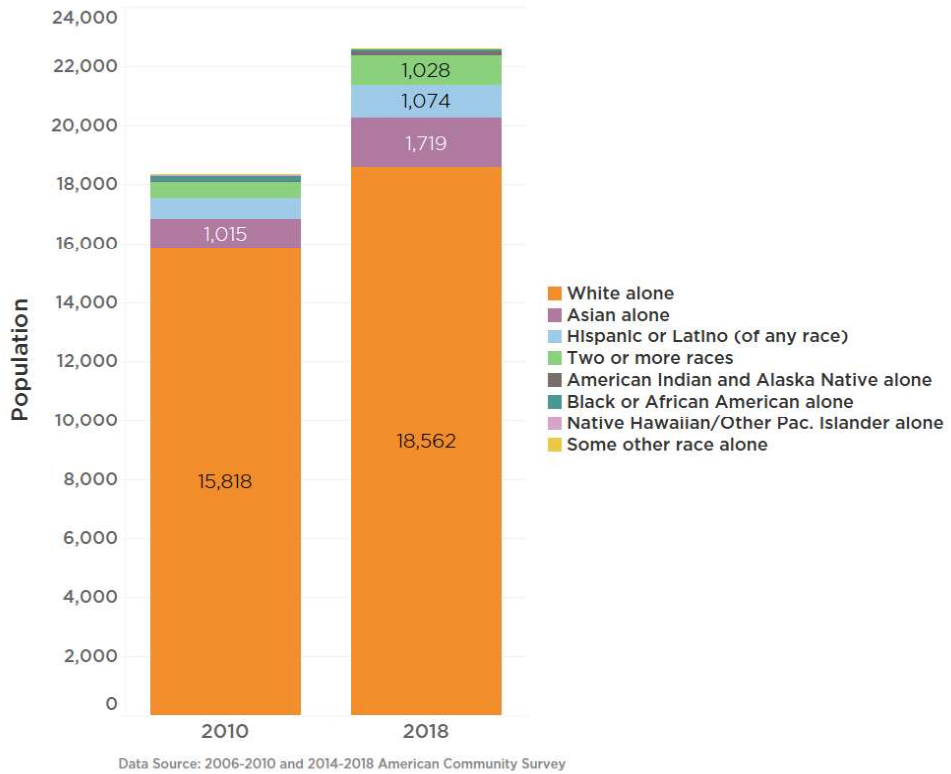
White residents make up the vast majority (82.1%) of Camas's population. Asian residents, Hispanic residents (of any race) and residents of two or more races are the next most common races and ethnicities, comprising 7.6%, 4.7%, and 4.5% of the city's population, respectively. White and Asian residents in particular make up a greater proportion of Camas's population than that of Clark County and the Portland-Vancouver-Hillsboro metropolitan area, while Hispanic and Black residents comprise a lower percentage of the population in Camas than in the county and region (see Figure 11).

Figure 11: Percent of Population by Race and Ethnicity, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



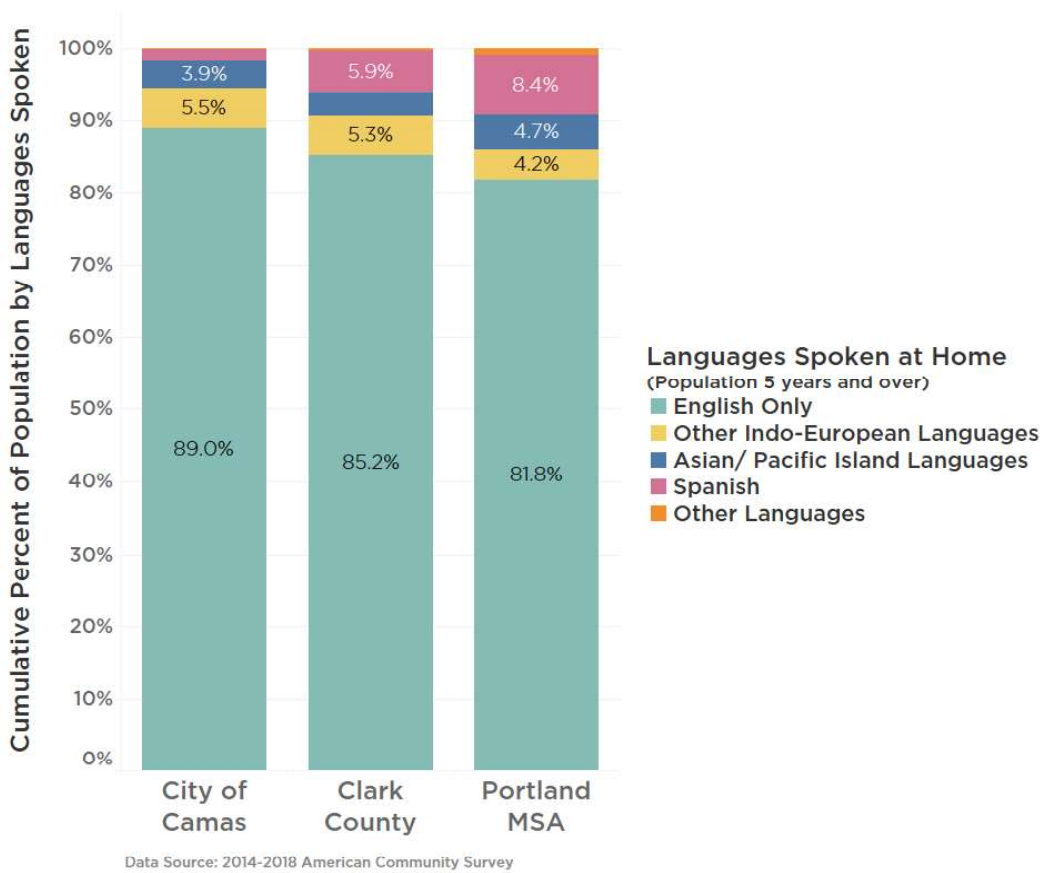
While white residents comprise 82.1% of the city's population, they make up a lower percentage of the city's population growth from 2010 to 2018, about 64.3%. During that time, the city experienced an increase in Asian residents (16.5% of population growth), residents of two or more races (11.6% of population growth), Hispanic residents (8.7% of population growth), and Native American residents (2.0% of population growth). The populations of Black residents, Native Hawaiian and other Pacific Islander residents, and residents of other races declined during the time period (see Figure 12).

Figure 12: Population by Race and Ethnicity, City of Camas, 2006-2010 and 2014-2018



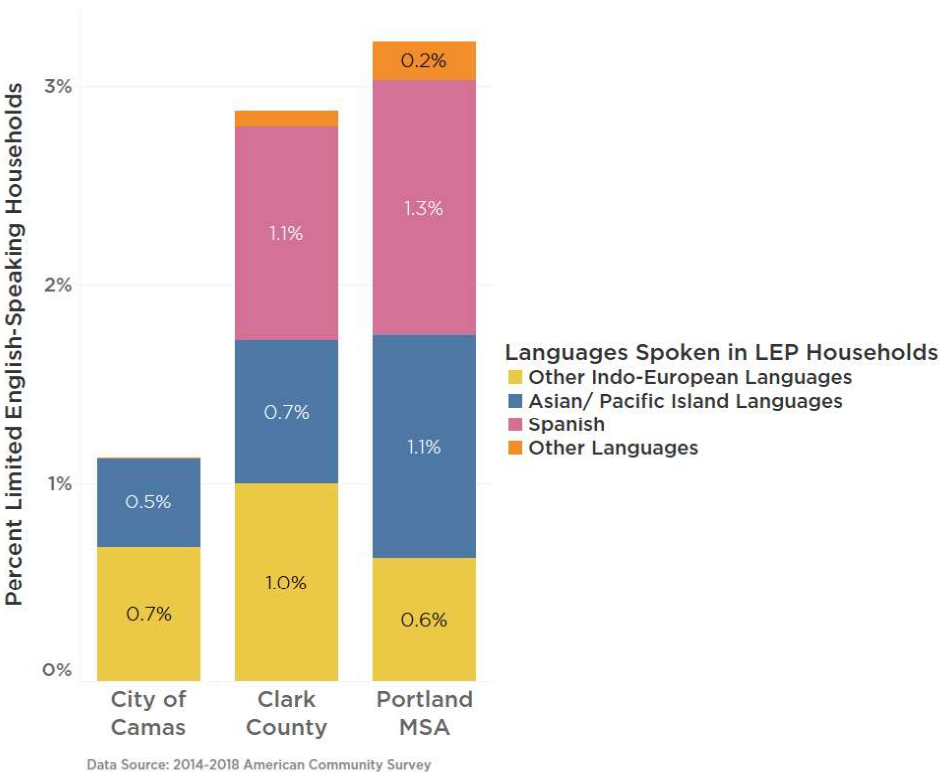
The majority of Camas residents (89.0%) speak only English at home, while smaller percentages speak other Indo-European languages (5.5%), Asian/Pacific island languages (3.9%), Spanish (1.5%), and other languages (0.2%). Residents of Camas are less likely to speak languages other than English at home (11.0%) than those living in Clark County and the Portland-Vancouver-Hillsboro MSA, where 14.8% and 18.2% of residents speak a language other than English, respectively (see Figure 13).

Figure 13: Percent of Population by Language Spoken at Home (Population 5 Years and Over), City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



An estimated 90 households in Camas have limited English proficiency (1.1% of all households in Camas). An estimated 54 of these households with limited English proficiency (0.7% of all households) speak other Indo-European languages, and an estimated 36 of the households speak Asian and Pacific island languages (0.5% of all households). The percentage of households with limited English proficiency in Camas (1.1%) is close to one third of that in Clark County (2.9%) and the Portland-Vancouver-Hillsboro metropolitan area (3.2%).

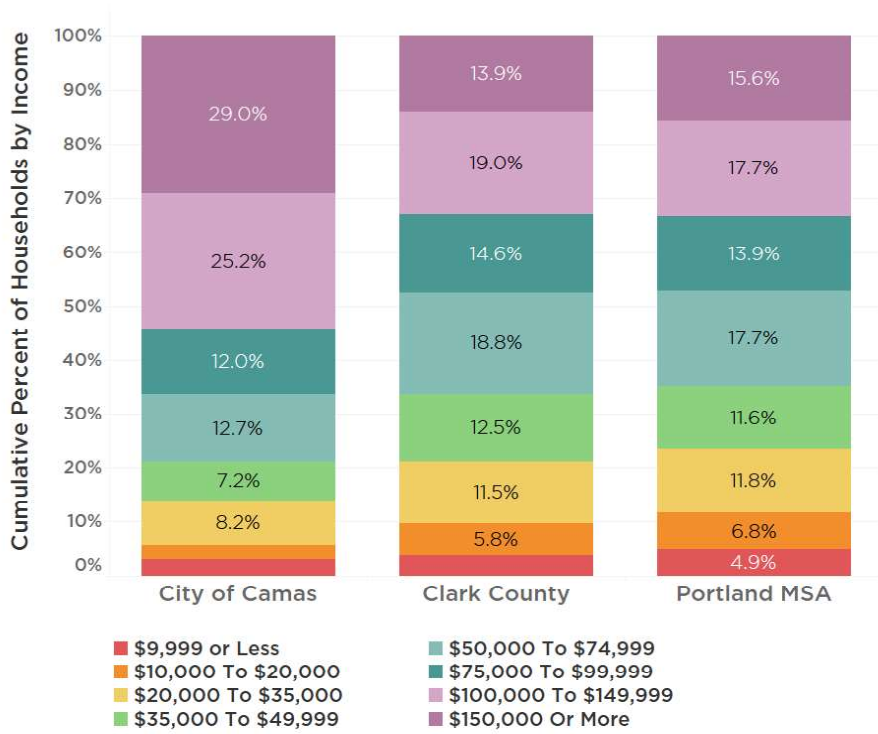
Figure 14: Percent Limited English-Speaking Households, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



### Income

Households in the city of Camas tend to be in higher income categories than those in Clark County and the Portland-Vancouver-Hillsboro metropolitan area (see Figure 15). More than half (54.2%) of Camas households earn \$100,000 or more per year, while just 13.9% earn \$35,000 or less. Relative to Camas, the county and region are both home to a higher proportion of households earning at all income levels \$99,999 and below per year and have lower percentages of households earning \$100,000 to \$149,999, and \$150,000 or more. Stakeholders in focus groups and community meetings noted that high rents and home prices make finding housing in Camas particularly challenging for residents with lower incomes.

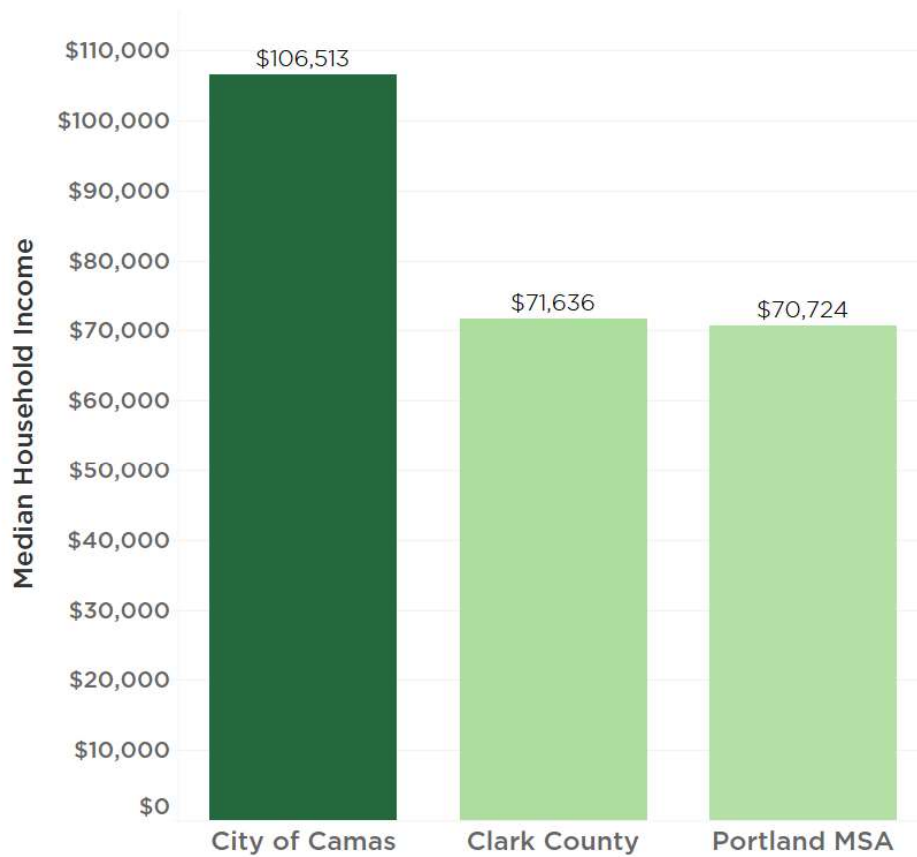
Figure 15: Population by Income Group, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



Data Source: 2014-2018 American Community Survey

Because higher percentages of Camas households fall in the upper income categories, the city's median household income (\$106,513) is significantly higher than those of both Clark County and the Portland-Vancouver-Hillsboro metropolitan area (\$71,636 and \$70,724, respectively, see Figure 16).

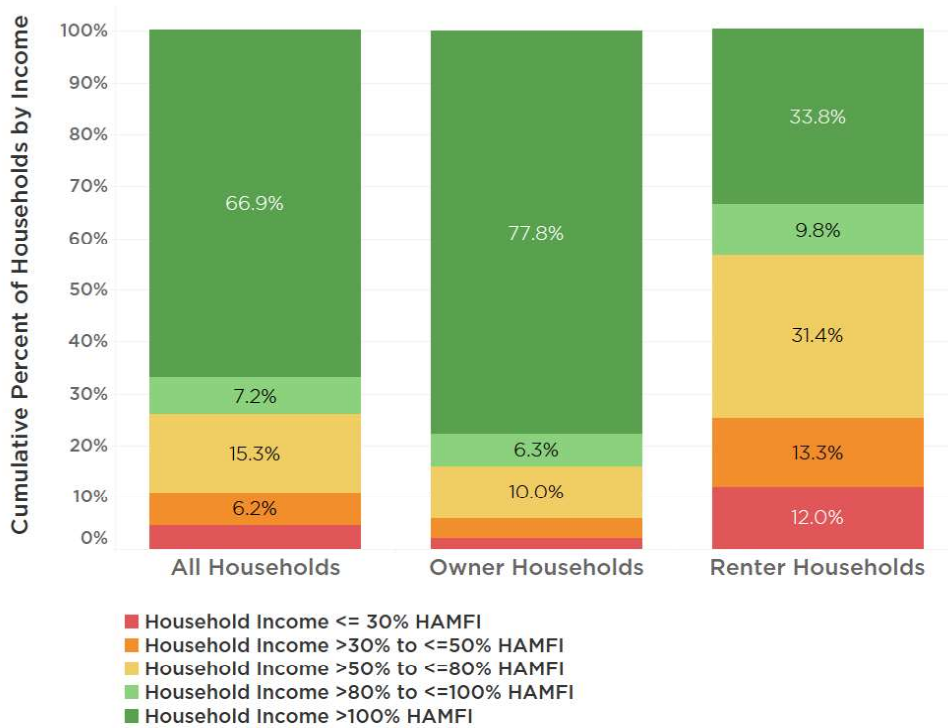
Figure 16: Median Household Income, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



Data Source: 2014-2018 American Community Survey

An estimated 66.9% of all households in Camas have incomes greater than the HUD Area Median Family Income (HAMFI), while 33.1% of households have incomes below HAMFI (see Figure 17). Renter households in the city tend to have lower incomes than owner households, indicating that they are more likely to experience housing cost burdens. An estimated 25.3% of renter households have incomes at or below 50% HAMFI, and 31.4% have incomes between 50% and 80% HAMFI. In contrast, just 6.0% of owner households have incomes at or below 50% HAMFI, and 10.0% have incomes between 50% and 80% HAMFI.

Figure 17: Percentages of Owner and Rental Households by Percent HUD Area Median Family Income, City of Camas, 2013-2017

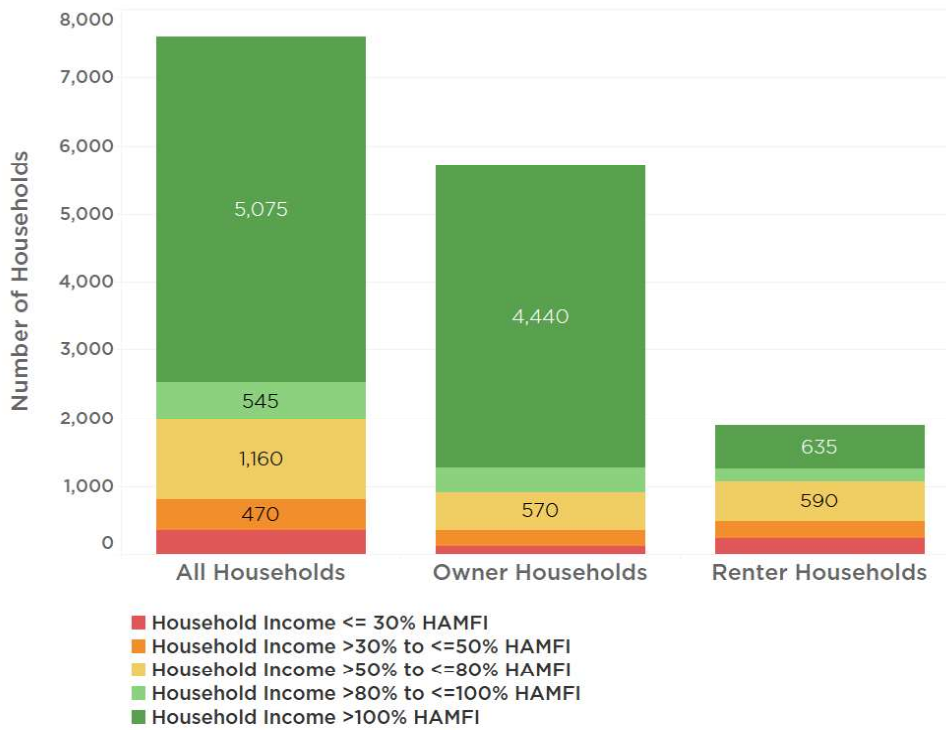


Data Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2013-2017

Most households in Camas own their homes (75.2%), while a lower percentage are renters (24.8%) (see Figure 18). Renters outnumber owners in the lower income categories, while homeowners are more likely to fall in the higher income categories and, in particular, to earn more than 100% HAMFI. About seven times as many owner households as renter households earn 100% HAMFI (4,440 and 635 households, respectively). Renter households earning less than 30% HAMFI, between 30% and 50% HAMFI, and between 50% and 80% HAMFI (225, 250, and 590 households, respectively) outnumber owners in those categories (120, 220, and 570 households, respectively).



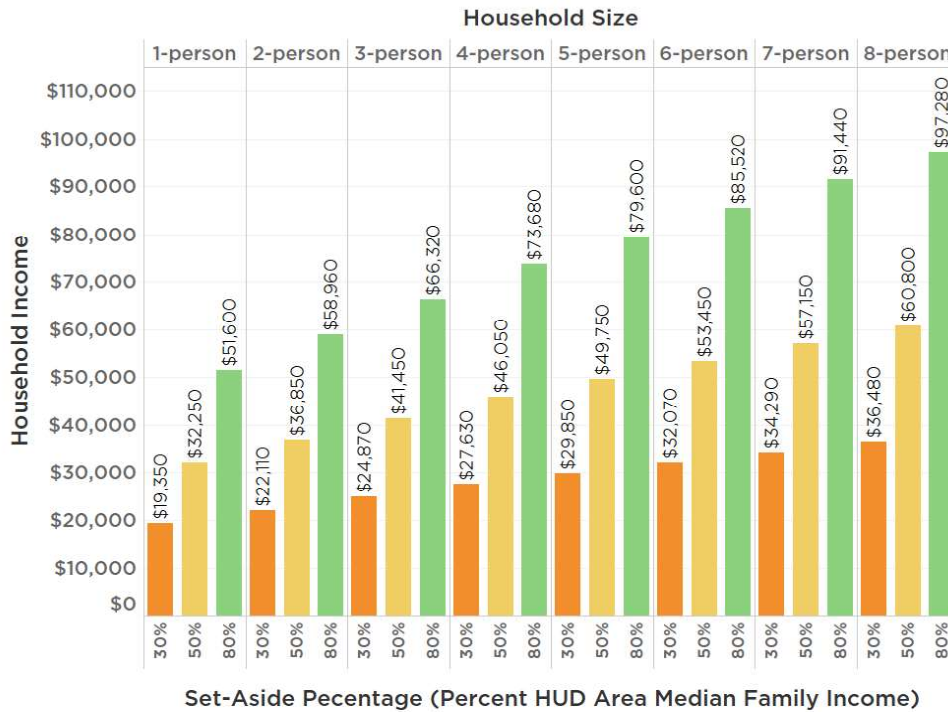
Figure 18: Numbers of Owner and Rental Households by Percent of HUD Area Median Family Income, City of Camas, 2013-2017



Data Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data, 2013-2017

HUD’s categorizations of households by income level in the previous graphs take into consideration differences in household size to reflect differences in living expenses by household size. Figure 19 shows the differences in income limits by family size for households to be classified as earning less than 30%, 50%, and 80% HAMFI in Clark County. Notably, households with more members may earn significantly more than smaller households and still be classified in the same income categories. For example, a family of six may earn up to \$53,450 and be categorized as earning below 50% HAMFI, while a family of two would need to earn below \$36,850 to be in that category. Similarly, a one-person household with an income of \$50,000 would be considered just below 80% HAMFI, while a five-person household at that income level would fall just above 50% HAMFI. These income categories show that households at a wide range of income levels earn below 30% and up to 50% or 80% HAMFI.

Figure 19: Income Limits by Household Size for Selected Percentages of HUD Area Median Family Income, Clark County, 2020



Data Source: Washington State Housing Finance Commission. (2020). Income and Rent Limits for All Tax Credit and Bond Financed Properties. Clark County Income and Rent Limits. Effective 4/1/20.

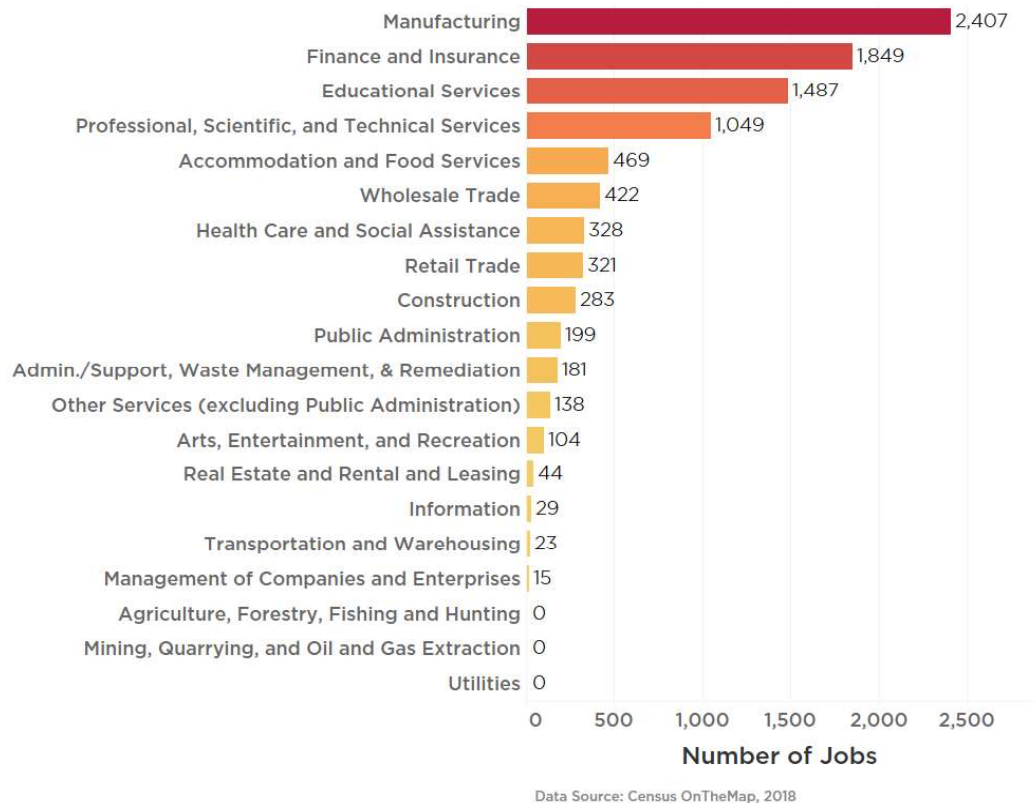
## Economic Conditions and Trends

### Current Workforce and Employment Trends

An estimated 9,348 total jobs were located in the city of Camas as of 2018. Jobs in the sectors of manufacturing, finance and insurance, educational services, and professional, scientific, and technical services make up most of these jobs (72.6%, or an estimated 6,792 jobs). In addition to those top sectors, the accommodation and food services, wholesale trade, retail trade, and healthcare and social assistance sectors each provide between 300 and 500 jobs in the city (see Figure 20). Of the 9,348 jobs located in Camas, an estimated 8,969 (95.9%) are workers' primary jobs,<sup>2</sup> indicating that some individuals working in the city hold multiple jobs.

<sup>2</sup> A primary job is the highest paying job for an individual worker for the year. The count of primary jobs is the same as the count of workers.

Figure 20: Number of Jobs by NAICS Industry Sector (All Jobs), City of Camas, 2018



The top employers in 2020 were Fisher Investments (1,725 employees), Wafertech (1,000), and the Camas School District (800 employees). Fisher Investments, a professional services investment firm, comprises 20.2% of the city's jobs and represents the fastest growing sector of employment in the city (see Figure 21).

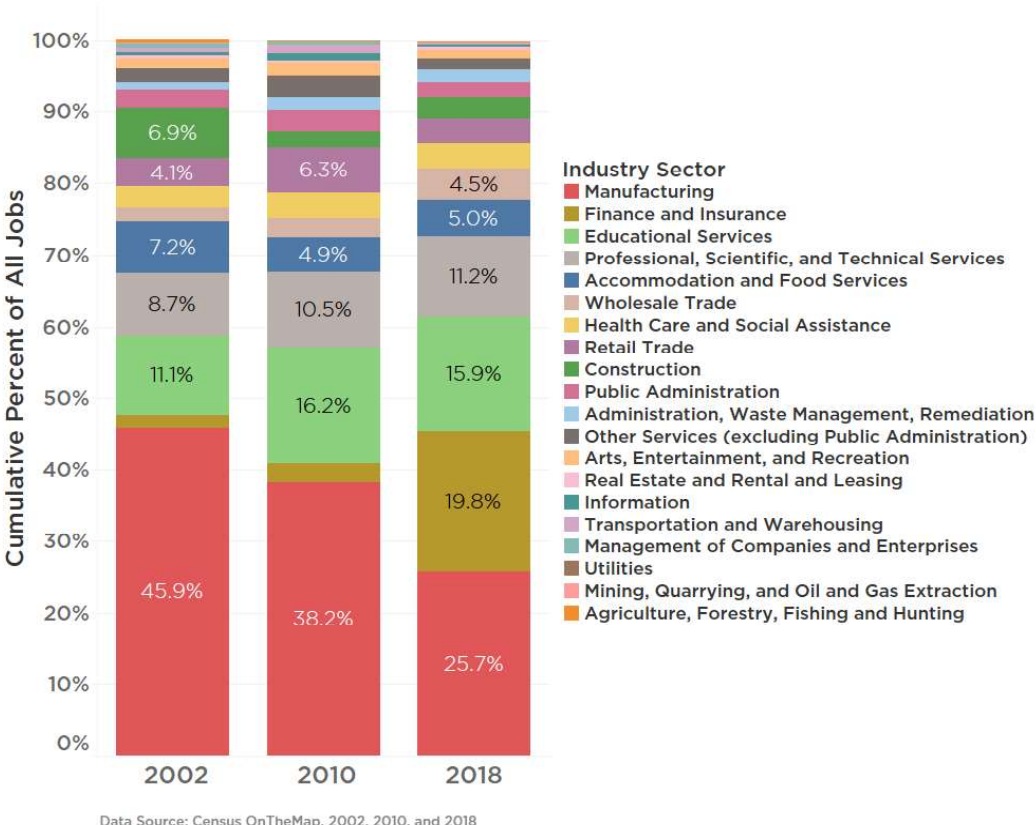
Figure 21: Principal Employers, City of Camas, 2020

EMPLOYER	EMPLOYEES	PERCENT OF TOTAL CITY EMPLOYMENT
Fisher Investments	1,725	20.2%
Wafertech	1,000	11.7%
Camas School District	800	9.4%
Linear Technology (Analog)	340	4.0%
Sigma Design	273	3.2%
City of Camas	226	2.6%
Georgia Pacific	150	1.8%
Fuel Medical	150	1.8%
Plexys	91	1.1%
Bodycote	50	0.6%
<b>Total</b>	<b>4,805</b>	<b>56.3%</b>

Data Source: Washington Employment Security Department, Columbian Newspaper

While manufacturing jobs made up a high proportion of all jobs in 2018 and prior decades, the share has been declining over time, and the city’s economy has become more diversified. In 2018, jobs in finance and insurance, educational services, wholesale trade, and professional, scientific, and technical services made up increasing proportions of jobs in the city (see Figure 22).

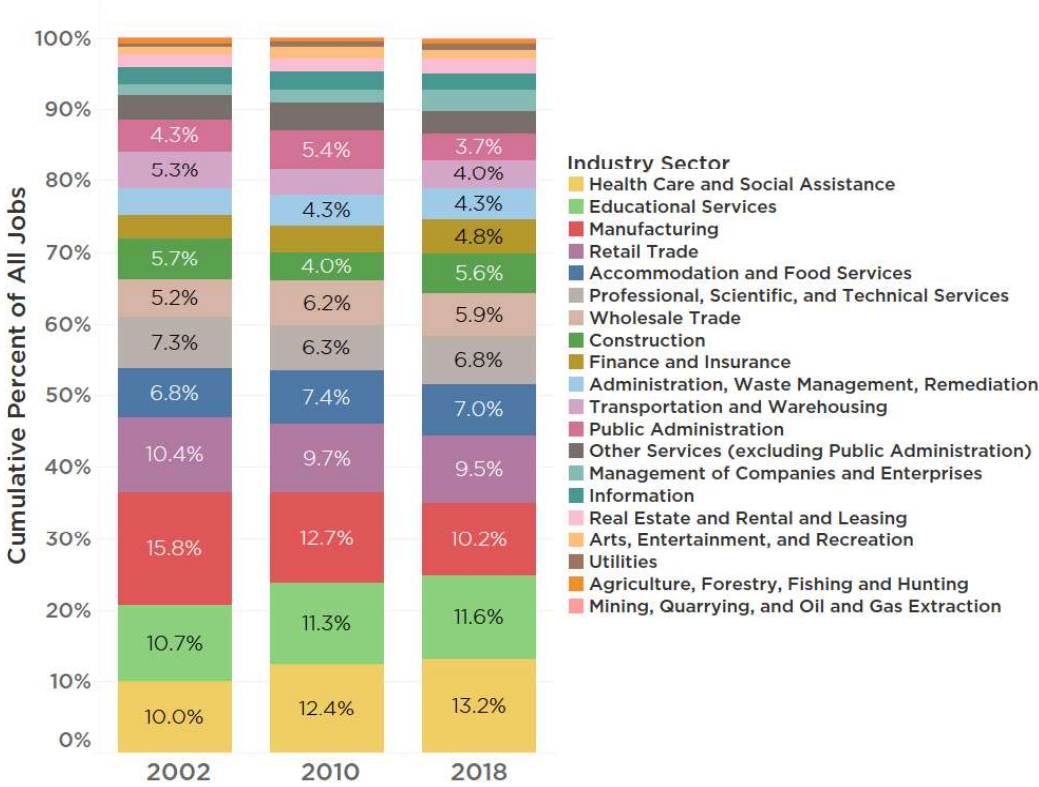
Figure 22: Jobs Located in the City of Camas by NAICS Industry Sector, 2002, 2010, and 2018 (All Jobs)



While manufacturing jobs have represented the largest share of jobs based in Camas, the city’s residents are employed in a more diverse array of industry sectors (see Figure 23). As manufacturing jobs declined as a proportion of jobs located in the city from 2002 to 2018, healthcare and social assistance and educational services overtook manufacturing as residents’ top sources of employment. During that time period, healthcare and social assistance, finance and insurance, and management of companies and enterprises saw the greatest increases as shares of jobs held by Camas residents (3.2, 1.5, and 1.3 percentage point increases, respectively), while manufacturing and transportation and warehousing saw the greatest declines (5.6 and 1.3 percentage point declines, respectively). Other industry sectors have remained relatively constant as shares of total jobs held by Camas residents, each increasing or declining as shares of jobs held by residents by less than 1 percentage point.

The differences in industry sectors of jobs located in the city and jobs held by the city's residents indicate high levels of commuting into and out of the city by workers and residents to access employment.

Figure 23: Jobs Held by Camas Residents by NAICS Industry Sector, 2002, 2010, and 2018 (All Jobs)



Data Source: Census OnTheMap, 2002, 2010, and 2018

As these shifts in industry sectors have occurred, the city has seen an increase in the numbers of jobs with higher wages, while the numbers of jobs with low and very-low wages have remained relatively constant (see Figure 24). Longitudinal Employer-Household Dynamics (LEHD) statistics track jobs in the wage categories of \$1,250 per month and below (\$15,000 per year and below); \$1,251 to \$3,333 per month (\$15,001 to \$39,996 per year); and \$3,333 per month and above (\$39,996 per year and above). Although not an exact indicator of living wages, the percentage of jobs that pay \$3,333 and above can be used to approximate the potential for households to be able afford to support their families based on typical expenses, family size, composition, and location. For example, in Clark County, a household with two working adults and two children is estimated to require \$73,017

per year in income before taxes to afford basic expenses such as housing, food, childcare, medical care, transportation, taxes, and other expenses.<sup>3</sup>

In this way, if two workers in a household with that composition earn \$39,996 per year and above, the household would typically be able to afford estimated basic expenses in Clark County. However, in the case of some other household compositions—for example, a household with two adults in which only one is working, or with two working adults and three or more children—the working individuals would need to have incomes significantly more than \$39,996 per year, making the wage categories less useful in some cases. Still, these categories provide a useful benchmark for examining changes in employee wages and ability to afford basic expenses over time.

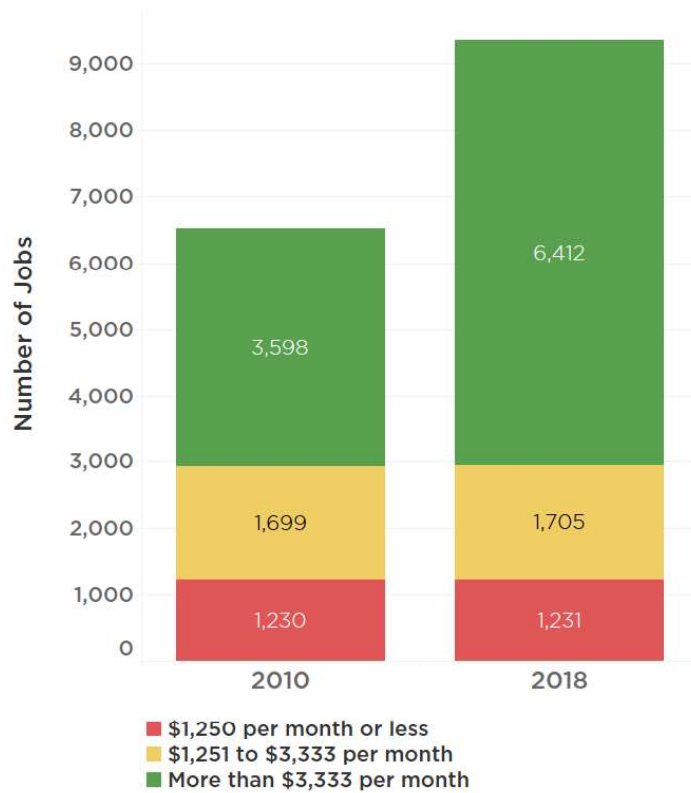
From 2010 to 2018, Camas gained an estimated 2,814 jobs with wages of \$3,333 per month and above, a 78.2% increase. The city also gained an estimated 6 jobs with wages between \$1,251 and \$3,333 and 1 job with wages of \$1,250 per month and below.

Relative to Clark County and the Portland-Vancouver-Hillsboro metropolitan area, Camas has a higher percentage of jobs that pay more than \$3,333 per month and lower percentages of jobs that pay less than \$3,333 per month (see Figure 25). Still, an estimated 31.4% of jobs located in the city pay less than \$3,333 per month, indicating that many employees working in Camas may have difficulty meeting basic needs or affording housing in the city. Notably, the median household income in Camas is \$106,513, and just 13.9% of residents earn \$35,000 or less. The higher proportion of low-wage jobs located in the city relative to the low proportion of residents with lower incomes indicates that many Camas residents work at higher-paying jobs based outside of the city, while residents working lower-wage jobs often must commute into the city.

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<sup>3</sup> MIT Living Wage Calculator. (2020). Living Wage Calculation for Clark County, Washington. Retrieved from: <https://livingwage.mit.edu/counties/53011>

Figure 24: Number of Jobs by Wage Level (All Jobs), City of Camas, 2010 and 2018



Data Source: Census OnTheMap, 2010 and 2018

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Figure 25: Percent of Jobs by Wage (All Jobs), City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2018



Data Source: Census OnTheMap, 2018

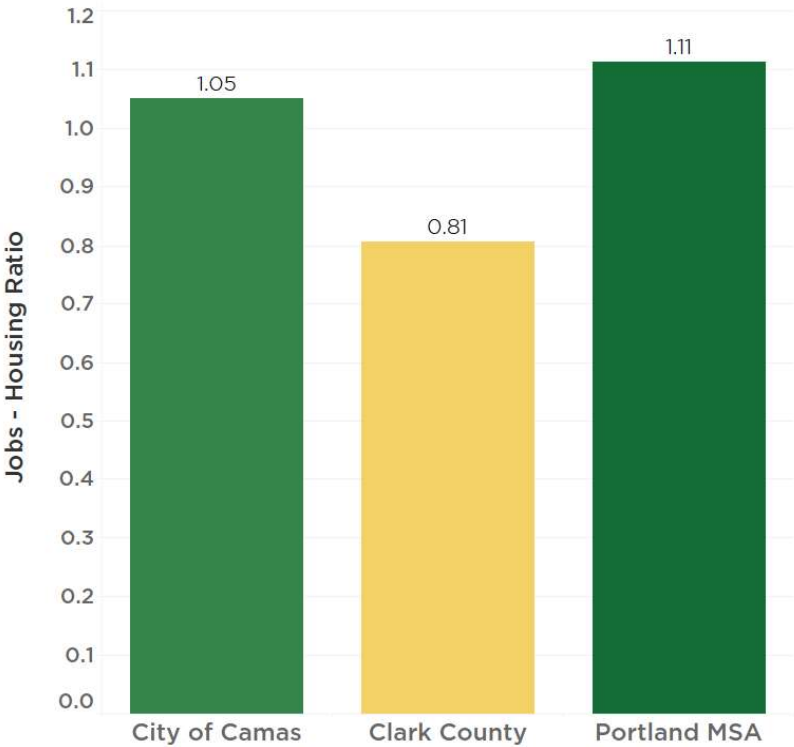
### Jobs-Housing Balance

As of 2018, an estimated 8,969 primary jobs and 8,538 housing units were located in Camas, a ratio of 1.05 jobs per housing unit. In Clark County as a whole, there were an estimated 149,193 jobs and 184,794 housing units, a jobs-housing ratio of .81.

The jobs-housing ratios in Camas and the Portland-Vancouver-Hillsboro metropolitan area (a jobs-housing ratio of 1.11) are significantly higher than the county’s ratio, pointing to the clustering of jobs in and around the city of Portland. Given similar unemployment and labor force participation rates among the jurisdictions, the lower jobs-housing ratio in Clark County indicates that residents living further from job centers in and around the city of Portland are more likely to commute outside of their jurisdictions for work or to work from home for employers located outside of the county.



Figure 26: Jobs – Housing Ratio, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2018 (Primary Jobs)

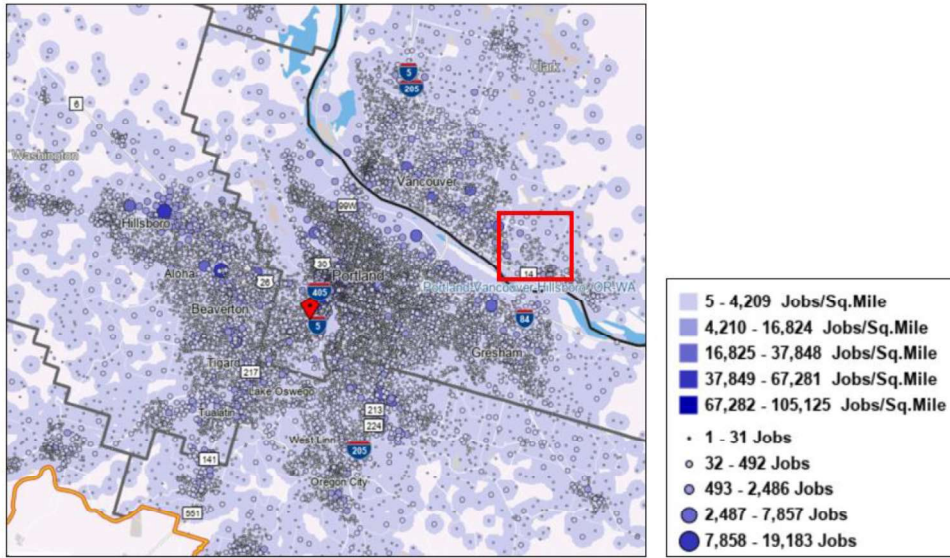


Data Source: Census OnTheMap (2018 Primary Jobs), State of Washington Office of Financial Management, 2020 (2018 Housing Units in City of Camas and Clark County), American Community Survey 1-Year Estimates (2018 Housing Units in Portland-Vancouver Hillsboro OR-WA MSA)

### Geographic Distribution of Jobs

Jobs in the region are clustered in the city of Portland and in some of its surrounding suburbs (see Figure 27). In Clark County, jobs tend to be clustered in the southern portion of the county in and around Vancouver, which lies about 14 miles west of Camas (see Figure 28). Jobs in the city of Camas itself are clustered in the city’s downtown (southeast Camas) and in the northern and western portions of the city (see Figure 29).

Figure 27: Locations of Jobs in Portland-Vancouver-Hillsboro OR-WA MSA, 2017 (All Jobs)



Data Source: Census OnTheMap, 2017. City of Camas

Figure 28: Locations of Jobs in Clark County, 2017 (All Jobs)

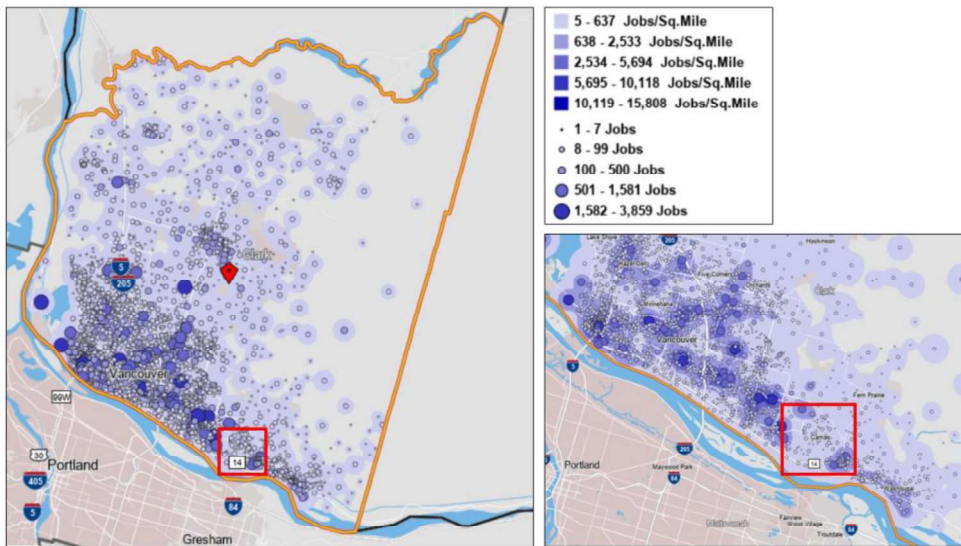
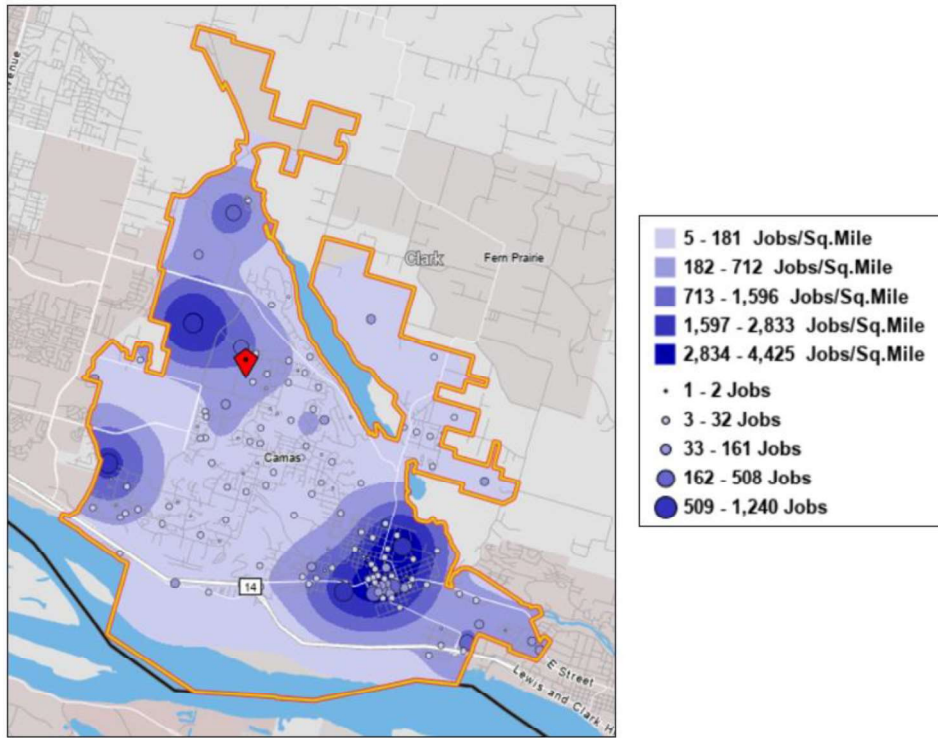


Figure 29: Locations of Jobs, City of Camas, 2017 (All Jobs)



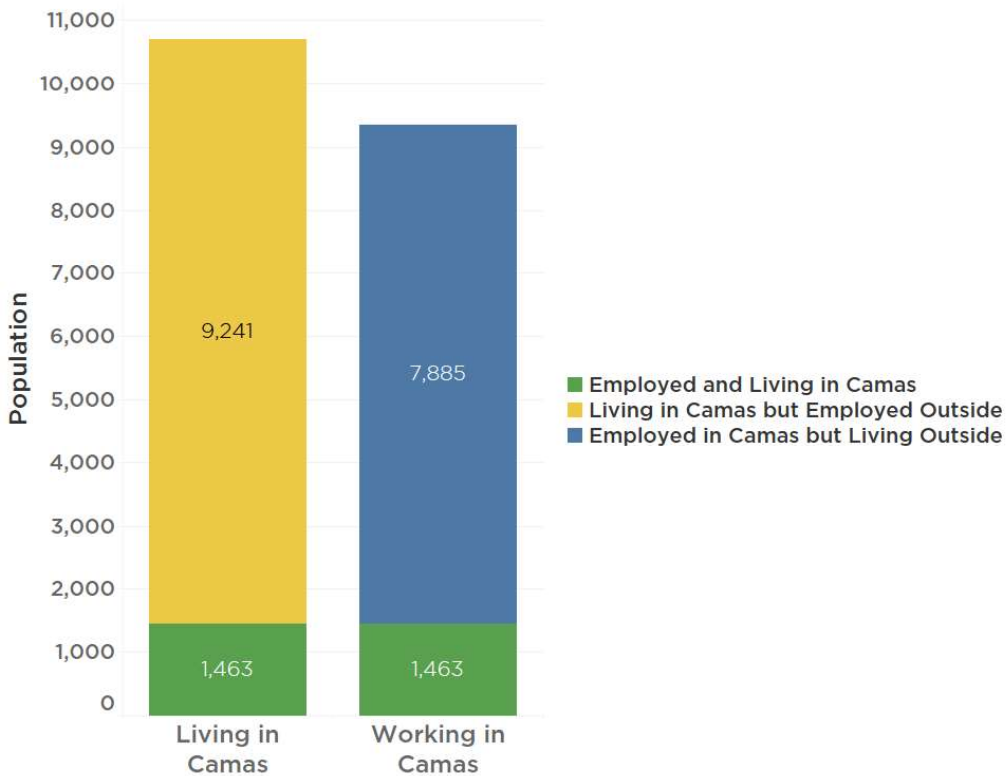
Data Source: Census OnTheMap, 2017

### Commuting Patterns

While an estimated 9,348 jobs are located within the city of Camas, just 1,463 are held by residents who both live and work in the city (15.7 of jobs in Camas). An estimated 7,885 jobs (84.3% of jobs in the city) are held by workers who are employed in Camas but live outside of the city. At the same time, an estimated 9,241 of the 10,704 jobs held by Camas residents (86.3% of jobs held by residents) are located outside of the city (see Figure 30).

Residents and stakeholders who participated in this planning process also noted that Camas residents tend to be employed outside of the city or state, with some emphasizing a need to attract additional high-wage jobs to the city. Participants more often noted schools, amenities, and other quality of life factors as reasons that residents move to Camas than jobs located within the city. Stakeholders also emphasized a lack of affordable housing as a primary reason that individuals employed in Camas may have to find housing outside of the city.

Figure 30: Commuting Patterns of Resident and Non-Resident Workers, City of Camas, 2018 (All Jobs)

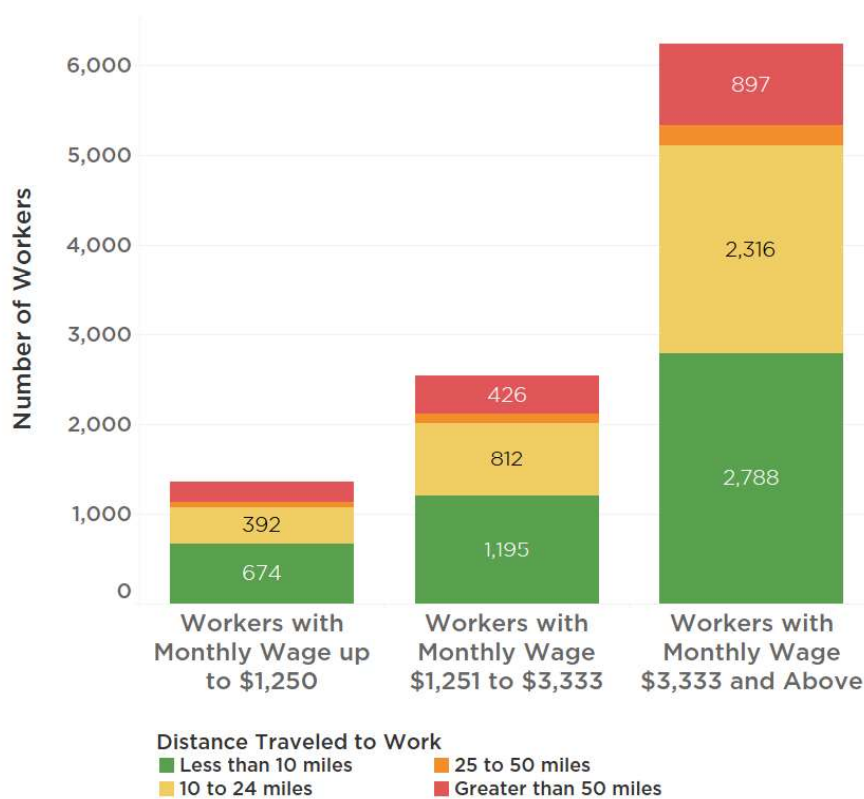


Data Source: Census OnTheMap, 2018

Commute distances vary only slightly by workers' wage levels. An estimated 84.7% of all workers commute 50 miles or less to their jobs, and 80.8% commute less than 25 miles. At the same time, an estimated 15.3% of all workers commute more than 50 miles to their jobs, and 19.1% commute more than 25 miles.

Workers with lower wages are slightly more likely than higher-wage workers to commute more than 50 miles for their jobs (16.7% of workers with monthly wages up to \$3,333, and 14.4% of workers with wages \$3,333 and above). Lower-wage workers are also slightly more likely to commute less than 10 miles to work (50.0% of workers with monthly wages up to \$1,250, 46.9% of workers with monthly wages of \$1,251 to \$3,333, and 44.8% of workers with wages \$3,333 and above).

Figure 31: Distance Traveled to Work by Wage, City of Camas Residents (for Primary Jobs), 2018

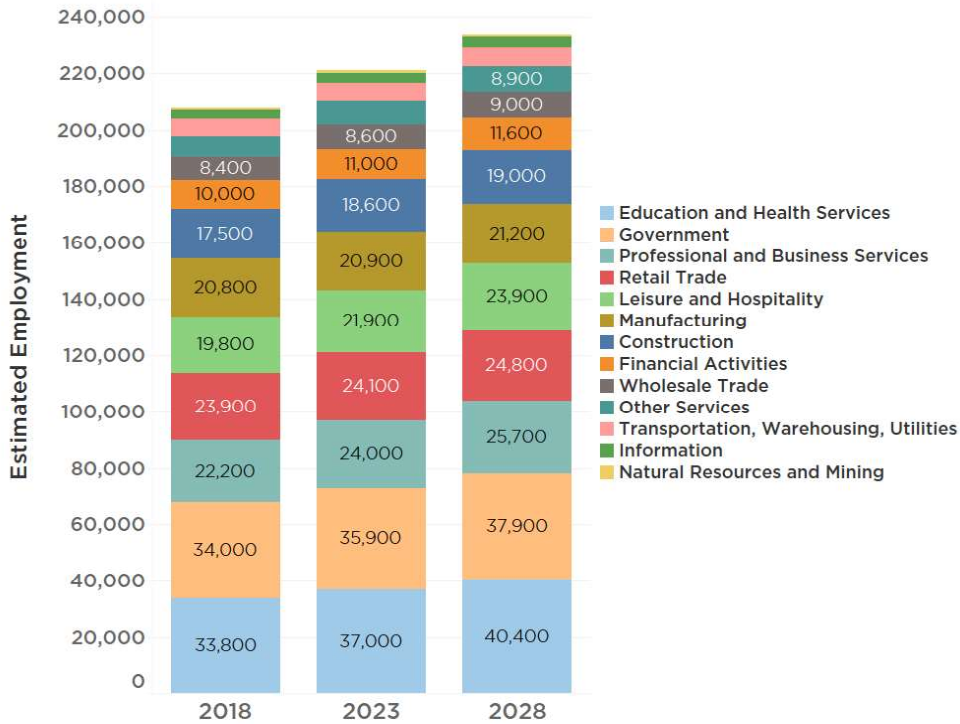


Data Source: Census OnTheMap, 2018

## Employment Projections

Total non-farm employment in the Southwest Washington region is projected to grow from 208,000 to 233,900 from 2018 to 2028, an increase of 25,900 jobs. Education and health services (40,400 jobs), government (37,900 jobs), professional and business services (25,700 jobs), and retail trade (24,800 jobs) are projected to continue providing the most jobs in the region, while the sectors projected to add the most jobs by 2028 include education and health services (6,600 jobs), leisure and hospitality (4,100 jobs), government (3,900 jobs), and professional and business services (3,500 jobs). The information, leisure and hospitality, and education and health services sectors are projected to have the fastest average annual growth rates during the time period (2.3%, 2.1%, and 2.0%, respectively). The manufacturing, retail trade, and wholesale trade sectors are projected to have the slowest average annual growth rates (0.19%, 0.38%, and 0.71%, respectively).

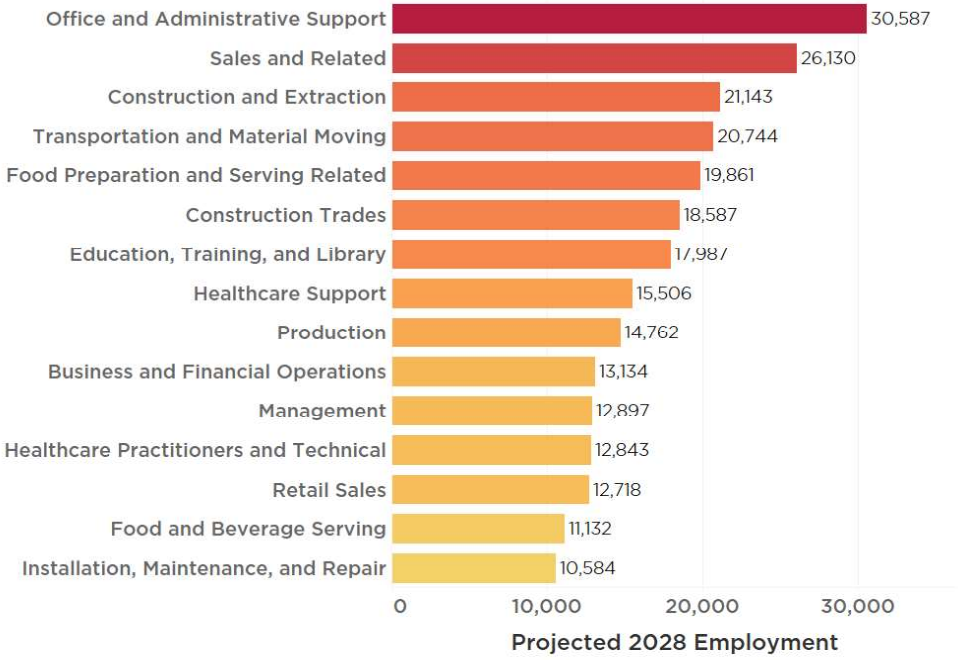
Figure 32: Projected Employment, Southwest Washington Region, 2018, 2023, and 2028



Data Source: Washington State Employment Security Department. (September 2020). Long-term industry employment projections.

Occupations projected to have the highest employment in the region in 2028 include office and administrative support (30,587 jobs), sales and related occupations (26,130 jobs), construction and extraction (21,143 jobs), and transportation and material moving (20,744 jobs) (see Figure 33). The most common occupations reflect the industry sectors with the highest projected employment, including education and health services (education, training, and library, healthcare support, and healthcare practitioners and technical occupations), professional and business services (office and administrative support, sales and related occupations, business and financial operations, and management), retail trade (retail sales), and leisure and hospitality (food preparation and serving related occupations, and food and beverage serving).

Figure 33: Projected Employment for Top Occupations\*, Southwest Washington Region, 2028



Data Source: Washington State Employment Security Department. (September 2020). Long-term alternative occupational employment projections.

\*Graph includes occupations with > 10,000 projected employment in 2028

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# Chapter 4: Housing Supply



In 2018, the City of Camas had approximately 8,330 total housing units and was composed of 7,972 households. Between 2000 and 2018, Camas housing units and households increased 75%, with the number of households growing slightly faster than the number of housing units. Over this period, Camas also grew at faster rate than Clark County. From 2000 to 2018, the county increased its housing units by 34%, while the number of households increased by 35%.

**Table 5: Total Units and Households, Camas and Clark County, WA**

	2000		2010		2014-2018		2000-2018 PERCENT CHANGE	
	TOTAL UNITS	HOUSE HOLDS	TOTAL UNITS	HOUSE HOLDS	TOTAL UNITS	HOUSE HOLDS	TOTAL UNITS	HOUSE HOLDS
City of Camas	4,736	4,480	7,072	6,273	8,330	7,972	75.9%	77.9%
Clark County	134,030	127,208	167,413	155,042	179,523	171,522	33.9%	34.8%

Data Source: U.S. Census Bureau, Tables H003, H004, H1 and 2014-2018 5-Year American Community Survey Table B25001, B25003

An accounting of the various types of housing units in Camas finds that 89% of the city’s housing units are single-unit structures, according to 2014-2018 American Community Survey data. In actual units, the number of single-unit structures in the city increased from 4,039 to 7,415, a gain of 3,376 single-unit structures.<sup>4</sup> Over the same period (2000-2018), duplexes, triplexes and quadraplexes continued to make up only 5% of the city’s structures, although the city gained 205 duplex, triplex or quadraplex units.

Multifamily structures with 5 or more units comprised 8% of all housing units in 2000 and 5% as of 2014-2018 estimates. ACS estimates report that the city had a net increase of only 13 units in structures containing 5 units or more. However, more current date provided by the City of Camas (examined later in this chapter) indicates additional multifamily development not included in ACS estimates.

The 2014-2018 ACS data estimates 85 mobile homes within Camas, unchanged from 2000. City staff, however, note a much smaller number (about 10) through 2013, when remaining mobile homes were cleared from park land.

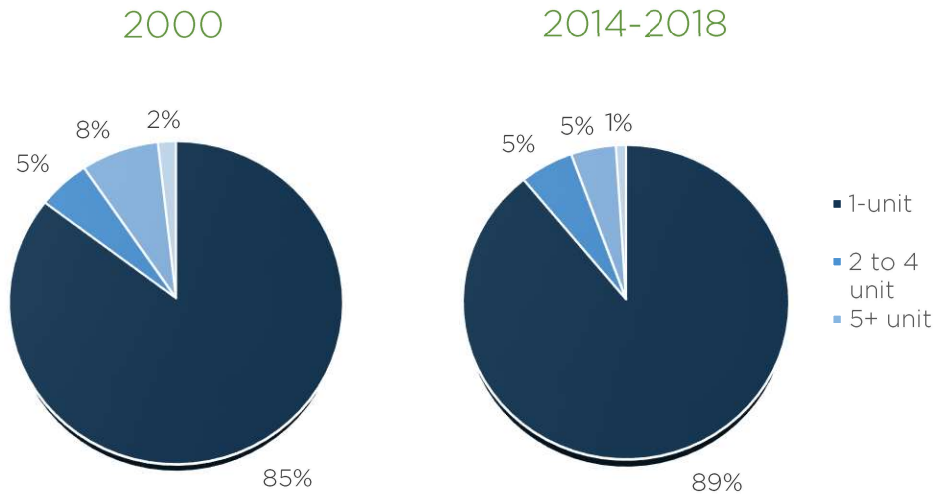
<sup>4</sup> Housing units broken down by structure type are indicated for the year 2000 in estimates provided by the Washington Office of Financial Management

Table 6: Total Housing Units by Structure Type in Camas

YEAR	TOTAL HOUSING UNITS	1-UNIT	2 TO 4 UNIT	5+ UNIT	MOBILE HOMES	SPECIALS
2000	4,736	4,039	246	366	85	0
2014-2018	8,330	7,415	451	379	85	0

Data Source: OFM “Adjusted Census 2000 Population and Housing by Type of Structure and Group Quarters for the State, Counties and Cities,” Table 2, 2014-2018 5-Year ACS Estimates, Table DP04

Figure 34: Percentage of Housing Units in Camas by Structure Type



As single-unit structures increased over the 18-year period, so too did the number of Camas residents who lived in single-unit structures. While the city nearly doubled in population, growth trends indicate that single-unit structures continued to be in demand for a growing number of households. By 2018, 92% of Camas residents lived in single-unit housing, up from 90% in 2000. It follows then that multifamily units, which lost supply over the 18-year period also experienced a decrease in the share of residents living in multifamily structures with 5 or more units (-2% points).

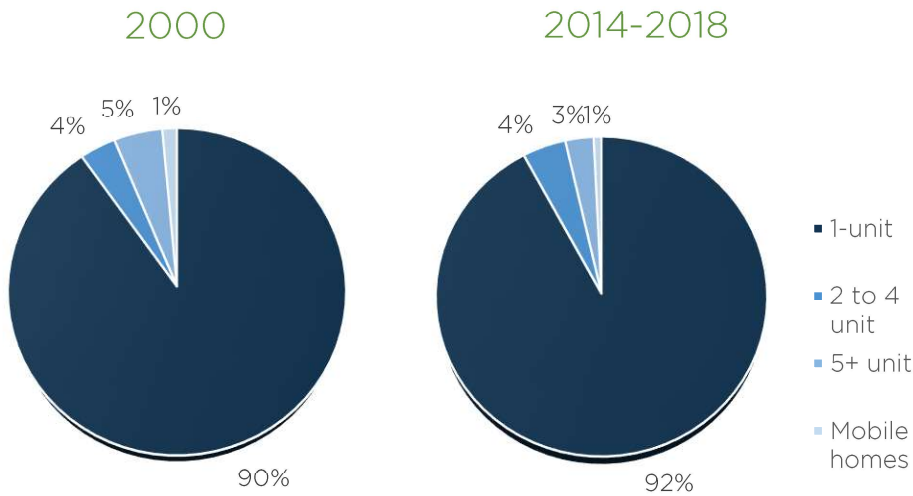
Table 7: Population in Housing Units by Structure Type, 2000

YEAR	TOTAL HOUSEHOLD POPULATION	1-UNIT	2 TO 4 UNIT	5+ UNIT	MOBILE HOMES	SPECIALS
2000	12,462	11,239	445	597	181	0

2014-2018	22,554	20,769	975	634	176	0-
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Data Source: OFM “Adjusted Census 2000 Population and Housing by Type of Structure and Group Quarters for the State, Counties and Cities,” Table 2, 2014-2018 5-Year ACS Estimates, Table B25033

Figure 35: Percentage of Households living in Camas by Structure Type



### Housing Tenure

In 2018, approximately 77% of Camas households owned their homes, compared to 23% who rented. Homeownership rates in Camas exceed the homeownership rates of both Clark County (67%) and the Portland-Vancouver-Hillsboro MSA (62%), as shown in Table 6. Trends in homeownership over time indicate that Camas has sustained significantly higher homeownership rates than the county and MSA, at least since 2012 (see Figure 37).

Figure 36: Share of Owners and Renters in Camas, 2018

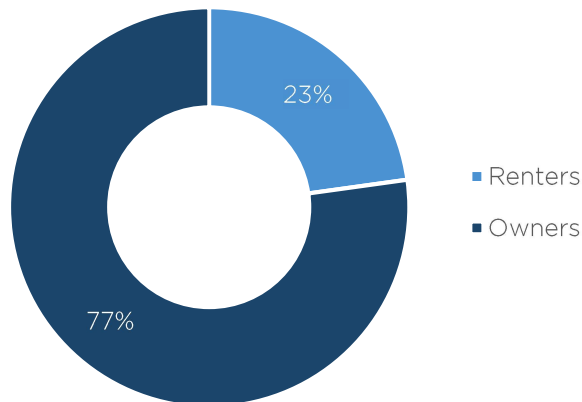


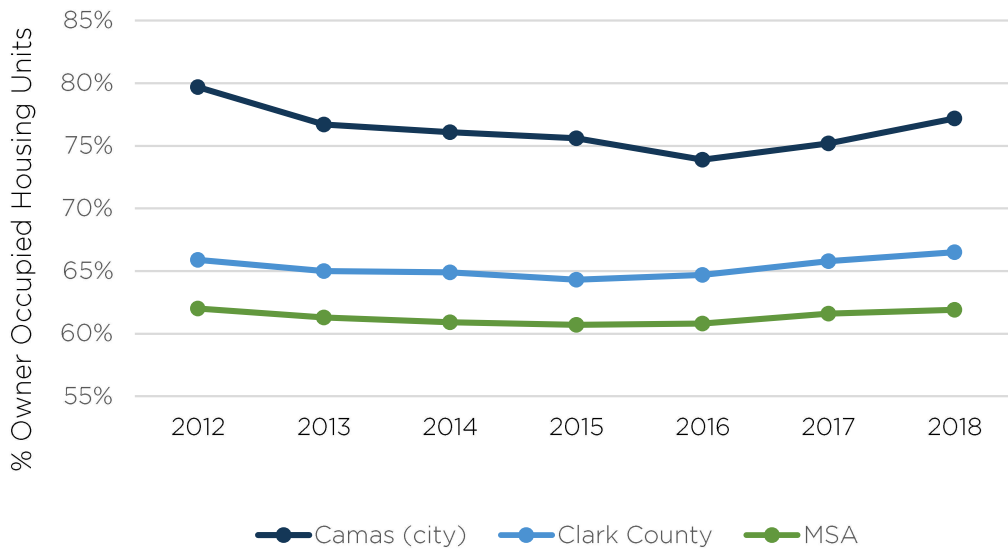
Table 8: Tenure by Households in Camas and the Region, 2014-2018

	HOUSEHOLDS	% OWNERS	% RENTERS
City of Camas	7,672	77.2%	22.8%
Clark County	171,522	66.5%	33.5%
Portland-Vancouver-Hillsboro MSA	925,631	61.9%	38.1%

Data Source: U.S. Census Bureau, Table B25003

Over the period shown below, the highest rates of homeownership in Camas occurred in 2012, when approximately 80% of residents were homeowners. Estimates indicate that 2018 showed the second highest homeownership rate for any year in this period. The city’s homeownership rates dipped slightly between 2013-2017, but never fell below 73%. Camas renters made up slightly more than one-fifth (23%) of the city’s residents, as shown in Table 6. By comparison, one third of Clark County residents (34%) are renters, as are nearly 40% of residents in the wider MSA.

Figure 37: Camas Homeownership Rate, 2012-2018



Data Source: 5-Year ACS Estimates from 2008-2012 through 2014-2018, Table B25003

Camas's large share of single-unit structures, described earlier, indicates that a significant number of the city's renters live in single-unit structures. In 2018, 50% of Camas renters lived in detached, single-unit structures, up from 45% in 2010 (see Figure 38 and Figure 39). Eight percent of renters lived in attached, single-unit structures in 2018, down from 12% in 2010. Nearly one quarter of the city's renters (24%) lived in duplexes, triplexes and quadraplexes in 2018 (+1% point). The share of renters living in structures with 20+ units has remained at 5% since the beginning of the decade, however, the percentage of residents living in structures with 5-19 units decreased from 13% to 11% over this period.

Camas stands apart from Clark County and the MSA, which both experienced slower growth (+2% points in the county) or no growth (+0% points in the MSA) in the percentage of renters living in single unit detached housing. While Camas had fewer renters living in townhomes and rowhouses during this period (-4% points), as did Clark County (-1% point), the MSA showed an increase in households living in this housing type (+1% point). Between 2010 and 2018, both Clark County and the MSA had fewer renters living in duplexes, triplexes and quadraplexes and multifamily structures with 5-19 units (-1% point), but more renters living in structures with 20+ units (+1% point). Fewer people in Camas rented mobile homes over this period (-1.2% points), which Clark County and the MSA either showed slight increases in mobile home renters (+0.2% in Clark County) or remained essentially the same (-0.06% in the MSA).

Figure 38: Renter Occupied Housing Units by Structure Type, 2010

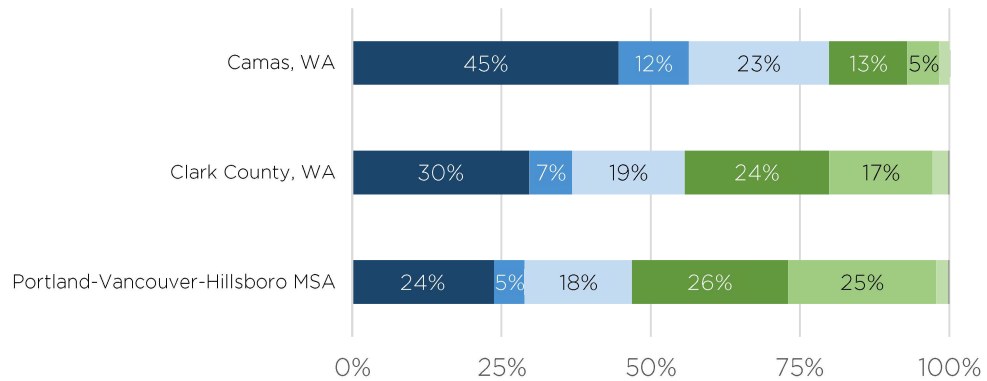
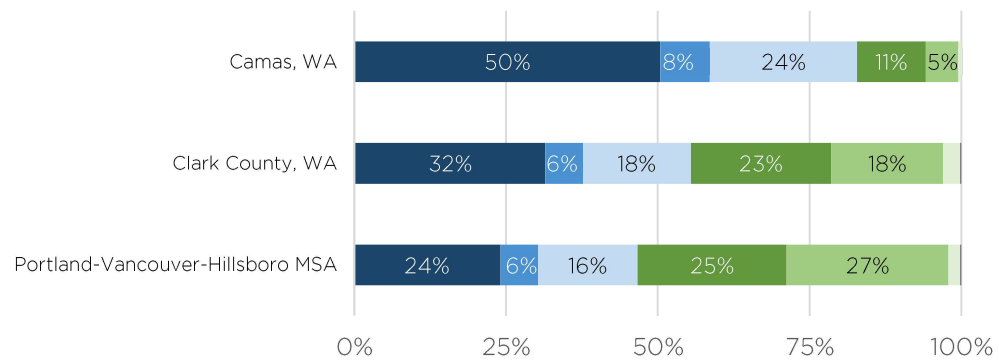


Figure 39: Renter Occupied Housing Units by Structure Type, 2014-2018



- Single-Family Detached
- Single-Family Attached
- 2-4 Units
- 5-19 Units
- 20+ Units
- Boat, RV, van, etc.
- Mobile Homes

Data Source: 5-Year ACS Estimates from 2006-2010 through 2014-2018, Table B25032. Structure types which are not labeled above had a share of less than 3%.

Unlike renters, Camas homeowners predominantly lived in single-family detached units (95%). Homeowners living in townhomes and rowhouses made up 4% of all homeowners. However, both the share of homeowners living in structures with 5-19 units and 20+ units declined over this period, even though both housing types began the decade representing less than 1% of all owner-occupied homes. Camas homeowners also owned duplexes, triplexes, quadraplexes at a rate of less than 1%.

These factors may indicate homeowner preference for a specific housing type (single-family detached), however, as shares of other housing types decrease, homeowners may have fewer multifamily options. Limited options for the purchase of homes in multi-unit structures could affect homeownership rates for single individuals, young adults, couples without children, small families, empty nesters, our other family or non-family households seeking middle-housing units for homeownership.

Figure 40: Occupied Owner Housing Units by Structure Type, 2010

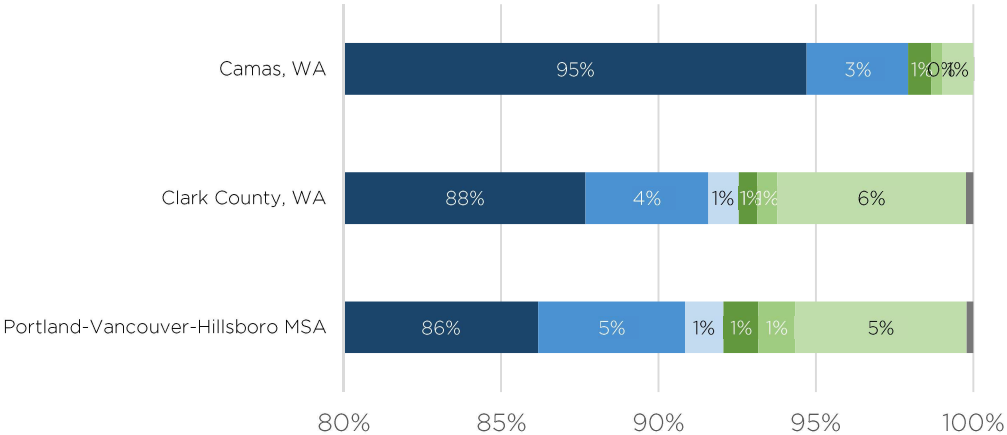
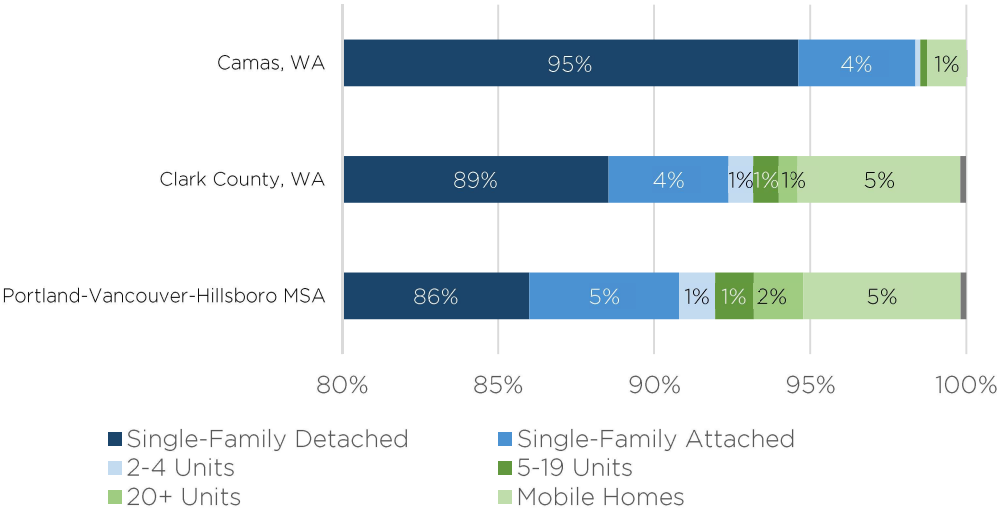


Figure 41: Occupied Owner Housing Units by Structure Type, 2014-2018



Data Source: 2006-2010 and 2014-2018 5-Year American Community Survey, Table B25032. Structure types which are not labeled above had a share of less than 1%.



## Household Size

In 2018, the average household in Camas contained 2.83 individuals. The average Camas family had 3.21 members. Both households and family sizes in Camas are larger than those in Clark County and the Portland-Vancouver-Hillsboro MSA, as shown in Table 7. Since 2010, however, average household size and average family size in Camas have decreased. Average household size decreased from 2.92 persons in 2010 to 2.83 in 2018; average family size decreased from 3.33 persons to 3.21. In contrast, both households and family sizes in Clark County and the MSA grew larger over this period.

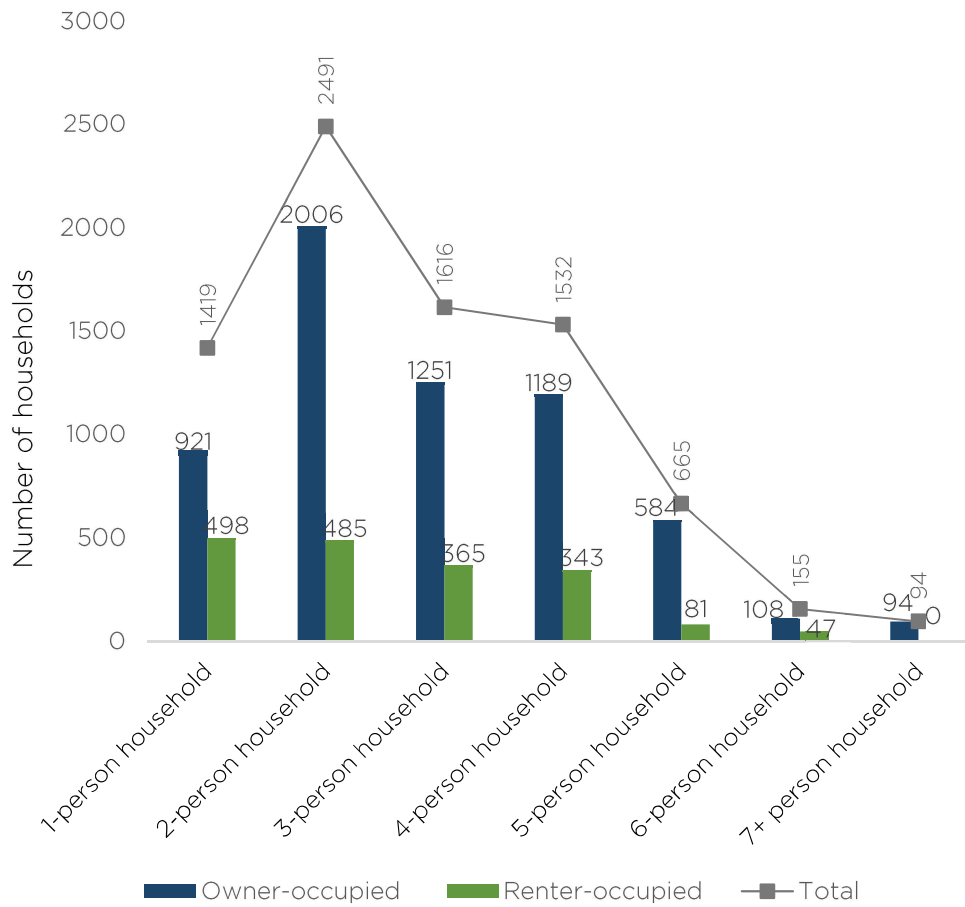
**Table 9: Household Size in Camas, 2014-2018**

	AVERAGE HOUSEHOLD SIZE		AVERAGE FAMILY SIZE	
	2006-2010	2014-2018	2006-2010	2014-2018
City of Camas	2.92	2.83	3.33	3.21
Clark County	2.65	2.69	3.14	3.17
Portland-Vancouver-Hillsboro MSA	2.51	2.57	3.10	3.12

Data Source: U.S. Census Bureau, Table B25003

As indicated by Camas’s average household size, the largest share of owner-occupied households are two-person households (2,006 households), followed by three-person households (1,251) and four-person households (1,189). Renter households tend to be smaller than owner households, with the greatest shares of renter households containing one-person (498 households) or two people (485 households). However, 45% of renter households have 3 or more members, again indicating the high rates of family rentals in the city.

Figure 42: Household Size by Housing Tenure, 2014-2018



Data Source: 2014-2018 5-Year ACS Estimates, Table B25009

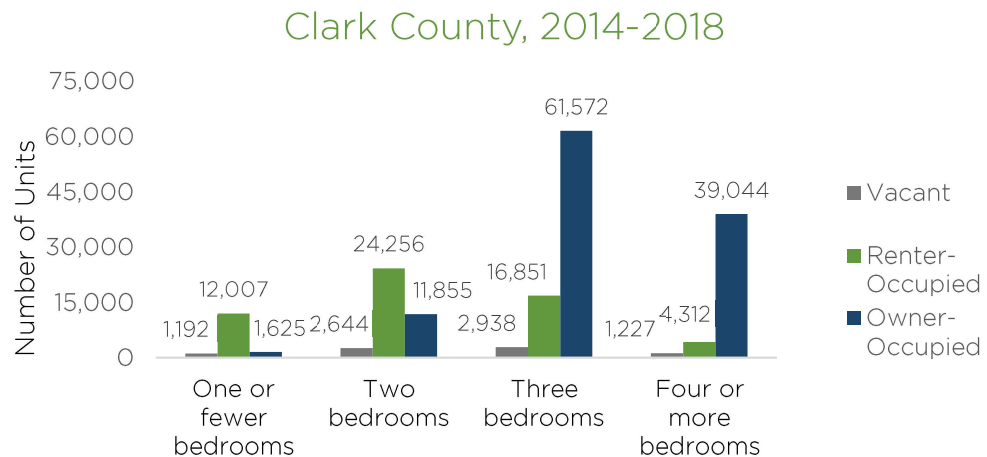
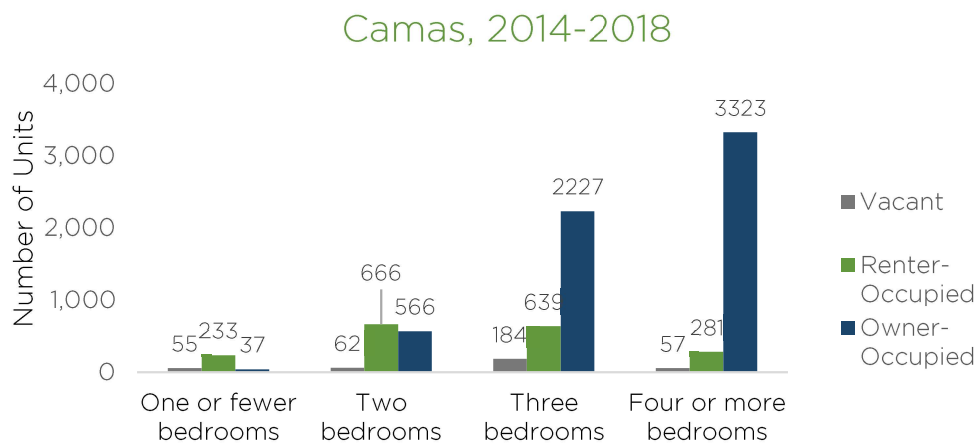
### Unit Size

Owner-occupied housing units in Camas tend to be large units, with approximately 54% of owner-occupied units having 4 or more bedrooms. Fully 90% of owner-occupied homes have at least three bedrooms. Of the remaining 10% of owner-occupied units, 9% of owner-occupied units have two-bedrooms, while less than 1% are studios or have one bedroom. Conversely, renter-occupied units in Camas tend to be smaller than owner-occupied units. Renter units are largely two-bedroom units (37%) or three-bedroom units (35%). Four-bedroom units only make up 15% of the city’s rental units, while studios and one-bedroom units make up the smallest share at 13%.

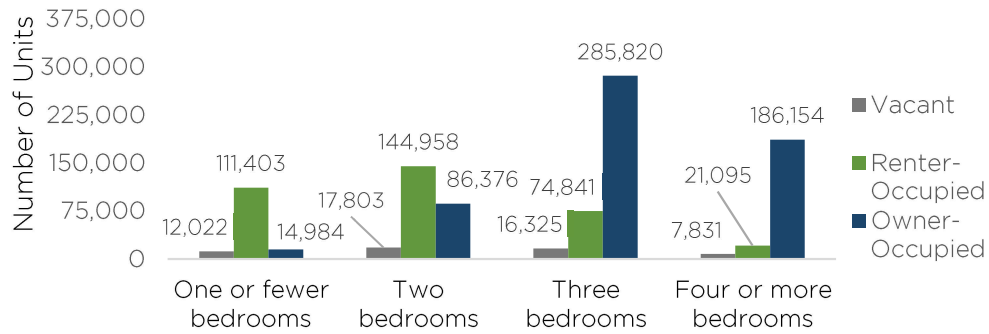
Camas’s owner-occupied unit size is, on average, larger than that of Clark County or the greater MSA. In the county and region, owner units are most likely to be three-bedroom units, with three-bedroom units comprising 54% and 50% of owner-occupied housing in those jurisdictions, respectively. One-third (34%) of

homeowners in Clark County live in units with four or more bedrooms, as do nearly one-third of owner households (32%) in the MSA. Only 1.4% of owner units in Clark County and 2.6% in the MSA are studios or one-bedroom. Rental trends in the county and MSA share some similarities with Camas: two-bedroom units are the most common rental housing type in all three jurisdictions. In Camas, four-bedroom rental units make up a larger share of rental units than one-bedroom units (15% vs. 13%). This trend is reversed in the county and MSA, where one-bedroom units make up larger shares of rental housing than four-bedroom rental units (20% one-bedroom to 8% four-bedroom in the county; 32% one-bedroom to 6% four-bedroom in the MSA).

Figure 43: Number of Bedrooms



## Portland-Vancouver-Hillsboro MSA, 2014-2018



Data Source: 2014-2018 5-Year American Community Survey, Table B25042

### Housing Age and Condition

Housing in Camas tends to be of newer stock than housing in Clark County and the larger MSA. In the 1990s, Camas experienced a sharp increase in housing production, compared to previous decades. Over 65% of Camas’s housing was built after 1990, representing a significantly higher percentage of housing units than in Clark County (50.8% built since 1990) or in the Portland-Vancouver-Hillsboro MSA (38.5% built since 1990). American Community Survey estimates used in Figure 44 and Table 10 are based on survey data collected from 2014 through 2018, meaning that estimates of very-recently-constructed housing (i.e., the 2010 to 2018 category) do not reflect all construction since 2010. The “Housing Production” section of this chapter delves more deeply into recently constructed housing in Camas.

Newer housing stock may indicate that overall, the housing stock in Camas is in better condition than in surrounding areas where housing supply is older. It should be noted, however, that around 10% of Camas housing stock (10.7%) was built before 1940, a share that is more than double the amount of housing in Clark County built before 1940.

Figure 44: Camas Housing Units by Year Structure Built

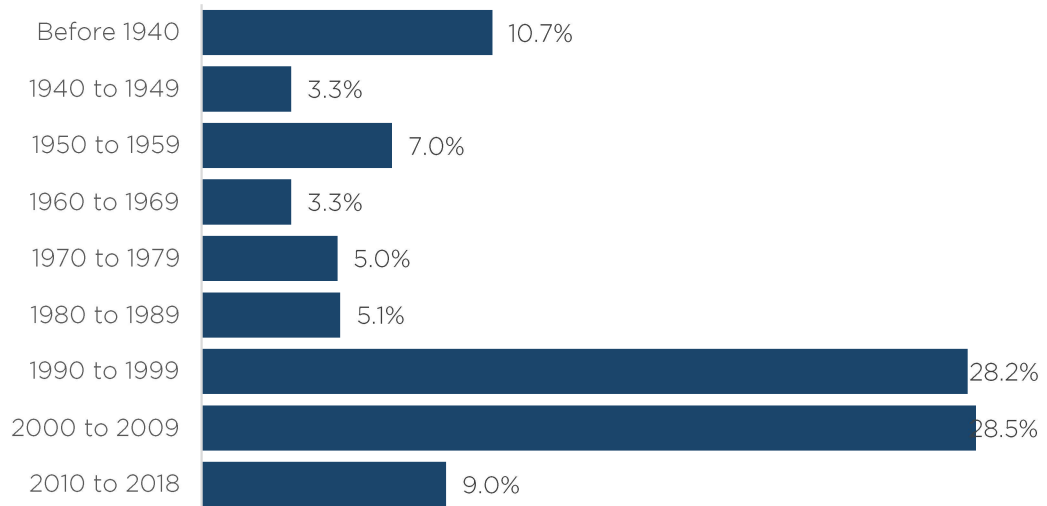


Table 10: Housing Units by Year Structure Built, 2014-2018

	CAMAS	CLARK COUNTY	PORTLAND – VANCOUVER – HILLSBORO MSA
Before 1940	10.70%	4.40%	12.30%
1940 to 1950	3.30%	3.20%	4.60%
1950 to 1960	7.00%	4.90%	7.10%
1960 to 1970	3.30%	6.80%	8.60%
1970 to 1980	5.00%	17.50%	17.50%
1980 to 1990	5.10%	12.30%	11.40%
1990 to 1999	28.20%	25.10%	18.70%
2000 to 2009	28.50%	18.90%	14.80%
2010 to 2018	9.00%	6.80%	5.00%

Data Source: 2014-2018 5-Year American Community Survey, Table B25034

While age of housing provides a general narrative about the housing conditions, other physical features related to housing condition are captured by the US Census Bureau. For example, the American Community Survey captures those households that lack complete kitchen or plumbing facilities. According to these estimates, approximately 14 homes (0.2%) in Camas lack complete kitchen facilities, such as

cooking facilities, a refrigerator, or a sink with piped water. An estimated 31 homes (0.4%) lack complete plumbing facilities, meaning that they lack hot and cold piped water, a flush toilet, or a bathtub or shower. While ACS data provides these estimates, they are subject to sampling error and the actual number of homes in Camas with a lack of complete kitchen or plumbing facilities may be lower. Overall, the data indicates that homes without complete kitchen or plumbing facilities make up very small percentages of Camas's stock, and lower shares than they do throughout the MSA.

**Table 11: Housing Lacking Complete Kitchen or Plumbing Facilities, 2014-2018**

	TOTAL HOUSING UNITS	LACKING COMPLETE KITCHEN FACILITIES		LACKING COMPLETE PLUMBING FACILITIES	
		NUMBER	SHARE	NUMBER	SHARE
Camas, WA	8,330	14	0.2%	31	0.4%
Clark County, WA	179,523	3,172	1.8%	806	0.4%
Portland - Vancouver - Hillsboro MSA	979,612	17,404	1.8%	7,598	0.8%

Data Source: 2014-2018 5-Year American Community Survey, Table B25051 and B25047

## Vacancy Rates

Vacancy rates are important indicators of the city's housing market. In 2018, vacancy rates for units for purchase in Camas was 2.1%. Clark County and the MSA had even tighter homebuying markets, with approximately 1% vacancy in both areas. Rental vacancy rates almost universally hovered at 3% for Camas, Clark County and the MSA. Low vacancy rates, such as those seen across the region, tend to indicate a limited housing supply, higher housing prices, and loss of affordable units (or, in some cases, high risk of gentrification).

Vacancy rates in Camas, Clark County and the MSA between 2010 and 2018 are shown in Figure 45 below. The percentage of "for sale" units in Camas did not exceed 2.3% between 2010 and 2018, with some of the city's lowest "for sale" rates observed as the US emerged from the Great Recession (1.4% in 2012 and 1.3% in 2014). Rental vacancies in Camas varied widely over this period. In 2012, for example, rental vacancies reached 9.7% at the same the owner-occupied unit vacancies were reaching some of their lowest levels. By 2016, Camas's rental market had recovered; rental vacancies of 2.5% nearly matched the low vacancy rate in for-sale units. Clark County and the MSA experienced less variation in rental vacancy rates over the period. Both owner-occupied and renter vacancy rates in these jurisdictions have declined over time, with only a small uptick in all renter vacancies by 2018.

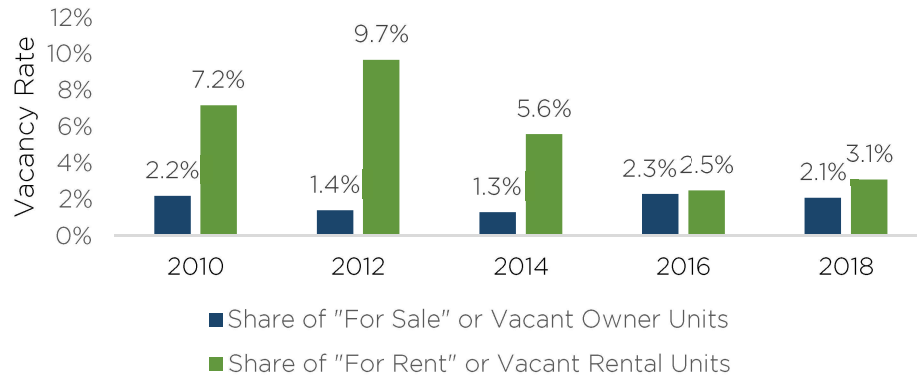
Table 12: For Sale and Rental Vacancy Rates in Camas, 2014-2018

	OWNER HOUSING UNITS			RENTAL HOUSING UNITS		
	AVAILABLE (VACANT)	TOTAL	VACANCY RATE	AVAILABLE (VACANT)	TOTAL	VACANCY RATE
City of Camas	129	6,153	2.1%	57	1,819	3.1%
Clark County	1,102	114,096	1.0%	1,790	57,426	3.1%
Portland-Vancouver-Hillsboro MSA	6,111	573,334	1.1%	11,870	352,297	3.4%

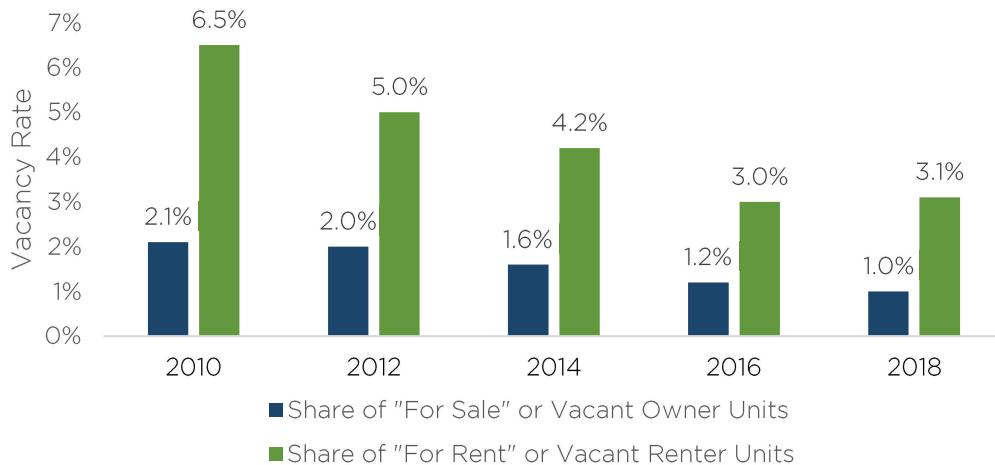
Data Source: 2014 – 2018 5-Year American Community Survey, Tables DP04 and B25004. Vacancy figures shown reflect the number of “For rent” and “For sale only” housing units.

Figure 45: Vacancy Rate

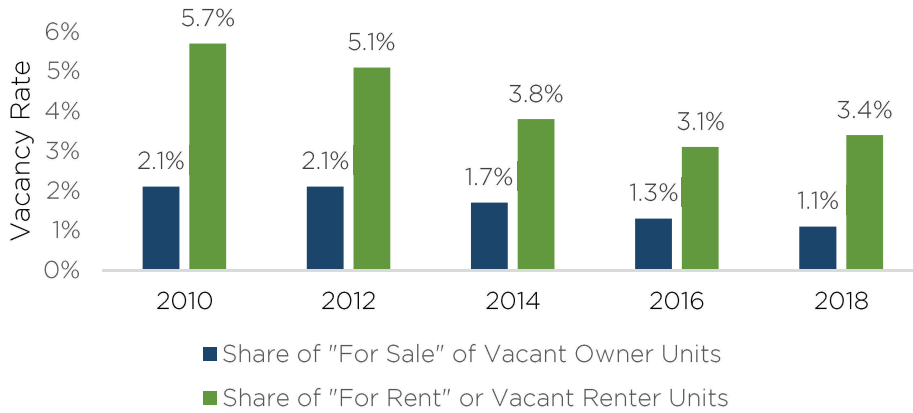
Camas Vacancy Rates, 2010-2018



Clark County Vacancy Rates, 2010-2018



## Portland-Vancouver-Hillsboro MSA, 2010-2018



Data Source: 2006-2010 and 2014-2018 5-Year American Community Survey, Table B25004

To assist jurisdictions completing Housing Action Plans, the Washington Center for Real Estate Research (WCRER) at the University of Washington made a variety of data available to jurisdictions, including data about the local rental market. The table below shares vacancy rates for market-rate rental properties by number of bedrooms in Camas based on a survey of 20+ unit multifamily complexes prepared by WCRER in September 2020. Overall, the rental vacancy rate was low at about 1.6% for the 7 complexes (with a total of 570 units) included in the survey. One-bedroom units were more likely to have availability (4.2% vacant) while larger units (2 and 3 bedrooms) had considerably more constrained availability, including no vacant 3-bedroom units.

Low rental vacancy rates were common for the 25 communities surveyed by WCRER, with averages ranging from as low as 0.2% to as high as 6.9%. Most communities (21 out of 25) had average rental vacancy rates under 2%.

**Table 13: Rental Vacancy in Properties with 20+ Units in Camas, September 2020**

	1-BEDROOM		2-BEDROOM		3-BEDROOM	
	# OF UNITS	VACANCY RATE	# OF UNITS	VACANCY RATE	# OF UNITS	VACANCY RATE
City of Camas	168	4.2%	330	0.6%	72	0.0%

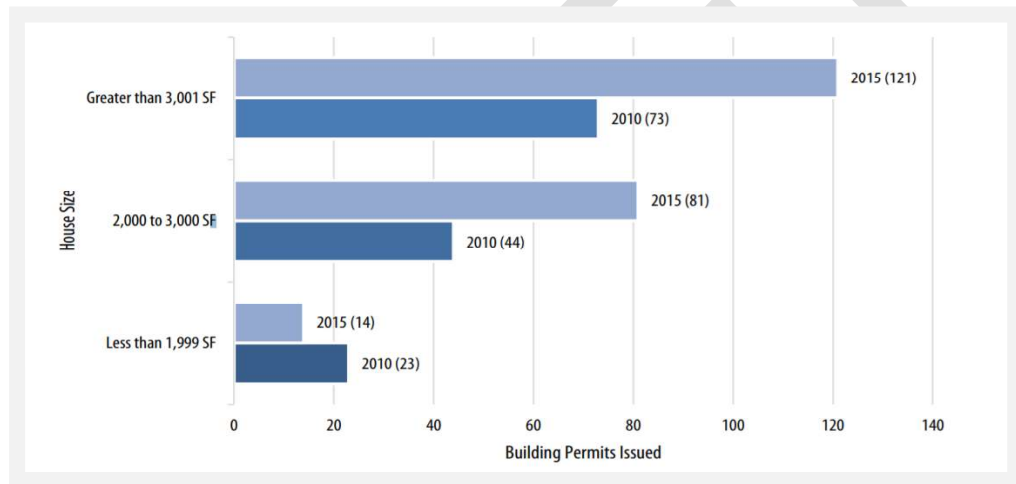
Data Source: Washington Center for Real Estate Research survey of multifamily properties with 20+ units, Conducted in September 2020, Retrieved from <https://wcrer.be.uw.edu/housing-market-data-toolkit/>



## Housing Production

The Camas 2035 Comprehensive Plan identified trends in the city’s housing production from 2010 to 2015. In 2010, Camas permitted 23 units under 1,999 square feet, 44 units between 2,000 and 3,000 sq. ft. and 73 units over 3,001 sq. ft. By 2015, the city had permitted 37 more mid-range units (2,000 to 3,000 sq. ft.) than in 2010, and 48 more units over 3,001 sq. ft. In contrast, smaller housing units (1,999 sq. ft. or less) decline over this period, with 9 fewer units permitted than in 2010. Production trends in Camas indicate a continued preference for housing units with a larger footprint. The city’s limited housing supply under 1,999 sq. ft. could pose difficulties for a range of family and non-family types appropriately sized or appropriately priced housing in Camas.

Figure 46: Housing Production in Camas, 2010 and 2015



Data Source: Camas 2035 Comprehensive Plan

In 2020, Camas permitted 338 new single-family residences, about 56% above the 216 units permitted in 2015.<sup>5</sup> The majority of these units were over 3,000 square feet (52.4%) and 45.6% were between 2,000 and 3,000 square feet. Only seven units (2.1%) were under 2,000 square feet. These trends indicate a continued preference for housing units with a larger footprint. The city’s limited housing supply under 2,000 square feet poses difficulties for a range of family and non-family households seeking appropriately sized or appropriately priced housing in Camas.

Although there were no multifamily permits issued by the City in 2020, Camas’s supply of rental housing in large, multifamily developments increased significantly in recent years. The table below indicates the city’s current stock of multifamily

<sup>5</sup> City of Camas permit data provided by month for 2020.

housing, including townhomes and apartments. In 2020 alone, two new multifamily developments were completed, adding nearly 300 apartments to the city's multifamily stock. These developments added to the city's supply of smaller housing units, particularly 1-bedroom and 2-bedroom rental units.

**Table 14: Multifamily Apartment and Townhouse Developments in Camas, 2020**

DEVELOPMENT NAME	TYPE	YEAR BUILT	NUMBER OF UNITS
7 <sup>th</sup> Avenue Townhomes, 710 NW 7 <sup>th</sup> Avenue	Townhomes	2015	10
Camas House Apartments, 1102-1138 E. 1 <sup>st</sup> Avenue	Apartments	1979	16
Camas Ridge, 1420 NW 28 <sup>th</sup> Avenue	Apartments	2011	51
Clara Apartments, 608 NE Birch Street	Apartments	2020	32
Crown Villa, 1529 Division Street	Apartments	1986	19
First Avenue Apartments, 1410 E. 1 <sup>st</sup> Avenue	Apartments	1972	11
Hill Crest Apartments, 1222 NW Couch Street	Apartments	1971	5
Kielo at Grass Valley, 5988 NW 38 <sup>th</sup> Avenue	Apartments	2020	276
Lloyd Apartments, 1022-1050 E. 1 <sup>st</sup> Avenue	Apartments	1954	8
Logan Place Village, 1346 NW 25 <sup>th</sup> Avenue	Townhomes	2014	26
Parker Village, 20 <sup>th</sup> Avenue & NW Brady Road	Townhomes	2018	60
Parklands at Camas Meadows, NW Longbow Lane	Townhomes		24
River Place Apartments, 1718 SE 11 <sup>th</sup> Avenue	Apartments	1998	20
River View Apartments, 3003 NE 3 <sup>rd</sup> Avenue	Apartments	1995	60
Russell Street Townhouses, 1820 SE Seventh Ave	Townhomes	1996	9
Stoneleaf Townhomes, 5843 NW 26 <sup>th</sup> Avenue	Townhomes	2015	12
Terrace at River Oaks, 3009 NE 3 <sup>rd</sup> Avenue	Apartments	2018	120
Third Avenue Apartments, 2615 NE 3 <sup>rd</sup> Avenue	Apartments	2000	42

Data Source: Mosaic Community Planning research via apartment listing services; City of Camas Staff Report "Annual Comprehensive Plan Amendments, City File Numbers CPA20-01, CPA20-02, and CPA20-03," August 11, 2020

## Housing Costs

Housing cost and affordability are another important area for examination, given Camas's low vacancy rates, large unit size, and newer housing stock – variables that may indicate less affordability for both rentals and for-sale housing. Looking at housing from a bird's eye view, tools such as the Washington Center for Real Estate Research's housing affordability index (HAI) provide context for local affordability by observing housing affordability at the county level. The HAI gives a general measurement of the likelihood that middle income families can afford the mortgage on a median priced home. A score of 100 indicates the middle family can afford median home prices, and scores above 100 show increasing levels of affordability.<sup>6</sup> In Table 15 shown below, Clark County's scores on the HAI have been greater than 100 for the past four years, indicating that overall median income earning families experience housing affordability. First time homebuyers in Clark County, on the other hand, received scores below 100, indicating that tight markets and housing affordability directly affect first time homebuyers in the county in ways that may not be experienced by existing or long-time homeowners.

**Table 15: Housing Affordability Index for Camas and Clark County, 2017 to 2020**

	Q2 2017	Q2 2018	Q2 2019	Q2 2020
Clark County	123.3	109.1	114.5	125.7
Clark County, First Time Buyers	73.2	65.8	81.3	94.5
Washington State	123.7	105.4	98.4	106.2
Washington State, First Time Buyers	71.2	61.2	69.9	81.2

Data Source: Washington Center for Real Estate Research, "Housing Market Snapshot, 2017-2020."<sup>7</sup> <http://wcrer.be.uw.edu/archived-reports/>

Scaling down to Camas, the affordability picture becomes starker. Figure 47 and Figure 48 indicates that Clark County home values are significantly less than values in Camas. Zillow data identifies median home values in the 65<sup>th</sup> percentile range, also called the top tier, and the 35<sup>th</sup> percentile range or bottom tier. In September 2010, the predominant range of Camas's housing values spanned from \$215,056 to

<sup>6</sup> Washington Center for Real Estate Research. "Housing Affordability Index, State of Washington and Counties, Fourth Quarter 2011," Accessed October 30, 2020. <http://realestate.washington.edu/wp-content/uploads/2013/10/2011Q4-HAI.pdf>

<sup>7</sup> Washington Center for Real Estate Research, "Housing Market Snapshot, 2017-2020." Accessed October 30, 2020. <http://wcrer.be.uw.edu/archived-reports/>

\$450,519. Bottom tier median housing values were \$41,884 higher in Camas than in Clark County, while top tier median values were \$123,007 higher in Camas. By September 2020, Camas’s median home values had nearly doubled at the bottom tier - \$406,456 - and had reached \$744,922 at the top tier. 2020 figures indicate that bottom tier values were now \$71,107 greater and top tier values were \$179,764 greater than those across Clark County. Due to these differences in home value shown over time, the HAI may be an insufficient tool to interpret affordability in the city of Camas. However, the HAI does offer some instruction. Where Clark County offers limited affordability for first-time homebuyers, these pressures may be extreme for first time homebuyers in Camas, who already face challenges due to the city’s limited supply of smaller starter homes.

Figure 47: Bottom and Top Tier Home Values in Camas, 2010-2020

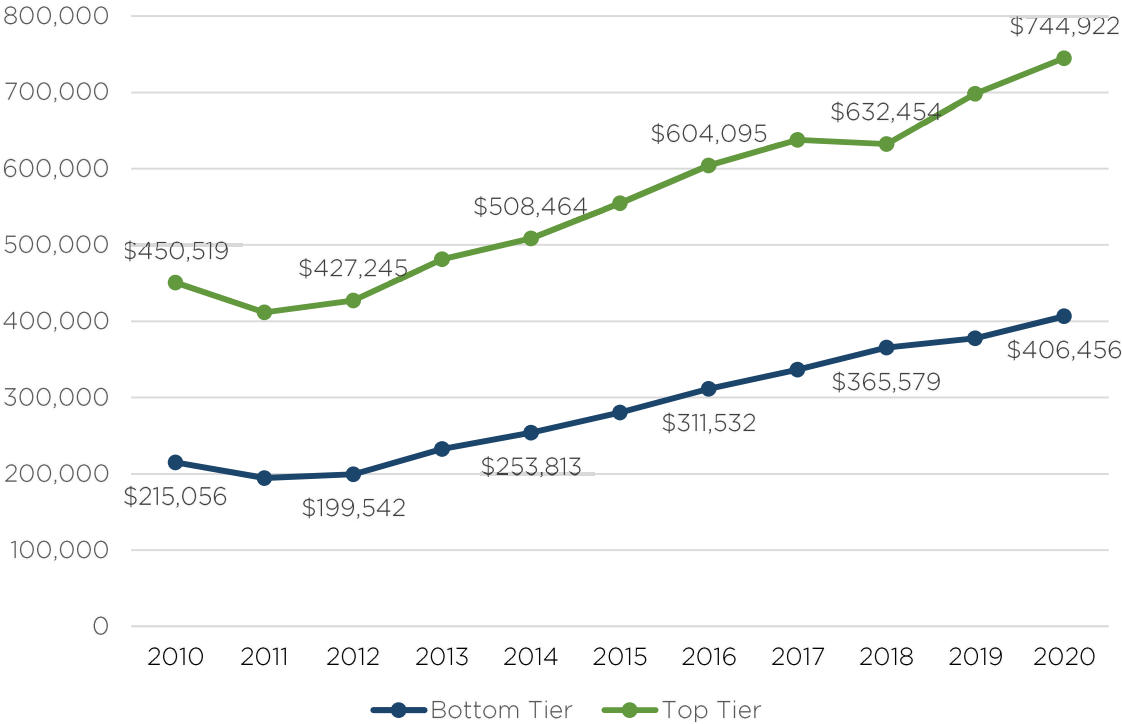
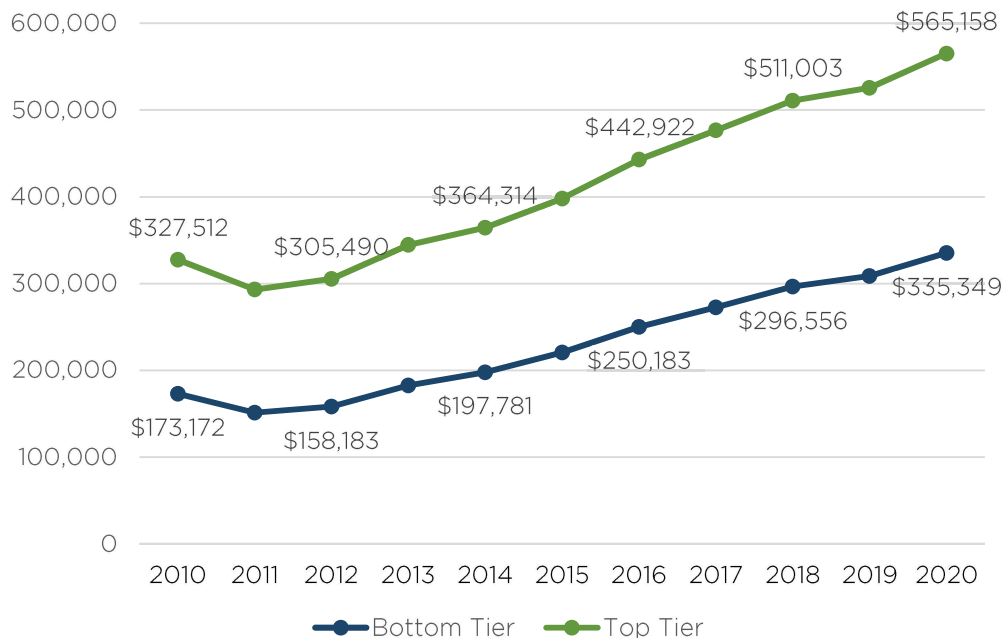


Figure 48: Existing Single Family Homes Prices in Clark County, 2010 - 2020



Data Source: Zillow. "Zillow Home Value Index - Bottom and Top Tier Time Series, 2010 – 2020." <https://www.zillow.com/research/data/>

Monthly owner and renter costs also provide insight into Camas's affordability. Table 16 below shows Census estimates of median home value in Camas. In 2018, the median home value in Camas was \$403,800, compared to \$296,800 in Clark County and \$342,900 in the MSA. 78% of Camas residents had a mortgage in 2018, perhaps attributed to the lower age of the housing stock. Homeowners with a mortgage paid \$2,184 per month in housing costs, compared to their neighbors in Clark County whose median costs were \$1,699 (a difference of \$485). Homeowners in the MSA spent \$1,832 on monthly housing costs, or \$352 less than in Camas.

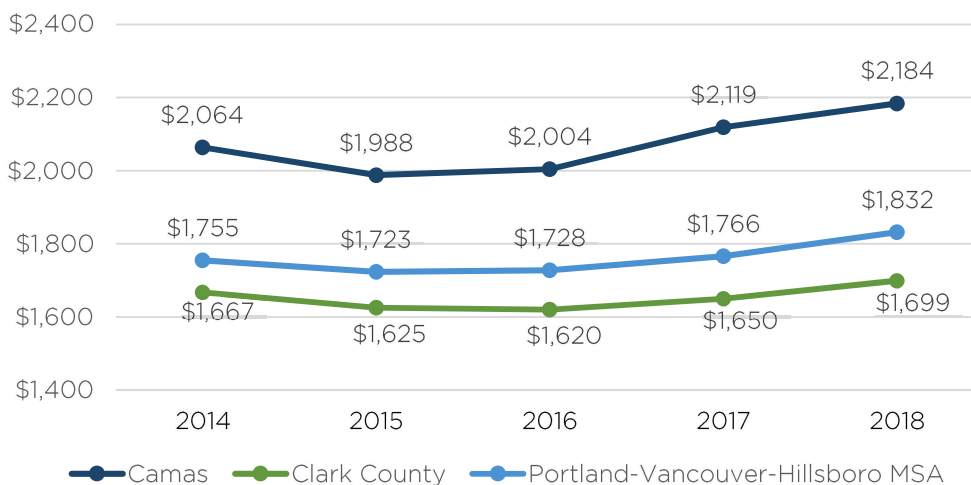
Clark County and the MSA also have larger shares of homeowners without a mortgage - 27% in the county and 28% in the MSA, compared to 22% in Camas. All households without mortgages show median monthly costs that are within \$100 (\$535 in Clark County, \$603 in the MSA, and \$630 in Camas), indicating that other monthly owner costs (e.g., utilities, insurance, etc.) are relatively similar across the region and that housing value.

Table 16: Median Home Value and Monthly Owner Costs in Camas, 2018

	TOTAL OWNER-OCCUPIED UNITS	MEDIAN HOME VALUE	WITH A MORTGAGE		WITHOUT A MORTGAGE	
			SHARE OF TOTAL	MEDIAN MONTHLY OWNER COSTS	SHARE OF TOTAL	MEDIAN MONTHLY OWNER COSTS
Camas, WA	6,153	\$403,800	78%	\$2,184	22%	\$630
Clark County, WA	114,096	\$296,800	73%	\$1,699	27%	\$535
Portland - Vancouver - Hillsboro MSA	573,334	\$342,900	72%	\$1,832	28%	\$603

Data Source: 2014-2018 5-Year American Community Survey, Table DP04

Figure 49: Median Monthly Costs for Homeowners with a Mortgage, 2014-2018



Data Source: 2014-2018 5-Year American Community Survey, Table DP04

### Rental Housing Costs

Interestingly, renter costs in Camas are more similar to renter costs in Clark County and the MSA than owner costs. The median rent in Camas is \$1,217, only \$24 more than in the MSA and \$37 more than in Clark County. Figure 50 shows that since 2014, median rents have risen in all 3 jurisdictions. Camas's median rent increased by \$159 over the 5-year period. Clark County and the MSA showed median rent increases between \$217 and \$225 over this period. Despite the rising rental costs, median rents in Camas are nearly \$1,000 less than monthly owner costs in the city. This factor alone may cause households with lower incomes to remain renters in

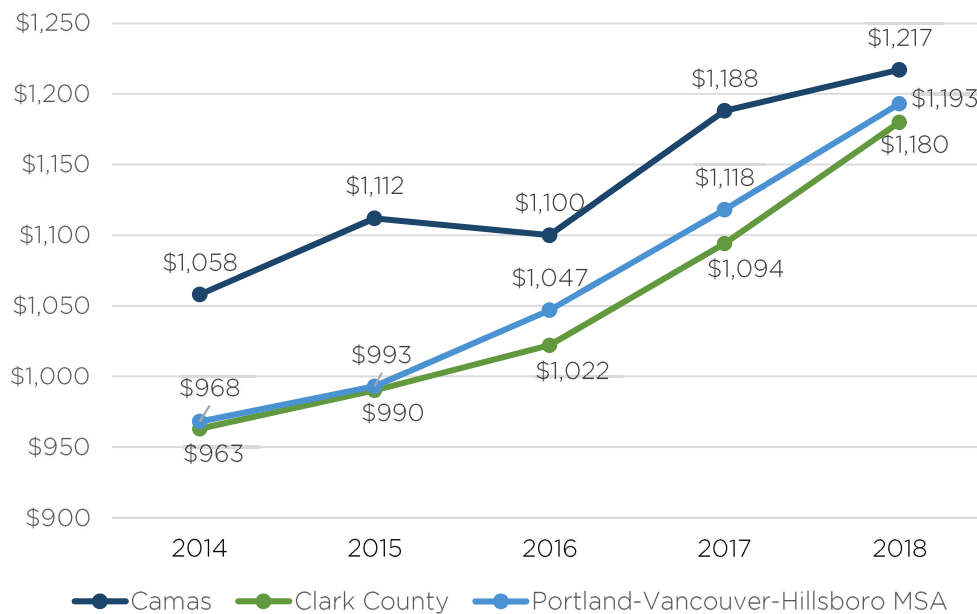
Camas or to purchase homes outside of the city where owner costs may be more affordable.

Table 17: Median Renter Costs in Camas, 2018

	TOTAL RENTER-OCCUPIED UNITS	MEDIAN RENT
Camas, WA	1,819	\$1,217
Clark County, WA	57,426	\$1,180
Portland - Vancouver - Hillsboro MSA	352,297	\$1,193

Data Source: 2014-2018 5-Year American Community Survey, Table DP04

Figure 50: Median Monthly Renter Costs, 2014-2018



The Washington Center for Real Estate Research’s (WCRER’s) rental market survey conducted in September 2020 also collected data about rents by number of bedrooms. Average rents in Camas by unit type are shown in the table that follows, indicating higher averages than medians reported through American Community Survey data. The average 1-bedroom rental rate was \$1,299, the average 2-bedroom rented for \$1,442, and the average 3-bedroom for \$1,789.

**Table 18: Average Rental Rates in Properties with 20+ Units in Camas, September 2020**

	1-BEDROOM		2-BEDROOM		3-BEDROOM	
	# OF UNITS	AVERAGE RENT	# OF UNITS	AVERAGE RENT	# OF UNITS	AVERAGE RENT
City of Camas	168	\$1,299	330	\$1,442	72	\$1,789

Data Source: Washington Center for Real Estate Research survey of multifamily properties with 20+ units, Conducted in September 2020, Retrieved from <https://wcrer.be.uw.edu/housing-market-data-toolkit/>

### Special Needs Housing

The most recent census data on special housing in Camas indicates that in 2010, there were two types of facilities that offered special housing in the city: nursing homes and “other non-institutional facilities.” In that year, 78 Camas residents lived in nursing homes, skilled nursing facilities or other non-institutional special housing. Comparatively, there are 3,178 special housing residents in Clark County. Camas serves 2.4% of the county’s population residing in special housing. Data Source: 2010 Decennial Census, Table PCT20

Table 20 indicates the number and type of special housing available in the county, which includes state prisons, local jails, group homes, emergency and transitional shelters, and residential treatment centers.

**Table 19: Special Housing Inventory in Camas, 2010**

INSTITUTIONALIZED POPULATION	FACILITY TYPE
62	Nursing facilities/Skilled-nursing facilities
16	Other noninstitutional facilities

Data Source: 2010 Decennial Census, Table PCT20

**Table 20: Special Housing Inventory in Clark County, 2010**

INSTITUTIONALIZED POPULATION	FACILITY TYPE
219	State prisons
727	Local jails and other municipal confinement facilities



4	Group homes for juveniles (non-correctional)
695	Nursing facilities/Skilled-nursing facilities
14	Hospitals with patients who have no usual home elsewhere
370	Emergency and transitional shelters (with sleeping facilities) for people experiencing homelessness
667	Group homes intended for adults
36	Residential treatment centers for adults
381	Workers' group living quarters and Job Corps centers
65	Other noninstitutional facilities

Data Source: 2010 Decennial Census, Table PCT20

### *Subsidized Housing*

Camas also provides a small number of subsidized units for individuals earning low to moderate incomes in the city. Camas, which falls into the Portland-Vancouver-Hillsboro MSA, has an area median income of \$74,700.<sup>8</sup> Therefore, subsidized housing serves households earning no more than 80% AMI, or \$59,750, with many subsidized households typically earning low incomes (30 - 50% AMI) or very low incomes (30% AMI or less).

HUD "Picture of Subsidized Household" data indicates that Camas census tracts contain 92 subsidized units as of 2018: 67 housing choice vouchers and 25 project-based section 8 units. Both subsidized housing types are offered by the Vancouver Housing Authority (VHAUSA). VHAUSA manages 19 senior units at the Crown Villa Apartments, which were built in 1986. VHAUSA also offers project-based section 8 at its Camas Ridge development, which is a mixed-use project. HUD's LIHTC database does not indicate any LIHTC developments located in the city of Camas. The city's 92 subsidized units make up 1.1% of all housing units in Camas.

The distribution of vouchers and section 8 units is shown in the maps below. Vouchers and Project-based Section 8 units are predominantly found in census tracts with higher renter rates, such as downtown Camas and in western Camas along the Vancouver border. Since these tracts may be shared with adjacent cities, the numbers of subsidized units may be smaller than identified below.

<sup>8</sup> HUD User. "FY 2017 Income Limits Documentation System." Accessed October 29, 2020. <https://www.huduser.gov/portal/datasets/il/il2017/2017summary.odn>

Figure 51: Percentage of Renters in Camas, 2014-2018

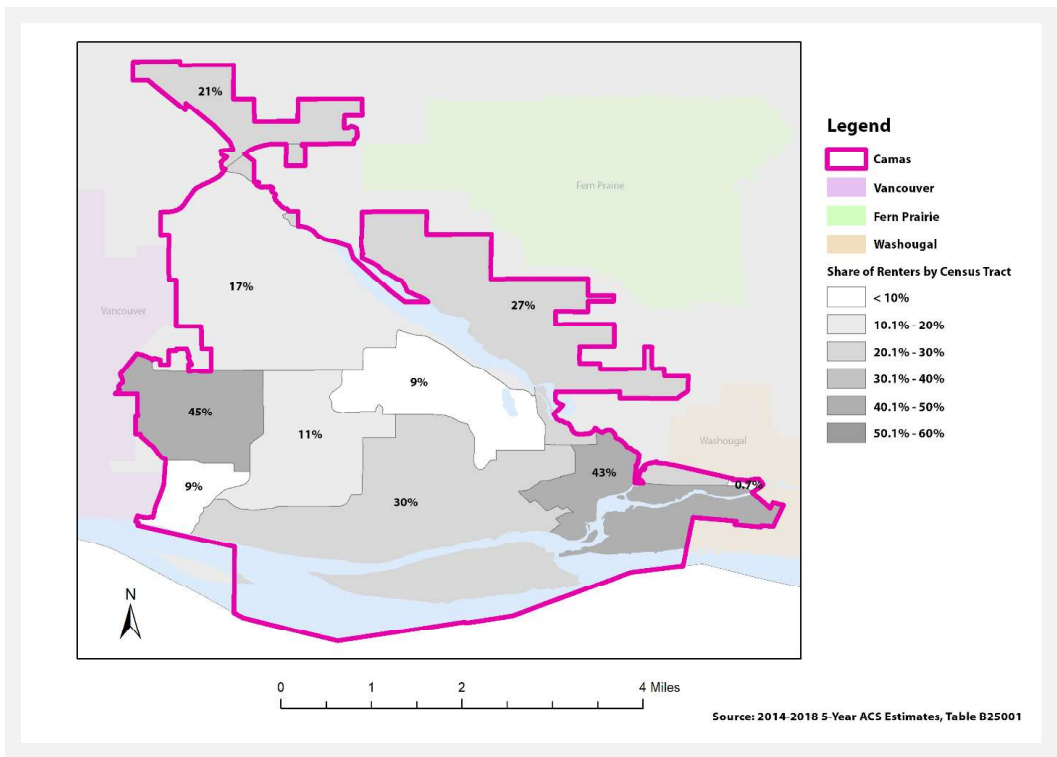


Figure 52: Housing Choice Vouchers in Camas, 2018

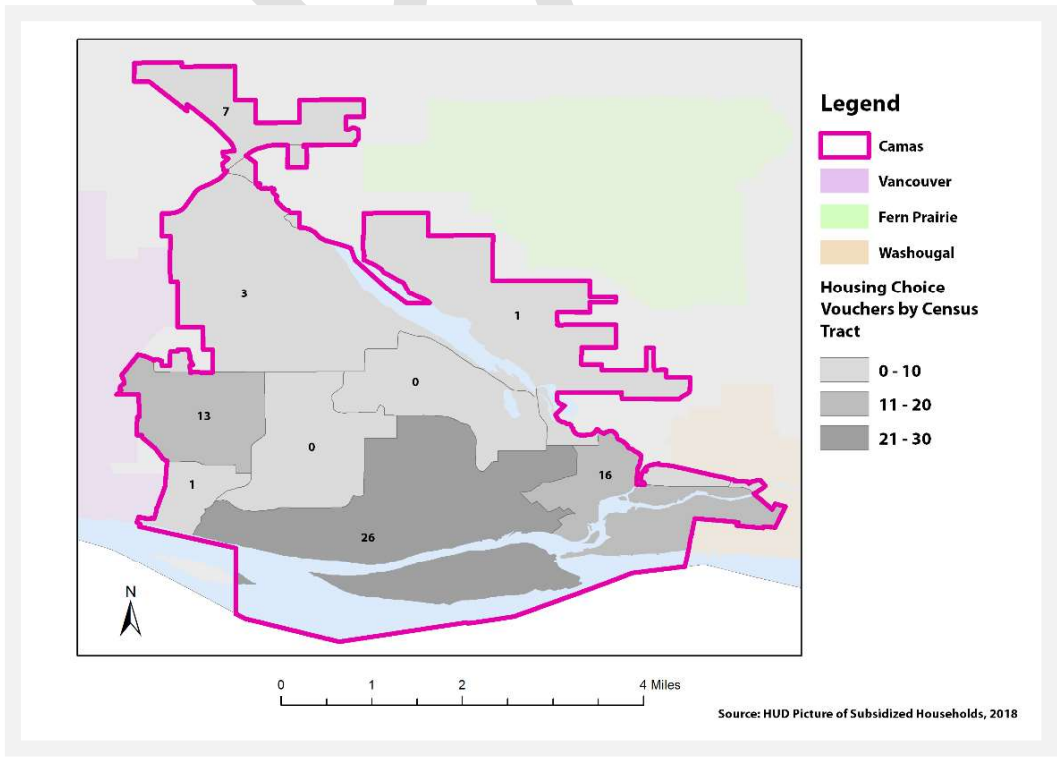
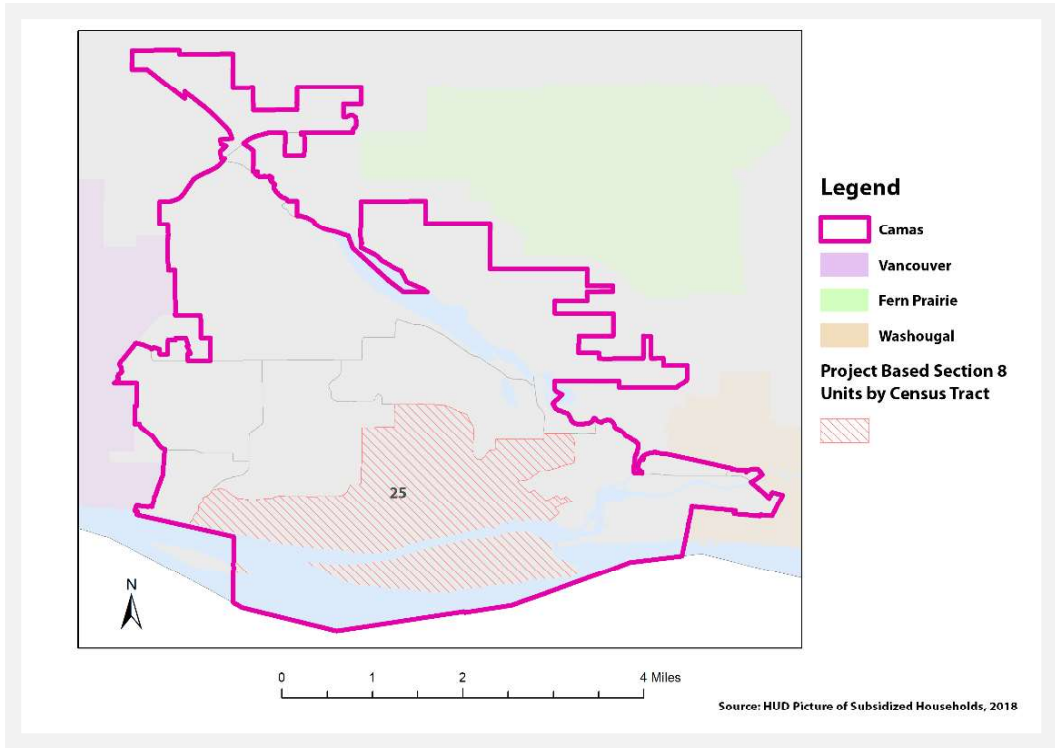


Figure 53: Project Based Section 8 Units in Camas, 2018



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# Chapter 5: Housing Needs



This chapter of the Housing Action Plan examines housing needs from two perspectives: first, existing housing needs by Camas households who face one or more housing problems such as affordability or overcrowding; and second, projected need for new housing units generated by population growth over the next 20 years.

## Existing Housing Needs

Housing cost and condition are key components of housing need. Housing barriers may exist in a jurisdiction when some groups have greater difficulty accessing housing in good condition and that they can afford. To assess affordability and other types of housing needs, the U.S. Department of Housing and Urban Development (HUD) defines four housing problems:

1. A household is *cost burdened* if monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. A household is *overcrowded* if there is more than one person per room, not including kitchen or bathrooms.
3. A housing unit *lacks complete kitchen facilities* if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
4. A housing unit *lacks complete plumbing facilities* if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly housing income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (also as described above).

To assess housing need, HUD receives a special tabulation of data from the U. S. Census Bureau's American Community Survey that is largely not available through standard Census products. This data, known as Comprehensive Housing Affordability Strategy (CHAS) data, counts the number of households that fit certain combinations of HUD-specified criteria, such as housing needs by race and ethnicity.

Of the four types of housing problems, Table 17 illustrates that cost burdens affect far more households than any of the others. Over 40% of Camas renters spend more than 30% of their income on housing expenses, while about 14% spend more than 50% of their household income on these expenses. Other housing needs impact significantly fewer renters, less than 1% combined. Renters are about twice as likely to face a housing problem as homeowners, with 42.3% of renters having one or more housing needs compared to 21.0% of owners.

For homeowners, cost burdens and severe cost burdens are again the most common housing needs. About one-in-five owners in Camas spends more than 30% of their income on housing. A smaller share (6.4%) spends more than 50%. Overcrowding and a lack of complete plumbing or kitchen facilities are uncommon but impact around 75 homeowners (or about 1.3% of all Camas homeowners).

Overall, this data indicates that affordability is the key housing need for many in Camas, impacting nearly 2,000 households (1,135 owners and 785 renters).

**Table 21: Estimated Housing Needs by Type in Camas, 2017**

HOUSING NEED	OWNERS		RENTERS		TOTAL	
	HOUSE-HOLDS	SHARE OF TOTAL	HOUSE-HOLDS	SHARE OF TOTAL	HOUSE-HOLDS	SHARE OF TOTAL
Cost burden	1,135	19.9%	785	41.8%	1,920	25.3%
Severe cost burden	365	6.4%	270	14.4%	635	8.4%
Overcrowding	74	1.3%	14	0.7%	88	1.2%
Severe overcrowding	4	0.1%	10	0.5%	14	0.2%
Lacking complete facilities	15	0.3%	0	0.0%	15	0.2%
<b>Total households with needs</b>	<b>1,200</b>	<b>21.0%</b>	<b>795</b>	<b>42.3%</b>	<b>1,995</b>	<b>26.3%</b>
<b>Total households</b>	<b>5,710</b>	<b>100.0%</b>	<b>795</b>	<b>100.0%</b>	<b>7,590</b>	<b>100.0%</b>

Note: Households with a severe cost burden are a subset of households with a cost burden. Severely overcrowded households are a subset of overcrowded households. The number of total needs (i.e., sum of cost burdens, overcrowding, and lack of facilities) is greater than the total number of households with needs because some households have more than one of the housing problems.

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, Tables 1, 3, 8, and 10, Retrieved from <https://www.huduser.gov/portal/datasets/cp.html>

To better understand how housing costs impact Camas households, Table 18 segments housing need by income level. This data shows that lower income households are heavily impacted by a lack of affordability. Of those with incomes under 30% of the median family income (MFI), four-out-of-five face difficulty finding suitable housing, including 90% of homeowners.

Affordability difficulties persist for the next two income levels (31-50% MFI and 51-80% MFI) as well, where more than one-half of households spend over 30% of income on housing.

At moderate and middle incomes (81-100% MFI and 101-120% MFI), housing needs are reduced for renters but remain high (around 38-48%) for homeowners. These figures suggest that while rental options are more limited, there are units available to moderate/middle income households and higher. Homeownership opportunities, however, are more restricted even for households earning above the

area’s median income. These findings corroborate housing supply data related to home sales prices and permit data related to housing size.

**Table 22: Estimated Housing Needs by Income Group in Camas, 2017**

HOUSEHOLD INCOME	OWNER HOUSEHOLDS			RENTER HOUSEHOLDS			TOTAL HOUSEHOLDS		
	WITH NEEDS	TOTAL	SHARE WITH NEEDS	WITH NEEDS	TOTAL	SHARE WITH NEEDS	WITH NEEDS	TOTAL	SHARE WITH NEEDS
0-30% MFI	110	120	91.7%	170	225	75.6%	280	345	81.2%
31-50% MFI	115	220	52.3%	215	255	84.3%	330	475	69.5%
51-80% MFI	365	575	63.5%	335	590	56.8%	700	1,165	60.1%
81-100% MFI	175	360	48.6%	20	180	11.1%	195	540	36.1%
101-120% MFI	165	430	38.4%	30	185	16.2%	195	615	31.7%
120-140% MFI	95	405	23.5%	0	70	0.0%	95	475	20.0%
Over 140% MFI	175	3,600	4.9%	25	380	6.6%	200	3,980	5.0%

Note: Area Median Family Income (“MFI”) is calculated by the U.S. Department of Housing and Urban Development (HUD) by household size. For the Portland-Vancouver-Hillsboro metro area (which includes Camas), the median income in 2017 was \$74,700. For a four-person household, 30% AMI = \$24,600, 50% AMI = \$37,350, 80% AMI = \$59,750, 120% AMI = \$89,640, and 140% AMI = \$104,580.

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, Table 11, Retrieved from <https://www.huduser.gov/portal/datasets/cp.html>

A key question in housing affordability and equity is the prevalence of housing issues by householder race and ethnicity. Table 20 on the following page shows housing need rates by race and ethnicity in Camas.

For homeowners, this data shows that about one-fifth of white householders in Camas have a housing need, but that three other groups are more likely to have difficulty affording their homes. More than 90% of Native American or Alaska Native homeowners have a housing need, as do 41.4% of Hispanic or Latino homeowners and 36.0% of other or multiple race homeowners.

On the rental side, about two-out-of-five white and two-out-of-five other or multiple race households have a housing need. Only one group is more likely to face difficulty affording a place to rent – Asian or Pacific Islander households, of whom 88.2% have a housing problem. Notably, CHAS data counted no Black or African American households in Camas with a housing need, however, data indicates only a small number of Black households overall (60 total).

As some focus group participants discussed, prohibitively high housing costs are often more likely to impact households of color, meaning that elevated costs in Camas may impact the city’s racial and ethnic composition. Housing need data indicates that, particularly related to homeownership, racial and ethnic minority

households, specifically Hispanics or Latinos and Native Americans or Alaska Natives, are more likely to spend more of their income to live in Camas than do white households.

**Table 23: Estimated Housing Needs by Race and Ethnicity in Camas, 2017**

HOUSEHOLDER RACE AND ETHNICITY	OWNER HOUSEHOLDS			RENTER HOUSEHOLDS			TOTAL HOUSEHOLDS		
	WITH NEEDS	TOTAL	SHARE WITH NEEDS	WITH NEEDS	TOTAL	SHARE WITH NEEDS	WITH NEEDS	TOTAL	SHARE WITH NEEDS
<b>Non-Hispanic or Non-Latino</b>									
<b>White</b>	1,010	4,900	20.6%	690	1,650	41.8%	1,700	6,550	26.0%
Black or African American	0	60	0.0%	0	0	0.0%	0	60	0.0%
Asian or Pacific Islander	44	434	10.1%	30	34	88.2%	74	468	15.8%
Native American or Alaska Native	39	43	90.7%	0	10	0.0%	39	53	73.6%
Other or Multiple Races	45	125	36.0%	25	55	45.5%	70	180	38.9%
Hispanic or Latino	60	145	41.4%	40	130	30.8%	100	275	36.4%

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, Table 1, Retrieved from <https://www.huduser.gov/portal/datasets/cp.html>

## Housing Need Projections

This section focuses on housing need over the next 20 years based on population growth forecasts for the city of Camas. While the previous data discussed existing needs related to affordability and other housing issues, here we turn to the need for development of new housing units through 2040.

Table 24 estimates the need for new housing units in Camas over the next 20 years, based on current population estimates from the Washington Office of Financial Management and projected population growth rates from the City's Comprehensive Plan, *Camas 2035*. The city's 2020 population of 25,140 residents is forecast to grow by 11,772 residents over the next 20 years, reaching about 36,912 residents by 2040. Assuming an average household size of about 2.7 people, this projected population growth translates to an additional 4,360 households by 2040. Finally, assuming a vacancy rate of 5% indicates projected need for 4,589 new housing units in Camas over the next 20 years, or an average of 229 housing units per year.



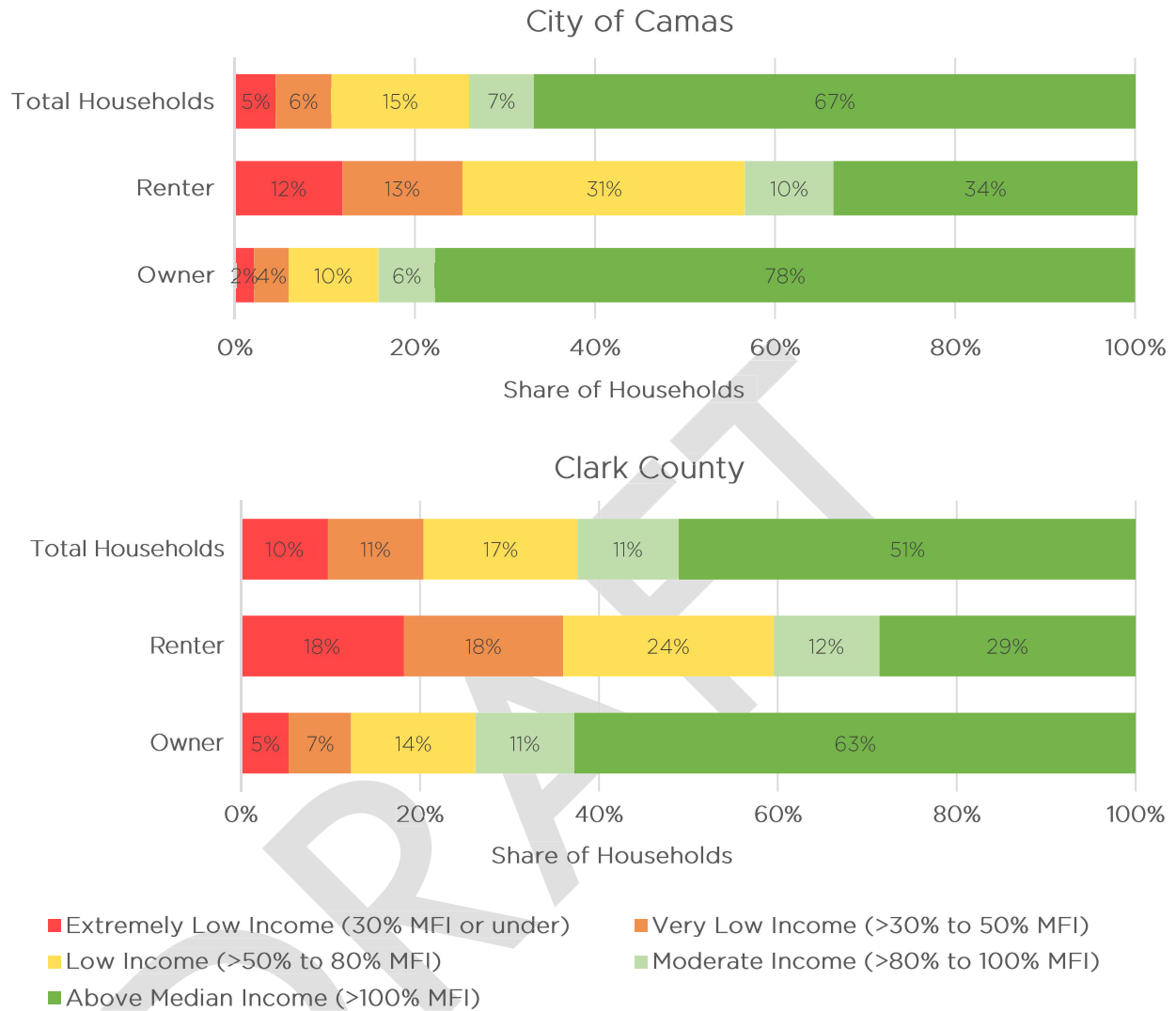
Table 24: Projected 20-Year Housing Need in City of Camas

2020 Population Estimate <sup>1</sup>	25,140 residents
2040 Population Projection <sup>2</sup>	36,912 residents
Projected Population Growth (2020-2040)	11,772 residents
Average Household Size <sup>3</sup>	2.7 people per household
Projected Household Growth (2020-2040)	4,360 households
Vacancy Rate Assumption <sup>4</sup>	5%
<b>Projected Housing Units Needed (2020-2040)</b>	<b>4,589 housing units</b>
<b>Average Annual Housing Unit Production Needed</b>	<b>229 housing units</b>

1. From State of Washington Office of Financial Management April 1, 2020 Population Estimates.
2. Projected growth rates based on population forecasts from *Camas 2035*, adopted June 2016.
3. Average household size in Clark County from 2015-2019 5-Year American Community Survey estimates. Average household size in Camas was 2.81 as of 2015-2019 5-Year ACS data, which represented a steady decline from 2.98 as of 2010-2014 5-Year ACS data. It is assumed that household size in Camas will continue to decline over the 20-year planning period to reach an average similar to that of the county.
4. From Washington State Department of Commerce’s *Guidance for Developing a Housing Needs Assessment – Public Review Draft*, March 2020. The Department of Commerce considers a 5% vacancy rate to be the point where there is sufficient housing stock to allow space for people to move while maintaining a healthy level of competition in the market.

Comprehensive Housing Affordability Strategy (CHAS) data provides a breakdown of households in Camas and Clark County by income level that can be used to segment projected future housing needs. Figure 18 in Chapter 3 identified income levels for Camas households, which are presented again on the following page with a comparison to Clark County. As shown, Camas has proportionally fewer lower- and moderate-income households than Clark County. About one-third of Camas households have incomes under the median family income compared to about one-half of Clark County households with incomes under the median.

Figure 54: Share of Household by Income Level in Camas and Clark County, 2013-2017



Note: Area Median Family Income (“MFI”) is calculated by the U.S. Department of Housing and Urban Development (HUD) by household size. For the Portland-Vancouver-Hillsboro metro area (which includes Camas), the median income in 2017 was \$74,700. For a four-person household, 30% AMI = \$24,600, 50% AMI = \$37,350, 80% AMI = \$59,750, 120% AMI = \$89,640, and 140% AMI = \$104,580.

Data Source: 2013-2017 Comprehensive Housing Affordability Strategy data, From <https://www.huduser.gov/portal/datasets/cp.html>

Table 25 segments projected future housing needs by household income level and tenure. Income level assumptions for projected future housing need are based on CHAS data for the city and county (shown in Figure 54) and assume that future housing development in Camas will allow for additional affordability for low- and moderate-income households beyond what is currently available. Segmentation by tenure is based on homeownership rates in Camas and Clark County by income level (also from CHAS data displayed in Figure 54).

As shown, the majority of projected future housing need in Camas (60% or 2,753 units) will be for units affordable to households with incomes at or above the area median family income. About 40% of projected future housing need will be for units affordable to households with low or moderate incomes, including a mix of rental and for-sale housing.

**Table 25: Projected Future Housing Need by Income Level and Tenure**

HOUSEHOLD INCOME BAND (MFI = MEDIAN FAMILY INCOME)	ASSUMED SHARE OF HOUSING NEED	20-YEAR HOUSING NEED		
		TOTAL	OWNER	RENTER
Extremely Low Income (30% MFI or under)	7%	321	112	209
Very Low Income (>30%-50% MFI)	8%	367	165	202
Low Income (>50%-80% MFI)	16%	734	367	367
Moderate Income (>80%-100% MFI)	9%	413	268	145
Above Median Income (>100% MFI)	60%	2,753	2,340	413
<b>Total</b>	<b>100%</b>	<b>4,589</b>	<b>3,254</b>	<b>1,335</b>

Data Source: Mosaic 20-Year Future Housing Need Projections; 2013-2017 Comprehensive Housing Affordability Strategy data, From <https://www.huduser.gov/portal/datasets/cp.html>

To accommodate the variety of new households anticipated, as well as to better serve existing households with difficulty affording their homes, Camas will need housing options diverse in type, tenure, and cost. The next section assesses the city’s supply of vacant buildable land available to meet future housing need using Clark County’s Vacant Buildable Lands Model.

## Vacant Buildable Land

To assist the county and cities plan for population and job growth, Clark County maintains a Vacant Buildable Lands Model (VBLM) that analyzes potential capacity for residential, commercial, and industrial land development within urban growth areas. The VBLM identifies vacant and underutilized parcels and classifies them regarding suitability for development. Environmentally constrained land (including wetlands, land in the 100-year floodplain, slopes greater than 15 percent, designated shorelines, and other environmentally sensitive areas) are excluded. The residential model also excludes tax exempt parcels, lots under 5,000 square feet, and easements and right of ways.<sup>9</sup>

The VBLM applies planning assumptions to the inventory of vacant and underutilized land to estimate the potential for additional housing and employment. For residential land, the model assumes a deduction for infrastructure and for vacant, underutilized, and constrained land not expected to ever be developed to arrive at net developable acres. A “housing units per acre” standard is then applied to net developable residential acreage to estimate the potential capacity for new housing units. For Camas, the model assumes 6 housing units will be developed per net developable acre.

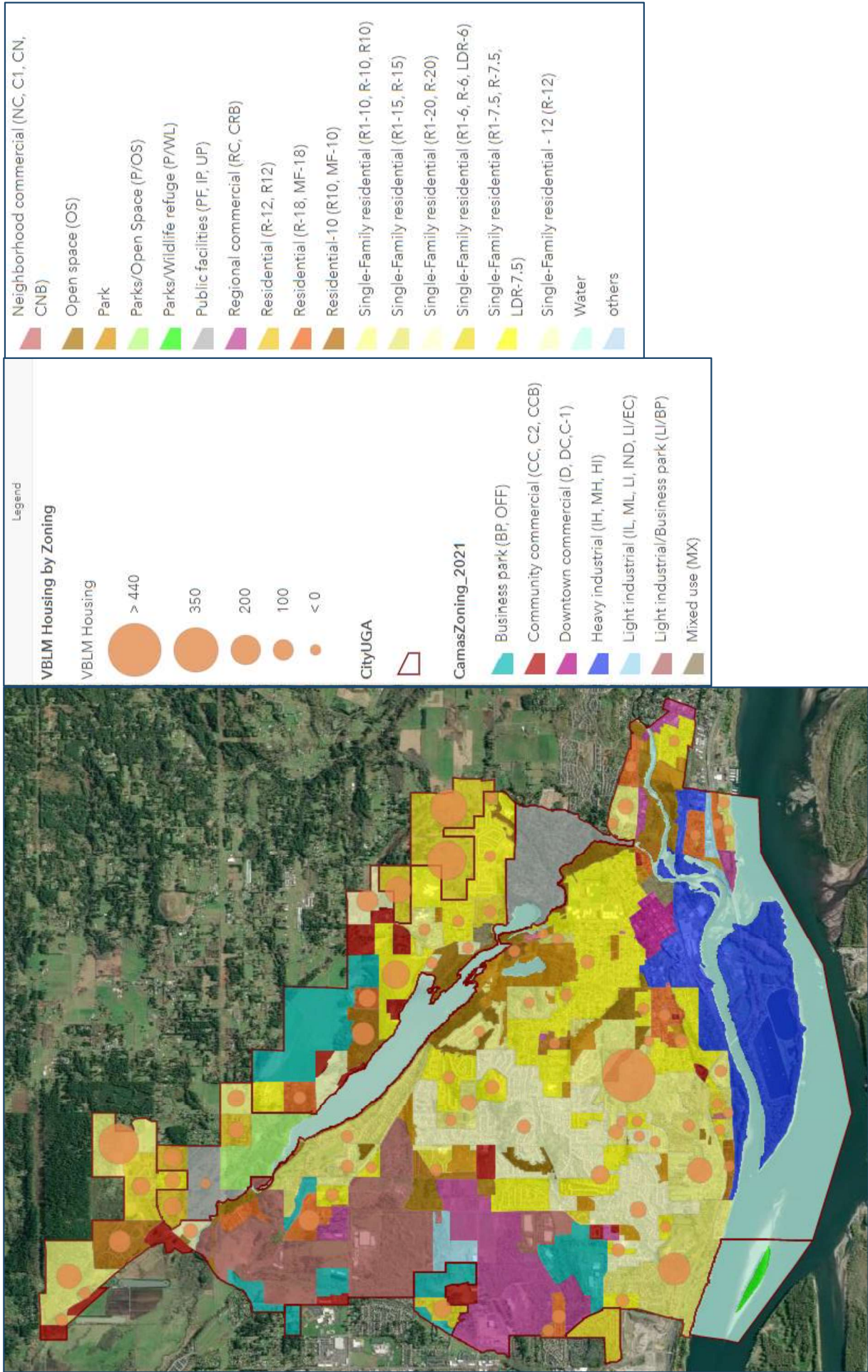
Figure 55 displays the VBLM for Camas, indicating areas of the city where vacant or underutilized residential land may support additional housing units. This model is currently under refinement by the City of Camas. City staff indicate that one area identified as having capacity for about 440 additional housing (along NW Forest Home Road) is not suitable for development due to topographical issues not captured in the VBLM.

The VBLM estimates that Camas has capacity for an additional 3,731 housing units (see Figure 55) in its urban growth area (UGA). The majority of this capacity is in single-family zoning districts (3,163 units or 84.8%), including 8.3% in low-density single-family districts (308 units), 52.3% in medium-density single-family districts (1,950 units), and 24.3% in high-density single-family districts (905 units). The VBLM estimates that vacant land zoned for multifamily housing has capacity for about 568 additional housing units.

Camas's projected future housing needs through 2040 indicate need for an additional 4,589 units. Comparing this figure to the VBLM's housing capacity estimate of about 3,731 to 4,171 units indicates that Camas may need to develop approaches to enhance residential capacity to best meet needs over the next 20 years. Strategies may include increasing average density above the 6 units/acre assumed by the VBLM or re-zoning commercial land for residential use, particularly for multifamily development. Both approaches are in keeping with recent development activity in Camas.

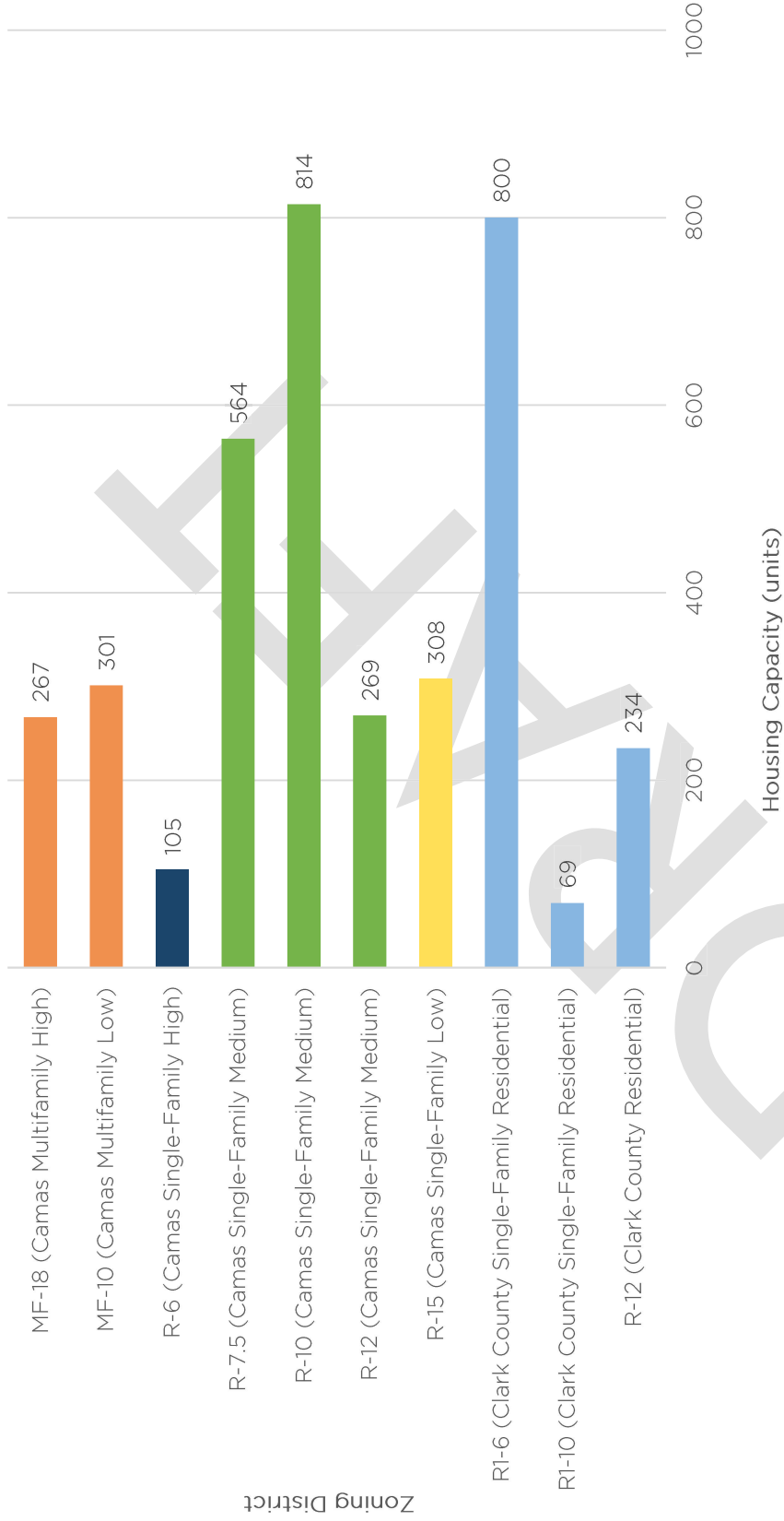
<sup>9</sup> Clark County, “Vacant Buildable Lands Model Methodology and Criteria.” Retrieved from <https://gis.clark.wa.gov/vblm/assets/VBLM.pdf>.

Figure 55: City of Camas Housing Development Capacity on Vacant Buildable Land



Data Source: Clark County Vacant Buildable Land Model, From <https://clarkcountywa.maps.arcgis.com/apps/opsdashboard/index.html#/782db6feb53d43ba8167036c1a0ab81b>

Figure 56: Housing Development Capacity by Zoning District in the Camas Urban Growth Area



Note: Does not include housing capacity along NW Forest Home Road reported in the VBLM due to topography issues that preclude development there, as identified by City of Camas staff.

Data Source: Clark County Vacant Buildable Land Model, From <https://clarkcountywa.maps.arcgis.com/apps/opsdashboard/index.html#/782db6feb53d43ba8167036c1a0ab81b>

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# Chapter 6: Housing Policy Review

OFFICIAL ADOPTION: JUNE 2016

A Comprehensive Plan to guide future growth and development for the City of Camas

## Camas 2035

### Housing

The Housing Element further identifies goals and policies to address the types and scales of the housing needed for the projected population.





Comprehensive land use planning, as embodied in the Camas 2035 Comprehensive Plan, is a critical process by which communities address myriad public policy issues such as housing, transportation, health, recreation, environmental protection, commercial and retail services, and land values, and address how the interconnection and complexity of these issues can ultimately impact the entire municipality. “The land use decisions made by a community shape its very character – what it’s like to walk through, what it’s like to drive through, who lives in it, what kinds of jobs and businesses exist in it, how well the natural environment survives, and whether the community is an attractive one or an ugly one.”<sup>10</sup> Likewise, state and local policy decisions regarding land use and zoning have a direct and profound impact on housing development approaches, shaping a community or region’s potential diversity, growth, and opportunity for all. Local zoning codes determine where housing can be built, the type of housing that is allowed, and the amount and density of housing that can be provided. Zoning also can directly or indirectly affect the cost of developing housing, making it harder or easier to accommodate affordable housing.

Although comprehensive plans and zoning and land use codes play an important role in regulating the health and safety of the structural environment, overly restrictive codes can negatively impact housing affordability and the diversity of housing options within a jurisdiction. Conversely, these same regulatory tools can also be wielded to increase affordability and housing choice.

This chapter will review the various policies, plans, ordinances, and programs that influence housing development in Camas and evaluate the effectiveness of this overall housing policy framework in achieving the City’s housing goals as expressed in the Camas 2035 Comprehensive Plan. To evaluate how well the policy framework is working, the goals set in the comprehensive plan’s housing element will be compared with data and development trends originally presented in Chapter 4.

## Housing Goals

Before the Camas 2035 Comprehensive Plan was adopted by the City in 2016, the community was engaged in a robust visioning process involving multiple vision summits, a public forum, resident surveys, and other opportunities for public participation. In developing the vision, residents were asked to project out 20 years into the future imagining Camas as they would wish it to be in 2035. While the entirety of the Camas 2035 plan is united under an overarching vision statement, the plan’s housing element casts this specific vision for the City’s future neighborhoods and housing:

<sup>10</sup> John M. Levy. Contemporary Urban Planning, Eighth Edition. Upper Saddle River, NJ: Pearson Prentice Hall, 2009.

*In the year 2035, residents of Camas continue to appreciate their safe, diverse, and welcoming community. Those raised in Camas will return for family-wage jobs and to ultimately retire here. Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. There is a wide variety and range of housing for all ages and income levels.*

The housing element goes on to identify housing needs and present an analysis of the City's housing supply. From there, the plan establishes a set of three housing goals designed to guide the City toward a future with a housing supply adequate for residents of all ages and income levels. Specifically, the three housing goals are these:

**Citywide Housing Goal:** 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.

**Affordable Housing Goal:** Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

**Senior and Special Needs Housing Goal:** Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.

Each of these three goals is accompanied in the Camas 2035 housing element by a list of policies intended to effectuate the related goal. As these three goals represent the community's vision for the future and have been formally adopted as City policy within the scope of the comprehensive plan, they set an important standard against which to measure actual trends in housing development. Is the City's overall housing policy framework helping the Camas community realize its vision? This is the question considered in the following sections of this chapter.

## Housing Policy Framework

Housing development in Camas is shaped by a framework of interconnected state and local policies that, while not always formally linked together, frequently interact with one another. At a local level, these policies are primarily functions of the zoning code, design requirements, and housing and building codes, in conjunction with the comprehensive plan. At the state level, Washington's Growth Management Act (RCW 36.70A) imposes specific housing planning regulations on counties (including Clark County) that meet certain growth

management requirements and are considered by the Act to be “fully planning” counties. Within these counties, the Growth Management Act governs local comprehensive planning processes and establishes policy goals that encourage local governments to plan proactively for housing affordability and to promote a diverse mixture of housing types and sizes to accommodate the varied needs of residents. A further set of state-level housing planning expectations are contained in draft guidance issued by the Washington Department of Commerce for communities that choose to develop Housing Action Plans.

Considering the totality of this framework that guides housing planning and development in Camas, 12 specific housing policy items are reviewed here for their impact on housing within the City. These twelve items are primarily derived from the City’s zoning code, but often are responsive to state planning requirements as well. In many cases, the local policies composing this framework are in substantial alignment with the recommended actions enumerated in the Growth Management Act and the Department of Commerce’s Guidance for Developing a Housing Action Plan and likely represent affirmative steps toward achieving the Camas 2035 housing goals. Other policies reviewed as part of the framework are more likely to act as barriers to increasing construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater range of incomes. These policy items present opportunities for adjustments that may better advance the City’s housing goals.

### *Policies Supportive of the City’s Housing Goals*

**Multifamily Zones:** In the multifamily (MF) zones, apartments as well as duplex/two-family homes, townhomes/rowhouses, single family detached homes, and designated manufactured homes are permitted by right when complying with lot and design guidelines. This allows for more housing variety within the MF zones. It is important that these uses are permitted by right, rather than having to go through the costlier and less predictable conditional use review process. In expensive housing markets like Camas, attached housing and multifamily housing is a key element to providing affordable rental or ownership housing because higher density increases the economical use of land and spreads out building infrastructure costs among the number of dwelling units. The multifamily zones require a minimum 6 units per acre (u/a), in line with the goal set by the Comprehensive Plan for residential uses. The maximum density is set as 10 u/a in the MF-10 zones, 18 u/a in the MF-18 zone, and 24 u/a in the MF-C overlay.

The permitted uses and lot standards including minimum lot areas (3,000 sq. ft. for MF-10, 2,100 sq. ft. for MF-18, and none for the MF-C overlay), lot dimensions, setbacks, and lot coverage are reasonable for accommodating greater housing supply and density. However, density may be limited by other design criteria including maximum height allowances of 3 stories/35 feet in MF-10, 4 stories/50 ft. in MF-18, and 1 story/18 ft. in the MF-C overlay. Additionally, a relatively small share of the City’s vacant buildable land (about 13%) is currently zoned for

multifamily development, and a portion of that was recently acquired by the City for use as park space.

**Multifamily Tax Exemption (MFTE):** A multifamily tax exemption is a waiver of property taxes to encourage and incentivize affordable housing production and redevelopment in “residential targeted areas” designated by the city. State law (RCW 84.14) allows qualifying cities to grant developers of certain residential and mixed-use projects a property tax exemption (for eight or twelve years) on the value of new residential improvements, rehabilitation, or conversion of residential buildings in the designated areas. A 12-year exemption is allowed for projects that incorporate a minimum percentage (typically 20%) of income-restricted units. Camas adopted its MFTE program in December 2014, and currently designates three targeted areas: the Downtown District, the Northwest 6th Avenue Corridor District, and the Northeast 3rd Avenue District. The ordinance provides that to be eligible for 12-year tax abatements, applicants must commit to renting or selling at least 20% of units as affordable housing to low- and moderate-income households. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households. As of January 2021, one property, the Clara Apartments at SW 6th Avenue, has qualified for the program. 2021 will be the first year the 30-unit development (with 6 affordable units) qualifies for the tax exemption.

**Mixed Use Zones:** The MX and DC (Downtown Commercial) districts provide opportunity for higher density residential uses in close proximity to commercial services, retail, offices and transit in a more compact design and efficient use of land. Currently, there are two MX districts which were added during the 2016 Comprehensive Plan update, though as of January 2021 neither had yet resulted in new housing units. Single family detached, supportive housing for persons with disabilities, duplex/2-family, and designated manufactured homes are permitted by right. Multifamily and rowhouses/ townhomes are conditional uses. The minimum lot size in the MX district is 1,800 sq. ft.; maximum density permitted is 24 units per acre; and there is no maximum height restriction. In the DC district, residential uses may be permitted outright if part of a mixed-use building and where the residential units are not located on the ground level; otherwise residential uses require conditional use approval. The zoning code does not prescribe minimum lot area or maximum density for residential uses or maximum building heights in the DC district, but developments are subject to review in accordance with the adopted Downtown Design Manual.

**Planned Residential Developments (PRD) and Flexible Development:** The zoning code establishes some development categories that allow more flexibility and efficiency in site design, uses, and density placement. A developer may seek PRD approval, on a minimum 10 acre parcel, in both the R and MF zones, and is a way to include more diversity of housing types and lot sizes in the typically large-lot, single-family detached zones of the city while maintaining and protecting open space for recreation and environmentally sensitive areas. In Camas, an approved PRD must include both single family detached lots (with a minimum 4,000 sq. ft.) and a multifamily component, which may contain either attached or detached single-family units on lots smaller than 4,000 sq. ft. or may contain a mix of duplexes, rowhouses, apartments, and designated manufacturing homes.

However, 50-75% of dwellings must be single-family detached units. City council may grant up to a 20% density bonus above the maximum allowed in the underlying zoning district. A flexible development approval is an alternative to the PRD. In a Flexible Development, the density of residential development may be increased in accordance with the City's Density Transfer Standards of the underlying zone, or, if in a multifamily zone, then standards may reflect those of the MF-18 zone (the highest density MF zone). Building heights may be increased by one story above the underlying zoning standard.

**Short Plats:** Camas has adopted a short plat process for subdivision development of a parcel up to nine lots, the maximum allowed under the Growth Management Act. Short plats may be administratively approved making for a more streamlined permit process instead of needing to go through a lengthier public and city council subdivision review process. This also can provide costs savings to the developer which ideally are passed to the homebuyer. The guidance encourages jurisdictions couple the short plat process other development regulations like cottage housing, small lot development, flexible development regulations, or zero lot line development to have the most impact on housing supply and housing diversity planning goals.

**Lot Size Averaging:** The dimensional and density standards in the R and MF zones include lot size averaging, along with a minimum and maximum lot size and minimum and maximum density allowance. Lot size averaging can be applied to infill development, short plats, and larger subdivisions and is not limited to Planned Residential (PRD) or cluster developments. This can allow for greater diversity of lot sizes and housing types within new housing developments as individual lots located within a development may be smaller than typically permitted, provided the average of all lots does not exceed the maximum allowed density. This also can lead to more efficiency in accommodating critical areas and unusually shaped parcels, the potential for more units, and may make the smaller lots a more affordable option within the development. It also decreases the likelihood of the developer having to seek costly variances for lots that deviate slightly from the minimum lot size requirement or to go through the additional review procedures typical of Planned Residential Developments (PRDs).

**Accessory Dwelling Units:** An accessory dwelling unit (ADU), attached or detached, that meets the zoning code's development standards is permitted by right in any zone that permits residential uses. The property owner must occupy either the principal or accessory dwelling and the accessory dwelling must not exceed 40% of the area of the primary dwelling's living area. The City will not impose a separate water system development charge for connection of accessory dwelling units to the city water system. There are some design requirements to protect the residential character and neighboring property owners, but the ADU ordinance is quite generous when compared to other jurisdictions and offers an alternative and low-impact form of affordable housing. ADUs may be helpful in providing new and more affordable housing options in neighborhoods that are already built out or where the planning goal is to maintain single-family character but more density. ADUs may address the housing needs of seniors, small families, and a range of incomes, including middle and low-income households.

**Manufactured Housing:** “Designated manufactured homes” (factory constructed with pitched roofs and exterior siding similar in appearance to conventional site-built IBC single-family residences and installed on a permanent foundation) are an alternative, typically more affordable housing product and are permitted by right on individual lots in all residential R and MF zones. The zoning code also makes provision for the siting of typical manufactured homes in manufactured home parks, dwellings built on a permanent chassis with or without a permanent foundation and complying with the National Manufactured Home Construction and Safety Standards Act of 1974, as a conditional use in the MF zones. As of March 2021, Camas permits “tiny homes” in manufactured home parks, in compliance with state laws (WA State Engrossed Substitute Senate Bill 5383, July 28, 2019). However, the City of Camas has only one manufactured home park and new manufactured home parks are only allowed as a conditional use in MF zones.

**Housing for Persons with Disabilities:** The zoning code regulations protect housing for persons with disabilities who require group living arrangements and/or onsite supportive services. Adult family homes, residential care facilities, supported living arrangements, and housing for the disabled are expressly permitted uses in all single-family Residential and MF districts. Adult family homes, group homes, and “housing for the disabled” (which does not have a specific definition in the zoning code) also are permitted uses in the mixed-use MX and downtown DC districts. The code does not impose spacing or dispersions requirements or additional zoning permits to site these types of supportive housing for persons with disabilities.

### *Policies that May Impede Housing Goals*

**Exclusionary zoning standards in the single-family R zones:** Exclusionary zoning is understood to mean zoning regulations which impose unreasonable residential design regulations that are not congruent with the actual standards necessary to protect the health and safety of current average household sizes and prevent overcrowding. Zoning policies that impose barriers to housing development by making developable land and construction costlier than they are inherently can take different forms and may include: high minimum lot sizes, low density allowances, wide street frontages, large setbacks, low maximum building heights, restrictions against infill development, restrictions on the types of housing that may be constructed in certain residential zones, arbitrary or antiquated historic preservation standards, minimum off-street parking requirements, restrictions against residential conversions to multi-unit buildings, lengthy permitting processes, development impact fees. While Camas’s zoning code permits smaller lots and some housing type diversity in some PRDs, multifamily, and mixed use zones, the vast majority of land is devoted to single-family detached dwellings, with development controls related to minimum lot sizes, density, setbacks, lot coverage, height restrictions, historical preservation, etc. that limit housing diversity, density, and socioeconomic integration within many desirable neighborhoods. Camas’s zoning ordinance may be overly restrictive and exclusionary to the point of artificially limiting the affordable housing inventory and directly contributing to higher housing and rental costs. The allowed uses in

the single-family R zones are too restrictive. (Only single family detached housing and ADUs are permitted by right; duplex/2-family units are a conditional use; or duplex/2-family and apartments as part of an approved PRD.) The conditional use permit process for duplex/two-family units in the R zones adds artificial cost and uncertainty to development of these typically more affordable “missing middle” housing types and still excludes on the majority of residential land designations other small to modest-scale housing types that bridge the gap between detached single family homes and urban-scaled multifamily development like triplexes, townhouses, detached garden homes, cottage housing, courtyard apartments, and other small-scale apartment buildings.

**Large minimum lot sizes and low density for majority of residential acreage:**

Camas’s Comprehensive Plan and Plan Map show the majority of residential land use is designated for single family detached units with 4,913 acres of land in the city having a single-family zoning designation and single family uses comprising 48% of the land designations. Minimum lot sizes and maximum densities for the R zones range from 15,000 sq. ft. lots and 2.9 units per acre (u/a) in the low-density R-15 zone to 6,000 sq. ft. lots and 7.2 u/a in the high density R-6 zone. The medium density single family zones, which comprise the greatest share of the R zone acreage, include the R-12 district with a minimum lot size of 9,600 sq. ft. (12,000 sq. ft. average lot area) and maximum density of 3.6 u/a; the R-10 district with a minimum lot size of 8,000 sq. ft. (10,000 sq. ft. average lot area) and 4.3 u/a; and the R.7.5 district with a minimum lot size of 6,000 sq. ft. (7,500 sq. ft. average lot area) and 5.8 u/a density. Camas’s Comprehensive Plan sets an overall average residential density of 6 u/a. Only the R-6 zone, which comprises less than 10% of the single-family land designation acreage, allows for the 6 u/a goal. Densities higher than 6 u/a are permitted (but not required) in the multifamily MF zones, which set minimum densities at 6 u/a. The zoning code does not mandate a required minimum livable floor space for dwelling units in the R zones, but the Land Development ordinance (Municipal Code 17.19.030) does provide a building envelope standard for single-family residential zones, finding “a suitable size and configuration generally includes a building envelope capable of siting a forty-foot by forty-foot square dwelling within the building envelope” or a minimum 1,600 sq. ft. one-story home.

**Limited multifamily zoned land:** Clark County’s Vacant Buildable Land Model estimates that there are about 95 acres of developable multifamily-zoned land in the Camas UGA, making up about 13.6% of all developable residential land. However, the City recently acquired about 100 acres of multifamily-zoned land in the North Shore for use as park space. While much of this land would not be buildable due to environmental constraints, the VBLM indicates about 24 acres of potentially buildable multifamily land in that area. This acquisition thus reduces the availability of developable multifamily-zoned land in Camas to about 70 acres in locations throughout the city.

**“Family” definition:** While not directly related to housing development, a zoning code’s definition of family can impact where groups of unrelated persons rightfully can live within a jurisdiction. Unreasonably restrictive definitions may limit the housing supply for nontraditional families and for persons with disabilities who reside together in congregate living situations. Camas’s zoning

code limits the definition of “family” to persons related by blood or marriage, or two persons with functional disabilities, or not more than five unrelated persons. While this definition is consistent with state law and is not the most restrictive compared to other Washington jurisdictions, it neglects functionally equivalent relationships by adoption, foster care, or other legal guardianship connections, which is problematic under due process scrutiny. More progressive zoning and planning models define single family in terms of a “functional family” or “single housekeeping unit” sharing common space, meals, and household responsibilities, and/or leave maximum occupancy per dwelling as a matter of safety regulated by the building code rather than the zoning regulations.

## Progress Toward Housing Goals

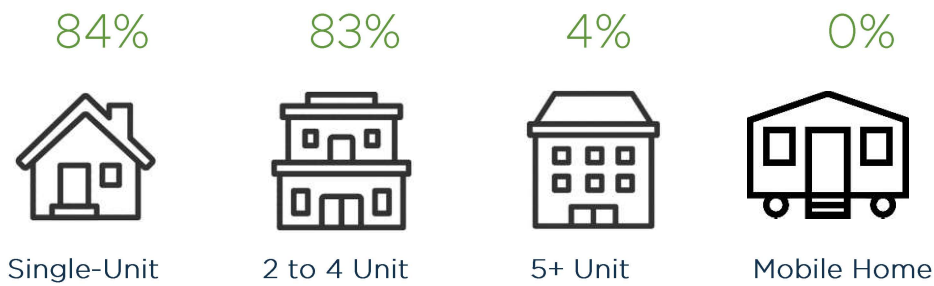
Has the City’s current housing policy framework been successful in advancing the housing goals? Are the current policies working? To answer these questions, this section will revisit the three housing goals from the Camas 2035 Comprehensive Plan in the context of an analysis of actual housing development activity to determine whether progress is being made toward the community’s goals and future vision for housing in the city.

In the analysis of Camas’s housing supply presented in Chapter 4, the data on units by structure type indicates that share of the city’s housing stock comprised of detached single-unit structures increased from 85% in 2000 to 89% as of the 2014-2018 American Community Survey estimates. Duplexes, triplexes, and quadplexes as a group held a steady 5% share of the city’s housing stock over this same period. The share of housing units in multifamily structures of five or more units decreased from 8% to 5% and the share of mobile homes decreased from 2% to 1%.

In raw numbers, the data on housing by structure type reveals that the number of duplexes, triplexes, and quadplexes did increase significantly between the 2000 Census count and the 2014-2018 ACS estimates, from 246 to 451 units (an increase of 83%). Given the city’s rapid overall growth during this time period, that increase was only sufficient to keep pace; the share of the city’s housing stock composed of these units remained an even 5%. The number of multifamily housing units in 5+ unit structures was virtually unchanged (See Table 6 and Figure 34).



Figure 57: Percent Increase by Housing Type: 2000 to 2018



Data Source: OFM “Adjusted Census 2000 Population and Housing by Type of Structure and Group Quarters for the State, Counties and Cities,” Table 2, 2014-2018 5-Year ACS Estimates, Table DP04

While Census Bureau estimates do not reveal substantial additional multifamily development, very-recently-constructed units do include a mix of apartment and townhome developments, including Clara Apartments (32 units), Kiolo at Grass Valley (276 units), Parker Village (60 units), and Terrace at River Oaks (120 units) (See Table 14). 2020 Census data and future American Community Survey 5-Year Estimates would be expected to include these additional multifamily units as new data is released.

Another indicator, this one predating the development of the Camas 2035 plan, tracks local residential building permit data by square footage. Comparing the 2010 and 2015 permit data, the number of smaller dwellings (under 2,000 square feet) constructed in Camas declined from 23 to 14, a 39% drop (see Chapter 4, Figure 46). By 2020, only 4 units smaller than 2,000 square feet were permitted, making up just 2.1% of total permits. Between 2010 and 2015, new housing construction increased markedly for larger-sized homes. For those between 2,000 and 3,000 square feet, production increased by 84%; production of homes greater than 3,001 square feet increased by 66% between 2010 and 2015. Continuing to monitor the trends within this data will be a helpful metric for evaluating progress toward the City’s housing goals into the future.

The data points considered in this section suggest that the City’s current housing policy framework may not be sufficient to incentivize housing development of the type and scale that will achieve the community’s vision. Each of the three housing goals established by the Camas 2035 plan are grounded to a large degree in advancing variety in the city’s housing stock. This variety is expected to help the city meet the housing needs of a diverse community, including households facing affordability challenges and those with special needs who may require alternatives to the predominantly single-family detached dwellings that exist today.

Using variety as a gauge, the data reviewed here presents one positive finding: the component of the city’s housing stock composed of 2-, 3-, and 4-unit structures has grown at generally the same pace as the housing stock as a whole.

That this important “middle housing” market segment is experiencing growth and not being outpaced by the addition single-family structures is significant. The policies and plans underpinning this factor should be preserved or enhanced where possible for the city to continue gaining ground.

Other than that bright spot, the remaining indicators generally point to a loss of variety among larger-scale multifamily structures containing 5 or more units and in smaller units of less than 1,999 square feet. While neither of these categories declined in absolute terms, both lost share within the overall housing stock, outpaced by more rapid construction of single-family structures and larger-sized dwellings.

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City of Camas  
**Housing Action Plan** Version 9  
Housing Strategies

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June 2021



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Prepared by

Mosaic Community Planning, LLC and  
Marketek, Inc.

For

City of Camas  
616 NE Fourth Avenue  
Camas, WA 98607



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# Acknowledgements

The City of Camas thanks community members that shared their time, knowledge, and ideas during development of this Housing Action Plan. The City looks forward to continued engagement with residents and other stakeholders during implementation of this Plan.

## Camas City Council

Greg Anderson  
Ellen Burton  
Bonnie Carter  
Don Chaney  
Steve Hogan  
Shannon Roberts  
Melissa Smith

## Camas Planning Commission

Mahsa Eshghi  
Tim Hein  
Shawn High  
Troy Hull  
Geoerl Niles  
Warren Montgomery  
Joe Walsh

## City of Camas Staff

Phil Bourquin, Community Development Director  
Robert Maul, Planning Manager  
Sarah Fox, Senior Planner, Project Lead  
Lauren Hollenbeck, Senior Planner  
Madeline Sutherland, Assistant Planner

## Consultant Team

Mosaic Community Planning, LLC  
Marketek, Inc

## Focus Group Participants

Kate Budd, Council for the Homeless  
Carol Collier, Camas Resident  
Shawn Donaghy, C-TRAN  
Olivia Eagle, Camas School District  
Laura Ellsworth, Council for the Homeless  
Randi Sue Ford, Camas Resident  
Randal Friedman, Camas Resident  
Tim Hein, Planning Commission  
Roy Johnson, Vancouver Housing Authority  
Jacqui Kamp, Clark County Staff  
Tonya Lance, Camas Resident  
Cassi Marshall, Port of Camas-Washougal  
Board of Commissioners  
Dave McCabe, Camas Resident  
Caroline Mercury, Downtown Camas  
Association  
Warren Montgomery, Planning Commission  
Alan Peters, Camas Resident  
Carrie Schulstad, Downtown Camas  
Association  
Jeff Snell, Camas School District  
Casey Wyckoff, LSW Architects  
Phil Bourquin, Camas Community  
Development Director  
Cathy Huber Nickerson, Camas Finance  
Director



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# Chapter 7: Housing Strategies



This chapter describes recommended strategies and implementation activities to expand housing supply, diversity, and affordability in Camas. Each strategy serves to advance one or more of the HAP goals outlined below.

## Housing Action Plan Goals

Camas's Housing Action Plan responds to key housing needs and gaps identified through community engagement, analysis of current and future housing needs, demographic and housing market trends, and availability of vacant buildable land. Based on the findings outlined in Chapters 2 through 6, the planning team identified four overarching Housing Action Plan goals:

- ❖ **Develop Housing to Accommodate Growth.** Projections based on anticipated population growth indicate the need for about 4,590 additional housing units in Camas through 2040. In contrast, Clark County's Vacant Buildable Lands Model identifies capacity for an additional 3,730 housing units in Camas based on the City's current average of 6 dwelling units per acre. Thoughtful changes to Camas's zoning and development regulations can allow the City to better accommodate projected growth.
- ❖ **Diversify the Housing Mix.** Since 2010, development in Camas has trended toward larger, single-family homes. In 2020, 98% of units permitted were single-family homes over 2,000 square feet; most were over 3,000 square feet. Community input, demographic data, and housing need estimates indicate a need for more diverse housing options, including smaller homes and multifamily housing. A greater variety of housing types can better serve young families, small households, seniors, people with disabilities, and people with a greater variety of incomes. In considering smaller housing types, Camas will be deliberate about maintaining a safe pedestrian environment.
- ❖ **Increase Housing Affordability.** Most recent estimates show that for about 42% of renters and 20% of owners in Camas, housing is unaffordable. Young families, seniors, and people who work in Camas may have particular difficulty affording housing there. To an extent, diversifying the housing mix can assist in addressing affordability by offering smaller, less expensive housing types. To meet needs of households of all incomes, including lower- and moderate-income residents, however, more proactive approaches to encourage subsidized housing will be needed.
- ❖ **Preserve Existing Affordable Housing.** In addition to increasing the availability of affordable housing, Camas should adopt strategies to preserve its existing affordable housing and prevent displacement of residents. Community members noted particular concern for preservation of existing affordable housing, particularly smaller single-family properties, in older neighborhoods near downtown.

Table 26 outlines housing strategies recommended for Camas, with each explored further in the next section.

Table 26: Housing Action Plan Strategies

STRATEGY	GOALS			
	DEVELOP HOUSING	DIVERSIFY HOUSING MIX	INCREASE HOUSING AFFORDABILITY	PRESERVE AFFORDABLE HOUSING
<b>Strategy 1:</b> Expand housing opportunity in mixed use and downtown commercial districts	◆	◆		
<b>Strategy 2:</b> Consider making targeted rezones during Comprehensive Plan updates	◆			
<b>Strategy 3:</b> Diversify allowed housing types and update related lot and dimensional standards	◆	◆	◆	
<b>Strategy 4:</b> Focus on key areas with residential development or redevelopment potential. Expand more mixed-use areas throughout the city.	◆	◆		
<b>Strategy 5:</b> Continue community conversations around housing and housing for all	◆	◆	◆	◆
<b>Strategy 6:</b> Communicate available affordable housing resources			◆	
<b>Strategy 7:</b> Build partnerships to develop and preserve affordable housing for individuals, families, and seniors. Explore expansion of the MFTE program.			◆	◆
<b>Strategy 8:</b> Explore funding source and cost reduction options for affordable housing	◆	◆	◆	◆

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# Housing Action Plan Strategies

## *Upzoning Strategies*

Upzoning refers to zoning code modifications that allow denser land uses in existing zoning districts to increase the buildable capacity of land. This is distinct from, but related to rezoning, which can achieve the same effect by changing the zoning classification of land to one that carries higher density standards. Upzoning can be achieved in a variety of ways, including increasing the minimum and/or maximum density allowed in a district, reducing or eliminating minimum lot sizes, reducing setback requirements, raising building height maximums, and allowing denser uses such as multifamily in single-family zones. The Washington Department of Commerce describes upzoning as a regulatory tool with particular utility in communities with “a deficit of development capacity relative to ongoing population growth, minimal activity in areas desired for development or redevelopment, or a lack of residential development near public infrastructure.”<sup>1</sup> In isolation, upzoning can lead to increased property values and the intrinsic luxury development and displacement that can accompany it; however, as one of a variety of tools applied together, upzoning can be effective in leveraging a greater housing supply from development activity that is or would have occurred anyway.

### The Case for Upzoning in Camas

Camas is growing steadily, and development sites are in demand. By making incremental increases to the minimum density required or otherwise small changes to allow options for greater density and different housing types, the City will increase its housing supply and diversity with only minimal modifications to the established character of residential zones. The increased supply will be produced by market forces, without requiring investment on the City’s part beyond the infrastructure and public amenities Camas already offers. Higher densities will make more efficient use of the City’s infrastructure investments.

Application of the upzoning recommendations described here may be made across-the-board for the entire city by changing the standards for existing zoning districts so that all property in a particular zoning district is subject to an amended set of standards. Alternatively, the City could approach upzoning by outright rezoning certain areas, perhaps large tracts of vacant land and/or nodes of a more urban character, to a higher density zoning classification. Under the former approach, the upzoning will affect more property owners but is achieved through a less administratively rigorous process (amending zoning district

<sup>1</sup> Washington State Department of Commerce. (June 2020). Guidance for Developing a Housing Action Plan-Public Review Draft. [www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/).

standards) compared to the latter approach which, while more targeted, introduces the complexities of rezoning.

The greatest and most immediate impact will be achieved by applying upzoning recommendations to vacant land, areas that are harder to develop, or large lots that could accommodate being subdivided. Rezoning or amending zoning standards for established or built-out neighborhoods may not have an immediate effect on housing supply but can incrementally lead to some moderate densification over time as lots are redeveloped. While unlikely to significantly affect the City's housing supply in the near term, the utility of such a gradual tool should not be overlooked. As the city is increasingly built out, redevelopment of sites will likely become more common and upzoning established neighborhoods creates an outlet to keep development pressure from overheating the market.

### Best Practices for Implementing Upzoning Policies

The Washington State Department of Commerce produced a draft guidebook in 2020 containing strategies to help Washington communities promote housing diversity and affordability through their Housing Action Plans.<sup>2</sup> Several of the strategies described in that guidance relate to upzoning and related tools. The best practices and considerations below are adapted from the Department of Commerce's guidebook.

- Increasing residential density makes more efficient use of existing public infrastructure; therefore, prime candidates for upzoning are neighborhoods rich in amenities such as parks and greenspace, public transportation access, commercial and retail nodes, and other place-based investments.
- The best opportunities for significant impact lie in the application of upzoning to vacant tracts of land which will have the direct effect of increasing the number of housing units produced when the property is developed thereby accommodating population growth within denser, more compact areas.
- Upzoning may increase property value and encourage development of parcels that otherwise would not have been profitable to build out. For this reason, upzoning may create an indirect incentive that can potentially be tied into affordability requirements, such as those that may be imposed under an inclusionary housing policy. Upzoning should therefore be considered in tandem with any program of affordability requirements.
- The City should be clear with residents about the intent behind any upzoning strategies it intends to implement and should carefully communicate the need for the change and how it will benefit the city and its strategic goals. It may be helpful to highlight for the public standards that are not changing (e.g. design standards, height limits, open space requirements) and how those standards will continue to ensure compatibility of denser housing development within the existing community.

<sup>2</sup> Ibid.

## Strategy 1: Expand Housing Opportunity in Mixed Use and Downtown Commercial Districts

The City's Downtown Commercial and Mixed Use (DC and MX) districts offer some unique and nuanced opportunities to support housing density and diversity. Through some modest changes to the authorized uses in these zones, these areas, which currently offer some of the City's highest-density and most flexible land use conditions, can potentially be made more attractive for developers looking to add various housing types into their developments.

The City includes 3+ unit attached single-family uses (such as rowhouses or townhomes) in the same classification as apartments in the use table for these two zones. By breaking this out and regulating it separately from apartment and other multifamily uses, greater flexibility is added to both the DC and MX districts. In the MX district, multifamily and rowhouse-type development is currently a conditional use; Camas can allow rowhouses by right while keeping apartment development a conditional use, given the City Code's other conditions which guide development here. Similarly, in the DC district, the City can retain some modified conditions on apartment uses while opening up opportunity for 2- and 3-family dwelling types by allowing them as of right.

One key regulatory condition applied in the City's DC zone is a requirement that multifamily residential uses must be part of a mixed use building that contains no ground-level residential units in order to be permitted by right. In a commercial-focused area, the focus on ground-level retail is an important one, but the City may consider relaxing the requirement such that ground floor residential on side streets is allowed.



### Rowhouses

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

Table 27: Proposed Changes to Authorized Uses in DC and MX Zones

RESIDENTIAL USES	CURRENT USES		PROPOSED USES	
	DC	MX	DC	MX
Adult family home, residential care facility, supported living arrangement, or housing for the disabled	P	P	P	P
Apartments	C/P*	C	C/P†	C
Assisted living	P	P	P	P
Designated manufactured homes	X	P	X	P
Duplex or two-family dwelling	C/P*	P	P	P
Residential attached housing for three or more units, e.g. rowhouses (currently grouped into the "apartments" use category)	--	--	P	P
Single-family dwelling (detached)	X	P	X	P
Cottage housing (new use designation)	--	--	X	P

\* Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.

† Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level *along the primary street frontage*; otherwise it shall be a conditional use.

## Strategy 2: Consider Making Targeted Rezones during Comprehensive Plan Updates

Washington's Growth Management Act encourages cities to authorize a minimum net density of six dwelling units per acre (u/a) in all residential zones, where the residential development capacity will increase within the city. Currently, Camas sets its Comprehensive Plan goal for an average residential density of 6 u/a, but most of the designated residential land is currently zoned for a lower minimum to maximum density (dwelling units/net acre) range requirement because 48% of the city's land designation is within one of the single-family R designations. The city does not require new single-family developments to meet a minimum density, however there is a minimum unit requirement of 6 u/a in multifamily zones.

The table that follows includes all the residential zoning districts in the city and the current range of unit per acres. The highlighted zones represent the greatest percentage of city's land area that is designated for residential uses (70% overall)



and do not achieve a 6 u/a minimum or average. In addition, the R-10, R-7.5, and R-6 zones have a greater share of vacant undeveloped land and underdeveloped lands compared to all other residential zones.

To achieve desired residential densities, the City of Camas can consider opportunities to selectively rezone parcels in strategic locations (urban nodes, vacant land) to a higher density zoning district during Comprehensive Plan updates. Ideally, rezones would reflect that the built density in the area is higher than the current zoning classification. Rezones could also focus on areas that are relatively undeveloped or underdeveloped.

**Table 28: Minimum and Maximum Densities and Residential Land in Camas’s Residential Zoning Districts**

ZONING DISTRICT	CURRENT DENSITY		RESIDENTIAL LAND	
	MIN	MAX	ACRES	% OF TOTAL
R-15	2-3 u/a*	2.9 u/a	716.3	15%
R-12	3-4 u/a*	3.6 u/a	925.4	19%
R-10	4-5 u/a*	4.3 u/a	989.3	20%
R-7.5	5-6 u/a*	5.8 u/a	1,534.3	31%
R-6	6-7 u/a*	7.2 u/a	191.1	4%
MF-18	6 u/a	18 u/a	312.2	6%
MF-10	6 u/a	10 u/a	245.9	5%
MF-C	6 u/a	24 u/a	0.0	0%

\* In these zones, minimum density is not mandatory. Maximum density is mandatory in all zones. The current requirement is to achieve an **average** lot size for the new development.

Note: Zoning districts highlighted in yellow represent the greatest percentage of city’s land area that is designated for residential uses (70% overall).

### Strategy 3: Diversify Allowed Housing Types and Update Related Lot and Dimensional Standards

Since adoption of Camas’s zoning code, innovative housing types not contemplated by Camas’s regulations have gained more traction and popularity in other jurisdictions for providing greater housing choice and affordability: tiny homes, cottage developments, stacked flat condominiums, courtyard apartments, and cluster developments. These housing types could be added to the permitted use tables and permitted by right in any residential zone where they would comply with the density and dimensional standards.

In addition to allowing cottage housing by right in residential zones, the City should consider allowing duplexes and 3+ unit attached housing types (such as triplexes, rowhouses, and townhomes) by right in any residential zone. If these types meet the density, dimensional, and any other design standards applicable to the zoning district, they should be allowed without a conditional use permit in order to incorporate greater variety into the City’s housing stock.

Note that these housing types are typically prohibited within existing platted subdivisions and by homeowner associations. Meaning that if supported, then a further analysis on the potential effectiveness of this strategy would include a review of available vacant parcels and vacant infill lots that are unencumbered by an HOA.



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/))

Changing from conditional use to permitted use can translate to substantial building cost savings and more predictability for developers. Currently, planning fees for a residential conditional use permit start at \$3,360 + \$103 per unit, in addition to all the development and impact fee calculations.

**Table 29: Proposed Changes to Authorized Uses in Residential and Multifamily Zones**

RESIDENTIAL USES	CURRENT USES		PROPOSED USES	
	R	MF	R	MF
Adult family home, residential care facility, supported living arrangement, or housing for the disabled	P	P	P	P
Apartments	P*	P	P*	P
Assisted living	C	P	C	P
Designated manufactured homes	P	P	P	P
Duplex or two-family dwelling	C	P	P	P
Manufactured home	X	X	X	X
Manufactured home park	X	C	X	C
Nursing, rest, convalescent, retirement home	C	P	C	P
Residential attached housing for three or more units (e.g., rowhouses)	X/P*	P	P	P
Single-family dwelling (detached)	P	P	P	P
Cottage housing	X	P**	P	P

\*Permitted in the R zones as part of a planned development only.

\*\*Cottage housing is currently permitted as a zoning overlay in MF zones.

Recent state legislative updates require tiny homes and recreational vehicles to be permitted uses in manufactured home parks and allow local jurisdictions more flexibility to authorize them in other zones. This year Camas amended the development code to allow tiny homes within manufactured home parks, however they may consider including permitting provisions for tiny homes outside a 5-acre manufactured home community. Low-cost, low-impact tiny homes, especially in a cluster or “village” around common open space, should not require a minimum 5-acre parcel like MHPs or large minimum lot sizes, and could be incorporated into the traditionally single-family R zones and the MF zones. Camas could also consider relaxing the restriction on manufactured homes only being allowed in approved manufactured home parks, especially as an affordable way to site an ADU.

Where alternative housing types are authorized, the City also may consider reducing the off-street parking requirements as lower-income, generation Z, senior, and non-traditional single-family development households have been shown to have lower rates of car ownership. A parking study by a certified transportation planner or engineer may demonstrate that fewer off-street parking spaces are needed than currently required. In addition to assessing actual parking needs, any such parking study should consider potential impacts to pedestrian safety and adjacent street congestion.

The Growth Management Act encourages cities to “create one or more zoning districts of medium density in which individual lots may be no larger than three thousand five hundred square feet and single-family residences may be no larger than one thousand two hundred square feet.”<sup>3</sup> Lots this size are allowed under the current multifamily and mixed-use districts, but not in any medium-density single-family district. Providing such an option can make more feasible the development of more housing stock and more affordable housing types like small lot detached homes, zero lot line developments, cottage homes, townhomes/rowhouses, duplexes, triplexes, and other similar housing types compatible in scale and impact with single-family detached housing. As Camas allows new housing types, the City should update corresponding lot and dimension standards to ensure consistency.

In addition to updating lot and dimensional standards, the City should also consider updating its design standards manual to codify residential design requirements. This approach would allow for an administrative approval process for residential designs.

### *Rezoning and Focused Planning Efforts*

**Strategy 4: Focus on Key Areas with Residential Development or Redevelopment Potential. Expand More Mixed-Use Areas throughout the City.**

Rezoning to a higher density would provide more flexibility and allow for greater housing diversity citywide, in particular it would support downtown housing. However, as Figure 55 (in Chapter 5 of the Housing Action Plan) shows, much of Camas’s residential capacity is on larger tracts of vacant or partially-vacant land north of Lacamas Lake. To achieve a desired mix of housing types, the City should evaluate key areas with residential development or redevelopment potential and consider possible rezoning opportunities, including possible rezoning to allow more mixed-use areas and more multifamily development by right.

<sup>3</sup> RCW 36.70A.600(1)(m)

Looking at the North Shore area as an example, the area includes many of the city’s remaining large tracts of vacant land. At least one third of land in the North Shore is considered “vacant critical” and development opportunity is limited in these environmentally sensitive areas. To preserve this land, the City recently acquired about 100 acres in that area, including some residentially-zoned land, for use as park space. While this land will not be available for residential development, there are a few smaller, adjacent parcels with housing potential. Additionally, nearby land currently zoned as a business park may have potential for some housing development. The City should evaluate these areas and consider how updated residential zoning designations and permitted uses outlined in Strategies 2 and 3 will impact housing potential or if rezoning certain sites would better allow the city to attract desired housing types.

The City should take a similar approach for other development or redevelopment areas in Camas to identify potential planning or rezoning efforts that would best encourage development of housing to meet current and future needs.

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## *Communicating Housing as a Priority*

Community input shows a variety of viewpoints among City of Camas residents, from those that see greater housing diversity and affordability as a crucial goal to those that see no need for additional residential development, particularly apartment or affordable housing development, in the city. In implementing this Housing Action Plan, the City of Camas should also work to communicate its housing planning priorities and build understanding around the benefits of housing that meets the needs of all residents.

### Strategy 5: Continue Community Conversations around Housing and Housing for All

The City of Camas should develop community conversations that last beyond this project. To date, the Housing Action Plan engaged thousands of Camas residents through the project website, social media, and readership in the newspaper and school bulletins. However, continued communication is needed.

The Housing Action Plan builds on goals established in the City's Comprehensive Plan, including to:

- Promote development of a variety of housing choices that meet the needs of all members of the community;
- Create a diversified housing stock that meets the needs of all economic segments of the community through new development, preservation, and collaborative partnerships; and
- Encourage and support a variety of housing opportunities for those with special needs.

To achieve these goals and implement strategies outlined in this HAP, efforts to build understanding around housing diversity and affordability will be important. The City should foster inclusive community conversations that connect housing to other issues, such as economic vitality, jobs, schools, and transportation. The City should focus on communicating a "housing for all" perspective and exploring connections between community values and housing. These conversations could be led by the City's library and communications teams to ensure that the topic of housing is viewed holistically.

During the public engagement process, for example, Camas residents describe the city as a great place to live, with good schools, safe neighborhoods, and access to Portland and the airport. The city's small-town atmosphere and its charming downtown provide rich and beloved character. Other features enjoyed by residents include the city's natural landscape, its trails, and its sports activities. Residents want housing that reflects a variety of stages of life, including for college students and single adults. They express a desire for entry level homes and housing that enables seniors to age in place. There is some interest in

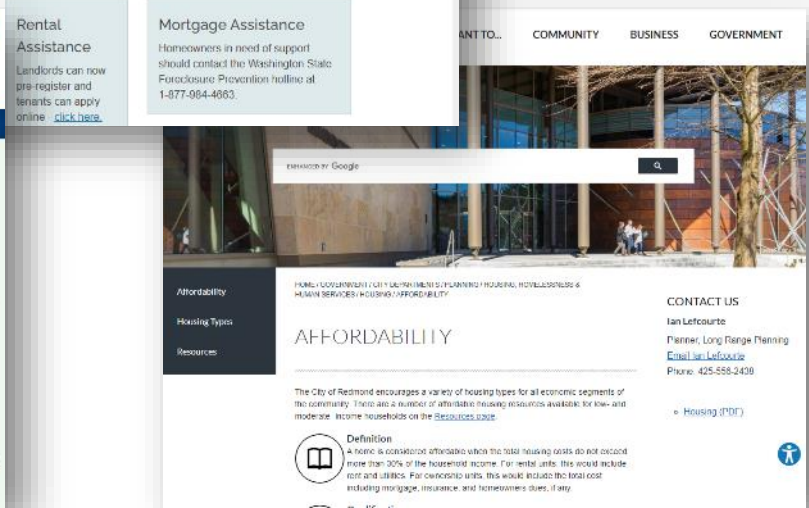
apartments or condos, particularly in downtown, and some residents desire more unique housing products and developments serving a greater range of incomes, including low- and moderate-income residents.

The City can build on these ideas in future public engagement, including those related to HAP implementation or other planning efforts.

## Strategy 6: Communicate Housing Resources and Opportunities

To communicate that housing affordability is important to the City of Camas and to inform residents and housing professionals about the availability of housing resources, Camas should develop a page on the City's website dedicated to housing. This page could share information about the current supply of affordable housing in the city, including Camas Ridge and Crown Villa Apartments, with links to the Vancouver Housing Authority. It could also provide information about first time homebuyer assistance available through the Washington State Housing Finance Commission's down payment assistance program, Proud Ground (when assistance is available in Clark County), and others. Camas could also consider hosting a home buyer education event through the Washington State Housing Finance Commission or other partner and advertising it on this page.

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



In addition to information for households, the City should also advertise resources available for housing developers, landlords, and other housing industry professionals, such as the City's Multifamily Tax Exemption and any other potential incentives.

### *Developing Partnerships*

**Strategy 7: Build Partnerships to Develop and Preserve Affordable Housing for Individuals, Families, and Seniors. Explore Expansion of the MFTE Program.**

Nationally, the Low Income Housing Tax Credit (LIHTC) program is the primary source of subsidy for development of new affordable housing. The LIHTC program makes available an indirect federal subsidy for investors in affordable rental housing, ultimately offsetting a portion of the development cost. As a condition of the LIHTC subsidy received, the resulting housing must meet certain affordability conditions. The Internal Revenue Service allocates LIHTCs annually to each state's housing finance agency, which then awards them on a competitive basis to project applicants within the state.

At present there are no LIHTC developments in Camas. However, the City of Camas should build capacity to build connections with LIHTC developers and the Washington State Housing Finance Commission (WSHFC). The City could annually review the WSHFC's Qualified Allocation Plan (QAP) and work proactively to promote any city sites with scoring advantages to prospective developers. If the City inventoried available parcels and identified those that would be high scorers under the QAP, the City could directly, or through a real estate broker, market these sites to LIHTC developers. This reduces the time and expense developers put into scouting sites and communicates Camas's commitment to bringing in LIHTC housing. In doing this, the City could also focus on attracting LIHTC developers for senior properties, if desired.

Similarly, the City should continue to develop its relationship with the Vancouver Housing Authority to identify roles Camas can play in creating new affordable housing in the city and preserving existing VHA-owned or managed units.

Within this strategy (and in combination with Strategy 6), Camas could also explore the possibility of expanding its Multifamily Tax Exemption program. The City should continue to communicate that program to developers.



## Developing Funding Resources

### Strategy 8: Explore Funding Source and Cost Reduction Options for Affordable Housing

Periodically, state and/or the federal governments create opportunities for cities and counties to support affordable housing development and retention. This strategy encourages the city to pursue and implement a funding source or combination of sources, as it/they become available.

Possible funding sources may include proceeds from an affordable housing sales tax, loans or grants from the Washington State Housing Trust Fund, or Clark County's Community Development Block Grant (CDBG) or HOME Investment Partnership programs. CDBG funds, for example, may be used to support infrastructure development associated with affordable housing development or improve living conditions in existing low- and moderate-income neighborhoods.

Additionally, if Camas adopts an inclusionary housing policy with an in-lieu fee option, those fees can serve as source of funding for the activities listed above.

Exploring potential funding options may better support opportunities for affordable housing, such as:

- Incenting desired developments (such as affordable housing, senior housing, accessible housing, or other types identified by the City);
- Providing down payment assistance to first time buyers; and
- Helping income-eligible or senior homeowners make needed housing repairs to remain in their homes.

In addition to exploring funding sources for affordable housing, the City of Camas could also explore the possibility of restructuring the City's impact fees to reflect the size of residential structures. The current impact fee system charges the same rate for any single-family residence, regardless of size. For example, a 4,000 square foot single-family home would have the same impact fee as a 1,000 square foot home. Restructuring the impact fee system to a tiered approach based on size has the potential to reduce costs and enhance affordability of smaller, single-family properties. The City could also consider opportunities to reduce costs for existing low- and moderate-income and/or senior homeowners.

To City of Camas Commissioners and Staff

Subject: City's New Housing Plan

Unfortunately I am unable to make tonight's meeting since I coach a boys soccer team here in town, I did feel the need to comment on this plan, please accept this document as public testimony. I understand the City is in the process of creating a Housing Action Plan to support more housing diversity and affordability. The objective of this plan was to get public participation to understand current and future needs, the study included 300 participants, while we live in a City of 20,000 residents do you feel this was an accurate and thorough process by staff? What marketing or steps did staff take to get participants? I did not hear of the plan until after the public participation was closed, so I am worried that much of the public was not aware of this study. While I agree that diversity and affordability are valuable goals, I do not think these should be the primary goal of the City's Housing Plan. More importantly you may encourage developers to develop high rises and apartments, but you can't set the price tag of that house, nor their rent. That is at the discretion of the developer or landlord. Why aren't we evaluating our current housing situations and trying to build a better community landscape, ie. Require a percent of development to be open space or parks, public areas like play fields or community firepits, how about community markets or subdivision farmers markets like NorthWest Crossings in Bend, OR. High Density Developments require parking, when cars park on both sides of a narrow road and kids have nowhere to play except in the streets it creates driving hazards that are dangerous. Lookout Ridge in Washougal is a prime example of high density gone wrong. The Lookout Ridge Apartment structure has zero parking, cars are parked across sidewalk paths, cars are parked down the street into neighboring community's, this development is nowhere near a bus route and you cannot walk to a market? I was hoping that the City of Washougal would have seen the error of this development, yet they are looking at 3000sqft lots at NorthSide on 23<sup>rd</sup> St, the far edge of the City's UGB. There are plenty of spaces closer to Washougal and Camas Downtown Core that would accommodate 3000sqft lots. I'd encourage the City to look at Infill and redevelopment inside the city core first before adding incentives to the developers building at the edge or periphery of our town.

If the City wants to focus on affordability, I ask that you look at costs you have direct control over, like water and sewer rates, our city has some of the highest sewer and water rates in the county. Perhaps the city should be looking at sharing the cost of sewer and water extensions with our neighbor Washougal utilizing conditional use agreements. How about looking at outsourcing these services to Clark Regional WasteWater District or Clark Public Utilities. Has there ever been a study on these topics?

I ask the Council to consider these comments before making a housing plan that has incentives for developers and not the residents of Camas.

Ken Navidi

322 NE Cedar St. Camas, WA

**From:** Community Development Email  
**Sent:** Tuesday, April 20, 2021 1:21 PM  
**To:** Sarah Fox  
**Subject:** FW: High density housing plan

Here's a comment received in the cdev inbox

Madeline Sutherland (She/Her)  
Assistant Planner  
Desk 360-817-7237  
Cell 360-326-5524  
www.cityofcamas.us | msutherland@cityofcamas.us

-----Original Message-----

From: charity noble <charitynoble1@gmail.com>  
Sent: Tuesday, April 20, 2021 1:08 PM  
To: Community Development Email <communitydevelopment@cityofcamas.us>  
Subject: High density housing plan

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Hello,

I would like to submit my concerns for the housing plan that is being presented to you this evening, April 20th.

I have concerns that this high density housing plan is not based on what camas residents need or want. The initial housing survey was open for anyone to participate, in any city or state...this does not reflect a true picture of the housing needs/desires for camas.

Many people move to camas to get away from high density cities. I'm concerned if we require developers to build a minimum of 6 units/acre that will turn camas into an overpopulated town and cause many tax payers to consider moving.

This plan was created by a company in Georgia, which doesn't seem to make sense to me. How could a Georgia resident know or understand the uniqueness and beauty of camas? Why not hire a local company that might have better insight?

Our schools, first responders, and infrastructure will be greatly impacted by the high density plan. I understand that camas must keep within compliance of the GMA...but we've seen a lot of development in the last year or two, including the massive apartment building near 192nd. Doesn't all this development count toward GMA requirements?

I'm asking you to please not rush into approving a plan that I feel is not right for camas.

Thank you,  
Charity Dubay  
Sent from my iPhone

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**From:** Vince Wang <ruoniu\_wang@hotmail.com>  
**Sent:** Wednesday, March 10, 2021 2:10 PM  
**To:** Sarah Fox; External link  
**Subject:** Let's Talk Camas Housing: Sharing some resources about inclusionary zoning  
**Attachments:** Shared Equity Housing One-Pager.pdf

Hi Sarah and Melissa,

My name is Vince Wang and I am a resident in Camas. I learned from a recent article (<https://www.camaspstrecord.com/news/2021/mar/04/no-place-to-call-home-camas-housing-study-shows-lack-of-affordable-options/>) that the city is exploring IZ policies. I happen to conduct a nationwide research study on inclusionary housing and would like to share some resources. Happy to chat more if there is any question or interest in knowing more on this front.

Here is a Shelterforce article that touches some of the questions about IZ brought up by city commissioners: <https://shelterforce.org/2021/03/10/inclusionary-housing-secrets-to-success/>

Here is the link to the newly published study: <https://groundedsolutions.org/tools-for-success/resource-library/inclusionary-housing-united-statesAnd>

Here is the link to the mapping tool and database: <https://inclusionaryhousing.org/map/More>

Broadly, I think the city could benefit from shared equity homeownership models to help lower-income, first-time homebuyers and help create inclusive and equitable communities. See the attached one-pager with some high-level information.

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You can reach me via email or by cell 352-727-3747.

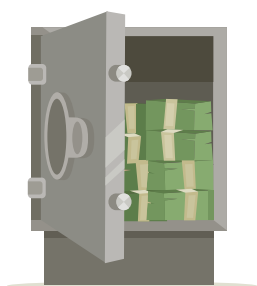
Best regards,  
Vince

# Shared Equity Housing

## By the Numbers 1985-2018

Grounded Solutions Network, in partnership with the Lincoln Institute of Land Policy, has authored the most comprehensive study of shared equity housing programs conducted to date. [Tracking Growth and Evaluating Performance of Shared Equity Homeownership Programs During Housing Market Fluctuations](#) is based on data\* collected from more than 4,000 housing units across 20 states over three decades, highlighting how shared equity homeownership promotes sustainable wealth building opportunities and lasting affordability for lower-income households.

\*Source: [HomeKeeper National Data Hub](#)



The median shared equity household accumulates  
**\$14,000**  
in earned equity.  
(compared to a median initial investment of \$1,875)

**6** out of **10**



shared equity homeowners use their earned equity to eventually purchase a traditional market rate home.

**7** out of **10**  
shared equity homeowners are first-time homebuyers



The share of minority households living in shared equity homes increased from

**13%** to **43%**  
(1985-2000) (2013-2018)



Over  
**99%**  
of shared equity homes avoid foreclosure proceedings



**95%**

of shared equity homes are priced affordably (under 30% of monthly income) for households earning 80 percent of AMI or below

**From:** Randal Friedman <randalfriedman@gmail.com>  
**Sent:** Tuesday, May 4, 2021 3:16 PM  
**To:** Melissa Mailloux <melissa@mosaiccommunityplanning.com>  
**Cc:** Sarah Fox <SFox@cityofcamas.us>  
**Subject:** DRAFT HOUSING STUDY

Melissa — I'm very disappointed in this draft.

I took the time to participate in two focus groups.

Nothing of the two main points I made is acknowledged even though both are quite valid. My primary point about Georgia Pacific's property is even more relevant as I watch the 27 acre lab property demolished to the ground. Surrounded on three sides by residential, but still zoned Heavy Industry, it alone could support 500 units at an M-18 designation. That's 11% of our total 2040 need! Yet it doesn't exist for purposes of this draft Study. Nor does any other part of their property which is in the process of the issuance of a cleanup order. Why not make it clear the City of Camas would support a rezoning? At least on the lab property now being demolished?

In case you haven't seen it, our community has come together to ask the State of Washington to ensure a cleanup beyond heavy industrial standards. If nothing else, so that property could be available to meet housing mandates they are imposing. <https://www.camaspostrecord.com/news/2021/apr/29/camas-residents-officials-weigh-in-on-paper-mill-cleanup-plan/>

You seem intent on pushing state-mandated density further out, spreading it out, and reducing parking needs. Why don't you speak to the obvious: Downtown and mill property can be a significant part of a 2040 solution.

I find it classist and disrespectful to lower-income households, seniors, and others you "assume" won't have a car. Are you suggesting they can't find a better job that needs personal transportation? Are you suggesting their medical needs are limited to bus lines or expensive Uber drives for cancer treatment in Portland? Are you suggesting they can't have the same options for education, and recreation as their fellow citizens with cars? Are you suggesting they can't shop and dine where they would like? You are taking all this freedom away with your assumption.

The truth is many will have cars, and those cars will be parked further out in neighborhoods. Great to think of a senior having to negotiate groceries for several blocks. The truth is you are creating the Portland reality where Districts like Division and Hawthorne, with their high density units without parking, are impacting adjoining neighborhoods. I hear it from Portland folks loud and clear.

I suggested an in-lieu fee to build efficient parking downtown and allow more units instead of costly on-site parking. All part of my suggestion to focus on Downtown. Not a word I could find this considered by this draft Study.

I am glad you recognize that city fees make a difference, and a small unit shouldn't pay the same fees as a 5,000 sq ft McMansion. We agree on that.

You seem to have come in with an agenda to push inclusionary housing requirements. Great...make housing more expensive for everyone else. This in part to make up for the things you could have done if your goal was to actually make housing more affordable and accessible. Quite simply, if for purposes of discussion you could build 2,000 units in the greater downtown by 2040, that's 2,000 units that don't have to be built via inclusionary requirements, among others, that either raise the price of housing or impact surrounding neighborhoods.

If you really want to build a walkable and accessible Camas, cramming more units in outlying residential areas is not the way. Building downtown is. This is our path to meet housing and climate change mandates coming from Olympia.

You are putting Camas on the way to becoming Portland. Pretending people don't have cars in areas where they are needed, Pretending only wealthier people have cars, etc. You are perpetuating classism. Why don't you ask some of the recent households that have moved from Portland why they left?

Camas deserves better from this critically needed study. Our housing market is out of control. Frankly, I'm wondering why I bothered to participate?

I will be sharing this via social media.

Randal Friedman

**From:** Sarah Fox  
**Sent:** Tuesday, May 4, 2021 5:19 PM  
**To:** 'Randal Friedman'  
**Cc:** Melissa Mailloux  
**Subject:** RE: DRAFT HOUSING STUDY  
**Attachments:** Camas\_HAP\_-\_Draft\_HAP\_Ver\_7\_Housing\_Strategies.pdf

Randal,  
Your comments will be added to the record and provided to the Planning Commission.

In reading your comments, I interpreted that an important aspect was misunderstood.

The draft HAP provides a suite of strategies from a multitude of options to achieve the city's goals. The plan will focus on lands within the city limits, not outside the city limits. Each strategy (if the HAP is approved) must in turn be further developed, analyzed, vetted and brought back to council for adoption. For example, a density standard or change to the zoning map, would be brought through the legislative process after the HAP is approved.

It seems as if you may have missed that the downtown housing strategy is the first in priority (Version 7 attached). The second strategy in priority is focused on upzoning and rezoning **targeted areas**. One of the targeted areas *could be* the heavy industrial properties. In short, there is much more work ahead of us once the strategies of this plan are accepted by Council. The scope of the HAP does not include narrowing its focus to the block level, as that is work for the next phase.

And finally, Camas has strategies for shared parking and reductions for mixed use buildings already in our code, and so this isn't a new concept, but could be refined further based on the strategy. The rate of car ownership is a well-studied subject in relation to the total cost of housing. Meaning that if the goal is to provide housing for those whose income is below the median, then any additional factor that could lower their rent should be considered. Car ownership has been declining among certain populations, and has become a matter of choice for others. There is a body of research devoted to what they call "right sized parking", which seeks to avoid overbuilding parking. The project team can provide more context and information on this aspect at upcoming meetings.



**Sarah Fox, AICP** (She/Her)

Senior Planner

Desk 360-817-7269

Cell 360-513-2729

[www.cityofcamas.us](http://www.cityofcamas.us) | [sfox@cityofcamas.us](mailto:sfox@cityofcamas.us)

**From:** Randal Friedman <randalfriedman@gmail.com>  
**Sent:** Tuesday, May 4, 2021 6:35 PM  
**To:** Sarah Fox <SFox@cityofcamas.us>  
**Cc:** Melissa Mailloux <melissa@mosaiccommunityplanning.com>  
**Subject:** Re: DRAFT HOUSING STUDY

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Sarah — I don't think you fully understand me as well

Of course these are an array of strategies that are just proposals. They still have a process to go through. My point is this array would be different if, for example, this Study show specific to the mill property, the ability to accommodate 2,000 housing units of various types. That's 2,000 units that now off the table.

You and I both know when you say ""downtown"" in Camas you are talking about our historic downtown and not the mill. Just like being the only Clark County property not in Clark Public Utility's jurisdiction, it seems treated as its own entity barred from anything planned over it but heavy industry.

Certainly makes the cleanup cheaper.

A growing number of people believe the mill should be on the table for conversation, especially when critical cleanup issues, such as land use, are being made. Unlike our Port, the City of Camas has been conspicuously silent about the draft clean up order and Public Participation Plan. This needs to change.

This Housing Study could easily provide the conceptual road map for the Port. How about "Strategy X: working with the Port of Camas-Washougal on a conceptual plan for future reuse, such reuse to provide at least 2,000 units of housing to meet State mandates."

It defies logic the 27 acres being demolished cannot be considered for state-mandated housing, but someone's next-door lot sporting a tri-plex by right can. That is on the table.

If your response is saying the mill property is a "targeted area" then say so directly. Moreover, assign a planning goal to it for 2040 housing. Then back off some of these potentially intrusive other strategies.

I think our community needs to understand that choice, and be presented with it for discussion.

That was the point I made at two focus group discussions quite clearly. Obviously it wasn't heard.

As to "careless" people, there's a real difference between the real world and studies. Basic to your cited assumption is the resident of that unit doesn't deserve the same entitlement as everyone else: the provision of a parking spot. Why? Because the City refused to consider state-mandated housing at the mill, but instead took away your parking spot to help a developer save money to make up units that should have gone to the mill property. Whew!



**From:** Kevin Brady <Kevin.Brady@otak.com>  
**Sent:** Thursday, May 6, 2021 7:13 AM  
**To:** Sarah Fox  
**Subject:** RE: Checking in

Sarah –

I reviewed this document again, and believe the main ‘takeaway’ is a potential need to have more direct communication with actual affordable housing developers – see Developing Partnerships, Page 20 of the report. I would suggest putting together a list of sites (preferably City-owned or with amenable owner) and providing a brief zoning/development summary and cost estimate related to a pro forma for each of these sites. You could then reach out to affordable housing developers to see if they would be interested in providing feedback on the feasibility of developing, with the hope that they might actually do so ...

Happy to chat more ...



Kevin Brady | Senior Planner  
 Direct: 360.906.9423 | Mobile: 503-504-1951

**From:** Sarah Fox <SFox@cityofcamas.us>  
**Sent:** Friday, April 30, 2021 3:49 PM  
**To:** Kevin Brady <Kevin.Brady@otak.com>  
**Subject:** RE: Checking in

Kevin,  
 Thank you for reaching out and discussing your thoughts on the first six chapters of the draft HAP. Attached is the draft Chapter 7 – Housing Strategies. I would appreciate your feedback.



**Sarah Fox, AICP** (She/Her)  
 Senior Planner  
 Desk 360-817-7269  
 Cell 360-513-2729  
[www.cityofcamas.us](http://www.cityofcamas.us) | [sfox@cityofcamas.us](mailto:sfox@cityofcamas.us)



May 17, 2021

Camas Planning Commission  
616 NE 4<sup>th</sup> Ave.  
Camas, WA 98607

RE: Camas Housing Action Plan

Dear Planning Commission and Community Development Staff;

I am writing to you on behalf of the Building Industry Association of Clark County (BIA) to respond to the request for comment on the proposed Housing Action Plan for the City of Camas. The action plan aims to explore strategies for affordable housing options and increased density.

Based on the proposed plan, we believe the majority of the strategies mentioned would be positive both for builders and the community of Camas. However, there were key points and suggestions that would disincentivize builders from building more affordable housing in Camas. The following strategies would hinder any efforts to build more housing, specifically affordable, middle-level housing in the City of Camas.

**1. Mandatory Inclusionary Housing Policy in Camas:**

Mandating a percentage of units built to be reserved as affordable units would hurt efforts to create more affordable housing options in the City of Camas. Providing incentives to builders such as reducing parking requirements, providing density bonuses, or other zoning-related strategies would be a better approach. Camas has the highest median household income in Clark County at \$106,513 and such efforts would target those who make substantially less than the median income (60%-80% of median household income). Housing is considered affordable when 30% or less of household income is spent on housing. Based on this definition of affordable, those at the 60% level could afford a mortgage or rental payment of \$1,598. We believe this is an achievable goal and mandating more stringent requirements would disincentivize building. The City of Camas needs to decide whether their intent is to create more affordable housing options for the community or if the goal is to create more low-income housing options.

Developers have a choice in when and where they build, having requirements for affordable units based on the size of the development, or requiring contribution to an affordable housing fund, creates incentives for dodging these requirements (i.e. building right below a certain size to avoid requirements). We believe the best strategy is to allow the market to dictate what is built. The city could up-zone areas in the urban core to elicit more affordable high-rise rental units, while at the same time allowing diversified housing types to create opportunities for row houses, town homes, cottage housing, and tiny homes. This strategy is exciting because it allows for homeownership rather than depending on rental units to achieve affordability. As mentioned in the plan, this could take place as a part of infill, redevelopment, vacant land development, etc. ADUs would also be a

great solution, where allowed. We are in full support of diversifying housing types as outlined in strategy three. We assert that a wholistic approach to address housing affordability is the best path forward.

## **2. Explore Funding Source Options for Affordable Housing:**

As mentioned by the Planning Commission, monitoring outside funding sources may take a large amount of staff time. In contrast, incentives like those mentioned above and within the study would be pragmatic and efficient in the use of staff time and resources.

Moreover, the restructuring of impact fees based on the size of residential development would have the opposite effect desired. Average net profit for a builder in Clark County is 8%, well below the national average of 8.89% (according to a NYU Stern database of 7,000 companies across all sectors). Calculating these variable impact fees would enhance complexity and take more of staff's time.

In addition, builders and developers are struggling because the cost of building materials has skyrocketed. For example, framing lumber has increased the cost of new home construction by \$36,000. Any additional costs will invariably be passed onto the buyer, negating any efforts to make housing more affordable. Additionally, an inflated increase of fees will not only affect current projects, but also require builders to reconsider future developments in Camas. Any increase in cost makes surrounding areas (not in Camas) more attractive to buyers and developers.

## **3. Explore Density Modifications in the R Zones:**

We are supportive of this strategy. However, we are concerned with the suggestion of up-zoning to a 6-unit minimum density across all single family residential zoning districts. Up-zoning would be better used in urban nodes, vacant land, and the urban core in general. Downtown Camas is ripe for redevelopment and efforts should be focused there. We are concerned that increasing minimum density may lead to a loss of character for many residential areas in Camas and could discourage people from moving to Camas because the character and small town feel would be lost. As previously stated, this strategy may lead homebuyers to other jurisdictions if implemented. We agree with the Planning Commission that selective rezoning would be preferable to up-zoning.

We applaud the efforts of the Planning Commission and staff in considering and creating the Housing Action Plan. Going forward, we hope to be a partner to create mutually beneficial solutions for builders, buyers, and the City of Camas. We appreciate staff reaching out to the BIA to get our input on this matter.

Sincerely,



Justin Wood  
Government Affairs Coordinator

**From:** Jihun Han <jihun@ccrealtors.com>  
**Sent:** Tuesday, May 18, 2021 9:51 AM  
**To:** Sarah Fox  
**Subject:** Re: Camas Housing Action Plan

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Hi Sarah,

My apologies for the delay in getting back to you. We had a virtual conference last week that took up most of my time. This looks spot on! Is there anything else you were looking for in regards to this?

Jihun Han / Director of REALTOR® Advocacy  
[jihun@ccrealtors.com](mailto:jihun@ccrealtors.com)

**Clark County Association of REALTORS®**  
Direct: 503.501.1677 / Ext. 3102/ Fax: 360.695.8254  
1514 Broadway St. STE 102  
Vancouver, WA. 98663  
[www.ccrealtors.com](http://www.ccrealtors.com)



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**From:** Sarah Fox <SFox@cityofcamas.us>  
**Date:** Friday, May 7, 2021 at 11:48 AM  
**To:** Jihun Han <jihun@ccrealtors.com>  
**Subject:** Camas Housing Action Plan

This is the second of two emails. The draft HAP Chapters 1-6 were too large a file to send in one email.

Link to [April meeting](#) of the Planning Commission  
Link to [upcoming May meeting](#) of the Planning Commission  
Link to [Let's Talk Camas Housing](#) website



**Sarah Fox, AICP** (She/Her)  
Senior Planner  
Desk 360-817-7269  
Cell 360-513-2729  
[www.cityofcamas.us](http://www.cityofcamas.us) | [sfox@cityofcamas.us](mailto:sfox@cityofcamas.us)

**From:** Alan Peters <alanpeters@gmail.com>  
**Sent:** Tuesday, May 18, 2021 12:59 PM  
**To:** Community Development Email <communitydevelopment@cityofcamas.us>  
**Subject:** Housing Action Plan Comments

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Dear Planning Commission,

First, I'd like to acknowledge the work of the planning commission, staff, and the consultant team on the Housing Action Plan. I participated as a focus group member and know that the project team valued my input and that of other group members. The focus group represented a variety of viewpoints and the team did a great job of synthesizing our perspectives into a plan that reflects the diversity of our group and of the community as a whole.

Second, I'd like to express my support for the Housing Action Plan. The plan's goals and strategies will support the Camas 2035 Comprehensive Plan's vision of a diverse Camas, with a wide variety and range of housing for all ages and income levels. I am excited by the recommendations to expand housing opportunities in our downtown areas, to upzone the city's residential zones, and to allow for a diversity of housing types throughout the city. My neighborhood on Prune Hill includes homes ranging from 1,400 sq. ft. to 8,000 sq. ft. While all these homes are single-family, the assortment makes for an attractive streetscape and a diverse neighborhood of folks in different stages of life. If the plan is implemented, more of Camas may realize the benefits of a variety of housing types and densities present throughout our neighborhoods. If the plan is successful, more people will have access to the quality of life that Camas residents enjoy.

I encourage the planning commission to vote to recommend that the city council adopt the Housing Action Plan. And yet the plan is only a starting point. There is much work to be done if we want to realize the Camas 2035 vision, including work by the community to further explore the plan's strategies and implement them in the coming months and years.

Finally, a word about the mill. Today it is still operating, but if it someday closes, it may continue to be a jobs center, it may turn into housing, it may become a public park. More likely it will be mixed-use. But currently, the mill site is not a viable option we can count on to accommodate anticipated growth over the next 14 years. Still, the plan does not preclude the use of the mill site for future housing development (strategies 1 and 5 support this possibility), but it does not hinge our housing future on the chance that the mill will close. There are many large tracts of vacant land in our urban growth boundary that will be developed before then, and these sites provide our best opportunities to accommodate our housing needs in the coming years.

Alan Peters  
4050 NW 12th Ave, Camas, WA

**From:** Vince Wang <ruoniu\_wang@hotmail.com>  
**Sent:** Monday, May 24, 2021 9:59 PM  
**To:** Sarah Fox  
**Cc:** Melissa Mailloux  
**Subject:** RE: Let's Talk Camas Housing: Sharing some resources about inclusionary zoning

Sarah and Melissa,

Thanks for inviting me to the meeting last week. You both did an excellent job in presenting the plan and facilitating the meeting. And I think all the strategies you brought to the commissioners for consideration are on target in addressing community's needs. I stayed for the most of the meeting; and I, sadness to say, left the meeting with much disappointment. I was going to put my comments below to the public channel. But now I am passing them to you, feeling this way may be more "polite." I don't know how much can be changed/challenged at this stage given decisions have already been made by the commissioners. Feel free to share my comments with anyone you think should be aware of.

In essence, I question the validity of decisions made by the commissioners in meeting the due diligence.

I left the May 18 planning commission meeting with disappointment. When commissioners interpreted community's ask for "diversity" and "affordability," what I heard is a narrow definition of those terms. Their intentionally leaving out of lower-/moderate-income residents when talking about affordability and not even say a word about race and ethnicity when talking about diversity is concerning. Also, I don't like the process of how the commissioners killed strategies 6 and 11. I observed that a couple commissioners essentially used their subjective opinions of "I feel this is wrong" to object demonstrated successful programs with long-term effect in at least some communities across the country. To be clear, I am not saying these strategies will surely be effective in our community. But the concerns brought up by a couple commissioners show plainly superficial and partial understanding of those strategies. And I don't see them bother to learn more about how these strategies could potentially benefit the community and directly help promote diversity and affordability - despite the fact that our planner and consultant have put effort to investigate more upon their previous request and suggested them to think further during the meeting. The City has invested tremendous time and resources to come up a housing plan that - ideally and desirably - works for all, but fundamental issues are intentionally left out and potentially important strategies are stricken out by in my view some short-sighted commissioners who only prioritize "lower hanging fruits."

The City is becoming more diverse, and housing market dynamics caused by regional, national, and global forces have made the affordability issue more severe to existing residents (let alone those who want to move here) and to higher income levels (and unfortunately we know that this trend is ongoing and is very likely to stay). Without the real commitment and dare to confronting these challenges, we are more likely to be headed in a more expensive, exclusive community.

Vince



## STATE OF WASHINGTON

## DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

June 2, 2021

Camas City Council  
c/o Sarah Fox, Senior Planner  
City of Camas  
616 NE Fourth Avenue  
Camas, Washington 98607

Sent Via Electronic Mail

RE: Draft Housing Action Plan

Dear council members:

Thank you for the opportunity to comment on your proposed draft housing action plan (HAP). We appreciate your coordination with our agency as you work to fulfill the HB 1923 grant contract to develop this plan.

Camas has done a good job at completing all of the required items within the HB 1923 grant contract. The HAP if implemented as designed will help the city meet its housing needs by accommodating the future population demand with a greater diversity of housing options and greater affordability, while addressing displacement and preserving affordable housing. We especially like and applaud city's work on the following items:

- The stakeholder focus groups and interviews, which in combination with the survey and other outreach, will help the city plan to address the specific needs and desires of Camas that may not have been evident in the data.
- The buildable lands analysis review of Camas' building capacity will be very helpful in informing the actions that will need to take place from the HAP to accommodate growth within the community.
- The specificity of the actions recommended within the strategies will help the city quickly transition to taking actions that will increase housing capacity, diversify the housing options, and address housing affordability and displacement.
- The prioritization of actions as recommended by the Planning Commission is a best practice that we recommend all cities incorporate into their HAPs. A prioritized action list will help the city quickly take next steps in its upcoming work plan to address the city's housing needs.

As the city looks to adoption and implementation of this strong set of housing strategies, we have a few suggestions for strengthening your plan.

- We recommend the city include a table of actions associated with each strategy to compile the recommendations in one place. We recommend this table include additional information that will help the city to take the next steps to implement the actions, including level of effort or amount of resources needed to complete, agencies or partners involved, and/or considerations or action needed.
- We recommend the city make a plan for how to monitor the goals within the HAP. A monitoring plan would allow the city to measure its progress and evaluate which changes have been effective at meeting the goals, and which might need modifications to meet the intended purpose.

Additionally, the Washington State legislature has funded additional grants to increase residential building capacity in the next biennium. Please be on the lookout for future funding opportunities to implement actions with this HAP coming through Commerce in the late summer or early fall.

Congratulations to the staff for the great work the draft housing action plan represents. If you have any questions or need technical assistance, please feel free to contact me at [steve.roberge@commerce.wa.gov](mailto:steve.roberge@commerce.wa.gov) or (360) 764-0112. We extend our continued support to the City of Camas as you review this draft plan for adoption as intended direction for housing policy.

Sincerely,



Steve Roberge  
GMS Deputy Managing Director  
Growth Management Services

- cc: Sarah Fox, Senior Planner, City of Camas  
Phil Bourquin, Community Development Director, City of Camas  
David Andersen, AICP, Managing Director, Growth Management Services  
Steve Roberge, Deputy Managing Director, Growth Management Services  
Anne Fritzel, AICP, Senior Housing Planner, Growth Management Services  
Laura Hodgson, Associate Housing Planner, Growth Management Services



Randal Friedman  
1187 NW 10<sup>th</sup> Ave  
Camas, WA 98607

Acting Mayor Ellen Burton  
City of Camas  
616 NE 4<sup>th</sup> Ave  
Camas, WA 98607

Ellen -- For 32 years I was the US Navy's civilian representative to the State of California. Often speaking for all the military services, I spoke simple truths and spoke them plainly. I spoke to powerful interests such as International Shipping's trade association, the Los Angeles Department of Water and Power and the Pay Day Lending industry. Plain and simple truths to protect the military mission so dependent on California's land, sea and air space.

It was the voice of the Admiral, I was often reminded, when I spoke this plain truth. That's where my expression "plain truth" comes from. Plain truth can challenge the "*status quo*" making all the more reason it needs to be spoken.

Camas is at a point where plain truths are needed.

The Council voted 6-0 to recognize the Camas Mill as central to Camas' future, and state those reasons in writing to Governor Inslee's Department of Ecology Director.

With full support from the Port, Camas is on its way embracing a future with great opportunity for every interest group, including our young families. From riverfront restoration to hotels, from hi-tech offices to thousands of housing units, it all comes together consistent with protection of our historic downtown. The mill property is the future Camas where affordable housing, and other sustainable development with the lowest carbon footprint, belongs.

This future depends on proper cleanup hence the City's bold action to Director Watson. As noted in your letter it is a future offering "opportunities for a wide variety of future uses." Apparently, though, not housing.

I offer a new Housing Strategy implementing this future.

It isn't new to staff and the consultant team. I suggested in both focus groups it was the most important action this plan should take. Discussed on the next page, it was brought up more than a year ago in the North Shore visioning process.

Speaking plain truth, this strategy must be included in any Housing Action Plan reflecting evolving Camas policy.

### ***New Housing Action Plan Strategy***

- Recognize decommissioned portions of the Camas Mill are desirable locations for housing consistent with affordability, high-density, and low-carbon goals. These shuttered facilities should be rezoned to mixed use and have remediation sufficient to support Camas' housing needs. The mill property and downtown should be the primary focus for maintaining affordable housing in Camas.

All that's needed now is a page of supporting text for explanation and context. If resources are an issue, there are any number of expert volunteers that could agree on a conceptual approach. I'll be the first Volunteer. It needn't cost money. We don't need a consultant to write it.

Just as I asked for decisive action to send a support letter to Director Watson, I ask you take decisive action directing staff to add this strategy, or something similar, before a public hearing is held.

*Directing thousands of required housing units out of neighborhoods to downtown should be basic to the public discussion, and not something from an invisible voice on a Zoom call.*

This was a message from the North Shore Sub-Area Plan “visioning” meeting February 4<sup>th</sup>, 2020. I heard it referred to at this past meeting.

The notes on the “winning” map, the map that refused to recognize the North Shore for intense development, said:

- #2 - Focus on Mill Property to address jobs & housing

What was #1?

- #1 - Reconsider the Councils decision to focus on N Shore

Despite not being included on the North Shore’s City’s web page, this map remains an expression of the people of Camas. They spoke some plain truth. It needs to be listened to. Staff needs to be told to do this.

Staff represents the community and not the other way around. Who’s driving this agenda? The community or consultants?

It should be a central question in considering an Interim Mayor and/or Interim City Administrator.

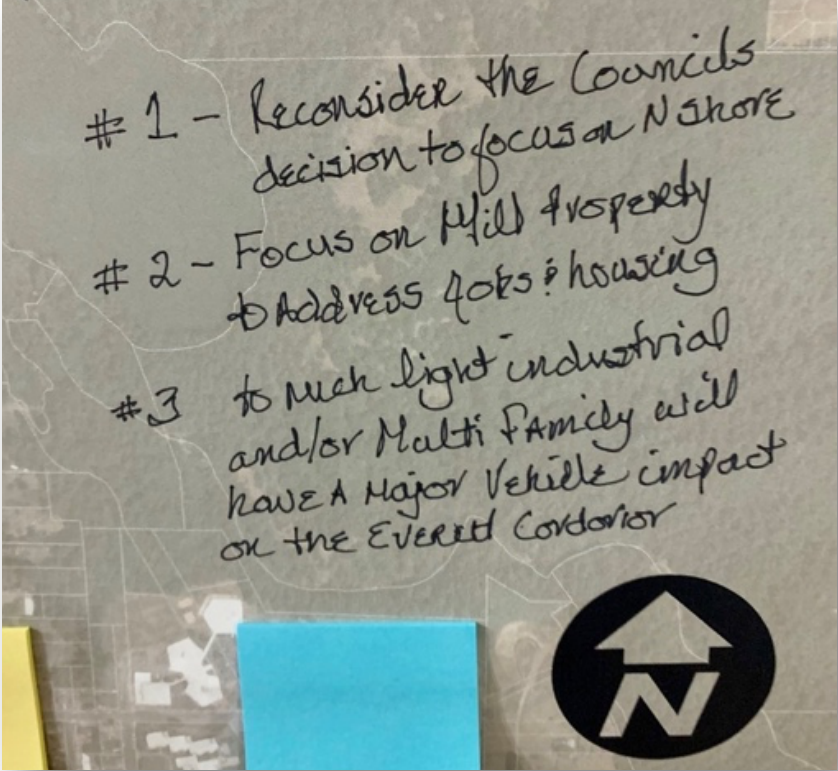
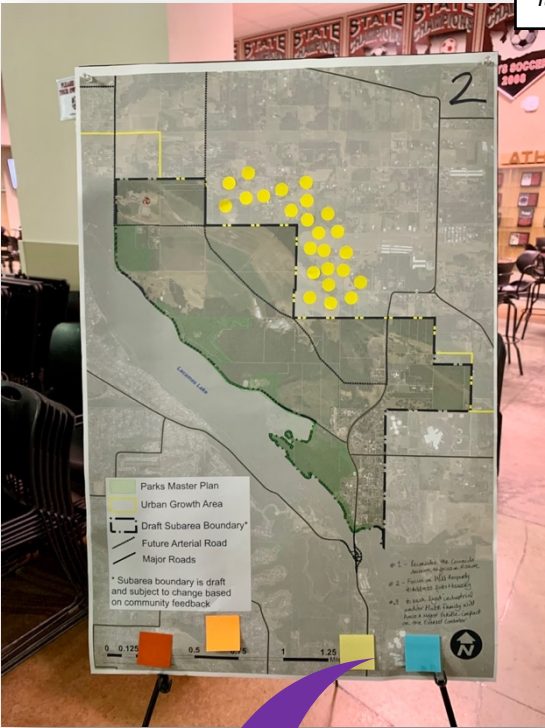
It starts with this Housing Action Plan.

I hope you agree it is finally time for recognizing what Camas residents identified when last we could meet in public.

They said it clearly. Let’s get started.

We can also start at next week’s virtual Town Hall.

Randal Friedman



**From:** Ellen Burton  
**Sent:** Thursday, June 10, 2021 9:35 AM  
**To:** Sarah Fox  
**Cc:** Phil Bourquin  
**Subject:** Fwd: FOLLOW-UP ON HOUSING ACTION PLAN PUBLIC COMMENTS

Hi Sarah,  
Here is a comment about including the 26 acres in the housing plan for density considerations.  
Thanks,  
Ellen

Begin forwarded message:

**From:** Carrie Schulstad <director@downtowncamas.com>  
**Date:** June 10, 2021 at 9:05:26 AM PDT  
**To:** Ellen Burton <EBurton@cityofcamas.us>  
**Cc:** Caroline Mercury <csmercury@outlook.com>, Sarah Laughlin <slaughlin@fuelmedical.com>, Randy Curtis <curtismr@comcast.net>, Randal Friedman <randalfriedman@gmail.com>  
**Subject: Re: FOLLOW-UP ON HOUSING ACTION PLAN PUBLIC COMMENTS**

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Ellen,  
I concur with Randal. The way our current downtown and the downtown into the future will truly thrive is with more close in housing and thoughtful mixed use and physical amenities that bring the community together. Let's show how this can be done not just well, but the best possible! On both the 27 acres (soon hopefully!) and the main campus when able. We know our town and our Main Street very well and this is what we're asking to have considered. Thank you.

Carrie Schulstad  
Downtown Camas Association  
360-904-0218  
director@downtowncamas.com

On Jun 9, 2021, at 2:28 PM, Randal Friedman <randalfriedman@gmail.com> wrote:

The attached letter provides follow-up and a specific recommendation on the Housing Action Plan recognizing downtown and decommissioned parts of the Camas Mill as the central focus of housing policy versus the current approach pushing it into neighborhoods.

I would also ask this be discussed at next weeks virtual town hall.

Thank you for your heroics in keeping Camas moving forward.

## RESOLUTION NO. 21-004

A RESOLUTION revising and extending the Comprehensive Street Program for an additional six (6) years.

WHEREAS, pursuant to the requirements of RCW 35.77.010, the City of Camas did, by Resolution No. 20-006 adopt a Comprehensive Street Program for the ensuing six (6) years; and

WHEREAS, said law requires the City revise and extend said Comprehensive Street Program annually; and

WHEREAS, pursuant to said law, the City Council of the City of Camas being the legislative body of said City did hold a public hearing on said revised Comprehensive Plan at 7:00 p.m. at the Special Camas City Council Meeting held on the 7<sup>th</sup> day of June, 2021; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

## I

The Comprehensive Street Program heretofore adopted and revised by the City Engineer for the City of Camas, as submitted to the City Council for the City of Camas, be and the same is hereby adopted and extended for an additional six (6) year period from the date thereof.

## II

The City Clerk shall file a copy of said revised Comprehensive Street Program for the ensuing six (6) years, together with a copy of this Resolution, with the Secretary of Transportation of the State of Washington.

Resolution No. 21-004  
Page 2

PASSED by the Council and APPROVED by the Mayor this \_\_\_\_ day of June, 2021.

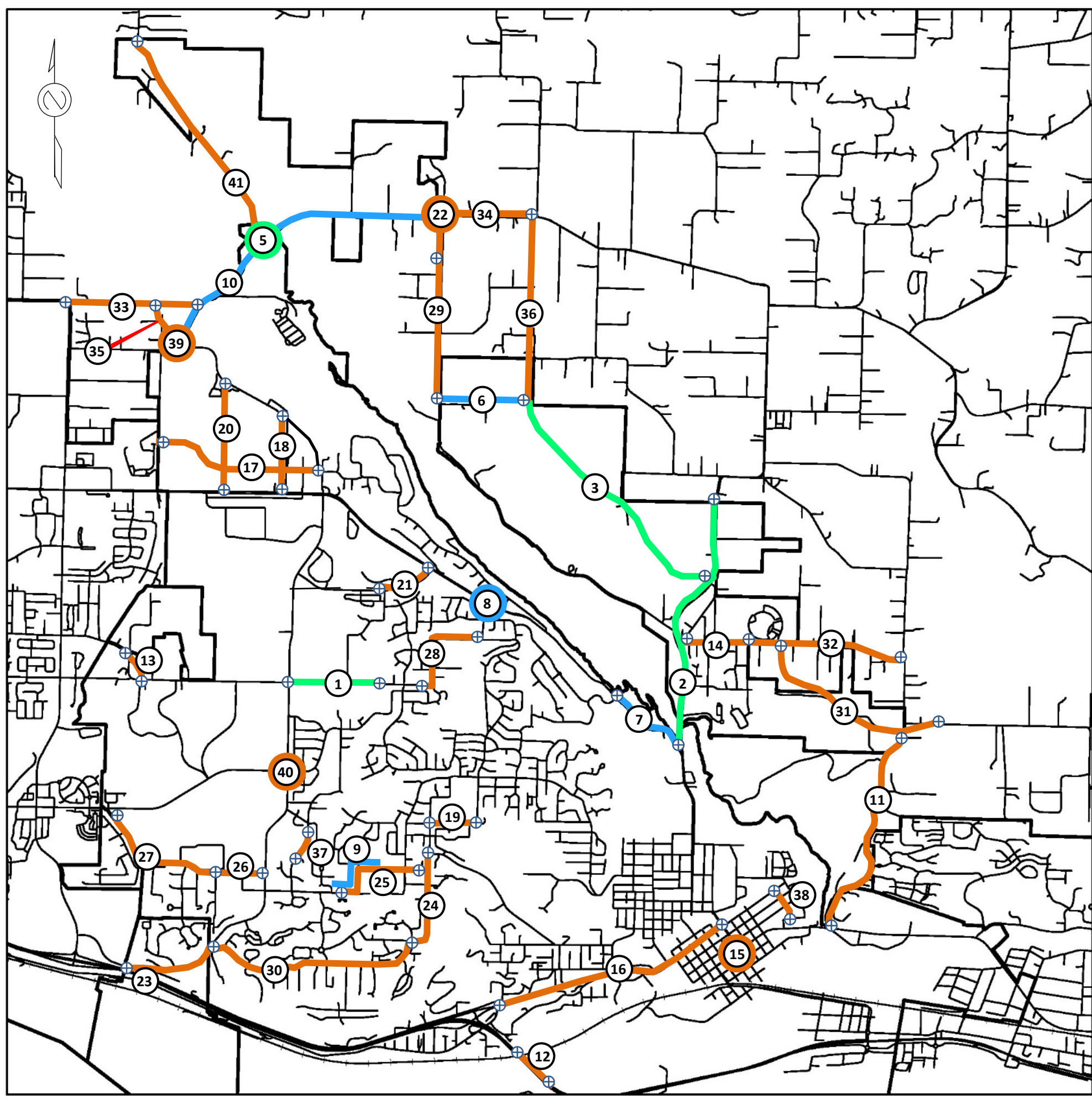
SIGNED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

# City of Camas 2022 – 2027 Six Year Street Priorities



- 1 NW 38th Ave (Ph 3)
- 2 SR 500 (Everett St/Rd)
- 3 North Shore East/West Arterial
- 4 ADA Access Upgrades Citywide
- 5 NE Goodwin Road / Ingle Rd Signal
  
- 6 NE 9th St
- 7 NW Lake Rd.
- 8 Lake Rd. & NW Sierra St. Signal
- 9 16th Ave/ Hood / 18th Ave Path
- 10 NE Goodwin Rd/28th St
  
- 11 SE Crown Rd
- 12 SR 14 - West Camas Slough Bridge
- 13 Bybee Rd
- 14 NE 43rd Ave
- 15 Downtown Infrastructure
- 16 NW/NE 6th Ave Corridor Imp
- 17 Street "B" (North Dwyer Creek Area)
- 18 NW Payne St.
- 19 NW 23rd Ave
- 20 Street "A" (North Dwyer Creek Area)
- 21 NW Leadbetter Dr Path
- 22 NE 28th St & NE 232nd Ave Intersection Imp.
- 23 NW Brady Rd Ped & Bike Improvements
- 24 NW Astor St.
- 25 NW 16th Ave/Hood/18th Ave
- 26 NW 18th Ave
- 27 NW 18th Ave/Payne Rd
- 28 NW Astor St. /43rd Ave
- 29 NE 232nd Ave
- 30 NW McIntosh Rd
- 31 NW Woodburn Dr.
- 32 SE 15th St./Norse Rd
- 33 NE 18th St (192nd to Goodwin)
- 34 NE 28th St
- 35 NW Camas Meadows Dr (West)
- 36 NE 242nd Ave
- 37 NW Maryland St
- 38 NE Nevada St.
- 39 NE Goodwin / Camas Meadows Signal
- 40 NW Pacific Rim / Parker St. Signal
- 41 NE Ingle Rd



**Washington State Department of Transportation**

Agency: City of Camas  
 Co. No.: 06 Co. Name: Clark Co.  
 City No.: 0145 MPO/RTPO: RTC

**Six Year Transportation Improvement Program**

**FROM: 2022 TO: 2027**  
 Hearing Date: 6/7/2021 Adoption Date: 6/21/2021  
 Amend Date: Resolution No: 21-004

Functional Class	Priority Number	Project Identification A. Pin/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
16	1	<b>NW 38th Avenue</b> NW Parker to Grass Valley Park from: to: Widening, bike lanes, pedestrian access	03	S	0.45		RW CN	2/1/2022 4/1/2024	STBG	478 1436			335 5164	813 6600	600	213	5600	1000	CE	YES
							Totals			0	1914	0	5499	7413	600	213	5600	1000		
16	2	<b>SR-500 (Everett St./Rd.)</b> NW Lake Rd. to SE 4th St. from: to: Widen with bike lanes, sidewalks, illumination, bridge replacement	03	P	1.08		ALL	6/1/2023						45700		1000	2000	42700		
							Totals			0	0	0	0	45700	0	1000	2000	42700		
16	3	<b>New North Shore E/W Arterial</b> NE 14th St. to Everett Rd. from: to: New construction Includes Critical Areas and Alignment Investigation	01	P	2.00		ALL	6/1/2024						16300			2000	14300		
							Totals			0	0	0	0	16300	0	0	2000	14300		
14	4	<b>ADA Access Upgrades</b> from: Citywide to: (Ongoing)	28	P	0.00		ALL	1/1/2022						300	50	50	50	150		
							Totals			0	0	0	0	300	50	50	50	150		
17	5	<b>NE Goodwin Road</b> @ NE Ingle Rd. from: to: Traffic signal	15	P	00		ALL	1/1/2022						380	380					
							Totals			0	0	0	0	380	380	0	0	0		
00	6	<b>NE 9th Street</b> NE 232nd Ave. to NE 242nd Ave. from: to: New construction Includes Critical Areas and Alignment Investigation	15	P	0.50		PE	6/1/2025						227				227		
							Totals			0	0	0	0	227	0	0	0	227		

Agency: City of Camas  
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							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
16	7	<b>Lake Road</b> NW Lacamas Lane to Lacamas Lake Lodge from: to: Widening, sidewalk	03	P	0.45		ALL	6/1/2024						3475			3475			
							Totals		0	0		0	0	3475	0	0	3475	0		
16	8	<b>NW Lake Road</b> @ NW Sierra St. from: to: Traffic signal	24	P	00		ALL	1/1/2024						380			380			
							Totals		0	0		0	0	380	0	0	380			
16	9	NW 18th Ave., et al. Path NW Astor to NW 16th, include NW Hood from: to: Pedestrian Path	28	P	0.40		ALL	1/1/2024						260			60	200		
							Totals		0	0		0	0	260	0	0	60			
17	10	<b>NE Goodwin Road/28th Street</b> NW Camas Meadows Dr. to NE 232nd Ave. from: to: Widen to 5 lanes with bike lanes, sidewalk west of Ingle Widen to 3 lanes with bike lanes, sidewalk east of Ingle	15	P	1.72		ALL	1/1/2025						21670				21670		
							Totals		0	0		0	0	21670	0	0	0	21670		
16	11	<b>Crown Road</b> from: SE 23rd St. to NE 3rd Ave. Multimodal, turn lanes and intersection improvements	04	P	1.3		ALL	1/1/2025						12360				12360		
							Totals		0	0		0	0	12360	0	0	0	12360		
12	12	<b>SR-14 West Camas Slough Bridge</b> from: to: Widen to 4 lanes NOTE: PE phase began 1/2006	03	P	2.25		ALL	1/1/2025			WSDOT	35000		35000				35000		
							Totals		0	0		35000	0	35000	0	0	0	35000		



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								Project Phase	Phase Start (yyyy)	Fund Source Information				Total Funds	1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds								Local Funds
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
17	13	<b>Bybee Road Realignment</b> SE 15th St. to SE 20th St. from: to: New construction		01	P	0.05		ALL	1/1/2024						1755				1755		
								Totals		0	0		0	0	1755		0	1755		0	
17	14	<b>NE 43rd Avenue</b> from: SR-500 to: East City Limits Widen to 3 lanes with bike lanes, sidewalk		03	P	0.36		ALL	1/1/2027						2190				2190		
								Totals		0	0		0	0	2190		0	0	0	2190	
00	15	<b>Downtown Infrastructure</b> NE 3rd to NE 7th, NE Adams to NE Garfield from: to: Pavement and sidewalk Rehab, ADA upgrades		06	P	0	SWPO	ALL	1/1/2025						1550				1550		
								Totals		0	0		0	0	1550		0	0	0	1550	
14	16	<b>NW/NE 6th Avenue Corridor Improvements</b> NW Norwood to NE Garfield from: to: Access and multimodal upgrades		24	P	1.70		ALL	1/1/2024						1000				1000		
								Totals		0	0		0	0	1000		0	0	1000		0
00	17	<b>North Dwyer Creek Master Plan Street "B"</b> NW Friberg St./Strunk to NW Larkspur St. from: to: New construction		15	P	0.90		PE	1/1/2027						5				5		
								Totals		0	0		0	0	5		0	0	0	5	
00	18	<b>NW Payne Street</b> NW Lake Rd. to NW Camas Meadows Dr. from: to: Widening, bike lanes, sidewalk		03	P	0.40		PE	1/1/2027						5				5		
								Totals		0	0		0	0	5		0	0	0	5	

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							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
17	19	<b>NW 23rd Avenue</b> Nw Astor to NW Sierra from: to: Widening, sidewalk	04	P	0.23		ALL	1/1/2025						560				560		
							Totals		0	0		0	0	560	0	0	0	560		
00	20	<b>North Dwyer Creek Master Plan Street "A"</b> NW Lake Rd. to NW Camas Meadows Dr. from: to: New construction	15	P	0.64		PE	1/1/2026						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
17	21	<b>NW Leadbetter Drive</b> NW Lake Rd. to NW Fremont St. from: to: Sidewalk	28	P	0.15		CN	1/1/2025						66				66		
							Totals		0	0		0	0	66	0	0	0	66		
17	22	<b>NE 28th Street &amp; NE 232nd Avenue</b> from: to: Intersection improvements	24	P	0.00		ALL	6/1/2025						170				170		
							Totals		0	0		0	0	170	0	0	0	170		
16	23	<b>Brady Road</b> McIntosh to West City Limits from: to: Bike & Pedestrian Improvements	04	P	.50		PE	1/1/2025						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
17	24	<b>NW Astor Street/NW 11th Avenue</b> NW 16th Ave. to McIntosh Rd. from: to: Widening, bike lanes, sidewalk	03	P	0.62		PE	1/1/2025						135				135		
							RW	1/1/2026						135				135		
							CN	6/1/2027						2120				2120		
							Totals		0	0		0	0	2390	0	0	0	2390		

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		A. Pin/Project No.	B. STIP ID					Project Phase	Phase Start (yyyy)	Fund Source Information				1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required			
		C. Project Title	D. Road Name or Number							Federal Fund Code	Federal Funds	State Fund Code	State Funds							Local Funds	Total Funds	
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
16	25	NW 18th Avenue, et al NW Astor to NW 16th, include NW Hood from: to: Widen curb, sidewalk		03	P	0.51		PE	1/1/2025						5							5
								Totals		0	0		0	0	5	0	0	0	0		5	
16	26	NW 18th Avenue NW Whitman St. to NW Brady Rd. from: to: New construction with bike lanes		01	P	0.26		PE	1/1/2025						5							5
								Totals		0	0		0	0	5	0	0	0	0		5	
16	27	NW 18th Avenue NW Whitman St. to West City Limits from: to: Widening, bike lanes		03	P	0.40		PE	1/1/2025						5							5
								Totals		0	0		0	0	5	0	0	0	0		5	
16	28	NW 43rd/NW Astor - NW Sierra to NW 38th Impr. from: to: Widening, bike lanes, sidewalk		03	P	.50		PE	1/1/2027						5							5
								Totals		0	0		0	0	5	0	0	0	0		5	
17	29	NE 232nd Avenue NE 28th to NE 9th St. from: to: Widen to 3 lanes with bike lanes, sidewalk		15	P	0.97		PE	6/1/2027						5							5
								Totals		0	0		0	0	5	0	0	0	0		5	
17	30	NW McIntosh Road NW Brady Rd. to NW 11th Ave. from: to: Widening, bike lanes, sidewalk		15	P	1.2		PE	1/1/2027						5							5
								Totals		0	0		0	0	5	0	0	0	0		5	

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		A. Pin/Project No.	B. STIP ID					Project Phase	Phase Start (yyyy)	Fund Source Information				1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required		
		C. Project Title	D. Road Name or Number							Federal Fund Code	Federal Funds	State Fund Code	State Funds							Local Funds	Total Funds
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
00	31	<b>NE Woodburn Drive</b> SE 283rd Ave. to SE 15th St. from: to: New construction Includes 23rd St. realignment		01	P	.70		ALL	1/1/2027						6340				6340		
								Totals		0	0		0	0	6340	0	0	0	6340		
07	32	<b>SE 15th Street/Nourse Road</b> from: Camas High School to: NE 283rd Ave. Widen to 3 lanes with bike lanes, sidewalk		15	P	0.59		PE	1/1/2027						5				5		
								Totals		0	0		0	0	5	0	0	0	5		
00	33	<b>NE 18th Street</b> NE 192nd Ave. to NE Goodwin Rd. from: to: New construction (potential alternate alignment)		15	P	0.67		PE	1/1/2027						5				5		
								Totals		0	0		0	0	5	0	0	0	5		
17	34	<b>NE 28th Street</b> NE 232nd Ave. to NE 242nd Ave. from: to: Widen to 3 lanes with bike lanes		15	P	0.50		PE	1/1/2027						5				5		
								Totals		0	0		0	0	5	0	0	0	5		
16	35	<b>NW Camas Meadows Drive</b> NE 13th St. to NE 18th St. from: to: New construction (potential alternate alignment)		15	P	0.20		PE	1/1/2027						5				5		
								Totals		0	0		0	0	5	0	0	0	5		
00	36	<b>NE 242nd Avenue</b> NE 28th St. to NE 9th St. from: to: Widen to 3 lanes with bike lanes, sidewalk		15	P	0.70		PE	6/1/2027						5				5		
								Totals		0	0		0	0	5	0	0	0	5		

Agency: City of Camas  
 Co. No.: 06 Co. Name: Clark Co.  
 City No.: 0145 MPO/RTPO: RTC

FROM: 2022 TO: 2027  
 Hearing Date: 6/7/2021 Adoption Date: 6/21/2021  
 Amend Date: Resolution No: 21-004

Functional Class	Priority Number	Project Identification A. Pin/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
19	37	NW Maryland Street NW 19th to NW 24th from: New construction to:	01	P	0.25		ALL	6/1/2027						280				280		
							Totals		0	0		0	0	280	0	0	0	280		
19	38	NE Nevada Street NE 3rd to NE 6th from: Reconstruct to:	04	P	0.17		ALL	6/1/2027						280				280		
							Totals		0	0		0	0	280	0	0	0	280		
00	39	NE Goodwin Road @ NW Camas Meadows Drive from: Traffic signal to:	24	P	00		ALL	1/1/2027						350				350		
							Totals		0	0		0	0	350	0	0	0	350		
16	40	NW Pacific Rim @ Parker Street from: Traffic signal to:	15	P	00		PE	1/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
17	41	NE Ingle Road-NE Goodwin to N City Limits Goodwin to N City Limits from: widen to 3 lanes with bike lanes, sidewalk to:	03	P	1.30		PE	6/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
00	42	NE Ingle Road Extension Goodwin to 232nd Ave from: New construction to:	15	P	1.00		PE	6/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		

Agency: City of Camas  
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							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
16	43	<b>SR-500 @ Leadbetter Road</b> from: Access Control to:	15	P	00		PE	1/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
16	44	<b>SR-500 @ New E/W Arterial</b> from: Intersection improvements to:	15	P	00		PE	6/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
16	45	<b>NE 28th Street @ 242nd Avenue</b> from: Intersection improvements to:	15	P	00		PE	6/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
16	46	<b>SR-500 @ NE 14th Ave.</b> from: Controlled Access to:	24	P	00		PE	6/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
00	47	<b>NE 232nd Avenue @ Ingle Extension</b> from: Roundabout to:	15	P	00		PE	6/1/2027						5				5		
							Totals		0	0		0	0	5	0	0	0	5		
00	48	<b>Pavement Treatments (maintenance &amp; preservation)</b> from: Overlays, surface treatments to:	47	P	00		CN	6/1/2022						4200	700	700	700	2100		
							Totals		0	0		0	0	4200	700	700	700	2100		

Agency: City of Camas  
 Co. No.: 06 Co. Name: Clark Co.  
 City No.: 0145 MPO/RTPO: RTC

FROM: 2022 TO: 2027  
 Hearing Date: 6/7/2021 Adoption Date: 6/21/2021  
 Amend Date: Resolution No: 21-004

Functional Class	Priority Number	Project Identification A. Pin/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start (yyyy)	Fund Source Information						1st	2nd	3rd	4th thru 6th	Envir. Type	R/W Required
									Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
00	49	<b>Reconstructs</b> from: Citywide to:	04	P	00		ALL	1/1/2022	CDBG	250				1500	250	250	250	750		
							Totals			0	250	0	0	1500	250	250	250	750		
00	50	<b>Sidewalk Projects</b> from: to: Sidewalk installations Citywide, including curb ramps	28	P	00		ALL	1/1/2022						150	25	25	25	75		
							Totals			0	0	0	0	150	25	25	25	75		
0	51	<b>Shared Path Improvements</b> Citywide from: to:	28	P	00		ALL	1/1/2024						200			50	150		
							Totals			0	0	0	0	200	0	0	50	150		
00	52	<b>Safety Projects</b> from: to: Future safety projects Includes traffic revisions, NW Fargo Curve Safety Analysis	21	P	00		ALL	1/1/2022						300	50	50	50	150		
							Totals			0	0	0	0	300	50	50	50	150		

# Appendices

## Six Year Form Coding Instructions

### Heading

Agency	Enter name of the sponsoring agency.
County No.	Enter the assigned number (see LAG Appendix 21.44).
City No.	Enter the assigned number (see LAG Appendix 21.45).
MPO/RTPO	Enter the name of the associated MPO (if located within urbanized area) or RTPO (if located in a rural area).
Hearing Date	Enter the date of the public hearing.
Adoption Date	Enter the date this program was adopted by council or commission.
Resolution No.	Enter Legislative Authority resolution number (if applicable.)
Amendment Date	Enter the date this program was amended by council or commission.

### Column Number

1. **Functional Classification.** Enter the appropriate 2-digit code denoting the Federal Functional Classification. (**Note:** The Federal Functional Classification must be one approved by FHWA.)

#### Description

00- No Classification

#### Rural (< 5000 pop.)

01 - Interstate  
02 - Principal Arterials  
06 - Minor Arterials  
07 - Major Collector  
08 - Minor Collector  
09 - Local Access

#### Urban (> 5000 pop.)

11 - Interstate  
12 - Freeways & Expressways  
14 - Other Principal Arterials  
16 - Minor Arterial  
17 - Collector  
19 - Local Access

1. **Priority Numbers.** Enter local agency number identifying agency project priority (optional).

2. **Project Identification.** Enter (a) Federal Aid Number if previously assigned; (b) Bridge Number; (c) Project Title; (d) Street/Road Name or Number/Federal Route Number; (e) Beginning and Ending Termini (milepost or street names); and (f) Describe the Work to be Completed.

4. **Improvement Type Codes.** Enter the appropriate federal code number.

SEE APPENDIX A



5. **Funding Status.** Enter the funding status for the entire project or phase that describes the current status.

**S** - Project is 'selected' by the appropriate selection body and funding has been secured by the lead agency.

**P** - Project is subject to selection by an agency other than the lead and is listed for planning purposes. (Funding has **not** been determined.)

6. **Total Length.** Enter project length to the nearest hundredth (or code "00" if not applicable).

7. **Utility Code(s).** Enter the appropriate code letter(s) for the utilities that need to be relocated or are impacted by the construction project.

C - Cable TV

G - Gas

O - Other

P - Power

S - Sewer (other than agency-owned)

T - Telephone

W - Water

8. **Project Phase.** Select the appropriate phase code of the project.

**PE** - Preliminary Engineering, including Design (or Planning)

**RW** - Right of Way or land acquisition

**CN** - Construction only (**or transit planning or equipment purchase**)

**ALL** - All Phases: from Preliminary Engineering through Construction

9. **Phase Start Date.** Enter the **month/day/year** in MM/DD/YY format that the selected phase of the project is **actually** expected to start.

10. **Federal Fund Code.** Enter the Federal Fund code from the table.

**SEE APPENDIX C**

11. **Federal Funds.** Enter the total federal cost (**in thousands**) of the phase regardless of when the funds will be spent.

12. **State Fund Code.** Enter the appropriate code for any of the listed state funds to be used on this project.

**SEE APPENDIX C**

13. **State Funds.** Enter all funds from the State Agencies (**in thousands**) of the phase regardless of when the funds will be spent.

14. **Local Funds.** Enter all the funds from Local Agencies (**in thousands**) of the phase regardless of when the funds will be spent.

15. **Total Funds.** Enter the sum of columns 10, 12, and 14. (Auto-calculation in the “STIP Too” program.)

16-19. **Expenditure Schedule - (1st, 2nd, 3rd, 4th thru 6th years).** Enter the estimated expenditures (**in thousands**) of dollars by year. (***For Local Agency use.***)

20. **Environmental Data Type.** Enter the type of environmental assessment that will be required for this project. (This is “***required***” for ***Federally funded projects***, but may be filled in for state or locally funded projects.)

EIS - Environmental Impact Statement

EA - Environmental Assessment

CE - Categorical Exclusion

21. **R/W Certification.** Click **Y** if Right of Way acquisition is or will be required. If yes, enter R/W Certification Date, if known. (This is “***required***” for ***Federally funded projects***)

**APPENDIX A**  
**IMPROVEMENT TYPE CODES**

01	New Construction Roadway
03	Reconstruction, Added Capacity
04	Reconstruction, No Added Capacity
05	4R Maintenance Resurfacing
06	4R Maintenance - Restoration & Rehabilitation
07	4R Maintenance - Relocation
08	Bridge, New Construction
10	Bridge Replacement, Added Capacity
11	Bridge Replacement, No Added Capacity
13	Bridge Rehabilitation, Added Capacity
14	Bridge Rehabilitation, No Added Capacity
15	Preliminary Engineering
16	Right of Way
17	Construction Engineering
18	Planning
19	Research
20	Environmental Only
21	Safety
22	Rail/Highway Crossing
23	Transit
24	Traffic Management/Engineering - HOV
25	Vehicle Weight Enforcement Program
26	Ferry Boats
27	Administration
28	Facilities for Pedestrians and Bicycles
29	Acquisition of Scenic Easements and Scenic or Historic Sites
30	Scenic or Historic Highway Programs
31	Landscaping and Other Scenic Beautification
32	Historic Preservation
33	Rehab & Operation of Historic Transp. Buildings, Structures, Facilities
34	Preservation of Abandoned Railway Corridors
35	Control and Removal of Outdoor Advertising
36	Archaeological Planning & Research
37	Mitigation of Water Pollution due to Highway Runoff
38	Safety and Education for Pedestrians/Bicyclists
39	Establishment of Transportation Museums
40	Special Bridge
41	Youth Conservation Service
42	Training
43	Utilities
44	Other
45	Debt Service
47	Systematic Preventive Maintenance

**APPENDIX B**  
***Void***

**APPENDIX C**  
**FEDERAL FUND CODES**

5307	FTA Urbanized Area Formula Program
5309(Bus)	FTA Bus and Bus Facilities
5309(FG)	FTA Fixed Guideway Modernization
5309(NS)	FTA New Starts
5310	FTA Elderly Persons and Persons with Disabilities
5311	FTA Rural Area Formula Grants
5316	FTA Job Access & Reverse Commute Program (JARC)
5317	FTA New Freedom Program
FTA Discretionary	Discretionary Programs such as Alternatives Analysis (5339) and TIGER Program
BIA	Bureau of Indian Affairs
BR	Bridge Replacement/Rehabilitation Program
CBI	Coordinated Border Infrastructure
CDBG	Community Development Block Grant (Dept. of Commerce)
CMAQ	Congestion Mitigation and Air Quality
DEMO	Demonstration Projects (High Priority, Sect. 112, 115, 117, 125 and 129)
Discretionary- FBD	Ferry Boat Discretionary
Discretionary- IMD	Interstate Maintenance Discretionary
Discretionary- ITS	Intelligent Transportation Systems
Discretionary- PLH	Public Lands Highways (Federal Lands)
Discretionary- SB	Scenic Byways
Discretionary- STP	Surface Transportation Priorities
Discretionary- TCSP	Transportation, Community & System Preservation Program
DOD	Department of Defense
FMSIB	Freight Mobility Strategic Investment Board
IM	Interstate Maintenance
IRR	Indian Reservation Roads
NHS	National Highway System
SRTS	Safe Routes to Schools
STBG	Surface Transportation Block Grant
STP	Surface Transportation Program (WSDOT Use Only)
STP(E)	Surface Trans. Program - Enhancements
STP(L)	Surface Trans. Program - Legislative Earmarks
STP(S)	Surface Trans. Program- Safety (Includes Highway) Safety Improvement Program, Hazard Elimination, Railway/Highway Crossing Program and 2010-15 County Road Safety Program)
STP(R)	Surface Trans. Program - Rural Regionally Selected
STP(U)	Surface Trans. Program - Urban Regionally Selected

**STATE FUND CODES**

CRAB	County Road Administration Board
CW	Connecting Washington
FMSIB	Freight Mobility Strategic Investment Board
PWTF	Public Works Trust Fund
SRTS	Safe Routes to Schools
TIB	Transportation Improvement Board
TPP	Transportation Partnerships Program
WSDOT	WSDOT funds
OTHER	Any other state funds not listed

## RESOLUTION NO. 21-005

A RESOLUTION authorizing the City of Camas to accept the designated share of the Coronavirus State and Local Fiscal Recovery Funds as provided and designating the City Finance Director as the Authorized Representative of the City of Camas for all purposes thereof.

WHEREAS, the American Rescue Plan Act (ARPA) was signed into law on March 21, 2021 which provides direct relief to all municipalities with \$350 billion for the Coronavirus State and Local Fiscal Recovery Funds (CLFRF); and

WHEREAS, under the CLFRF every municipal government is entitled to receive a calculated share of \$65.1 billion for cities, towns and villages; and

WHEREAS, Camas has a population under 50,000 and therefore is considered a non-entitlement (NEU) city by the US Treasury and the City of Camas will receive CLFRF through the State of Washington; and

WHEREAS, the NEUs funds are distributed by population, with the City of Camas entitled to receive \$6,816,235 which will be split in two tranches, one in 2021 for \$3,408,118 and the other tranche in 2022 for \$3,408,118; and

WHEREAS, the US Treasury requires the City to accept or decline the CLFRF and to designate an Authorized Representative.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

## I

The City of Camas hereby accepts the designated share of the Coronavirus State and Local Fiscal Recovery Funds as provided and shall take all steps as deemed necessary to effect the receipt thereof.

## II

The City Finance Director is hereby designated as the Authorized Representative of the City of Camas for all purposes required thereof for the receipt of Coronavirus State and Local Recovery Funds and as may be necessary for any reporting requirements thereof under Federal or

State laws, rules or regulations.

ADOPTED at a regular meeting of the Council of the City of Camas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

SIGNED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

## **Resolution (Verbiage Only)**

Resolution No. 21-005 Authorizing the City to accept Coronavirus State and Local Fiscal Recovery Funds (ARPA)

Presenter: Cathy Huber Nickerson, Finance Director

*Verbiage Only templates do NOT get attached to meeting materials or published.*

## **Blank Template for Workshop or Regular Meetings (Verbiage Only)**

City of Camas Proclamation of Civil Emergency COVID-19  
Presenter: Jamal Fox, City Administrator

*Verbiage Only templates do NOT get attached to meeting materials or published.*



PROCLAMATION OF CIVIL EMERGENCY

CITY OF CAMAS, WASHINGTON

Whereas, Camas Municipal Code Section 2.48.020 provides that in the event an emergency occurs which causes or is tending to cause danger or injury to persons or damage to property to such an extent that extraordinary measures must be taken to protect the public health, safety and welfare then the Mayor may proclaim a civil emergency to exist; and

Whereas, in the interest of public safety and welfare, Washington state law under Chapter 38.52 RCW sets forth certain powers exercisable by municipalities in the event of emergencies; and

Whereas, Camas Municipal Code Chapter 8.56 sets forth additional procedures and powers related to Emergency Management; and

Whereas, on February 29, 2020, Governor Jay Inslee declared a state of emergency due to the public health emergency posed by the coronavirus 2019 (hereafter COVID-19); and

Whereas, on March 13, 2020, the Clark County Council announced a state of emergency resolution for Clark County regarding COVID-19. Similar emergency declarations have been issued in Washington, Multnomah, and Clackamas counties in the Portland metropolitan area; and

Whereas, on March 13, 2020, Governor Inslee ordered all K-12 public and private schools in Washington State to close by no later than March 17, 2020 and remained closed through April 24, 2020, further ordering on March 16, 2020 a statewide emergency proclamation to temporarily shut down restaurants, bars and entertainment and recreational facilities and ban all gatherings with over 50 participants, with all gatherings under 50 participants to be prohibited unless previously announced criteria for public health and social distancing are met; and

Whereas, on March 13, 2020, President Donald Trump declared a national emergency in the United States of America related to the COVID-19 outbreak; and

Whereas, as of March 14, 2020, the Washington State Department of Health reported a total of 642 confirmed cases of COVID-19 with 40 resulting deaths. As of March 14, 2020, at least 3 confirmed cases of COVID-19 have been reported in Clark County; and

Whereas, as reported by the Washington State Department of Health:

Public health experts agree that the true number of people who have been infected with COVID-19 in Washington greatly exceeds the number of COVID-19 infections that have been laboratory-confirmed. It is very difficult to know exactly how many people in Washington have been infected to date since most people with COVID-19 experience mild illness and the ability to get tested is still not widely available; and

Whereas, as Mayor of the City of Camas I have determined that it is necessary to proclaim the existence of a civil emergency and to take such actions as may be required to effectively utilize city resources in the protection of the public health, safety and welfare;

NOW, THEREFORE I, Barry McDonnell, Mayor of the City of Camas, Proclaim as follows:

1. I declare there is a civil emergency caused by COVID-19 in the City of Camas.
2. The civil emergency requires the implementation of those powers delineated in Chapter 2.48 and 8.56 of the Camas Municipal Code and Chapter 38.52 RCW.
3. To the extent of such powers as granted by law, the City may enter into contracts and incur obligations, and take any other appropriate action necessary to address and respond to the emergency to protect the health and safety of persons and properties and to provide emergency assistance to persons affected by this emergency.
4. These powers will be exercised in light of the exigencies of the situation without regard to the formalities prescribed by State statutes and rules, or by City ordinance (except for mandatory constitutional requirements). These include but are not limited to budget law limitations, requirements for competitive bidding, publication of notices related to the performance of public work, entering into contracts, incurring of obligations, employment of temporary workers, rental of equipment, purchase of supplies and equipment, and the appropriation and expenditure of funds.
5. I delegate to the Department heads and their designees the authority to solicit quotes and estimates for contracts necessary to combat the emergency. Department heads may enter into contracts in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000). Contracts over this amount will be signed by the Mayor.
6. Department heads are further authorized to reassign staff from their ordinary duties to work deemed necessary to address the emergency outside their normal job duties and to require work beyond normal working hours in the performance of duties deemed necessary to respond to the emergency.
7. Pursuant to Camas Municipal Code sections 2.48.020 and 8.56.080 a copy of this Proclamation shall be filed with the City Clerk, a copy delivered to the Director of Emergency Management, State Emergency Management, and the Governor and the news media within the City shall be advised, with copies of this Proclamation posted at public places as may heretofore be designated.
8. This Proclamation will take effect upon my signature and will remain in effect until modified or terminated pursuant to Camas Municipal Code Section 2.48.040.

DATED AND SIGNED THIS 18<sup>th</sup> DAY OF MARCH, 2020.

City of Camas



Mayor Barry McDonnell

SECOND AMENDMENT TO PROCLAMATION OF CIVIL EMERGENCY  
CITY OF CAMAS, WASHINGTON

Pursuant to Camas Municipal Code Section 2.48.040, the Supplement to the Proclamation of Civil Emergency issued April 15, 2020, and the First Amendment to the Proclamation of Civil Emergency dated June 16, 2020, are hereby declared to be revoked and of no further force or effect.

DATED AND SIGNED THIS 8<sup>th</sup> DAY OF JUNE, 2021.

City of Camas



Mayor Pro Tem Ellen Burton