



City Council Regular Meeting Agenda Tuesday, July 06, 2021, 7:00 PM REMOTE MEETING PARTICIPATION

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 to make reasonable accommodations to ensure accessibility (28 CFR 35.102-35.104 ADA Title 1.).

How to join meeting:

OPTION 1 -

1. Go to www.zoom.us
 - Download the app
 - Or, click "Join A Meeting" and paste Meeting ID – 980 7299 5059
2. Or, from any device click <https://zoom.us/j/98072995059>
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: 980 7299 5059, 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 (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.

SPECIAL MEETING

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 21, 2021 Camas City Council Workshop and Regular Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee

3. [Rose Property House Renovation \(Submitted by Denis Ryan, Public Works Operations Supervisor\)](#)
4. [Lake Road Properties Abatement and Demolition \(Submitted by Denis Ryan, Public Works Operations Supervisor\)](#)
5. [\\$79,803 Professional Services Agreement South Lacamas Creek Trailhead to Greenworks, PC \(Submitted by James Carothers\)](#)
6. [Crown Road Booster Station Air Relief Valve Improvements Nutter Corporation Final Acceptance \(Submitted by James Carothers\)](#)
7. [\\$876,654 Professional Services Agreement Amendment for Lower Prune Hill Booster Pump Station and Reservoir Improvements to Murraysmith, Inc. \(Submitted by James Carothers\)](#)
8. [2020 ADA Access Upgrades McDonald Excavating, Inc. Final Acceptance \(Submitted by James Carothers\)](#)
9. [Parker Estates Storm Facility Restoration Construction \(Submitted by Sam Adams, Utilities Manager\)](#)
10. [Camas North Shore Subarea Plan, Contract Amendment for Phase 2 \(Submitted by Sarah Fox, Senior Planner\)](#)

NON-AGENDA ITEMS

11. Staff
12. Council

MAYOR

MEETING ITEMS

13. [Public Hearing McNeley Annexation – 60% Petition](#)
[Presenter: Madeline Sutherland, Assistant Planner](#)
Time Estimate: 10 minutes
14. [Resolution No. 21-006 Regarding the Camas Housing Action Plan](#)
[Presenter: Sarah Fox, Senior Planner](#)
Time Estimate: 10 minutes
15. [Resolution No. 21-003 Amending and Replacing Resolution No. 15-006 Relating to Utility Assistance Program](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
Time Estimate: 5 minutes
16. [Interim City Administrator Professional Services Agreement](#)
[Presenter: Jennifer Gorsuch, Administrative Services Director](#)
[Time Estimate: 5 minutes](#)

17. [Proclamation of Civil Emergency Prohibiting Fireworks Sales and Purchases](#)
[Presenter: Jamal Fox, City Administrator](#)
[Time Estimate: 5 minutes](#)
18. [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 21, 2021, 4:30 PM
REMOTE MEETING PARTICIPATION

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

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, and Shannon Roberts

Absent: Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, James Carothers, Jamal Fox, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Bryan Rachal, Heather Rowley, Nick Swinhart and Connie Urquhart

Press: Kelly Moyer, Camas-Washougal Post-Records (5:07 p.m.)

PUBLIC COMMENTS

No one from the public wished to speak. Public comments emailed to publiccomments@cityofcamas.us are attached to the meeting minutes.

WORKSHOP TOPICS

1. Washougal/Camas Fire Department Merger Interlocal Agreement (ILA) Staffing Amendment

Presenter: Nick Swinhart, Fire Chief and David Scott, Washougal City Manager
Time Estimate: 15 minutes

Swinhart and Scott reviewed the agreement; discussion ensued. This item was also placed on the June 21, 2021 Consent Agenda for Council's consideration.

2. Lower Prune Hill Booster Pump Station Improvements Professional Services Agreement Amendment

Presenter: James Carothers, Engineering Manager
Time Estimate: 5 Minutes

This item will be placed on the July 6, 2021 Consent Agenda for Council's consideration.

3. South Lacamas Creek Trailhead Improvements Professional Services Agreement
Presenter: James Carothers, Engineering Manager
Time Estimate: 10 minutes

This item will be placed on the July 6, 2021 Consent Agenda for Council's consideration.

4. Camas North Shore Subarea Plan, Phase 2 – Consultant Contract
Presenter: Sarah Fox, Senior Planner
Time Estimate: 15 minutes

Fox provided an overview of the plan. This item will be placed on a future Council meeting agenda for Council's consideration.

5. Staff Miscellaneous Updates
Presenter: Jamal Fox, City Administrator
Time Estimate: 10 minutes

Gorsuch and Council Member Anderson provided an overview of the Mayor Appointment process.

COUNCIL COMMENTS AND REPORTS

Carter attended the Library Board of Trustees meeting, an Internal Communications meeting with City staff, the City Council Town Hall, and congratulated Camas High School graduates. Carter announced vacating the Mayor Pro Tem alternate role.

Anderson commented about a future City Council Workshop presentation by Clark County's Council for the Homeless, met with the consultant about the Camas-Washougal Fire Department (CWFD), and attended the C-TRAN meeting and commented about the Town Hall meeting. Anderson wished all safe July 4th.

Hogan commented about the Town Hall meeting, attended the State Auditor's City of Camas Audit Exit meeting and congratulated staff on a clean audit. Hogan attended the Columbia River Economic Development Council (CREDC), Finance Committee, and met with the consultant about the CWFD. Hogan commented about the future Clark County's Council for the Homeless presentation.

Roberts attended the Audit Exit meeting, met with the consultant about the CWFD, and congratulated Camas High School graduates. Roberts commented about in-person meetings and about the City Administrator opening.

Chaney attended the Town Hall meeting, met with the consultant about the CWFD, and attended a Fire Joint Policy Advisory Committee (JPAC) meeting. Chaney attended the Downtown Camas

Association (DCA) DC Lending ribbon-cutting event. Chaney commented about the passing of a Clark Regional Emergency Services Association (CRESA) employee who was a Camas citizen.

Burton commented about Town Hall meetings, the City's website online surveys, and the Audit Exit meeting. Burton announced that the Camas Police Department has been reaccredited and about the Association of Washington Cities (AWC) conference. Burton commented about redistricting, an interim City Administrator and Crown Park improvements.

PUBLIC COMMENTS

Randal Friedman, 1187 NW 10th, Camas, commented about the Housing Action Plan the North Shore project, and the Town Hall.

John Ley, 444 NW Fremont Street, Camas, commented about the North Shore project.

ADJOURNMENT

The meeting adjourned at 5:36 p.m.

Bernie Bacon

From: Douglas Strabel <dstrabel@gmail.com>
Sent: Monday, June 21, 2021 3:30 PM
To: Public Comments
Subject: Five (5) Items for Discussion at CC Meeting 6-21-2021

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.

After the last CC Meeting (6/07) and the last Town Hall Meeting (6/14) it has become very apparent that YOU have decided to avoid DIRECT PUBLIC CONTACT as much as possible. Some of the responses by yourselves and especially from your fire wall (Dir of Public Relations) have made that very clear. Therefore the following questions are OPEN and NEED to be ADDRESSED.

Note to Question #2 – the response during the TH Meeting ONLY mentioned DEBATE. The resolution covers CONVERSATIONS, Q&A and RESPONSE also.

Five (5) Items for the 6/21/2021 CITY COUNCIL MEETING:

1. Since the City has announced the reopening of City Facilities effective July 1st 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.

Why do Comments/Questions to the City Council at CC Meetings not get answered or even posted into the City Website?

3. 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 with a schedule date of Jan 2024.

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?

4. City Administrator Replacement: Why does the city not contact the #2 or #3 from the LAST search that was conducted in 2020? Why start over from scratch and FLUSH more citizen/taxpayer \$ down the drain?

5. Northshore Development Phase 2 Consultant Contract:

This item is on the Agenda today at a starting price of \$225K to WSP.

Item 1.

If memory serves the majority of Camasonians were not in favor of this project.

There are approx 25K people in Camas. Less than 1K participated in the Visioning portion of Phase 1.

When did the 25,000 citizens ask for this Development ?

The only winners when this is all said and done will be the Consultants (WSP), the Developers, the Contractors and those that have sold land to the city of Camas.

Not the CITIZENS.

Douglas Strabel

4307 NW Oregon St.

Camas, WA



City Council Regular Meeting Minutes - Draft
Monday, June 21, 2021, 7:00 PM
REMOTE MEETING PARTICIPATION

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

CALL TO ORDER

Mayor Pro Tem 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, Sarah Fox, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Bryan Rachal, Heather Rowley, Nick Swinhart and Connie Urquhart

Press: Kelly Moyer, Camas-Washougal Post-Record

PUBLIC COMMENTS

Public comments received via publiccomments@cityofcamas.us are attached to these minutes.

CONSENT AGENDA

1. June 7, 2021 Camas City Council Workshop and Regular Meeting Minutes
2. \$580,915.95 Automated Clearing House and Claim Checks numbered 147761-147885
3. Staffing Amendment to the Washougal/Camas Fire Department Merger ILA (Submitted by Nick Swinhart, Fire Chief)

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

NON-AGENDA ITEMS

4. Staff

There were no items from staff.

5. Council

Carter announced resigning as the Mayor Pro Tem alternate.

MAYOR

6. Recognition of Rafa Lavignino and Tenzin Kelsang

Mayor Pro Tem Burton commended Mr. Lavignino and Mr. Kelsang for their efforts in the creation of the Algaegator and who presented an overview of their invention.

7. Alzheimer's and Brain Awareness Month Proclamation

Mayor Pro Tem Burton proclaimed June 2021 as Alzheimer's and Brain Awareness month.

8. Love Thy Neighbor Month Proclamation

Mayor Pro Tem Burton proclaimed June 2021 as Love Thy Neighbor month.

MEETING ITEMS

9. Public Hearing for Camas Housing Action Plan

Presenters: Sarah Fox, Senior Planner and Mosaic Community Planning

Mayor Pro Tem opened the public hearing at 7:19 p.m. The following members of the public spoke:

Randal Friedman, Camas
Alicia King, Camas
John Svilarich, Camas

Emailed comments to publiccomments@cityofcamas.us are attached to the meeting minutes.

The public hearing was closed at 7:43 p.m.

It was moved by Carter, and seconded, to approve the Housing Action Plan and direct the City Attorney to prepare a resolution for Council's consideration at the next meeting. The motion carried unanimously.

10. Resolution No. 21-004 Revising and Extending the Comprehensive Street Program for an Additional Six (6) Years

Presenter: James Carothers, Engineering Manager

It was moved by Carter, and seconded, that Resolution No. 21-004 be read by title only. The motion carried unanimously.

It was moved by Carter, and seconded, that Resolution No. 21-004 be adopted. The motion carried unanimously.

11. Resolution No. 21-005 Authorizing the City to accept Coronavirus State and Local Fiscal Recovery Funds (ARPA)

Presenter: Cathy Huber Nickerson, Finance Director

It was moved by Carter, and seconded, that Resolution No. 21-005 be read by title only. The motion carried unanimously.

It was moved by Carter, and seconded, that Resolution No. 21-005 be adopted. The motion carried unanimously.

- 12. Interim Mayor Appointment Process
Presenter: Jennifer Gorsuch, Administrative Services Director

Gorsuch and Anderson provided an overview of the process.

- 13. City of Camas Proclamation of Civil Emergency COVID-19
Presenter: Jamal Fox, City Administrator
Time Estimate: 5 minutes

It was moved by Carter, and seconded, that the Mayor’s Proclamation of Civil Emergency dated March 18, 2021. The motion carried unanimously.

ITEMS ADDED TO THE AGENDA

- 14. Mayor Pro Tem Alternate Appointment

It was moved by Carter, and seconded, to appoint Steve Hogan as Mayor Pro Tem Alternate. The motion carried by the following vote:

Yea –	Carter
	Anderson
	Chaney
	Roberts
Abstained -	Hogan
	Smith

PUBLIC COMMENTS

No one from the public wished to speak. Public comments emailed to publiccomments@cityofcamas.us are attached to the meeting minutes.

ADJOURNMENT

The meeting adjourned at 8:17 p.m.

Bernie Bacon

From: Douglas Strabel <dstrabel@gmail.com>
Sent: Monday, June 21, 2021 7:29 PM
To: Public Comments
Subject: Northshore Development Phase 2 Consultant Contract

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.

Below are my comments which I was going to talk to EXCEPT you did not figure out how to unmute the 2 people that called in at the start of the 7:00 regular meeting. In addition the instructions are for option 2 Join by Phone are incorrect. There is no # sign in front of the 937.....#.

It is no wonder people give up and don't get heard.

Northshore Development Phase 2 Consultant Contract:

This item is on the Agenda today at a starting price of \$225K to WSP.

If memory serves, the majority of Camasonians were not in favor of this project.

There are approx 25K people in Camas. Less than 1K (4%) participated in the Visioning portion of Phase 1.

When did the MAJORITY of 25,000 citizens ask for this Development?

Why are CONSULTANTS constantly being used to SELL ideas to the taxpayers/citizens?

The only winners when this is all said and done will be the Consultants (WSP), the Developers, the Contractors and those that have sold land to the city of Camas.

Not the CITIZENS.

What is the REAL PLAN for the almost 900 acres that are 25% owned by the City of Camas?

When do the citizens FIND OUT?

Douglas Strabel

4307 NW Oregon St.

Camas, WA

Bernie Bacon

From: Carrie Schulstad <director@downtowncamas.com>
Sent: Monday, June 21, 2021 6:14 PM
To: Public Comments
Subject: Public Comment for Hearing for Camas Housing Action Plan

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.

Thank you City Council and staff for this opportunity to give comment.

It is imperative for Downtown Camas to have more close-in housing to truly thrive. For a historic downtown to be the most robust, it should be an "18 hour downtown", 6pm-12MN and this happens when you have people living in and very close to downtown and supporting businesses during these hours.

The healthier and more robust our downtown core is, the more amenities and offerings and strength we have for our entire community.

It's so very important that we are visioning the future for our downtown including housing. The mill property will have significant future potential and it's important to be considering best future uses for our community now. It is key as we move forward to have housing options so people can live and work in close proximity. We want people who work in downtown to be able to afford to live in Camas, and for people with diverse income levels and ages to have the option to live close to downtown.

We appreciate that you are already looking at the downtown commercial zone as you're considering different housing options. The DCA encourages the City to include all of downtown including future mill properties in the housing visioning and planning process. It can help satisfy housing mandates and needs, and also bolster the economic health of our downtown. Thank you.

Carrie

Carrie Schulstad

Executive Director
 Downtown Camas Association
 360.904.0218 cell
www.downtowncamas.com

Let's Talk Possibilities!

"The mission of the Downtown Camas Association is to develop and promote historic Downtown Camas by creating a vibrant social, cultural and economic center of the community while emphasizing preservation of our city's historic features."



PUBLIC WORKS DEPARTMENT

CONTRACT DOCUMENTS

FOR

ROSE PROPERTY HOUSE RENOVATION

**CITY PROJECT NUMBER:
P1031**

June 2021

CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, between the City of Camas under and by virtue of Title 35A RCW (cities and towns), as amended

And, _____, hereinafter called the Contractor.

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials and equipment **ROSE PROPERTY HOUSE RENNOVATION, City of Camas Project No. P1031**, in accordance with and as described in the attached **Interlocal Cooperative Purchase Agreement and City of Vancouver Job Order Contracting Services for General Construction, Contract No. 100194**, and the standard specifications of the Washington State Department of Transportation which are by the reference incorporated herein and made part hereof and, shall perform any changes in the work in accord with the Contract Documents.

The Contractor shall provide and bear the expense of all equipment, work and labor, of any sort whatsoever that may be required for the transfer of materials and for constructing and completing the work provided for in these Contract Documents except those items mentioned therein to be furnished by the City of Camas. In all respects, the Contractor is an independent Contractor, and not an employee of the City of Camas.

II. The City of Camas hereby promises and agrees with the Contractor to employ, and does employ the Contractor to provide the materials and to do and cause to be done the above described work and to complete and finish the same in accord with the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices at the time and in manner and upon the conditions provided for in this contract.

III. The Contractor for himself/herself, and for his/her heirs, executors, administrators, successors, assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

IV. The Contractor shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City of Camas.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor’s liability hereunder shall be only to the extent of the Contractor’s negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor’s waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

V. The Contractor shall provide a material, labor, and equipment guarantee for the work performed under this contract for a period of one year from the Date of Acceptance as shown on the Notice of Completion for Public Works Projects. All work shall be free of defect in workmanship or materials. Upon notice, the Contractor shall make all repairs promptly at no cost to the City. Failure to repair or replace defects in a manner satisfactory to the Engineer will constitute a breach of this contract.

VI. The City of Camas is an Equal Employment Opportunity employer.

The City of Camas, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, all contractors will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of the owner’s race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency in consideration for an award.

The Contractor will comply with all federal, state and local laws prohibiting discrimination on the basis of age, sex, sexual orientation, marital status, race, creed, color, national origin, disability, or familial status. These requirements are specified in Section 109 of the Housing and Community Development Act of 1974 (42 USC Section 5309); Civil Rights Act of 1964, Title VII (42 USC Section 2000e); Civil Rights Act of 1968, Title VIII (Fair Housing Act) (42 USC Sections 3601 - 3639); Executive Order 11063 (Equal Opportunity in Housing); Executive Order 11246, as amended (Equal Employment Opportunity); Architectural Barriers Act of 1968 (42 USC 4151, et seq.); Americans with Disabilities Act (42 U.S.C. 12101, et seq.); and Section 3 of the Housing and Urban Development Act of 1968, and 24 CFR 570.601.

The Contractor will not discriminate against any resident of the project service area by denying benefit from or participation in any block grant funded activity on the basis of race, color, sex, sexual orientation, national origin, disability, age, marital status and familial status. (Civil Rights Act of 1964, Title VI; Civil Rights Act of 1968, Title VII; Architectural Barriers Act of 1968; Americans with Disabilities Act; Section 109, Housing and Community Development Act of 1974; Section 504, Rehabilitation Act of 1973 as amended).

VII. The Contractor is obligated to pay Washington State Department of Labor and Industries Prevailing Wage Rates for Clark County effective on issuance date of Job Order.

VIII. The Contractor further acknowledges the following provisions and agrees to comply with the conditions as set forth therein:

- **THIS PROJECT REQUIRES A CONTRACT BOND FOR 100% OF THE CONTRACT AMOUNT.**
- **INSURANCE REQUIREMENTS**
 - All insurance policies, with the exemption of Professional Liability and Workers Compensation, shall name the following entities as additionally insured(s):
 - **City of Camas and its officer, elected officials, employees, agents, and volunteers.**

IX. The Contractor shall certify that they are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any State or Federal department or agency.

X. The Contractor shall not propose or contract with any person or entity that is currently debarred, suspended, and ineligible contractors and grantees.

XI. It is further provided that no liability shall attach to the City of Camas by reason of entering into this contract, except as provided herein.

XII. The Contractor shall maintain its records and accounts so as to facilitate audit requirements as established by the Office of the State Auditor and shall require subcontractors to do the same.

IN WITNESS WHEREOF, the Contractor has executed this instrument, on the day and year first below written and the Mayor of the City of Camas has caused this instrument to be executed by and in the name of the said City of Camas the day and year first above written.

Executed by the Contractor _____, 20__.

Contractor

Executed by the Local Agency _____, 20__.

Mayor

Approved as to Form

City of Camas Attorney

DECLARATION OF OPTION FOR INVESTMENT OF RETAINED PERCENTAGE

I hereby elect to have the retained percentage of this contract held in a fund by the City of Camas until thirty (30) days following final acceptance of the work.

Signed _____

Date _____

I hereby elect to have the City of Camas invest the retained percentage of this contract from time to time as such retained percentage accrues and in accordance with RCW 60.28.020. The City will select the repository.

I hereby further agree to be fully responsible for payment of all costs or fees incurred as a result of placing said retained percentage in escrow and investing it as authorized by statute. The City of Camas shall not be liable in any way for any costs or fees in connection herewith.

Signed _____

Date _____

CONTRACT BOND

KNOW ALL PERSONS BY THESE PRESENTS, That

of _____, as Principal, and _____

as Surety, are jointly and severally held and bound unto the City of Camas, Washington,

in the penal sum of Dollars (\$_____), for the payment of which we jointly and severely bind ourselves, our heirs, executors, administrators, and assigns, and successors and assigns, firmly by these presents.

THE CONDITION of this bond is such that whereas, on the _____ day of _____ A.D., 20____, the said _____,

Principal, herein, executed a certain contract with the City of Camas, Washington,

by the terms, conditions and provisions of which contract the said _____,

Principal, herein, agree to furnish all material and do certain work, to wit: That

_____ will undertake and

complete the construction of these **Rose Property House Renovation Project No. P1031**, in according to the maps, plans and specifications made a part of said contract, which contract as so executed, is hereunto attached, is now referred to and by reference is incorporated herein and made a part hereof as fully for all purposes as if here set forth at length. The bond shall cover all approved change orders as if they were in the original contract.

NOW, THEREFORE, if the Principal herein shall faithfully and truly observe and comply with the terms, conditions and provisions of said contract in all respects and shall well and truly and fully do and perform all matters and things **by the date specified in each job order**, undertaken to be performed under said contract, upon the terms proposed therein, and within the time prescribed therein, and until the same is accepted, and shall pay all laborers, mechanics, subcontractors and material men, and all persons who shall supply such contractor or subcontractor with provisions and supplies for the carrying on of such work, and shall in all respects faithfully perform said contract according to law, then this obligation to be void, otherwise to remain in full force and effect.

WITNESS our hands this _____ day of _____, 20__

PRINCIPAL

ATTORNEY-IN-FACT, SURETY

NAME AND ADDRESS, LOCAL OFFICE OF AGENT

APPROVED:

CITY OF CAMAS, WASHINGTON

BY: _____

Mayor

DATE: _____, 20__

SURETY BOND NUMBER _____

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, Age, disability, income-level or LEP.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
 - Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), prohibits discrimination on the basis of sex);
 - Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
 - The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), prohibits discrimination on the basis of age);
 - Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
 - The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
 - Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
 - The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
 - Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
 - Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).

INTERLOCAL COOPERATIVE PURCHASE AGREEMENT

This Interlocal Cooperative Purchase Agreement (hereinafter, the “agreement”) is made by and between the City of Vancouver, Washington, a municipal corporation under the laws of the State of Washington (hereinafter referred to as “Vancouver”), with its principal place of business at 415 W 6th Street in Vancouver, Washington, and the City of Camas, Washington, a municipal corporation under the laws of the State of Washington (hereinafter referred to as “Camas”), with its principal place of business at 616 NE 4th Avenue, Camas, Washington (collectively referred to as the “parties”, and individually as a “party”).

WHEREAS, Vancouver has entered into job order contract #100194 for construction services (hereinafter referred to as the “JOC Contract”) with Halbert Construction Services, LLC (hereinafter referred to as “Contractor”) commencing on November 1, 2019; and

WHEREAS, Camas wishes to utilize the terms and conditions of the JOC Contract to perform various job order projects on Camas facilities; and

WHEREAS, the Parties hereto have the authority to enter into this agreement in accordance with Chapter 39.34 RCW, the Interlocal Cooperation Act.

NOW, THEREFORE, in consideration of the above and foregoing recitals, the mutual promises and covenants herein contained, the parties hereto agree as follows:

It is agreed by the parties as follows:

1. **Term.** The term of this agreement in respect to each party shall commence on the date of last signature by the parties hereto and shall remain in effect during the duration of the JOC Contract until terminated by a party as provided in paragraph 5 of this Agreement.
2. **Cooperative Purchase.** Vancouver authorizes a no cost change to the JOC Contract that the Contractor provide Camas with job order construction services on Camas facilities directly to Camas on the same terms and conditions of the JOC Contract, except that the obligations owed to the Vancouver under such agreement will be owed by Contractor to Camas including but not limited to obligations to provide performance and payment bonds for work performed and insurance endorsements that name Camas as additional insured. Contractor shall directly invoice Camas for any and all such work provided, and all work orders shall state "All work described herein provided directly to the City of Camas, Washington by the Contractor are subject to the terms and conditions of the JOC Contract, City of Vancouver Contract #100194 commencing, dated November 1, 2019. The City of Vancouver is not a party to, nor responsible for, performance of or payment for the work described in this invoice." Camas shall issue all job orders and perform all fiscal and program responsibilities for the projects to be identified by Camas. A true and correct copy of the JOC Contract agreement is attached hereto as Attachment "A" and incorporated in its entirety by this reference.
3. **Compensation and Payment.** The parties agree that the total value of all work orders issued under this agreement shall not exceed \$600,000.00 USD. The Contractor shall directly invoice Camas and Camas shall directly pay the Contractor pursuant to the payment and compensation terms identified within the JOC Contract.

4. **Financial Responsibility.** Camas shall be solely financially responsible for the payment of the purchase price of goods and services provided under the JOC contract and received by Camas under the terms of this agreement.
5. **Ownership.** Title to all items purchased by any party to this agreement shall remain in the name of such party.
6. **Termination.** Any party to this agreement may terminate its participation by giving the other party to the agreement thirty (30) days written notice of such intent to terminate.
7. **Limitations.** The parties shall not jointly acquire property or jointly budget funds under the authority of this agreement.
8. **Statutory Compliance.** Each party agrees to comply with any statutory requirements applicable to such party when acting under this agreement.
9. **Administration.** No new or separate legal or administrative entity is created to administer the provisions of this agreement. Pursuant to RCW 39.34.030(4)(a), the administrator for this Agreement shall be determined by Vancouver.
10. **Right to Contract – Independent Action Preserved.** Each party reserves the right to contract independently for the acquisition of goods or services without notice to the other party and shall not bind or otherwise obligate the other party to participate in the activity.
11. **Hold Harmless.** Camas specifically acknowledges that Vancouver shall have no liability or responsibility for the performance of the Contractor with respect to Camas job orders. Camas shall defend and hold Vancouver harmless from any and all claims, suits, losses, costs (including attorney's fees), and/or damages of any kind whatsoever arising out of or in any way resulting from Camas's issuance of job orders and performance by any party pursuant to same facilitated by this agreement. Vancouver makes no representations or warranties of any kind, including, without limitation regarding the contractors, performance, or terms and conditions of the JOC Contract.
12. **Entirety of Agreement.** This agreement contains or incorporates all the terms and conditions agreed upon by the parties. No other understanding, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any parties hereto.

Dated: 4/16/2021


Dated: 4/15/2021


For Vancouver,
CITY OF VANCOUVER,
a municipal corporation

For Camas,
CITY OF CAMAS,
a municipal corporation


DocuSigned by:

75A9183485CA467...
Eric Holmes, City Manager

DocuSigned by:

C19B4455BCD8402...
Signature

Attest:
DocuSigned by:

BCF6794E40E94AE...
Natasha Ramras, City Clerk

Barry McDonnell Mayor
Printed Name and Title

Approved as to form:
DocuSigned by:

9A7DC2E31F694A2...
Jonathan J. Young, City Attorney

ATTACHMENT "A"

CITY OF VANCOUVER, WA
JOB ORDER CONTRACT

CONTRACT #100194



CITY OF VANCOUVER, WA
CONTRACT No. 100194

For

**JOB ORDER CONTRACTING SERVICES
FOR GENERAL CONSTRUCTION**

Initial Agreement Term: November 1, 2019 through October 31, 2021

(City Renewal Option: Up to one (1) additional one-year term)

Between

CITY OF VANCOUVER, WASHINGTON

And

HALBERT CONSTRUCTION SERVICES LLC

TABLE OF CONTENTS

ARTICLE I: DEFINITIONS 3

ARTICLE II: CONTRACT DOCUMENTS, RELATIONSHIP OF PARTIES 6

 2.1 Contract Documents..... 6

 2.2 General..... 6

 2.3 Submittal of Requested Information 7

ARTICLE III: WORK OF THIS JOB ORDER CONTRACT 8

 1. General..... 8

 2. Minimum Contract Value 8

 3. Maximum Contract Value..... 8

 4. Assignment of Work and Award of Individual Job Orders 9

 5. Initiation of a Job Order 9

 6. Preparation of a Job Order Proposal 10

 7. Review of the Job Order Proposal and Issuance of the Job Order 14

 6. Job Order Performance 15

 7. Quality Control 15

 8. Permits, Fees, and Notices 15

 9. Access to Work..... 16

ARTICLE IV: PRICING OF THE WORK 17

 4.1 General..... 17

 4.2 Job Order Price 17

 4.3 Contractor’s Adjustment Factors 17

 4.4 Labor and Materials Bond and Performance Bond..... 20

 4.5 Retainage..... 20

 4.6 Insurance..... 20

 4.7 Items Not Found in RS Means..... 21

 4.8 Hours of Work 22

 4.9 Payment of Labor..... 22

 4.10 Payment to the Contractor..... 23

ARTICLE V: CONTRACT TERM, COMMENCEMENT, COMPLETION, AND LIQUIDATED DAMAGES 24

 5.1 Contract Term 24

 5.2 Commencement Date..... 24

 5.3 Completion Date 24

 5.4 Liquidated Damages 24

ARTICLE VI: SUBCONTRACTING 25

 6.1 Statutory Requirements..... 25

 6.2 Subcontractor Responsibility Criteria..... 25

ARTICLE VII: MISCELLANEOUS..... 27

- 7.1 Cooperative Purchasing 27
- 7.2 E-Verify 27
- 7.3 Employment of Labor 27
- 7.4 Equal Opportunity 27
- 7.5 Joint Venture Contractor 28
- 7.6 Indemnity and Hold Harmless 28
- 7.7 Ownership of Records and Documents 29
- 7.8 Public Disclosure 29
- 7.9 City Business License 30
- 7.10 Governing Law 30
- 7.11 Compliance with the Law 30
- 7.12 Disputes..... 30
- 7.13 Audit 30
- 7.14 Assignment 30
- 7.15 Contract Amendment 30
- 7.16 Termination for Convenience 31
- 7.17 Future Non-Appropriation of Funds 31
- 7.18 Debarment and Suspension..... 31
- 7.19 Entire Agreement 31
- 7.20 Notices 31

JOB ORDER CONTRACTING SERVICES
FOR GENERAL CONSTRUCTION

This Contract, effective this 20 day of November, 2019 is made and entered into by and between the City of Vancouver, a municipal corporation of the State of Washington (Owner), and Halbert Construction Services LLC, 12013 NE 99th St, Ste 1630, Vancouver, WA 98682 (Contractor) hereinafter referred to as Parties. This Job Order Contract shall be the agreed basis of performing and compensating for all City issued Job Orders to Contractor.

In consideration of the mutual covenants and agreements of the Parties herein contained, the Contractor agrees to furnish all material, labor, tools, equipment, apparatus and facilities necessary to perform and complete all Work called for in the Contract Documents.

This Job Order Contract is entered into pursuant to the provisions of the Revised Code of Washington (RCW) 39.10.430. In executing this Job Order Contract, the Parties acknowledge that the scope of work will be delegated by the Owner on the basis of Job Orders. Contractor has agreed to offer its services to perform said Work per City issued RFP No. 10-19, Contractor's proposal to said RFP, and City Council's approval on November 4, 2019 of Staff Report No. 151-19.

ARTICLE I: DEFINITIONS

In addition to the definitions set forth in the General Conditions, the following definitions shall apply to this Job Order Contract:

- 1.1 **Adjustment Factor** - The Contractor's competitively proposed price adjustment to the unit prices as published in the Construction Task Catalog. The contents and variations allowed in the Adjustment Factor are further defined in this Job Order Contract.
- 1.2 **Base Term** - The initial period of the Contract and does not include any Option Terms.
- 1.3 **Contract Award Amount** - The minimum dollar amount of total Job Orders Owner commits to spending.
- 1.4 **Construction Task Catalog[®]** - A comprehensive listing of construction related tasks together with a specific unit of measure and a published Unit Price.
- 1.5 **Days** - Shall mean calendar days unless specifically stated otherwise in the specification section.
- 1.6 **Detailed Scope of Work** - A document setting forth the work the Contractor is obligated to complete for a particular Job Order.

- 1.7 **Estimated Annual Value** - An estimate of the value of Job Orders that could be issued by the Owner each year.
- 1.8 **Job Order** - A written order issued by the Owner, such as a Purchase Order, requiring the Contractor to complete the Detailed Scope of Work within the Job Order Completion Time for the Job Order Price. The contents of the Job Order are further defined in this Job Order Contract and the General Conditions. A project may consist of one or more Job Orders.
- 1.9 **Job Order Completion Time** - The time within which the Contractor must complete the Detailed Scope of Work.
- 1.10 **Job Order Price** - The value of the approved Job Order Price Proposal and the amount the Contractor will be paid for completing a Job Order.
- 1.11 **Job Order Price Proposal** - A price proposal prepared by the Contractor that includes the Pre-priced Tasks, Non Pre-priced Tasks, quantities and appropriate Adjustment Factors required to complete the Detailed Scope of Work.
- 1.12 **Job Order Proposal** - A set of documents including at least: (a) Job Order Price Proposal; (b) required drawings or sketches; (c) list of anticipated Subcontractor; (d) Construction schedule; and (e) other requested documents.
- 1.13 **Job Order Request** - An order issued by Owner to Contractor requesting a price for a proposed scope of work to be performed pursuant to a Job Order issued under this Job Order Contract.
- 1.14 **Joint Scope Meeting** - A site meeting to discuss the work before the Detailed Scope of Work is finalized.
- 1.15 **Holidays** - Shall include January 1, the third Monday of January, the third Monday of February, Memorial Day, July 4, Labor Day, November 11, Thanksgiving Day, the day after Thanksgiving, and Christmas Day.
- 1.16 **Maximum Contract Value** - The maximum value of Job Orders that the Contractor may receive under this Contract per the RCW.
- 1.17 **Minimum Contract Value** - The minimum value of Job Orders that the Contractor is guaranteed the opportunity to perform under this Contract.
- 1.18 **Non Pre-priced Task** - A task that is not set forth in the Construction Task Catalog[®].
- 1.19 **Normal Working Hours** - Includes the hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, except for Owner holidays.
- 1.20 **Notice to Proceed** - A written notice issued by the Owner directing the Contractor to proceed with construction activities to complete the Job Order.
- 1.21 **Open Contract Sum** - The total sum of all open Job Orders.

- 1.22 **Option Term** - An additional period of time beyond the Contract Term which extends the termination date of the Contract.
- 1.23 **Other than Normal Working Hours** - Includes the hours of 6:01 p.m. to 6:59 a.m. Monday through Friday and all day Saturday, Sunday, and Owner Holidays.
- 1.24 **Pre-priced Task** - A task described in, and for which a Unit Price is set forth in, the Construction Task Catalog®.
- 1.25 **Project** - The collective improvements to be constructed by the Contractor pursuant to a Job Order, or a series of related Job Orders.
- 1.26 **Request for Job Order Proposal** - A written request to the Contractor to prepare a Job Order Proposal for the Detailed Scope of Work referenced therein.
- 1.27 **Schedule of Values** - A written breakdown allocating the total Job Order Price to each category of Work, in such detail as requested by Owner.
- 1.28 **Specifications** - That portion of the Contract Documents consisting of the written requirements for contract administration, materials, equipment, systems, standards and workmanship for the Job Order Work, and performance of related services, and including Divisions 0 (less Bidding Requirements) through Division 17.
- 1.29 **Supplemental Job Order** - A secondary Job Order developed after the initial Job Order has been issued for the purpose of changing, deleting, or adding work to the initial Detailed Scope of Work, or changing the Job Order Completion Time.
- 1.30 **Technical Specifications** - The written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.
- 1.31 **Unit Price** - The price published in the Construction Task Catalog® for a specific construction or construction related work task. Unit Prices for new Pre-priced Tasks can be established during the course of the Contract and added to the Construction Task Catalogs®. Each Unit Price is comprised of labor, equipment, and material costs to accomplish that specific Pre-priced Task.

ARTICLE II: CONTRACT DOCUMENTS, RELATIONSHIP OF PARTIES

2.1 Contract Documents

The Contract Documents, as detailed below, form the complete agreement between the Parties, and are as fully a part of this Job Order Contract as if attached to this Job Order Contract or repeated herein. The Contract Documents represent the entire and integrated agreement between the Parties related to this Project and supersede prior negotiations, representation or agreements, either written or oral. The Contract documents consist of the following and any inconsistency in the parts of the Contract documents shall be resolved by the following this order of precedence:

- a. Contract Modifications (later amendment takes precedence over previous)
- b. JOC Services for General Construction Contract
- c. Job Order Contract Purchase Order (including Detailed Scopes of Work, Job Order Proposals, and any additional conditions or specifications)
- d. Amendments to the WSDOT Standard Specifications
- e. WSDOT Standard Specifications for Road and Bridge Construction
- f. General Conditions for Job Order Contracts
- g. Addenda to Request for Proposal 10-19,
- h. RFP 43-15
- i. Successful Proposer's Proposal
- j. RS Means
- k. Technical Specifications

2.2 General

The Contractor accepts the relationship of trust and confidence established by this Job Order Contract and covenants with the Owner to cooperate with the Owner through every phase of the Work and utilize the Contractor's best skill, efforts and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to make best efforts to furnish at all times an adequate supply of workers and materials; and to perform the Work in the best way and most expeditious and economical manner consistent with the interests of the Owner. The Contractor further recognizes that in order for the Project to be completed on time and within budget the Contractor and the Owner will have to closely cooperate to meet the Owner's financial constraints. The Contractor shall closely cooperate on a regular basis to revise materials, methods, estimates and schedules as necessary to perform and complete the Work consistent with the Contract Time unless adjusted by Supplemental Request.

2.3 Submittal of Requested Information

Contractor, upon request of the Owner, shall submit the following information in a format acceptable to the Owner:

- a. A list of Job Orders issued,
- b. The cost of each Job Order,
- c. A list of the subcontractors hired under each Job Order,
- d. The cost of each subcontract under each Job Order,
- e. A copy of the intent to pay prevailing wages and the affidavit of wages paid for each Job Order subcontract, and
- f. Any other information requested.

ARTICLE III: WORK OF THIS JOB ORDER CONTRACT**1. General**

This Job Order Contract is an indefinite delivery, indefinite quantity (IDIQ) contract pursuant to which the Contractor may perform an ongoing series of individual Projects at different locations throughout the City. The Contract Documents include a CTC containing construction tasks with preset Unit Prices. All Unit Prices are based on local labor, material and equipment prices and are for all direct and indirect costs of construction. The City of Vancouver will use the JOC Contractors to perform general construction work including, but not limited to, interior renovations, tenant improvements, interior mechanical, electrical, structural as well as concrete work, asphalt paving, underground utilities, park trails and grounds, communication network installation, channelization, permanent signing and installation of electrical traffic control devices such as flashing beacons and radar feedback signals. The City expects the average job to be less than \$100,000. This expected average is presented for information only and is not a commitment.

2. Minimum Contract Value

The Minimum Contract Value for this Contract is \$10,000. The Contractor is guaranteed to receive the opportunity to perform Job Orders totaling at least \$10,000 during the term of this Contract.

The Estimated Annual Value for each Contract is \$3,000,000. The Contractor may be issued Job Orders totaling up to the Estimated Annual Value during any year of the Contract. The Contractor is not guaranteed to receive this value of Job Orders. It is merely an estimate. The City has no obligation to issue Job Orders in excess of the Minimum Contract Value.

The City reserves the right to issue Job Orders up to the maximum amount specified in RCW 39.10.440. The Maximum Contract Value shall not exceed the amount set forth in RCW 39.10.440. In addition, the City may elect to carry over any unused capacity from the previous year and add the value to the immediate following year limit. The maximum annual volume including unused capacity shall not exceed the limit of two years.

3. Maximum Contract Value

Per RCW 39.10.450, the maximum dollar amount for an individual Job Order is three hundred fifty thousand dollars (\$350,000). All Job Orders for the same project (original plus any Supplemental Job Orders) shall be treated as a single Job Order for the purpose of the \$350,000 limit. A Job Order issued for any particular project must not exceed \$350,000, exclusive of sales tax.

The City of Vancouver intends to use the JOC Contractors to perform general construction work including, but not limited to, interior renovations, tenant

improvements, interior mechanical, electrical, structural as well as concrete work, asphalt paving, underground utilities, park trails and grounds, communication network installation, channelization, permanent signing and installation of electrical traffic control devices such as flashing beacons and radar feedback signals. The City expects the average job to be less than \$100,000. This expected average is presented for information only and is not a commitment.

4. Assignment of Work and Award of Individual Job Orders

The Owner may award an individual Job Order to any selected Contractor. The City of Vancouver reserves the right to limit the number of Job Orders assigned to a contractor at one time. Selection of the Contractor and award of the Job Order will be in compliance with established Owner procedures and based on one or more of the following criteria:

1. Rotational selection among all Contractors, unless otherwise determined by the Owner.
2. Evaluation of past and current performance on Job Orders of a similar nature and type of work, project size, construction management challenges, schedule performance, design management requirements, etc.
3. Balancing of work load (Job Order dollar volume and construction backlog) among Contractors.
4. Management of Job Order dollar volume within bonding limitations of the Contractor.
5. Price, as it relates to the Owner's independent cost estimate or to an offer from any other contractor.
6. Contractor's responsiveness to the Owner on Job Orders.

5. Initiation of a Job Order

As the need exists, the Owner will notify the Contractor of a Project, schedule a Joint Scope Meeting and issue a Notice of Joint Scope Meeting. The Contractor should be available with 24 hours of the invitation to attend the Joint Scope Meeting. In cases of emergencies Contractors may be required to attend a Joint Scope Meeting with in an hour of the request.

The Contractor shall attend the Joint Scope Meeting and discuss, at a minimum:

1. the general scope of the work;
2. alternatives for performing the work and value engineering;

3. access to the site and protocol for admission;
4. hours of operation;
5. staging area;
6. requirements for catalog cuts, technical data, samples and shop drawings;
7. requirements for professional services, sketches, drawings, and specifications;
8. construction duration;
9. liquidated damages;
10. the presence of hazardous materials;
11. date on which the Job Order Proposal is due;
12. Whether or not additional general or special conditions may apply to the Job Order.

Upon completion of the joint scoping process, the Contractor will prepare a draft Detailed Scope of Work referencing any sketches, drawings, photographs, and specifications required to document accurately the work to be accomplished. The Owner shall review the Detailed Scope of Work and request any required changes or modifications. When an acceptable Detailed Scope of Work has been prepared, the Owner will issue a Request for Job Order Proposal that will require the Contractor to prepare a Job Order Proposal. The Detailed Scope of Work, unless modified by both the Contractor and the Owner, will be the basis on which the Contractor will develop its Job Order Proposal and the Owner will evaluate the same. The Contractor does not have the right to refuse to perform any task or any work in connection with a particular Project.

6. Preparation of a Job Order Proposal

1. The Contractor's Job Order Proposal shall include, at a minimum:
 - a. Job Order Price Proposal;
 - b. Required drawings or sketches;
 - c. List of anticipated Subcontractors and Materialmen;
 - d. Construction schedule; preliminary subject to change with the approval of the project manager.

- e. Other requested documents.

Failure to submit the required documents listed above shall result in the proposal being rejected.

2. The value of the Job Order Price Proposal shall be c by summing the total of the calculations for each Pre-priced Tasks (Unit Price x quantity x Adjustment Factor) plus the value of all Non Pre-priced Tasks.
3. The Contractor will prepare Job Order Price Proposals in accordance with the following:
 - a. Pre-priced Task: A task described in, and for which a unit price is set forth in, RS Means.
 - b. Non Pre-priced Task: A task that is not set forth in the Construction RS Means.
 - c. Information submitted in support of Non Pre-priced Tasks shall include, but not be limited to, the following:
 - i. Catalog cuts, specifications, technical data, drawings, or other information as required to evaluate the task.
 - ii. If the Contractor will perform the work with its own forces, it shall submit three independent quotes for all material to be installed and shall, to the extent possible, use Pre-priced Tasks for labor and equipment from the Construction Task Catalog®. If the work is to be subcontracted, the Contractor must submit three independent quotes from subcontractors. The Contractor shall not submit a quote or bid from any supplier or subcontractor that the Contractor is not prepared to use. The Owner may require additional quotes and bids if the suppliers or subcontractors are not acceptable or if the prices are not reasonable.
 - iii. The final price submitted for Non Pre-priced Tasks shall be according to the following formula:

For Non Pre-priced Tasks Performed with Contractor's Own Forces:

A = The hourly rate for each trade classification not in RS Means multiplied by the quantity;

B = The rate for each piece of Equipment not in RS Means multiplied by the quantity;

C = Lowest of three independent quotes for all materials.

Total for a Non Pre-priced Tasks performed with Contractor's Own Forces = $(A+B+C) \times$ Non Pre-Priced Task Adjustment Factor

For Non Pre-priced Tasks Performed by Subcontractors:

If the Non Pre-priced Task is to be subcontracted, the Contractor must submit three independent quotes for the work.

D = Lowest of three Subcontractor Quotes

Total Cost for Non Pre-priced Tasks performed by Subcontractors = $D \times$ Non Pre-Priced Task Adjustment Factor

- iv. After a Non Pre-priced Task is used on five or more separate Job Orders, the Unit Price for such task will be established, following approval by the Owner, and fixed as a permanent Non Pre-Priced Task which will no longer require price justification. These costs may be escalated yearly based on the issuance of a new Means Historical Cost Index. Non-Pre-Priced items cannot exceed 20% of the Job Order.
 - v. The Owner's determination as to whether a task is a Pre-priced Task or a Non Pre-priced Task shall be final, binding and conclusive as to the Contractor.
4. Whenever, because of trade jurisdiction rules or small quantities, the cost of a minor task in the Job Order Price Proposal is less than the cost of the actual labor and material to perform such task, the Owner may permit the Contractor to be paid for such task as a Non Pre-priced Task, or use Pre-priced labor tasks and material component pricing to cover the actual costs incurred. Provided, however, that there is no other work for that trade on the Project or other work for that trade cannot be scheduled at the same time and the final charge does not exceed \$1,000.

5. Contractor shall make the necessary arrangements for and obtain all filings and permits required for the Work, including the preparation of all drawings, sketches, calculations and other documents and information that may be required therefor. If the Contractor is required to pay an application fee for filing a project, a fee to obtain a building permit, or any other permit fee to the City, State or some other governmental or regulatory agency, then the amount of such fee paid by the Contractor for which a receipt is obtained shall be treated as a Reimbursable Task to be paid without mark-up. The costs of expediting services or equipment use fees are not reimbursable. The City, at its discretion, has the option to pay the filing or permit fees through a City funds transfer if so desired to keep these fees out of the JOC project costs.
6. The Contractor shall provide incidental engineering and architectural services required in connection with a particular Job Order including drawings and information required for filing.
7. The Contractor's Job Order Proposal shall be submitted by the date indicated on the Request for Job Order Proposal. All incomplete Job Order Proposals shall be rejected. The time allowed for preparation of the Contractor's Job Order Proposal will depend on the complexity and urgency of the Job Order but should average between seven and fourteen days. On complex Job Orders, such as Job Orders requiring incidental engineering/architectural drawings and approvals and permits, allowance will be made to provide adequate time for preparation and submittal of the necessary documents.
8. In emergency situations and minor maintenance and repair Job Orders requiring immediate completion, the Job Order Proposal may be required quickly and the due date will be so indicated on the Request for Job Order Proposal or, as described below, the Contractor may be directed to begin work immediately with the paperwork to follow.
9. By submitting a Job Order Proposal to the Owner, the Contractor agrees to accomplish the Detailed Scope of Work in accordance with the Request for Job Order Proposal at the price submitted. It is the Contractor's responsibility to include the necessary tasks and quantities in the Job Order Price Proposal and apply the appropriate Adjustment Factor(s) prior to delivering it to the Owner.
10. If the Contractor requires clarifications or additional information regarding the Detailed Scope of work in order to prepare the Job Order Proposal, the request must be submitted so that the submittal of the Job Order Proposal is not delayed.

7. Review of the Job Order Proposal and Issuance of the Job Order

1. The Owner will evaluate the entire Job Order Price Proposal within 3 working days of receiving the document and compare these with the Owner's estimate of the Detailed Scope of Work to determine the reasonableness of approach, including the appropriateness of the tasks and quantities proposed. If the Owner has questions or requires additional information the Contractor shall respond to the questions or submit a revised Job Order Price Proposal within 3 working days of receipt of the request. For any subsequent reviews or revisions to the price proposal the Contractor and the Owner will have 2 working days.
2. The Contractor may choose the means and methods of construction; subject however, to the Owner's right to reject any means and methods proposed by the Contractor that:
 - a. Will constitute or create a hazard to the work, or to persons or property;
 - b. Will not produce finished Work in accordance with the terms of the Contract; or
 - c. Unnecessarily increases the price of the Job Order when alternative means and methods are available.
3. The Owner reserves the right to reject a Job Order Proposal or cancel a Project for any reason. The Owner also reserves the right not to issue a Job Order if it is determined to be in the best interests of the Owner. The Owner may perform such work by other means. The Contractor shall not recover any costs arising out of or related to the development of the Job Order including but not limited to the costs to attend the Joint Scope Meeting, review the Detailed Scope of Work, prepare a Job Order Proposal (including incidental architectural and engineering services), subcontractor costs, and the costs to review the Job Order Proposal with the Owner.
4. By submitting a Job Order Proposal to the Owner, the Contractor agrees to accomplish the Detailed Scope of Work in accordance with the Request for Job Order Proposal at the lump sum price submitted. It is the Contractor's responsibility to include the necessary Pre-priced Tasks and Non Pre-priced Tasks and quantities in the Job Order Price Proposal prior to delivering it to the Owner.
5. Each Job Order provided to the Contractor shall reference the Detailed Scope of Work and set forth the Job Order Price and the Job Order Completion Time. All clauses of this Contract shall be applicable to each Job Order. The Job Order, signed by the Owner and delivered to the Contractor constitutes the Owner's

acceptance of the Contractor's Job Order Proposal. A signed copy of the Job Order will be provided to the Contractor.

6. In the event that immediate emergency response is necessary, the Contractor shall be required to follow alternative procedures as established by the Owner. The Contractor shall begin work as directed notwithstanding the absence of a fully developed Request for Job Order Proposal, Detailed Scope of Work, or Job Order. The Contractor shall be compensated for such work as if the work had been ordered under the standard procedures.

6. Job Order Performance

Upon issuance of a job order the Contractor shall work with the assigned project manager to complete the work.

The Contractor shall provide full documentation to the City of all work, including, but not limited to: weekly meeting notes during construction, inspection reports, a comprehensive monthly summary report including status of all open Work Orders, punch-list reports as needed, as-built drawings and related items and any other reporting required or requested by the City.

During construction the Contractor will be required to submit, on a monthly basis, in a format acceptable to the City, a full cost-accounting report of the status of all expenses and individual budget items within the JOC for each Work Order, as well as quarterly reports of year-to-date and life-to-date contract expense.

7. Quality Control

Contractor is responsible for quality control and shall establish and maintain an effective quality control system. The Quality Control (QC) system shall consist of plans, procedures, and organization necessary to provide materials, equipment, workmanship, fabrication, construction and operations which complies with Job Order requirements. The Contractor shall review and certify as correct, complete, and in compliance with equipment as required by the Contract Documents. Quality Control is the sole responsibility of the Contractor.

8. Permits, Fees, and Notices

Unless otherwise provided in the Job Order, Contractor shall obtain all permits, licenses, and inspections necessary for proper execution and completion of the Work. Owner will pay the permitting authority directly for the cost of any building permit. All other permits are the financial responsibility of the Contractor. Prior to Final Acceptance, the approved, signed permits shall be delivered to Owner. Contractor shall comply with and give

notices required by all federal, state, and local laws, ordinances, rules, regulations, and lawful orders of public authorities applicable to performance of the Work.

9. Access to Work

The City, its Agent, and/or its Representative shall at all times have access to the work wherever it is in preparation or progress and the Contractor shall provide facilities for such access so that the City, its Agent, and/or its Representative may perform their functions under the Job Order documents. If the specifications, the City, its Agent, and/or its Representative instructions, laws, ordinances, or any public authority require any work to be specially tested or approved, the Contractor shall give the City, its Agent, and/or its Representative timely notice of its readiness for observation by the Owner's Representative or inspection by another authority, and if the inspection is by an authority other than the City, its Agent, and/or its Representative, of the date fixed for such inspection, required certificates of inspection being secured by the Contractor. Observations by the City, its Agent, and/or its Representative shall be promptly made, and where practicable at source of supply.

If any work should be covered up without approval or consent of the City, its Agent, and/or its Representative, it must, if required by the City, its Agent, and/or its Representative, be uncovered for examination at the Contractor's expense.

Re-examination of questioned work may be ordered by the City, its Agent, and/or its Representative and, if so requested, the work must be uncovered by the Contractor. If such work be found in accordance with the issued Job Order documents, the City will pay the cost of re-examination and replacement.

ARTICLE IV: PRICING OF THE WORK

4.1 General

Contractor shall furnish all supervision, labor, materials, tools, supplies, equipment and transportation to perform all operations necessary and required in accordance with the terms and conditions of the Contract, and as further specified in individual Job Orders. Pricing will be provided in excel spread sheet format exported from Construction Task Catalog.

4.2 Job Order Price

The pricing of the Job Order shall be determined as follows: The unit price for each item to be used from RS Means. The price (unit price x quantity x Adjustment Factor) is the total amount to be paid to the Contractor for the item for self-performed items or subcontractor-performed items. Cost for building permits, inspection fees, utility hookup fees, and other jurisdictional fees should be included on the Job Order Proposals as separate line items.

4.3 Contractor's Adjustment Factors

The Adjustment Factor for work performed during Normal Working Hours is 1.2075 for this contract. The Adjustment Factor for work performed during Other than Normal Working Hours is set at 1.2380. The Adjustment Factor for non-pre-priced items is 1.2050. This is fixed for a period of one year and may be adjusted per the ENR CCI Index according to the average of the twenty cities. These Adjustment Factors includes business costs, construction costs, and price variations.

4.3.1 Business costs included in the Contractor's Adjustment Factors include:

- Overhead costs, including, but not limited to: home office overhead, insurance, bonds, and indemnification, project meetings, training, management and supervision, mobilization and close-out for the contract and each Job Order ,and project office staff and equipment.
- Profit.
- Subcontractor's overhead and profit.
- All taxes for which a waiver is not available with the exception of the Washington Sales Taxes which will not be part of the adjustment factor(s) but rather a separate line item on each Job Order. However the use tax on materials for WAC 458-20-171 projects shall be part of the adjustment factor(s).

- Employee or Subcontractor's wage rates that exceed the prevailing wage rates.
- Fringe benefits, payroll taxes, worker's compensation, insurance costs and any other payment mandated by law in connection with labor that exceeds the labor rate allowances.
- Cost of financing the work.
- Business risks such as the risk of a lower than expected volume of work, smaller than anticipated Job Orders, poor Subcontractor performance, and inflation or material cost fluctuations.

4.3.2 Construction costs included in the Contractor's Adjustment Factors include:

- Services required to obtain filings and permits.
- Preparation and modification of proposals, sketches, drawings, submittals, as-built drawings, CADD drawings, microfilm, and other project records.
- Incidental engineering and architectural services.
- Office trailer and portable toilets for Contractor's use.
- Construction vehicles such as pick-up trucks, utility trucks, vans, flatbed trucks, tractors, trailers, etc.
- Storage devices or items such as gang boxes and containers for Contractor's tools, equipment and materials.
- Personnel safety equipment (e.g., hard hats, safety harnesses with lifeline or cabling, protective clothing, safety glasses, face shields, etc.), basic safety and warning signage, railings, minor barricades, tape, roping, cable, markings, cones; including traffic control cones, barrels and basic traffic sign, etc.
- Meeting Owner security requirements.
- Excess waste including roofing, drywall, VCT, carpet, wall covering, ceiling tile, pipe, conduit, siding, concrete, etc. This list is not intended to be all inclusive, but descriptive of the types of construction materials that are typically sold in standard lengths, sizes and weights.
- Removing and returning Owner's furniture and furnishings (e.g. chairs, tables, pictures, etc. but excluding modular furniture, wall or ceiling attached or fastened devices or furnishings, safes or other furniture requiring disassembly).

- Sealing, windows, and openings with plastic to contain construction dust and debris within the work area.
- Daily clean-up.
- Final professional project clean-up.
- Costs resulting from inadequate supply of building materials, fuel, electricity, or skilled labor.
- Costs resulting from productivity loss.
- Working in extreme temperatures (below or above normal) or adverse conditions such as excessive rain, wind, sleet or snow.
- Differences in project size; complexity and location.
- All costs for other than discreet items of work specifically required to complete a particular Job Order.

4.3.3 Price Variations:

- Contractors may find differences in labor, equipment and material costs due to certain economic factors. Variations in labor cost can also result from labor efficiency, labor restrictions, working conditions and local work rules. Variations in material costs can also result from the quantity of material purchased, the existing relationship with suppliers, and because the materials have been discontinued or have become obsolete.
- While diligent effort is made to provide accurate and reliable up-to-date pricing, it is the responsibility of the Contractor to review and analyze the unit prices, and to calculate their Adjustment Factors accordingly, prior to bidding.

4.3.4 General Costs:

- This list is not exhaustive and is intended to provide general examples of cost items to be included in the Contractor's Adjustment Factor as defined in the Contract.
- The only compensation to be paid to a Contractor for the unit price tasks will be:

Published Unit Price	X	Installation(or Demolition) Quantity	X	Appropriate Adjustment Factor
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- No additional payments of any kind whatsoever will be made. All costs not included in the unit prices must be part of the Adjustment Factors.

4.4 Labor and Materials Bond and Performance Bond

The Contractor agrees that before it undertakes performance of this Contract, it will file with the City of Vancouver a Labor and Materials Bond and a Performance Bond, on the forms provided by the City of Vancouver, in the amount of \$1,000,000 (one million dollars) executed by itself as principal and by a surety company authorized, licensed to do business in the State of Washington on the approved City of Vancouver form. The bonds shall comply with the laws of the State of Washington, and especially with the provisions of Revised Code of Washington, Chapter 39.08. The term of each Bond shall be one (1) year. In the event the parties agree to exercise the Contract extension, the Contractor shall deliver a new Labor and Materials Bond and a Performance Bond in the same manner.

4.5 Retainage

4.5.1 Per RCW 39.10.450, for purposes of chapters 39.08, 39.12, 39.76, and 60.28 RCW, each Job Order issued shall be treated as a separate contract.

4.5.2 Retainage on this contract will be administered in accordance with RCW 60.28.011. If RCW 60.28.011 is revised during the course of the contract, the most current language shall apply to this Contract.

4.6 Insurance

The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

In addition, all policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

- \$1,000,000 minimum/general liability
- \$1,000,000 combined single limit auto liability
- \$5,000,000 umbrella liability
- \$1,000,000 minimum/professional liability
- \$1,000,000 products
- \$1,000,000 for each accident;
- \$500,000 for each disease for each employee;

- \$1,000,000 for each disease policy limit.

Washington Stop Gap Coverage: Consultants located in in North Dakota, Ohio, West Virginia, Washington and Wyoming must have Washington Stop Gap coverage listed on the Certificate of Liability Insurance. The limits and aggregates noted above must apply to the Stop Gap coverage as well.

Coverage Trigger: The insurance must be written on an “occurrence” basis. This must be indicated on the certificate. Claims made policies will not be acceptable.

City Listed as Additional Insured: The City of Vancouver, its agents, representatives, officers, directors, officials, and employees must be named as an additional insured on the CGL policy and shown on the certificate as an additional insured with an additional insured endorsement.

City shall be listed as the Certificate Holder.

4.7 Items Not Found in RS Means

Non-priced items are specific line items not found in RS Means. Contractor shall submit unit prices for non-priced items that include reimbursement for all direct and indirect costs of the work, including overhead and profit, bond and insurance costs:

- a. Direct costs for Labor and Materials: Owner may request up to three bids from sources acceptable to Owner.
- b. Equipment Costs: If not found in the Unit Price Book, equipment charges shall be computed on the basis of actual invoice costs or if owned, from the current edition of one of the following sources: Associated General Contractors General Contractors Washington State Department of Transportation (AGC WSDOT) Equipment Rental Agreement; current edition; State of Washington Utilities and Transportation Commission for trucks used on highways; National Electrical Contractors Association for equipment used for electrical work; and Mechanical Contractors Association of America for equipment used on mechanical work.

The Equipment Watch Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed that shown in the AGC WSDOT Equipment Rental Agreement, current edition.

4.8 Hours of Work

In addition to the Adjustment Factor for Work that is conducted during Normal Working Hours (7:00AM to 6:00PM, Monday through Friday), the Contractor may utilize a separate Adjustment Factor for Other than Normal Working Hours that occurs during Other than Normal Working Hours (6:00PM to 7:00AM, Monday through Friday, and weekends and holidays), if the Owner requested submission of such alternate Adjustment Factor at the time final proposals were due. Unless specifically identified or amended in the issued Job Order, all work shall be performed during Normal Working Hours.

4.9 Payment of Labor

- 4.9.1 For projects performed under this contract, the Contractor may be required to submit weekly/bi-weekly Certified Payrolls to the City of Vancouver Procurement Services upon request. The Job Order will specify if this is required.
- 4.9.2 The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the work of this Contract will be paid not less than the prevailing rate of wage for an hours work in accordance with the provisions of the Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto. The State of Washington prevailing wage rates applicable for this public works project, which is located in Clark County, may be found at the following website address of the Department of Labor and Industries: <https://fortress.wa.gov/lni/wagelookup/prvwagelookup.aspx>. Prevailing wage rate will be based on the date of the Job Order issued by the City.
- 4.9.3 In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision therein shall be final and conclusive and binding on all parties involved in the dispute.
- 4.9.4 In connection with this Contract, for each issued Job Order, the Contractor and each subcontractor shall complete or have on file a current "Statement of Intent to Pay Prevailing Wages" (Form L&I Number F700-029-000) before payment will be made for work performed. An approved "Affidavit of Wages Paid" form must be filed upon completion of the project. These forms are available from Washington State Department of Labor & Industries and can be filed electronically at <http://www.lni.wa.gov/TradesLicensing/PrevWage/>. The Department of Labor and Industries charges a fee for such approval and certification, which fee shall be paid by the Contractor. Any change in the fee will NOT be grounds for revision in Job Order Price.

The Contractor shall include this provision in all sub-contracts and shall require that it be placed in all sub-sub contracts at any tier.

- 4.9.5 All workers delivering fill, sand, gravel, crushed rock, transit/concrete mix, asphalt or other similar materials and all workers removing any materials from the construction site as required by the specifications are subject to the provisions of RCW chapter 39.12 and are entitled to the appropriate Prevailing Wage Rate. For purposes of this contract, such materials are for specified future use and per WAC 296-127-018, delivery and pick-up of the above listed materials constitutes incorporation.

4.10 Payment to the Contractor

No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed, with Procurement Services, the Labor and Industries executed Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in WAC 296-127-320 Payroll. A Contractor and all subcontractors shall, within ten days after it receives a written request, as defined by RCW 39.12.010(4) file a certified copy of the payroll records with the Owner. A contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

Progress payments to the Contractor shall be made within 30 days of receipt of the signed progress payment request, as approved by the Owner, for work completed during the previous month.

Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in 39.08.030 RCW and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

The Contractor shall submit invoices to City covering both professional fees and project expenses, as applicable. Payments to Contractor shall be made within thirty (30) days from submission of each invoice. The City reserves the right to correct any invoices paid in error according to the rates set forth in the specific Job Order. City and Contractor agree that any amount paid in error by City does not constitute a rate change in the amount of the contract. The City's contract/purchase order (PO) number given on the notice to proceed must be referenced on any invoice submitted for payment.

ARTICLE V: CONTRACT TERM, COMMENCEMENT, COMPLETION, AND LIQUIDATED DAMAGES

5.1 Contract Term

The initial term of this Job Order Contract is two (2) years, with an option on the part of the Owner to extend the Job Order Contract for an additional one (1) year, as provided in RCW 39.10.440. All extensions must be priced as in the Request for Proposal and mutually agreed to by the Owner and the Job Order Contractor.

All Job Orders issued during the term of this Contract shall be valid and in effect notwithstanding that the Detailed Statement of Work may be performed, payments may be made, and the guarantee period may continue, after such period has expired. All terms and conditions of the Contract apply to each Job Order.

5.2 Commencement Date

The commencement of Contract Time for any Job Order shall be the Contract Execution Date as defined in the General Conditions. Any preliminary work started or material ordered or purchased before receipt of the Notice to Proceed shall be at the risk and expense of Contractor.

5.3 Completion Date

Each Job Order will specify the Physical Completion Dates for the Work. The Contractor shall attain Physical Completion within the dates established in the Job Orders.

5.4 Liquidated Damages

The applicable liquidated damages, if any, for failure to attain either Substantial Completion or Physical Completion will be specified by the Owner in the Job Order.

ARTICLE VI: SUBCONTRACTING

6.1 Statutory Requirements

- 6.1.1 Contactor shall comply with RCW 39.10.440, including, Contractor shall subcontract at least ninety percent (90%) of the Work performed under this Contract to entities other than the Contractor, including subsidiaries of the Contractor or Joint Venture member.
- 6.1.2 Contractor shall distribute subcontracted work as equitably as possible among qualified and available subcontractors including minority and woman-owned subcontractors to the extent permitted by law.
- 6.1.3 Contractor shall publish notification of intent to perform public works projects at the beginning of each contract year in a statewide publication and in a legal newspaper of general circulation in every county in which the public works projects are anticipated.
- 6.1.4 Contractor shall comply with RCW 39.10.450, including Contractor shall prepare and submit to the Washington State Office of Minority and Women's Business Enterprises a subcontracting plan that equitably spreads certified women and minority business enterprise subcontracting opportunities, to the extent permitted by the Washington state civil rights act, RCW 49.60.400, among the various subcontract disciplines.

6.2 Subcontractor Responsibility Criteria

- 6.2.1 The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier.
- 6.2.2 At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:
 - 6.2.2.1 Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
 - 6.2.2.2 Have a current Washington Unified Business Identifier (UBI) number;
 - 6.2.2.3 If applicable, have:

- a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - b. A Washington Employment Security Department reference number, as required in Title 50 RCW;
 - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - d. An electrical contractor license, if required by Chapter 19.28 RCW;
 - e. An elevator contractor license, if required by Chapter 70.87 RCW.
- 6.2.2.4 Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

ARTICLE VII: MISCELLANEOUS

7.1 Cooperative Purchasing

The Washington State Inter-local Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City of Vancouver incurring any financial or legal liability for such purchases. The City of Vancouver, at its sole discretion, may allow other public agencies to purchase goods and services under this specific Contract, provided that the City of Vancouver is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040. The City will provide a written authorization to that specific agency when such authorization is granted.

In addition, those public agencies who wish to use this contract must have an expressed, written Inter-Local Agreement (ILA) from the City of Vancouver specifically authorizing them to use of this specific contract. Previously executed ILAs do not extend that authorization to this contract. JOC Contractors shall be subject to the same contractual obligations.

7.2 E-Verify

Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Contract. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon Owner's request. Failure by Contractor to comply with this subsection shall be considered a material breach.

7.3 Employment of Labor

The Contractor agrees that all persons employed in it and by any of its subcontractors in work done pursuant to this Contract shall not be employed in excess of 8 hours in any one day, except as provided or allowed by law.

7.4 Equal Opportunity

It is the policy of the City of Vancouver to require equal opportunity in employment and services subject to eligibility standards that may be required for a specific program.

No person shall, on the grounds of race, color, religion, sex, handicap, national origin, age, citizenship, marital status, political affiliation or belief, be denied employment or benefits, or be discriminated against as a consumer, administrator or staff person under any program or activity receiving funds under this RFP.

In compliance with Department of Labor Regulations implementing Section 504 of the Rehabilitation Act of 1973, as amended, no qualified handicapped individual shall be discriminated against in admission or access to any program or activity.

Contractor shall provide equal opportunity in the administration of the contract and its subcontracts or other agreements.

7.5 Joint Venture Contractor

In the event that Contractor is a joint venture of two or more partners, all rights and responsibilities of the Contract shall be joint and several. Any notice, order, direction, request, or communication given by the Owner to the Contractor under this Contract shall be considered given to all joint venture partners if given to any one or more of such joint venture partners. Any notice, request or other communication given to the Owner by any joint venture partner shall be deemed to have been given by, and shall bind, all joint venture partners. In the event of the dissolution of the joint venture, the Owner shall have the unqualified right to select which joint venture partner(s), if any, shall continue with the Work under this Contract. Such selected partner(s) shall assume all liabilities, obligations, rights, and benefits of the Contractor under this Contract. Dissolution of the joint venture shall not be effected without prior consultation with the Owner. In the event of failure or inability of any joint venture partner(s) to continue performance under this Contract, the remaining joint venture partner(s) shall perform all services and Work and assume all liabilities, obligations, rights, and benefits of the Contractor under this Contract. Nothing in this Paragraph shall be construed or interpreted to limit the Owner's rights under this Contract or by law to determine whether the Contractor or any joint venture partner thereof has performed within the terms of this Contract.

7.6 Indemnity and Hold Harmless

Contractor agrees to indemnify, defend, save and hold harmless the Owner, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Contractor, the Owner retains the right to participate in said suit.

This indemnity and hold harmless shall include any claim made against the Owner by an employee of Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the Owner and the Contractor, such cost, fees and expenses shall be shared between the Owner and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the Owner. Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

The Contractor agrees to include this language in each of their subcontracts and require of their lower tier Subcontractors that these provisions be included in the language of their Subcontracts.

7.7 Ownership of Records and Documents

All materials, writings and products produced by the Contractor in the course of performing this Contract shall immediately become the property of the Owner. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such materials, writings and products to the Owner. A copy may be retained by the Contractor.

7.8 Public Disclosure

Contractor should be aware that any records they submit to the Owner or that are used by the Owner may be subject to public records under the Washington Public Records Act (42.56 RCW). The Owner must promptly disclose public records upon request unless a statute exempts them from disclosure. Contractor should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed. Exemptions, including those for trade secrets and "valuable formula," are narrow and specific. Contractor should clearly mark any record they believe is exempt from disclosure prior to submitting them to the Owner.

If Contractor is notified of a request for public disclosure, it is the Contractor's sole responsibility and discretionary decision to pursue a lawsuit under RCW 42.56.540 to enjoin disclosure. Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the Owner from any costs, attorney fees, or penalty assessment under Ch.42.56 RCW. However, if Contractor does not timely obtain and serve an injunction, the Owner will disclose the records, in accordance with applicable law.

7.9 City Business License

Contractor shall maintain a valid City of Vancouver business license during the term of or performance of Work under this Contract.

7.10 Governing Law

This agreement and the rights of the parties herein shall be governed by the laws of the State of Washington. Venue shall be in Clark County, Washington.

7.11 Compliance with the Law

The Contractor shall have the authority to control and direct the performance and details of the work described herein. The Contractor agrees to comply with all relevant federal, state and municipal laws, rules and regulations.

7.12 Disputes

In the event of any dispute between the parties regarding performance of this Agreement, prior to commencement of litigation, Owner may require Contractor to participate in mediation or arbitration, or both, in any forum or format as determined by Owner.

7.13 Audit

Contractor agrees and shall grant Owner or its representative access to records relating to Work under this Contract for auditing purposes. Auditing shall be at the Owner's discretion. Audits shall be performed in accordance with all Local, State and Federal requirements/statutes. Agencies not covered by Federal single audit requirements may be responsible for an independent agency audit, which meets general accepted auditing standards.

7.14 Assignment

This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without express written authorization.

7.15 Contract Amendment

All changes to this Contract, except for changes to the Work for each specific issued Job Order, must be made by written amendment and signed by all parties to this Contract and shall be incorporated via written amendments to the Contract. The City Manager, or designate, is hereby authorized to execute amendments on behalf of the City.

7.16 Termination for Convenience

The Owner, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the Owner.

7.17 Future Non-Appropriation of Funds

If sufficient funds are not appropriated or allocated for payment under this Contract for any future fiscal period, the Owner will not be obligated to make payments for services or amounts incurred after the end of the current fiscal period. No penalty or expense shall accrue to the Owner in the event this provision applies.

7.18 Debarment and Suspension

By entering into this Contract, Contractor certifies that they are not debarred or suspended or otherwise excluded from or are ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension". In addition, Contractor certifies that its subcontractor are not debarred or suspended during their contract period.

7.19 Entire Agreement

This Contract incorporates all the terms, covenants and understandings between the parties hereto and are merged into this document. No other agreements or prior understandings, verbal or otherwise, of the parties, or their agents, shall be considered as part of this agreement, or as valid or enforceable unless set forth herein.

7.20 Notices

Whenever in this written Contract written notices are to be given or made, they may be sent by certified mail to the following people at the addresses as shown herein unless a different address is designated in writing or delivered to the respective party hereto:

Owner: Anna Vogel
Procurement Manager
City of Vancouver
415 W 6th St.
P O Box 1995
Vancouver WA 98668-1995

Contractor: Tracey Malone
Vice President
Halbert Construction Services LLC
12013 NE 99th St, Ste 1630
Vancouver, WA 98682

IN WITNESS WHEREOF, the Parties hereto have executed this Job Order Contract by having their authorized representatives affix their signatures below.

CITY OF VANCOUVER

HALBERT CONSTRUCTION SERVICES

A municipal corporation

Eric Holmes, City Manager

Signature:

Tracey Malone / vice President

By: Printed Name / Title

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney



PUBLIC WORKS DEPARTMENT

CONTRACT DOCUMENTS

FOR

**250 & 408 NW LAKE ROAD DEMOLITION AND
ABATEMENT**

**CITY PROJECT NUMBER:
G1022**

June 2021

CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, between the City of Camas under and by virtue of Title 35A RCW (cities and towns), as amended

And, _____, hereinafter called the Contractor.

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials and equipment for **250 & 408 NW LAKE ROAD DEMOLITION AND ABATEMENT, City of Camas Project No. G1022**, in accordance with and as described in the attached plans and specifications, and the standard specifications of the Washington State Department of Transportation which are by the reference incorporated herein and made part hereof and, shall perform any changes in the work in accord with the Contract Documents.

The Contractor shall provide and bear the expense of all equipment, work and labor, of any sort whatsoever that may be required for the transfer of materials and for constructing and completing the work provided for in these Contract Documents except those items mentioned therein to be furnished by the City of Camas. In all respects, the Contractor is an independent Contractor, and not an employee of the City of Camas.

II. The City of Camas hereby promises and agrees with the Contractor to employ, and does employ the Contractor to provide the materials and to do and cause to be done the above described work and to complete and finish the same in accord with the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices at the time and in manner and upon the conditions provided for in this contract.

III. The Contractor for himself/herself, and for his/her heirs, executors, administrators, successors, assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

IV. The Contractor shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City of Camas.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

V. The Contractor shall provide a material, labor, and equipment guarantee for the work performed under this contract for a period of one year from the Date of Acceptance as shown on the Notice of Completion for Public Works Projects. All work shall be free of defect in workmanship or materials. Upon notice, the Contractor shall make all repairs promptly at no cost to the City. Failure to repair or replace defects in a manner satisfactory to the Engineer will constitute a breach of this contract.

VI. The City of Camas is an Equal Employment Opportunity employer.

The City of Camas, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, all contractors will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of the owner's race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency in consideration for an award.

The Contractor will comply with all federal, state and local laws prohibiting discrimination on the basis of age, sex, sexual orientation, marital status, race, creed, color, national origin, disability, or familial status. These requirements are specified in Section 109 of the Housing and Community Development Act of 1974 (42 USC Section 5309); Civil Rights Act of 1964, Title VII (42 USC Section 2000e); Civil Rights Act of 1968, Title VIII (Fair Housing Act) (42 USC Sections 3601 - 3639); Executive Order 11063 (Equal Opportunity in Housing); Executive Order 11246, as amended (Equal Employment Opportunity); Architectural Barriers Act of 1968 (42 USC 4151, et seq.); Americans with Disabilities Act (42 U.S.C. 12101, et seq.); and Section 3 of the Housing and Urban Development Act of 1968, and 24 CFR 570.601.

The Contractor will not discriminate against any resident of the project service area by denying benefit from or participation in any block grant funded activity on the basis of race, color, sex, sexual orientation, national origin, disability, age, marital status and familial status. (Civil Rights Act of 1964, Title VI; Civil Rights Act of 1968, Title VII; Architectural Barriers Act of 1968; Americans with Disabilities Act; Section 109, Housing and Community Development Act of 1974; Section 504, Rehabilitation Act of 1973 as amended).

VII. The Contractor is obligated to pay Washington State Department of Labor and Industries Prevailing Wage Rates for Clark County effective June 16, 2021.

VIII. The Contractor further acknowledges the following provisions and agrees to comply with the conditions as set forth therein:

- **This project requires a contract bond for 100% of the contract amount.**
- **INSURANCE REQUIREMENTS**
 - The Contractor shall deliver to the Contracting Agency a Certificate(s) of Insurance and endorsements for each policy of insurance meeting the requirements set forth herein when the Contractor delivers the signed Contract for the work. The certificate and endorsements must conform to the following requirements:
 - An ACORD certificate or a form determined by the Contracting Agency to be equivalent.
 - Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, and liability assumed under an insured contract.
 - Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be at least as broad as ISO form CA 00 01. For Construction and Services Contracts add: Pollution Liability coverage at least as broad as that provided under ISO Pollution Liability Broadened Coverage for Covered Autos Endorsement CA 99 48 shall be provided, and the Motor Carrier Act Endorsement (MCS 90) shall be attached.

- Any other amendatory endorsements to show the coverage required herein.
- The Contractor shall comply with Workers' Compensation coverage as required by the Industrial Insurance laws of the state of Washington.
- All insurance policies, with the exemption of Professional Liability and Workers Compensation, shall name the following entities as additionally insured(s):
 - **Contracting Agency and its officer, elected officials, employees, agents, and volunteers.**

Such policy must provide the following minimum limits:

- \$2,000,000 Each Occurrence
- \$2,000,000 General Aggregate
- \$2,000,000 Products & Completed Operations Aggregate
- \$1,000,000 Personal & Advertising Injury, each offence

Stop Gap / Employers' Liability

- \$1,000,000 Each Accident
- \$1,000,000 Disease - Policy Limit
- \$1,000,000 Disease - Each Employee

Automobile Liability

- \$1,000,000 Minimum combined single limit for bodily injury and property damage per incident

IX. The Contractor shall certify that they are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any State or Federal department or agency.

X. The Contractor shall not propose or contract with any person or entity that is currently debarred, suspended, and ineligible contractors and grantees.

XI. It is further provided that no liability shall attach to the City of Camas by reason of entering into this contract, except as provided herein.

XII. The Contractor shall maintain its records and accounts so as to facilitate audit requirements as established by the Office of the State Auditor and shall require subcontractors to do the same.

IN WITNESS WHEREOF, the Contractor has executed this instrument, on the day and year first below written and the Mayor of the City of Camas has caused this instrument to be executed by and in the name of the said City of Camas the day and year first above written.

Executed by the Contractor _____, 20__.

Contractor

Executed by the Local Agency _____, 20__.

City Administrator

Approved as to Form

City of Camas Attorney

DECLARATION OF OPTION FOR INVESTMENT OF RETAINED PERCENTAGE

I hereby elect to have the retained percentage of this contract held in a fund by the City of Camas until thirty (30) days following final acceptance of the work.

Signed _____

Date _____

I hereby elect to have the City of Camas invest the retained percentage of this contract from time to time as such retained percentage accrues and in accordance with RCW 60.28.020. The City will select the repository.

I hereby further agree to be fully responsible for payment of all costs or fees incurred as a result of placing said retained percentage in escrow and investing it as authorized by statute. The City of Camas shall not be liable in any way for any costs or fees in connection herewith.

Signed _____

Date _____

CONTRACT BOND

KNOW ALL PERSONS BY THESE PRESENTS, That

of _____, as Principal, and _____

as Surety, are jointly and severally held and bound unto the City of Camas, Washington,

in the penal sum of Dollars (\$_____), for the payment of which we jointly and severely bind ourselves, our heirs, executors, administrators, and assigns, and successors and assigns, firmly by these presents.

THE CONDITION of this bond is such that whereas, on the _____ day of _____ A.D., 20____, the said _____,

Principal, herein, executed a certain contract with the City of Camas, Washington,

by the terms, conditions and provisions of which contract the said _____,

Principal, herein, agree to furnish all material and do certain work, to wit: That

_____ will undertake and

complete the construction of these **250 & 408 NW LAKE ROAD DEMOLITION AND ABATEMENT, City of Camas Project No. G1022**, in according to the maps, plans and specifications made a part of said contract, which contract as so executed, is hereunto attached, is now referred to and by reference is incorporated herein and made a part hereof as fully for all purposes as if here set forth at length. The bond shall cover all approved change orders as if they were in the original contract.

NOW, THEREFORE, if the Principal herein shall faithfully and truly observe and comply with the terms, conditions and provisions of said contract in all respects and shall well and truly and fully do and perform all matters and things by August 3, 2021, undertaken to be performed under said contract, upon the terms proposed therein, and within the time prescribed therein, and until the same is accepted, and shall pay all laborers, mechanics, subcontractors and material men, and all persons who shall supply such contractor or subcontractor with provisions and supplies for the carrying on of such work, and shall in all respects faithfully perform said contract according to law, then this obligation to be void, otherwise to remain in full force and effect.

WITNESS our hands this _____ day of _____, 20__

PRINCIPAL

ATTORNEY-IN-FACT, SURETY

NAME AND ADDRESS, LOCAL OFFICE OF AGENT

APPROVED:

CITY OF CAMAS, WASHINGTON

BY: _____
City Administrator

DATE: _____, 20__

SURETY BOND NUMBER _____

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, Age, disability, income-level or LEP.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
 - Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), prohibits discrimination on the basis of sex);
 - Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
 - The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), prohibits discrimination on the basis of age);
 - Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
 - The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
 - Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
 - The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
 - Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
 - Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).



Date: June 16, 2021

To: City of Camas
 Attn: Ryan Hickey
 1620 SE 8th Ave.
 Camas, WA 98607
rhickey@cityofcamas.us

Proposal #P21215

RE: 250 & 408 NW Lake Rd., Camas, WA 98607

Thank you for the opportunity to submit a proposal for asbestos abatement and the demolition of the above mentioned project.

3 Kings Environmental Inc. will provide labor, materials, equipment, and disposal to perform the following:

- 1) Perform demolition of (2) residential structures and (1) barn outbuilding to include all concrete within building driplines and cap of sewer or septic within 5' of the structure.
- 2) Perform Asbestos Abatement of (2) residential structures and (1) barn outbuilding per Pre-Demolition Hazardous Materials Survey complete by PBS in May 2021.

Price \$55,380.90 Plus Washington State Sales Tax of \$4,652.00 for a total value of \$60,032.90

Includes cost for SWCAA Notifications Only.

3 Kings will be properly dispose of the asbestos and demolition debris at Wasco County Landfill located at 2550 Steele Rd., The Dalles, OR 97058.

Our proposal does not include any of the following: Permits & fees, street or sidewalk closures, engineering, layout, all other hazardous materials, salvage of items for others, fill, compaction, grading, demolition permits, all site demolition, asphalt removal, excavation, septic tanks, UST's, AST's, batteries, Industrial Hygienist, fire extinguishers, grease traps, paint cans, refrigerants/freon recovery, lead abatement/ lead containing soils. (buildings must pass TCLP) others to make "safe" for removal, electrical/fiber/cable/telephone/water/gas/sewer capping disconnects or relocation, work area to be clear and free of all furnishings/debris, temp controls and facilities, shoring, security walls, bracing or fencing, private or publicly installed utilities, unforeseen conditions not normally found in this type of construction, accelerated schedule. This proposal is to become a part of the contract. In case of any conflict between the terms of this proposal and those of the bid documents in this contract, the terms of this proposal control and supersede the terms contained in the bid or contract documents.

If you have any questions, feel free to contact me at 360-907-4511.

Tiffany Fields

Tiffany Fields
 Project Manager
 3 Kings Environmental, Inc.
 P O Box 280
 Battle Ground, WA 98604
tfields@3kingsinc.com

Pre-Demolition Hazardous Building Materials Survey

Residential Structure
408 NW Lake Road
Camas, WA 98607

Prepared for:

City of Camas

General Information	1.1
Inspection Summary	1.2
Sample Inventories	2.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered



May 2021
Project No.: 23212.003

415 W 6th Street, Suite 601, Vancouver, WA 98660
360.695.3488 Main
866.727.0140 Fax
888.248.1939 Toll-Free
PBSUSA.COM

GENERAL INFORMATION

BUILDING DATA

Residential Structure
408 NW Lake Road
Camas, WA 98607

CLIENT DATA

City of Camas
616 NE 4th Avenue
Camas, WA 98607

BACKGROUND INFORMATION

SURVEY SCOPE

PBS Engineering and Environmental Inc. (PBS) has performed a pre-demolition hazardous building materials survey of accessible building areas in accordance with WAC 296-62-07721 and compiled a report with the following information:

- The type, location, and approximate quantity of suspect asbestos-containing materials
- Bulk sampling of selected suspect building materials
- Lead paint sampling
- Suspect polychlorinated biphenyl (PCB) light ballast and mercury light tube inspection
- Inspection summary
- Laboratory analytical data of bulk material sampled


With regard to asbestos, PBS endeavored to locate all the suspect asbestos-containing materials in the building; however, suspect asbestos-containing materials may be present and concealed within wall, ceiling, or floor spaces. If suspect materials are uncovered during demolition activities that are not identified in this report, testing should be performed prior to impact.

PBS has conducted a physical inspection of the building, compiled this report consistent with the survey scope, and certifies that the information is correct and accurate within the standards of professional quality and contractual obligations.

Joe Lucas

Project Manager

Accreditation #: IRO-21-3527B

 Digitally signed by
Joe Lucas
Date: 2021.05.25
09:47:22 -07'00'

Signature

Date

© 2021 PBS Engineering and Environmental Inc.

INSPECTION SUMMARY

DATES	SURVEYED BY	ACTIVITY
3/30/2021	Travis Long	Inspect and Sample
3/30/2021	David Toy	Inspect and Sample
5/20/2021	Joe Lucas	Final Report

PBS has investigated accessible areas inside of the building to locate suspect asbestos-containing building materials (ACBM). Suspect materials may be present in concealed areas (e.g., behind walls and under carpet). The findings are listed below.

ASBESTOS MATERIALS

The following materials either tested positive, or, based on the experience of PBS field personnel, were not tested and should be considered asbestos-containing. Materials that had mixed results are considered positive. Materials not sampled may contain asbestos and should be tested to verify asbestos content prior to impact through demolition, renovation, etc.
 (+) Tested Positive, (M) Mixed Results, (P) Presumed Positive, (T) Previously Tested Positive.

See sample inventory for specific results.

Results	Material Description	Location	Details
(+)	Caulk	Exterior doors throughout	50 LF Non-friable Good
(+)	Cement Asbestos Board Siding	Exterior siding throughout	1,000 SF Non-friable Good

MATERIALS THAT TESTED NEGATIVE FOR ASBESTOS

The following materials tested negative based on ASHARA sampling minimums and testing by NVLAP participating laboratories. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content. It may be prudent to test prior to impact through demolition, renovation, etc.

Material (type)	Location
3-tab Asphaltic Roofing	Roof
Fiberboard Paneling	Garage and attic
Sheet Floor Covering	Throughout restroom and kitchen
Wall and Ceiling Plaster	Throughout
Window Glazing Compound	Exterior windows throughout

INSPECTION SUMMARY

BACKGROUND

On March 30, 2021, PBS performed a pre-demolition hazardous building materials survey of a residential structure located at 408 NW Lake Road in Camas, Washington. The purpose of the survey was to identify asbestos-containing building materials, lead paint, and other building materials that may be impacted by the proposed demolition of the structure.

The site consists of a single-story, wood-framed residential structure with a shingled, pitched roof.

This survey is compiled to satisfy the requirements to perform an asbestos inspection prior to renovation or demolition activities and Occupational Safety and Health Administration (OSHA) hazard communication requirements. It is not intended to serve as an abatement specification or bidding document. The following is a summary of our findings.

ASBESTOS SUMMARY

Bulk samples of suspect asbestos-containing materials (ACM) were collected by a PBS Asbestos Hazard Emergency Response Act (AHERA) accredited inspector and submitted under chain-of-custody to Lab/Cor, Inc., of Portland, Oregon, for polarized light microscopy (PLM) analysis. The following materials were found to contain asbestos:

- Approximately 1,000 square feet of asbestos-containing cement board siding was observed throughout the exterior of the building.
- Approximately 50 linear feet of asbestos-containing door frame caulk. This material was observed on exterior doors throughout.

All materials sampled as part of this survey were found intact and in good condition.

Asbestos Regulatory Issues

Southwest Clean Air Agency (SWCAA) 476-040 and Washington Administrative Code (WAC) 296-62-07721 require that an asbestos survey be completed before demolition or renovation activities. These regulations also require proper removal and disposal of ACM prior to building renovation or demolition. PBS recommends that all ACM to be impacted by the project be removed prior to renovation activities. A qualified Washington State licensed asbestos abatement contractor should be employed to remove all such ACM according to applicable local, state, and federal regulations.

OSHA provides federal regulations governing asbestos (29 CFR Part 1926, 1101). These regulations have made significant changes in work procedures and how ACM are removed. OSHA believes that the single biggest problem is to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation. Work impacting asbestos is subject to the requirements of various regulations, including, but not limited to: 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAPS); 40 CFR Part 763, AHERA; WAC 296-62 and 296-65; and local clean air agency regulations.

Materials with <1% asbestos are not regulated by the Environmental Protection Agency (EPA) and may be disposed of as general construction debris. However, workers impacting these materials must adhere to regulatory requirements outlined in WAC 296-62-17712 (2) and training as outlined in WAC 296-62-07722 (5) and WAC 296-62-0728. Personal protective equipment and proper work practices are required pending the completion of a negative exposure assessment.

INSPECTION SUMMARY

LEAD PAINT SUMMARY

Representative bulk samples of suspect paint applications were collected on selected exterior and interior building surfaces. The paint samples were submitted to a qualified laboratory for lead analysis.

Lead analysis results were 106,000 parts per million (ppm). See the lead sample inventory section of this report for representative building components and corresponding results.

The paint testing conducted for this survey was limited in scope. The report information and testing results are not to be construed as an exhaustive investigation of lead-containing paint on all building surfaces. All painted surfaces not identified in this report should be presumed to have lead in the paint.

Lead-Containing Paint Regulations

The Consumer Product Safety Commission limit for lead in consumer paint products is 0.009% or 90 ppm or greater. The Department of Housing and Urban Development (HUD) and the EPA define lead-based paint as that which contains 0.5% or 5,000 ppm. Under L&I, any lead concentration in paint that may become airborne during construction operations triggers requirements in the Lead in Construction Standard WAC 296-155-176 to protect employees impacting the paint.

INSPECTION SUMMARY

Polychlorinated Biphenyls (PCBs) Containing Components

PBS inspected representative fluorescent light fixture ballasts throughout the building and found magnetic ballasts with "No PCBs" labeling. PBS recommends all light ballasts be inspected prior to disposal. Magnetic ballasts, regardless of "No PCBs" labeling, should be presumed to contain PCBs and properly removed, stored, transported, and disposed of in accordance with applicable regulations.

Mercury Containing Components

Fluorescent lamps are known to contain mercury. PBS noted approximately 10 fluorescent lamps. Fluorescent lamps included 4-foot tubes and U-shaped lamps. PBS recommends that all fluorescent lamps be handled and recycled in accordance with applicable regulations prior to demolition activities. Breakage of lamps is to be prevented. All lamps should be properly packaged and recycled or disposed of at a facility permitted to accept such material. The Division of Occupational Safety and Health (DOSH) requires specific training, handling, engineering controls, and disposal practices when performing this work.

This report is not suitable as a bid document or an asbestos abatement design. The purpose of this report is risk hazard communication only.

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
23212.003-0001	Cement Asbestos Board	408 north; gray cement asbestos board		Lab Cor
	Layer:	Description:	Analysis:	
	Layer 1	fibrous cementitious material, gray/green	20% Chrysotile	
23212.003-0002	Window Glazing Compound	408 north; exterior window glaze		Lab Cor
	Layer:	Description:	Analysis:	
	Layer 1	compact powdery material, off-white/tan, with paint, pink	No Asbestos Detected	
23212.003-0003	Sheet Floor Covering	408 kitchen; white sheet flooring		Lab Cor
	Layer:	Description:	Analysis:	
	Layer 01	vinyl material, black/gray, with coating, off-white	No Asbestos Detected	
	Layer 02	mastic, tan, with loose particulate, brown/gray	No Asbestos Detected	
	Layer 03	vinyl, off-white	No Asbestos Detected	
	Layer 04	fibrous backing, tan, with thin mastic, black	No Asbestos Detected	
23212.003-0004	Wall and Ceiling Plaster	408 living room; plaster		Lab Cor
	Layer:	Description:	Analysis:	
	Layer 01	fine compact powder, white, with paint, white	No Asbestos Detected	
	Layer 02	granular compact powder, tan	No Asbestos Detected	
	Layer 03	granular compact powder, gray	No Asbestos Detected	
	Layer 04	fine compact powder, off-white/tan, with paint, white	No Asbestos Detected	
	Layer 05	hard compact powder, white	No Asbestos Detected	
23212.003-0005	Textured Ceiling Material	408 living room; ceiling texture		Lab Cor
	Layer:	Description:	Analysis:	
	Layer 1	loose particulate, off-white/tan/gray	No Asbestos Detected	
23212.003-0006	Sheet Floor Covering	408 bathroom; white sheet floor		Lab Cor
	Layer:	Description:	Analysis:	
	Layer 01	vinyl, off-white/black	No Asbestos Detected	
	Layer 02	fibrous backing, gray/tan	No Asbestos Detected	
	Layer 03	mastic, tan	No Asbestos Detected	
	Layer 04	vinyl, black/green, with fibrous particulate, gray/brown	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
23212.003-0007	Caulk	408 interior; main door, white caulk		Lab Cor
		Layer:	Description:	Analysis:
		Layer 1	soft rubbery material, off-white/tan/pink	No Asbestos Detected
23212.003-0008	Caulk	408 exterior; main door, gray caulk		Lab Cor
		Layer:	Description:	Analysis:
		Layer 1	compact powdery material, gray	2% Chrysotile
23212.003-0009	Fiberboard	408 garage; tan fiberboard		Lab Cor
		Layer:	Description:	Analysis:
		Layer 01	coating, off-white	No Asbestos Detected
		Layer 02	compressed fibers, tan/gray	No Asbestos Detected
23212.003-0010	Built-up Roofing	408 roof; built-up roofing		Lab Cor
		Layer:	Description:	Analysis:
		Layer 01	rocky fibrous tar, black/green/gray	No Asbestos Detected
		Layer 02	fibrous tar, black/brown	No Asbestos Detected
23212.003-0011	Fiberboard	408 attic; tan fiberboard		Lab Cor
		Layer:	Description:	Analysis:
		Layer 1	compressed fibrous material, tan/green/gray	No Asbestos Detected

<u>Code</u>	<u>Material</u>	<u>Analysis</u>	<u>Location</u>	<u>Lab</u>
PAINT				
LB23212.003-1001	Paint	106,000 ppm	South exterior, wood window trim, purple, poor condition	R.J. Lee Group

PLM - Visual Estimate Extended Final Report

Job Number: 211101

Client: PBS Engineering and Environmental

**Address: 4412 S Corbett Avenue
Portland, OR 97239**

Report Number: 211101R01

Report Date: 4/1/2021

Project Name:

Project No.: 23212.003 Phase 0003

PO Number:

Sub Project:

Reference No.:

Enclosed please find results for samples submitted to our laboratory. A list of samples and analyses follows:

Lab/Cor Sample #	Client Sample # and Description	Analysis	Analysis Notes	Date Received:
211101 - S1	23212.003-0001 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S2	23212.003-0002 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S3	23212.003-0003 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S4	23212.003-0004 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S5	23212.003-0005 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S6	23212.003-0006 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S7	23212.003-0007 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S8	23212.003-0008 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S9	23212.003-0009 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S10	23212.003-0010 -	PLM - Visual Estimate Extended		3/31/2021
211101 - S11	23212.003-0011 -	PLM - Visual Estimate Extended		3/31/2021

PLM - Visual Estimate Extended Final Report

Job Number: 211101

Client: PBS Engineering and Environmental

Project Name:

Report Number: 211101R01

Report Date: 4/1/2021

PLM - Visual Estimate Extended The submitted sample(s) were analyzed according to the EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA - 40CFR App. E to Subpart E of Part 763. The sample(s) were analyzed with a digital microscope in order to determine homogeneity, the presence of fibers, and make a preliminary estimate of any asbestos fibers present in the sample. The sample(s), and any observed layers, were then homogenized through techniques appropriate to that material and prepared for analysis by polarized light microscopy (PLM).

Three slide mount preparations were made from random subsamples of the homogenized material. This material was then mounted in the suitable refractive index liquid needed to perform a full optical characterization of the observed fibers. When necessary, dilute HCl, instead of RI liquids, were used to remove cementitious binders to facilitate analysis. The entirety of the slide mount preparations were then analyzed by PLM. Any observed fibers were reported and their optical characteristics recorded according to the EPA 600-R-93-116 method.

Disclaimer This report, and the data contained therein, cannot be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government. The results found in this report are based only on the submitted sample(s). LabCor has no control over sampling procedures. This report is only valid when signed by an analyst.

NAD is No Asbestos Detected. Asbestos consists of the six following minerals: chrysotile, amosite, crocidolite, anthophyllite, actinolite, and tremolite.

Additional gravimetric, point-count or TEM analysis may be recommended for samples testing at < or = 1% asbestos, or those with material binders that prevent the detection of small diameter fibers.

The following estimate of error for this method by visual estimation of asbestos percent are as follows:

- 1% asbestos: >0-3% error,
- 5% asbestos: 1-9% error,
- 10% asbestos: 5-15% error,
- 20% asbestos: 10-30% error.

Sincerely,



Tim Cammann
Senior Analyst

BULK SAMPLE ASBESTOS ANALYSIS

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211101R01
Report Date: 04/01/2021

Job Number: 211101

P.O. No: n/a

Project Name:

Project Number: 23212.003 Phase 0003

Project Notes:

Client Sample ID: 23212.003-0001	Sample ID: S1	Date Analyzed: 04/01/2021	Analyst: Tim Cammann			
Client Sample Description:						
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Homogeneous						
fibrous cementitious material, gray/green	100 %	20 %	-	-	20 %	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	-	-	-	-	-	80 %

Client Sample ID: 23212.003-0002	Sample ID: S2	Date Analyzed: 04/01/2021	Analyst: Tim Cammann			
Client Sample Description:						
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Homogeneous						
compact powdery material, off-white/tan, with paint, pink	100 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	-	-	-	-	-	100 %

Client Sample ID: 23212.003-0003	Sample ID: S3	Date Analyzed: 04/01/2021	Analyst: Tim Cammann			
Client Sample Description:						
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Layer 01						
vinyl material, black/gray, with coating, off-white	20 %	-	-	-	NAD	
Layer 02						
mastic, tan, with loose particulate, brown/gray	20 %	-	-	-	NAD	
Layer 03						
vinyl, off-white	30 %	-	-	-	NAD	
Layer 04						
fibrous backing, tan, with thin mastic, black	30 %	-	-	-	NAD	
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	6 %	-	-	-	94 %
Layer 02	-	15 %	-	Trace	-	85 %
Layer 03	-	-	-	-	-	100 %
Layer 04	-	60 %	-	-	-	40 %

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211101R01
Report Date: 04/01/2021

Job Number: 211101

P.O. No: n/a

Project Name:

Project Number: 23212.003 Phase 0003

Project Notes:

Client Sample ID: 23212.003-0004	Sample ID: S4	Date Analyzed: 04/01/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Layer 01 fine compact powder, white, with paint, white	5 % - - -		NAD
Layer 02 granular compact powder, tan	10 % - - -		NAD
Layer 03 granular compact powder, gray	40 % - - -		NAD
Layer 04 fine compact powder, off- white/tan, with paint, white	5 % - - -		NAD
Layer 05 hard compact powder, white	40 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
Layer 01	- - - - -		100 %
Layer 02	- - - - -		100 %
Layer 03	- - - - -		100 %
Layer 04	- - - - -		100 %
Layer 05	- - - - -		100 %

Client Sample ID: 23212.003-0005	Sample ID: S5	Date Analyzed: 04/01/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous loose particulate, off- white/tan/gray	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- 3 % - - -		97 %

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211101R01
Report Date: 04/01/2021

Job Number: 211101

P.O. No: n/a

Project Name:

Project Number: 23212.003 Phase 0003

Project Notes:

Client Sample ID: 23212.003-0006	Sample ID: S6	Date Analyzed: 04/01/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Layer 01 vinyl, off-white/black	25 % - - -		NAD
Layer 02 fibrous backing, gray/tan	25 % - - -		NAD
Layer 03 mastic, tan	25 % - - -		NAD
Layer 04 vinyl, black/green, with fibrous particulate, gray/brown	25 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
Layer 01	- - - - -		100 %
Layer 02	- 50 % - - -		50 %
Layer 03	- 10 % - - -		90 %
Layer 04	- - - - -		100 %

Client Sample ID: 23212.003-0007	Sample ID: S7	Date Analyzed: 04/01/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous soft rubbery material, off- white/tan/pink	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- - - - -		100 %

Client Sample ID: 23212.003-0008	Sample ID: S8	Date Analyzed: 04/01/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous compact powdery material, gray	100 % 2 % - -		2 %
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- - - - -		98 %

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211101R01
Report Date: 04/01/2021

Job Number: 211101

P.O. No: n/a

Project Name:

Project Number: 23212.003 Phase 0003

Project Notes:

Client Sample ID: 23212.003-0009	Sample ID: S9	Date Analyzed: 04/01/2021	Analyst: Tim Cammann			
Client Sample Description:						
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Layer 01	coating, off-white	8 %	-	-	-	NAD
Layer 02	compressed fibers, tan/gray	92 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	95 %	-	-	-	5 %

Client Sample ID: 23212.003-0010	Sample ID: S10	Date Analyzed: 04/01/2021	Analyst: Tim Cammann			
Client Sample Description:						
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Layer 01	rocky fibrous tar, black/green/gray	80 %	-	-	-	NAD
Layer 02	fibrous tar, black/brown	20 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	15 %	3 %	-	-	-	82 %
Layer 02	-	80 %	-	-	-	20 %

Client Sample ID: 23212.003-0011	Sample ID: S11	Date Analyzed: 04/01/2021	Analyst: Tim Cammann			
Client Sample Description:						
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:	
Homogeneous	compressed fibrous material, tan/green/gray	100 %	-	-	-	NAD
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	-	95 %	-	-	-	5 %

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211101R01

Report Date: 04/01/2021

Job Number: 211101

P.O. No: n/a

Project Name:


Project Number: 23212.003 Phase 0003

Project Notes:

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Testing method is per EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA - 40CFR App. E to Subpart E of Part 763, PLM. This report and the data contained therein cannot be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

- "NAD" is No Asbestos Detected.
- Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
- Material binders, such as those found in vinyl floor tiles, may prevent the detection of small diameter asbestos fibers. A gravimetric preparation and point-count is recommended for such samples.
- Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
- The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: >0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
- This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:


Tim Cammann
Senior Analyst



TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: 23212.003 **Phase** 0003

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: March 30, 2021

PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Alex Johnson
Name _____
[Signature] **Date:** 2021.03.30
15:24:17 -07'00'
Authorized Signature **Date** **Time**

RECEIVER

Date Received: 3/31/21

Company: Lab Cor
Address: 4321 S Corbett Ave Ste A
Portland, OR 97239
503-224-5055

Katie Schultz
Name _____
[Signature] **Authorized Signature** 3/31/21 **Date** 1:05PM **Time**

Sender's ID No.	Brief Description	Receiver's ID No.
23212.003-0001	_____	_____
23212.003-0002	_____	_____
23212.003-0003	_____	_____
23212.003-0004	_____	_____
23212.003-0005	_____	_____
23212.003-0006	_____	_____
23212.003-0007	_____	_____
23212.003-0008	_____	_____
23212.003-0009	_____	_____
23212.003-0010	_____	_____
23212.003-0011	_____	_____

21110121

Item 4.



TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Please analyze the enclosed 11 sample(s) for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed.

Request verbal results by: _____ AM/PM _____ Date.

Please fax and mail the results to the above address.

TURNAROUND DESIRED: 72 Hour

SPECIAL INSTRUCTIONS:	TLo
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LABORATORY REPORT

PBS Engineering & Environmental
 4412 Southwest Corbett Ave
 Portland, OR 97239

Attn: Alex Johnson
 Phone: 503-248-1939

Email: alex.johnson@pbsusa.com

RJ Lee Group Job No.: PA010420210008
 Samples Received: April 1, 2021
 Report Date: April 6, 2021
 Client Project: 23212.003 Phase 0001
 Purchase Order No.: N/A
 Matrix: Solid
 Prep/Analysis: EPA 3050B / EPA 6010C-Paint

Client Sample ID	RJ Lee Group ID	Sampling Date	Analyte	Sample Concentration		Minimum Reporting Limit		Analysis Date	Q
				Weight Percent (%)	Parts per Million (PPM) - mg/kg	Weight Percent (%)	Parts per Million (PPM) - mg/kg		
LB23212.003-1001	PA010420210008-001	NP	Lead	10.6	106000	0.246	2460	4/2/2021	A

Comments:

Report Qualifiers (Q):

P : PA-DEP Accredited (PA DEP Lab ID 02-00396, NELAP)
 N : NY ELAP Accredited (NY ELAP Lab Code 10884)

A : AIHA-LAP, LLC Accredited (Lab ID 100364)

— : Test (analyte-matrix-preparation-analysis) is performed under RJLG's General Quality System requirements and is not part to any of the above scopes of accreditations

E = Value above highest calibration standard
 J = Value below lowest calibration standard but above MDL (Method Detection Limit)
 L = LCS (Laboratory Control Standard)/SRM (Standard Reference Material) recovery outside accepted recovery limits
 H = Holding times for preparation or analysis exceeded

B = Analyte detected in the associated Method Blank
 S = Spike Recovery outside accepted limits
 R = RPD (relative percent difference) outside accepted limits
 D = RL (reporting limit verification) outside accepted limits
 NP = Not Provided

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of thirty (30) days before discarding. A shipping and handling fee will be assessed for the return of any samples.

This laboratory operates in accord with ISO 17025:2017 guidelines, and holds a limited scope of accreditations under different accrediting agencies; refer to <http://www.rjlg.com/about-us/accreditations/> for more information and current status. Unless it is specifically stated otherwise (under the Q column using the appropriate accrediting agency qualifier(s)) the work contained in this report is performed under RJLG's General Quality System requirements and is not part of any scope of accreditations. This report may not be used to claim product endorsement by any laboratory accrediting agency. The results contained in this report relate only to the items tested or to the sample(s) as received by the laboratory. Any reproduction of this document must be in full for the report to be valid.

Unless otherwise noted (either in the comments section of the report and/or with the appropriate qualifiers under the report qualifiers (Q) column) the following apply: (a) Samples were received in good condition, (b) All QC samples are within acceptable established limits, (c) All samples designated as NELAP meet the requirements of the NELAC standard; if not applicable qualifiers will be used to designate the non-compliance and (d) Results have not been blank corrected. Quality Control data is available upon request.



Philip Grindle
 Laboratory Supervisor



TRANSMITTAL AND CHAIN OF CUSTODY FOR LEAD BULK SAMPLES

Project No.: 23212.003 Phase 0001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: March 30, 2021

PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Joe Lucas
Name

Joe Lucas 3/30/21
Authorized Signature Date

RECEIVER

Date Received: 04/01/21 0930

Company: R.J. Lee Group
Address: 350 Hochberg Road
Monroeville, PA 15146
724-325-1776

M. Scully
Name

M. Scully 04/01/21
Authorized Signature Date

Sender's ID No.

LB23212.003-1001

Brief Description

Receiver's ID No.

ANALYSIS REQUESTED:

- LEAD:**
- Paint
 - Wipe
 - Soil/Misc.
 - Air
 - TCLP

Please analyze the enclosed 1 sample(s) for LEAD content using Atomic Absorption Method. PBS requests prior notification if samples will be disposed.

Please fax and mail the results to the above address.

TURNAROUND DESIRED:

72 Hour

SPECIAL INSTRUCTIONS:

Joe.Lucas@pbsusa.com

THIS IS TO CERTIFY THAT

JOE LUCAS

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 01/18/2021

Course Location: Portland, OR

Certificate: IRO-21-3527B



4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 01/18/2022

For verification of the authenticity of this certificate contact:
 PBS Engineering and Environmental Inc.
 4412 S Corbett Avenue
 Portland, Oregon 97239
 503.248.1939

A handwritten signature in black ink that reads "Andy Fridley".

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

DAVID TOY

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 09/24/2020

Course Location: Portland, OR

Certificate: IR-20-5627B



CCB #SRA0615 4-Hr Training

4-Hour AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 09/24/2021

For verification of the authenticity of this certificate contact:
 PBS Environmental
 4412 SW Corbett Avenue
 Portland, OR 97239
 (503) 248-1939

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

TRAVIS LONG

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 10/13/2020

Course Location: Portland, OR

Certificate: IRO-20-7022B



4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 10/13/2021

For verification of the authenticity of this certificate contact:
 PBS Environmental
 4412 SW Corbett Avenue
 Portland, OR 97239
 (503) 248-1939

Andy Fridley

Andy Fridley, Instructor

Pre-Demolition Hazardous Building Materials Survey

Residential Structure and Adjacent Barn
250 NW Lake Road
Camas, WA 98607

Prepared for:

City of Camas

General Information	1.1
Inspection Summary	1.2
Sample Inventories	2.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered



May 2021

Project No.: 23212.002 Phase No.: 0001

415 W 6th Street, Suite 601, Vancouver, WA 98660

360.695.3488 Main

866.727.0140 Fax

888.248.1939 Toll-Free

PBSUSA.COM

GENERAL INFORMATION

BUILDING DATA

Residential Structure and Adjacent Barn
250 NW Lake Road
Camas, WA 98607

CLIENT DATA

City of Camas
616 NE 4th Avenue
Camas, WA 98607

BACKGROUND INFORMATION

SURVEY SCOPE

PBS Engineering and Environmental Inc. (PBS) has performed a pre-demolition hazardous building materials survey of accessible building areas of a residential structure in accordance with Washington Administrative Code (WAC) 296-62-07721 and compiled a report with the following information:

- The type, location, and approximate quantity of suspect asbestos-containing materials
- Bulk sampling of selected suspect building materials
- Lead paint sampling
- Inspection summary
- Suspect polychlorinated biphenyl (PCB) light ballast and mercury light tube inspection
- Laboratory analytical data of bulk material sampled

PBS endeavored to locate all the suspect asbestos-containing materials in the building; however, suspect asbestos-containing materials may be present and concealed within wall, ceiling, or floor spaces. If suspect materials are uncovered during demolition activities that are not identified in this report, testing should be performed prior to impact.

PBS has conducted a physical inspection of the building, compiled this report consistent with the survey scope, and certifies that the information is correct and accurate within the standards of professional quality and contractual obligations.

Joe Lucas
Project Manager

Accreditation #: IRO-21-3527B

Digitally signed by
 Joe Lucas
 Date: 2021.05.25
 09:45:05 -07'00'

Signature

Date

© 2021 PBS Engineering and Environmental Inc.



INSPECTION SUMMARY

DATES	SURVEYED BY	ACTIVITY
7/18/2014	Jay Doane	Inspect and Sample
3/30/2021	David Toy	Inspect and Sample
3/30/2021	Travis Long	Inspect and Sample
5/20/2021	Joe Lucas	Final Report

PBS has investigated accessible areas inside of the structures to locate suspect asbestos-containing building materials (ACBM). Suspect materials may be present in concealed areas (e.g., behind walls and under carpet). The findings are listed below.

ASBESTOS MATERIALS

The following materials either tested positive, or, based on the experience of PBS field personnel, were not tested and should be considered asbestos-containing. Materials that had mixed results are considered positive. Materials not sampled may not contain asbestos and should be tested to verify asbestos content prior to impact through demolition, renovation, etc.
 (+) Tested Positive, (M) Mixed Results, (P) Presumed Positive, (T) Previously Tested Positive.

See sample inventory for specific results.

Results	Material Description	Location	Details
(+)	<1% Window Glazing Compound	Residential exterior windows	NOT QUANTIFIED Non-friable Good
(+)	Black Sink Undercoating	Kitchen, on stainless steel sink	1 EA Non-friable Good
(+)	Built-up Asphaltic Roofing and Associated Silver Paint	Barn roof	1,300 SF Non-friable Good
(+)	Sheet Floor Covering	Living room, under carpet, on wood	250 SF Friable Good

INSPECTION SUMMARY

MATERIALS THAT TESTED NEGATIVE FOR ASBESTOS

The following materials tested negative based on ASHARA sampling minimums and testing by NVLAP participating laboratories. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content. It may be prudent to test prior to impact through demolition, renovation, etc.

<u>Material (type)</u>	<u>Location</u>
3-tab Shingle Roofing	Residence roof
Composition Shingles	Residence roofing, two layers
Fibrous Ceiling Panels	Throughout residence
Fibrous Wall Panels	Throughout residence
Mortar	Barn chimney
Sheet Floor Covering	Kitchen and bath/laundry room
Window Glazing Compound	Barn

INSPECTION SUMMARY

BACKGROUND

On July 18, 2014, PBS Engineering and Environmental Inc. (PBS) performed a pre-demolition hazardous building materials survey of a residential structure located at 250 NW Lake Road in Camas, Washington. PBS returned on March 30, 2021, to updated the initial survey effort and survey the adjacent barn structure in anticipation of demolition. The purpose of the survey was to identify asbestos-containing building materials, lead paint, and other building materials that may be impacted by the proposed demolition of the structures.

The site consists of a single-story, wood framed, one-bedroom residential structure with a shingled, pitched roof. The adjacent barn is a single-story, wood framed unfinished building.

This survey is compiled to satisfy the requirements to perform an asbestos inspection prior to renovation or demolition activities and Occupational Safety and Health Administration (OSHA) hazard communication requirements. It is not intended to serve as an abatement specification or bidding document. The following is a summary of our findings.

ASBESTOS SUMMARY

Bulk samples of suspect asbestos-containing materials (ACM) were collected by a PBS Asbestos Hazard Emergency Response Act (AHERA) accredited inspector and submitted under chain-of-custody to Lab/Cor, Inc. of Portland, Oregon, for polarized light microscopy (PLM) analysis.

- Approximately 250 square feet of asbestos-containing sheet flooring was observed in the living room. The sheet flooring is located under the carpeting on a wood subfloor.
- Approximately 1,300 square feet of asbestos-containing asphaltic built-up roofing and associated silver paint. The roofing material is located on wood decking.
- Approximately 1 stainless steel sink with asbestos-containing black undercoating was observed in the kitchen.
- Less than 1% (<1%) asbestos-containing window glazing was identified on each of the residential structure windows. This material was not quantified.

All materials sampled as part of this survey were found intact and in good condition.

Asbestos Regulatory Issues

Southwest Clean Air Agency (SWCAA) 476-040 and Washington Administrative Code (WAC) 296-62-07721 require that an asbestos survey be completed before demolition or renovation activities. These regulations also require proper removal and disposal of ACM prior to building renovation or demolition. PBS recommends that all ACM to be impacted by the project be removed prior to renovation activities. A qualified Washington State licensed asbestos abatement contractor should be employed to remove all such ACM according to applicable local, state, and federal regulations.

OSHA provides federal regulations governing asbestos (29 CFR Part 1926, 1101). These regulations have made significant changes in work procedures and how ACM are removed. OSHA believes that the single biggest problem is to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation. Work impacting asbestos is subject to the requirements of various regulations, including, but not limited to: 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAPS); 40 CFR Part 763, AHERA; WAC 296-62 and 296-65; and local clean air agency regulations.

INSPECTION SUMMARY

Materials with <1% asbestos are not regulated by the Environmental Protection Agency (EPA) and may be disposed of as general construction debris. However, workers impacting these materials must adhere to regulatory requirements outlined in WAC 296-62-17712 (2) and training as outlined in WAC 296-62-07722 (5) and WAC 296-62-0728. Personal protective equipment and proper work practices are required pending the completion of a negative exposure assessment.

INSPECTION SUMMARY

LEAD PAINT SUMMARY

Representative bulk samples of suspect paint applications were collected on selected exterior and interior building surfaces. The paint samples were submitted to a qualified laboratory for lead analysis.

Lead analysis results ranged between 2,570 parts per million (ppm) and 29,600 ppm. See the lead sample inventory section of this report for representative building components and corresponding results.

The paint testing conducted for this survey was limited in scope. The report information and testing results are not to be construed as an exhaustive investigation of lead-containing paint on all building surfaces. All painted surfaces not identified in this report should be presumed to have lead in the paint.

Lead-Containing Paint Regulations

The Consumer Product Safety Commission limit for lead in consumer paint products is 0.009% or 90 ppm or greater. The Department of Housing and Urban Development (HUD) and the EPA define lead-based paint as that which contains 0.5% or 5,000 ppm. Under the Washington State Department of Labor and Industries, any lead concentration in paint that may become airborne during construction operations triggers requirements in the Lead in Construction Standard WAC 296-155-176 to protect employees impacting the paint.

INSPECTION SUMMARY

Polychlorinated Biphenyls (PCBs) Containing Components

PBS inspected representative fluorescent light fixture ballasts throughout the building and found magnetic ballasts with "No PCBs" labeling. PBS recommends all light ballasts be inspected prior to disposal. Magnetic ballasts, regardless of "No PCBs" labeling, should be presumed to contain PCBs and properly removed, stored, transported, and disposed of in accordance with applicable regulations.

Mercury Containing Components

Fluorescent lamps are known to contain mercury. PBS noted approximately 10 fluorescent lamps. Fluorescent lamps included 4-foot tubes and U-shaped lamps. PBS recommends that all fluorescent lamps be handled and recycled in accordance with applicable regulations prior to demolition activities. Breakage of lamps is to be prevented. All lamps should be properly packaged and recycled or disposed of at a facility permitted to accept such material. The Division of Occupational Safety and Health (DOSH) requires specific training, handling, engineering controls, and disposal practices when performing this work.

This report is not suitable as a bid document or an asbestos abatement design. The purpose of this report is risk hazard communication only.

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>	
23212.002-0001	Ceiling Panel	Living room; fibrous ceiling panel		Lab Cor	
		Layer: Layer 1	Description: compressed fibers, brown with paint, white		Analysis: No Asbestos Detected
23212.002-0002	Ceiling Panel	Kitchen; fibrous ceiling panel		Lab Cor	
		Layer: Layer 1	Description: compressed fibers, brown with paint, white		Analysis: No Asbestos Detected
23212.002-0003	Wall Panel	Living room; fibrous wall panel		Lab Cor	
		Layer: Layer 1	Description: compressed fibers, brown with paint, white		Analysis: No Asbestos Detected
23212.002-0004	Wall Panel	Bedroom; fibrous wall panel		Lab Cor	
		Layer: Layer 1	Description: compressed fibers, brown with paint, white		Analysis: No Asbestos Detected
23212.002-0005	Sheet Floor Covering (1)	Living room; under carpet		Lab Cor	
		Layer: Layer 1	Description: vinyl sheet, tan		Analysis: No Asbestos Detected
		Layer 2	fibrous backing, gray with mastic, brown		35% Chrysotile
23212.002-0006	Sheet Floor Covering (2)	Kitchen/bathroom; sheet flooring		Lab Cor	
		Layer: Layer 1	Description: vinyl sheet, off-white		Analysis: No Asbestos Detected
		Layer 2	fibrous backing, tan with powder		No Asbestos Detected
		Layer 3	vinyl sheet, off-white		No Asbestos Detected
		Layer 4	fibrous backing, tan with mastic, orange		No Asbestos Detected
23212.002-0007	Composition Shingles	Exterior; roof, bottom layer		Lab Cor	
		Layer: Layer 1	Description: rocky fibrous tar, black		Analysis: No Asbestos Detected
23212.002-0008	Composition Shingles	Exterior; roof, top layer		Lab Cor	
		Layer: Layer 1	Description: rocky fibrous tar, black		Analysis: No Asbestos Detected

BULK SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
23212.002-0009	Mastic	250 kitchen; east wall at sink, brown mastic with black paper		Lab Cor
		Layer:	Description:	Analysis:
		Layer 01	fibrous material, black	No Asbestos Detected
		Layer 02	mastic material, brown/black	No Asbestos Detected
		Layer 03	wood, tan, with thin coating, yellow	No Asbestos Detected
23212.002-0010	Sink Undercoating	250 kitchen; sink, black sink undercoating, painted yellow		Lab Cor
		Layer:	Description:	Analysis:
		Layer 1	loose particulate, black/white	3% Chrysotile
23212.002-0011	Window Glazing Compound	250; southeast exterior window, gray window glaze		Lab Cor
		Layer:	Description:	Analysis:
		Layer 1	compact powdery material, gray/off-white	<1% Chrysotile
23212.002-0012	Window Glazing Compound	250 barn; south exterior window, gray window glaze		Lab Cor
		Layer:	Description:	Analysis:
		Layer 1	compact powdery material, gray/white/off-white	No Asbestos Detected
23212.002-0013	Built-up Roofing	250 barn; roofing		Lab Cor
		Layer:	Description:	Analysis:
		Layer 01	tar, black, with coating, silver	4% Chrysotile
		Layer 02	fibrous tar, black	No Asbestos Detected
		Layer 03	tar, black	4% Chrysotile
		Layer 04	fibrous tar, black, with tar, black	8% Chrysotile
23212.002-0014	Mortar	250 barn; chimney		Lab Cor
		Layer:	Description:	Analysis:
		Layer 1	loose granular material, gray/red	No Asbestos Detected

LEAD SAMPLE INVENTORY

<u>Code</u>	<u>Material</u>	<u>Analysis</u>	<u>Location</u>	<u>Lab</u>
PAINT				
LB23212.002-1001	Paint	29,600 ppm	Exterior; window frame, wood, white, good condition	R.J. Lee Group
LB23212.002-1002	Paint	8,010 ppm	Exterior; siding, wood, white, good condition	R.J. Lee Group
LB23212.002-1003	Paint	5,820 ppm	Living room; door frame, wood, tan, good condition	R.J. Lee Group
LB23212.002-1004	Paint	2,570 ppm	Kitchen; wall, panel, tan, good condition	R.J. Lee Group
LB23212.002-1005	Paint	17,600 ppm	Barn; exterior wood siding, teal, poor condition	R.J. Lee Group

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 SW Corbett Avenue
Portland, OR 97239

Report Number: 141745R01
Report Date: 07/23/2014

Job Number: 141745

P.O. No: n/a

Project Name: 250 Lake Road

Project Number: 23212.002 Phase 0001

Project Notes:

Client Sample ID: 23212.002-0001	Sample ID: S1	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Homogeneous			
compressed fibers, brown with paint, white	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- 90 % - - - -		10 %

Client Sample ID: 23212.002-0002	Sample ID: S2	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Homogeneous			
compressed fibers, brown with paint, white	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- 90 % - - - -		10 %

Client Sample ID: 23212.002-0003	Sample ID: S3	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Homogeneous			
compressed fibers, brown with paint, white	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- 90 % - - - -		10 %

Client Sample ID: 23212.002-0004	Sample ID: S4	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Homogeneous			
compressed fibers, brown with paint, white	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- 90 % - - - -		10 %

Asbestos and Environmental Analysis

Job Number: 141745

Report Number: 141745R01

Report Date: 07/23/2014

Client Sample ID: 23212.002-0005	Sample ID: S5	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Layer 01			
vinyl sheet, tan	45 % - -		NAD
Layer 02			
fibrous backing, gray with mastic, brown	55 % 35 % - -		35 %
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
Layer 01	- - - - -	-	100 %
Layer 02	- 65 % - - -	-	0 %

Client Sample ID: 23212.002-0006	Sample ID: S6	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Layer 01			
vinyl sheet, off-white	15 % - -		NAD
Layer 02			
fibrous backing, tan with powder	35 % - -		NAD
Layer 03			
vinyl sheet, off-white	20 % - -		NAD
Layer 04			
fibrous backing, tan with mastic, orange	30 % - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
Layer 01	- - - - -	-	100 %
Layer 02	- 75 % - - -	-	25 %
Layer 03	- - - - -	-	100 %
Layer 04	- 75 % - - -	-	25 %

Client Sample ID: 23212.002-0007	Sample ID: S7	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Homogeneous			
rocky fibrous tar, black	100 % - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- 40 % - Trace -	-	60 %

Client Sample ID: 23212.002-0008	Sample ID: S8	Date Analyzed: 07/23/2014	
Client Sample Description: asbestos bulk		Analyst: Ryan Brown	
Asbestos Mineral Fibers	Layer		Percent Asbestos:
	Percent: Chrysotile Amosite Crocidolite		
Homogeneous			
rocky fibrous tar, black	100 % - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	10 % - - - -	-	90 %

Asbestos and Environmental Analysis

Job Number: 141745

Report Number: 141745R01

Report Date: 07/23/2014

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP).
Testing method is per 40 CFR 763 Subpart F, Appendix A, PLM.

Layered samples are considered non-homogeneous. "Misc" is miscellaneous. "NAD" is No Asbestos Detected.
Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
Small diameter fibers such as those found in vinyl floor tiles, may not be detected by PLM.
Asbestos detection interferences may result from material binders.

Qualitative and quantitative TEM analysis may be recommended for difficult samples.

Quantitative analysis by PLM point count or TEM is recommended for samples testing at < or = to 1% asbestos.

The following estimate of error for this method by visual estimation of asbestos percent are as follows:

1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.

This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:


Ryan Brown

Analyst

141745

Item 4.



Engineering + Environmental

LABORATORY TRANSMITTAL AND CHAIN OF CUSTODY

Project No.: 23212.002 Phase No.: 0001 Task No.:

Project Site/Location: 250 Lake Road

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

RECEIVER (lab use only)

Date Sent: July 21, 2014

Date Received: 7/21/14 11:45

PBS Engineering + Environmental
4412 SW Corbett Avenue
Portland, Oregon 97239
503.248.1939 Fax: 503.248.0223

Company:
Address:
Phone:

Harmony Killoj
Name
Authorized Signature: [Signature] Date: 7/21/14

Abel Johnson
Receiver Name
Authorized Signature: [Signature] Date: 7/21/14

Email Results To: harmony.killoj@pbsenv.com
Verbal Results To: Phone:

Table with 3 columns: Sample No., Sample Type & Description (asb. /lead, bulk/air, vol. /area, etc.), Analysis Requested. Row 1: -0001, asbestos bulk, PLM. Rows 2-9: -0002 to -0008, with vertical arrows pointing down in the description and analysis columns.

TURNAROUND DESIRED: 48 Hour

SPECIAL INSTRUCTIONS:

Please email the results to the above Sender. Please archive any remaining sample components for a minimum of thirty days after analysis date.





Lab/Cor Portland, Inc.

4321 South Corbett Ave., Ste A
Portland, OR 97239

Phone: (503) 224-5055
www.labcorpdx.com

Item 4.

PLM - Visual Estimate Extended Final Report

Job Number: 211100

Client: PBS Engineering and Environmental

**Address: 4412 S Corbett Avenue
Portland, OR 97239**

Report Number: 211100R01

Report Date: 4/5/2021

Project Name:

Project No.: 23212.002 Phase 0001

PO Number:

Sub Project:

Reference No.:

Enclosed please find results for samples submitted to our laboratory. A list of samples and analyses follows:

Lab/Cor Sample #	Client Sample # and Description	Analysis	Analysis Notes	Date Received:
211100 - S1	23212.002-0009 -	PLM - Visual Estimate Extended		3/31/2021
211100 - S2	23212.002-0010 -	PLM - Visual Estimate Extended		3/31/2021
211100 - S3	23212.002-0011 -	PLM - Visual Estimate Extended		3/31/2021
211100 - S4	23212.002-0012 -	PLM - Visual Estimate Extended		3/31/2021
211100 - S5	23212.002-0013 -	PLM - Visual Estimate Extended		3/31/2021
211100 - S6	23212.002-0014 -	PLM - Visual Estimate Extended		3/31/2021



PLM - Visual Estimate Extended Final Report

Job Number: 211100

Client: PBS Engineering and Environmental

Report Number: 211100R01

Report Date: 4/5/2021

Project Name:

PLM - Visual Estimate Extended The submitted sample(s) were analyzed according to the EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA - 40CFR App. E to Subpart E of Part 763. The sample(s) were analyzed with a digital microscope in order to determine homogeneity, the presence of fibers, and make a preliminary estimate of any asbestos fibers present in the sample. The sample(s), and any observed layers, were then homogenized through techniques appropriate to that material and prepared for analysis by polarized light microscopy (PLM).

Three slide mount preparations were made from random subsamples of the homogenized material. This material was then mounted in the suitable refractive index liquid needed to perform a full optical characterization of the observed fibers. When necessary, dilute HCl, instead of RI liquids, were used to remove cementitious binders to facilitate analysis. The entirety of the slide mount preparations were then analyzed by PLM. Any observed fibers were reported and their optical characteristics recorded according to the EPA 600-R-93-116 method.

Disclaimer This report, and the data contained therein, cannot be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government. The results found in this report are based only on the submitted sample(s). LabCor has no control over sampling procedures. This report is only valid when signed by an analyst.

NAD is No Asbestos Detected. Asbestos consists of the six following minerals: chrysotile, amosite, crocidolite, anthophyllite, actinolite, and tremolite.

Additional gravimetric, point-count or TEM analysis may be recommended for samples testing at < or = 1% asbestos, or those with material binders that prevent the detection of small diameter fibers.

The following estimate of error for this method by visual estimation of asbestos percent are as follows:

- 1% asbestos: >0-3% error,
- 5% asbestos: 1-9% error,
- 10% asbestos: 5-15% error,
- 20% asbestos: 10-30% error.

Sincerely,



Tim Cammann
Senior Analyst

BULK SAMPLE ASBESTOS ANALYSIS

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211100R01
Report Date: 04/05/2021

Job Number: 211100

P.O. No: n/a

Project Name:

Project Number: 23212.002 Phase 0001

Project Notes:

Client Sample ID: 23212.002-0009	Sample ID: S1	Date Analyzed: 04/05/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
			Crocidolite
Layer 01			Percent Asbestos:
fibrous material, black	25 %	-	-
Layer 02			
mastic material, brown/black	10 %	-	-
Layer 03			
wood, tan, with thin coating, yellow	65 %	-	-
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
Layer 01	-	75 %	-
Layer 02	-	Trace	-
Layer 03	-	95 %	-
			Matrix
			25 %
			100 %
			5 %

Client Sample ID: 23212.002-0010	Sample ID: S2	Date Analyzed: 04/05/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
			Crocidolite
Homogeneous			Percent Asbestos:
loose particulate, black/white	100 %	3 %	-
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
	-	6 %	-
			Matrix
			91 %

Client Sample ID: 23212.002-0011	Sample ID: S3	Date Analyzed: 04/05/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite
			Crocidolite
Homogeneous			Percent Asbestos:
compact powdery material, gray/off-white	100 %	Trace	-
Other Fibers	Fibrous Glass	Cellulose	Mineral Wool
			Synthetic
			Other
	-	4 %	-
			Matrix
			96 %

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211100R01
Report Date: 04/05/2021

Job Number: 211100

P.O. No: n/a

Project Name:

Project Number: 23212.002 Phase 0001

Project Notes:

Client Sample ID: 23212.002-0012	Sample ID: S4	Date Analyzed: 04/05/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
compact powdery material, gray/white/off-white	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- Trace - - -		100 %

Client Sample ID: 23212.002-0013	Sample ID: S5	Date Analyzed: 04/05/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Layer 01			
tar, black, with coating, silver	25 % 4 % - -		4 %
Layer 02			
fibrous tar, black	25 % - - -		NAD
Layer 03			
tar, black	25 % 4 % - -		4 %
Layer 04			
fibrous tar, black, with tar, black	25 % 8 % - -		8 %
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
Layer 01	- Trace - - -		96 %
Layer 02	10 % Trace - - -		90 %
Layer 03	- - - - -		96 %
Layer 04	- - - - -		92 %

Client Sample ID: 23212.002-0014	Sample ID: S6	Date Analyzed: 04/05/2021	
Client Sample Description:		Analyst: Tim Cammann	
Asbestos Mineral Fibers	Layer Percent: Chrysotile Amosite Crocidolite		Percent Asbestos:
Homogeneous			
loose granular material, gray/red	100 % - - -		NAD
Other Fibers	Fibrous Glass Cellulose Mineral Wool Synthetic Other		Matrix
	- - - - -		100 %

Asbestos and Environmental Analysis

Client: PBS Engineering and Environmental
4412 S Corbett Avenue
Portland, OR 97239

Report Number: 211100R01
Report Date: 04/05/2021

Job Number: 211100

P.O. No: n/a

Project Name:


Project Number: 23212.002 Phase 0001

Project Notes:

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Testing method is per EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA - 40CFR App. E to Subpart E of Part 763, PLM. This report and the data contained therein cannot be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government.

- "NAD" is No Asbestos Detected.
- Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
- Material binders, such as those found in vinyl floor tiles, may prevent the detection of small diameter asbestos fibers. A gravimetric preparation and point-count is recommended for such samples.
- Quantitative analysis by PLM point count or TEM may be recommended for samples testing at < or = to 1% asbestos.
- The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: >0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
- This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:


 X **Tim Cammann**
 Senior Analyst



TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: 23212.002 Phase 0001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: March 30, 2021

PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Alex Johnson

Name: Alex Johnson Date: 2021.03.30
15:25:57 -07'00'
Authorized Signature Date Time

RECEIVER

Date Received: 3/31/21

Company: Lab Cor
Address: 4321 S Corbett Ave Ste A
Portland, OR 97239
503-224-5055

Katie Schultz
Name: Katie Schultz
Authorized Signature Date Time: 3/31/21 1:05PM

Sender's ID No.	Brief Description	Receiver's ID No.
23212.002-0009	_____	_____
23212.002-0010	_____	_____
23212.002-0011	_____	_____
23212.002-0012	_____	_____
23212.002-0013	_____	_____
23212.002-0014	_____	_____

Please analyze the enclosed 6 sample(s) for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed.

Request verbal results by: _____ AM/PM _____ Date.

Please fax and mail the results to the above address.

TURNAROUND DESIRED: 72 Hour

SPECIAL INSTRUCTIONS: _____ TLo

LABORATORY REPORT

 PBS Environmental - Portland, OR
 4412 Southwest Corbett Ave.
 Portland, OR 97239

 Attn: Harmony Kilby
 Phone: 503-248-1939
 Fax: 866-727-0140
 Email: harmony.kilby@pbsenv.com

 RJ Lee Group Job No.: PA220720140009
 Samples Received: July 22, 2014
 Report Date: July 24, 2014
 Client Project: 23212.002 phase 0001
 Purchase Order No.: N/A
 Matrix: Solid
 Prep/Analysis: EPA 3050B / EPA 7420

Client Sample ID	RJ Lee Group ID	Sampling Date	Analyte	Sample Concentration		Minimum Reporting Limit		Analysis Date	Q
				Weight Percent (%)	Parts per Million (PPM) - mg/kg	Weight Percent (%)	Parts per Million (PPM) - mg/kg		
LB23212.002-1001	PA220720140009-001	NP	Lead	2.96	29600	0.00957	95.7	07/23/2014	—
LB23212.002-1002	PA220720140009-002	NP	Lead	0.801	8010	0.00940	94.0	07/23/2014	—
LB23212.002-1003	PA220720140009-003	NP	Lead	0.582	5820	0.00953	95.3	07/23/2014	—
LB23212.002-1004	PA220720140009-004	NP	Lead	0.257	2570	0.00995	99.5	07/23/2014	—

Comments:
Report Qualifiers (Q):

P : PA-DEP Accredited (PA DEP Lab ID 02-00396, NELAP)
N : NY ELAP Accredited (NY ELAP Lab Code 10884)
C : CA ELAP Accredited (CA ELAP Certificate 1970)

— : Test (analyte-matrix-preparation-analysis) is performed under RJLG's General Quality System requirements and is not part of any of the above scopes of accreditations

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of thirty (30) days before discarding. A shipping and handling fee will be assessed for the return of any samples.

This laboratory operates in accord with ISO 17025:2005 guidelines, and holds a limited scope of accreditations under different accrediting agencies; refer to <http://www.rjlg.com/about-us/accreditations/> for more information and current status. This report may not be used to claim product endorsement by any laboratory accrediting agency. The results contained in this report relate only to the items tested or to the sample(s) as received by the laboratory. Any reproduction of this document must be in full for the report to be valid.

Unless otherwise noted (either in the comments section of the report and/or with the appropriate qualifiers under the report qualifiers (Q) column) the following apply: (a) Samples were received in good condition, (b) All QC samples are within acceptable established limits, (c) All samples designated as NELAP meet the requirements of the NELAC standard; if not applicable qualifiers will be used to designate the non-compliance and (d) Results have not been blank corrected. Quality Control data is available upon request.

E = Value above highest calibration standard

J = Value below lowest calibration standard but above MDL (Method Detection Limit)

L = LCS (Laboratory Control Standard)/SRM (Standard Reference Material) recovery outside accepted recovery limits

H = Holding times for preparation or analysis exceeded

B = Analyte detected in the associated Method Blank

S = Spike Recovery outside accepted limits

R = RPD (relative percent difference) outside accepted limits

D = RL (reporting limit verification) outside accepted limits

NP = Not Provided



 Philip Grindle
 Laboratory Supervisor



Engineering + Environmental

TRANSMITTAL AND CHAIN OF CUSTODY FOR LEAD BULK SAMPLES

Project No.: 23212.002 Phase 0001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: July 21, 2014

PBS Engineering + Environmental
4412 SW Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

RECEIVER

Date Received: 07/22/14

Company: R.J. Lee Group
Address: 350 Hochberg Road
Monroeville, PA 15146
724-325-1776

Handwritten signature: Harmony Kelly
Name: H. Kelly
Date: 7/22/14
Authorized Signature
Date

Handwritten signature: [Signature]
Name:
Authorized Signature
Date

Table with 3 columns: Sender's ID No., Brief Description, Receiver's ID No.
Rows: LB23212.002-1001, LB23212.002-1002, LB23212.002-1003, LB23212.002-1004

ANALYSIS REQUESTED:
LEAD:
 Paint
 Wipe
 Soil/Misc.
 Air
 TCLP

Please analyze the enclosed 4 sample(s) for LEAD content using Atomic Absorption Method. PBS requests prior notification if samples will be disposed.

Please fax and mail the results to the above address.

TURNAROUND DESIRED:
48 Hour

SPECIAL INSTRUCTIONS:
[Handwritten initials JD]

LABORATORY REPORT

PBS Engineering & Environmental
 4412 Southwest Corbett Ave
 Portland, OR 97239

Attn: Alex Johnson
 Phone: 503-248-1939

Email: alex.johnson@pbsusa.com

RJ Lee Group Job No.: PA010420210009
 Samples Received: April 1, 2021
 Report Date: April 6, 2021
 Client Project: 23212.002 Phase 0001
 Purchase Order No.: N/A
 Matrix: Solid
 Prep/Analysis: EPA 3050B / EPA 6010C-Paint

Client Sample ID	RJ Lee Group ID	Sampling Date	Analyte	Sample Concentration		Minimum Reporting Limit		Analysis Date	Q
				Weight Percent (%)	Parts per Million (PPM) - mg/kg	Weight Percent (%)	Parts per Million (PPM) - mg/kg		
LB23212.002-1005	PA010420210009-001	NP	Lead	1.76	17600	0.0242	242	4/2/2021	A

Comments:

Report Qualifiers (Q):

P : PA-DEP Accredited (PA DEP Lab ID 02-00396, NELAP)
 N : NY ELAP Accredited (NY ELAP Lab Code 10884)

A : AIHA-LAP, LLC Accredited (Lab ID 100364)

— : Test (analyte-matrix-preparation-analysis) is performed under RJLG's General Quality System requirements and is not part to any of the above scopes of accreditations

E = Value above highest calibration standard

J = Value below lowest calibration standard but above MDL (Method Detection Limit)

L = LCS (Laboratory Control Standard)/SRM (Standard Reference Material) recovery outside accepted recovery limits

H = Holding times for preparation or analysis exceeded

B = Analyte detected in the associated Method Blank

S = Spike Recovery outside accepted limits

R = RPD (relative percent difference) outside accepted limits

D = RL (reporting limit verification) outside accepted limits

NP = Not Provided

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of thirty (30) days before discarding. A shipping and handling fee will be assessed for the return of any samples.

This laboratory operates in accord with ISO 17025:2017 guidelines, and holds a limited scope of accreditations under different accrediting agencies; refer to <http://www.rjlg.com/about-us/accreditations/> for more information and current status. Unless it is specifically stated otherwise (under the Q column using the appropriate accrediting agency qualifier(s)) the work contained in this report is performed under RJLG's General Quality System requirements and is not part of any scope of accreditations. This report may not be used to claim product endorsement by any laboratory accrediting agency. The results contained in this report relate only to the items tested or to the sample(s) as received by the laboratory. Any reproduction of this document must be in full for the report to be valid.

Unless otherwise noted (either in the comments section of the report and/or with the appropriate qualifiers under the report qualifiers (Q) column) the following apply: (a) Samples were received in good condition, (b) All QC samples are within acceptable established limits, (c) All samples designated as NELAP meet the requirements of the NELAC standard; if not applicable qualifiers will be used to designate the non-compliance and (d) Results have not been blank corrected. Quality Control data is available upon request.



TRANSMITTAL AND CHAIN OF CUSTODY FOR LEAD BULK SAMPLES

Project No.: 23212.002 Phase 0001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: March 30, 2021

PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Joe Lucas
Name

[Signature] 3/30/21
Authorized Signature Date

RECEIVER

Date Received: 04/01/21 0930

Company: R.J. Lee Group
Address: 350 Hochberg Road
Monroeville, PA 15146
724-325-1776

[Signature]
Name

[Signature] 04/01/21
Authorized Signature Date

Sender's ID No.

Brief Description

Receiver's ID No.

LB23212.002-1005

ANALYSIS REQUESTED:

- LEAD:**
- Paint
 - Wipe
 - Soil/Misc.
 - Air
 - TCLP

Please analyze the enclosed 1 sample(s) for LEAD content using Atomic Absorption Method. PBS requests prior notification if samples will be disposed.

Please fax and mail the results to the above address.

TURNAROUND DESIRED:

72 Hour

SPECIAL INSTRUCTIONS:

Joe.Lucas@pbsusa.com

THIS IS TO CERTIFY THAT

JOE LUCAS

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 01/18/2021

Course Location: Portland, OR

Certificate: IRO-21-3527B



4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 01/18/2022

For verification of the authenticity of this certificate contact:
 PBS Engineering and Environmental Inc.
 4412 S Corbett Avenue
 Portland, Oregon 97239
 503.248.1939

A handwritten signature in black ink that reads "Andy Fridley".

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

DAVID TOY

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 09/24/2020

Course Location: Portland, OR

Certificate: IR-20-5627B



CCB #SRA0615 4-Hr Training

4-Hour AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 09/24/2021

For verification of the authenticity of this certificate contact:
 PBS Environmental
 4412 SW Corbett Avenue
 Portland, OR 97239
 (503) 248-1939

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

TRAVIS LONG

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 10/13/2020

Course Location: Portland, OR

Certificate: IRO-20-7022B



4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 10/13/2021

For verification of the authenticity of this certificate contact:
 PBS Environmental
 4412 SW Corbett Avenue
 Portland, OR 97239
 (503) 248-1939

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

JAY J DOANE

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 01/10/2014

Course Location: Portland, OR

Certificate: IR-14-6367A



**Engineering +
Environmental**

Expiration Date 01/10/2015

AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

For verification of the authenticity of this certificate contact:
 PBS Environmental
 4412 SW Corbett Avenue
 Portland, OR 97239
 (503) 248-1939

David Stover

David Stover, Director of Training



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
 Camas, WA 98607

Project No. P1030 .

South Lacamas Creek Trailhead Improvements

THIS AGREEMENT is entered into between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Greenworks, PC** hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. Project Designation. The Consultant is retained by the City to perform professional services in connection with the project designated as the **South Lacamas Creek Trailhead Improvements**.
2. Scope of Services. Consultant agrees to perform the services, identified on **Exhibit "A"** attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than **12-31-2022**, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of this Agreement.
4. Payment. The Consultant shall be paid by the City for completed work and for services rendered under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on **Exhibit "B"** attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in **Exhibit "A"** (Scope of Services) inclusive of labor, materials, equipment supplies and expenses. Consultant billing rates are attached as **Exhibit "C"**.
 - b. The consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for

a period of three (3) years after final payment. Copies shall be made available upon request.

5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors.
6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state, and local laws, ordinances and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.
7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.
 - a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.
 - b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
 - c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent

contractors and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.

3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
 4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
 5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
 - e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
 - f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
 - g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
 - h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
 - i. City Full Availability of Consultant Limits. If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be

responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975
(42 USC Chapter 76 Section 6101 et seq.)
 - Civil Rights Restoration Act of 1987
(Public Law 100-259)
 - Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
 - 49 CFR Part 21
 - 23 CFR Part 200
 - RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of **Exhibit "D"** attached hereto and by this reference made part of this Agreement, and shall include the attached **Exhibit "D"** in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Contractor agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Contractor agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City.
13. Work Product. All work product, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the Contractor while performing the Services shall belong to the City. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such work product remaining in the possession of the Contractor to the City.
14. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.

- a. The Contractor, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:
6. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 7. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 8. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 9. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
- b. Where the Contractor is unable to certify to any of the statements in this contract, the Contractor shall attach an explanation to this contract.
- c. The Contractor agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the BOARD.
- d. The Contractor further agrees by signing this contract that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
 2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the BOARD for assistance in obtaining a copy of these regulations.

15. Intellectual Property.

- a. Warranty of Non-infringement. Contractor represents and warrants that the Contractor is either the author of all deliverables to be provided under this Agreement or has obtained and holds all rights necessary to carry out this Agreement. Contractor further represents and warrants that the Services to be provided under this Agreement do not and will not infringe

any copyright, patent, trademark, trade secret or other intellectual property right of any third party.

- b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
16. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
17. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
18. Conflict of Interest. It is recognized that Contractor may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Contractor's ability to perform the Services. Contractor agrees to resolve any such conflicts of interest in favor of the City. Contractor confirms that Contractor does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Contractor's selection, negotiation, drafting, signing, administration, or evaluating the Contractor's performance.
19. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following ten (10) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.
20. Notices. Notices to the City of Camas shall be sent to the following address:
James Hodges
City of Camas
616 NE 4th Avenue
Camas, WA 98607
PH: 360-817-7234
FX: 360-834-1535
EMAIL: Jhodges@cityofcamas.us
- Notices to Consultant shall be sent to the following address:
Andrew Holder
Greenworks PC
110 SE Main Street, Suite 100
Portland, OR 97214
PH: 503-222-5612
EMAIL: Andrewh@greenworkspc.com
21. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any

Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision herof and such other provisions shall remain in full force and effect.

- 22. Arbitration Clause. In the event a dispute shall arise between the parties to this Agreement, it is hereby agreed that the dispute shall be referred to the Portland USA&M office or alternate service by agreement of the parties for arbitration in accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The artibrator’s decision shall be final and legally binding and judgment be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator’s award, or fails to comply with the arbitrator’s award, the other party is entitled to costs of suit, including reasonable attorney’s fee for having to compel arbitration or defend or enforce award.


- 23. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.
- 24. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.
- 25. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive, but shall be cumulative with all other remedies available to the City at law or in equity.
- 26. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 2020.

CITY OF CAMAS:

CONSULTANT:
Authorized Representative

By _____

By  _____
89CE106AB91F415...

Print Name _____

Gill williams
Print Name _____

Title _____

Title **6/19/2021**

EXHIBIT "A"
SCOPE OF SERVICES



6-8-2021

Jim Hodges
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Re: South Lacamas Creek Trailhead Improvements – Camas, WA
Landscape Architectural Services Proposal – No. 210015

Dear Jim,

Thank you for the opportunity to provide you with this proposal for professional services. Our proposal is based on the park master plan and construction documents we developed as part of the Lacamas Creek Pump Station project (Exhibit A) and our experience with similar projects in the Portland/Vancouver metro area. GreenWorks will lead the design team, which will include Wallis Engineering and R&W Engineering.

Please refer to the attached Exhibit A, the approved master plan with notations showing the division between the proposed trailhead improvements and the completed pump station project.

We make the following proposal for your consideration and acceptance:

PROPOSED SCOPE OF SERVICES

TASK 1 MEETINGS AND PROJECT MANAGEMENT

1.1 Pre-Application Meeting

Meet with city planners to confirm permitting requirements and current permitting status of the project.

1.2 Design Progress Meetings

(3) total team meetings with the City of Camas to review feedback/comments from the City: one after the 60% submittal, one after the 90% submittal, and one after the Site Plan Review submittal. (Virtual meetings, approximately 1 hour each)

1.3 Project Management

On-going coordination with the City and subconsultants, generate and update the project schedule, review subconsultants' deliverables, and compile and deliver submittals. Includes a check set by all disciplines for review and comment by GreenWorks prior to the submittal.

1.4 Project Invoicing

Prepare monthly project invoices.

Task 1 Deliverables: meeting notes for (3) design progress meetings, project schedule with updates as needed, and monthly invoices.

South Lacamas Creek Trailhead Improvements

City of Camas
Camas, WA

TASK 2 ADDITIVE ALTERNATE #1: DESIGN DEVELOPMENT

This optional task includes evaluation of potential site layout alternatives. The base fee assumes no significant layout changes from the approved master plan (Exhibit A). The base fee includes assistance with selection of the pre-engineered restroom product and associated options and finishes. The base fee also includes specification of City standard kiosk and park signage, rather than custom signage design.

2.1 Alternative Design Concepts

Based on the existing master plan (Exhibit A), explore potential design alternatives and how each would affect the rest of the proposed park improvements. Up to (2) alternatives will be provided for each of the following:

- (1) Restroom orientation and floorplan (selection of restroom finishes and fixtures is included in Task 3.11)
- (2) Park sign and kiosk design
- (3) Parking locations

2.2 Design Progress Meeting

(1) team meeting with the City of Camas to review the Alternative Design Concepts and select preferred options.

Task 2 Deliverables: Plans, concept sketches, and precedent examples to illustrate the alternative design concepts; meeting notes.

TASK 3 60% CONSTRUCTION DOCUMENTS

Based on feedback received from the Alternative Design Concepts (if that task is authorized), we will:

3.1 Existing Conditions Plan

Provide a plan indicating existing site features with labels, based on the existing topographic survey and the pump station record drawings.

3.2 Erosion Control and Tree Protection Plan and Details

Provide a plan indicating erosion control measures required for construction and required tree protection measures. Standard details and notes for erosion control and tree protection will also be included.

3.3 Demolition and Tree Removal Plan

Provide a diagrammatic plan indicating existing site features and vegetation to be removed, as necessary, to accommodate construction impacts and design intent.

3.4 Grading Plan

Provide a graphical plan indicating grades, finish surface elevations, and contouring correlating to the survey's vertical datum reference.

3.5 Site Utility and Drainage Plan

Provide a plan showing the water supply, sanitary sewer, and storm drainage to serve the proposed park improvements, and their connections to existing stubs constructed with the pump station project.

South Lacamas Creek Trailhead Improvements

City of Camas
Camas, WA

3.6 Site Electrical and Lighting Plan

Provide a diagrammatic plan showing the electrical connection to the restroom building and outdoor receptacles from the existing transformer on site. It will also show building-mounted security lighting and the power supply and data connection for building-mounted security cameras and automated locks. The City will provide their preferred product information for the cameras, and the light fixture selection will be done in coordination with the City.

3.7 Materials Plan

Provide a plan indicating proposed site features and materials selected for the design including paving, walls, signage, and site furnishings.

3.8 Layout Plan

Provide a layout plan utilizing appropriate layout method(s) that positions proposed site elements for the contractor's use.

3.9 Irrigation Plan

Provide a diagrammatic plan layout of landscape irrigation piping, valves, controller, sprinkler heads, drip equipment and other related equipment with manufacturer and models indicated where applicable.

3.10 Planting Plan

Provide a plan indicating graphic location and identification of plant materials to be used including sizes and varieties. This plan will include the required mitigation planting that was determined in the pump station project.

3.11 Pre-Engineered Restroom

In coordination with the City, evaluate options for manufacturers and models of pre-engineered restrooms, and options for fixtures and finishes of the restroom. The final selection of restroom model, fixtures, and finishes will be confirmed with the City. We will coordinate with the restroom manufacturer and provide a specification for the selected restroom.

3.12 Site Details

Provide typical details for installation of proposed site elements.

3.13 Draft Specifications

Provide construction specifications associated for proposed design elements in WSDOT/APWA format. Some sections will be in CSI format, integrated by special provisions into the WSDOT/APWA specifications.

3.14 Opinion of Probable Construction Costs

Provide opinion of probable construction cost sheet that includes material and labor costs associated with the proposed design elements.

Task 3 Deliverables: 60% level drawings, specifications, and cost estimate as described above.

TASK 4 90% CONSTRUCTION DOCUMENTS

Based on feedback received from the 60% Construction Documents and Site Plan Review, we will:

4.1 Plans Details and Calculations

Advance drawings, details, and structural calculations listed under Task 3 to 90% level.

South Lacamas Creek Trailhead Improvements

City of Camas
Camas, WA

4.2 Specifications

Advance specifications to 90% level.

4.3 Opinion of Probable Construction Costs

Advance the Opinion of Probable Construction Cost to 90% level.

Task 4 Deliverables: 90% level drawings, specifications, and cost estimate as described above.

TASK 5 PERMITTING

5.1 Construction Permit Submittals

Based on feedback received from the 90% Construction Documents, we will revise the drawings and prepare and deliver the applications for required construction permits such as floodplain improvements, engineering, fire department, and sign permits.

5.2 Resubmittals

We will provide up to (1) resubmittal for the construction permits, with revisions to address comments received from the initial reviews.

Task 5 Deliverables: Construction Permit applications and drawings and up to (1) resubmittal of revised documents for each.

TASK 6 100% CONSTRUCTION DOCUMENTS

Based on feedback received from the 90% Construction Documents and the construction permitting reviews, we will:

6.1 Plans Details and Calculations

Provide final drawings, details, and structural calculations listed under Task 3.

6.2 Calculations

Provide final structural calculations.

6.3 Specifications

Provide final specifications.

6.4 Opinion of Probable Construction Costs

Provide final Opinion of Probable Construction Cost.

Task 6 Deliverables: bid-ready drawings, specifications, and cost estimate as described above.

TASK 7 BIDDING

7.1 Bid Item List

Work with City to provide an APWA format bid item list, based on the Opinion of Probable Construction Costs.

7.2 Respond to Bidder Questions

Respond to questions from bidders, by RFI responses or drawing revisions.

South Lacamas Creek Trailhead Improvements

City of Camas
Camas, WA

Assumptions

1. This project will advance the design and documentation through construction permit approval, and bidding. However, construction will be addressed at a later date. Construction services are not included in this proposal.
2. This project team is available to provide construction services as requested, under a separate contract to be negotiated at a later date.
3. The City will manage the bidding process, including generating the advertisement to bid and direct communications with bidders.
4. Both Design Review and Site Plan Review have been completed and approved by the City of Camas for the park and trailhead improvements as part of the Lacamas Creek Pump Station project, and no further Design Review or Site Plan Review submittals will be necessary as part of this project.
5. The City of Camas floodplain improvements permit application is included in this proposal. Our understanding is that an Elevation Certificate or other floodplain-related permits or documentation will not be required, and are not included in this proposal.
6. Permitting fees will be paid by the City, and are not included in this proposal.
7. The project duration is anticipated to be approximately 9 to 12 months, starting from the date of the notice to proceed.
8. Front-end "boilerplate" specifications regarding contracting and bidding will be provided by the City.
9. This project will continue the park design started as part of the Lacamas Creek Pump Station project. Any significant additions or changes from the February 2019 Site Plan (Exhibit A) may be outside of the scope for this project, and may trigger additional services.
10. Design of two types of park signage is included in this proposal as an additive alternate, but all graphic content and text will be by others.
11. Site lighting will be limited to security lights mounted on the restroom building. Parking lot lighting is not included.
12. All environmental permitting (including Shoreline Substantial Development Permit, SEPA, and Critical Area Permits) has been performed for the project as part of the Lacamas Creek Pump Station project, and no further environmental services will be necessary.
13. The Lacamas Creek Pump Station record drawings will be available to the design team, and our design will depend on the locations of utility stubs and other features shown on the record drawings. GreenWorks, P.C. will not be responsible for errors or omissions in the record drawings.
14. Restoration and Buffer Mitigation Plan – Lacamas Creek Sewer Pump Station by Ecological Land Services, Inc. in January 2019 specifies habitat enhancement and restoration areas as mitigation for stream buffer disturbance by the pump station and trailhead improvement projects. The planting plan included in this proposal includes native planting and removal of invasives to partially satisfy the restoration and mitigation requirements. However, this proposal does not include recording a conservation easement, a monitoring plan, a maintenance plan, or a contingency plan.

South Lacamas Creek Trailhead ImprovementsCity of Camas
Camas, WA

15. A site topographic and boundary survey has been produced for the project site as part of the Lacamas Creek Pump Station project. That survey will be available for this project and no further surveying will be required during the design stage.
16. An arborist report and Tree Plan has been prepared for the project site as part of the Lacamas Creek Pump Station project, and no further arborist services or work related to the Tree Plan will be necessary. GreenWorks, P.C. will not evaluate tree health for potential future hazards with respect to disease diagnosis, soil issues affecting tree health, branch pruning or any related tree health condition. Fee for consulting arborist, if necessary, is not included in this proposal.
17. Archaeological evaluation and permitting have been performed for the project site as part of the Lacamas Creek Pump Station project, and no further archaeological services will be necessary.
18. Geotechnical investigation and evaluation have been performed for the project site as part of the Lacamas Creek Pump Station project, and no further geotechnical services will be necessary.
19. A stormwater report has been prepared for the project site as part of the Lacamas Creek Pump Station project, and no further stormwater analysis is required. Stormwater treatment of runoff from paved parking areas will be provided by bioretention facilities constructed along the edges of the parking lot. Sizing of the bioretention facilities is included in this scope of work.
20. A traffic impact study is not included in this proposal.
21. Landscape planting on structure (such as eco-roofs, roof terraces, or "green walls") is not included in this proposal.
22. Code research will help inform the basis of work, but it is not a guarantee that the reviewing agency or agencies will interpret the development requirements with the same outcome.
23. GreenWorks, PC shall render its services as expeditiously as is consistent with professional skill and care.
24. The Client acknowledges and agrees that proper Project maintenance will be required after the Project is complete. Without adequate maintenance and care on the part of the Owner, portions of the landscape may never mature and function in the manner intended, and other site features may become degraded, resulting in a site that does not achieve the original intent expressed by the designer to the client. GreenWorks, PC cannot be responsible for conditions or events that result from inadequate or improper maintenance.

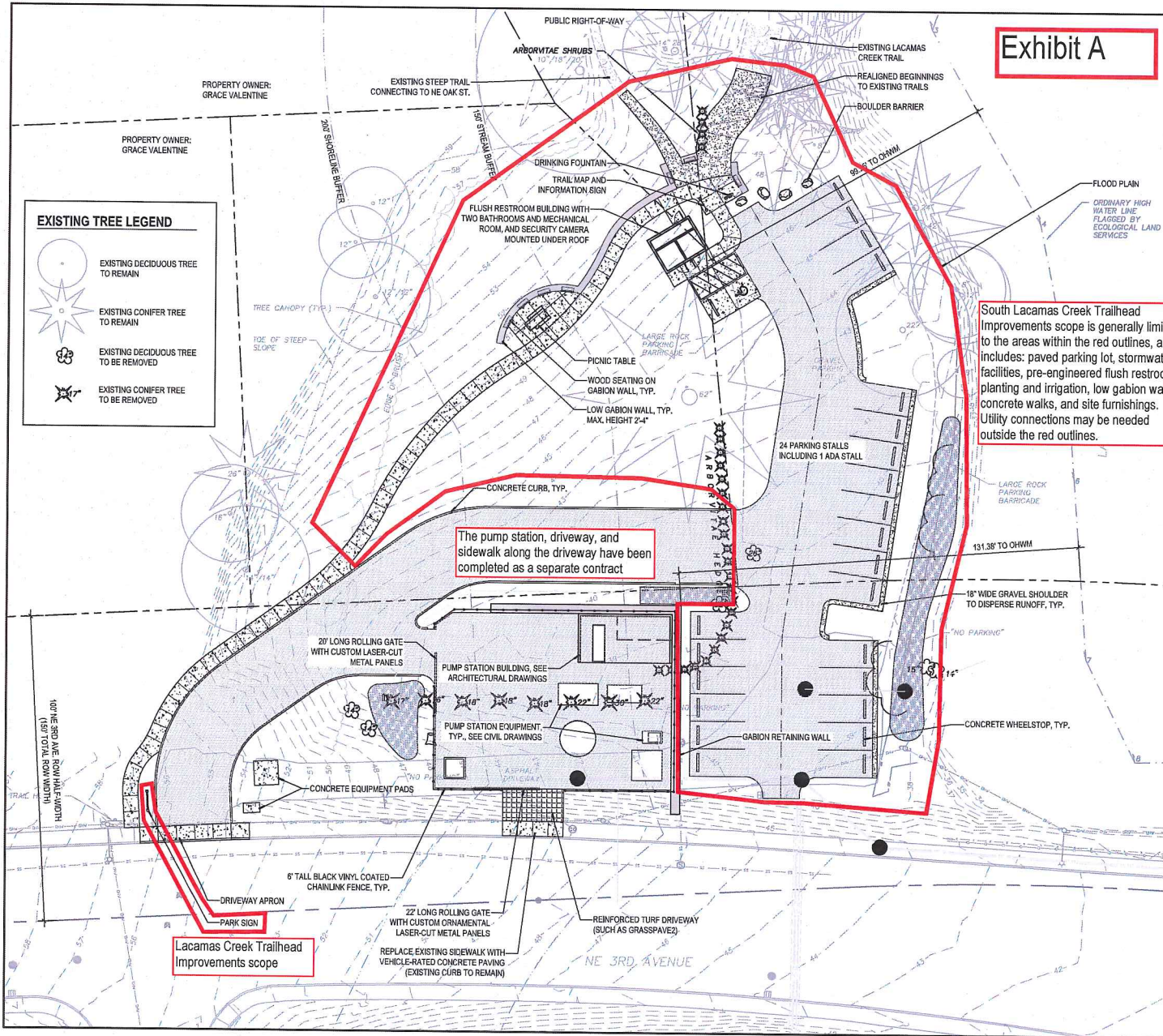
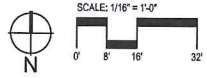


Exhibit A



GREENWORKS
 GreenWorks, P.C.
 Landscape Architecture
 Environmental Design
 24 89 2nd Avenue, Suite 100
 Portland, Oregon 97209
 Phone: 503.222.0747 Fax: 503.222.2233
 Email: info@greenworks-pc.com

GREENWORKS PROJECT NO:
 118060.1

EXISTING TREE LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFER TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFER TREE TO BE REMOVED

MATERIALS HATCH LEGEND

- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL PAVING
- EXISTING GRAVEL PAVING TO REMAIN
- REINFORCED TURF PAVING
- RAIN GARDEN

South Lacamas Creek Trailhead Improvements scope is generally limited to the areas within the red outlines, and includes: paved parking lot, stormwater facilities, pre-engineered flush restroom, planting and irrigation, low gabion walls, concrete walks, and site furnishings. Utility connections may be needed outside the red outlines.

The pump station, driveway, and sidewalk along the driveway have been completed as a separate contract

GABION WALL EXAMPLE



CUSTOM LASER-CUT GATE PANEL EXAMPLE



BLACK VINYL-COATED CHAINLINK FENCE EXAMPLE



RESTROOM EXAMPLE



PRELIMINARY
 30% DESIGN
 SUBMITTAL

NO.	REVISION	DATE

ONE INCH = 1" SCALE
 ONE INCH AT FULL SCALE
 IF SCALE ACCORDINGLY

SITE PLAN

wallis engineering
 PROJECT NO: 1480A
 DATE: 2/2019

LACAMAS CREEK
 PUMP STATION
 IMPROVEMENTS

City of Camas
 WASHINGTON
 CITY PROJECT NO. 31000

DRAWING NO:
L100
 X OF X

EXHIBIT "B"
COSTS FOR SCOPE OF SERVICES

South Lacamas Creek Trailhead Improvements

City of Camas
Camas, WA

TERMS OF AGREEMENT

Fee Schedule

Professional fees for the scope of work are as follows:

Task 1 Meetings and Project Management	\$9,769.00
Task 3 60% Construction Documents	\$25,012.00
Task 4 90% Construction Documents	\$17,358.00
Task 5 Site Plan Review and Permitting	\$5,018.00
Task 6 100% Construction Documents	\$12,876.00
Task 7 100% Bidding	\$4,319.00
Reimbursable Expenses	\$1,467.00

Base Fee Total **\$75,819.00**

Additive Alternate #1: Task 2 Design Development \$3,984.00

Fee Grand Total Including Additive Alternate **\$79,803.00**

This **total fee of \$75,819.00 to \$79,803.00** (depending on authorization of Additive Alternate #1) will be billed monthly on a time and materials (T&M) basis, not to exceed the total authorized fee stated above, and includes reimbursable expenses.

Hourly Rates

This proposal is based upon the hourly rates outlined below for the current calendar year. If this proposal is accepted or work begun in the following calendar year, our fees will be revised to incorporate the billing rates then in effect. If work continues into subsequent calendar years, we reserve the right to revise and update our fees.

Principal / Technical Director	\$180.00
Landscape Architect IV	\$155.00
Project Manager	\$120.00
Landscape Designer II.....	\$90.00
Landscape Designer I.....	\$85.00
Clerical / Administrative.....	\$110.00

Reimbursable Expenses

Project expenses such as mileage, delivery services, printing and reproductions, supplies, and communication will be billed at cost, plus 10 percent and added to monthly invoices.

Payment

Invoices are payable upon receipt, and Client shall not back charge or withhold payment from Landscape Architect for any charges, costs or expenses without Landscape Architect's specific written consent. Invoices not paid within twenty (20) days are delinquent and shall bear interest at the rate of one and one-half percent (1.5%) per month, or the maximum amount allowed by law, whichever is less, until paid. In addition, Client shall pay Landscape Architect's reasonable costs incurred in

South Lacamas Creek Trailhead Improvements

City of Camas
Camas, WA

collection of any delinquent amounts, including attorney fees and costs of preparing and filing liens, regardless of whether suit or action is instituted.

Additional Work

Client agrees to promptly notify Landscape Architect if Client's schedule or budget changes. Client acknowledges that significant changes to the Project or construction schedule or budget or to the Project's scope may require Additional Services of Landscape Architect. Fees for additional work, beyond the scope of work as outlined in this agreement, will be invoiced as provided above, or according to our regular rates in effect at the time. We will notify Client before performing any additional work.

Contract Time Limit

Client accepts this Contract by returning this Proposal signed below to Landscape Architect or by accepting any part of Landscape Architect's performance under this Proposal. Upon acceptance, Client agrees to be bound by the Terms and Conditions printed above. If acceptance fails to occur within 90 days of the date above, this Proposal will be void unless accepted by Landscape Architect. If this proposal meets with your approval, kindly return one signed copy to our office.

Sincerely,

Gill Williams, PLA, ASLA
Principal
GreenWorks, P.C.
503-222-5612 | gillw@greenworkspc.com

Accepted By

City of Camas	Signature	Date
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**EXHIBIT “C”
CONSULTANT BILLING RATES**

210015 South Lacamas Creek Trailhead		GreenWorks, PC					Wallis Engineering						R&W Engineering (including security)					Cost by Task	
AH updated 6/8/2021		Principal	Landscape Arch. IV	Project Manager	Landscape Designer I	Administrative	EM II	EM I	SE III	SE I	Tech III	Admin IV	Sr. Eng. II	Sr. Tech II	CAD/Tech	Cler/Admin.	Not used	not incl separate exps,	
Role:		Hours (\$180/hr)	Hours (\$155/hr)	Hours (\$120/hr)	Hours (\$85/hr)	Hours (\$110/hr)	Hours (\$178/hr)	Hours (\$172/hr)	Hours (\$111/hr)	Hours (\$99/hr)	Hours (\$112/hr)	Hours (\$91/hr)	Hours (\$160/hr)	Hours (\$125/hr)	Hours (\$75/hr)	Hours (\$50/hr)	Hours (\$0/hr)		
Hourly Rate:							Tim	Wes	Ryan		Chad	Erin/Lori							
Task 1		Meetings and Project Management	0	0	56	0	10	4	0	0	0	2	5	0	0	4	0	\$9,769.71	
7	1.1	Pre-Application Meeting			2			2					1						
16	1.2	Design Progress Meetings (3)			6								2						
44	1.3	Project Mgmt: sched, coord, review subs' dwgs, submittals			42														
26	1.4	Project Invoicing			6		10	2				2	2			4			
Task 2		Additive Alternate #1: Design Development	2	1	18	12	0	1	0	1	0	0	0	0	0	0	0	\$3,984.00	
39	2.1	Alternative Design Concepts	1	1	16	12		1		1									
2	2.2	Design Progress meeting	1		2														
Task 3		60% CDs	3	16	66	60	0	4	3	20	0	6	1	12	16	13	2	0	\$25,012.26
4	3.1	Existing Conditions Plan			2	2													
5	3.2	Erosion Control and Tree Protection Plan			1	4													
7	3.3	Demolition and Tree Removal Plan			1	6													
15	3.4	Grading Plan		1	14														
19	3.5	Site Utility and Drainage Plan					2	1	12		4								
31	3.6	Site Electrical and Lighting Plan											7	11	13				
13	3.7	Materials Plan	1	1	6	6													
5	3.8	Layout Plan (simplified)			1	4													
9	3.9	Irrigation Plan (simplified)		8	1														
21	3.10	Planting Plan	1	1	4	16													
10	3.11	Pre-Engineered Restroom	1		10														
33	3.12	Site Details		1	10	16			4		2								
25	3.13	Draft Specifications		2	10		2	2	2			1	2	2			2		
20	3.14	Draft Opinion of Probable Cost		2	6	6			2				2	2					
Task 4		90% CDs	2	21	43	32	0	4	3	17	0	6	1	8	2	4	1	0	\$17,357.74
0	4.1	Existing Conditions Plan																	
2	4.2	Erosion Control and Tree Protection plan			1	1													
2	4.3	Demolition and Tree Removal plan			1	1													
11	4.4	Grading Plan		1	10														
19	4.5	Site Utility and Drainage Plan					2	1	12		4								
13	4.6	Site Electrical and Lighting Plan											6	2	4				
7	4.7	Materials Plan (and site base)	1	1	4	2													
10	4.8	Layout Plan			2	8													
13	4.9	Irrigation Plan		12	1														
11	4.10	Planting Plan	1	1	2	8													
4	4.11	Pre-Engineered Restroom			4														
21	4.12	Site Details		1	6	10			2		2								
21	4.13	Specifications		4	8		2	2	2			1	1	0			1		
9	4.14	Opinion of Probable Cost		1	4	2			1				1	0					
Task 5		Site Plan Review and Permitting	0	0	16	12	0	3	0	2	0	2	4	2	2	0	0	\$5,017.94	
23	5.1	Construction Permit Submittals			10	6		3					2	1	1				
20	5.2	Resubmittals			6	6				2			2	1	1				
Task 6		100% CDs	2	12	29	22	0	4	3	14	0	4	1	8	2	4	1	0	\$12,875.74
0	6.1	Existing Conditions Plan																	
2	6.2	Erosion Control and Tree Protection plan			1	1													
2	6.3	Demolition and Tree Removal plan			1	1													
7	6.4	Grading Plan		1	6														
19	6.5	Site Utility and Drainage Plan					2	1	12		4								
13	6.6	Site Electrical and Lighting Plan											6	2	4				
5	6.7	Materials Plan (and site base)	1	1	2	2													
5	6.8	Layout Plan			1	4													
6	6.9	Irrigation Plan		6															
7	6.10	Planting Plan	1	1	2	4													
4	6.11	Pre-Engineered Restroom			4														
11	6.12	Site Details		1	2	8													
16	6.13	Specifications		1	6		2	2	2			1	1	0			1		
8	6.14	Opinion of Probable Cost		1	4	2			2				1	0					
Task 7		Bidding	0	0	12	6	0	2	0	3	0	0	1	8	0	3	0	0	\$4,318.85
6	7.1	Bid Item List			4					1			1						
30	7.2	Respond to Bidder Questions			8	6		2		2					3				
Individual Totals (hours)			9	50	240	144	10	22	9	57	0	18	6	46	21	26	8	0	
Firm Totals (cost)							\$51,510.00					\$14,353.00						\$12,473.23	
(% varies) Reimbursable Expenses							\$1,030.20					\$100.00						\$336.78	
Consultant Total Fee							\$52,540.20					\$14,453.00						\$12,810.00	
TOTAL FEE																		\$79,803.20	
																		<i>total expenses:</i>	
																		\$1,466.98	

EXHIBIT “D”
TITLE VI ASSURANCES

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.

6. Incorporation of Provisions: The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, Age, disability, income-level or LEP.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*)

CITY OF CAMAS PROJECT NO. W1024 Crown Road Booster ARV Improvements	PAY ESTIMATE: TWO-FINAL PAY PERIOD: 4/30/2021 Through 5/31/2021	Nutter Corporation 7211-A NE 43rd Avenue Vancouver, WA 98661 360-573-2000
	ORIGINAL CONTRACT AMOUNT: \$75,606.22	

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1	Mobilization	LS	1.00	\$6,100.00	\$6,100.00	1.00	\$6,100.00		\$0.00	1.00	\$6,100.00
2	Minor Change (\$3,000 Minimum Bid)	LS	1.00	\$3,000.00	\$3,000.00	0.00	\$0.00		\$0.00	0.00	\$0.00
2A	Pressure Transmitter: Isolation Ball Valve	LS	1.00	\$401.88	\$ -	0.00	\$0.00	1.00	\$401.88	1.00	\$401.88
2B	Tie Rod Restraint on Discharge line	LS	1.00	\$423.66	\$ -	0.00	\$0.00	1.00	\$423.66	1.00	\$423.66
2C	Additional Pipe Supports	LS	1.00	\$591.85	\$ -	0.00	\$0.00	1.00	\$591.85	1.00	\$591.85
2D	Additional Ballast Import	LS	1.00	\$1,353.40	\$ -	0.00	\$0.00	1.00	\$1,353.40	1.00	\$1,353.40
3	Trench Excavation Safety System	LS	1.00	\$500.00	\$500.00	1.00	\$500.00		\$0.00	1.00	\$500.00
4	Project Temporary Traffic Control	LS	1.00	\$4,500.00	\$4,500.00	1.00	\$4,500.00		\$0.00	1.00	\$4,500.00
5	Erosion Control	LS	1.00	\$600.00	\$600.00	1.00	\$600.00		\$0.00	1.00	\$600.00
6	4" Air/Vacuum Relief Valve Assembly	EA	2.00	\$16,750.00	\$33,500.00	1.00	\$16,750.00	1.00	\$16,750.00	2.00	\$33,500.00
7	3" Vacuum Relief Valve Assembly	EA	1.00	\$14,500.00	\$14,500.00	0.50	\$7,250.00	0.50	\$7,250.00	1.00	\$14,500.00
8	Pressure Relief Valve Modifications (Interior)	EA	1.00	\$3,500.76	\$3,500.76	1.00	\$3,500.76		\$0.00	1.00	\$3,500.76
9	Construction Documentation (\$4,000 Minimum Bid)	LS	1.00	\$4,000.00	\$4,000.00	0.00	\$0.00	1.00	\$4,000.00	1.00	\$4,000.00

Schedule A SUBTOTAL: \$70,200.76 \$39,200.76 \$30,770.79 \$69,971.55
 *Sales Tax (7.7%) \$5,405.46 \$0.00 \$2,369.35 \$2,369.35
 Schedule A Total: \$75,606.22 \$39,200.76 \$33,140.14 \$72,340.90

*Project is within Clark County

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$70,200.76	\$39,200.76	\$30,770.79	\$69,971.55
ADDITIONS / DELETIONS	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$70,200.76	\$39,200.76	\$30,770.79	\$69,971.55
*SALES TAX (7.7%)	\$5,405.46	\$3,018.46	\$2,369.35	\$5,387.81
TOTAL CONTRACT	\$75,606.22	\$42,219.22	\$33,140.14	\$75,359.36
LESS 5% RETAINAGE **	\$0.00	\$0.00	(\$3,498.58)	(\$3,498.58)
TOTAL		\$42,219.22	\$29,641.56	\$71,860.78

No Retainage Bond on File

WATER ACT. NUMBER: 424-00-534-810-41

WATER. THIS PAY EST: \$29,641.56

F.I.

Justin Mansud 6-17-21
 Project Engineer Date

[Signature] 6/17/21
 Contractor Date

[Signature] 6/17/21
 Project Manager Date



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
 Camas, WA 98607

Project No W1011

LOWER PRUNE HILL BOOSTER STATION IMPROVEMENTS, PHASE 2

THIS AGREEMENT is entered into between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Murraysmith, Inc.**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. Project Designation. The Consultant is retained by the City to perform professional services in connection with the project designated as the **Lower Prune Hill Booster Station Improvements**.
2. Scope of Services. Consultant agrees to perform the services, identified on **Exhibit "A"** attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than **December 31, 2022**, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of this Agreement.
4. Payment. The Consultant shall be paid by the City for completed work and for services rendered under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on **Exhibit "B"** attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in **Exhibit "A"** (Scope of Services) inclusive of labor, materials, equipment supplies and expenses. Consultant billing rates are attached as **Exhibit "C"**.
 - b. The consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.

- e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.
5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors.
6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state, and local laws, ordinances and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.
7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.
- a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.
- b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:
1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial

General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.

3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
 4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
 5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
 - e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
 - f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
 - g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
 - h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
 - i. City Full Availability of Consultant Limits. If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975
(42 USC Chapter 76 Section 6101 et seq.)
 - Civil Rights Restoration Act of 1987
(Public Law 100-259)
 - Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
 - 49 CFR Part 21
 - 23 CFR Part 200
 - RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of **Exhibit "D"** attached hereto and by this reference made part of this Agreement, and shall include the attached **Exhibit "D"** in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Contractor agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Contractor agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City.
13. Work Product. All work product, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the Contractor while performing the Services shall belong to the City. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such work product remaining in the possession of the Contractor to the City.

14. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.
- a. The Contractor, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:
 6. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 7. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 8. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 9. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
 - b. Where the Contractor is unable to certify to any of the statements in this contract, the Contractor shall attach an explanation to this contract.
 - c. The Contractor agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the BOARD.
 - d. The Contractor further agrees by signing this contract that it will include the clause titled “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction,” as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the BOARD for assistance in obtaining a copy of these regulations.

15. Intellectual Property.

- a. Warranty of Non-infringement. Contractor represents and warrants that the Contractor is either the author of all deliverables to be provided under this Agreement or has obtained and

holds all rights necessary to carry out this Agreement. Contractor further represents and warrants that the Services to be provided under this Agreement do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.

- b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
16. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
17. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
18. Conflict of Interest. It is recognized that Contractor may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Contractor's ability to perform the Services. Contractor agrees to resolve any such conflicts of interest in favor of the City. Contractor confirms that Contractor does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Contractor's selection, negotiation, drafting, signing, administration, or evaluating the Contractor's performance.
19. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following ten (10) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.
20. Notices. Notices to the City of Camas shall be sent to the following address:
 James Hodges
 City of Camas
 616 NE 4th Avenue
 Camas, WA 98607
 PH: 360-817-7234
 EMAIL: jhodes@cityofcamas.us
- Notices to Consultant shall be sent to the following address:
 Brent Gruber
 Murraysmith, Inc.
 400 E. Mill Plain Blvd. Suite 400
 Vancouver, WA 98660
 PH: 360-448-4232
 EMAIL: brent.gruber@murraysmith.us
21. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this

Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision herof and such other provisions shall remain in full force and effect.

- 22. Arbitration Clause. In the event a dispute shall arise between the parties to this Agreement, it is hereby agreed that the dispute shall be referred to the Portland USA&M office or alternate service by agreement of the parties for arbitration in accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The artibrator’s decision shall be final and legally binding and judgment be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator’s award, or fails to comply with the arbitrator’s award, the other party is entitled to costs of suit, including reasonable attorney’s fee for having to compel arbitration or defend or enforce award.

- 23. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

- 24. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.

- 25. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive, but shall be cumulative with all other remedies available to the City at law or in equity.

- 26. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 2021.

CITY OF CAMAS:

CONSULTANT:
Authorized Representative

By _____

By Brian M Casey

Print Name _____

Print Name Brian M. Casey

Title _____

Title Principal Engineer

EXHIBIT "A"
SCOPE OF SERVICES

EXHIBIT A - SCOPE OF SERVICES
CITY OF CAMAS
LOWER PRUNE HILL BOOSTER PUMP STATION AND 0.5 MG
RESERVOIR IMPROVEMENTS
PHASE 2 DESIGN: PRELIMINARY DESIGN, FINAL DESIGN,
PERMITTING AND BIDDING SUPPORT

Background

Murraysmith, Inc. (Murraysmith) has developed the following scope of services and accompanying engineering fee estimate for Phase 2 Design: Preliminary Design, Final Design, and Bidding Support services for the City of Camas (City) Lower Prune Hill Booster Pump Station and 0.5 MG Reservoir Improvements project. The scope and fee have been developed based on the previously completed site evaluation technical memorandum developed in Phase 1, discussions with City staff, and our understanding of the project.

Proposed Improvements

This project involves the replacement of the existing Lower Prune Hill Pump Station that pumps from two (2) existing 455 pressure zone reservoirs on the shared site with a new pump station delivering water to the Upper Prune Hill reservoirs in the 852 pressure zone. The project will also include replacement of the existing Lower Prune Hill No. 1 reservoir with a new 0.5 MG welded steel reservoir in the southwest corner of the site. The existing pump station and reservoir are located on City owned property near the intersection of NW 18th Loop and NW Ostensen Canyon Road.

The Phase 1 Design technical memorandum “Lower Prune Hill Booster Pump Station Improvements Siting Alternatives Evaluation,” (Siting Evaluation) dated August 21, 2020 outlined preliminary pump sizing, pump selection and site layout alternatives including reservoir replacement. Preliminary work was completed to assess the feasibility of the alternatives evaluated. The Siting Evaluation included a topographical survey, natural resource assessment, archaeological resources assessment, and geotechnical investigation. This scope of work is based on the preferred alternative identified in this evaluation including reservoir replacement for completion of preliminary design, final design, permitting and bidding support services.

Project Approach

The engineering services to be provided by Murraysmith will be phased into separate activities as follows.

- Phase 1 Design: Data Collection and Siting Evaluation – Preferred siting alternative determined under this effort. This phase will continue to run concurrent with Phase 2 to complete additional survey, geotechnical report completion, and data collection.
- Phase 2 Design: Preliminary Design, Final Design, Permitting, and Bidding Support – Includes the scope of services contained herein.
- Phase 3 Construction: Construction Support Services – Separate scope of services to be developed in the future.

Overview

The services defined herein for Phase 2 Design consists of the following major tasks.

- Task 1 – Project Management and Coordination
- Task 2 – Field Investigations and Utility Coordination
- Task 3 – Preliminary Design
- Task 4 – Preliminary Design Report
- Task 5 – Final Design
- Task 6 – Permitting
- Task 7 – Bidding Support
- Task 8 – Subconsultant Services

Scope of Services

Task 1 - Project Management and Coordination

Subtasks

1.1 Monthly Progress Reports and Invoices.

Prepare and submit electronic monthly invoice for review and approval by the City. Each invoice shall include the following information.

- Billing period (start and end date)
- Description of work accomplished for the billing period
- Name, billing rate, and hours for each resource that worked on each task
- Potential out-of-scope work items

1.2 Project Coordination

Coordinate with City PM and manage project staff and subconsultants to ensure all services are in conformance with the scope of services, fee estimate, and schedule.

1.3 Project Schedule and Updates

Prepare the project schedule and update at each submittal of plans to the City. The schedule will include key tasks, milestones, deliverables, and City review periods, including the estimated construction schedule.

1.4 Quality Assurance/Quality Control (QA/QC)

Perform in-house quality assurance reviews of all deliverables. PS&E developed by subconsultants will be reviewed for design consistency prior to incorporating into the design submittal.

1.5 Project Management Plan

Prepare a Project Management Plan (PMP) that includes a description of the problem statement, scope of work, project team member roles and responsibilities, communications protocols, quality management plan and activities, schedule from Subtask 1.3, and this scope of consultant services.

1.6 Kick-off Meeting

Prepare for and attend virtual kick-off meeting with City staff.

Assumptions

- The duration for design and bidding is estimated to be 16 months.
- Anticipated notice to proceed will be in June 2021.
- Project schedule will be developed and maintained using MS Project.

Consultant Deliverables

- Up to sixteen (16) months of progress reports and invoices
- Project Management Plan, draft and final
- Up to three (3) project schedule updates (PDF format) at 30%, 60%, and 90% deliverables.

Task 2 - Field Investigations and Utility Coordination

Subtasks

2.1 Utility Coordination

Coordinate with utility companies regarding utility service for the project. Coordinate regarding removal the existing antennae and associated facilities off the project site, as well as regarding mounting of new cellular equipment as needed.

2.2 Site Reconnaissance

Conduct a field reconnaissance of the project site with the City and team members to review layout of the proposed improvements and gather additional field information.

2.3 Utility Potholing Coordination and Review

Murraysmith will prepare a potholing plan in coordination with the City, coordinate, and provide field observation of potholing to be completed by subconsultant Vac X, as described in Task 8. Add information obtained during potholing to base map for the project.

2.4 Tree Assessment Coordination and Review

Murraysmith will coordinate completion of a tree assessment and survey to be completed by subconsultant Arborscape, Ltd, as described in Task 8. Murraysmith will review tree survey report prior to inclusion in permit submission packages.

Provided by the City

- Timely responses to data requests
- Attend site reconnaissance with Murraysmith
- Obtain all right of entry agreements necessary for completion of field work

Assumptions

- No permits will be required for completion of the field investigations
- The City will lead all coordination with cellular providers regarding removal and relocation of existing wireless facilities.
- Up to three (3) Murraysmith staff will attend site reconnaissance

Consultant Deliverables

- Data request list(s)
- Utility potholing data, in electronic format
- Draft and final tree survey reports submitted electronically to the City in PDF format

Task 3 - Preliminary Design

Subtasks

3.1 Design Criteria

Develop design criteria for the proposed improvements based on City standards, regulatory agency requirements, completed services by subconsultants, and coordination with the City on equipment preferences.

3.2 Pump Sizing and Selection Verification

Coordinate with the City on final capacity requirements and planned operation of the pump station, considering pump runtimes, storage replenishment rates, and supply redundancy. Conduct hydraulic modeling to verify that the recommended pump sizes and selection recommended in the Siting Evaluation remain valid.

3.3 Preliminary Pump Station and Site Layout

Develop preliminary floor plan and associated site plan alternatives for the pump station and reservoir site. It is assumed the pump station will be constructed of split face concrete masonry units and that up to two (2) alternatives will be developed for City review and input. Murraysmith will coordinate with the City to review and select a preferred pump station layout to continue detailing during final design.

3.4 Tank Improvements

Develop list of tank appurtenances and gather input from the City on preferred options to incorporate into the 30% preliminary plans.

Perform an evaluation to finalize the preferred tank geometry. Evaluate information from the geotechnical investigation, existing site conditions, and hydraulic modeling to determine preferred tank floor elevation. It is anticipated that raising the floor above the existing floor elevation will facilitate site drainage while reducing retaining wall heights.

3.5 Stormwater Analysis

Develop a conceptual drainage plan based on the Department of Ecology Stormwater Management Manual for Western Washington and the City's Stormwater Design Standards Manual.

3.6 30% Preliminary Plans and Cost Estimate

Prepare preliminary plans at the 30% completion level for the pump station and other proposed site improvements using the information developed in prior tasks. Prepare a preliminary opinion of construction cost for the proposed pump station, reservoir, and site improvements.

3.7 30% Design Review Workshop

Prepare for and attend a 30% design review workshop with City staff at the City's operations center.

Provided by the City

- Input on equipment preferences, pump station and reservoir capacity requirements, and proposed operation

- Input on preliminary pump station layouts and associated site layouts
- Input on reservoir appurtenances and improvements
- Attendance at meetings and workshops
- Review of the preliminary design plans and preliminary opinion of construction cost with one compiled written set of comments prior to the 30% review meeting
- Current hydraulic model of water system

Assumptions

- Up to two (2) preliminary pump station facility layout alternatives will be developed for City review and input.
- The current hydraulic model provided by the City does not require calibration and its accuracy is sufficient to perform the analysis outlined in this scope. Hydraulic modeling will require no more than 20 hours.
- No evaluation or improvement to the existing 1.5 MG Reservoir will be included in the project.
- The results of the Phase 1 Design will be incorporated into the preliminary design elements of this project.
- No hoisting systems will be included with the design. Roof hatches will be provided for extraction of pumps/motors.
- The new tank will be welded steel.
- The pump station and ancillary rooms will be located within a single building.
- The existing pump station building will remain in place and the existing equipment will be removed.
- The 30% preliminary plans will consist of up to 15 sheets.
- The City review period will be three (3) weeks.
- The 30% review workshop will be held at the City operations center and will be attended by up to three (3) Murraysmith staff.

Consultant Deliverables

- Preliminary pump station layout figure(s) in PDF format
- Workshop agendas and meeting summaries

- An electronic copy (PDF format) of 30% preliminary plans at half size (11x17) and 30% preliminary opinion of construction cost

Task 4 - Preliminary Design Report

Subtasks

4.1 Draft Preliminary Design Report

Prepare a Preliminary Design Report that documents the project background, proposed improvements, design criteria, analyses, discussion of operations and maintenance requirements, cost estimate, and project schedule. Include in the appendix the 30% preliminary plans, and the technical memoranda from the services performed by subconsultants. The Preliminary Design Report will be prepared to fulfill the Department of Health (DOH) Project Report requirements for facility projects.

4.2 Final Preliminary Design Report

Modify report based on City review comments and submit copies of final report to City and DOH.

4.3 DOH Report Submittal and Coordination

Submit the Preliminary Design Report and required DOH forms to DOH for review in accordance with the project report requirements for proposed facility projects. Coordinate with DOH staff as required and provide written responses to comments received from DOH review of the report.

Provided by the City

- Complete review of the preliminary design report and provide one (1) compiled written set of comments.

Assumptions

- The Preliminary Design Report will not require update following DOH review and approval.

Consultant Deliverables

- Draft and final Preliminary Design Report, submitted to the City in Word and PDF formats
- One (1) hard copy of the Final Preliminary Design Report, submitted to DOH

Task 5 - Final Design

Subtasks

5.1 60% Design Submittal

Develop plans, specifications, and opinion of construction cost to the 60% level based upon the 30% preliminary plans and design elements documented in the Preliminary Design Report.

5.2 90% Design Submittal

Further develop the PS&E to the 90% completion level based on the 60% design submittal and modifications from the City's review comments.

5.3 Final Bid-Ready Document Submittal

Further develop the PS&E to the 100% completion level based on the 90% design submittal and modifications from the City's review comments. Submit stamped and signed bid-ready contract documents and plans to the City. Update bid proposal quantities to reflect a bid-ready design package.

5.4 Design Review Workshops

Prepare for and attend 60% and 90% design review workshop with City staff.

Provided by the City

- Complete technical review of the design submittal documents and provide one (1) compiled written set of comments for each submittal prior to the review meetings.
- Standard front-end contract documents and specifications in MS Word format.

Assumptions

- The 60% plan set will consist of up to 60 sheets. The 90% and final plan sets will consist of up to 83 sheets.
- Plans will be developed at a 1"=20' or 1"=10' scale for site improvements and piping plan/profile and between ¼"=1' and ½"=1' scale for pump station and reservoir improvements and include details.
- Instrumentation and control design will be completed by S&B, Inc. and will be paid for by the City under a separate agreement.

- Arc flash studies are not included in this scope. This study will be addressed via specification and be a requirement of the construction contractor when equipment is known.
- Technical specifications prepared by Murraysmith and subconsultants will be in MasterFormat 48 Division CSI format. Specifications will include the City's front-end contract documents and general conditions.
- Traffic control plans for construction will be prepared during design.
- The opinion of construction cost will be formatted to reflect the items in the bid schedule and will be AACE Class 2 estimates.
- City review period is assumed to be three (3) weeks for the 60% and 90% submittals.
- The following workshops will be held at the City's operations center and will be attended by up to three (3) Murraysmith staff.
 - 60% review workshop
 - 90% review workshop

Consultant Deliverables

- Workshop agendas and meeting summaries
- Submission of 60% and 90% design packages includes:
 - An electronic copy (PDF format) of the half size (11x17) plan set, specifications, and engineer's opinion of probable construction cost, including MS Word documents of the specifications.
- Submission of Final Bid-Ready package includes:
 - An electronic copy (PDF format) of plan set (11x17 and 22x34), specifications, and engineer's opinion of probable construction cost, including MS Word documents of the specifications and design drawings in AutoCAD.

Task 6 – Permitting

Subtasks

6.1 Coordination with City and State Permitting Agencies

Coordinate with the City and permitting agencies during development of application packages. Develop and submit responses to agency review comments. Coordinate with agencies throughout the application review.

6.2 Permit Application, Reviews, and Approvals Preparation and Support

Prepare and submit application packages for the project with support from WSP Global for permitting and environmental services under Task 8. Anticipated permits/reviews/approvals:

- Conditional Use Permit
- Demolition Permit
- Lot Line Consolidation
- Site Plan Review
- Variance (Major)
- Design Review (Minor)
- Critical Areas Review
- Building Permit and Plan Review
- Fire Department Review
- Engineering Review
- DOH Construction Documents Review
- SW Clean Air Authority Permit
- SEPA Environmental Checklist

6.3 Permit Public Hearing

Prepare for and attend up to one (1) Public Hearing during permit review.

Provided by the City

- Review draft application packages and environmental documents and provide one (1) set of compiled review comments.
- Payment of all permit application and review fees
- Attendance at public hearings
- Preapplication conference submittal and attendance
- Complete SW Clean Air Authority Permit. It is assumed the City will review their general permit to include the project improvements.

Assumptions

- City will submit applications and required fees to the reviewing agency and be the main contact.
- Based on the Phase 1 Design archaeology investigation and agreement with City Planning, an archaeological predetermination will not be required.

- The project will disturb less than one (1) acre of soils and will not have a discharge to a water of the state, thus an NPDES Construction Stormwater General Permit will not be required from the Washington Department of Ecology.
- All Type III decisions will be made at a single hearing examiner decision. A consolidated approval will include all City permits except for the Building Permit and Engineering review.
- The following application packages are anticipated to be submitted as a consolidated application prior to the 60% design submittal.
 - Conditional Use Permit
 - Variance
 - Design Review
 - Critical Areas Review
 - Archaeological Review
 - Preliminary Site Plan Review
 - SEPA Environmental Checklist
- The following application packages are anticipated to be submitted following the 90% design submittal. Alternatively, they will be submitted sooner, as allowed by the agency.
 - Building Permit
 - Engineering Review
 - Final Site Plan Review
 - Fire Department Review
 - DOH Construction Documents Review
- No more than one (1) response to agency compiled review comments are anticipated per application package. It is anticipated that each response may contain multiple items, including but not limited to updated plan sheets, responses to questions/comments, and additional design calculations.
- It is anticipated that the SEPA determination issued by the City will be a Determination of Non-Significance or Mitigated Determination of Non-Significance. The City will accept this project as being “self-mitigating”.

Consultant Deliverables

- Application packages (drafts for City review and finals for agency review) for the items listed under Task 6.2
- Responses to agency review comments

Task 7 – Property and Easement Support

Subtasks

7.1 Property and Easement Support

Assist City in acquiring additional property to construct improvements. Determine the limits of construction to assist in with permanent and temporary easement acquisition.

Provided by the City

- Lead all discussions and negotiations with property owners.
- Lead property owner coordination related to access easement and possible fence relocation to actual property line.
- Record final easement and lot line consolidation, pay all fees.
- Compiled review comments on easement materials
- Property appraisal coordination if needed

Consultant Deliverables

- Up to two (2) exhibits and legal descriptions to support easement acquisition.

Task 8 - Public Outreach Program Support

Subtasks

8.1 Review and Preparation Assistance of Outreach Materials

This task includes Murraysmith’s services to assist the City and Murraysmith subconsultant, Barney & Worth, in public outreach activities associated with the project. This is anticipated to include assistance providing content for neighborhood mailers, fact sheets, and renderings.

Assumptions:

- No public meetings are anticipated.
- This task will be on an as needed basis, up to the amount shown on the fee estimate.
- Figures and graphics, aside from renderings, are assumed to be developed under other tasks and will require only modifications for public outreach materials.

Consultant Deliverables:

- Figures and graphics for public outreach materials
- Compiled review comments on public outreach materials
- Photorealistic rendering of proposed improvements

Task 9 - Bidding Support

Subtasks

9.1 Bidder Inquiries and Addenda

Respond to questions from bidders, subcontractors, equipment suppliers, and other vendors regarding the project, plans, and specifications. Prepare addenda for use by the City in issuing addenda.

9.2 Pre-Bid Conference

Attend the pre-bid conference and provide support to the City.

9.3 Bid Award Review

Provide supplemental support in reviewing bids, contacting references, verifying qualifications, and recommending bid award.

Assumptions

- The City will coordinate and pay all fees related to bid advertisement.
- The City will take the lead in tasks associated with bid advertisement, addenda distribution, plan holder administrations, bid evaluation, bid tabulation, etc.
- The City will be the lead in receiving questions from bidders, subcontractors, equipment suppliers, and other vendors. Upon referral from the City, Murraysmith will respond to up to 20 questions and prepare up to two (2) draft addenda.
- Only at the request of the City will Murraysmith provide support services during project bidding.
- The Pre-bid Conference will be attended by up to two (2) Murraysmith team members.

Consultant Deliverables

- Draft addenda for the City to distribute to plan holders
- Written responses to bidder's questions

Task 10 - Subconsultant Services

Subtasks

10.1 Electrical Engineering

Industrial Systems will provide electrical design for the instrumentation and controls system. It is understood that the City sole sources the SCADA and control system design to S&B. Industrial Systems will coordinate with S&B to determine preferences for the control system and incorporate them into the electrical design. A more detailed description of the services to be provided follows.

1. Contact the local electrical utility to coordinate new electrical service and determine metering requirements.
2. Finalize electrical calculations for utility service, generator sizing, and electrical distribution.
3. Coordinate instrumentation requirements with Murraysmith and S&B.
4. Prepare electrical system drawings.
5. Prepare electrical technical specifications.
6. Prepare engineering estimate of probable construction cost for electrical items.
7. Submit progress drawings at 60% and 90% completion for review by the project team. Submit 100% stamped and signed bid-ready drawings.

10.2 Permitting and Environmental Services

WSP Global will provide permitting and environmental services consisting of preparing a SEPA checklist and assisting with environmental and land use permitting to be completed under Task 6.

10.3 Geotechnical Engineering

Geotechnical Resources, Inc. (GRI) will provide geotechnical engineering services consisting of performing one additional field boring to support design of the reservoir and retaining wall and general consultation and review of proposed improvements as they relate to geotechnical recommendations to be finalized under Phase 1 Design.

10.4 Structural Engineering

Peterson Structural Engineers will provide structural engineering services for the design of the proposed reservoir, pump station, retaining walls, and bidding support services. A more detailed description of the services to be provided follows.

1. Perform design and generation of construction drawings for the 60%, 90%, and 100% design submittals for both structures.
2. Submit 60% and 90% construction documents for design review.
3. Review and respond to various design review comments and questions.
4. Assist in the development of structurally related specification sections.
5. Generate final design and construction documents for the project.
6. Submit 100% stamped bidding/construction drawings and structural calculations.

10.5 Potholing

VacX will provide potholing services for the proposed site improvements. The fee estimate is based on VacX providing potholing services for up to 10 potholes.

10.6 Tree Survey

Arborscape, Ltd will provide a tree survey and report as needed for any tree removal resulting from construction. This survey will be in compliance with Camas Municipal Code 18.13 requirements.

10.7 Corrosion Engineering

NW Corrosion Engineering will provide corrosion engineering services for the project that will include preparation of cathodic protection design details, specifications, and cost estimates. It is anticipated that the design will include a galvanic anode system for the reservoir. Review tank interior and exterior coating specifications provided by Murraysmith.

10.8 Public Outreach

Barney & Worth will provide public outreach support for the project. Services will include preparation of a public outreach plan and additional public outreach services on an as needed basis up to the amount shown on the fee estimate. Services that may be requested are anticipated to be preparation of neighborhood mailers and fact sheets. No public meetings are anticipated.

Fee Estimate

It is proposed that the above-described work be accomplished on a time and expense basis not to exceed \$876,654, as summarized in the attached Fee Estimate.

Preliminary Drawing List

GENERAL		
1	G-1	TITLE SHEET, VICINITY MAP AND INDEX OF DRAWINGS
2	G-2	SYMBOLS AND LEGEND
3	G-3	ABBREVIATIONS
4	G-4	GENERAL AND EROSION CONTROL NOTES
CIVIL		
5	C-1	SITE LAYOUT PLAN AND SURVEY CONTROL
6	C-2	SITE PREPARATION AND EROSION CONTROL PLAN
7	C-3	EROSION CONTROL DETAILS
8	C-4	DEMOLITION
9	C-5	SITE GRADING AND DRAINAGE PLAN
10	C-6	DRAINAGE PROFILES
11	C-7	RESERVOIR SECTION AND DETAILS
12	C-8	SITE PIPING PLAN
13	C-9	SITE PIPING PROFILES
14	C-10	WATER VAULT PLANS, SECTIONS, AND DETAILS
15	C-11	CIVIL DETAILS - 1
16	C-12	CIVIL DETAILS - 2
17	C-13	CIVIL DETAILS - 3
STRUCTURAL - RESERVOIR		
18	S-1	RESERVOIR GENERAL STRUCTURAL NOTES
19	S-2	RESERVOIR QUALITY ASSURANCE PLAN AND NOTES
20	S-3	RESERVOIR ELEVATION AND FOUNDATION PLAN
21	S-4	RESERVOIR FOOTING AND ANCHORAGE DETAILS
22	S-5	RESERVOIR ROOF PLAN AND DETAILS
23	S-6	RESERVOIR PIPE BLOCKING, MANWAY, AND MISC. DETAILS
24	S-7	RESERVOIR ROOF LANDING AND STAIRWAY DETAILS
STRUCTURAL - PUMP STATION		
25	SP-1	PUMP STATION GENERAL STRUCTURAL NOTES
26	SP-2	PUMP STATION QUALITY ASSURANCE PLAN AND NOTES
27	SP-3	PUMP STATION FLOOR AND ROOF PLAN
28	SP-4	PUMP STATION TRANSVERSE & LONGITUDINAL SECTIONS
29	SP-5	PUMP STATION FOUNDATION DETAILS
30	SP-6	PUMP STATION PIPE CHASE DETAILS
31	SP-7	PUMP STATION CMU DETAILS
32	SP-8	PUMP STATION ROOF DETAILS
STRUCTURAL - RETAINING WALLS		
33	SW-1	RETAINING WALL GENERAL STRUCTURAL NOTES
34	SW-2	RETAINING WALL QUALITY ASSURANCE PLAN AND NOTES
35	SW-3	RETAINING WALL PLAN AND PROFILE
36	SW-4	RETAINING WALL DETAILS

ARCHITECTURAL - PUMP STATION		
37	A-1	CODE SUMMARY
38	A-2	PUMP STATION FLOOR PLAN
39	A-3	CONCEPTUAL ELEVATIONS SOUTH AND WEST
40	A-4	CONCEPTUAL ELEVATIONS NORTH AND EAST
41	A-5	ARCHITECTURAL SECTIONS
42	A-6	ARCHITECTURAL DETAILS - 1
43	A-7	FENESTRATION, WALL AND FINISH SCHEDULES
MECHANICAL - PUMP STATION		
44	M-1	EQUIPMENT LIST
45	M-2	PUMP AND PIPING FLOOR PLAN
46	M-3	PUMP AND PIPING SECTIONS - 1
47	M-4	PUMP AND PIPING SECTIONS - 2
48	M-5	PUMP AND PIPING DETAILS
49	M-6	PLUMBING PLAN
50	M-7	PLUMBING DETAILS
51	M-8	HVAC PLAN
52	M-9	MISCELLANEOUS MECHANICAL DETAILS - 1
53	M-10	MISCELLANEOUS MECHANICAL DETAILS - 2
MECHANICAL - RESERVOIR		
54	MR-1	RESERVOIR PIPING ENTRANCE/EXIT PLAN AND SECTIONS
55	MR-2	RESERVOIR OVERFLOW PIPING SECTIONS AND DETAILS
56	MR-3	RESERVOIR ROOF AND FLOOR PLAN
57	MR-4	RESERVOIR LADDER DETAILS
58	MR-5	RESERVOIR VENT DETAILS
59	MR-6	MISCELLANEOUS RESERVOIR DETAILS - 1
ELECTRICAL		
60	E-1	ELECTRICAL GENERAL NOTES AND ABBREVIATIONS
61	E-2	ELECTRICAL ONE LINE DIAGRAM & LOAD CALCULATION
62	E-3	ELECTRICAL SITE PLAN
63	E-4	ELECTRICAL BUILDING PLAN
64	E-5	ELECTRICAL BUILDING LIGHTING PLAN
65	E-6	ELECTRICAL RESERVOIR PLAN - DEMO
66	E-7	ELECTRICAL RESERVOIR PLAN
67	E-8	GROUNDING PLAN
68	E-9	PANEL SCHEDULES & CIRCUIT SCHEDULE
69	E-10	ELECTRICAL DETAILS
70	E-11	ELECTRICAL DETAILS
INSTRUMENTATION & CONTROL		
71	I-1	S&B STANDARDS
72	I-2	DISCRETE WIRING INTERFACE DETAILS
73	I-3	EQUIPMENT WIRING FOR DISCRETE AND VIRTUAL DATA
74	I-4	BLOCK DIAGRAM PUMPS AND RESERVOIR SYSTEMS
75	I-5	BLOCK DIAGRAM VAULTS AND STANDBY POWER SYSTEMS
76	I-6	BLOCK DIAGRAM NETWORK DIAGRAM
77	I-7	CONTROL PANEL ELEVATIONS
78	I-8	MOTOR CONTROL CENTER ELEVATIONS
CATHODIC PROTECTION		
79	CP-1	CATHODIC PROTECTION SYSTEM PLAN

80	CP-2	CATHODIC PROTECTION SYSTEM DETAILS
LANDSCAPING		
81	L-1	SOILS PLAN
82	L-2	PLANTING PLAN
83	L-3	PLANTING DETAILS
TRAFFIC CONTROL		
84	TC-1	TRAFFIC CONTROL PLAN 1
85	TC-2	TRAFFIC CONTROL PLAN 2

Estimated Schedule

Design and permitting for the pump station and reservoir are estimated to begin in July 2021 and conclude in the third quarter of 2022. Bidding is estimated to be in September 2022. A more detailed project schedule will be developed after Notice to Proceed is provided by the City.

EXHIBIT "B"
COSTS FOR SCOPE OF SERVICES

CITY OF CAMAS
 LOWER PRUNE HILL BOOSTER PUMP STATION AND 0.5 MG RESERVOIR IMPROVEMENTS
 PHASE 2 DESIGN
 EXHIBIT B - PROPOSED FEE ESTIMATE

	LABOR CLASSIFICATION (HOURS)							Hours	Labor	Subconsultants	Multiplier % Markup	Subconsultant Total with Markup	Expenses	Total
	Principal Engineer V \$269	Principal Engineer II \$238	Professional Engineer VIII \$209	Professional Engineer VII \$197	Engineering Designer II \$148	Technician IV \$160	Administrative III \$114							
Task 1 - Project Management and Coordination														
Task 1.1 - Monthly Progress Reports and Invoices			18	27			36	81	\$ 13,180		1.1	\$ -	\$ -	\$ 13,180
Task 1.2 - Project Coordination		18	36	18				72	\$ 15,347		1.1	\$ -	\$ -	\$ 15,347
Task 1.3 - Project Schedule and Updates		4	14					18	\$ 3,874		1.1	\$ -	\$ -	\$ 3,874
Task 1.4 - Quality Assurance/Quality Control (QA/QC)	50	50	50					150	\$ 35,759		1.1	\$ -	\$ -	\$ 35,759
Task 1.5 - Project Management Plan		2	12					14	\$ 2,981		1.1	\$ -	\$ -	\$ 2,981
Task 1.6 - Kick-Off Meeting		2	5	7				14	\$ 2,901		1.1	\$ -	\$ -	\$ 2,901
Task 1 Subtotal	50	76	135	52	0	0	36	349	\$ 74,042	\$ -		\$ -	\$ -	\$ 74,042
Task 2 - Field Investigations and Utility Coordination														
Task 2.1 - Utility Coordination		4	10	10	10			34	\$ 6,490		1.1	\$ -	\$ -	\$ 6,490
Task 2.2 - Site Reconnaissance		4	7	7				18	\$ 3,794		1.1	\$ -	\$ 225	\$ 4,019
Task 2.3 - Utility Potholing Coordination and Review			4	6	12			22	\$ 3,793		1.1	\$ -	\$ 224	\$ 4,017
Task 2.4 - Tree Assessment Coordination and Review			2	4	6			6	\$ 1,207		1.1	\$ -	\$ -	\$ 1,207
Task 2 Subtotal	0	8	23	27	22	0	0	80	\$ 15,284	\$ -		\$ -	\$ 449	\$ 15,733
Task 3 - Preliminary Design														
Task 3.1 - Design Criteria		2	6	6	10			24	\$ 4,390		1.1	\$ -	\$ 180	\$ 4,570
Task 3.2 - Pump Sizing and Selection Verification			3	8	15			26	\$ 4,422		1.1	\$ -	\$ 270	\$ 4,692
Task 3.3 - Preliminary Pump Station and Site Layout		2	20	30	60	40		152	\$ 25,848		1.1	\$ -	\$ 1,080	\$ 26,928
Task 3.4 - Tank Improvements		2	10	30	30			72	\$ 12,919		1.1	\$ -	\$ 540	\$ 13,459
Task 3.5 - Stormwater Analysis		2	10	20	40			72	\$ 12,423		1.1	\$ -	\$ 720	\$ 13,143
Task 3.6 - 30% Preliminary Plans and Cost Estimate	2	12	40	70	90	90		304	\$ 53,277		1.1	\$ -	\$ 1,620	\$ 54,897
Task 3.7 - 30% Design Review Workshop		2	10	12				24	\$ 4,932		1.1	\$ -	\$ 224	\$ 5,156
Task 3 Subtotal	2	22	99	176	245	130	0	674	\$ 118,211	\$ -		\$ -	\$ 4,634	\$ 122,845
Task 4 - Preliminary Design Report														
Task 4.1 - Draft Preliminary Design Report		5	15	25	40		4	89	\$ 15,621		1.1	\$ -	\$ -	\$ 15,621
Task 4.2 - Final Preliminary Design Report		2	10	20			2	34	\$ 6,738		1.1	\$ -	\$ -	\$ 6,738
Task 4.3 - DOH Report Submittal and Coordination			4	4			1	9	\$ 1,738		1.1	\$ -	\$ -	\$ 1,738
Task 4 Subtotal	0	7	29	49	40	0	7	132	\$ 24,098	\$ -		\$ -	\$ -	\$ 24,098
Task 5 - Final Design														
Task 5.1 - 60% Design Submittal								0	\$ -		1.1	\$ -	\$ -	\$ -
Plans	5	15	60	140	180	120		520	\$ 90,896		1.1	\$ -	\$ 3,240	\$ 94,136
Specifications	2	12	24	40	76		8	162	\$ 28,438		1.1	\$ -	\$ 1,368	\$ 29,806
Estimates		2	4	16	20			42	\$ 7,425		1.1	\$ -	\$ 360	\$ 7,785
Task 5.2 - 90% Design Submittal								0	\$ -		1.1	\$ -	\$ -	\$ -
Plans	4	12	50	110	180	110		466	\$ 80,303		1.1	\$ -	\$ 3,240	\$ 83,543
Specifications	1	18	20	30	50		8	127	\$ 22,944		1.1	\$ -	\$ 900	\$ 23,844
Estimates		2	3	12	16			33	\$ 5,835		1.1	\$ -	\$ 288	\$ 6,123
Task 5.3 - Final Bid-Ready Document Submittal								0	\$ -		1.1	\$ -	\$ -	\$ -
Plans	3	10	40	90	130	80		353	\$ 61,328		1.1	\$ -	\$ 2,340	\$ 63,668
Specifications	1	10	16	20	40		8	95	\$ 16,755		1.1	\$ -	\$ 720	\$ 17,475
Estimates		2	2	10	12			26	\$ 4,640		1.1	\$ -	\$ 216	\$ 4,856
Task 5.4 - Design Review Workshops (2)		6	20	24				50	\$ 10,339		1.1	\$ -	\$ 448	\$ 10,787
Task 5 Subtotal	16	89	239	492	704	310	24	1874	\$ 328,903	\$ -		\$ -	\$ 13,120	\$ 342,023
Task 6 - Permitting														
Task 6.1 - Coordination with City and State Permitting Agencies			20	25				45	\$ 9,110		1.1	\$ -	\$ -	\$ 9,110
Task 6.2 - Permit Application, Reviews, and Approvals Preparation and Support								0	\$ -		1.1	\$ -	\$ -	\$ -
Conditional Use Permit			3	6				9	\$ 1,811		1.1	\$ -	\$ -	\$ 1,811
Tree Permit			1	2				3	\$ 604		1.1	\$ -	\$ -	\$ 604
Demolition Permit			3	4				7	\$ 1,416		1.1	\$ -	\$ -	\$ 1,416
Lot Line Consolidation		2	4	6				12	\$ 2,495		1.1	\$ -	\$ -	\$ 2,495
Site Plan Review		2	8	6				16	\$ 3,330		1.1	\$ -	\$ -	\$ 3,330
Variance (Major)		1	2	6				9	\$ 1,840		1.1	\$ -	\$ -	\$ 1,840
Design Review (Minor)		2	6	8				16	\$ 3,307		1.1	\$ -	\$ -	\$ 3,307
Critical Areas Review		2		4				6	\$ 1,265		1.1	\$ -	\$ -	\$ 1,265

CITY OF CAMAS
 LOWER PRUNE HILL BOOSTER PUMP STATION AND 0.5 MG RESERVOIR IMPROVEMENTS
 PHASE 2 DESIGN
 EXHIBIT B - PROPOSED FEE ESTIMATE

	LABOR CLASSIFICATION (HOURS)							Hours	Labor	Subconsultants	Multiplier % Markup	Subconsultant Total with Markup	Expenses	Total
	Principal Engineer V	Principal Engineer II	Professional Engineer VIII	Professional Engineer VII	Engineering Designer II	Technician IV	Administrative III							
Archaeological Review		2		4				6	\$ 1,265		1.1	\$ -	\$ -	\$ 1,265
Building Permit and Plan Review		2	4	6				12	\$ 2,495		1.1	\$ -	\$ -	\$ 2,495
Fire Department Review		2	2	2				6	\$ 1,288		1.1	\$ -	\$ -	\$ 1,288
Engineering Review		2	6	10				18	\$ 3,702		1.1	\$ -	\$ -	\$ 3,702
DOH Construction Documents Review			4	6				10	\$ 2,019		1.1	\$ -	\$ -	\$ 2,019
SW Clean Air Authority Permit			3					3	\$ 626		1.1	\$ -	\$ -	\$ 626
SEPA Environmental Checklist			4	4	10			18	\$ 3,103		1.1	\$ -	\$ -	\$ 3,103
Task 6.3 - Permit Public Hearing		2	4	6				12	\$ 2,495		1.1	\$ -	\$ -	\$ 2,495
Task 6 Subtotal	0	19	74	105	10	0	0	208	\$ 42,170	\$ -		\$ -	\$ -	\$ 42,170
Task 7 - Property and Easement Support								0	\$ -					\$ -
Task 7.1 - Property and Easement Support		10	20			30		60	\$ 11,358		1.1	\$ -	\$ -	\$ 11,358
Task 7 Subtotal	0	10	20	0	0	30	0	60	\$ 11,358	\$ -		\$ -	\$ -	\$ 11,358
Task 8 - Public Outreach Program Support								0	\$ -		1.1	\$ -	\$ -	\$ -
Task 8.1 - Review and Preparation Assistance of Outreach Materials		5	8			15		28	\$ 5,262		1.1	\$ -	\$ -	\$ 5,262
Task 8 Subtotal	0	5	8	0	0	15	0	28	\$ 5,262	\$ -		\$ -	\$ -	\$ 5,262
Task 9 - Bidding Support														
Task 9.1 - Bidder Inquiries and Addenda		1	9	20				30	\$ 6,065		1.1	\$ -	\$ -	\$ 6,065
Task 9.2 - Pre-bid Conference		3	5					8	\$ 1,757		1.1	\$ -	\$ -	\$ 1,757
Task 9.3 - Bid Award Review		1	4	8				13	\$ 2,652		1.1	\$ -	\$ -	\$ 2,652
Task 9 Subtotal	0	5	18	28	0	0	0	51	\$ 10,473	\$ -		\$ -	\$ -	\$ 10,473
Task 10 - Subconsultant Services														
Task 10.1 - Electrical Engineering (Industrial Systems)								0	\$ -	\$ 33,170	1.1	\$ 36,487	\$ -	\$ 36,487
Task 10.2 - Permitting and Environmental Services (WSP)								0	\$ -	\$ 48,872	1.1	\$ 53,759	\$ -	\$ 53,759
Task 10.3 - Geotechnical Engineering (GRI)								0	\$ -	\$ 10,000	1.1	\$ 11,000	\$ -	\$ 11,000
Task 10.4 - Structural Engineering (PSE)								0	\$ -	\$ 70,672	1.1	\$ 77,739	\$ -	\$ 77,739
Task 10.5 - Potholing (VacX)								0	\$ -	\$ 17,236	1.1	\$ 18,960	\$ -	\$ 18,960
Task 10.6 - Tree Survey (Arborscape)								0	\$ -	\$ 2,100	1.1	\$ 2,310	\$ -	\$ 2,310
Task 10.7 - Corrosion Engineering (NW Corrosion Engineering)								0	\$ -	\$ 16,723	1.1	\$ 18,395	\$ -	\$ 18,395
Task 10.8 - Public Outreach (Barney and Worth)								0	\$ -	\$ 9,091	1.1	\$ 10,000	\$ -	\$ 10,000
Task 10 Subtotal	0	0	0	0	0	0	0	0	\$ -	\$ 207,864		\$ 228,650	\$ -	\$ 228,650
TOTAL - ALL TASKS	68	241	645	929	1021	485	67	3456	\$ 629,801	\$ 207,864		\$ 228,650	\$ 18,203	\$ 876,654

**EXHIBIT “C”
CONSULTANT BILLING RATES**

2021 SCHEDULE OF CHARGES

Personnel:

Labor will be invoiced by staff classification at the following hourly rates, which are valid from January 1, 2021 through December 31, 2021. After this period, the rates are subject to adjustment.

<u>Billing Classifications</u>	<u>2021 Rates</u>	<u>Billing Classifications</u>	<u>2021 Rates</u>
Principal Engineer VI	\$270	Construction Manager VIII	\$227
Principal Engineer V	\$260	Construction Manager VII	\$219
Principal Engineer IV	\$250	Construction Manager VI	\$203
Principal Engineer III	\$239	Construction Manager V	\$188
Principal Engineer II	\$230	Construction Manager IV	\$178
Principal Engineer I	\$222	Construction Manager III	\$162
Professional Engineer IX	\$212	Construction Manager II	\$150
Engineering Designer IX	\$204	Construction Manager I	\$133
Professional Engineer VIII	\$202	Inspector VII	\$188
Engineering Designer VIII	\$193	Inspector VI	\$172
Professional Engineer VII	\$191	Inspector V	\$156
Engineering Designer VII	\$184	Inspector IV	\$145
Professional Engineer VI	\$182	Inspector III	\$129
Engineering Designer VI	\$175	Inspector II	\$117
Professional Engineer V	\$171	Inspector I	\$100
Engineering Designer V	\$164	Technician IV	\$155
Professional Engineer IV	\$161	Technician III	\$139
Engineering Designer IV	\$161	Technician II	\$120
Professional Engineer III	\$157	Technician I	\$101
Engineering Designer III	\$157	Project Coordinator IV	\$150
Engineering Designer II	\$143	Project Coordinator III	\$140
Engineering Designer I	\$132	Project Coordinator II	\$125
Principal III	\$295	Project Coordinator I	\$110
Principal II	\$270	Administrative III	\$110
Principal I	\$245	Administrative II	\$101
Project Manager III	\$225	Administrative I	\$89
Project Manager II	\$200		
Project Manager I	\$175		

Project Expenses:

Expenses incurred that are directly attributable to the project will be invoiced at actual cost. These expenses include the following:

CADD Hardware/Software	\$18.00/hour
Modeling and GIS Hardware/Software	\$10.00/hour
Mileage	Current IRS Rate
Postage and Delivery Services	At Cost
Printing and Reproduction	At Cost
Travel, Lodging, and Subsistence	At Cost

Outside Services:

Outside technical, professional, and other services will be invoiced at actual cost-plus 10 percent to cover administration and overhead.

**EXHIBIT “D”
TITLE VI ASSURANCES**

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.

6. Incorporation of Provisions: The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, age, disability, income-level or LEP.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
 - The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
 - Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), prohibits discrimination on the basis of sex);
 - Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
 - The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), prohibits discrimination on the basis of age);
 - Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
 - The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
 - Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
 - The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
 - Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
 - Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).

CITY OF CAMAS PROJECT NO. T1018 2020 ADA Access Upgrades		McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671 360.835.8794	
PAY ESTIMATE: FOUR - FINAL PAY PERIOD: 5/19/21 - 6/2/21		ORIGINAL CONTRACT AMT: \$94,869.00	

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE "A" STREET IMPROVEMENTS											
1	Mobilization	LS	1.00	\$5,700.00	\$5,700.00	1.00	\$5,700.00	0.00	\$0.00	1.00	\$5,700.00
2	Project Temporary Traffic Control	LS	1.00	\$500.00	\$500.00	1.00	\$500.00	0.00	\$0.00	1.00	\$500.00
3	Cleaning & Grubbing	LS	1.00	\$2,500.00	\$2,500.00	1.00	\$2,500.00	0.00	\$0.00	1.00	\$2,500.00
4	Removal of Structure and Obstructions	LS	1.00	\$3,000.00	\$3,000.00	1.00	\$3,000.00	0.00	\$0.00	1.00	\$3,000.00
5	Roadway Excavation, Incl Haul	CY	10.60	\$145.00	\$1,537.00	10.60	\$1,537.00	0.00	\$0.00	10.60	\$1,537.00
6	Planing Bituminous Pavement	SY	151.00	\$58.00	\$8,758.00	151.00	\$8,758.00	0.00	\$0.00	151.00	\$8,758.00
7	HMA Class 1/2" PG 64-22 (4 Inch Depth)	TON	27.00	\$250.00	\$6,750.00	27.00	\$6,750.00	0.00	\$0.00	27.00	\$6,750.00
8	Erosion Control and Water Pollution Control	LS	1.00	\$500.00	\$500.00	1.00	\$500.00	0.00	\$0.00	1.00	\$500.00
9	Roadside Restoration	LS	1.00	\$1,500.00	\$1,500.00	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00
10	Cement Concrete Traffic Curb	LF	130.00	\$36.00	\$4,680.00	130.00	\$4,680.00	0.00	\$0.00	130.00	\$4,680.00
11	Cement Concrete Traffic Curb and Gutter	LF	68.00	\$42.00	\$2,856.00	68.00	\$2,856.00	0.00	\$0.00	68.00	\$2,856.00
12	Cement Concrete Pedestrian Curb	LF	107.00	\$39.00	\$4,173.00	107.00	\$4,173.00	0.00	\$0.00	107.00	\$4,173.00
13	Cement Concrete Sidewalk	SY	96.00	\$102.00	\$9,792.00	96.00	\$9,792.00	0.00	\$0.00	96.00	\$9,792.00
14	Cement Concrete Sidewalk with Raised Edge	SY	17.00	\$299.00	\$5,083.00	17.00	\$5,083.00	0.00	\$0.00	17.00	\$5,083.00
15	Cement Concrete Curb Ramp Type 1L-1R	EA	4.00	\$2,200.00	\$8,800.00	4.00	\$8,800.00	0.00	\$0.00	4.00	\$8,800.00
16	Cement Concrete Curb Ramp Type 1L-2R	EA	2.00	\$3,400.00	\$6,800.00	2.00	\$6,800.00	0.00	\$0.00	2.00	\$6,800.00
17	Cement Concrete Curb Ramp Type 1L-BT	EA	1.00	\$3,900.00	\$3,900.00	1.00	\$3,900.00	0.00	\$0.00	1.00	\$3,900.00
18	Cement Concrete Curb Ramp Type 1L	EA	1.00	\$2,000.00	\$2,000.00	1.00	\$2,000.00	0.00	\$0.00	1.00	\$2,000.00
19	Detectable Warning Surface	SF	16.00	\$65.00	\$1,040.00	16.00	\$1,040.00	0.00	\$0.00	16.00	\$1,040.00
20	Permanent Signing	LS	1.00	\$2,000.00	\$2,000.00	1.00	\$2,000.00	0.00	\$0.00	1.00	\$2,000.00
21	Pavement Markings	LS	1.00	\$3,000.00	\$3,000.00	1.00	\$3,000.00	0.00	\$0.00	1.00	\$3,000.00
22	Minor Changes (minimum bid \$5,000)	LS	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
23	Construction Documentation	LS	1.00	\$5,000.00	\$5,000.00	0.00	\$0.00	1.00	\$5,000.00	1.00	\$5,000.00
SCHEDULE "A" STREET TOTAL:					\$94,869.00		\$84,869.00		\$5,000.00		\$89,869.00

CHANGE ORDER #1											
1A	Add'l Concrete Structures	LS	1.00	\$3,290.00		1	0	0	\$0.00	1	\$3,290.00
1B	Remove Catch Basin at E. 1st and King Street	LS	1.00	\$2,000.00		1	0	0	\$0.00	1	\$2,000.00
1C	Roof Drain Tie-in at 18th & Beech	LS	1.00	\$1,300.00		1	0	0	\$0.00	1	\$1,300.00
1D	Replace Traffic Island at NE Adams & NE 6th Av	LS	1.00	\$3,600.00		1	0	0	\$0.00	1	\$3,600.00
1E	Additional Paving Mobe	LS	1.00	\$900.00		1	0	0	\$0.00	1	\$900.00
1F	Additional HMA Grind and Inlay	LS	1.00	\$14,886.00		1	0	0	\$0.00	1	\$14,886.00
CHANGE ORDER #1 TOTAL:									\$0.00		\$25,976.00

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$94,869.00	\$84,869.00	\$5,000.00	\$115,845.00
CHANGE ORDERS TO DATE	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$94,869.00	\$84,869.00	\$5,000.00	\$115,845.00
SALES TAX (8.4%)	NA	NA	NA	NA
TOTAL CONTRACT	\$94,869.00	\$84,869.00	\$5,000.00	\$115,845.00
LESS 5% RETAINAGE	\$4,743.45	\$4,243.45	\$250.00	\$5,792.25
TOTAL LESS RETAIN.	\$90,125.55	\$80,625.55	\$4,750.00	\$110,052.75

STREET ACT. NUMBER: 300-00-594-760-63

STREET THIS PAY EST: \$0.00

Jeff Englund
Digitally signed by Jeff Englund
 DN: cn=Jeff Englund, o=City of Camas,
 ou=Engineering,
 email=jeff.englund@cityofcamas.wa.us,
 Date: 2021.06.09 10:24:49 -0700

Tyson Bennington
Digitally signed by Tyson Bennington
 DN: cn=Tyson,
 email=tyson@mcdonaldexcavatinginc.com,
 ou=Tyson Bennington,
 Date: 2021.06.09 10:58:31 -0700

James Hodges 6/14/2021
 Project Manager

Inspector Date

Contractor Date

Project Manager Date

JE
 6/9/21

2020 ADA Upgrades - Project T 1018

SE King Street



Before



The SE corner of East First and SE King Street. The ramp design is called a ‘blended transition.’ This design allows pedestrians to access the corner from multiple directions.

2020 ADA Upgrades - Project T 1018

SE King Street



Before



The ramp on the SW corner provides additional access to the south by tying in with an existing walkway.

2020 ADA Upgrades - Project T 1018

Louis Bloch Park (North side of East First)



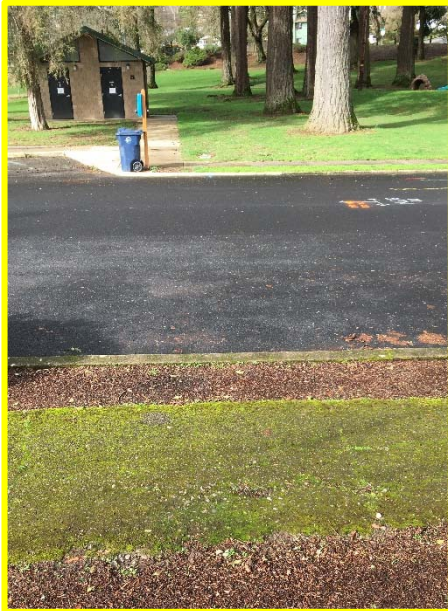
Before



Existing facilities were out of compliance with current ADA standards. The new facility adds a pedestrian path to the south towards King Street.

2020 ADA Upgrades - Project T 1018

East First – East End of Louis Bloch Park



Before

Two ramps add pedestrian connectivity to the playground at Louis Bloch Park



2020 ADA Upgrades - Project T 1018

NE Birch Street & NE 5th Avenue



Before



Improvements to the corner of this intersection include the addition of a van-accessible ADA parking spot, and the relocation of the stop sign to a more visible location.

2020 ADA Upgrades - Project T 1018

NW Beech Street & NW 18th Avenue



Before



This design is based on meeting the technical requirements of ADA without rebuilding the entire intersection. Minor repairs to the curb and gutter shown in the picture were also included.

2020 ADA Upgrades - Project T 1018

NE Adams Street & NE 6th Avenue



Before



Improvements include:

- ADA compliant crosswalk
- Ramp on NE corner
- Ramp update on NW corner
- Update to SE corner
- New traffic island
- Resurfacing at intersection



Staff Report – Consent Agenda

July 6, 2021 Council Regular Meeting

Parker Estates Storm Facility Restoration Construction (Submitted by Sam Adams, Utilities Manager)

Phone	Email
360.817.7003	sadams@cityofcamas.us

INTRODUCTION/PURPOSE/SUMMARY: There is a storm facility serving the Parker Estates Subdivision. The City is responsible for the maintenance of the storm facility. The storm facility is overgrown with vegetation and have been impacted by beaver dam activities immediately downstream which in turn have altered the original functionality.

The City have developed a restoration design, acquired all the necessary permits and inquired bids to restore the storm facility to the original functionality.

The construction project will consist of beaver flow device installations, pond restoration, outlet structure adjustment, fence enhancement, erosion control and reseeding.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The project is to restore the Parker Estates storm facility to meet the original functionality.

What’s the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? There is a public trail around the storm facility that is utilized by the neighborhood. The community around that area have contacted the City regarding the maintenance of the storm pond and trail/pathway.

Who will benefit from, or be burdened by this agenda item? Citizens who utilizes the trail and Parker Estates neighborhood that drains to the storm pond will benefit from this project.

What are the strategies to mitigate any unintended consequences? There are beaver activities downstream of the storm pond. Beaver dams are restricting the pond from discharging flow. The project design includes beaver flow devices that allows for the beavers to stay.

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. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? Yes, the vegetation will be managed around the storm pond to allow for better access through the trail.

What potential hurdles exists in implementing this proposal (include both operational and political)? The maintenance staff will need to maintain the flow devices to ensure future functionality and continue maintenance of the storm pond.

How will you ensure accountabilities, communicate, and evaluate results? Staff, construction team and construction support will ensure project is completed per design and permitting restraints.

How does this item support a comprehensive plan goal, policy or other adopted resolution? This project will help us meet the NPDES Permit requirements.

BUDGET IMPACT: The construction cost is \$304,801.29 and the lowest bidder was Tapani, Inc. The lowest bid was about 6.5% (\$20,000) higher than the engineer's estimate. There is a 10% threshold on capital projects. The Stormwater budget has sufficient funds to complete this work.

RECOMMENDATION: Bid award in the amount of \$304,801.29 to Tapani Inc. and authorize Acting Mayor to sign contract.



I, James E. Carothers, Engineering Manager, hereby certify that these bid tabulations are correct.

James E. Carothers, P.E. Date June 1, 2021
 Email stating reviewed/approved is attached to Original.

PROJECT NO. D1008				Engineer's Estimate: \$284,979.00		Tapani, Inc. 1904 SE 6th Place Battle Ground, WA 98604 360-687-1148		Haag & Shaw, Inc. 636 SE Third Avenue Camas, WA 98607 360-834-2514		McDonald Excavating, Inc. 2719 Main Street Washougal, WA 98671 360-835-8794	
DESCRIPTION: Parker Estates Storm Facility Restoration				Entered by: RLS							
DATE OF BID OPENING: May 28, 2021, at 10AM											
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Mobilization	LS	1.00	\$20,000.00	\$20,000.00	\$26,400.00	\$26,400.00	\$12,500.00	\$12,500.00	\$30,000.00	\$30,000.00
2	Clearing and Grubbing	LS	1.00	\$100,000.00	\$100,000.00	\$80,000.00	\$80,000.00	\$51,166.00	\$51,166.00	\$180,000.00	\$180,000.00
3	Trimming and Cleanup	LS	1.00	\$30,000.00	\$30,000.00	\$38,000.00	\$38,000.00	\$20,008.00	\$20,008.00	\$1,000.00	\$1,000.00
4	Adjust Catch Basin	EA	1.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00
5	Erosion Control and Water Pollution Prevention	LS	1.00	\$30,000.00	\$30,000.00	\$46,000.00	\$46,000.00	\$55,259.00	\$55,259.00	\$12,000.00	\$12,000.00
6	High Visibility Fence	LF	150.00	\$5.00	\$750.00	\$8.00	\$1,200.00	\$10.00	\$1,500.00	\$2.50	\$375.00
7	Cement Concrete Traffic Curb	LF	26.00	\$26.00	\$676.00	\$250.00	\$6,500.00	\$256.00	\$6,656.00	\$164.00	\$4,264.00
8	Flow Device Protection System	EA	1.00	\$7,000.00	\$7,000.00	\$13,000.00	\$13,000.00	\$6,105.00	\$6,105.00	\$2,000.00	\$2,000.00
9	Pond Levelers	EA	3.00	\$10,000.00	\$30,000.00	\$4,500.00	\$13,500.00	\$16,653.00	\$49,959.00	\$5,000.00	\$15,000.00
10	Light Loose Riprap	CY	107.00	\$35.00	\$3,745.00	\$120.00	\$12,840.00	\$239.00	\$25,573.00	\$169.00	\$18,083.00
11	Modify Chain Link Fence	LF	1,315.00	\$15.00	\$19,725.00	\$18.00	\$23,670.00	\$35.00	\$46,025.00	\$22.00	\$28,930.00
12	Paved Trail Repair	LS	1.00	\$20,000.00	\$20,000.00	\$18,572.00	\$18,572.00	\$18,000.00	\$18,000.00	\$26,000.00	\$26,000.00

SUBTOTAL	\$262,896.00	\$281,182.00	\$293,951.00	\$319,152.00
SALES TAX (8.4%)	\$22,083.26	\$23,619.29	\$24,691.88	\$26,808.77
CONTRACT TOTAL (BASIS OF AWARD)	\$284,979.26	\$304,801.29	\$318,642.88	\$345,960.77



Staff Report – Consent Agenda

July 6, 2021 Council Regular Meeting

Camas North Shore Subarea Plan, Contract Amendment for Phase 2 (Submitted by Sarah Fox, Senior Planner)

Phone	Email
360.817.7269	sfox@cityofcamas.us

SUMMARY: The North Shore Subarea Plan will ultimately result in a document that will guide the future of the subarea and will be consistent with the city’s 20 year comprehensive plan document, Camas 2035. The North Shore Subarea comprises approximately 900 acres located in the northeastern section of the city. The city has acquired key parcels over the last several years that has resulted in public ownership of most of the properties surrounding the lake.

In 2019, the subarea planning work began by selecting a team of professionals who were assembled under a single contract managed by WSP for the entire scope of the subarea plan.

Phase 1: The scope of Phase 1 included a preliminary market assessment, existing conditions memo, a vision statement, and community outreach. Public meetings were halted in March 2020 due to the COVID-19 pandemic. When public meetings on non-essential items were allowed to proceed, staff brought the draft Vision Statement to the Planning Commission then to Council for consideration. Council adopted the **North Shore Vision Statement** on September 21, 2020, by Resolution 20-010. The total expended for Phase 1 was \$94,002, not including city staff time and resources.

Phase 2: The scope of Phase 2 that is described in the attached memo from WSP includes the following:

- Project Management
- Phase 2 Kickoff
- Stakeholder Committees
- Video
- Outreach
- Land Use Alternatives
- Infrastructure Assessment
- Final Subarea Report
- Adoption

Contingency Tasks

- Economic Development Toolkit
- Planning-Level Infrastructure Cost Estimates

- Infrastructure Analysis

Contract Cost: **\$224,962**

Project Timeline: **Final Plan adoption in Spring 2022**

EQUITY CONSIDERATIONS:

Questions	Response
What are the desired results and outcomes for this agenda item?	Approve scope and contract for Phase 2
What is the data? What does the data tell us?	Existing conditions data along with extensive outreach during Phase 1 to craft and ultimately adopt a Vision Statement will guide the work of Phase 2.
How have communities been engaged? Are there opportunities to expand engagement?	<p>There have been multiple engagement opportunities throughout this initiative. In brief, Phase 2 engagement will include two advisory committees and online open houses, along with other social media notices. Previous engagement included:</p> <ul style="list-style-type: none"> • Visits to Discovery High School, Camas Farmers Market, Camas High School and Camas Youth Advisory Council to encourage participation. • Twenty-one stakeholder interviews with property owners within North Shore, representatives from the Camas School District, the Port of Camas-Washougal, and elected officials. • Online survey #1 taken by 583 community members. • Student workshop at Discovery High School to map future land uses. • Community forum attended by approximately 100 community members (82 signed-in). • Online survey #2 taken by 678 community members. Emails were sent to interested citizens on July 28, 2020 and also throughout the project on the following days: 9/26/19; 11/15/19; 12/6/19; 12/16/19; 1/17/20; and 2/14/20. A mailer was sent citywide on December 12, 2019. The city newsletter included information on the project January 2020. Information has been available throughout the project at www.camasnorthshore.com, along with Facebook posts and invitations to join the public events. • Community Vision Workshop attended by approximately 100 citizens (81 signed-in). • Workshop before Planning Commission on July 21, 2020.

	<ul style="list-style-type: none"> Public hearing on August 18, 2020 for Vision. The Planning Commission unanimously forwarded a North Shore Subarea Vision for approval to Council.
Who will benefit from, or be burdened by this agenda item?	The City as a whole will benefit from a subarea plan that will guide redevelopment in alignment with the city’s vision.
What are the strategies to mitigate any unintended consequences?	Opportunities to participate and provide meaningful comments have been provided throughout the process and will continue with Phase 2. We will adjust the timeframe for the project if unintended anticipated issues arise.
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.	Yes, this subarea plan will seek to ensure that there are equitable outcomes for the BIPOC and underserved sectors of our community.
Will this agenda item improve ADA accessibilities for people with disabilities?	This is a non-project initiative.
What potential hurdles exists in implementing this proposal (include both operational and political)?	This is a non-project initiative.
How will you ensure accountabilities, communicate, and evaluate results?	There will be two steering committees, briefings before Council and Planning Commission, along with regular updates to the city’s Engage Camas site.
How does this item support a comprehensive plan goal, policy or other adopted resolution?	The city’s comprehensive plan was amended in its entirety in 2016. The subarea planning effort is consistent with Section 6.4.4.

BUDGET IMPACT: The North Shore Subarea Plan is included in the approved Community Development Department budget.

RECOMMENDATION: Staff recommends approval of an amendment to the consultant contract for the scope of Phase 2 as described.

**AMENDMENT NO. 2
TO
CONSULTANT AGREEMENT
BETWEEN
CITY OF CAMAS
AND
WSP USA INC.**

This Amendment No. 2 is made and entered into this 6th day of July 2021, by and between the City of Camas (“Client”) and WSP Inc. (“WSP”).

RECITALS

WSP and Client entered into a Contract dated July 31, 2019 (“Consultant Agreement”), for the performance of certain technical and professional services concerning the Camas North Shore/Bridge Village Subarea Plan Project (the “Project”).

WSP and Client now desire to amend the Consultant Agreement to include Phase 2 of the project: increase the compensation payable under the Agreement by \$224,962.00, and extend the term of the Agreement.

Therefore, for the consideration hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which the parties hereto by their signatures below affirm, the parties do mutually agree as follows:

TERMS

The above recitals are incorporated herein and made a part hereof as if fully set forth.

- A. Scope of Services. The Scope of Services, which is Exhibit C to the Consultant Agreement, is hereby amended to include those Services set forth in Attachment 1, Scope of Services Supplement No. 2, attached hereto and incorporated herein for all purposes.
- B. Compensation. The Consultant’s Total Compensation specified in Exhibit D to the Consultant Agreement is amended to increase the maximum not-to-exceed amount to be paid as compensation for the Scope of Services by \$224,962.00, for a new Total Compensation of \$319,187.00.
- C. Term of Agreement. The term of the Consultant Agreement, as stated in Exhibit C to the Consultant Agreement, is hereby extended, therefore, the new date for completion of the Scope of Services is deleted and replaced with December 31, 2022.
- D. All other terms and conditions of the Consultant Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 to the Consultant Agreement, which shall be effective as of the date first written above.

WSP USA Inc.

City of Camas

BY: _____
Signature
Its: _____

BY: _____
Signature
Its: _____

EXHIBIT C – SCOPE AND SCHEDULE OF SERVICES

Exhibit C is revised to include the following:

SCOPE OF SERVICES

The following scope of work provides the tasks WSP will complete for Phase 2 of the North Shore Subarea Plan.

Overall Project Clarifications.

This scope of services was developed based on the following clarifications. Task-specific clarifications are included in each task.

- The project will last for approximately 12 months, with estimated completion by December 31, 2022.
- All meetings will be conducted virtually.
- The City will host all virtual meetings through the City's Zoom account or similar platform.
- If in-person gatherings are allowed, the City will secure and, if required, pay for all meeting locations.
- The City will prepare and issue required public notices and comply with all applicable notices and review periods required by the Washington Department of Commerce.
- The City will complete any necessary State Environmental Policy Act (SEPA) documentation and review.
- The City will provide the consultant team with one consolidated review of all project materials.
- All deliverables will include one round of City review unless otherwise specified per task.
- City staff will update the Camas Planning Commission and City Council throughout the project and WSP will not attend those meetings.
- All communication materials will be prepared in English. Translation services are not included.
- During Phase 2, WSP will be supported by PBS for roadway alignments (included in Task 5 and 6), DKS for trip generation and traffic planning (included in Task 5), and Leland for economic analysis (included in Contingency Task 9.2).

Task 1.0: Project Management and Communication

For the 12-month duration of the project, WSP will monitor the project budget, prepare monthly progress reports and invoices, and manage the subcontractors, project schedule and team deliverables. WSP will also participate in bi-weekly project management meetings with the City's project manager. Email agendas and action item summaries will be provided for each meeting.

Clarifications

- Project duration is 12 months (May 2021 to May 2022)
- One WSP staff will participate in up to 24 1-hour project management meetings
- Up to 24 email agendas and action item lists

Deliverables

- Monthly progress reports and invoices (12)
- Email agendas and action items for project management meetings

Task 2.0: Phase 2 Kickoff

The WSP team will prepare a draft and final agenda for and participate in a kickoff meeting with the City to formalize project details, schedule, identify potential committee members, and review and confirm findings from Phase 1 deliverables (adopted vision, existing conditions report, and market analysis). WSP will provide the following services to complete this task:

- Attend a kickoff meeting with City staff and the project team. The kickoff meeting will include a discussion of the Phase 1 deliverables (existing conditions report, market analysis, and adopted vision).
- Prepare a kickoff meeting agenda and summary.

Clarifications

- Up to six consultant staff will attend the kickoff meeting.
- Kick off meeting will be virtual and up to 90 minutes in length.
- Revisions to the existing conditions report are included in Task 7.
- Revisions to the Phase 1 market analysis findings are not included in this scope.
- No graphics or presentation materials will be prepared for the kickoff meeting.
- Summary meeting notes will be up to four pages long.

Deliverables

- Kickoff meeting agenda and summary

Task 3.0: Stakeholder Committees

WSP will assist the City with stakeholder and community outreach for Phase 2, including strategy, support, and facilitation of two committees – a Steering Committee and a Citizen Advisory Committee (CAC). The Steering Committee will consist of property owners, City staff, representatives of the Planning Commission and City Council, and other technical representatives as needed. The CAC will consist of community representatives to vet plans and provide community perspective prior to broader public outreach efforts. WSP will provide the following services to complete this task:

- Review the list of potential members prepared by the City and provide comments and recommendations.
- Prepare draft and final invitations to committee members for the City to distribute via email.
- Attend and facilitate all committee meetings.
- Participate in one prep meeting with City staff prior to each committee meeting
- Meet with the Camas Parks & Recreation Commission to obtain feedback on North Shore parks included in the land use concept plan maps.
- Prepare meeting agendas and summaries for up to four Steering Committee, up to two CAC, and one Parks and Recreation Commission meeting.
- Prepare a presentation template and support the City with presentations for each meeting.

Clarifications

- The city will be the point of contact for all committee communications.
- The city will schedule committee meetings, send calendar invitations to members, prepare required public notices, and distribute meeting materials.
- Two WSP staff will participate in six 1-hour prep meetings with City staff.
- The Steering Committee will meet up to four times throughout the project duration.
- The CAC will meet up to two times throughout the project duration.
- Steering Committee and CAC meetings will be up to 2 hours in length.
- Up to four consultant staff will attend each committee meeting.
- Up to two WSP staff will attend the Parks and Recreation Commission meeting that will be up to 2 hours in length.
- Meeting presentations will include graphics prepared in other tasks.
- The City will prepare draft content for the presentations for WSP to review, revise, and format for the presentations.
- Up to seven agendas, presentations, and summaries will be prepared for the meetings described in this task.

Deliverables

- Draft and final meeting agendas and summaries.
- Draft and final committee invitation content
- Draft and final meeting presentations

Task 4.0: Community Outreach

WSP will assist the City with outreach to the broader community through the *Bang the Table* community engagement platform. The City has a *Bang the Table* account, which will be used for the project. WSP will integrate the current North Shore project website into *Bang the Table* and support the city in planning two virtual events hosted on *Bang the Table*. The first virtual event will reintroduce the project to the community

and present concept plans (Task 5) for public review and comment. The second event will focus on the preferred alternative plan and zoning recommendations.

Bang the Table allows for community engagement through a self-guided review of project materials, completion of an online survey, commenting on an interactive map, and the submission of questions to the project team. Each virtual event will use these features to solicit public comments and answer questions. WSP will provide the following services to support this task:

- Meet with City staff to review the functions and features of *Bang the Table*.
- Compile the content and documents currently included on the North Shore project website and prepare PDF packages to be included on *Bang the Table*.
- Redirect the project website domain, camasnorthshore.com, to the *Bang the Table* site.
- Prepare a North Shore Subarea Plan landing page on *Bang the Table*.
- Prepare draft and final event plans for each virtual event that identifies background information, logistics, and roles and responsibilities.
- Participate in two teleconferences with City staff to prepare for each event.
- Prepare messaging content for the City to use in public notices and announcements.
- Prepare presentations for each event and pre-record the presentations to YouTube for use on *Bang the Table* during the events.
- Prepare survey content for use with the *Bang the Table* survey tool for each event.
- Check for public questions twice during the events and compile for City responses.
- Prepare a frequently asked questions (FAQ) flyer based on recurring questions submitted during virtual events. The FAQ will be released following each event.
- Prepare an event summary memorandum after each event that summarizes materials presented and all comments received.

Clarifications

- The City's *Bang the Table* account will be used for the virtual events
- The City will provide login credentials to WSP to design, maintain, and export results of the virtual events
- The City will schedule the virtual events in coordination with other City projects.
- The City will prepare and distribute required public notices and event announcements
- The City will post to and monitor other social media platforms (City webpage, Facebook and Instagram).
- Two WSP staff will participate in a 1-hour meeting with City staff to review the functions and features of *Bang the Table*.
- Two WSP staff will participate in four 1-hour teleconferences with City staff to prepare for the events (2 per event)
- The virtual public events will last for two weeks. The City will prepare responses to any questions asked by the public through *Bang the Table*.
- WSP will export responses and comments from *Bang the Table* twice for each event – once after the first week the event is live and once after the event has closed.
- The City will pay any printing and mailing costs associated with the event announcements.

Deliverables

- Draft and final event plans
- Draft and final content for public notices and event announcements
- Draft and final survey content for each event
- Draft and final narrated presentation for each event
- Draft and final FAQ following each event
- Draft and final event summaries

Task 4.1: Project Overview Video

At the outset of Phase 2, WSP will prepare a project overview video to introduce the project and provide background information for use on the North Shore *Bang the Table* website. WSP will provide the following services to support this task:

- Video concept planning in coordination with City staff.
- Script development in coordination with City staff.
- Prepare motion graphics for use in the video.
- Voiceover/narration using the video script.
- Video editing.
- Preparation of a draft and final project overview video.

Clarifications

- Two rounds of revisions are included for the project video via email comments.
- Visual content (imagery) for use in the video would be prepared in other tasks or available from existing City resources.
- Closed captions will be provided with the video.
- The City will provide a script outline.
- Video will be up to three minutes in length.

Deliverables

- Draft and final project overview video.

Task 5.0: Land Use Alternatives

Based on the information prepared during Phase 1 and confirmed in Task 2 (described above), WSP will develop land use alternatives for the subarea. The alternatives will address the type and mix of employment and residential land uses, parks, and open spaces, as well as a conceptual road layout based on existing transportation plans. The alternatives will be reviewed by the Steering Committee, CAC, and the public during the first virtual event. A preferred plan will be developed based on feedback received. WSP will provide the following services to complete this task:

- Conduct a virtual workshop with City staff to discuss the required elements and preliminary layouts for each land use alternative.
- Prepare three land use alternative maps, including a scenario that describes existing zoning, for the North Shore Subarea for review by the City, committees, and general public.
- Prepare an overview memorandum describing the key features and trip generation associated with each alternative.
- Participate in a teleconference with City staff to review feedback on alternatives, discuss key features of the preferred alternative, and draft zoning, comprehensive plan, and design standard recommendations.
- Prepare a draft preferred alternative plan and overview memorandum based on committee, staff, and public feedback. Final plan is included in the subarea plan report (Task 7).
- Prepare up to two vignette sketches and two street cross sections for the preferred plan.
- Prepare draft zoning, comprehensive plan, and design standard recommendations for the preferred plan to be finalized in the subarea plan report (Task 7). Design standards will include recommendations for architectural and public space standards.

Clarifications

- Steering Committee and CAC meetings to provide input into the development of and review alternatives are included in Task 3.
- Public review of the land use alternatives will occur at the virtual events described in Task 4.
- Up to six consultant staff will attend a 2-hour virtual workshop with the City
- Up to four consultant staff will participate in a 1-hour teleconference with the City
- Best available aerial imagery and Clark County tax lot information will be used as the base map for the land use alternatives.
- Three new roads will be included in each alternative (two east/west collectors and one north/south arterial).
- Roadway design speeds will be provided by the City prior to alternative development.

Deliverables

- Three land use alternative plans, including an alternative that reflects existing zoning, and overview memorandum
- Draft preferred plan, vignette sketches, street cross sections, and overview memorandum
- Draft zoning, comprehensive plan, and design standards recommendations

Task 6.0: Infrastructure Assessment

WSP will provide an infrastructure assessment for the preferred land use plan developed in Task 5. For transportation, the infrastructure assessment will include an analysis and refinement of the preliminary transportation network proposed in the preferred land use plan. The preliminary network will be revised based on available lidar information, design speed, existing terrain, and site obstructions.

For utility infrastructure, this task includes a meeting with City staff to determine if changes to existing utility plans are needed based on land use changes proposed in the preferred alternative plan. Additional utility infrastructure analysis is included as a contingency task.

WSP will provide the following services to complete this task:

- Meet with City staff to review existing infrastructure plans.
- Evaluate the updated land use based on the preferred land use plan prepared in Task 5 to determine if the existing infrastructure and planned infrastructure remains suitable for the anticipated land uses.
- Prepare strip maps of three roadways (two east/west collectors and one north/south arterial) included in the preferred alternative plan.

Clarifications

- Trip generation associated with the preferred plan is included in Task 5.
- Up to three consultant team staff will participate in two 1-hour meetings with the City to review existing infrastructure plans and preliminary recommendations
- As necessary, preliminary retaining wall locations and heights will be included.
- Utility assessment will be based on the preferred land use plan compared with existing utility plans.

Deliverables

- Strip maps of three roadways (two east/west collectors and one north/south arterial) included in the preferred alternative plan.

Task 7.0: Subarea Plan Report

The subarea plan report is a compilation of the planning and outreach tasks completed during the subarea planning process. The draft report will describe the preferred plan (as refined based on committee, staff, and public comments), summarize all outreach activities, and discuss the recommended implementation measures. The subarea plan report will also include recommended zoning and comprehensive plan designations, policy and code amendments, design standards, and transportation and utility expansions. The report will include as attachments the technical memoranda and reports prepared in other tasks and during Phase 1. To complete the subarea plan report, WSP will:

- Prepare a preliminary draft subarea plan report for City review.
- Update the existing conditions report to incorporate new information/data, including results of the housing action plan, transportation system plan, and parks and recreation comprehensive plan.
- Meet with City staff to review the preliminary report.
- Refine the subarea plan report.
- Provide the City with a PDF of the final report and appendices.

Clarifications

- Two WSP staff will participate in a 1-hour teleconference with City staff to review subarea plan report, including the final preferred land use plan.

Deliverables

- Draft and final subarea plan report

Task 8.0: Adoption

WSP will support the City through the subarea plan adoption process. To support the City, the WSP team will complete the following tasks:

- Participate in Planning Commission work sessions and hearings
- Provide peer review and input on the City's staff report that summarizes all project deliverables and describes the preferred subarea plan and recommendations.

Clarifications

- City staff will draft the staff report and presentation with input and up to 4 hours of peer review by WSP.
- City staff will lead the adoption work sessions and hearings with support from WSP.
- The City will coordinate with the County for all updates to the County's GIS database resulting from plan adoption.
- One WSP staff member will attend a Planning Commission work session, a Planning Commission hearing, a City Council work session, and a City Council hearing that will be up to 2 hours in length.
- WSP will not be involved in any continued public hearings and/or additional work sessions but our involvement can be provided at an additional cost.
- All materials prepared in subsequent tasks will be consistent with applicable City plans, policies, and ordinances; however, WSP cannot guarantee adoption of the subarea plan.
- Minor edits (up to 10 WSP staff hours) to the subarea plan report and preferred plan are included.

Deliverables

- One round of peer review and comment on the City-prepared staff report and presentation
- Minor edits to the subarea plan report and preferred plan based on Planning Commission and City Council work sessions
- Final revised subarea plan report and preferred plan

Task 9.0: Contingency Tasks

WSP can provide services related to the following tasks, as requested by the City. Scope and budget provided for contingency tasks are estimates and will require refinement if authorized by the City.

Task 9.1: Infrastructure Cost Estimates

If requested by the City, WSP will provide planning-level cost estimates for the recommended transportation and utility infrastructure improvements.

Clarifications

- If requested, the planning-level cost estimates will be included in the Infrastructure Assessment Memorandum (Task 6). No additional meetings with City staff are included with this contingency task.

Deliverables

- Planning-level cost estimates for recommended transportation and utility infrastructure improvements.

Task 9.2: Economic Development and Implementation Toolkit

If requested by the City, the WSP team will prepare an economic development toolkit/report that serves as an implementation plan for the preferred alternative and outlines the next steps the city needs to take to implement the plan. The toolkit will identify City actions necessary to achieve the desired land uses (e.g., adoption of zoning and comprehensive plan designations, economic development /recruitment strategies, etc.), incentives that could be put in place, grant funding available to assist with infrastructure and other improvements. The WSP team will provide the following services to complete this task:

- Participate in two meetings with City staff to review the draft and final toolkit.
- Prepare a draft and final toolkit

Clarifications

- Up to three consultant team members will participate in two 1-hour meetings with City staff

Deliverables

- Prepare a draft and final economic development and implementation toolkit

Task 9.3: Utility Infrastructure Analysis

Based on the preliminary utility infrastructure assessment conducted in Task 6, additional utility infrastructure analysis may be needed to address land use changes proposed in the preferred alternative plan. If authorized by the City, this task will include the following tasks:

- Calculate updated utility demands based upon adjusted land use
- Prepare an infrastructure assessment memorandum identifying the utility infrastructure improvements necessary to implement the preferred plan.

Clarifications

- Utility assessment will be based on the preferred land use plan compared with existing utility plans.
- Water and sewer capacity estimates will be provided by the City.
- Stormwater will be managed by individual properties at the time of development.
- Hydraulic modeling of water and sewer systems is excluded
- Existing planned infrastructure will be suitable for the updated land use. Sizing of downstream infrastructure and updates to the utility line sizing and existing infrastructure plans for the subarea can be completed by change order and additional fee.

Deliverables

- Draft and final infrastructure assessment memorandum

EXHIBIT D – COMPENSATION

Exhibit C is revised to include the following

Task 1.0: Project Management and Communication	\$18,109
Task 2.0: Phase 2 Kickoff	\$5,111
Task 3.0: Stakeholder Committees	\$27,201
Task 4.0: Community Outreach	\$31,636
Task 4.1: Project Overview Video	\$9,995
Task 5.0: Land Use Alternatives	\$46,797
Task 6.0: Infrastructure Assessment	\$10,986
Task 7.0: Subarea Plan Report	\$18,283
Task 8.0: Adoption	\$5,741
Expenses	\$314
Total	\$174,173

Contingency Tasks	
Task 9.1: Planning-Level Infrastructure Cost Estimates	\$8,554
Task 9.2: Economic Development and Implementation Toolkit	\$30,678
Task 9.3: Utility Infrastructure Analysis	\$11,557
Contingency Total	\$50,789

New contract total is \$319,187.00



Staff Report

July 6, 2021, Council Regular Meeting

McNeley Annexation – 60% Petition
Presenter: Madeline Sutherland, Assistant Planner

Phone	Email
360.817.1568	msutherland@cityofcamas.us

BACKGROUND: An annexation application has been submitted to the City.

SUMMARY: On February 2, 2021, the City of Camas received a ten percent notice of intent to annex two properties within the city limits. On May 20, 2021, a 60 percent petition to annex was submitted. The annexation area is comprised of two parcels owned by Adam and Heidi McNeley (parcel number 986030316), and Bradley and Paula Buhman (parcel number 17810200). The parcels are 8 acres and 8.14 acres in size respectively for a total of 16.14 acres (see figure 1). The initiating parties represent both parcels of land which has a total assessed value of \$1,123,330, or 100% of the total assessed value of the defined area. The notice is valid and satisfies the requirements of RCW 35A.14.120.

The McNeley property is currently vacant and the Buhman property contains one single-family residence. Both parcels have a Clark County Urban Holding (UH-10) zoning overlay. The Urban Holding zoning overlay requires a minimum of ten acres to construct a single-family residence. The McNeley property future development plans consist of one single family residence with no intention of further developing. Per the applicant’s narrative, the two properties have been in the family for more than five generations and are intended to be their forever home.

Figure 1: Proposed Annexation Area



City Boundary:

As proposed, the annexation area does directly adjoin the city limit boundary to the north, south and west. East of the site is unincorporated Clark County land that is within the City of Camas Urban Growth Boundary (see figure 2).

Figure 2: Camas City Limits



Process:

At the April 5th Council Workshop, Council accepted the ten percent notice of intent requiring simultaneous adoption of a zoning designation and assumption of all indebtedness of the annexation area. To simultaneously adopt a zoning designation, a workshop and public hearing before the Planning Commission was held April 20th and May 18th where a zoning designation of Single-Family Residential R-6 was recommended.

The 60 percent petition contains an updated legal description to include the annexation area with the abutting right-of-way and signatures from property owners representing at least 60% of the assessed value of the area to be annexed.

The next steps are to review the 60 percent petition, conduct a public hearing, and direct the City Attorney to prepare an ordinance for adoption at the July 19th council meeting.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To conduct a public hearing and direct the City Attorney to prepare an ordinance for the next meeting.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? The annexation process will include public notices and opportunities for engagement.

Who will benefit from, or be burdened by this agenda item? N/A

What are the strategies to mitigate any unintended consequences? N/A

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. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exist in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? The two parcels are within the City's Urban Growth Boundary and support the elements of the comprehensive plan.

BUDGET IMPACT: N/A

RECOMMENDATION: Conduct a public hearing and direct the City Attorney to prepare an ordinance for adoption at the July 19th council meeting.

Application Checklist and Fees [updated on January 1, 2021]

◊ Annexation	\$863 - 10% petition; \$3,669 - 60% petition	001-00-345-890-00	\$	\$ 3,669.00
◊ Appeal Fee		001-00-345-810-00	\$399.00	\$
◊ Archaeological Review		001-00-345-810-00	\$137.00	\$
◊ Binding Site Plan	\$1,879 + \$24 per unit	001-00-345-810-00		\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$103.00	\$
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,826.00	\$
◊ Conditional Use Permit				
Residential	\$3,417 + \$105 per unit	001-00-345-810-00		\$
Non-Residential		001-00-345-810-00	\$4,328.00	\$
◊ Continuance of Public Hearing		001-00-345-810-00	\$524.00	\$
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$775.00	\$
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)				
◊ Design Review				
Minor		001-00-345-810-00	\$433.00	\$
Committee		001-00-345-810-00	\$2,375.00	\$
◊ Development Agreement	\$877 first hearing; \$530 ea. add'l hearing/continuance	001-00-345-810-00		\$
◊ Engineering Department Review - Fees Collected at Time of Engineering Plan Approval				
Construction Plan Review & Inspection	(3% of approved estimated construction costs)			
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$420.00	
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$208.00	
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,041.00	
◊ Fire Department Review				
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$284.00	\$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$354.00	\$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$424.00	\$
◊ Home Occupation				
Minor - Notification (No fee)			\$0.00	
Major		001-00-321-900-00	\$69.00	\$
◊ LI/BP Development	\$4,328 + \$41.00 per 1000 sf of GFA	001-00-345-810-00		\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$346.00	\$
◊ Planned Residential Development	\$35 per unit + subdivision fees	001-00-345-810-00		\$
◊ Plat, Preliminary				
Short Plat	4 lots or less: \$1,936 per lot	001-00-345-810-00		\$
Short Plat	5 lots or more: \$7,175 + \$250 per lot	001-00-345-810-00		\$
Subdivision	\$7,175 + \$250 per lot	001-00-345-810-00		\$
◊ Plat, Final:				
Short Plat		001-00-345-810-00	\$200.00	\$
Subdivision		001-00-345-810-00	\$2,375.00	\$
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,196.00	\$
◊ Pre-Application (Type III or IV Permits)				
No fee for Type I or II				
General		001-00-345-810-00	\$354.00	\$
Subdivision (Type III or IV)		001-00-345-810-00	\$911.00	\$
◊ SEPA		001-00-345-890-00	\$810.00	\$
◊ Shoreline Permit		001-00-345-890-00	\$1,196.00	\$
◊ Sign Permit				
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$41.00	\$
Master Sign Permit		001.00.322.400.00	\$126.00	\$
◊ Site Plan Review				
Residential	\$1,151 + \$34 per unit	001-00-345-810-00		\$
Non-Residential	\$2,876 + \$68 per 1000 sf of GFA	001-00-345-810-00		\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00		\$
\$4,055 + \$34 per res unit + \$68 per 1000 sf of GFA				
◊ Temporary Use Permit		001-00-321-990-00	\$80.00	\$
◊ Variance (Minor)		001-00-345-810-00	\$695.00	\$
◊ Variance (Major)		001-00-345-810-00	\$1,295.00	\$
◊ Zone Change (single tract)		001-00-345-810-00	\$3,345.00	\$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;
 Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;
 Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019
 Revised by RES20-014 DEC 2020

Fees reviewed & approved by Planner:

Initial Date

For office use only

Total Fees Due: \$ 3,669.00

✓ pd.

S/2 21

City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-834-2462

Finance Office Hours:
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 05/20/2021 01:33 PM
Receipt No. 00621417
Receipt Date 05/20/2021
CR plan 3,669.00
annex
annexation 3,669.00

Cash: 0.00
Other: 0.00
3,669.00
Check: 0.00

Total: 3,669.00
Change: 0.00

Check No: 26621 SE 15th St
Buhman - McNeley
Customer #: 000000

Cashier: abaldwin
Station: IS01931

**60% PETITION FOR ANNEXATION
INTO THE CITY OF CAMAS**

We the undersigned hereby petition the City of Camas to have our property as described below annexed to the City of Camas. We certify that we are the legal owners of such property and are aware that our signatures will be combined with the required signatures to represent at least sixty percent (60%) or more of the total value of all property within the area we are asking to be annexed.

A legal description will be required for the entire annexation area at time of formal petition submittal.

The City Council requires assumption of existing city indebtedness by the area to be annexed

Yes X No

The City Council requires the simultaneous adoption of a proposed comprehensive plan designation for the area to be annexed

Yes X No

WARNING: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
178102000	BRADLEY B BUHMAN <i>Bradley B. Buhman</i>	26621 SE 15 TH ST, CAMAS, WA 98607	19 May 2021	X	
178102000	PAULA J BUHMAN <i>Paula J. Buhman</i>	26621 SE 15 TH ST, CAMAS, WA 98607	May 19, 2021	X	
986030316	ADAM C MCNELEY <i>Adam C. McNeley</i>	26621 SE 15 TH ST, CAMAS, WA 98607	5/19/2021	X	
986030316	HEIDL B UHMAN-MCNELEY <i>Heidl Buhman-McNeley</i>	26621 SE 15 TH ST, CAMAS, WA 98607	05.19.2021	X	



PO Box 398
 Camas, WA 98607
 360.834.2519
 www.kcdevelopment.net

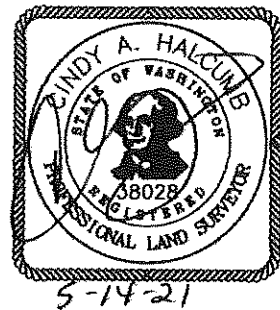
PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

Buhman
Parcel Number 178102000
Legal Description
 May 14, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of SE 15th Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 989.96 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, along the West line of the Gillas Tract of Land as described in deed, recorded in Book D, Page 270, Clark County Records and the Northerly extension thereof, S01°23'28"W, 710.16 feet to the North line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said line, N88°34'22"W, 112.00 feet; thence leaving said line, S01°23'28"W, 152.00 feet; thence N88°34'22"W, 334.50 feet; thence N01°23'28"E, 861.88 to the Northerly Right of Way line of said SE 15th Street; thence along said line, S88°36'32"E, 446.50 feet to the Point of Beginning.

Containing 367,868 Square Feet (8.445 Acres).





PO Box 398
 Camas, WA 98607
 360.834.2519
 www.kcdevelopment.net

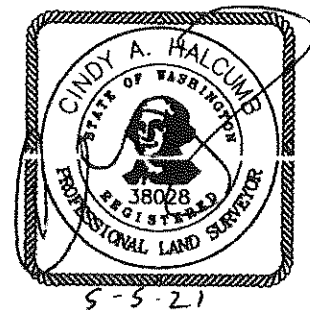
PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

McNeley - Buhman
Parcel Number 986030316
Legal Description
 May 4, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of SE 15th Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 1436.46 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, S01°23'28"W, 861.88 feet; thence S88°34'22"E, 334.50 feet; thence N01°23'28"E, 152.00 feet to the South line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said South line, S88°34'22"E, 279.14 feet to the East line of the Bennett Tract of Land as described in deed, recorded in Book 52, Page 353, said records; thence along said East line, S01°23'28"W, 309.74 feet to the Southeast Corner thereof; thence along the South line of said Bennett Tract of Land, being also the North line of Windust Meadows P.R.D. Phase 1, a Plat of Record in Book 311, Page 841, said records, and continuing along the North line of Lacamas Summit, a Plat of Record in Book 310, Page 775, said records, N88°36'32"W, 825.00 feet to the East line of said Lacamas Summit; thence along said line, and continuing along the East line of the Birt Tract of Land as described in deed, recorded in Auditor's File Number F56534, said records and the Northerly extension thereof, N01°23'28"E, 1020.01 feet to the Northerly Right of Way line of said SE 15th Street; thence along said Right of Way line, S88°36'32"E, 211.36 feet to the Point of Beginning.

Containing 354,932 Square Feet (8.148 Acres).





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

General Application Form

Case Number: Annex 21-01

Applicant Information

Applicant/Contact: Adam & Heidi McNeley Phone: 360.303.9449 - Adam
(360) 608.3377 - Heidi
Address: 26621 SE 15th St amcneley44@hotmail.com
heidilanebuhman@hotmail.com
Street Address E-mail Address
Camas WA 98607
City State ZIP Code

Property Information

Property Address: N/A 986030316, 178102000
Street Address County Assessor # / Parcel #
Camas WA 98607
City State ZIP Code
Zoning District R1-4/UH-10 overlay Site Size 8 acres

Description of Project

Brief description:
Annexation to the City of Camas.

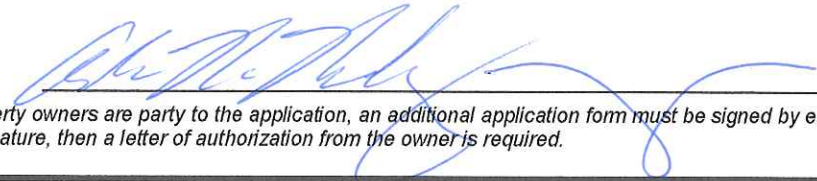
Are you requesting a consolidated review per CMC 18.55.020(B)? YES NO
Permits Requested: Type I Type II Type III Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: McNeley, Adam Phone: 360.303.9449 - Adam
Buhman-McNeley, Heidi (360) 608.3377 - Heidi
Last First
26621 SE 15th St
Street Address Apartment/Unit #
E mail Address: Camas WA 98607
amcneley44@hotmail.com heidilanebuhman@hotmail.com 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: 02.04.2021
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: <u>2/5/2021</u>	Pre-Application Date:	\$1063.00 pd. 2/5/2021
<u>Maul</u>	<input type="checkbox"/> Electronic Copy Submitted	
Staff:	Related Cases #	

Revised: 01/22/2019

Application Checklist and Fees [updated on January 1, 2021]

◊ Annexation	\$863 - 10% petition; \$3,669 - 60% petition	001-00-345-890-00	\$ 863.00	
◊ Appeal Fee		001-00-345-810-00	\$399.00	\$
◊ Archaeological Review		001-00-345-810-00	\$137.00	\$
◊ Binding Site Plan	\$1,879 + \$24 per unit	001-00-345-810-00		\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$103.00	\$
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,826.00	\$
◊ Conditional Use Permit				
Residential	\$3,417 + \$105 per unit	001-00-345-810-00		\$
Non-Residential		001-00-345-810-00	\$4,328.00	\$
◊ Continuance of Public Hearing		001-00-345-810-00	\$524.00	\$
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$775.00	\$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◊ Design Review				
Minor		001-00-345-810-00	\$433.00	\$
Committee		001-00-345-810-00	\$2,375.00	\$
◊ Development Agreement	\$877 first hearing; \$530 ea. add'l hearing/continuance	001-00-345-810-00		\$
◊ Engineering Department Review - Fees Collected at Time of Engineering Plan Approval				
Construction Plan Review & Inspection	(3% of approved estimated construction costs)			
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$420.00	
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$208.00	
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,041.00	
◊ Fire Department Review				
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$284.00	\$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$354.00	\$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$424.00	\$
◊ Home Occupation				
Minor - Notification (No fee)			\$0.00	
Major		001-00-321-900-00	\$69.00	\$
◊ LI/BP Development	\$4,328 + \$41.00 per 1000 sf of GFA	001-00-345-810-00		\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$346.00	\$
◊ Planned Residential Development	\$35 per unit + subdivision fees	001-00-345-810-00		\$
◊ Plat, Preliminary				
Short Plat	4 lots or less: \$1,936 per lot	001-00-345-810-00		\$
Short Plat	5 lots or more: \$7,175 + \$250 per lot	001-00-345-810-00		\$
Subdivision	\$7,175 + \$250 per lot	001-00-345-810-00		\$
◊ Plat, Final:				
Short Plat		001-00-345-810-00	\$200.00	\$
Subdivision		001-00-345-810-00	\$2,375.00	\$
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,196.00	\$
◊ Pre-Application (Type III or IV Permits)				
No fee for Type I or II				
General		001-00-345-810-00	\$354.00	\$
Subdivision (Type III or IV)		001-00-345-810-00	\$911.00	\$
◊ SEPA		001-00-345-890-00	\$810.00	\$
◊ Shoreline Permit		001-00-345-890-00	\$1,196.00	\$
◊ Sign Permit				
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$41.00	\$
Master Sign Permit		001.00.322.400.00	\$126.00	\$
◊ Site Plan Review				
Residential	\$1,151 + \$34 per unit	001-00-345-810-00		\$
Non-Residential	\$2,876 + \$68 per 1000 sf of GFA	001-00-345-810-00		\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00		\$
	\$4,055 + \$34 per res unit + \$68 per 1000 sf of GFA			
◊ Temporary Use Permit		001-00-321-990-00	\$80.00	\$
◊ Variance (Minor)		001-00-345-810-00	\$695.00	\$
◊ Variance (Major)		001-00-345-810-00	\$1,295.00	\$
◊ Zone Change (single tract)		001-00-345-810-00	\$3,345.00	\$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;
 Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;
 Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019
 Revised by RES20-014 DEC 2020

Fees reviewed & approved by Planner:

Initial Date

For office use only

Total Fees Due: \$ 863.00

City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-834-2462

Finance Office Hours:
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 02/05/2021 10:18 AM

Receipt No. 00602695

Receipt Date 02/05/2021

CR plan 863.00

annex
annexation 863.00

Cash: 0.00
Other: 863.00
Check: 0.00

Total: 863.00
Change: 0.00

Check No:

MCNELEY
Customer #: 000000

Cashier: abaldwin
Station: IS01931

February 4, 2021

Robert Maul
Planning Manager
Community Development
City of Camas
616 NE 4th Ave
Camas, WA 98607

RE: Letter of intent to annex property to City of Camas (Parcel #178102000 and Parcel #986030316)

Dear Mr. Maul:

The purpose of this letter is to express our intent to annex two properties, located at SE 15th ST, Camas, WA, owned by 1) Bradley and Paula Buhman (Parcel #178102000) and 2) Adam and Heidi McNeley (Parcel #986030316), to the City of Camas. Before we get into details, however, we want to share our why.

Whether you lived here all of your life or you transplanted, it doesn't take long to realize Camas is a place that will steal your heart. From its scenic views and recreation, its schools, businesses and people, its country life and small-town charm, and only minutes to major city offerings -- on paper, Camas has it all. But if you dive into the lives of its citizens, Camas is so much more. And that's where our story begins. It's not only our home, Camas is our history ... it's our family.

Over one hundred years ago, my great grandparents built their homestead in Camas where they raised their three children (and a lot of animals!). Eventually, the farm was passed down to my grandfather, then, decades later, to my father, and now partly to my family. Looking back at all of the Sunday dinners and holidays, the number of kids who learned to ride bikes and drive cars, the milestone celebrations and new babies, all surrounded by the same landscape, is the best gift any of us have ever received. My great grandparents would never know that the land and farmhouse they built would continue to be a true blessing for five generations – and counting.

After the passing of my grandfather in 2009, the estate was settled into separate parcels: one to my parents with the farmhouse and outbuildings, and the other to my aunt, which was, and remains, raw land. When my husband and I learned that my aunt was looking to sell her parcel, we jumped at the opportunity to purchase. As a young family, there was nothing that we valued more than to be part of a small, thriving community where we could raise our children with the same wholesome traditions that I experienced. Ultimately, it broke our hearts to imagine the land leaving the family and the possibility of development would be devastating. Despite suburban sprawl encroaching on our three borders, we have defied the odds and our farm remains the heart of this family.

Our two, 8-acre County properties not only reside within the Urban Growth Area (UGA) Boundary, but they each maintain an Urban Holding, therefore requiring 10 acres to build a single residence in the Clark County jurisdiction. Since October 2018, and more than 60 communications and meetings with multiple members of both Clark County and City of Camas community development teams, we have determined that annexation is our *only* option to build our forever home. Per your recommendation, and to streamline the use of City resources and population appropriation, we ask you to consider a joint application for an annexation to the City of Camas of our property (Parcel #986030316) and my parent's property (Parcel #178102000).

On behalf of our family, we want to express our sincere appreciation for the time and energy you and your team have afforded us in discussing this opportunity and the expert recommendations that have been provided thus far.

We look forward to the process.

Best Regards,


Heidi L Buhman-McNeley and Adam C McNeley


Bradley B Buhman and Paula J Buhman

10% NOTICE OF INTENT

ANNEXATION TO THE CITY OF CAMAS



We the undersigned hereby give notice of intent to the City of Camas to have our property located as described below annexed to the City of Camas. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed.

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

The legal description is as follows:

see attached.

The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

Parcel #	Sign & Print Name	Address	Date Signed
986030316	 Adam McNeely	26021 SE 15th St, Camas WA 98607	2/4/21
986030316	 Heidi L. Buhman-Mandley	26021 SE 15th St, Camas WA 98607	02.04.2021

RCW 35A.01.040 states: (a) The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse; (b) In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse; (c) In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse; (d) Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority; (e) When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.

**10% NOTICE OF INTENT
ANNEXATION TO THE CITY OF CAMAS**

We the undersigned hereby give notice of intent to the City of Camas to have our property located as described below annexed to the City of Camas. We certify that we are the legal owners of property representing at least ten percent (10%) or more of the total value of all property within the area we are asking to be annexed.

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

The legal description is as follows:

see attached.

The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

Parcel #	Sign & Print Name	Address	Date Signed
178102000	<i>Bradley B. Buchanan</i> Bradley B. Buchanan	26021 SE 15th St, Camas WA 98607	4 Feb 2021
178102000	<i>Paula J. Buchanan</i> Paula J. Buchanan	26021 SE 15th St, Camas WA 98607	4 Feb 2021

RCW 35A.01.040 states: (a) The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse; (b) In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse; (c) In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse; (d) Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority; (e) When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property.



360.696.4428 office | 866.696.4428 toll free | 360.694.8934 fax | 1924 Broadway, Suite B | Vancouver, WA 98663
www.hagedornse.com

April 18, 2012

**LEGAL DESCRIPTION
FOR**

~~BRADLEY BUHMAN~~

Adam/Heidi McNeley

TRACT 1 (8.0 ACRES):

A portion of the South half of the Southeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 3/4 inch iron pipe marking the Southeast corner of Section 35 as shown in Book 56 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 01° 20' 42" East, along the East line of the Southeast quarter of Section 35 (Survey 56-53), for a distance of 640.00 feet to the Southeast corner of the "Michael tract" as described in Deed Book 46, Page 63, Clark County Auditor's Records;

THENCE North 88° 34' 22" West, along the South line of the "Michael tract" (Survey 56-53), for a distance of 990.53 feet to the West line of the "Gillas tract" as described in Deed Book "D", Page 270, Clark County Auditor's Records, and the TRUE POINT OF BEGINNING;

THENCE continuing North 88° 34' 22" West, along the South line of the "Michael tract", for a distance of 112.00 feet;

THENCE South 01° 23' 28" West, for a distance of 152.00 feet;

THENCE North 88° 34' 22" West, for a distance of 334.50 feet;

THENCE North 01° 23' 28" East, for a distance of 831.88 feet to the North line of the South half of the Southeast quarter of Section 35 as shown in Book 49 of Surveys, Page 125, Clark County Auditor's Records;

THENCE North 88° 36' 32" West, along said North line of the South half of the Southeast quarter of Section 35 (Survey 49-125), for a distance of 211.36 feet to the Northeast corner of the "Birt tract" as described under Clark County Auditor's File No. F-56534;

Legal Description for Bradley Buhman

TRACT 1 (8.0 ACRES)

April 18, 2012

Page 2

THENCE South $01^{\circ} 23' 28''$ West, along the West line of said "Birt tract", also being along an Easterly line of "Lacamas Summit" recorded in Book 310 of Plats, Page 775, Clark County Auditor's Records, for a distance of 990.01 feet;

THENCE South $88^{\circ} 36' 32''$ East, along the most Southerly North line of said "Lacamas Summit", also being along the South line of the "Bennett tract" as described under Deed Book 52, Page 353, Clark County Auditor's Records, for a distance of 825.00 feet to a 1/2 inch iron rod (Survey 49-125) marking the Southeast corner of said "Bennett tract";

THENCE North $01^{\circ} 23' 28''$ East, along the East line of said "Bennett tract", for a distance of 309.74 feet to a 1/2 Inch iron rod (Survey 49-125) marking the most Easterly Northeast corner of said "Bennett tract", being on the South line of said "Michael tract" (Book 46, Page 63);

THENCE North $88^{\circ} 34' 22''$ West, along the South line of said "Michael tract" for a distance of 167.14 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH and SUBJECT TO County roads.

Contains 8.0 acres.

LD-2012\Buhman Tract 1.acb
#12-040



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 986030-316

A portion of the South half of the Southeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 3/4 inch iron pipe marking the Southeast corner of Section 35 as shown in Book 56 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 01°20'42" East, along the East line of the Southeast quarter of Section 35 (Survey 56-53) for a distance of 640.00 feet to the Southeast corner of the "Michael tract" as described in Deed Book 46, Page 63, Clark County Auditor's Records;

THENCE North 88°34'22" West, along the South line of the "Michael tract" (Survey 56-53), for a distance of 990.53 feet to the West line of the "Gillas tract" as described in Deed Book "D", Page 270, Clark County Auditor's Records, and the TRUE POINT OF BEGINNING;

THENCE continuing North 88°34'22" West, along the South line of the "Michael tract", for a distance of 112.00 feet;

THENCE South 01°23'28" West, for a distance of 152.00 feet;

THENCE North 88°34'22" West, for a distance of 334.50 feet;

THENCE North 01°23'28" East, for a distance of 831.88 feet to the North line of the South half of the Southeast quarter of Section 35 as shown in Book 49 of Surveys, Page 125, Clark County Auditor's Records;

THENCE North 88°36'32" West, along said North line of the South half of the Southeast quarter of Section 35 (Survey 49-125), for a distance of 211.36 feet to the Northeast corner of the "Birt tract" as described under Clark County Auditor's File No. F-56534;

THENCE South 01°23'28" West, along the West line of said "Birt tract", also being along an Easterly line of "Lacamas Summit" recorded in Book 310 of Plates, Page 775, Clark County Auditor's Records, for a distance of 990.01 feet;

THENCE South 88°36'32" East, along the most Southerly North line of said "Lacamas Summit", also being along the South line of the "Bennett tract" as described under Deed Book 52, Page 353, Clark County Auditor's Records, for a distance of 825.00 feet to a 1/2 inch iron rod (Survey 49-125) marking the Southeast corner of said "Bennett tract";

THENCE North 01°23'28" East, along the East line of said "Bennett tract", for a distance of 309.74 feet to a 1/2 inch iron rod (Survey 49-125) marking the most Easterly Northeast corner of said "Bennett tract", being on the South line of said "Michael tract" (Book 46, Page 63);

THENCE North 88°34'22" West, along the South line of said "Michael tract" for a distance of 167.14 feet to the TRUE POINT OF BEGINNING.

By
Buhman



360.696.4428 office | 866.696.4428 toll free | 360.694.8934 fax | 1924 Broadway, Suite B | Vancouver, WA 98663
www.hagedornse.com

April 18, 2012

**LEGAL DESCRIPTION
FOR
BRADLEY BUHMAN**

TRACT 2 (8.14 ACRES):

A portion of the South half of the Southeast quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 3/4 inch iron pipe marking the Southeast corner of Section 35 as shown in Book 56 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 01° 20' 42" East, along the East line of the Southeast quarter of Section 35 (Survey 56-53), for a distance of 640.00 feet to the Southeast corner of the "Michael tract" as described in Deed Book 46, Page 63, Clark County Auditor's Records;

THENCE North 88° 34' 22" West, along the South line of the "Michael tract" (Survey 56-53), for a distance of 990.53 feet to the West line of the "Gillas tract" as described in Deed Book "D", Page 270, Clark County Auditor's Records, and the **TRUE POINT OF BEGINNING**;

THENCE continuing North 88° 34' 22" West, along the South line of the "Michael tract", for a distance of 112.00 feet;

THENCE South 01° 23' 28" West, for a distance of 152.00 feet;

THENCE North 88° 34' 22" West, for a distance of 334.50 feet;

THENCE North 01° 23' 28" East, for a distance of 831.88 feet to the North line of the South half of the Southeast quarter of Section 35 as shown in Book 49 of Surveys, Page 125, Clark County Auditor's Records;

THENCE South 88° 36' 32" East, along the North line of the South half of the Southeast quarter of Section 35 (Survey 49-125), for a distance of 446.50 feet to the Northerly extension of the West line of said "Gillas tract";

Legal Description for Bradley Buhman
TRACT 2 (8.14 ACRES)
April 18, 2012
Page 2

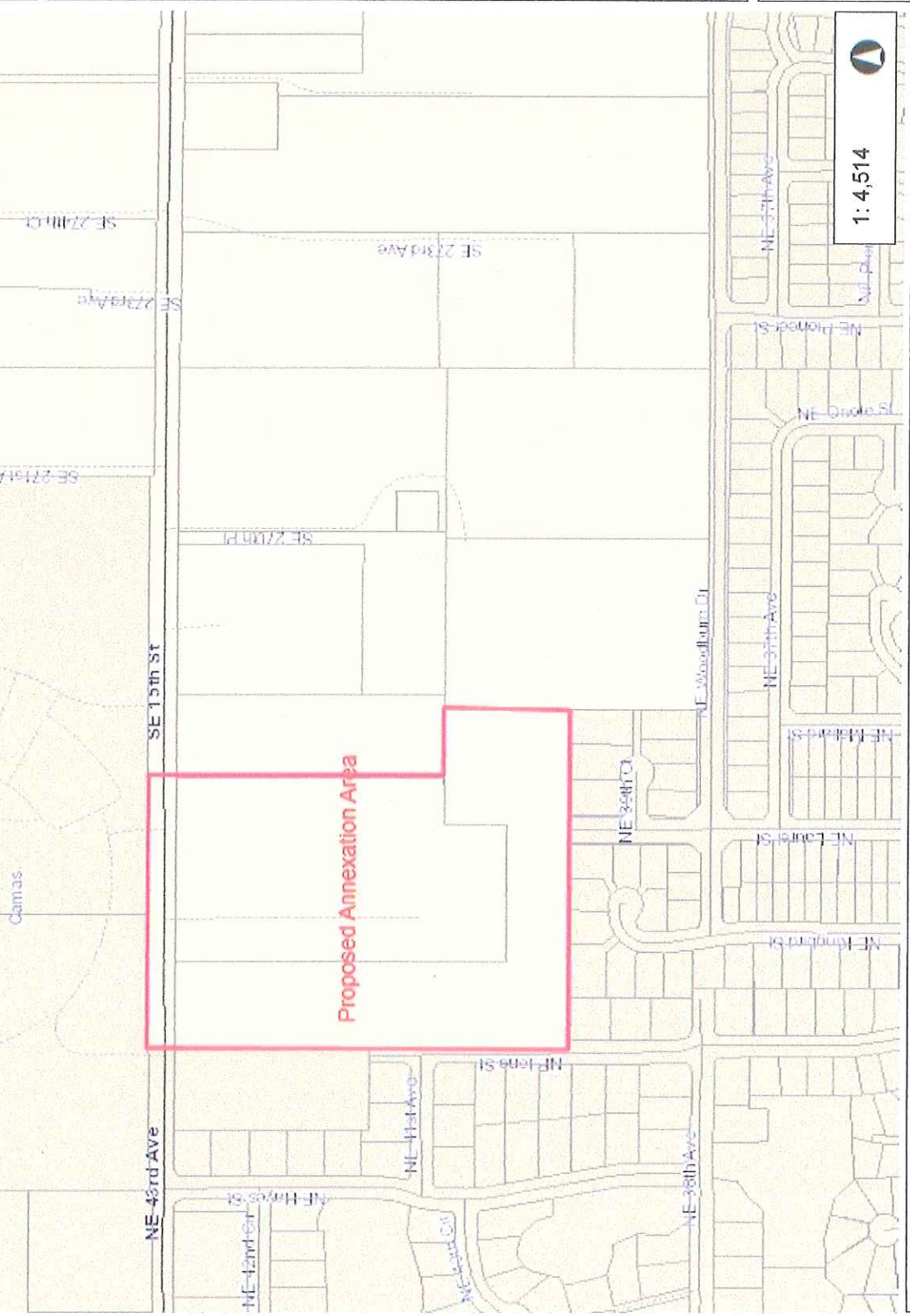
THENCE South 01° 23' 28" West, along said Northerly extension and the West line of said "Gillas tract", for a distance of 680.16 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO County road right-of-way.

Contains 8.14 acres.

LD-2012\Buhman Tract 2.acb
#12-040

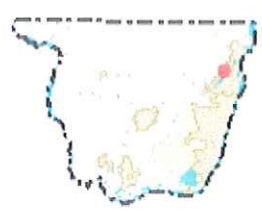




1: 4,514



Legend
Taxlots
Cities Boundaries
Urban Growth Boundaries



Notes:

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



CLARK COUNTY WASHINGTON

www.clark.wa.gov/assessor

ASSESSOR'S OFFICE
Peter Van Nortwick, Assessor

1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000
360.397.2391
360.397.6046 f

June 2, 2021

Madeline Sutherland
616 NE 4th Avenue
Camas, WA 98607

Dear Ms. Sutherland

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the City of Camas: McNeley Annexation.

Please contact me should you have any questions regarding this annexation.

Sincerely,

Peter Van Nortwick

Peter Van Nortwick
Clark County Assessor

Enclosed:

Certification of Sufficiency
Annexation Legal Description
Annexation Map

Certification of Sufficiency
McNeley Annexation

The City of Camas on June 1, 2021 submitted for review by Clark County Assessor, a petition to annex to the City, approximately 16.74 acres of land known as the McNeley Annexation. Subject to the requirements of 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On June 1, 2021 the City of Camas submitted for certification by the Clark County Assessor a petition to annex to the City three (3) parcels of land and associated road and public utility rights-of-way, totaling approximately 16.74 acres.
2. The legal description and map of the area proposed for annexation, as provided by the City, are attached to this certification. According to the map provided by the City, this area is in unincorporated Clark County and within the urban growth boundary.
3. The City is completing annexation pursuant to the sixty percent method of annexation RCW 35A.14.120 – 150
4. The Clark County Assessor initiated determination of petition sufficiency on June 1, 2021 which is the “terminal date” as defined in 35A.01.040
5. The area proposed for annexation has a certified annexation value for general taxation of \$1,369,095
6. Petition signatures provided by the City represent valid owner signatures of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the City, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this June 2, 2021

Peter Van Nortwick

Peter Van Nortwick
Clark County Assessor



PO Box 398
 Camas, WA 98607
 360.834.2519
 www.kcdevelopment.net

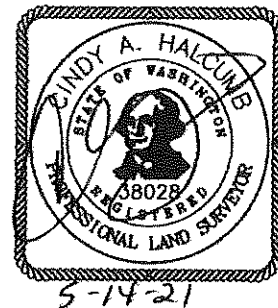
PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

Buhman
Parcel Number 178102000
Legal Description
 May 14, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of SE 15th Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 989.96 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, along the West line of the Gillas Tract of Land as described in deed, recorded in Book D, Page 270, Clark County Records and the Northerly extension thereof, S01°23'28"W, 710.16 feet to the North line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said line, N88°34'22"W, 112.00 feet; thence leaving said line, S01°23'28"W, 152.00 feet; thence N88°34'22"W, 334.50 feet; thence N01°23'28"E, 861.88 to the Northerly Right of Way line of said SE 15th Street; thence along said line, S88°36'32"E, 446.50 feet to the Point of Beginning.

Containing 367,868 Square Feet (8.445 Acres).





PO Box 398
 Camas, WA 98607
 360.834.2519
 www.kcdevelopment.net

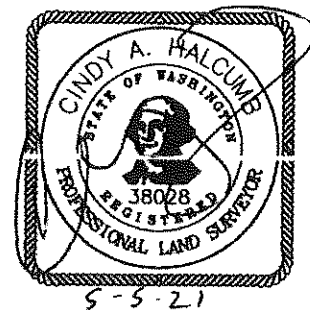
PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

McNeley - Buhman
Parcel Number 986030316
Legal Description
 May 4, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

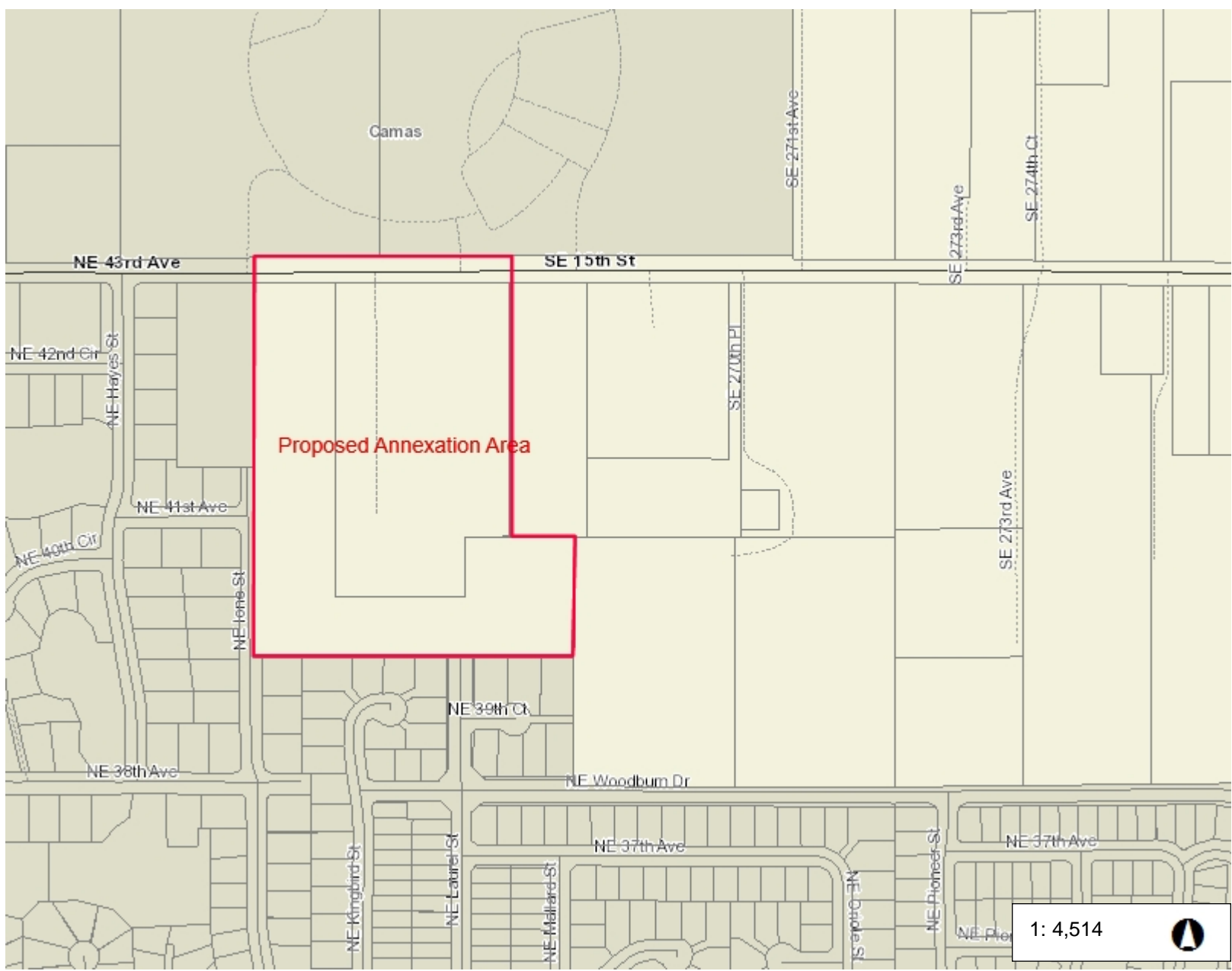
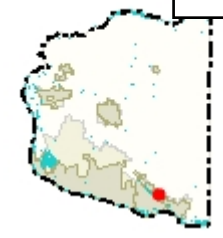
Beginning at a point on the Northerly Right of Way line of SE 15th Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 1436.46 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, S01°23'28"W, 861.88 feet; thence S88°34'22"E, 334.50 feet; thence N01°23'28"E, 152.00 feet to the South line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said South line, S88°34'22"E, 279.14 feet to the East line of the Bennett Tract of Land as described in deed, recorded in Book 52, Page 353, said records; thence along said East line, S01°23'28"W, 309.74 feet to the Southeast Corner thereof; thence along the South line of said Bennett Tract of Land, being also the North line of Windust Meadows P.R.D. Phase 1, a Plat of Record in Book 311, Page 841, said records, and continuing along the North line of Lacamas Summit, a Plat of Record in Book 310, Page 775, said records, N88°36'32"W, 825.00 feet to the East line of said Lacamas Summit; thence along said line, and continuing along the East line of the Birt Tract of Land as described in deed, recorded in Auditor's File Number F56534, said records and the Northerly extension thereof, N01°23'28"E, 1020.01 feet to the Northerly Right of Way line of said SE 15th Street; thence along said Right of Way line, S88°36'32"E, 211.36 feet to the Point of Beginning.

Containing 354,932 Square Feet (8.148 Acres).





Item 13.

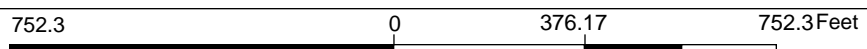


Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 4,514



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

CAMAS

gregg res

Winchester Hills

lacamas heights

MCNELEY

CLARK COUNTY

gregg res



Staff Report

July 6, 2021

City Council Regular Meeting

Resolution 21-006 Regarding the Camas Housing Action Plan

Presenter: Sarah Fox, Senior Planner

Phone	Email
360.513.2729	sfox@cityofcamas.us

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.

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. At the public hearing before Council on June 21, the Housing Action Plan was unanimously approved. Council directed that the City Attorney prepare a resolution for approval. As directed, Resolution 21-006 is attached to this report.

Recommendation

That City Council approve Resolution 21-006 to confirm approval of the Camas Housing Action Plan.

EQUITY CONSIDERATIONS

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

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

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.

EQUITY CONSIDERATIONS

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

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

What are the strategies to mitigate any unintended consequences?

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.

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

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

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

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

FINDING

Invitations to join the open houses and take the survey were broadly sent on social media, CSD parent newsletter, city newsletter, newspaper advertisements, yard signs, and to Vancouver Housing Authority residents in Camas. Staff sent emails to those who joined the conversation at project website and posted public notices as required by state law.

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

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

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.

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.

We anticipate that subsequent work on HAP strategies that change development or zoning regulations could be met with both support and opposition. Strategies that are less controversial are typically those that apply to areas that are undeveloped.

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

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.

RESOLUTION NO. 21-006

A RESOLUTION of the City Council of the City of Camas, Washington, approving the housing action plan as a guiding document with recommendations for future housing policy, planning, and regulatory amendments to improve housing diversity, quantity, and affordability to meet the needs of all economic segments of the community.

WHEREAS, RCW 36.70A.070 requires that jurisdictions make adequate provisions for meeting the existing and projected housing needs of all economic segments of the community; and

WHEREAS, Camas 2035, the city's comprehensive plan, calls for Camas to ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Camas; and

WHEREAS, the Washington State Legislature created a new grant program under Engrossed Second Substitute House Bill (E2SHB) 1923 (Chapter 348, Laws of 2019; in part RCW 36.70A. 600), which provided a number of eligible land use planning activities for cities to consider to increase housing capacity, including the creation of a Housing Action Plan; and

WHEREAS, the City of Camas applied for and received grant funding from Department of Commerce to develop a Housing Action Plan; and

WHEREAS, a comprehensive Existing Conditions and Housing Needs Analysis was conducted to understand current and projected community need, available and needed housing inventory, and demographic data; and

WHEREAS, the City of Camas involved the public in the development of the plan through stakeholder interviews, focus groups, online questionnaires, social media, and the project website to seek input and guidance on housing needs and the strategies to address those needs; and

WHEREAS, the final Housing Action Plan identifies measures and actions to be taken to meet the existing and projected housing needs of the community including recommended strategies to ensure a supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Camas; and

WHEREAS, staff presented key findings and project deliverables to the Planning Commission and to Council throughout 2020 and 2021; and

WHEREAS, at a public hearing on June 21, 2021 Council received the final draft

Housing Action Plan, accepted public comment, and received additional clarifications from staff.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF
CAMAS, AS FOLLOWS:

I.

The City Council approves the Housing Action Plan as set forth in Exhibit "A".

ADOPTED at a regular meeting of the Council of the City of Camas, this ____ day of
July, 2021.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

EXHIBIT A

CAMAS HOUSING ACTION PLAN

RESOLUTION No. 21-006

City of Camas
Housing Action Plan

FINAL REPORT
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

Ellen Burton, Mayor Pro Tem
 Greg Anderson
 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

Contents

- CHAPTER 1: INTRODUCTION _____ 1**
 - Definitions.....3
 - Data Sources5

- CHAPTER 2: COMMUNITY INPUT _____ 7**
 - Community Meetings..... 9
 - Focus Groups and Interviews 13
 - Housing Survey..... 15
 - Project Website.....20

- CHAPTER 3: DEMOGRAPHIC TRENDS _____ 23**
 - Population Growth.....24
 - Demographic Overview25
 - Economic Conditions and Trends..... 36

- CHAPTER 4: HOUSING SUPPLY _____ 51**

- CHAPTER 5: HOUSING NEEDS _____ 79**
 - Existing Housing Needs80
 - Housing Need Projections.....83
 - Vacant Buildable Land87

- CHAPTER 6: HOUSING POLICY REVIEW _____ 91**
 - Housing Goals..... 92
 - Housing Policy Framework.....93
 - Progress Toward Housing Goals.....99

- CHAPTER 7: HOUSING STRATEGIES _____ 103**
 - Housing Action Plan Goals104
 - Housing Action Plan Strategies.....106

List of Figures

- Figure 1: Camas HAP Project Phases.....2
- Figure 2: Comments on Housing Variety10
- Figure 3: Housing Survey Responses to Housing Affordability 17
- Figure 4: Housing Survey Responses to Future Housing Development..... 18
- Figure 5: Housing Survey Responses about Types of Housing Assistance.....19
- Figure 6: Representative Comments about Housing Concerns in Camas.....20
- Figure 7: Comments Received on LetsTalkCamasHousing.us 21
- Figure 8: Average Annual Population Growth Rate, City of Camas, Clark County, and State of Washington, 2010-2020.....24
- Figure 9: Percent of Population by Age Group, City of Camas, Clark County, and Portland-Vancouver-Hillsboro MSA, 2014-2018.....26
- Figure 10: Population by Age Group, City of Camas, 2006-2010 and 2014-2018..... 27
- Figure 11: Percent of Population by Race and Ethnicity, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018.....28
- Figure 12: Population by Race and Ethnicity, City of Camas, 2006-2010 and 2014-2018.....29
- 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.....30
- Figure 14: Percent Limited English-Speaking Households, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018..... 31
- Figure 15: Population by Income Group, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018..... 32
- Figure 16: Median Household Income, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018.....33
- Figure 17: Percentages of Owner and Rental Households by Percent HUD Area Median Family Income, City of Camas, 2013-201734
- Figure 18: Numbers of Owner and Rental Households by Percent of HUD Area Median Family Income, City of Camas, 2013-201735
- Figure 19: Income Limits by Household Size for Selected Percentages of HUD Area Median Family Income, Clark County, 202036

Figure 20: Number of Jobs by NAICS Industry Sector (All Jobs), City of Camas, 2018.....37

Figure 21: Principal Employers, City of Camas, 2020 37

Figure 22: Jobs Located in the City of Camas by NAICS Industry Sector, 2002, 2010, and 2018 (All Jobs)..... 38

Figure 23: Jobs Held by Camas Residents by NAICS Industry Sector, 2002, 2010, and 2018 (All Jobs).....39

Figure 24: Number of Jobs by Wage Level (All Jobs), City of Camas, 2010 and 2018..... 41

Figure 25: Percent of Jobs by Wage (All Jobs), City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2018..... 42

Figure 26: Jobs - Housing Ratio, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2018 (Primary Jobs).....43

Figure 27: Locations of Jobs in Portland-Vancouver-Hillsboro OR-WA MSA, 2017 (All Jobs).....44

Figure 28: Locations of Jobs in Clark County, 2017 (All Jobs).....44

Figure 29: Locations of Jobs, City of Camas, 2017 (All Jobs).....45

Figure 30: Commuting Patterns of Resident and Non-Resident Workers, City of Camas, 2018 (All Jobs).....46

Figure 31: Distance Traveled to Work by Wage, City of Camas Residents (for Primary Jobs), 2018.....47

Figure 32: Projected Employment, Southwest Washington Region, 2018, 2023, and 2028..... 48

Figure 33: Projected Employment for Top Occupations*, Southwest Washington Region, 2028.....49

Figure 34: Percentage of Housing Units in Camas by Structure Type53

Figure 35: Percentage of Households living in Camas by Structure Type54

Figure 36: Share of Owners and Renters in Camas, 2018..... 55

Figure 37: Camas Homeownership Rate, 2012-2018..... 56

Figure 38: Renter Occupied Housing Units by Structure Type, 2010..... 57

Figure 39: Renter Occupied Housing Units by Structure Type, 2014-2018..... 57

Figure 40: Occupied Owner Housing Units by Structure Type, 2010.....58

Figure 41: Occupied Owner Housing Units by Structure Type, 2014-2018..... 58

Figure 42: Household Size by Housing Tenure, 2014-2018.....60

Figure 43: Number of Bedrooms..... 61

Figure 44: Camas Housing Units by Year Structure Built63

Figure 45: Vacancy Rate65

Figure 46: Housing Production in Camas, 2010 and 201567

Figure 47: Bottom and Top Tier Home Values in Camas, 2010-2020.....70

Figure 48: Existing Single Family Homes Prices in Clark County, 2010 - 2020..... 71

Figure 49: Median Monthly Costs for Homeowners with a Mortgage, 2014-2018..... 72

Figure 50: Median Monthly Renter Costs, 2014-2018 73

Figure 51: Percentage of Renters in Camas, 2014-201876

Figure 52: Housing Choice Vouchers in Camas, 2018 77

Figure 53: Project Based Section 8 Units in Camas, 2018 77

Figure 54: Share of Household by Income Level in Camas and Clark County, 2013-201785

Figure 55: City of Camas Housing Development Capacity on Vacant Buildable Land.....88

Figure 56: City of Camas Housing Development Capacity by Zoning District.....89

Figure 57: Percent Increase by Housing Type: 2000 to 2018.....100

List of Tables

Table 1: Zoom Poll Discussion Summary – Does Camas Need Greater Variety in Housing Types and Prices? 9

Table 2: Community Meeting Discussion Summary – Development Opportunities and Challenges..... 12

Table 3: Camas Housing Survey Participant Demographics..... 16

Table 4: Projected Population Change, City of Camas and Clark County, 2020-2040..... 25

Table 5: Total Units and Households, Camas and Clark County, WA..... 52

Table 6: Total Housing Units by Structure Type in Camas 53

Table 7: Population in Housing Units by Structure Type, 2000 54

Table 8: Tenure by Households in Camas and the Region, 2014-2018..... 55

Table 9: Household Size in Camas, 2014-2018..... 59

Table 10: Housing Units by Year Structure Built, 2014-2018..... 63

Table 11: Housing Lacking Complete Kitchen or Plumbing Facilities, 2014-2018..... 64

Table 12: For Sale and Rental Vacancy Rates in Camas, 2014-2018..... 65

Table 13: Rental Vacancy in Properties with 20+ Units in Camas, September 2020..... 66

Table 14: Multifamily Apartment and Townhouse Developments in Camas, 2020..... 68

Table 15: Housing Affordability Index for Camas and Clark County, 2017 to 2020..... 69

Table 16: Median Home Value and Monthly Owner Costs in Camas, 2018..... 72

Table 17: Median Renter Costs in Camas, 2018..... 73

Table 18: Average Rental Rates in Properties with 20+ Units in Camas, September 2020..... 74

Table 19: Special Housing Inventory in Camas, 2010 74

Table 20: Special Housing Inventory in Clark County, 2010..... 74

Table 21: Estimated Housing Needs by Type in Camas, 2017 81

Table 22: Estimated Housing Needs by Income Group in Camas, 2017 82

Table 23: Estimated Housing Needs by Race and Ethnicity in Camas, 2017 83

Table 24: Projected 20-Year Housing Need in City of Camas..... 84

Table 25: Projected Future Housing Need by Income Level and Tenure86

Table 26: Housing Action Plan Strategies..... 105

Table 27: Proposed Changes to Authorized Uses in DC and MX Zones...109

Table 28: Minimum and Maximum Densities and Residential Land in Camas’s Residential Zoning Districts..... 110

Table 29: Proposed Changes to Authorized Uses in Residential and Multifamily Zones112

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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 1923.¹

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



¹Washington 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"> • Most new housing in Camas is not affordable for half of the population. • Housing should be built with a focus on active transportation, such as biking and walking, and on mitigating climate change. • 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. • 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. 	<ul style="list-style-type: none"> • 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. • I am still learning and have no idea what we have. I thought we have a pretty diverse community, but everything can improve. • 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.
SOMEWHAT AGREE	SOMEWHAT OR STRONGLY DISAGREE
<ul style="list-style-type: none"> • 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? • There are lots of big houses in Camas and not many small housing types. • Long-time residents say they cannot afford houses here. • Retiring in Camas is questionable related to affordability and modest housing sizes. • We need more options for starter and mid-range homes. • There does need to be a greater variety of housing in Clark County as a whole. • More variety is necessary to include people ‘priced out.’ 	<ul style="list-style-type: none"> • 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. • How would residential growth affect current homeowners, schools, and growth in the city? • 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.

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"> • Use tax credits to construct multi-family housing • Utilize “supports” and/or change government financing options to encourage housing diversity • Provide community amenities, such as good restaurants and other businesses that may be perceived as cool/edgy. • Increase the job base in the area to attract people. With good transportation, you may get young professionals who will want starter homes. • 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.
CHALLENGES
<ul style="list-style-type: none"> • 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. • Most HOAs do not allow ADUs on lots. • It is hard to park in downtown right now. It is not clear where housing would fit downtown or out 192nd. • Construction is occurring downtown but I do not see sites where housing could go. • Building is really expensive. The price of supplies is through the roof. • Incentives and subsidies do not work. The cost does not pencil out.

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

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

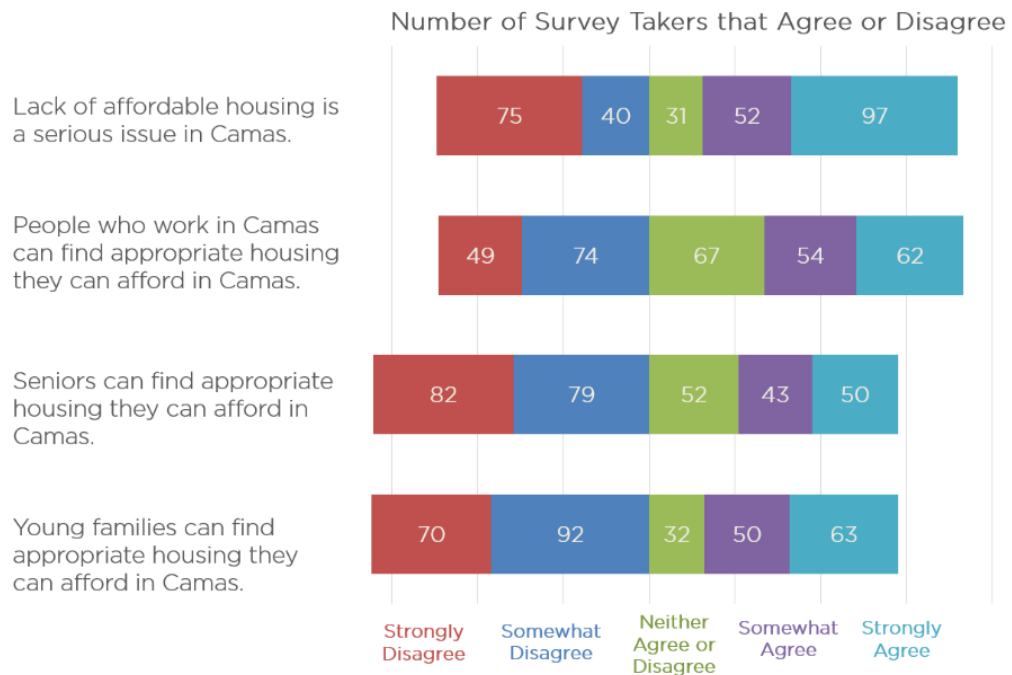
- One-third of respondents (32%) “strongly agree” that lack of affordable housing is a serious issue in Camas, while 28% “strongly disagree.” Looking at responses to this prompt by income shows that respondents with lower household incomes are more likely to see affordable housing as an issue in Camas.

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.”

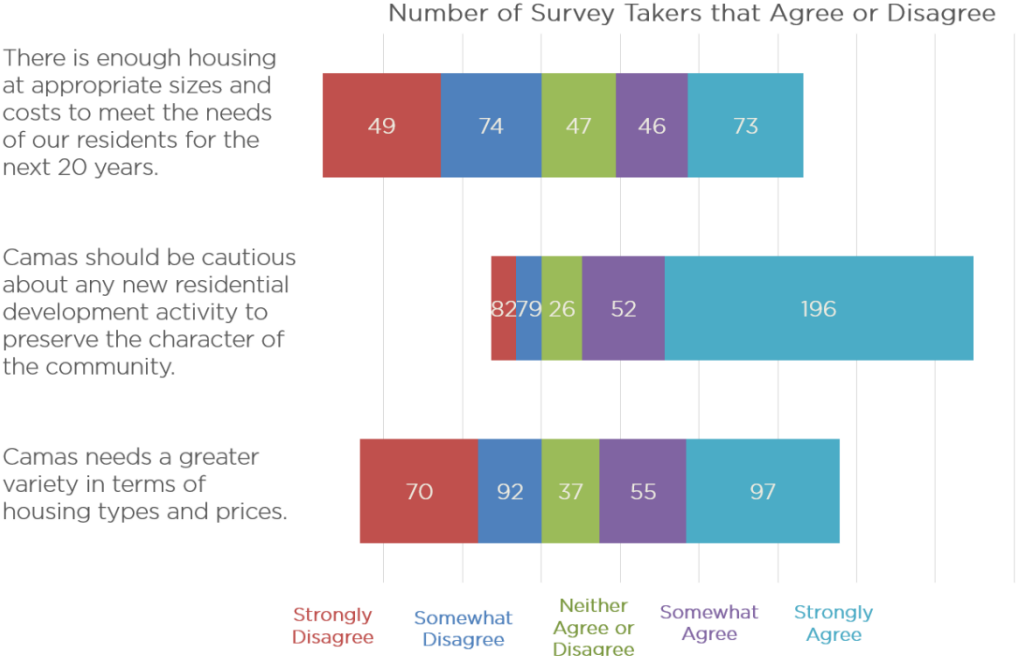
- About one-half of participants (53%) “somewhat disagree” or “strongly disagree” that young families can find appropriate housing they can afford.
- About one-half of participants (53%) “somewhat disagree” or “strongly disagree” that seniors can find appropriate housing they can afford.
- Forty percent 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

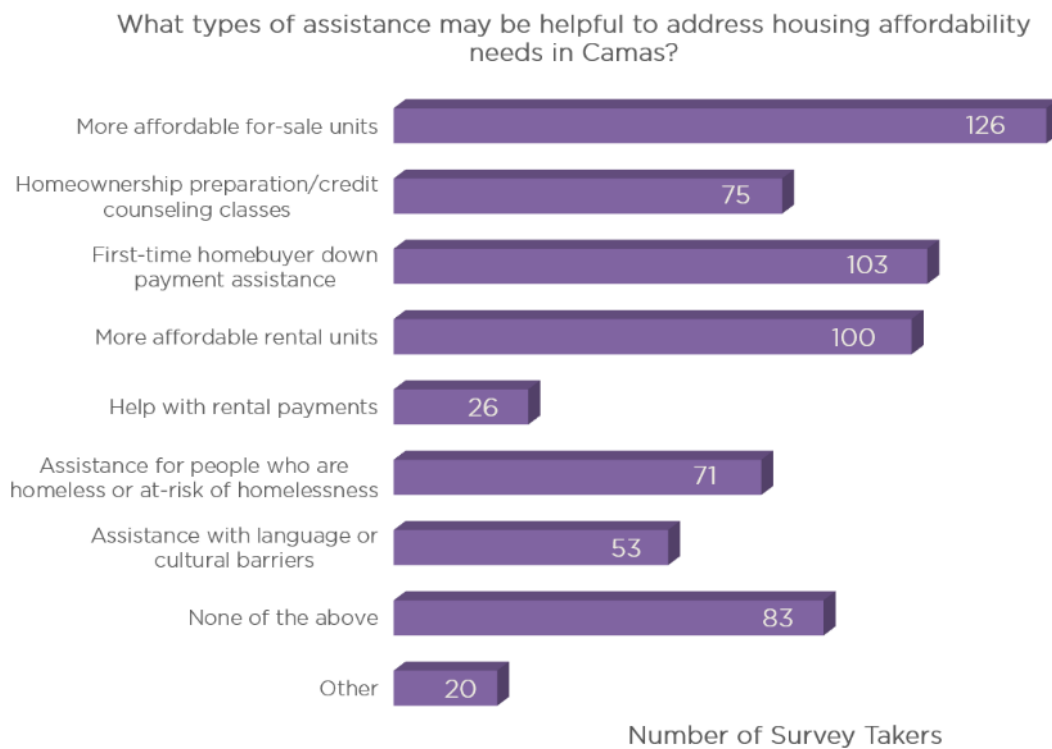
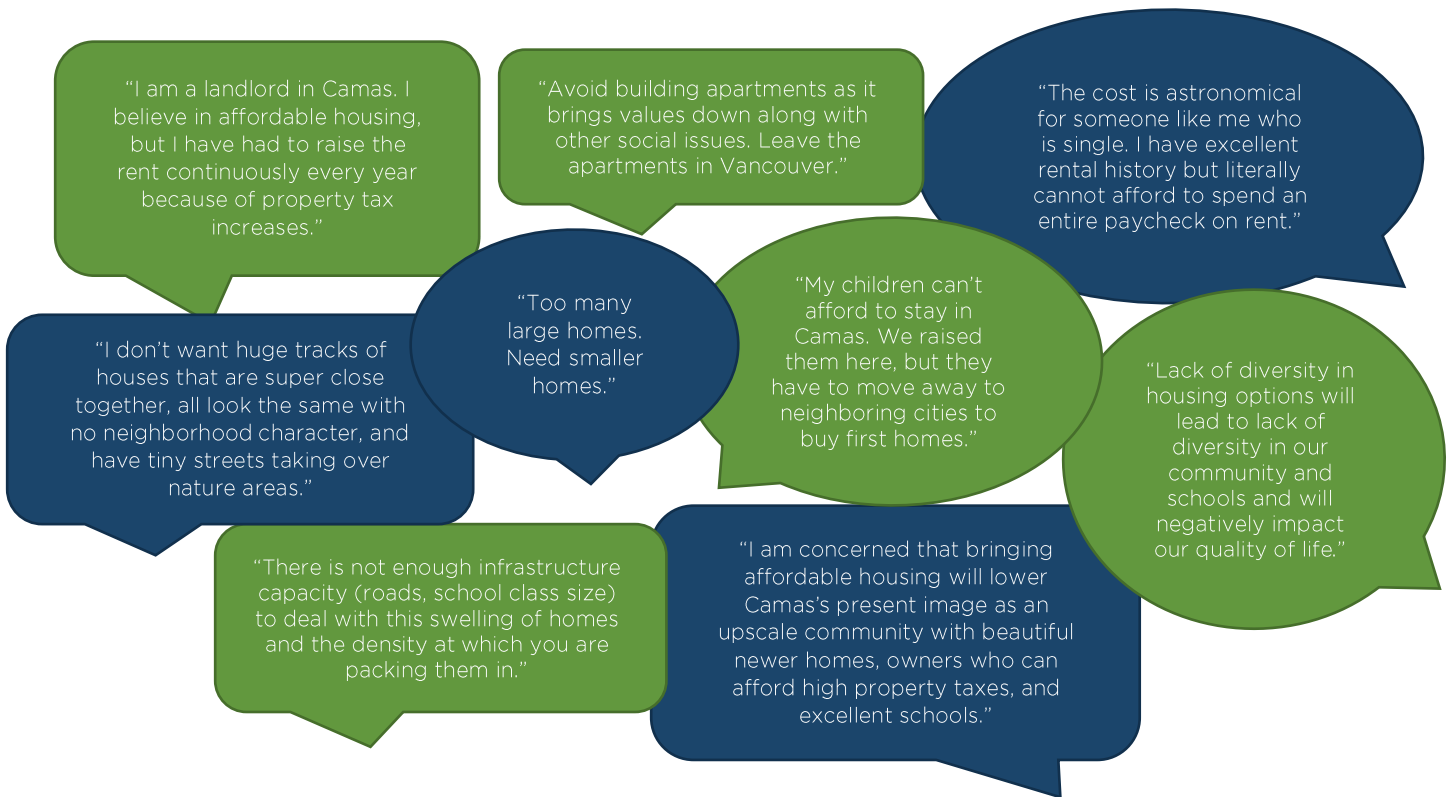


Figure 6: Representative Comments about Housing Concerns in Camas



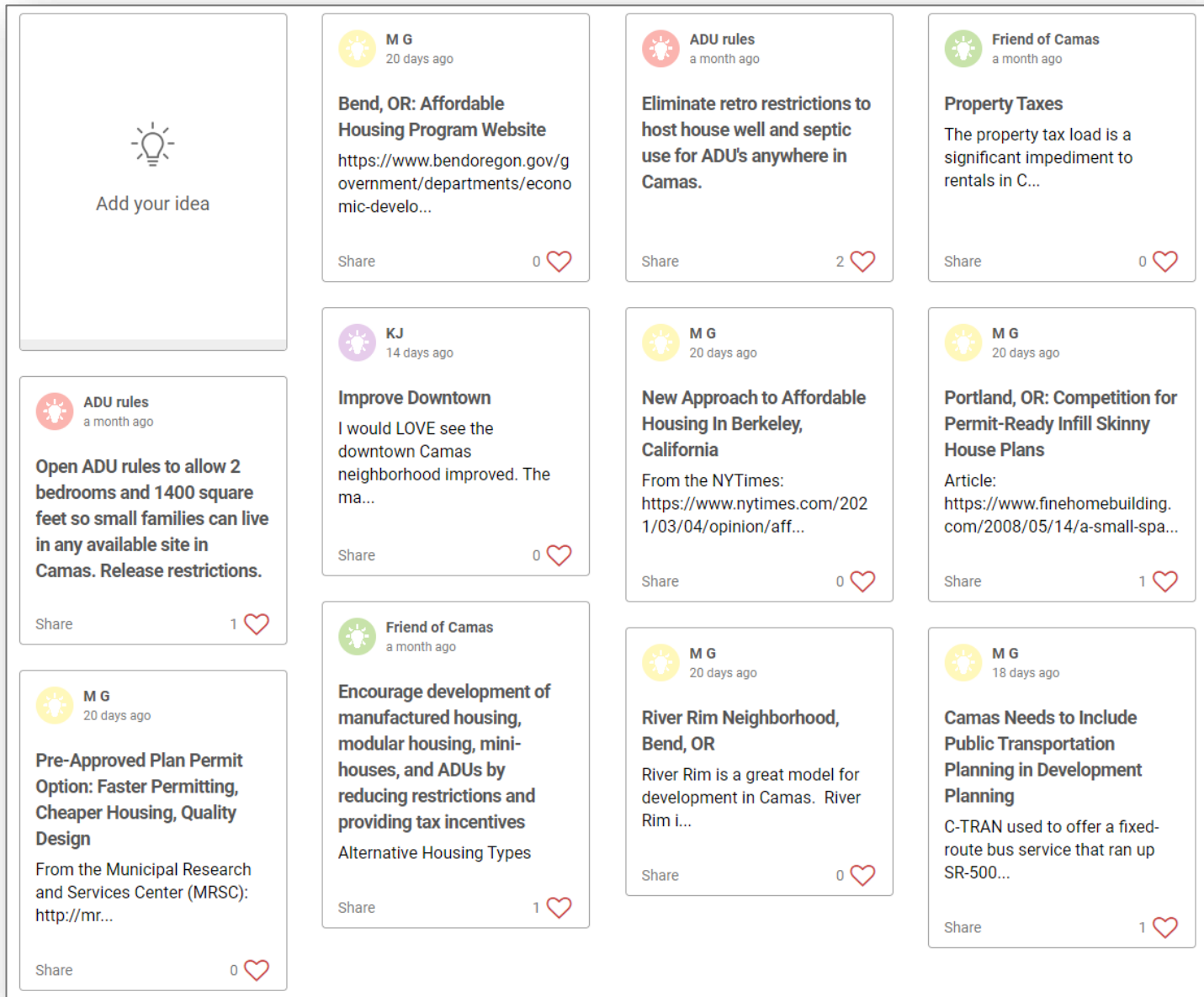
Project Website

Throughout the HAP planning process, the project team maintained an interactive website at LetsTalkCamasHousing.us. 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 2,500 visits from about 1,580 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



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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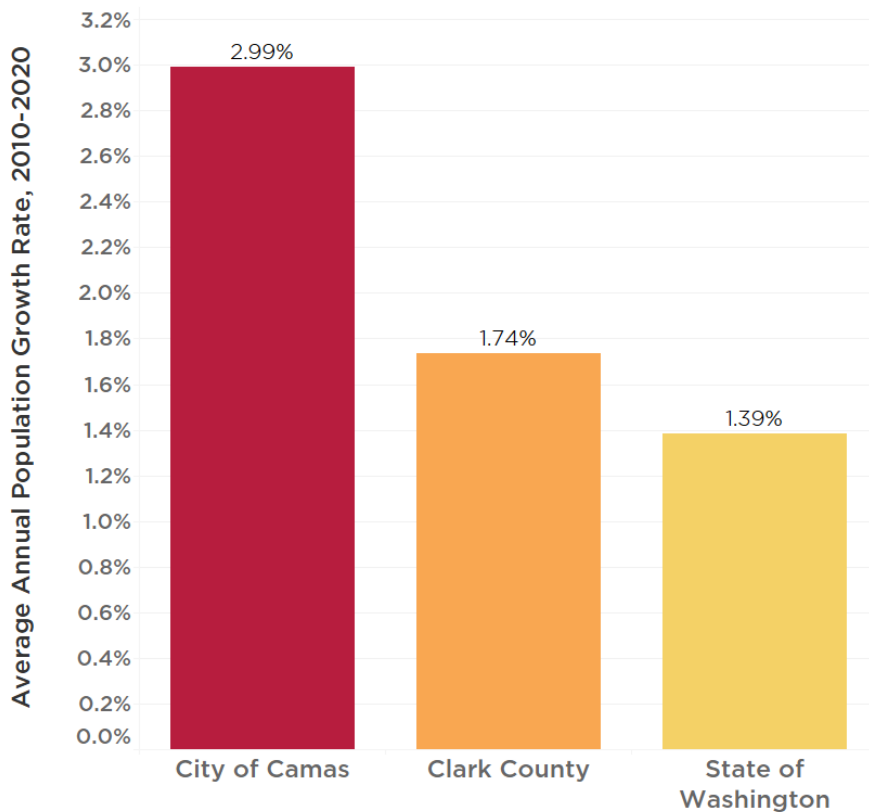
Chapter 3: **Demographic Trends**



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

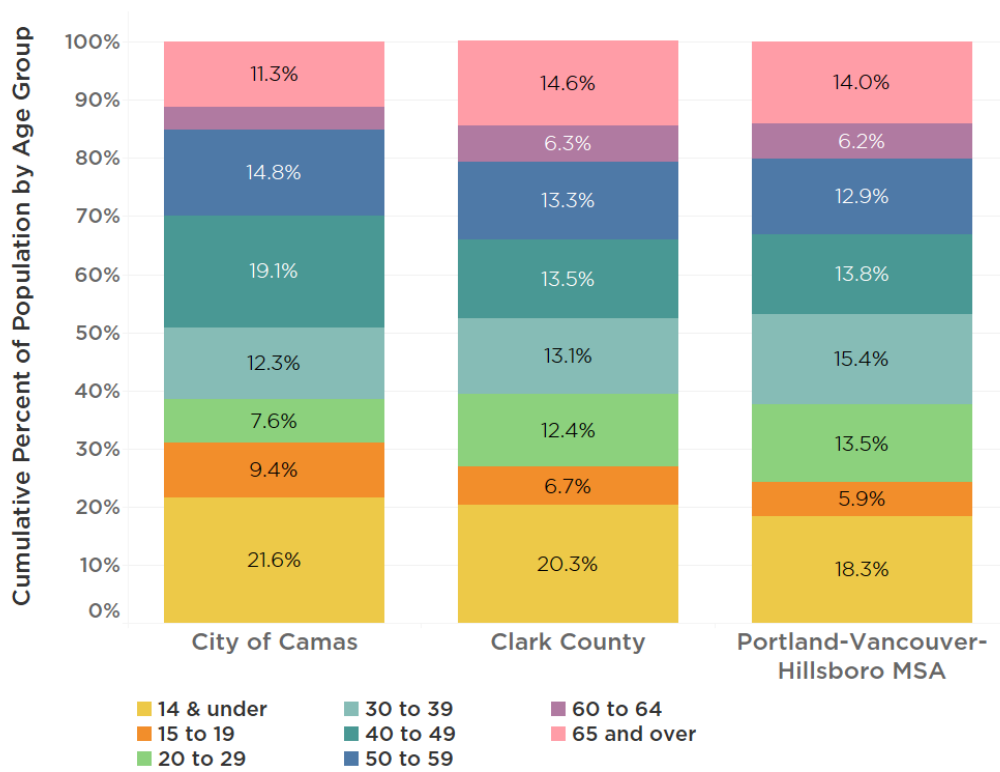
Source: Washington State, Office of Financial Management (2020), Mosaic Community Planning Calculations

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

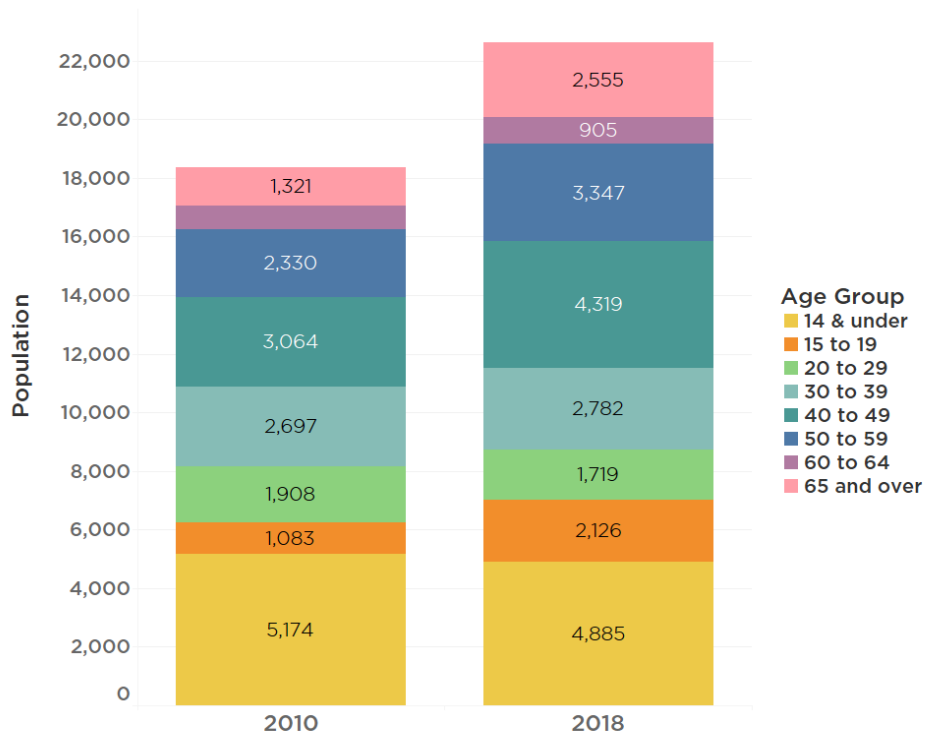


Data Source: 2014-2018 American Community Survey

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

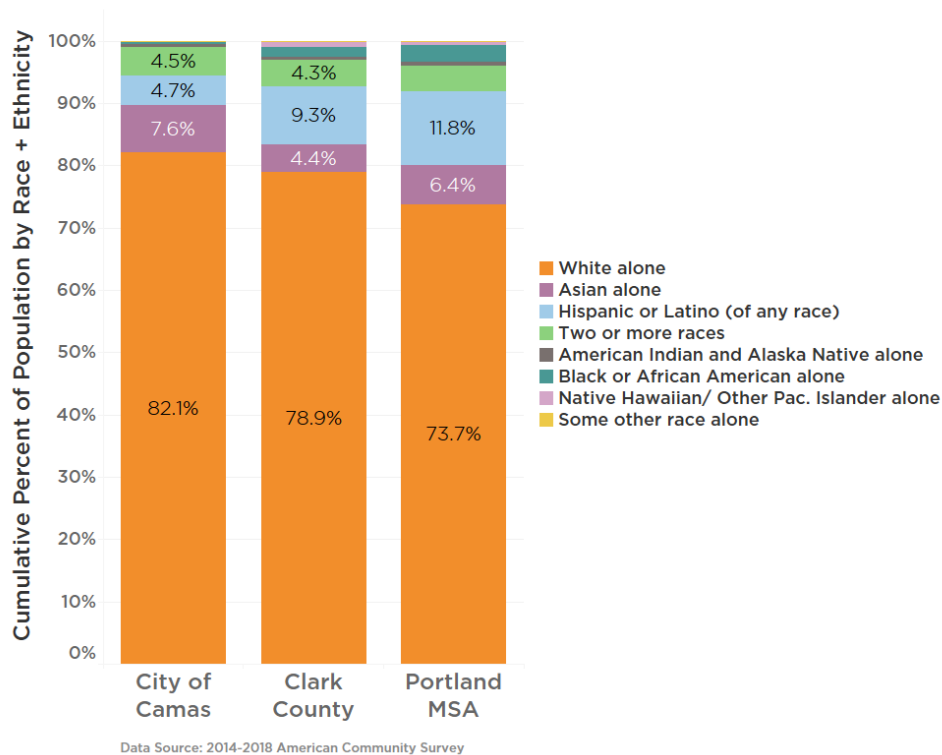


Data Source: 2006-2010 and 2014-2018 American Community Survey

Race and Ethnicity

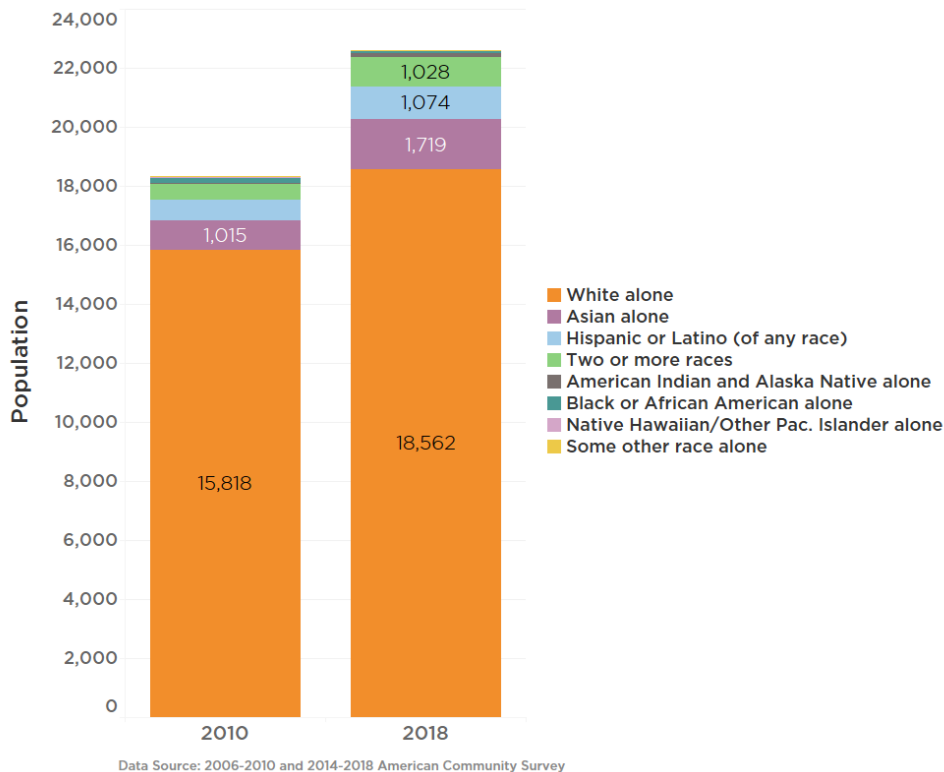
White residents make up the vast majority (82.1%) of Camas’s population. Asian residents, Hispanic residents (of any race) and residents of two or more races are the next most common races and ethnicities, comprising 7.6%, 4.7%, and 4.5% of the city’s population, respectively. White and Asian residents 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



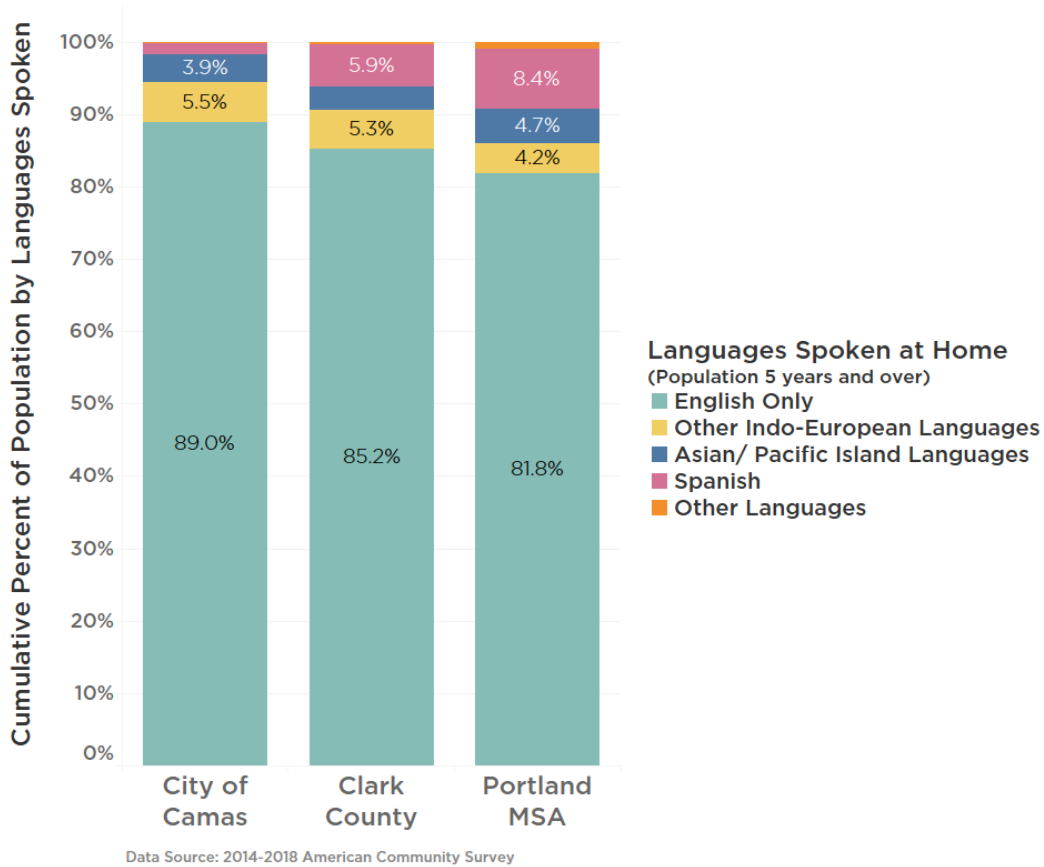
While white residents comprise 82.1% of the city’s population, they make up a lower percentage of the city’s population growth from 2010 to 2018, about 64.3%. During that time, the city experienced an increase in Asian residents (16.5% of population growth), residents of two or more races (11.6% of population 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



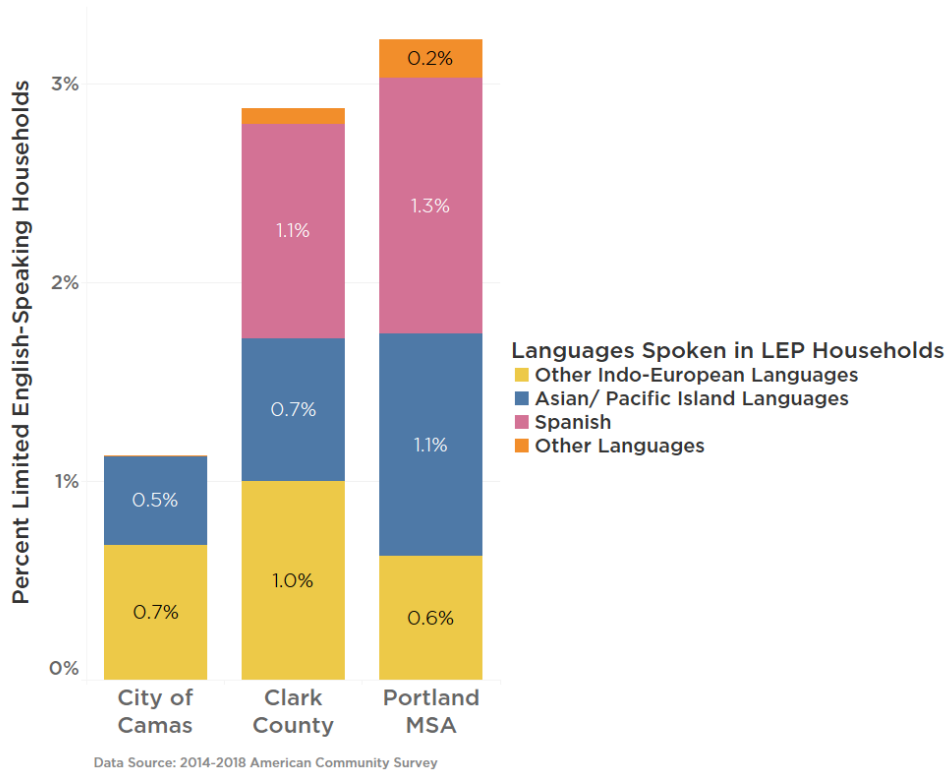
The majority of Camas residents (89.0%) speak only English at home, while smaller percentages speak other Indo-European languages (5.5%), Asian/Pacific island languages (3.9%), Spanish (1.5%), and other languages (0.2%). Residents of Camas are less likely to speak languages other than English at home (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%).

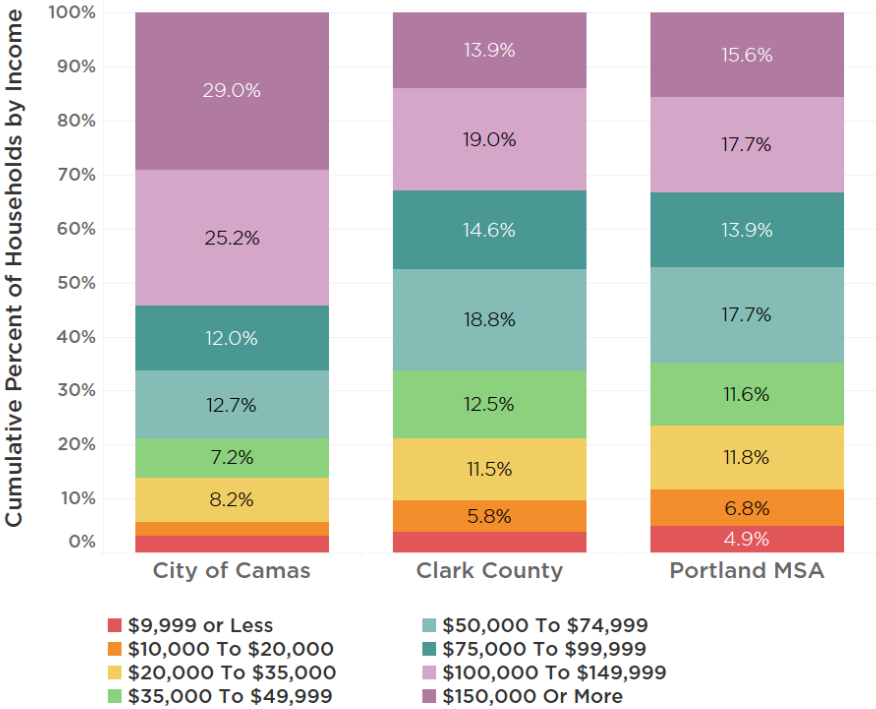
Figure 14: Percent Limited English-Speaking Households, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



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.

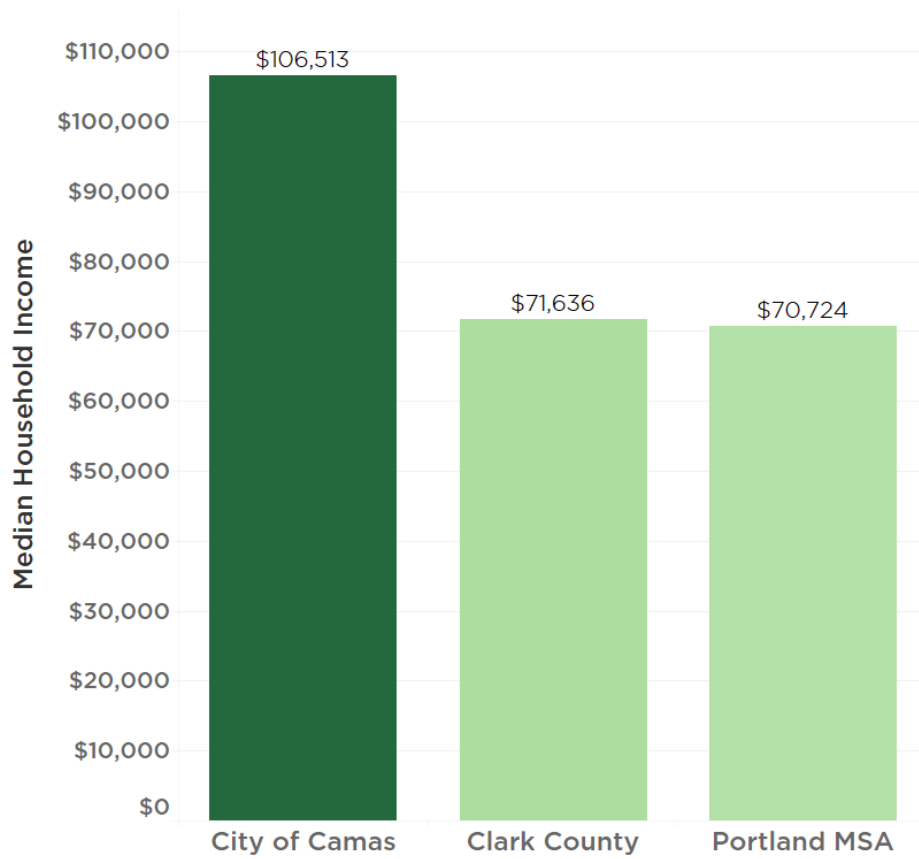
Figure 15: Population by Income Group, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



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).

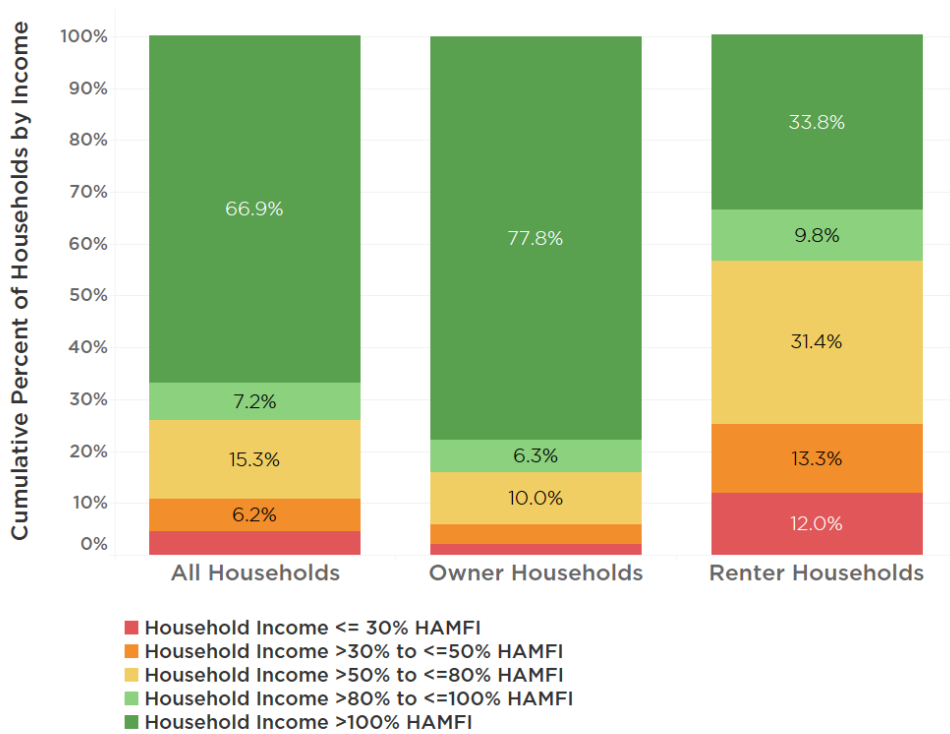
Figure 16: Median Household Income, City of Camas, Clark County, and Portland-Vancouver-Hillsboro OR-WA Metro Area, 2014-2018



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.

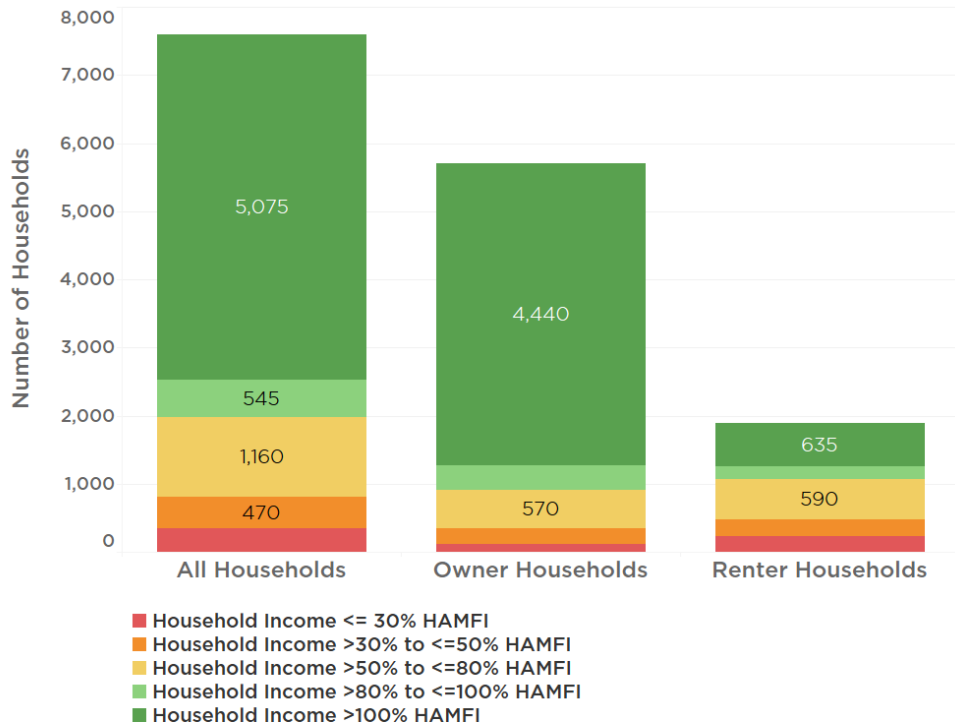
Figure 17: Percentages of Owner and Rental Households by Percent HUD Area Median Family Income, City of Camas, 2013-2017



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).

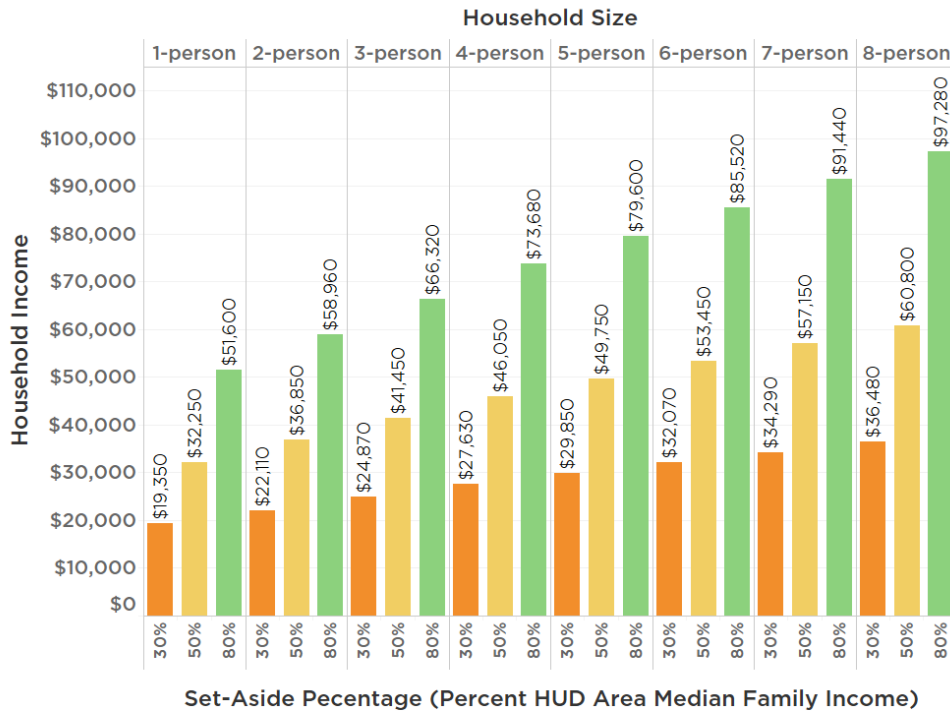
Figure 18: Numbers of Owner and Rental Households by Percent of HUD Area Median Family Income, City of Camas, 2013-2017



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.

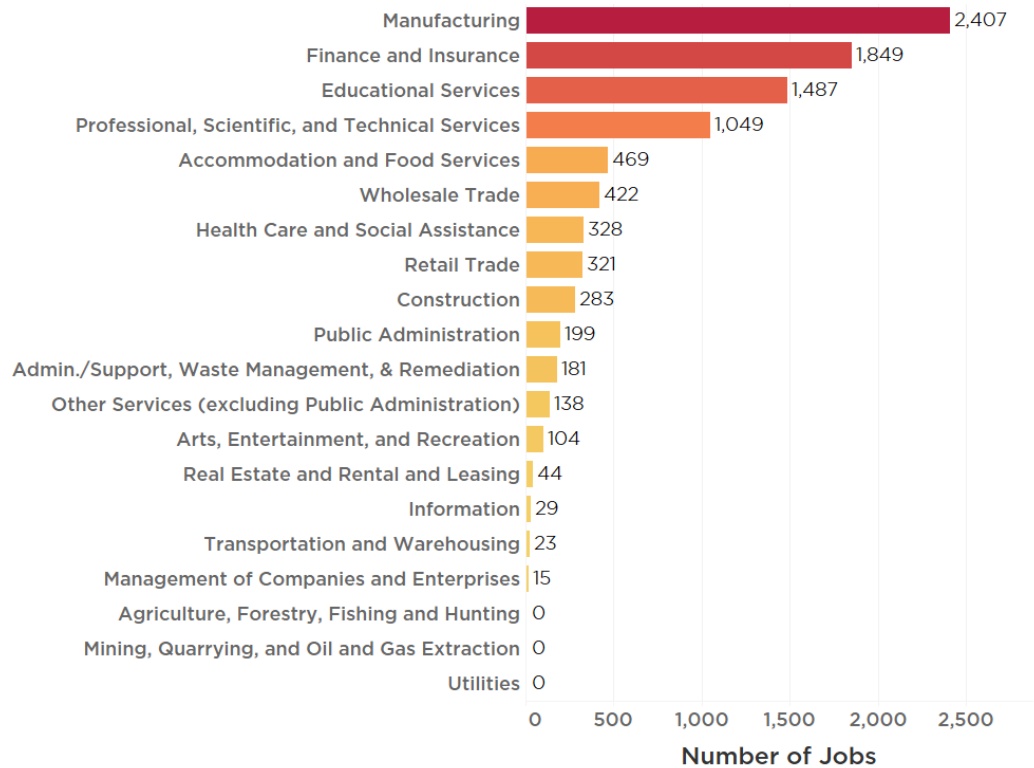
Economic Conditions and Trends

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,² indicating that some individuals working in the city hold multiple jobs.

² 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



Data Source: Census OnTheMap, 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).

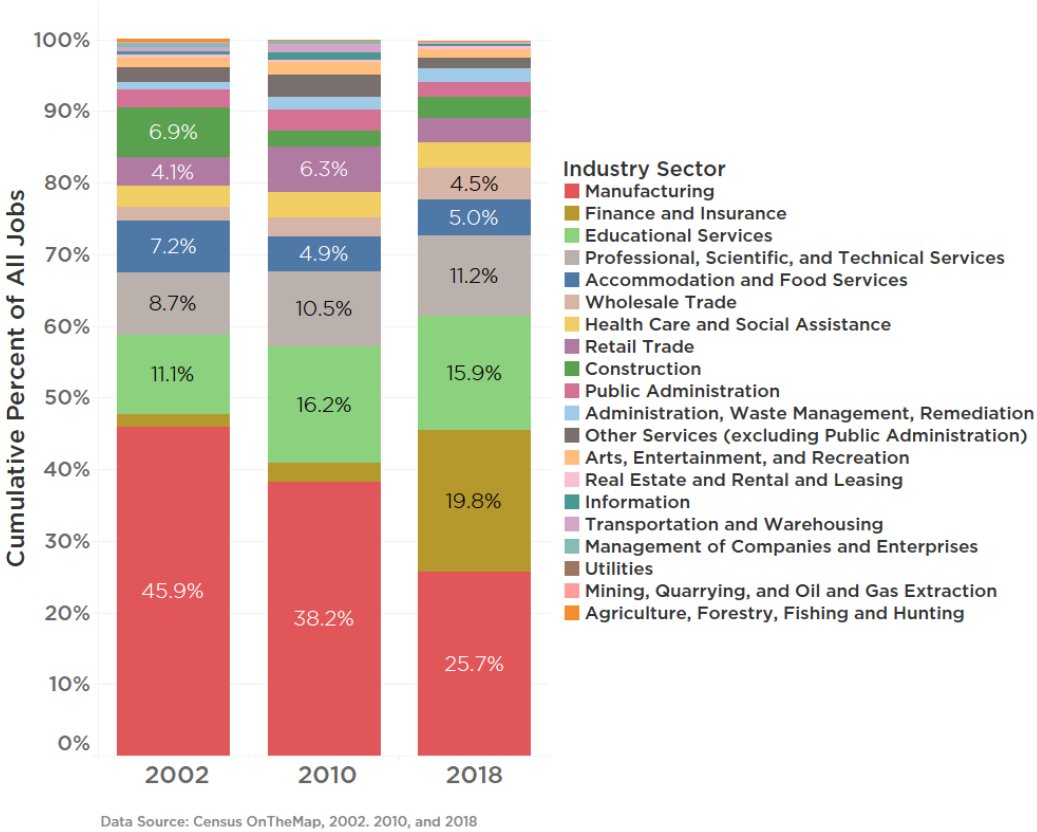
Figure 21: Principal Employers, City of Camas, 2020

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%
Total	4,805	56.3%

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).

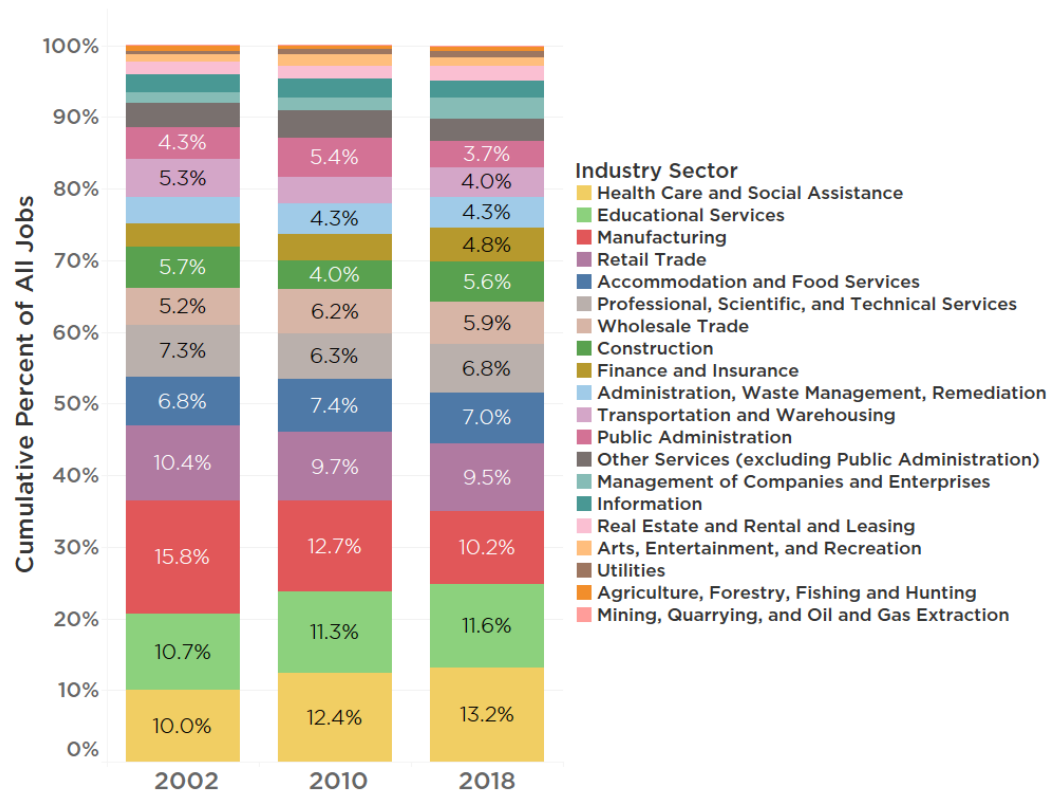
Figure 22: Jobs Located in the City of Camas by NAICS Industry Sector, 2002, 2010, and 2018 (All Jobs)



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.³

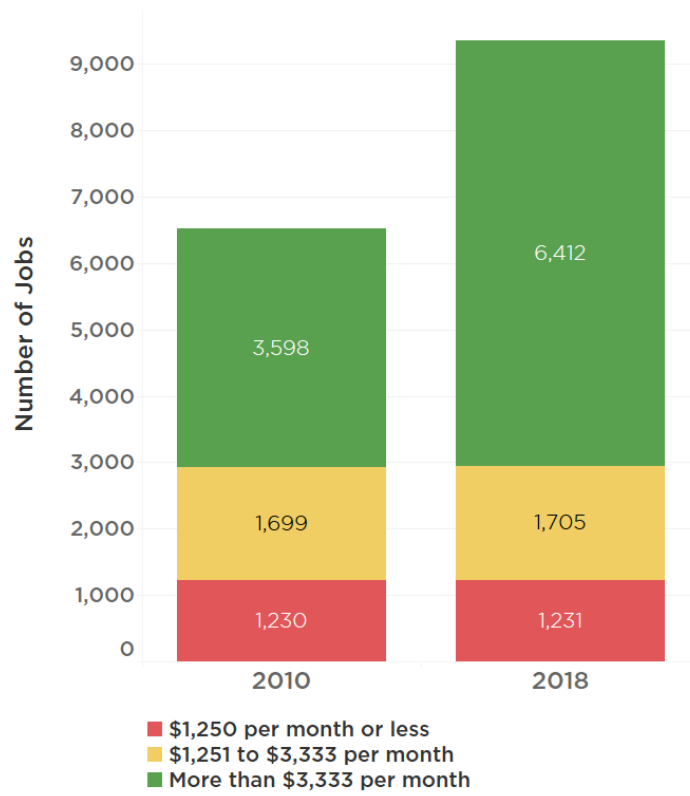
In this way, if two workers in a household with that composition earn \$39,996 per year and above, the household would typically be able to afford estimated basic expenses in Clark County. However, in the case of some other household compositions—for example, a household with two adults in which only 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.

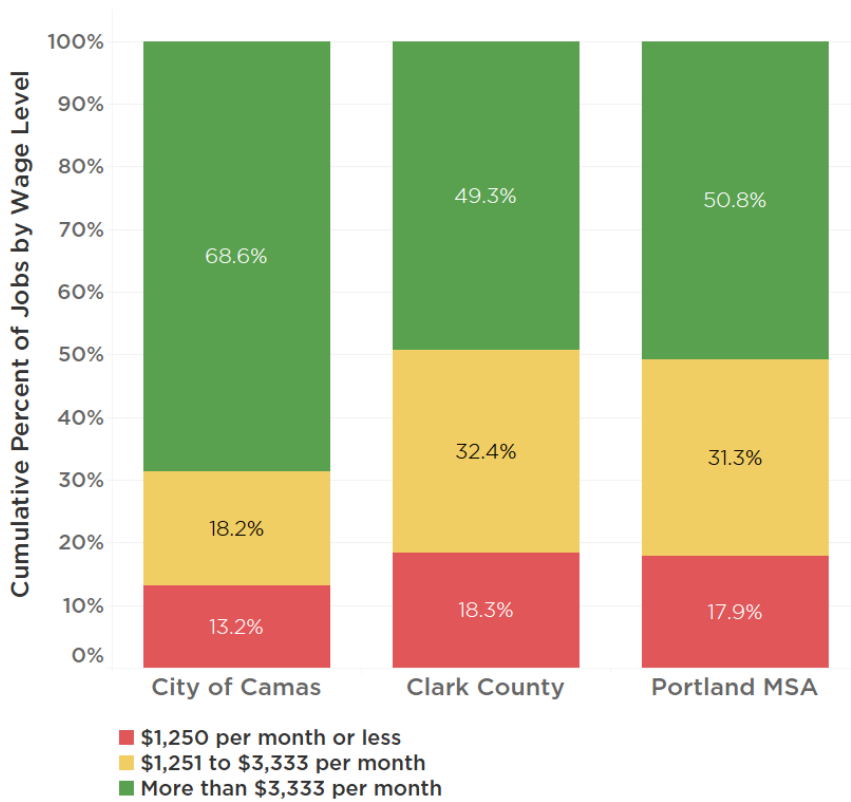
³ MIT Living Wage Calculator. (2020). Living Wage Calculation for Clark County, Washington. Retrieved from: <https://livingwage.mit.edu/counties/53011>

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



Data Source: Census OnTheMap, 2010 and 2018

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



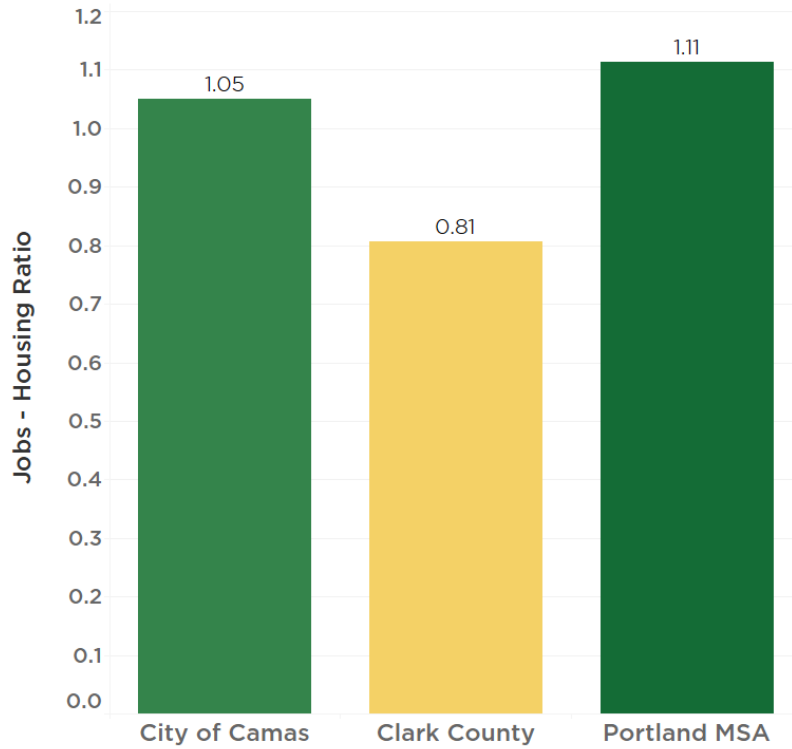
Data Source: Census OnTheMap, 2018

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)

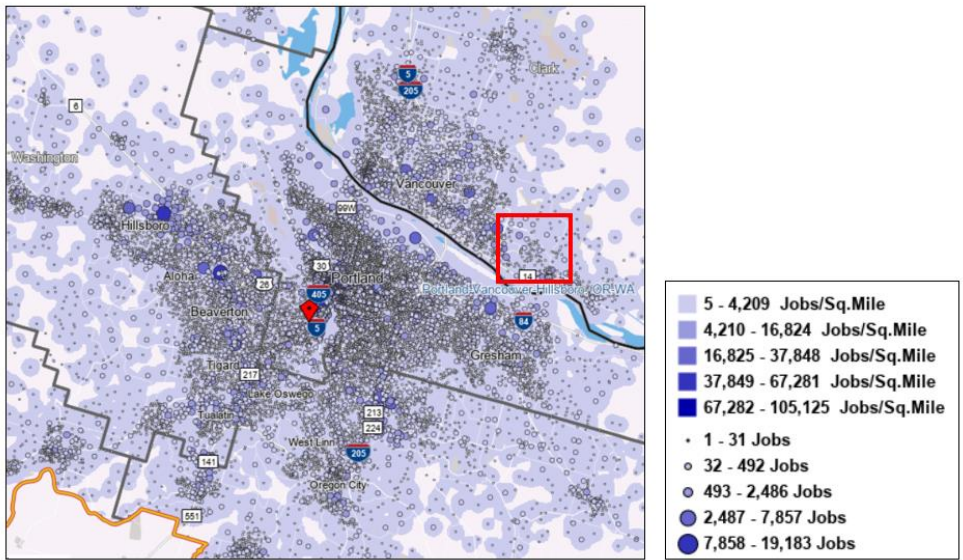


Data Source: Census OnTheMap (2018 Primary Jobs), State of Washington Office of Financial Management, 2020 (2018 Housing Units in City of Camas and Clark County), American Community Survey 1-Year Estimates (2018 Housing Units in Portland-Vancouver Hillsboro OR-WA MSA)

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)

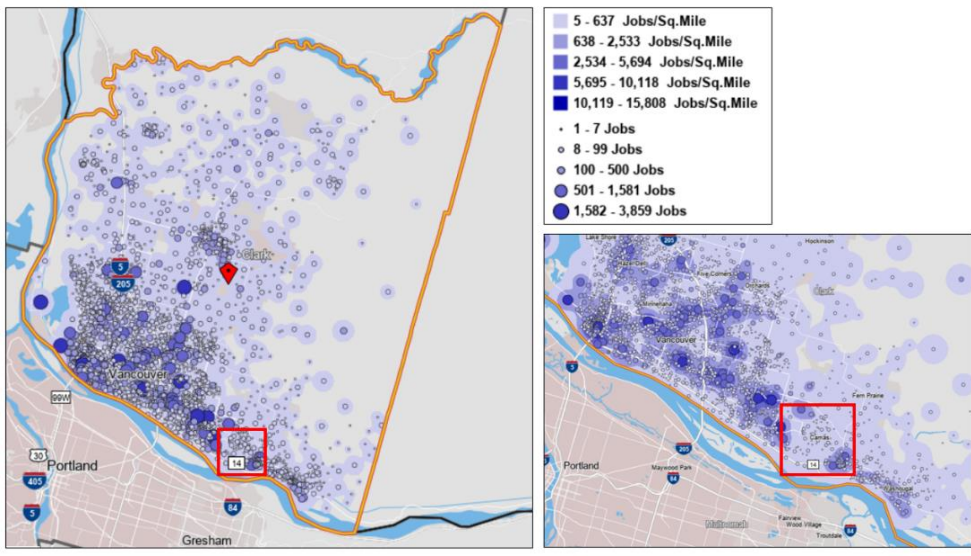
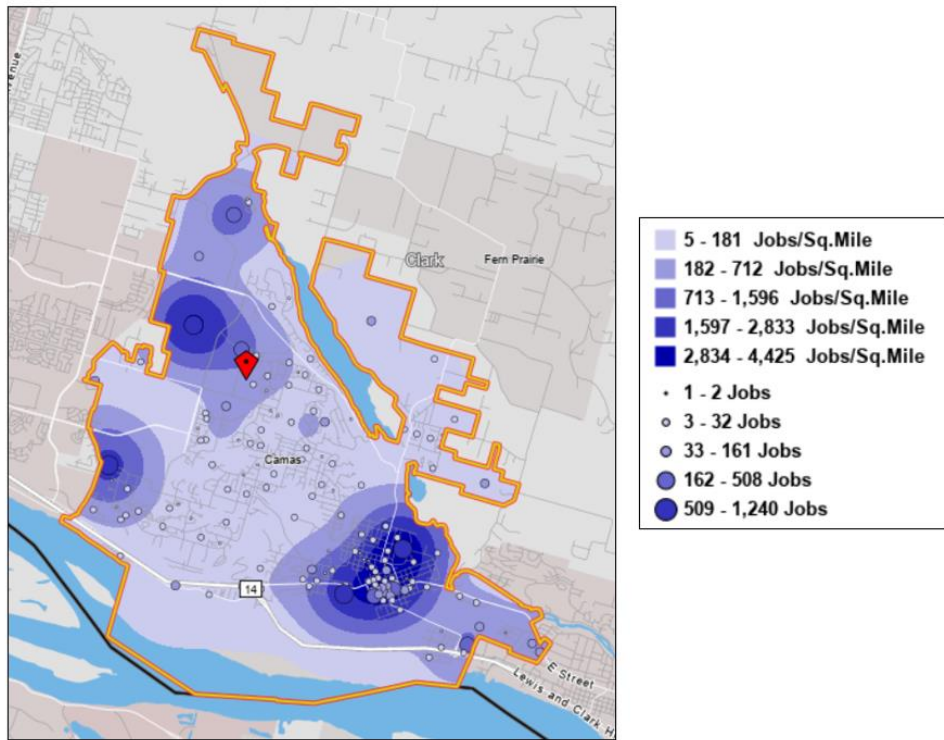


Figure 29: Locations of Jobs, City of Camas, 2017 (All Jobs)



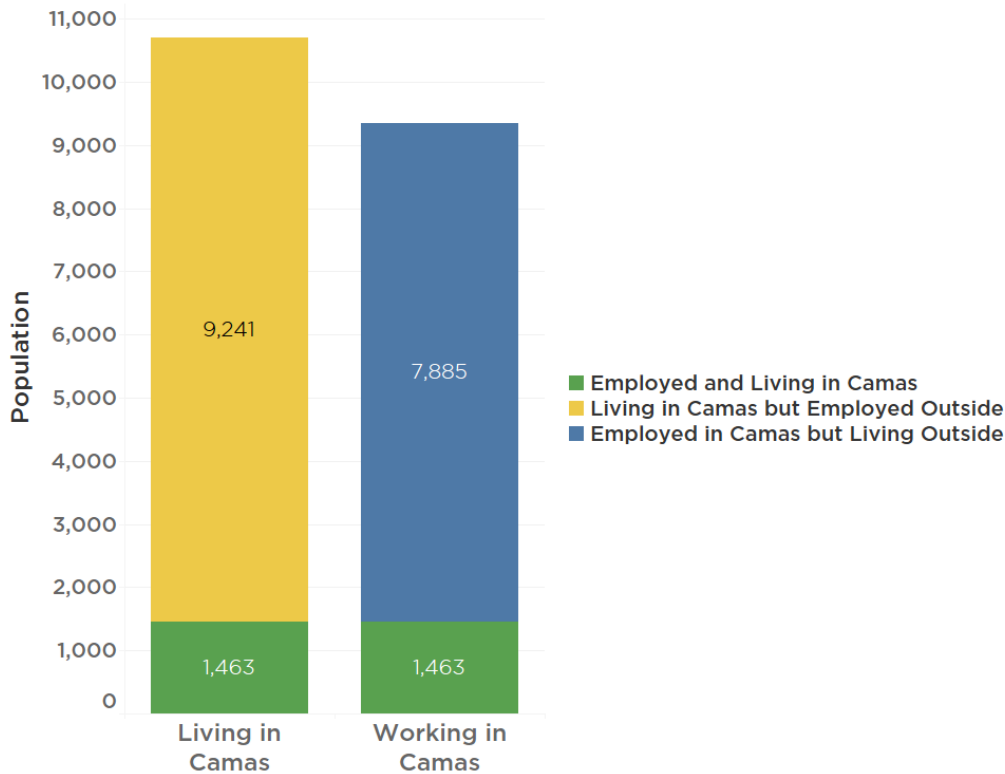
Data Source: Census OnTheMap, 2017

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

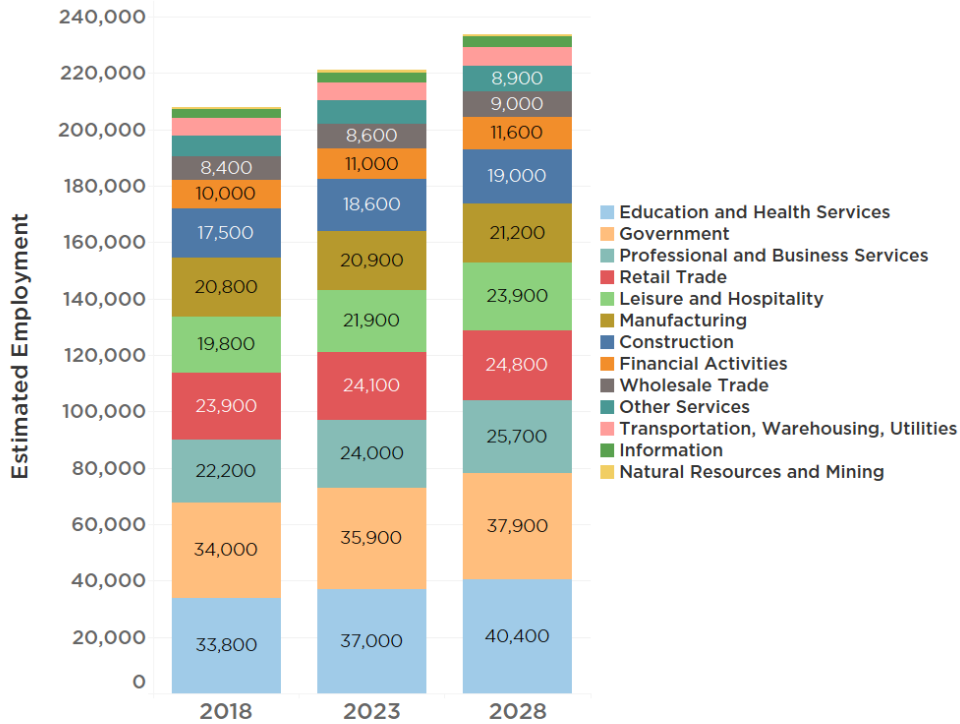


Data Source: Census OnTheMap, 2018

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).

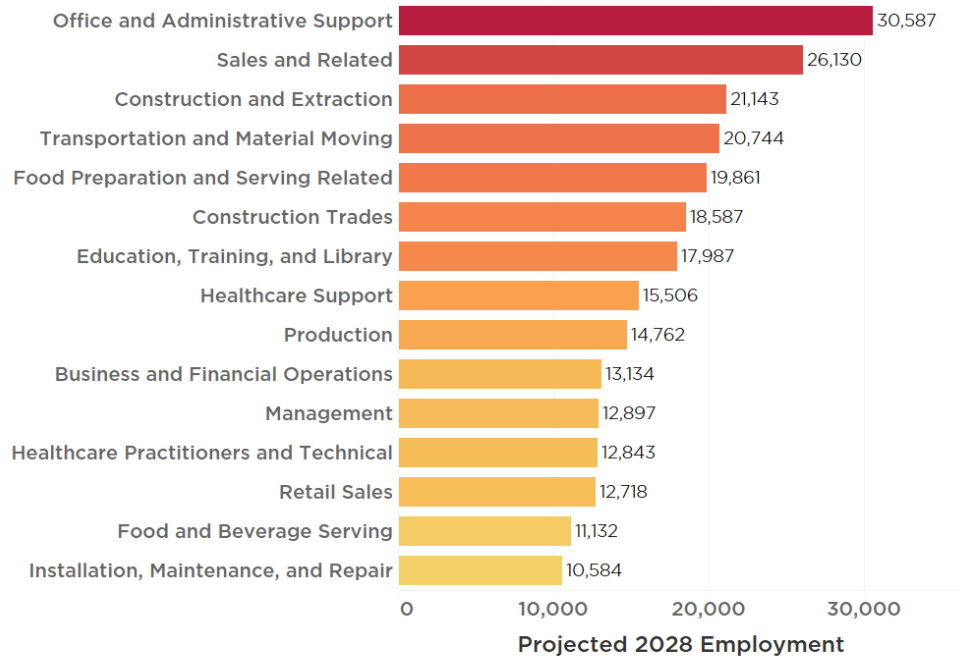
Figure 32: Projected Employment, Southwest Washington Region, 2018, 2023, and 2028



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 a 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.⁴ 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 data 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.

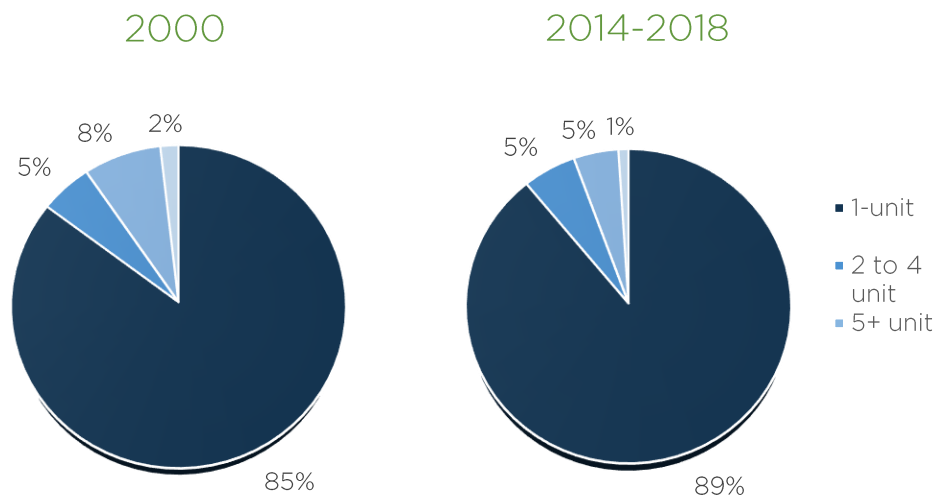
⁴ Housing units broken down by structure type are indicated for the year 2000 in estimates provided by the Washington Office of Financial Management.

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



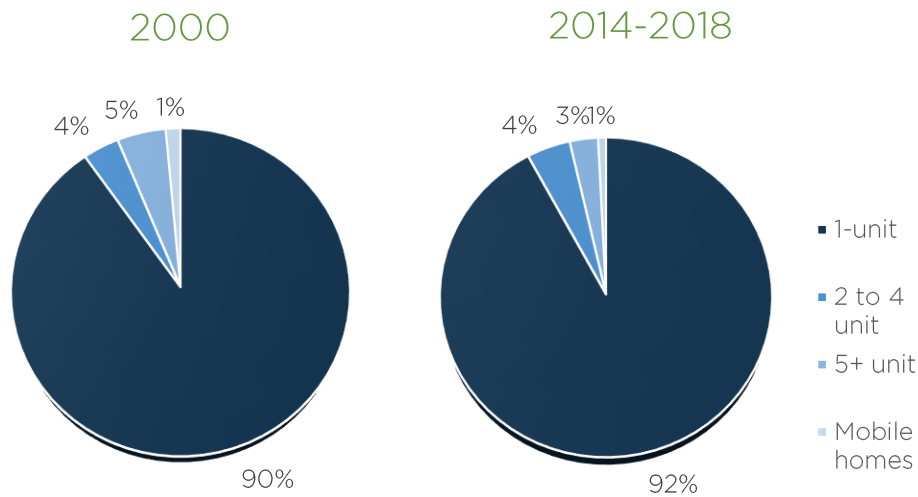
As single-unit structures increased over the 18-year period, so too did the number of Camas residents who lived in single-unit structures. While the city nearly doubled in population, growth trends indicate that single-unit structures continued to be in demand for a growing number of households. By 2018, 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-

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

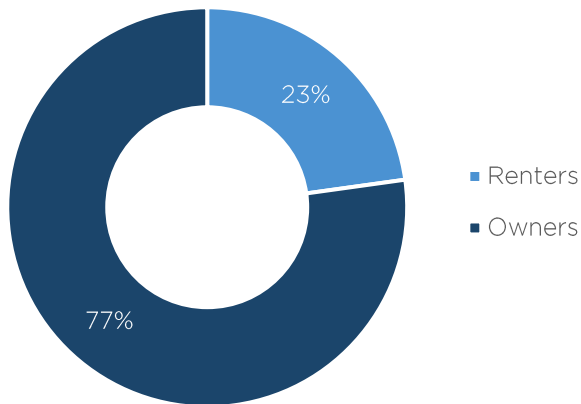


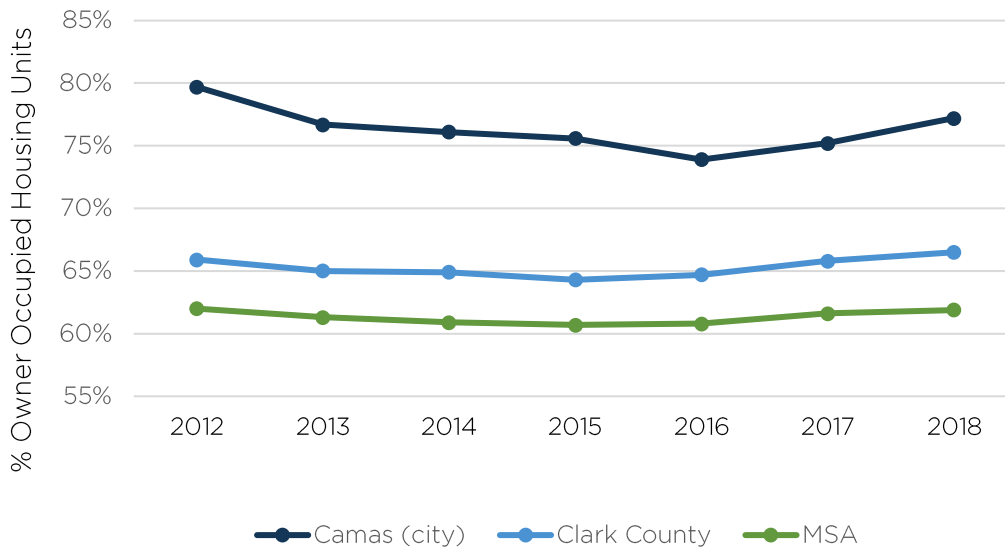
Table 8: Tenure by Households in Camas and the Region, 2014-2018

	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

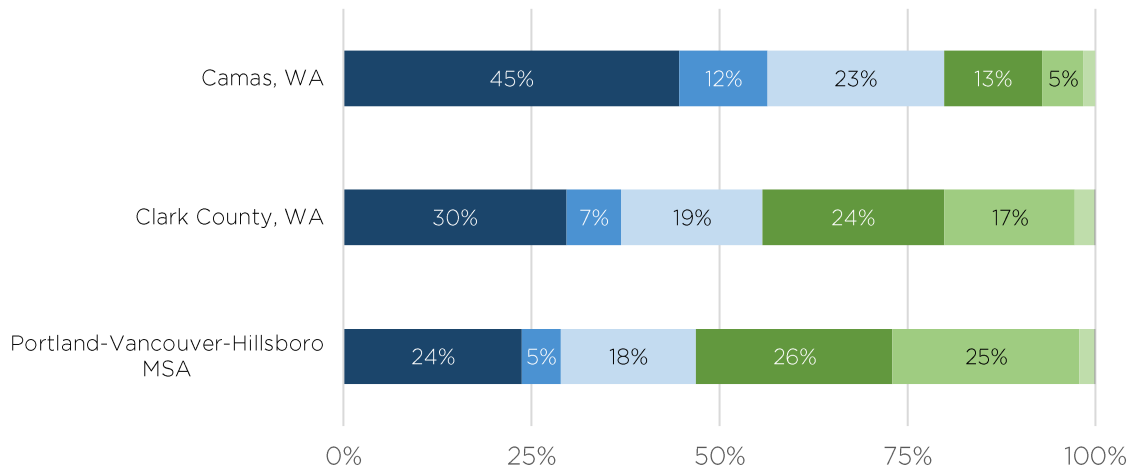
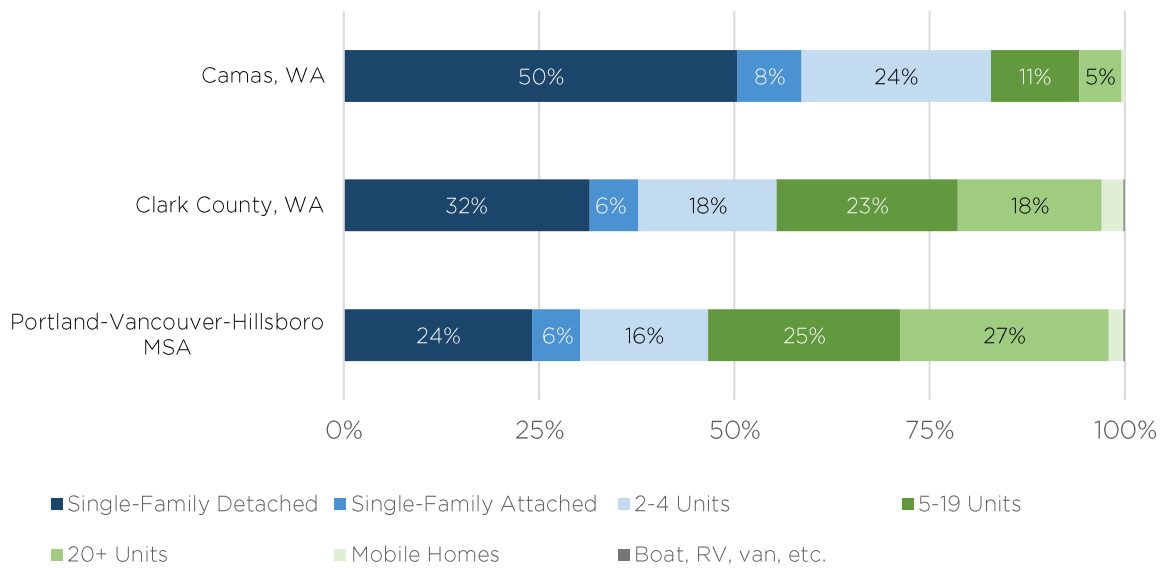


Figure 39: Renter Occupied Housing Units by Structure Type, 2014-2018



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, quadrplexes 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

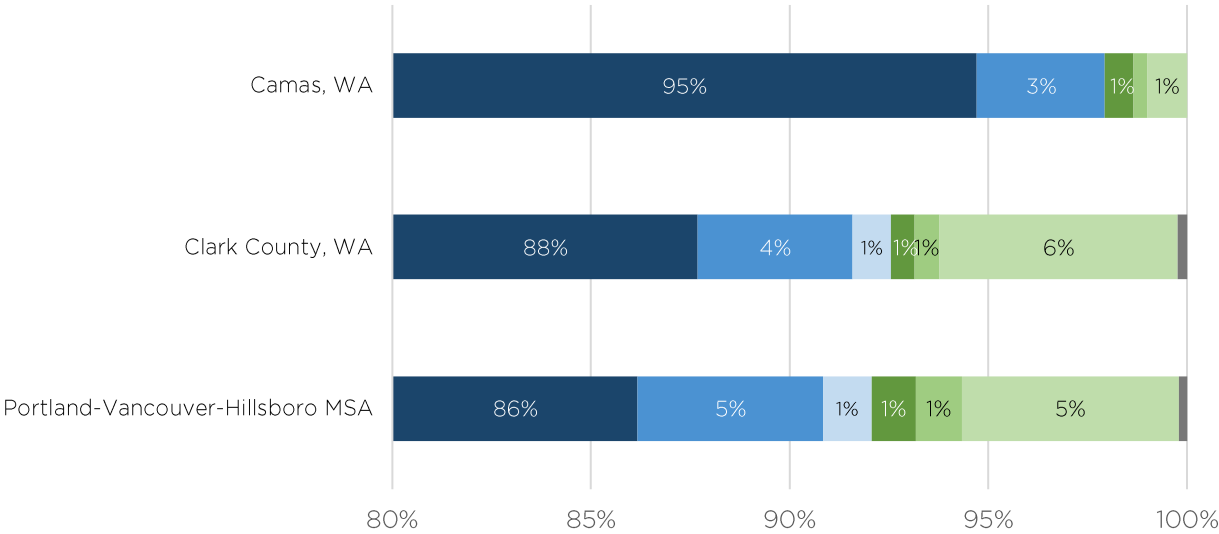
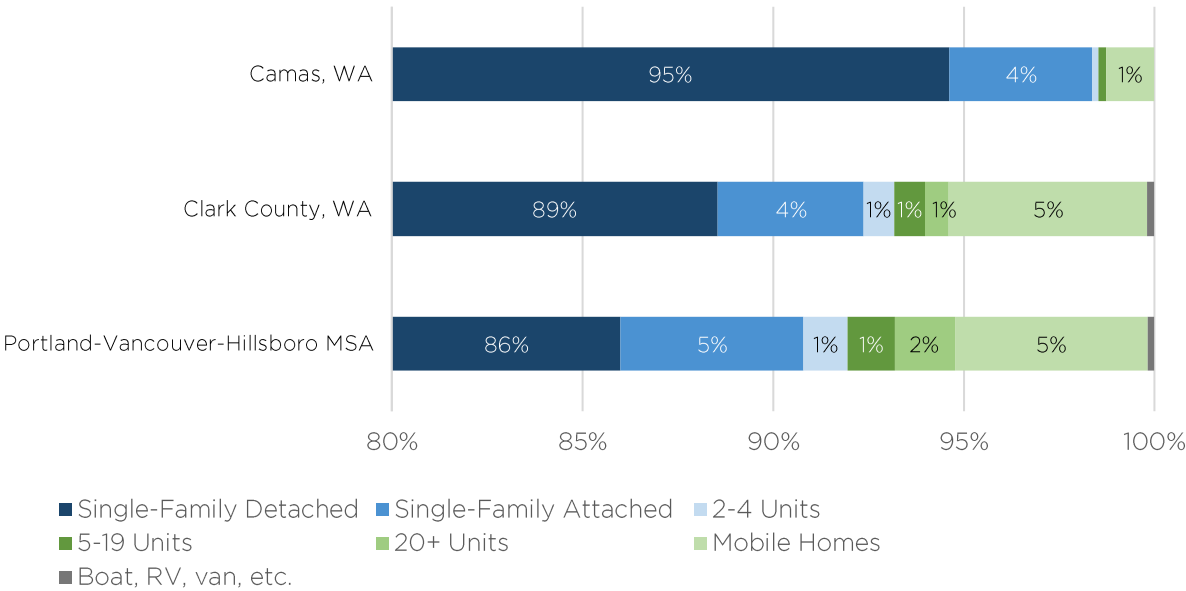


Figure 41: Occupied Owner Housing Units by Structure Type, 2014-2018



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.

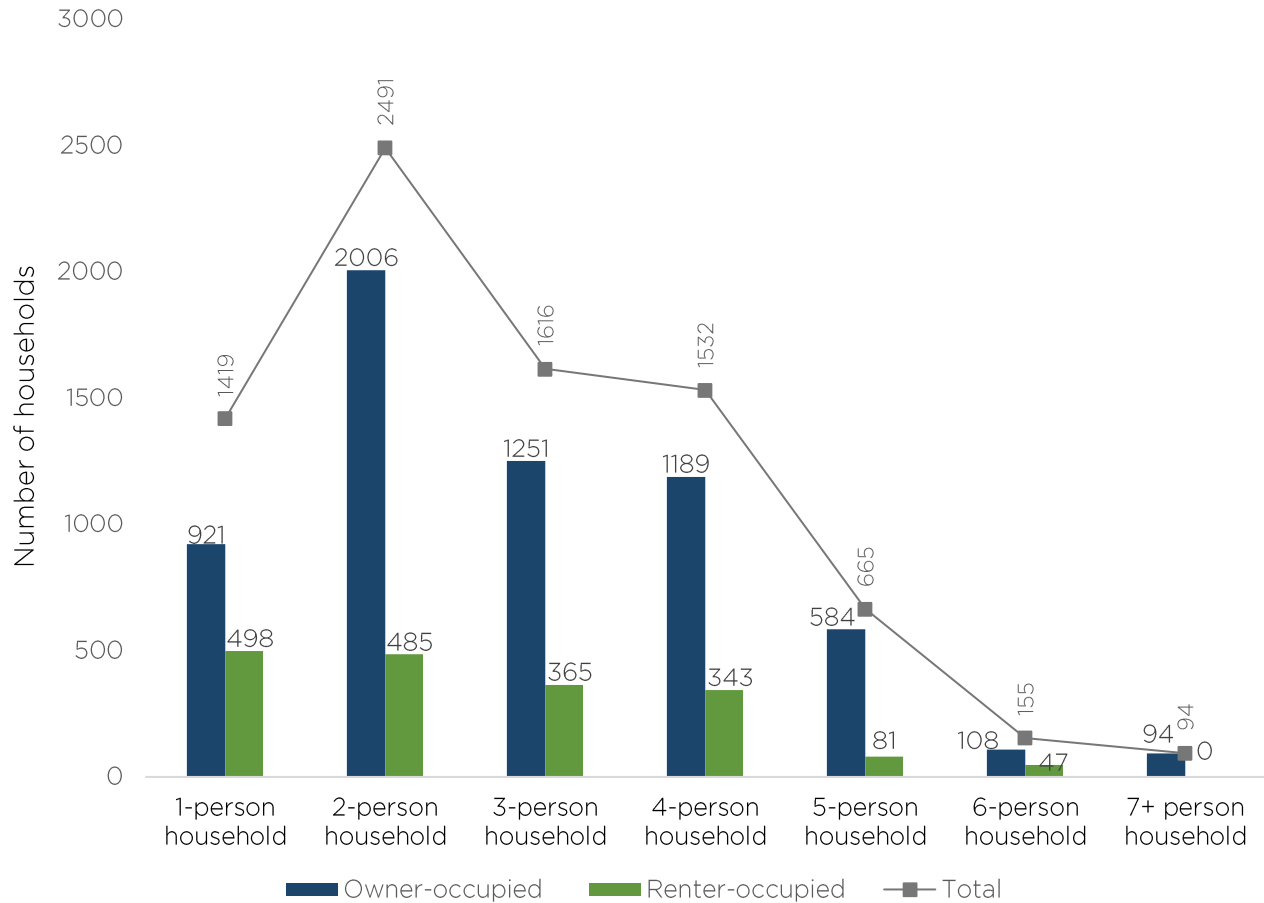
Table 9: Household Size in Camas, 2014-2018

	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

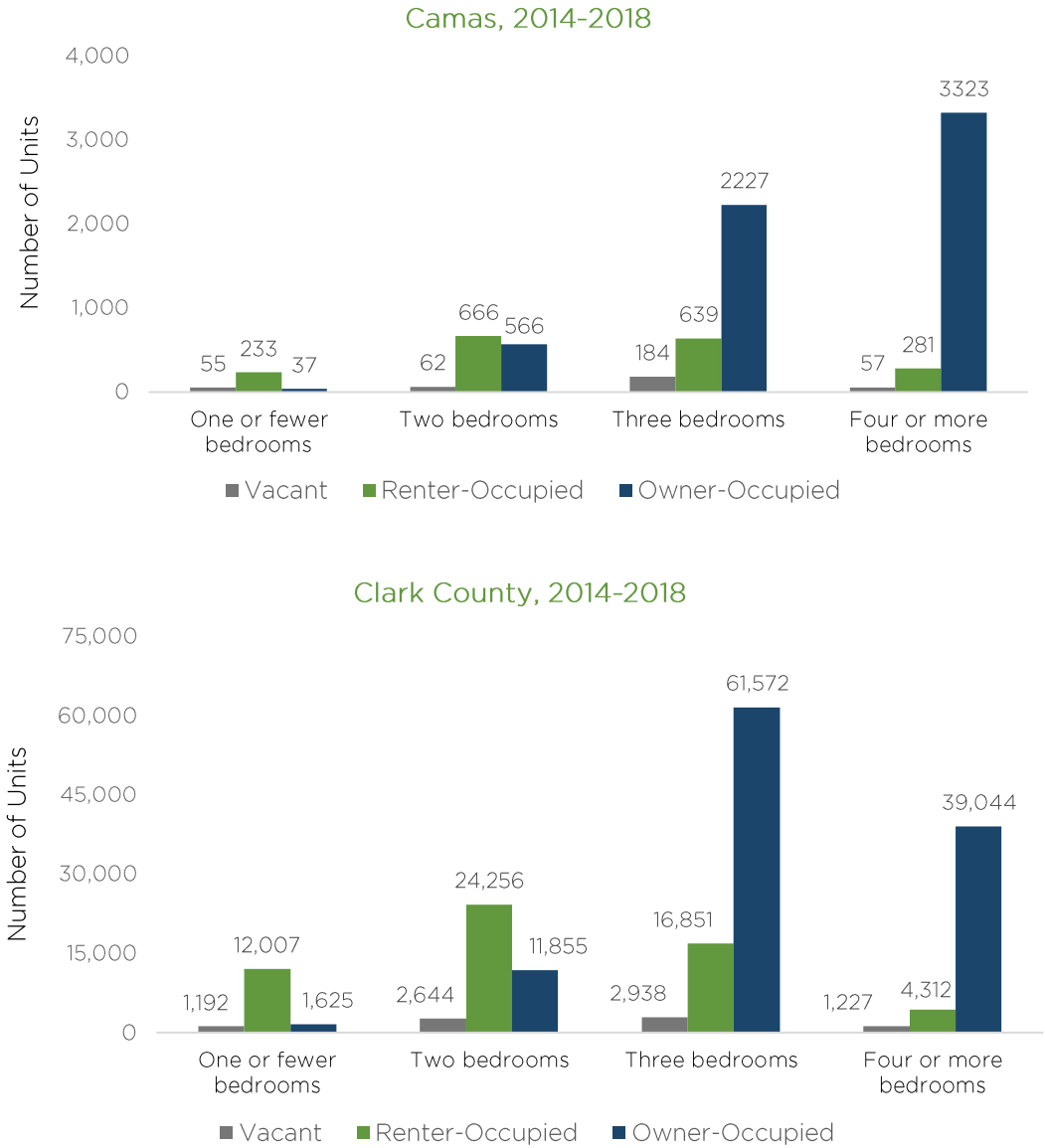
Unit Size

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%.

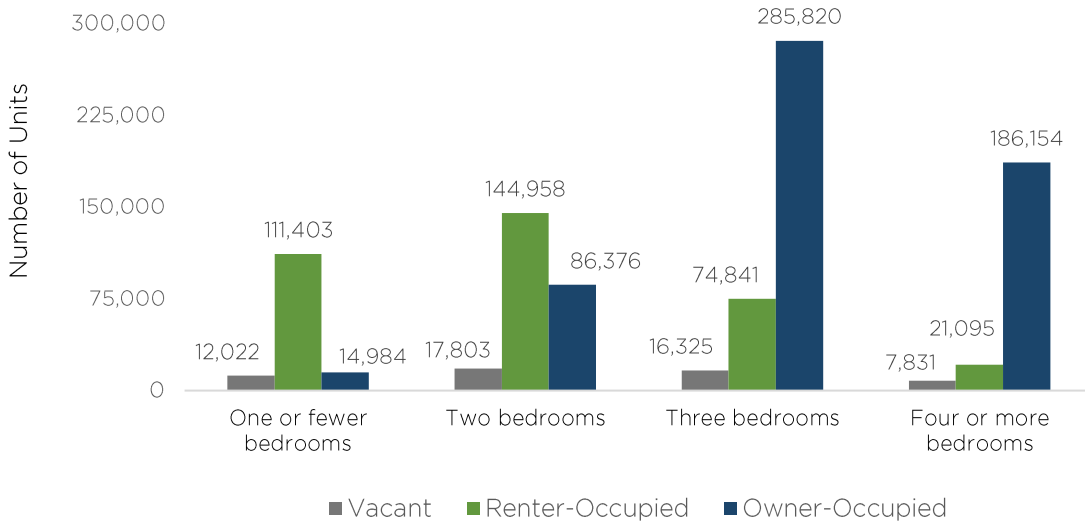
Camas’s owner-occupied unit size is, on average, larger than that of Clark County or the greater MSA. In the county and region, owner units are most likely to be three-bedroom units, with three-bedroom units comprising 54% and 50% of owner-occupied housing in those jurisdictions, respectively. One-third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

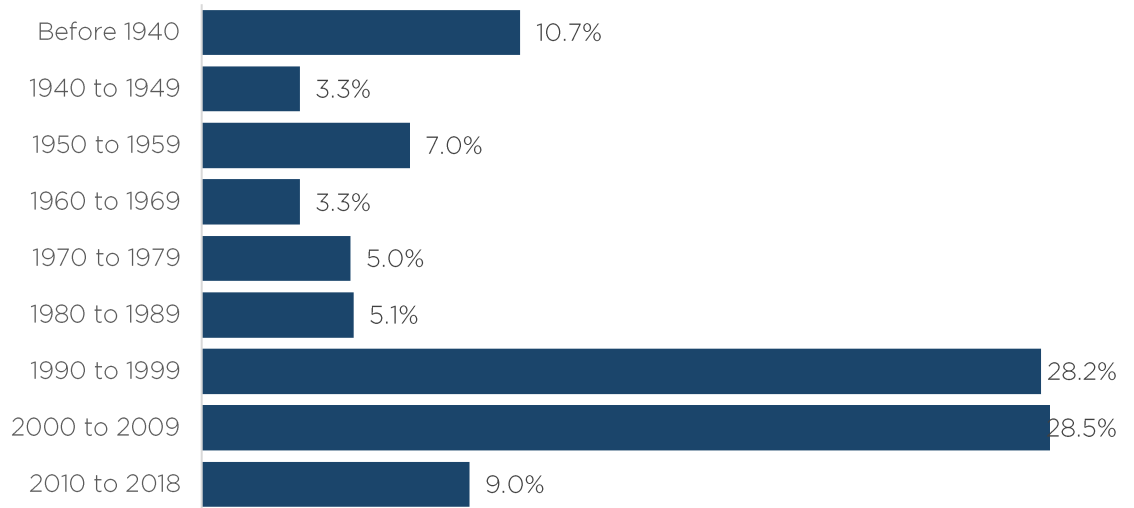


Table 10: Housing Units by Year Structure Built, 2014-2018

	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).

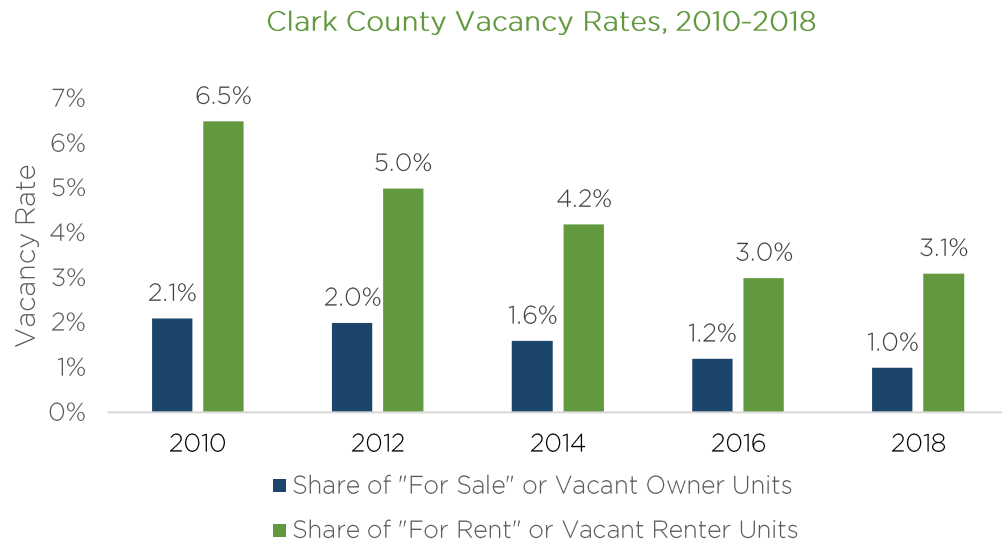
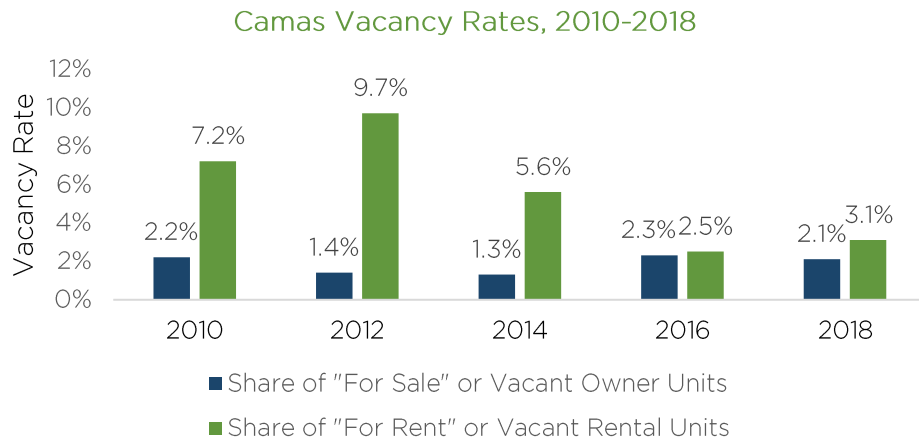
Vacancy rates in Camas, Clark County and the MSA between 2010 and 2018 are shown in Figure 45 below. The percentage of "for sale" units in Camas did not exceed 2.3% between 2010 and 2018, with some of the city's lowest "for sale" rates observed as the US emerged from the Great Recession (1.4% in 2012 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.

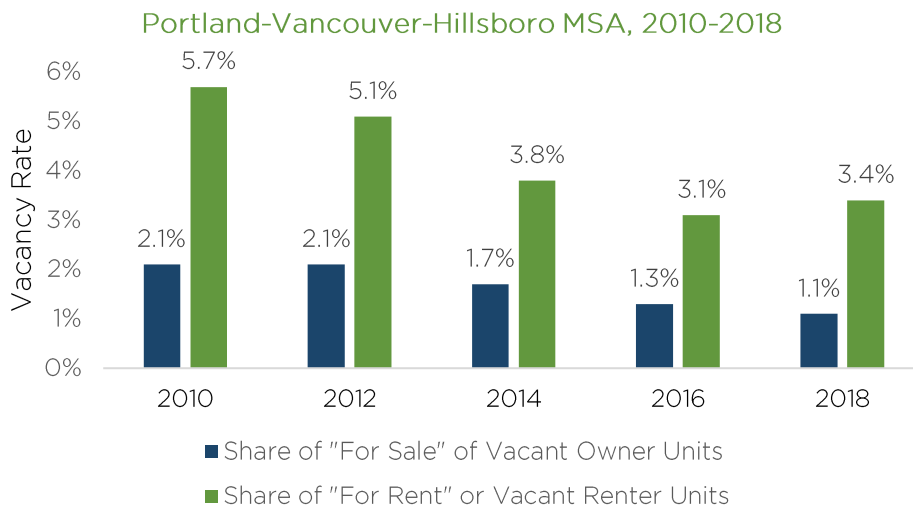
Table 12: For Sale and Rental Vacancy Rates in Camas, 2014-2018

	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





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

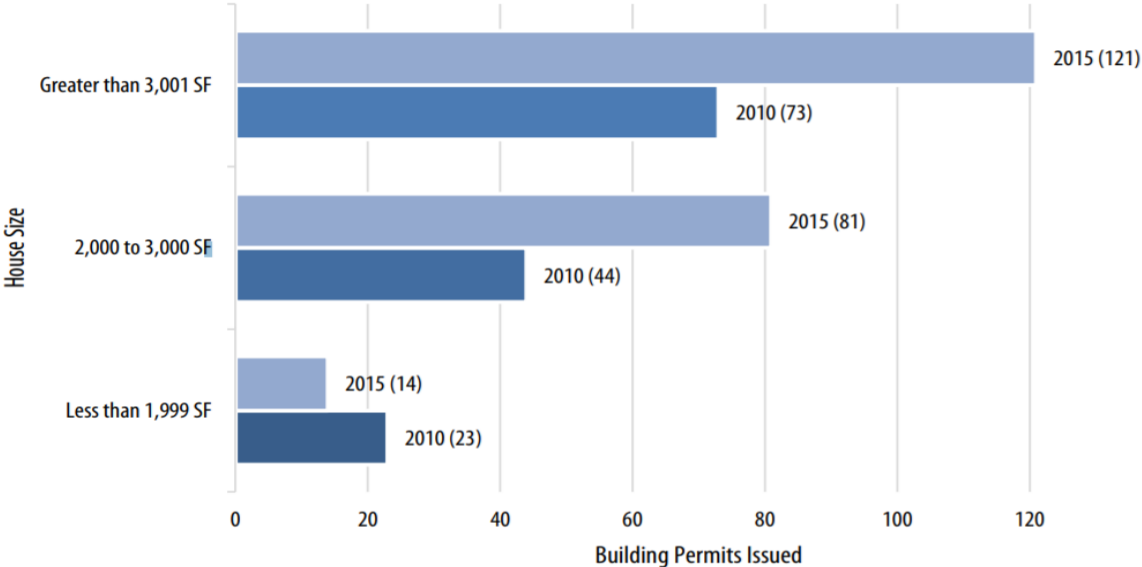
	1-BEDROOM		2-BEDROOM		3-BEDROOM	
	# OF UNITS	VACANCY RATE	# OF UNITS	VACANCY RATE	# OF UNITS	VACANCY RATE
City of Camas	168	4.2%	330	0.6%	72	0.0%

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 2015.⁵ 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

⁵ City of Camas permit data provided by month for 2020.

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 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 th Avenue Townhomes, 710 NW 7 th Avenue	Townhomes	2015	10
Camas House Apartments, 1102-1138 E. 1 st Avenue	Apartments	1979	16
Camas Ridge, 1420 NW 28 th 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 st Avenue	Apartments	1972	11
Hill Crest Apartments, 1222 NW Couch Street	Apartments	1971	5
Kielo at Grass Valley, 5988 NW 38 th Avenue	Apartments	2020	276
Lloyd Apartments, 1022-1050 E. 1 st Avenue	Apartments	1954	8
Logan Place Village, 1346 NW 25 th Avenue	Townhomes	2014	26
Parker Village, 20 th Avenue & NW Brady Road	Townhomes	2018	60
Parklands at Camas Meadows, NW Longbow Lane	Townhomes		24
River Place Apartments, 1718 SE 11 th Avenue	Apartments	1998	20
River View Apartments, 3003 NE 3 rd Avenue	Apartments	1995	60
Russell Street Townhouses, 1820 SE Seventh Ave	Townhomes	1996	9
Stoneleaf Townhomes, 5843 NW 26 th Avenue	Townhomes	2015	12
Terrace at River Oaks, 3009 NE 3 rd Avenue	Apartments	2018	120
Third Avenue Apartments, 2615 NE 3 rd 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.⁶ 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."⁷ <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 65th percentile range, also called the top tier, and the 35th percentile range or bottom tier. In September 2010, the predominant range of Camas's housing values spanned

⁶ 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>

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

from \$215,056 to \$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

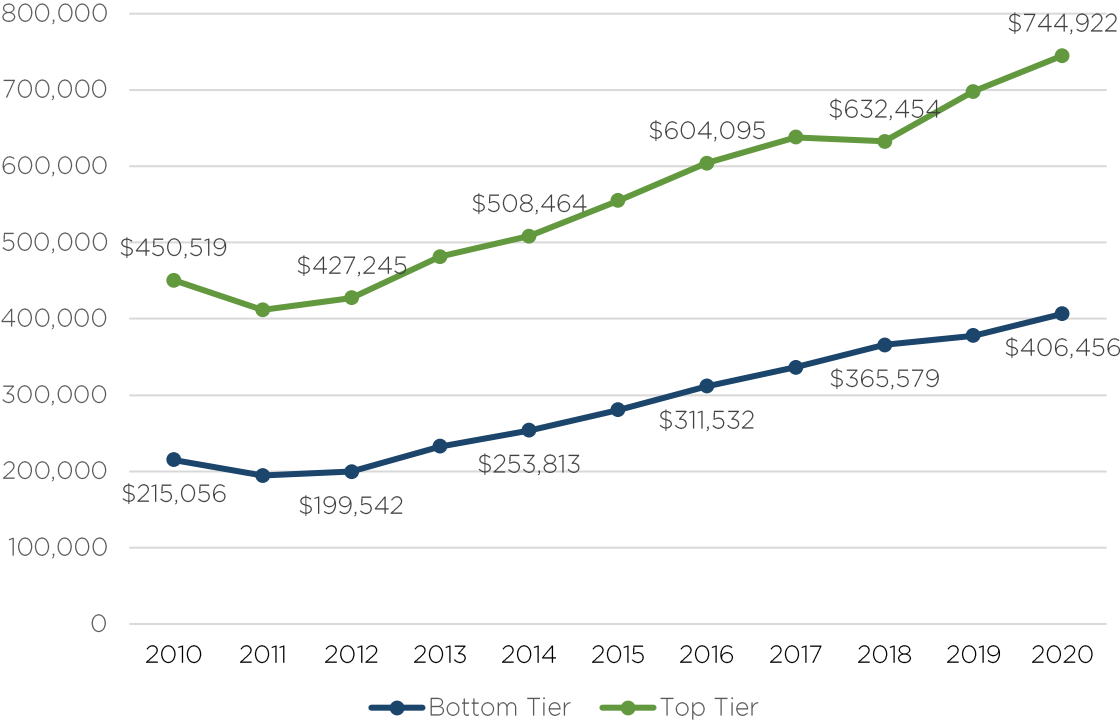
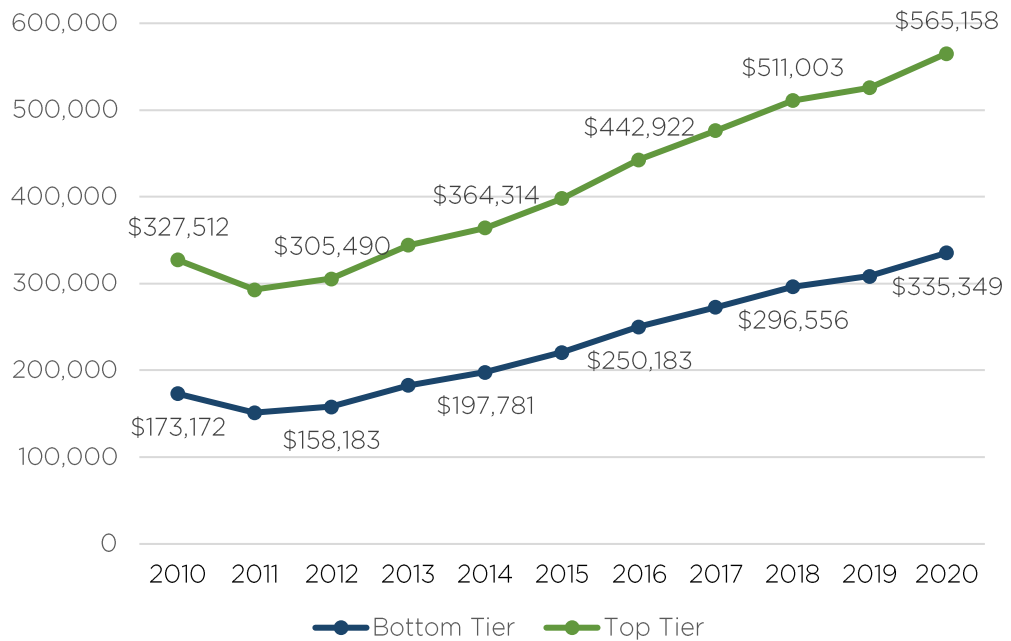


Figure 48: Existing Single Family Homes Prices in Clark County, 2010 - 2020



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.

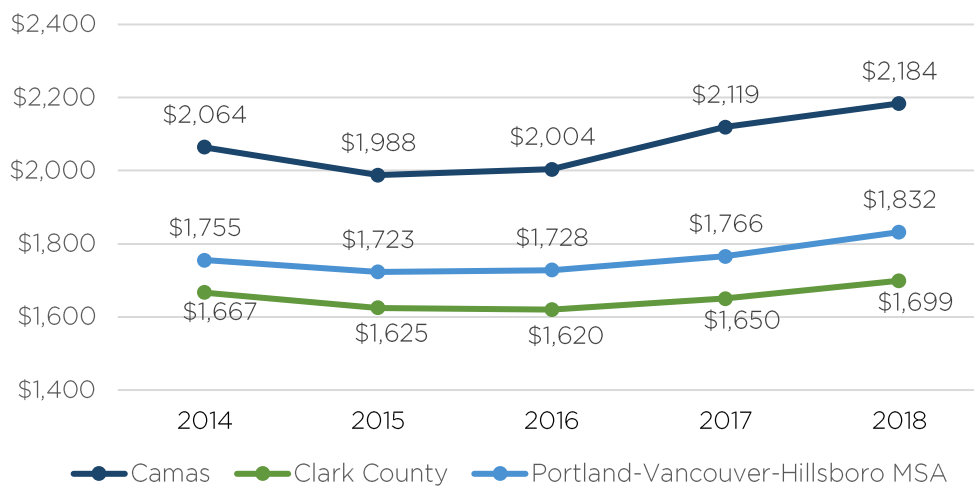
Clark County and the MSA also have larger shares of homeowners without a mortgage - 27% in the county and 28% in the MSA, compared to 22% in Camas. All households without mortgages show median monthly costs that are within \$100 (\$535 in Clark County, \$603 in the MSA, and \$630 in Camas), indicating 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

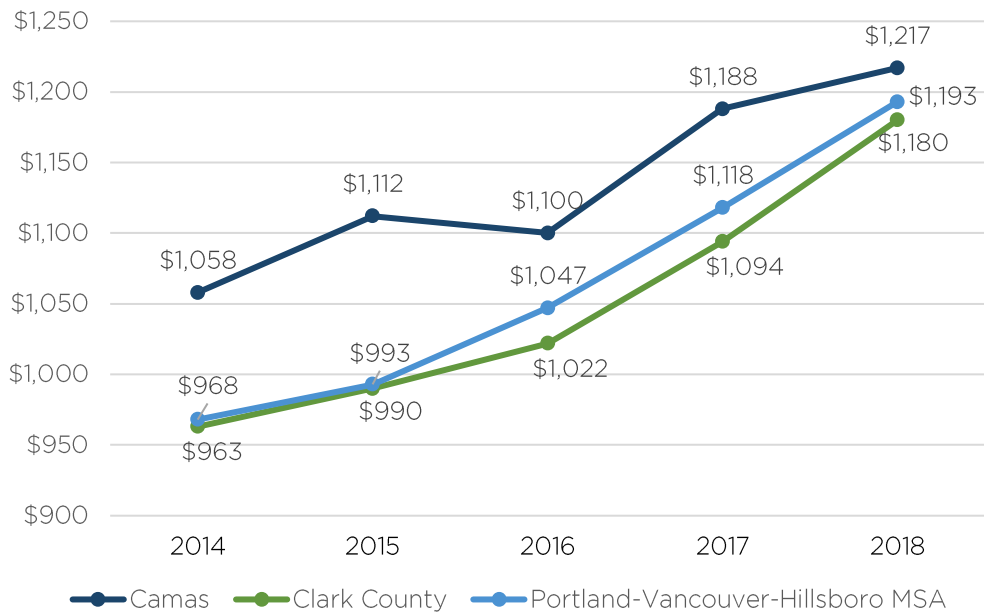
remain renters in Camas or to purchase homes outside of the city where owner costs may be more affordable.

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.

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

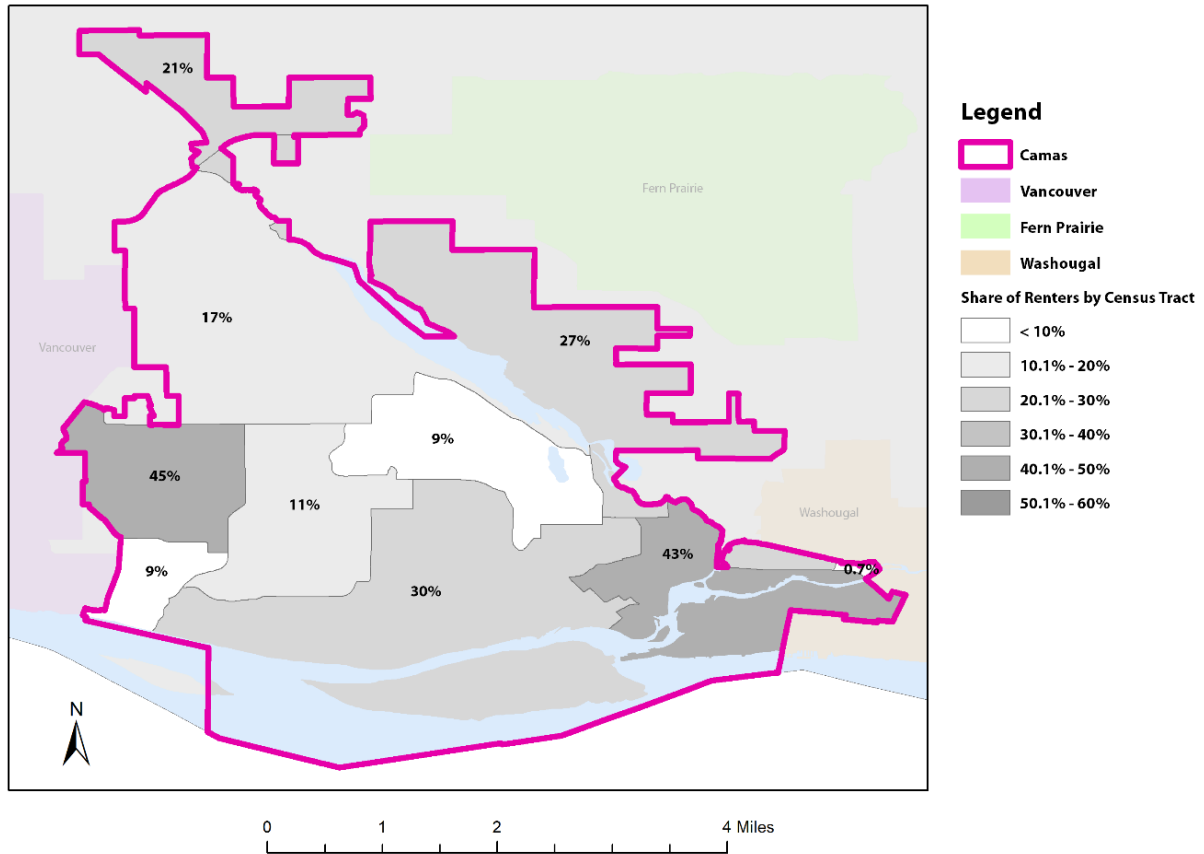
Camas also provides a small number of subsidized units for individuals earning low to moderate incomes in the city. Camas, which falls into the Portland-Vancouver-Hillsboro MSA, has an area median income of \$74,700.⁸ Therefore, subsidized housing serves households earning no more than 80% AMI, or \$59,750, 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.

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

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.

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



Source: 2014-2018 5-Year ACS Estimates, Table B25001

Figure 52: Housing Choice Vouchers in Camas, 2018

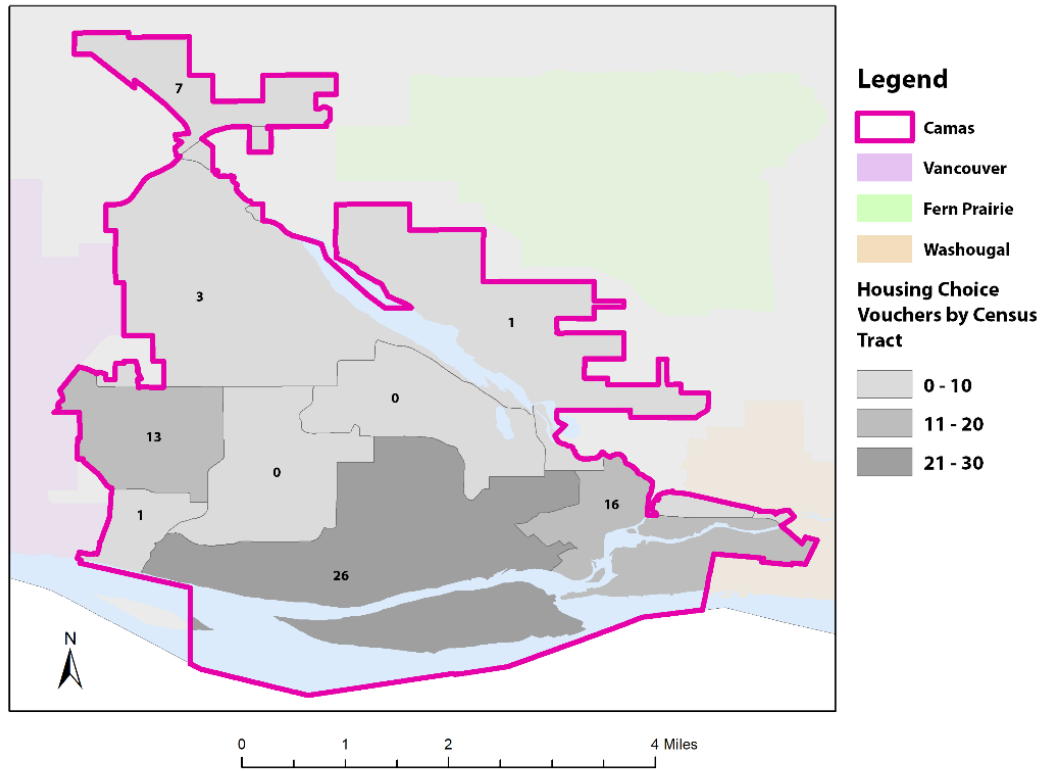
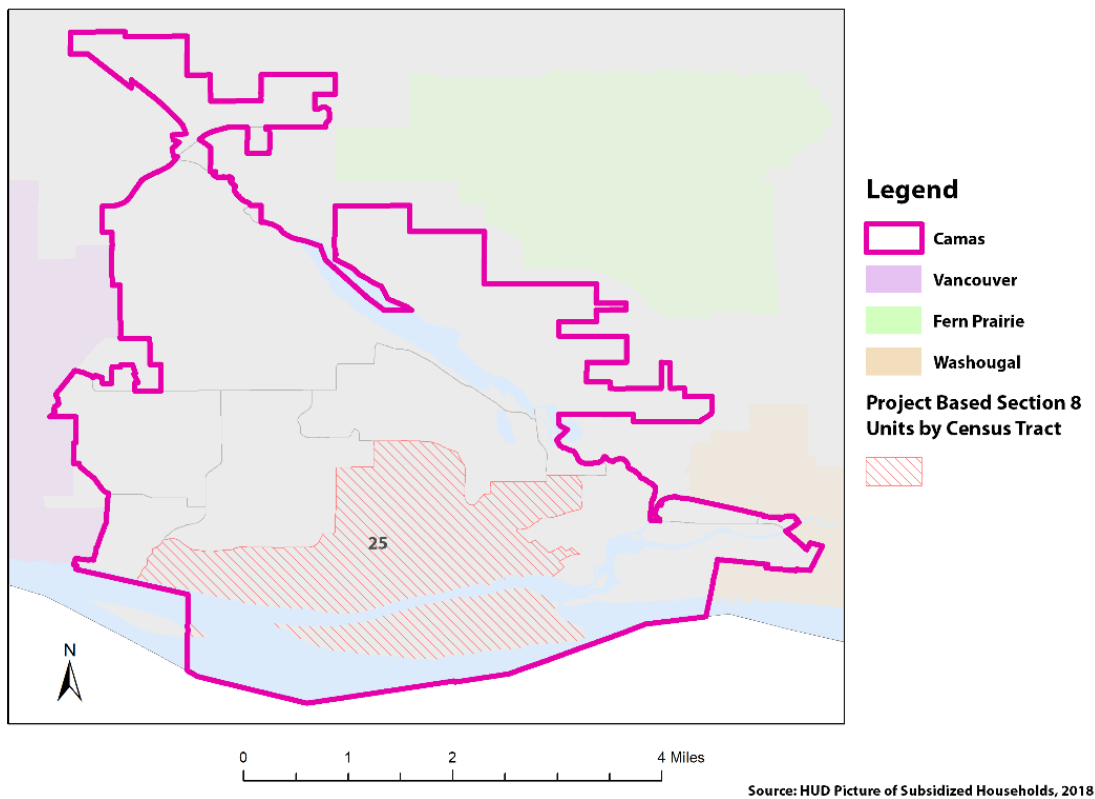
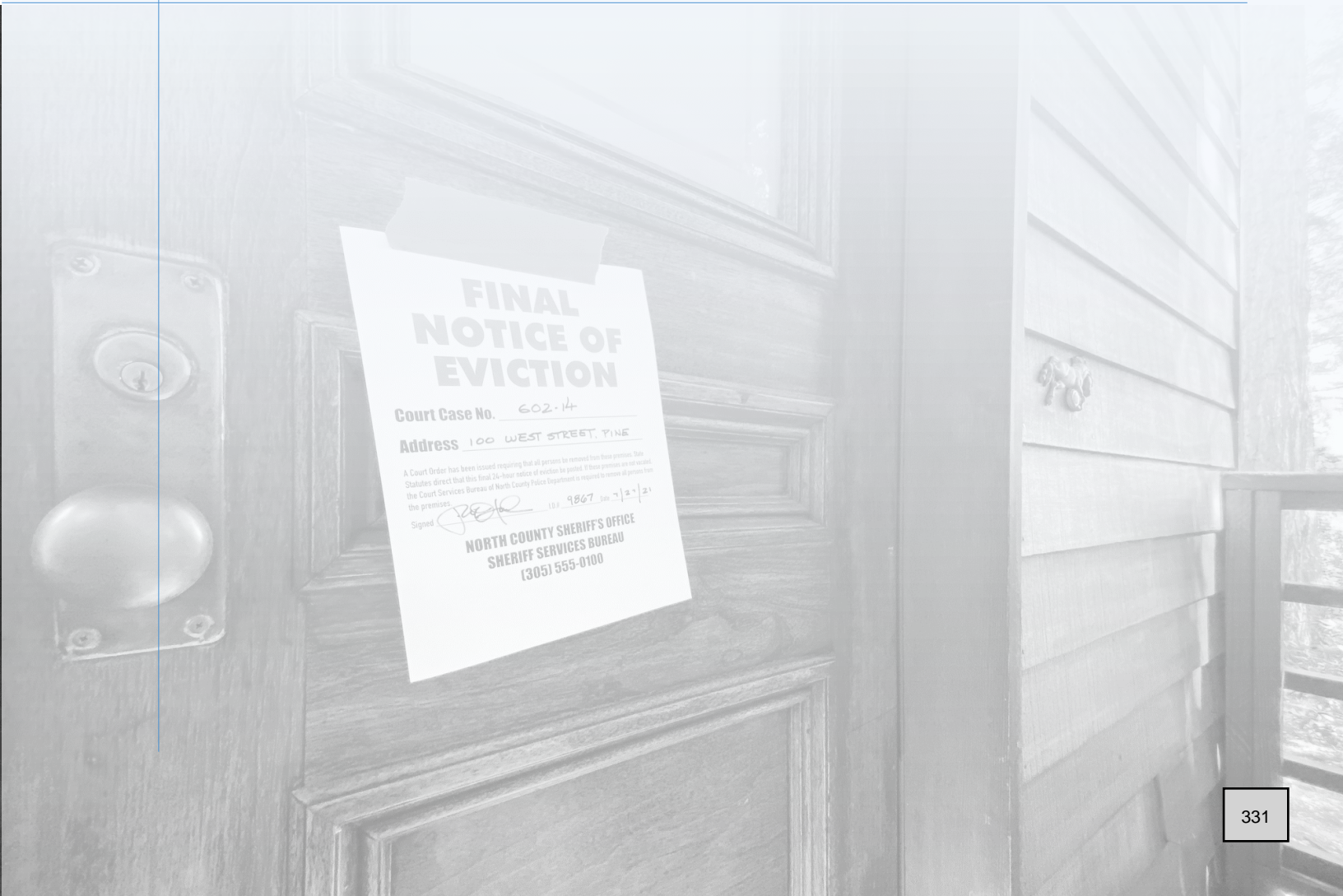


Figure 53: Project Based Section 8 Units in Camas, 2018



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Chapter 5: **Housing Needs**



FINAL NOTICE OF EVICTION

Court Case No. 602-14
Address 100 WEST STREET, PINE

A Court Order has been issued requiring that all persons be removed from these premises. State Statutes direct that this final 24-hour notice of eviction be posted. If these premises are not vacated, the Court Services Bureau of North County Police Department is required to remove all persons from the premises.

Signed [Signature] 10/9/21 9:07 AM 7/2/21

**NORTH COUNTY SHERIFF'S OFFICE
SHERIFF SERVICES BUREAU
(305) 555-0100**

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%
Total households with needs	1,200	21.0%	795	42.3%	1,995	26.3%
Total households	5,710	100.0%	795	100.0%	7,590	100.0%

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
Non-Hispanic or Non-Latino									
White	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.

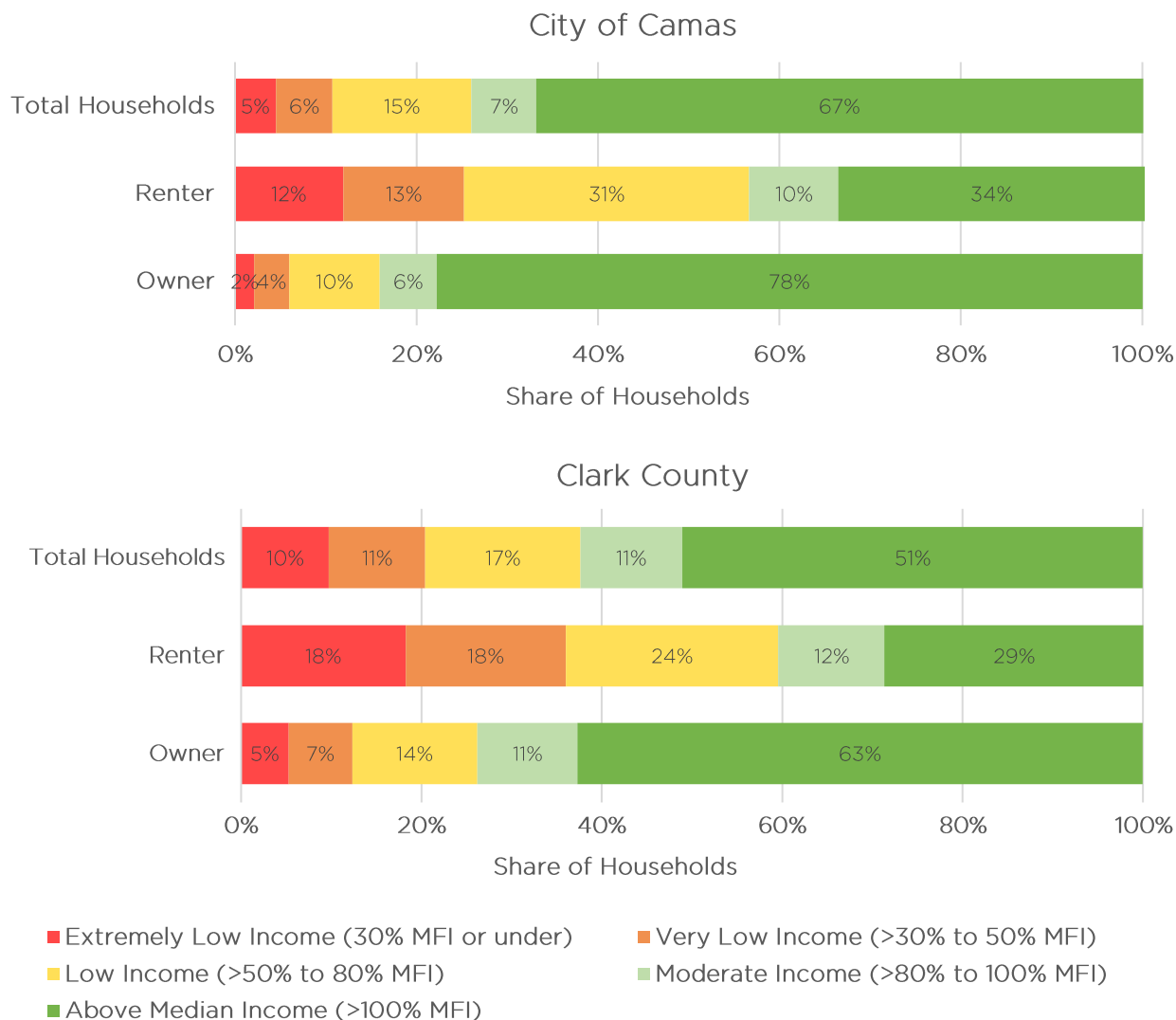
Table 24: Projected 20-Year Housing Need in City of Camas

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

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
Total	100%	4,589	3,254	1,335

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.⁹

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.

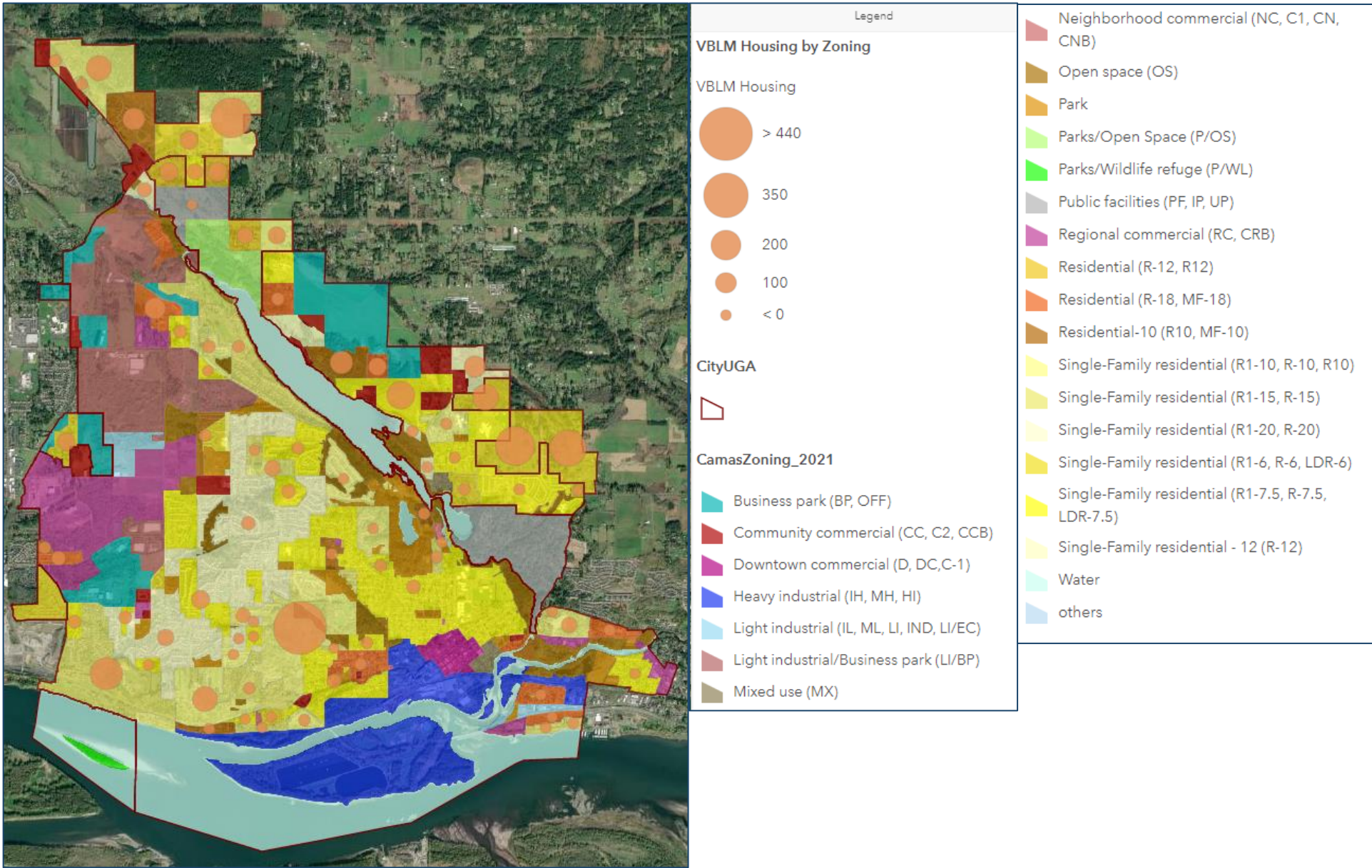
Figure 55 displays the VBLM for Camas, indicating areas of the city where vacant or underutilized residential land may support additional housing units. This model is currently under refinement by the City of Camas. City staff indicate that one area identified as having capacity for about 440 additional 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.

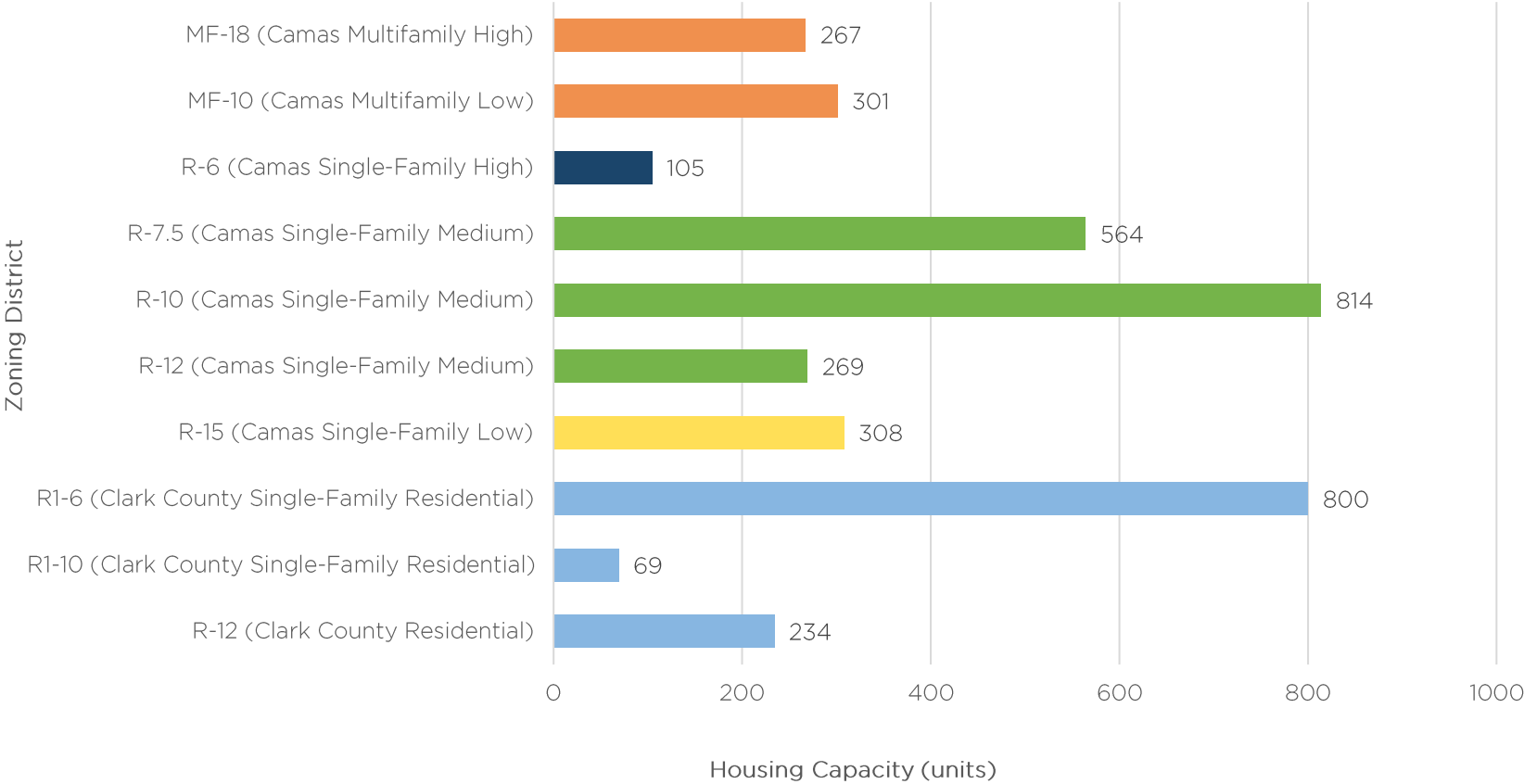
⁹ Clark County, “Vacant Buildable Lands Model Methodology and Criteria.” Retrieved from <https://gis.clark.wa.gov/vblm/assets/VBLM.pdf>.

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**

ORDINANCE 16-016 | 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.”¹⁰ 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:

¹⁰ 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.

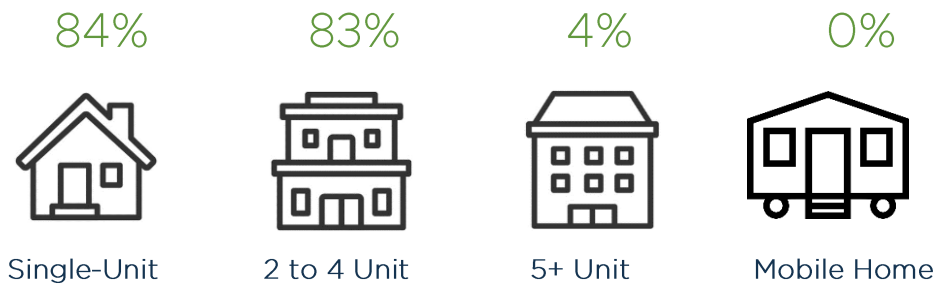
Progress Toward Housing Goals

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

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.”¹¹ 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

¹¹ 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/.

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.¹² 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.

¹² 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/)

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, industrial lands) 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 or for focused redevelopment (e.g., mill property).

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/)

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.”¹³ 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.

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

¹³ RCW 36.70A.600(1)(m)

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, such as the industrial property that is currently owned by the Georgia-Pacific mill, to identify potential planning or rezoning efforts that would best encourage development of housing to meet current and future needs.

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.

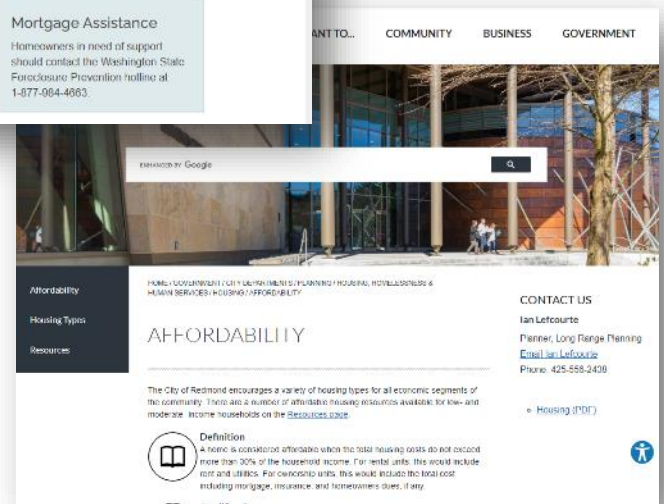
The City can build on these ideas in future public engagement, including those related to HAP implementation or other planning efforts.

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.

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.

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



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.

City of Camas
Housing Action Plan

APPENDIX
June 2021



Appendix A:
Implementation Plan

Camas's Housing Action Plan (HAP) outlines eight strategies for making advancements towards the City's housing goals over the next several years. For each strategy, implementation will require additional research, analysis, and refinement by City staff. Potential suggested policy or regulation changes based on HAP strategies would then be presented to the Camas Planning Commission for consideration and to City Council for approval and adoption.

The City of Camas Community Development Department develops an annual Work Plan that will incorporate HAP strategies for further research, analysis, and potential implementation. The table below suggests potential next steps, timeframe, partners, and outcome measurements for each strategy. This table is intended to guide Work Plan development but should be used flexibly as implementation of the HAP and planning needs in the Camas evolve.

Table A-1: Suggested Housing Action Plan Strategy Implementation Plan

STRATEGY	START TIMEFRAME	RESPONSIBLE PARTY & POTENTIAL PARTNERS	PROGRESS MEASUREMENTS
STRATEGY #1			
Expand housing opportunity in mixed use and downtown commercial districts	2021	<ul style="list-style-type: none"> Planning Division Staff Planning Commission 	<ul style="list-style-type: none"> Adoption of zoning amendment Annual tracking of housing units permitted by type
Suggested Next Steps:		<ul style="list-style-type: none"> Consider drafting a zoning code amendment revising the Authorized Use table to allow duplex and 3+ unit attached single-family housing (triplexes, quads, and rowhouses) by right in DC and MX districts and modifying conditions on the permitting of multifamily uses to allow ground-floor residential use on side streets. Present draft zoning code amendment to Planning Commission for consideration and to City Council for approval and adoption. 	
STRATEGY #2			
Consider making targeted rezones during Comprehensive Plan updates	2021/ Ongoing	<ul style="list-style-type: none"> Planning Division Staff Planning Commission 	<ul style="list-style-type: none"> Adoption of amended zoning map Share of residential land by zoning district
Suggested Next Steps:		<ul style="list-style-type: none"> Identify strategic locations (such as urban nodes, vacant land, and industrial lands) where rezoning may be needed to achieve desired residential mix/density or to reflect a built density that is higher than the current zoning classification. Research and analyze potential benefits and impacts of rezoning in these areas to determine if rezoning is recommended. If recommended, draft amended zoning map for consideration by Planning Commission and City Council during Comprehensive Plan updates. 	
STRATEGY #3			
Diversify allowed housing types and update related lot and dimensional standards	2022	<ul style="list-style-type: none"> Planning Division Staff Planning Commission 	<ul style="list-style-type: none"> Adoption of zoning amendment Annual tracking of housing units permitted by type
Suggested Next Steps:		<ul style="list-style-type: none"> Consider drafting a zoning code amendment revising the Authorized Use table to allow cottage housing, duplexes, triplexes, quads, and rowhouses by right in all R zoning districts. Consider whether additional uses should be created (e.g., courtyard apartments, cluster developments) and add to Authorized use table as appropriate. Update minimum and maximum lot dimension standards to be consistent with new housing types. Consider contracting with a transportation planner or engineer for a study of parking requirements to determine where and/or if off-street parking requirements can be reduced in some areas or for some housing types, and to evaluate alternative means for meeting parking requirements. Consider updating the City's design standards manual to codify residential design requirements to allow for an administrative approval process for residential designs. Present draft zoning code amendments and/or amended design standards manual to Planning Commission for consideration and to City Council for approval and adoption. 	

STRATEGY	START TIMEFRAME	RESPONSIBLE PARTY & POTENTIAL PARTNERS	PROGRESS MEASUREMENTS
STRATEGY #4			
<p>Strategy 4: Focus on key areas with residential development or redevelopment potential. Expand more mixed-use areas throughout the city.</p>	<p>2021/ Ongoing</p>	<ul style="list-style-type: none"> Planning Division Staff Planning Commission 	<ul style="list-style-type: none"> Share of residential land by zoning district, including availability of land for mixed-use and multifamily development
<p>Suggested Next Steps:</p> <ul style="list-style-type: none"> Identify strategic locations (such as urban nodes, vacant land, and industrial lands) with residential development or redevelopment potential. Analyze and evaluate the impact of updated residential zoning designations and permitted uses outlined in Strategies 2 and 3. Assess whether rezoning certain sites would better allow the city to attract desired housing types. Consider opportunities for increasing availability of land for mixed-use and multifamily development. Consider developing sub-area plans for key development/redevelopment areas. 			
STRATEGY #5			
<p>Strategy 5: Continue community conversations around housing and housing for all</p>	<p>2022/ Ongoing</p>	<ul style="list-style-type: none"> Planning Division Staff Communications Staff Camas Public Library Elected Officials Community Organizations Business Community 	<ul style="list-style-type: none"> Number of activities and number of persons engaged
<p>Suggested Next Steps:</p> <ul style="list-style-type: none"> Explore and develop avenues for continuing community conversations about housing, housing for all, and housing's connections to economic vitality, jobs, schools, and transportation. Such possible avenues include the Camas Public Library, City website and social media, and collaboration with community organizations. 			
STRATEGY #6			
<p>Strategy 6: Communicate available affordable housing resources</p>	<p>2022/ Ongoing</p>	<ul style="list-style-type: none"> Planning Division Staff Communications Staff 	<ul style="list-style-type: none"> Number of website visitors Number of inquiries about the City's MFTE or other incentives Number of affordable housing units built
<p>Suggested Next Steps:</p> <ul style="list-style-type: none"> Develop a page on the City of Camas website dedicated to housing. This page could share information about the current supply of affordable housing in the city and about first time homebuyer assistance available through the Washington State Housing Finance Commission's down payment assistance program and others. Advertise resources available for housing developers, landlords, and other housing industry professionals, such as the City's Multifamily Tax Exemption (MFTE) and any other potential incentives. 			

STRATEGY	START TIMEFRAME	RESPONSIBLE PARTY & POTENTIAL PARTNERS	PROGRESS MEASUREMENTS
STRATEGY #7			
<p>Strategy 7: Build partnerships to develop and preserve affordable housing for individuals, families, and seniors. Explore expansion of the MFTE program.</p>	<p>2023/ Ongoing</p>	<ul style="list-style-type: none"> • Planning Division Staff • Planning Commission • Communications Staff • Development Community 	<ul style="list-style-type: none"> • Number of developer outreach efforts • Number of inquiries about the City's MFTE or other incentives • Number of affordable housing units built
<p>• Review the Washington State Housing Finance Commission's (WSHFC's) Qualified Allocation Plan (QAP) for Low Income Housing Tax Credits (LIHTC).</p> <p>• Develop an outreach strategy to prospective LIHTC, including but not limited to the Vancouver Housing Authority, and developers of affordable housing or other housing types desired by the City of Camas.</p> <p>• Explore the possibility of expanding the City's Multifamily Tax Exemption (MFTE) program. If recommended, present to Planning Commission for consideration and to City Council for approval and adoption.</p>			
STRATEGY #8			
<p>Strategy 8: Explore funding source and cost reduction options for affordable housing</p>	<p>2022/ Ongoing</p>	<ul style="list-style-type: none"> • Planning Division Staff • Planning Commission 	<ul style="list-style-type: none"> • Adoption of a revised impact fee structure • Number of affordable housing units built or preserved
<p>• Develop a strategy for identifying and tracking potential funding opportunities for affordable housing development or retention. As possible opportunities become available, evaluate suitability in Camas and, if an opportunity is recommended by staff, present to Planning Commission and City Council for consideration.</p> <p>• Explore the possibility of restructuring the City's impact fees to reflect the size of residential structures. If this approach is recommended by staff, develop a revised structure for presentation to Planning Commission and City Council.</p> <p>• Consider opportunities to reduce costs for existing low- and moderate-income and/or senior homeowners.</p>			

Appendix B:
Survey Results

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Camas Housing Survey

SURVEY RESPONSE REPORT

13 August 2020 - 22 June 2021

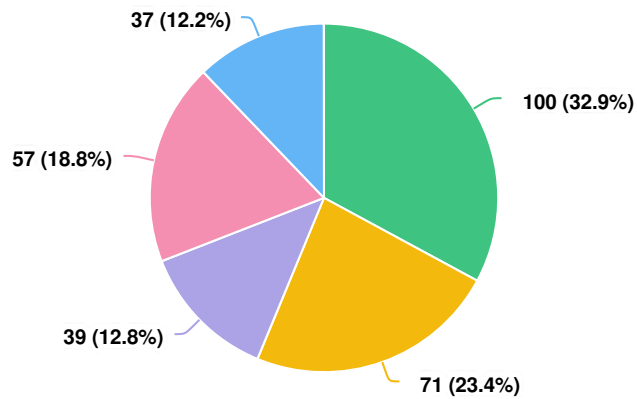
PROJECT NAME:

Your Housing Ideas



SURVEY QUESTIONS

Q1 How satisfied are you with the housing options currently available in Camas?

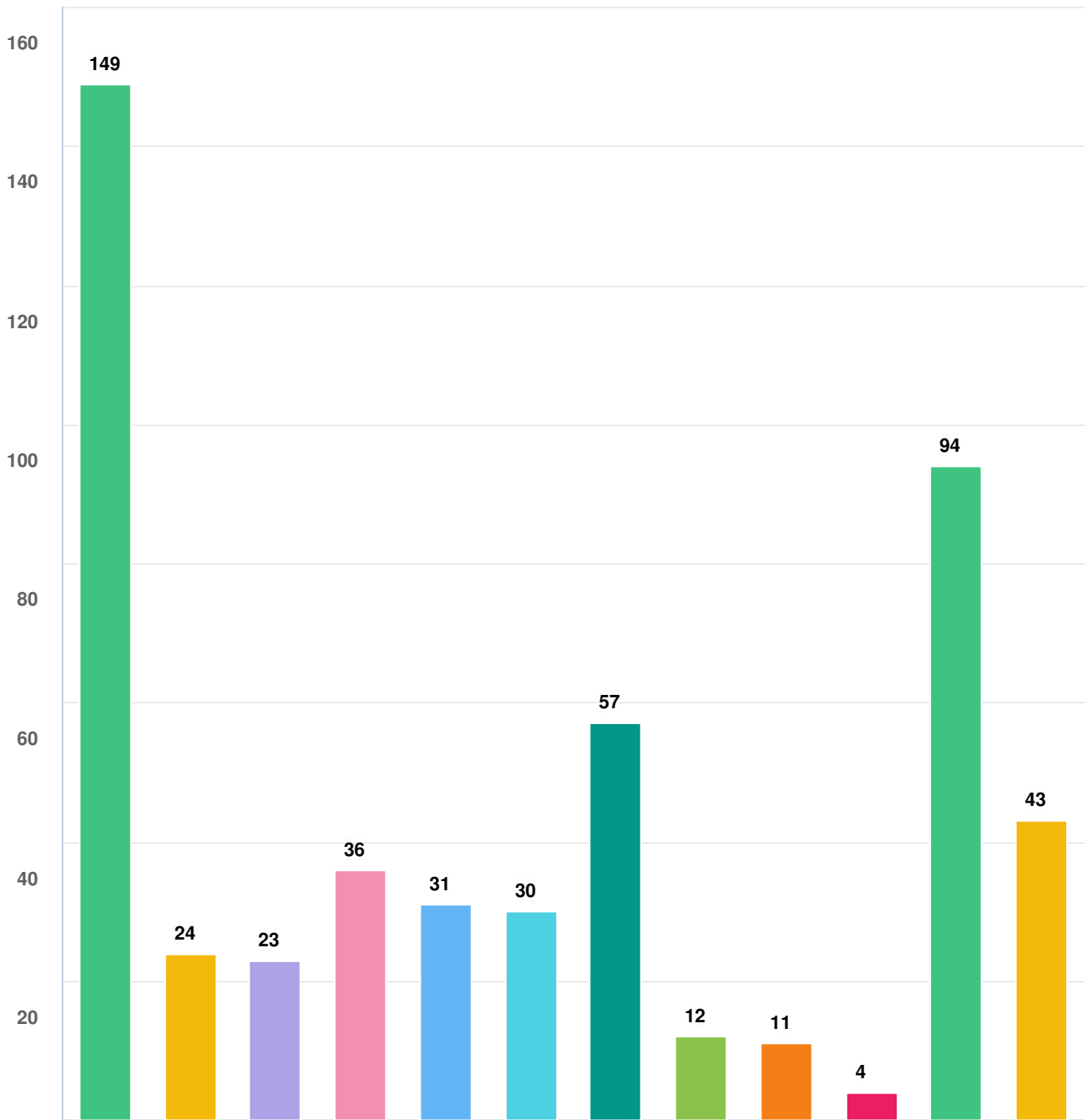


Question options

- Very Satisfied
- Somewhat Satisfied
- Neither Satisfied nor Dissatisfied
- Somewhat Dissatisfied
- Very Dissatisfied

Optional question (304 response(s), 3 skipped)
Question type: Radio Button Question

Q2 Which factors most limit the housing choices available to you in Camas? Select up to three.

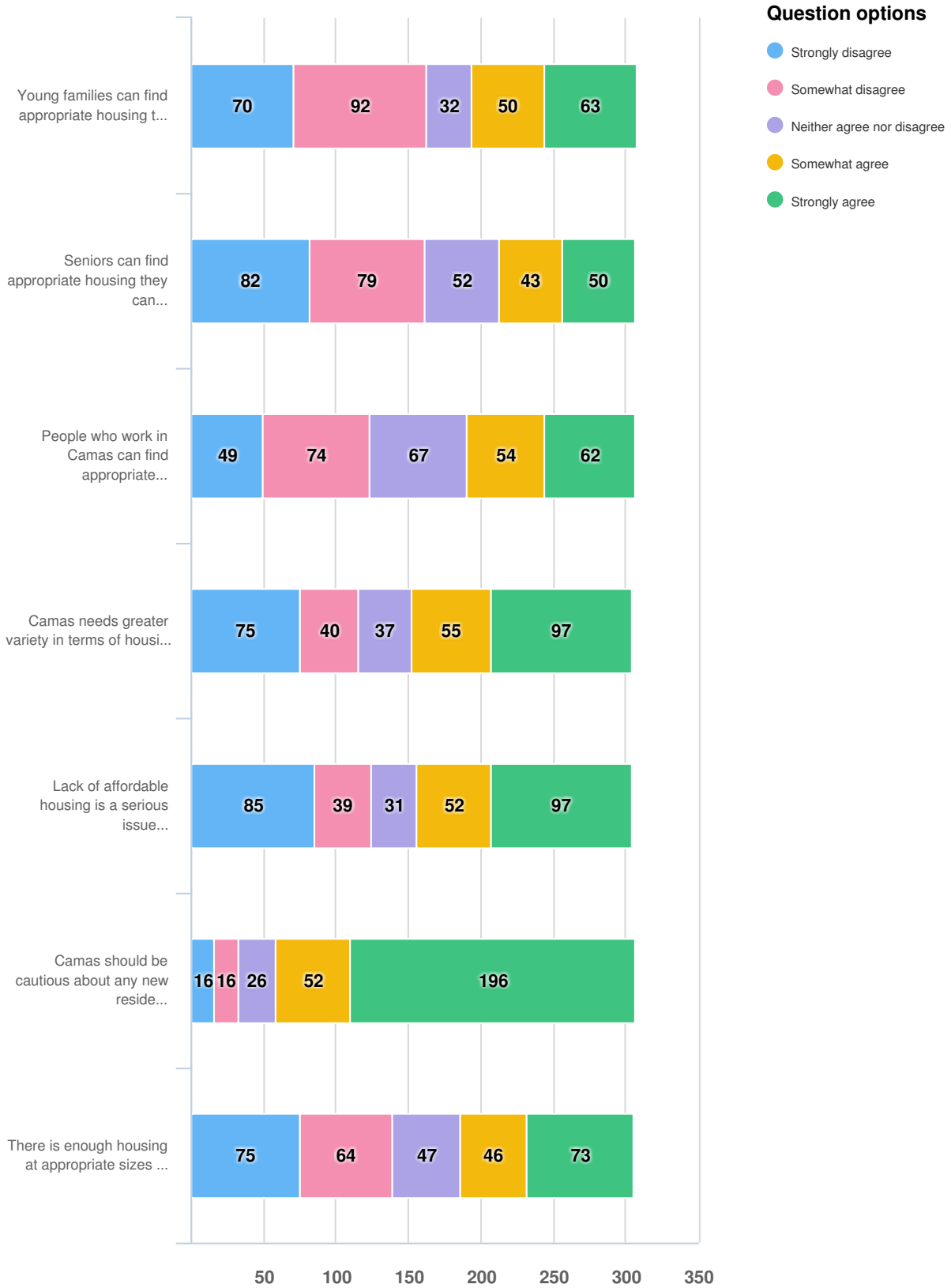


Question options

- Cost ● Location (too far from work, school, or other destinations) ● Too small for my needs ● Too large for my needs
- Too few units available for sale ● Too few units available for rent ● Lacking desired amenities (outdoor space, parking, etc.)
- Units are not accessible to persons with disabilities ● Difficulty qualifying for a mortgage loan
- Difficulty qualifying for a lease ● None of these factors limit my housing choices ● Other (please specify)

*Optional question (306 response(s), 1 skipped)
Question type: Checkbox Question*

Q3 Please indicate how strongly you agree with the following statements.

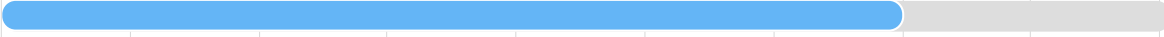


Optional question (307 response(s), 0 skipped)
Question type: Likert Question

Q3 | Please indicate how strongly you agree with the following statements.

Young families can find appropriate housing they can afford in Camas.

Strongly disagree : 70



Somewhat disagree : 92



Neither agree nor disagree : 32



Somewhat agree : 50

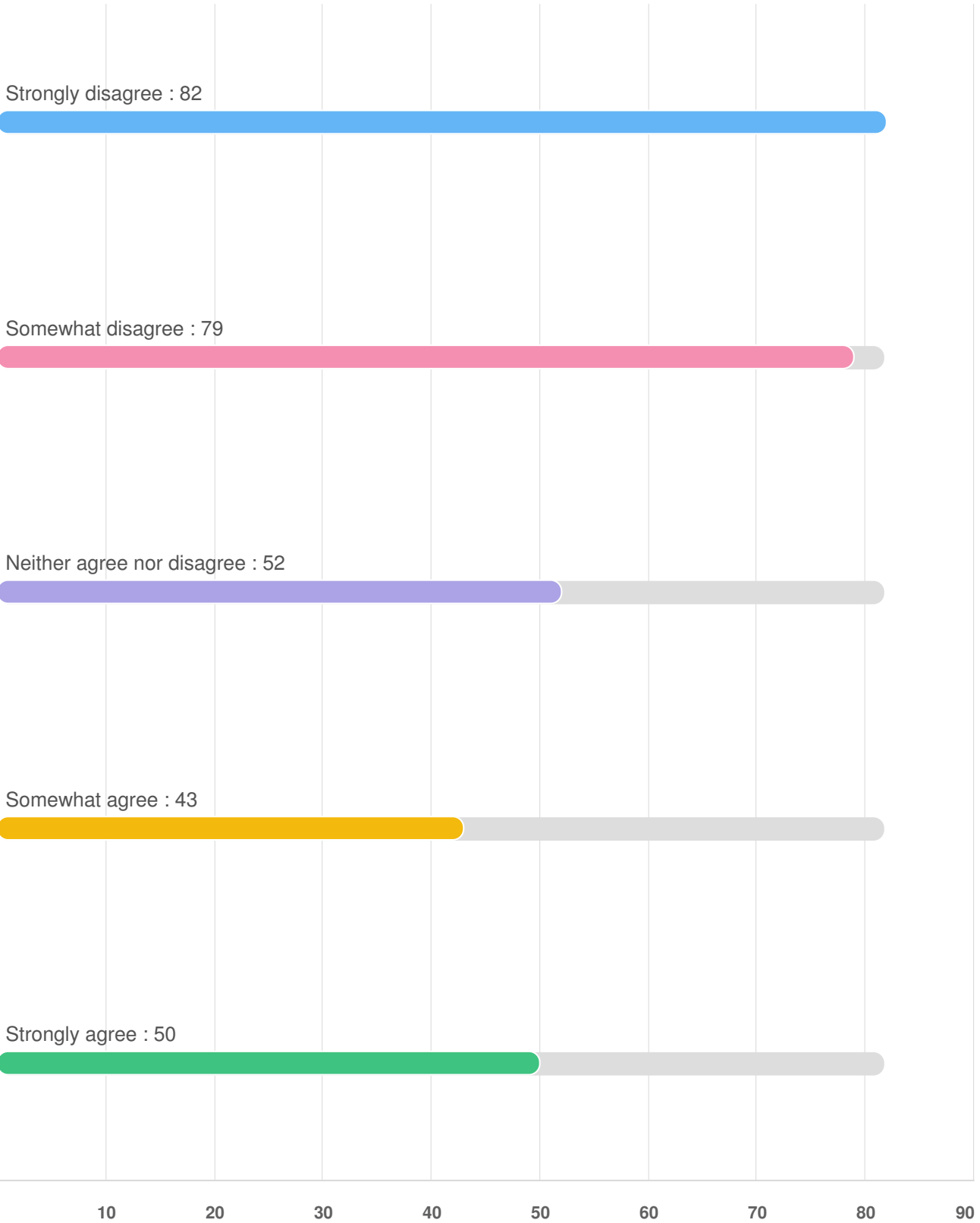


Strongly agree : 63

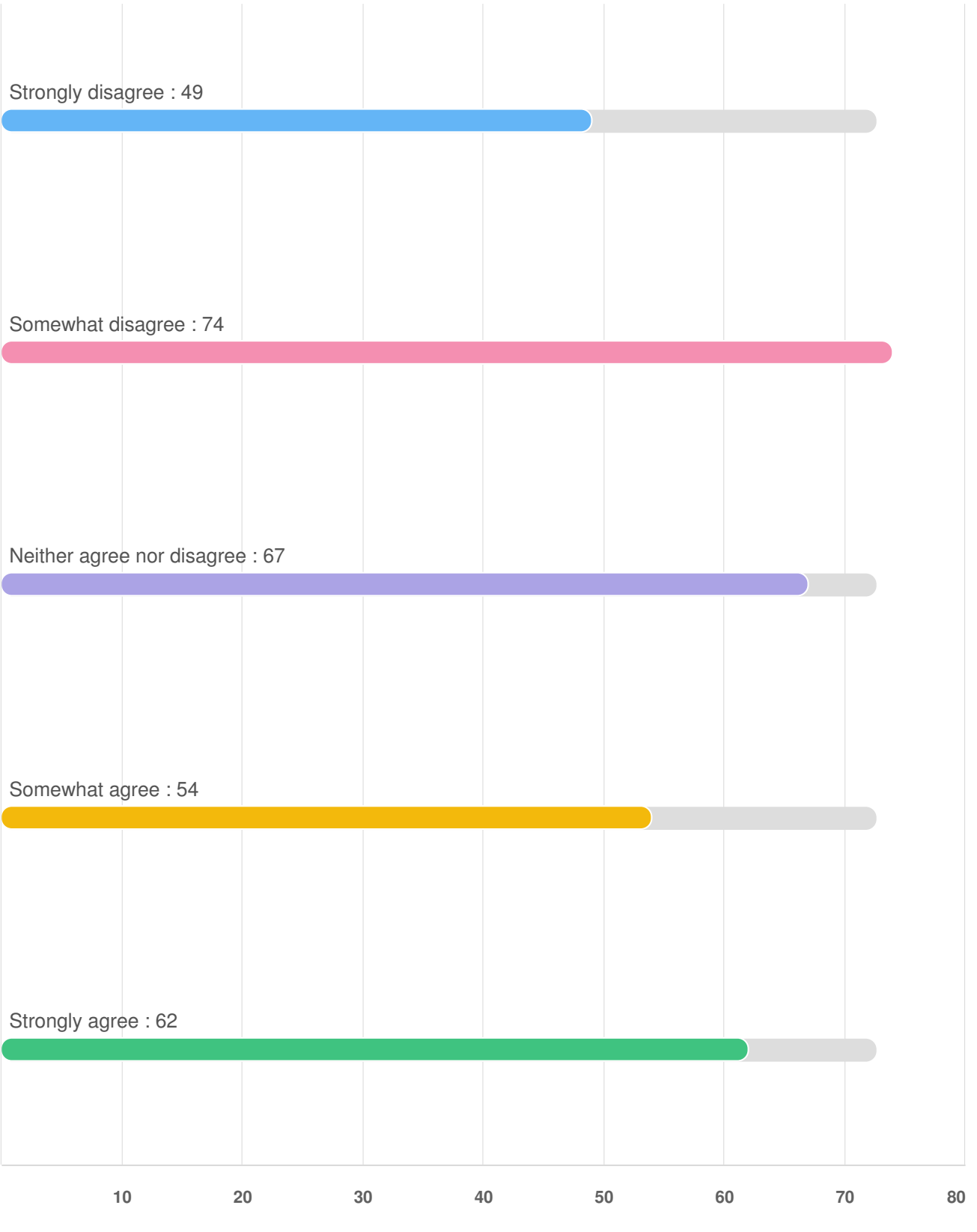


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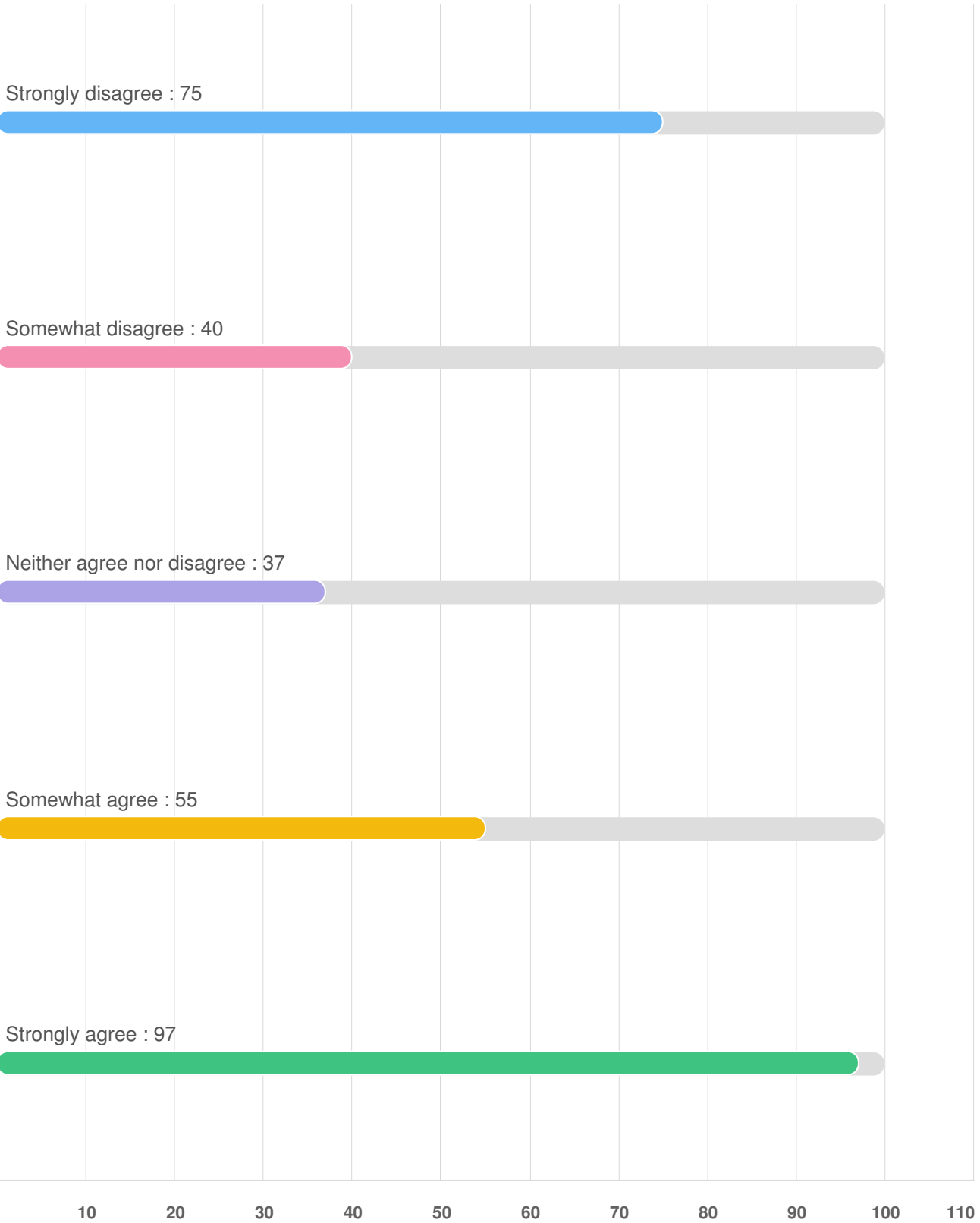
Seniors can find appropriate housing they can afford in Camas.



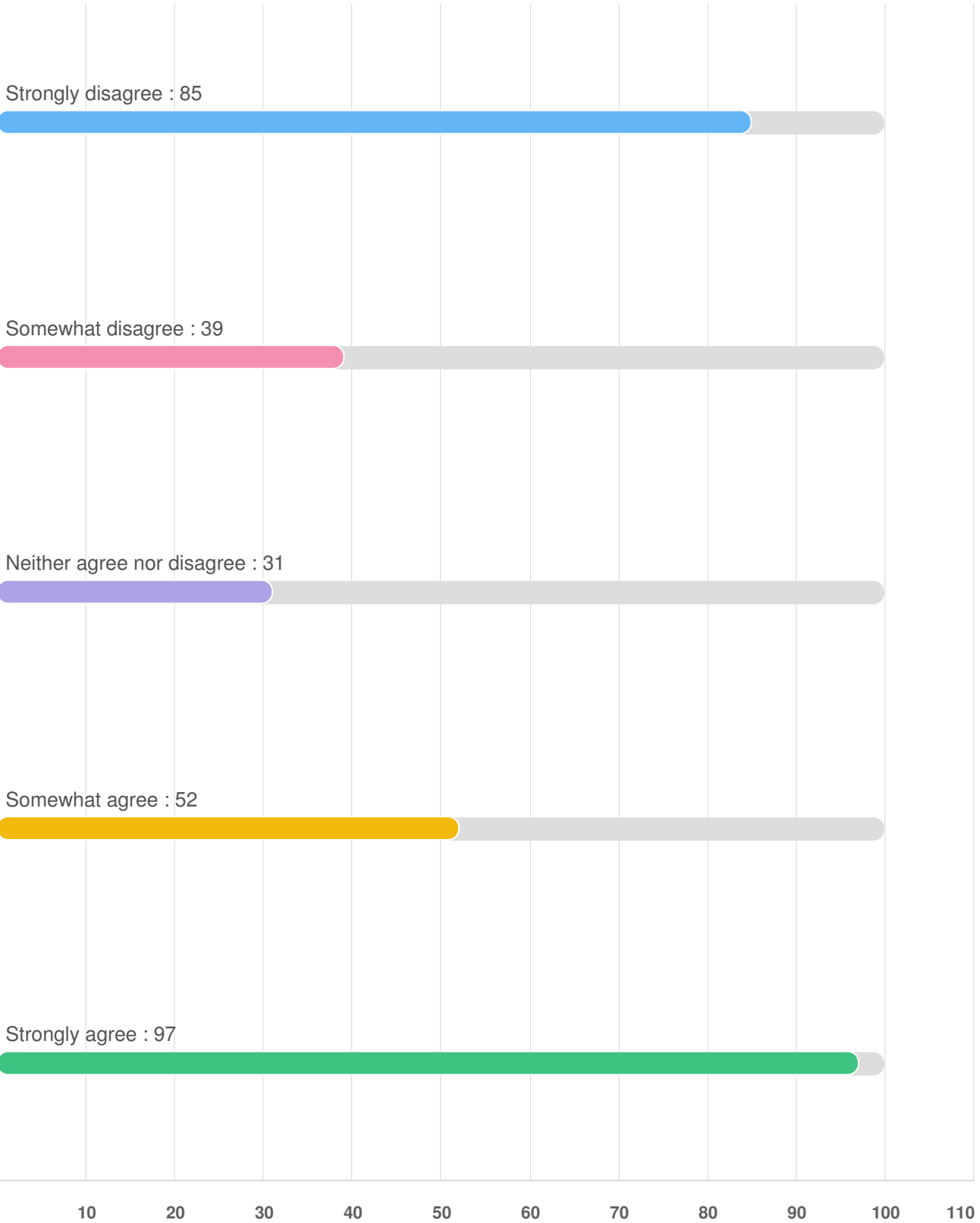
People who work in Camas can find appropriate housing they can afford in Camas.



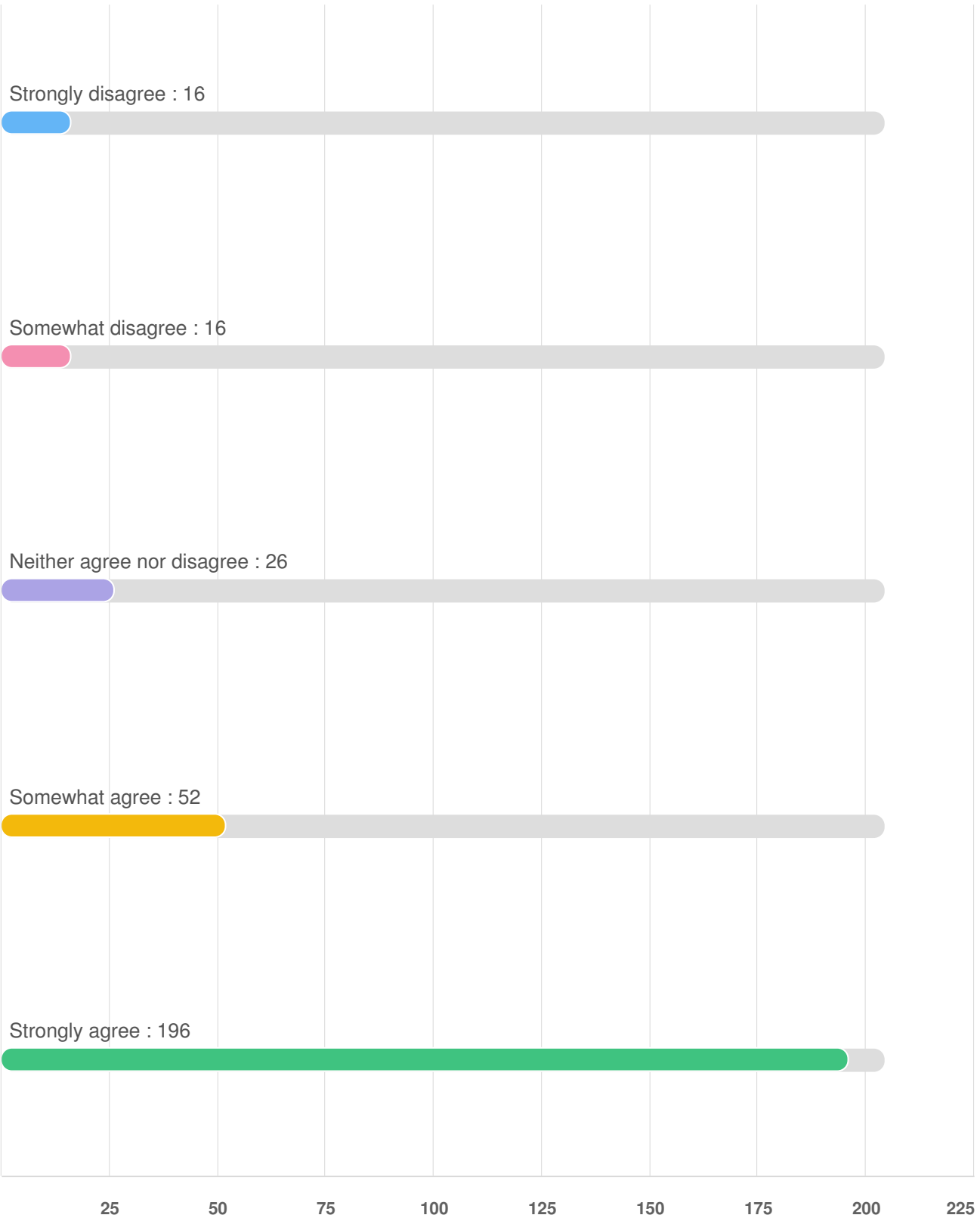
Camas needs greater variety in terms of housing types and prices.



Lack of affordable housing is a serious issue in Camas.

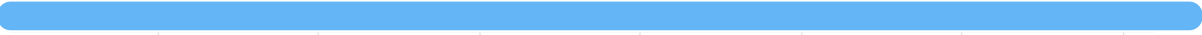


Camas should be cautious about any new residential development activity to preserve the character of the community.



There is enough housing at appropriate sizes and costs to meet the needs of our residents for the next 20 years.

Strongly disagree : 75



Somewhat disagree : 64



Neither agree nor disagree : 47



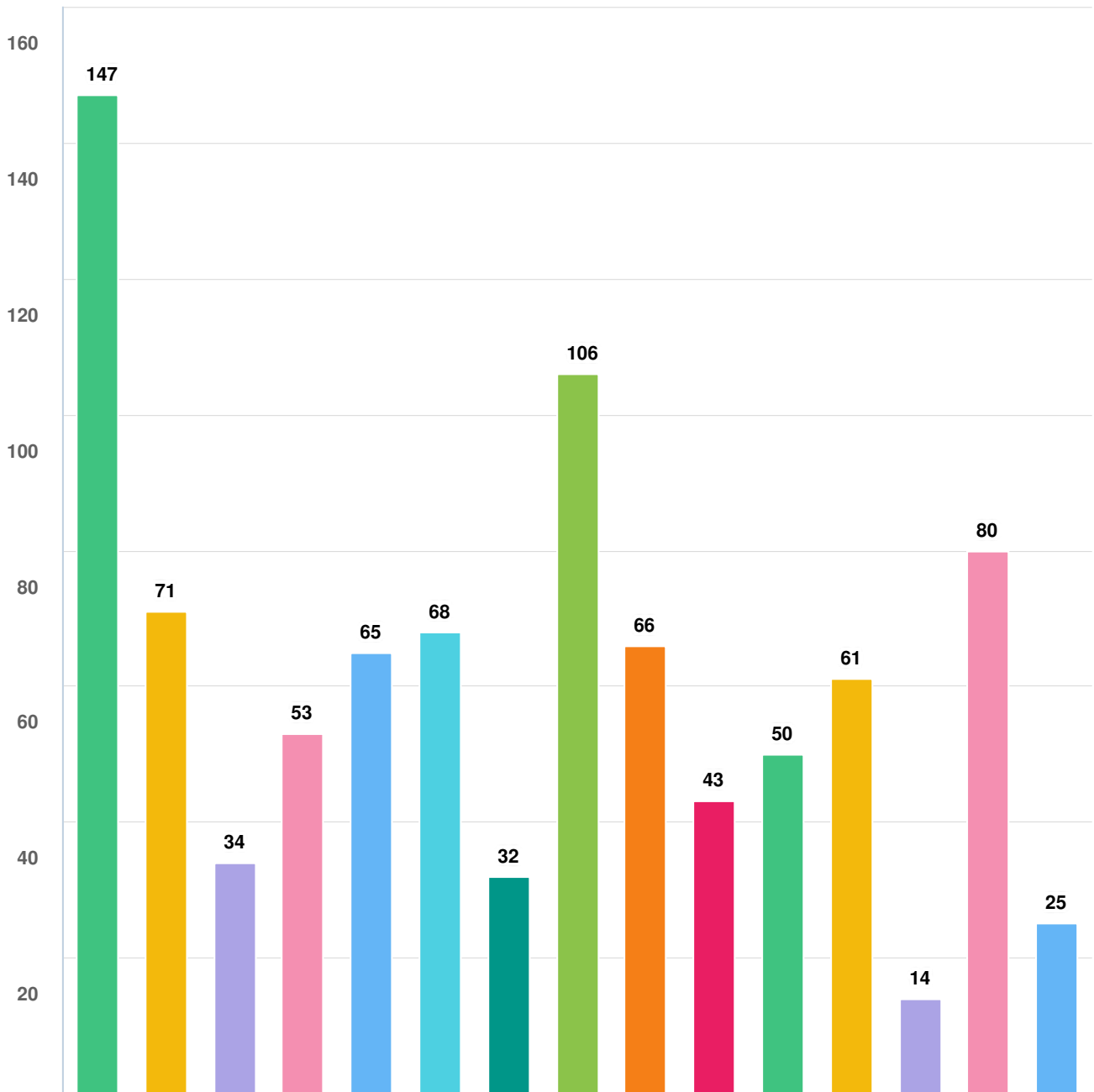
Somewhat agree : 46



Strongly agree : 73



Q4 Which of the following types of housing does Camas need more of? Check all that apply.

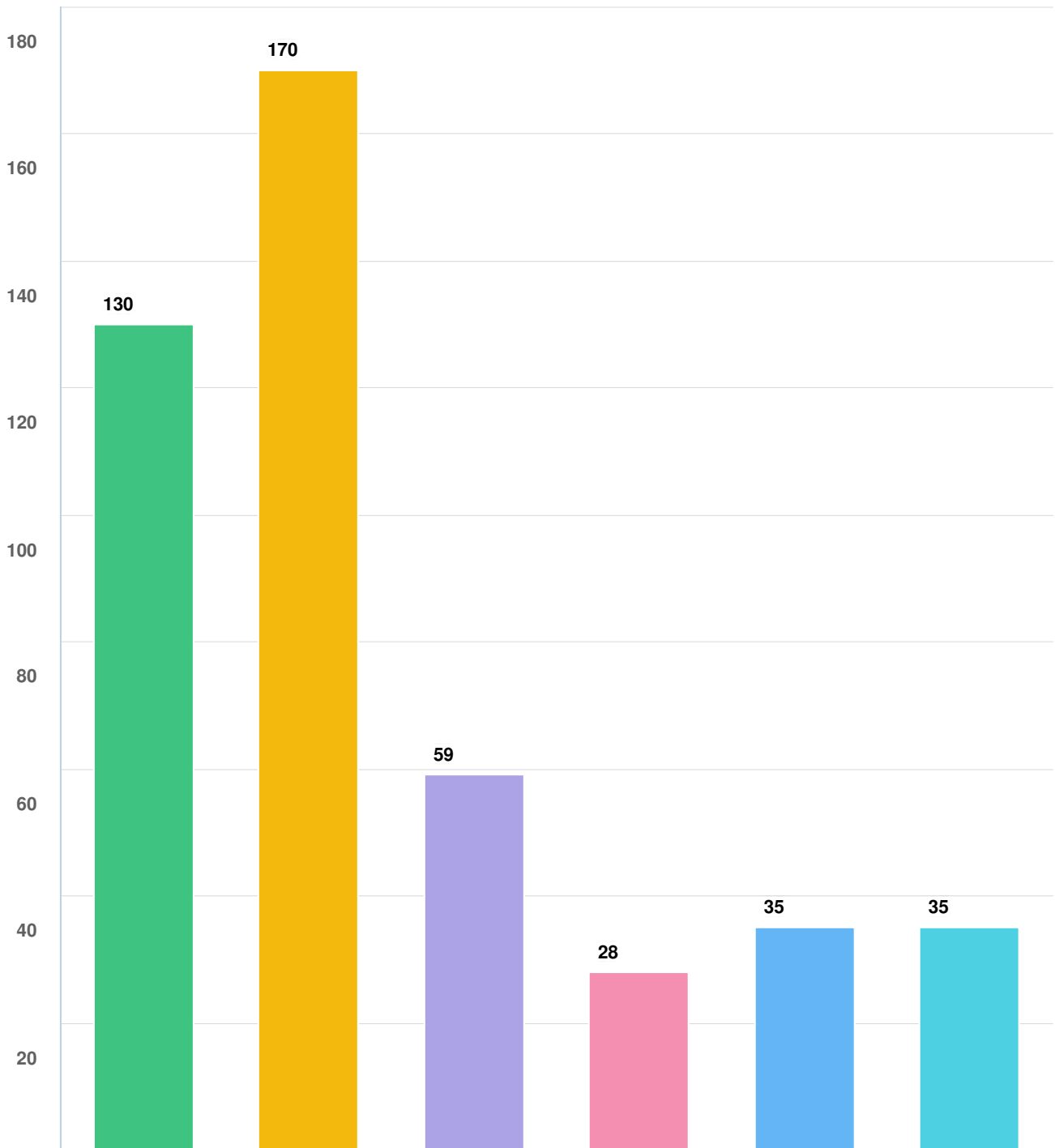


Question options

- Other (please specify)
 ● There is enough housing to meet our city's needs
 ● I'm not sure
- Accessory dwelling units (e.g., basement apartments, granny flats, carriage houses)
 ● Tiny homes
- Supportive housing for people with special needs
 ● Accessible housing/assisted housing for people with disabilities
- Senior housing
 ● Luxury apartments
 ● Mid-range apartments
 ● Affordable/workforce apartments
- Duplexes, triplexes, or four-plexes
 ● Rowhouses
 ● Large single-family homes
 ● Small single-family homes

Optional question (306 response(s), 1 skipped)
 Question type: Checkbox Question

Q5 In your opinion, what price range(s) have the biggest shortage of for-sale housing in Camas? Select up to two.

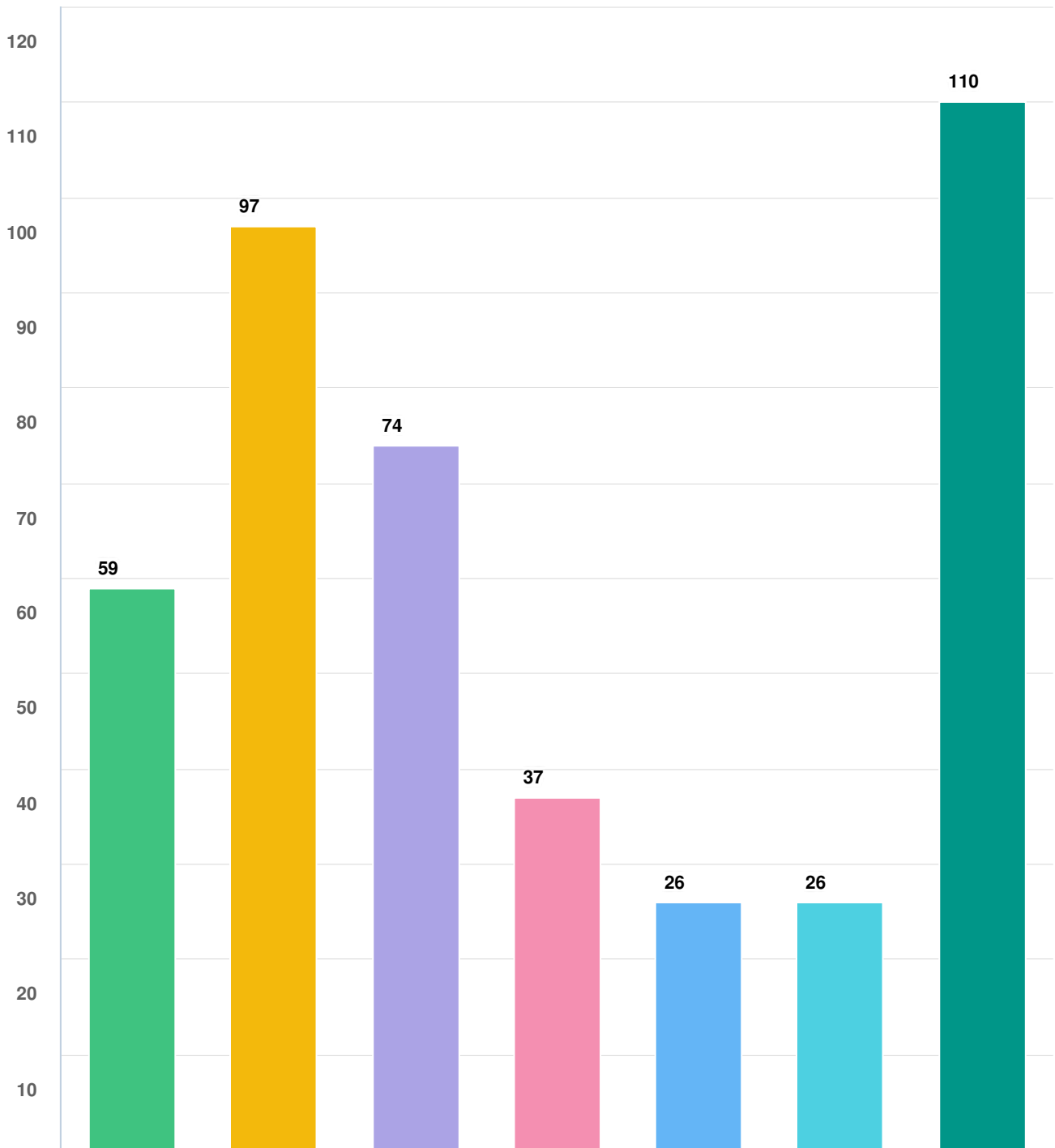


Question options

- I'm not sure
- \$550,000 or more
- \$450,000 to \$549,999
- \$350,000 to \$449,999
- \$250,000 to \$349,999
- Less than \$250,000

Optional question (302 response(s), 5 skipped)
 Question type: *Checkbox Question*

Q6 In your opinion, what rental range(s) have the biggest shortage of rental housing in Camas? Select up to two.

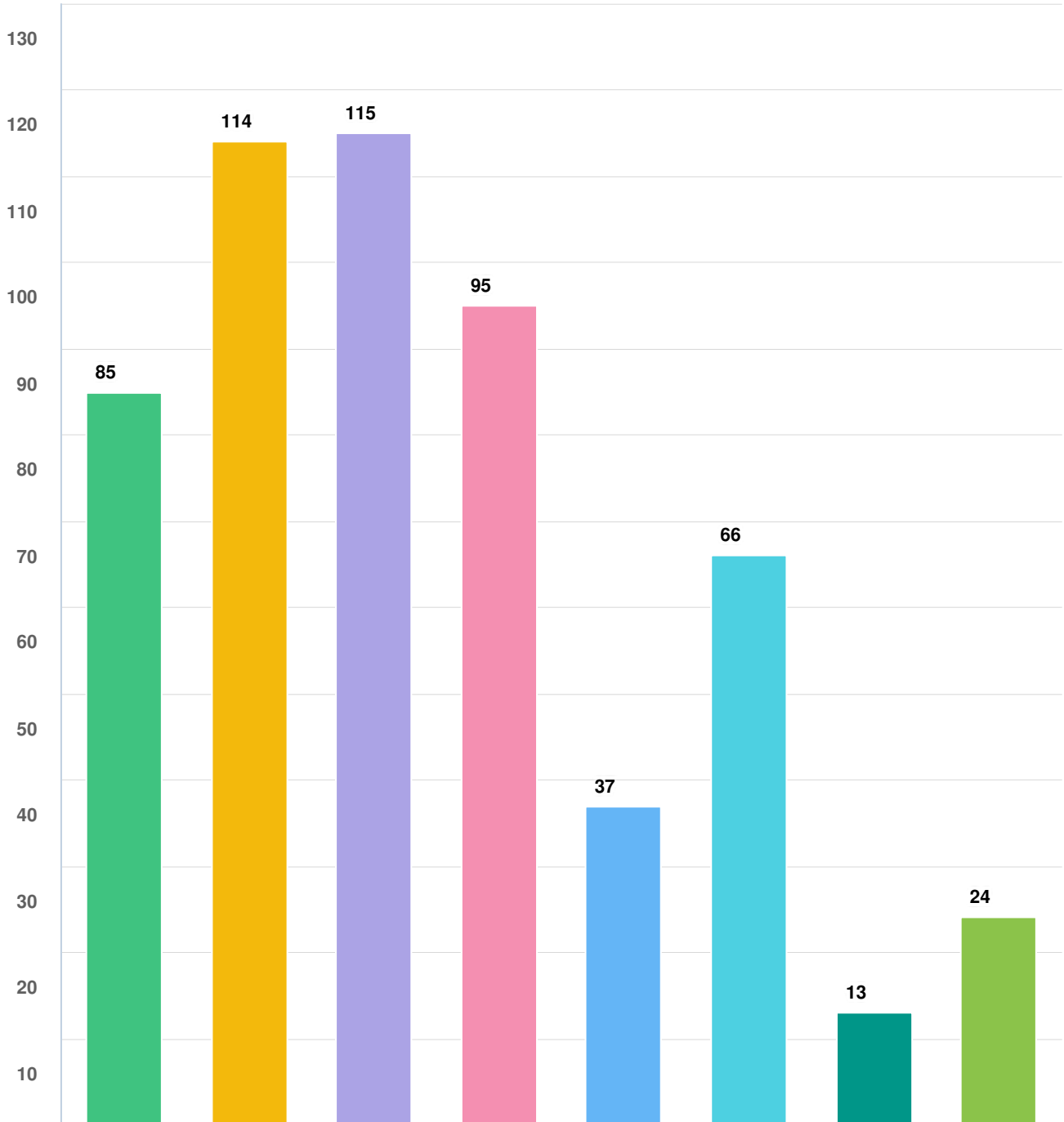


Question options

- I'm not sure
- \$2,000 and up
- \$1,500 to \$1,999
- \$1,250 to \$1,499
- \$1,000 to \$1,249
- \$800 to \$999
- Under \$800

Optional question (303 response(s), 4 skipped)
 Question type: *Checkbox Question*

Q7 Thinking about Camas over the next 20 years, where do you think new housing would be most appropriate, considering that it could be any type (e.g. single family homes, ADUs, rowhouses, apartments, etc.)? Check all that apply.

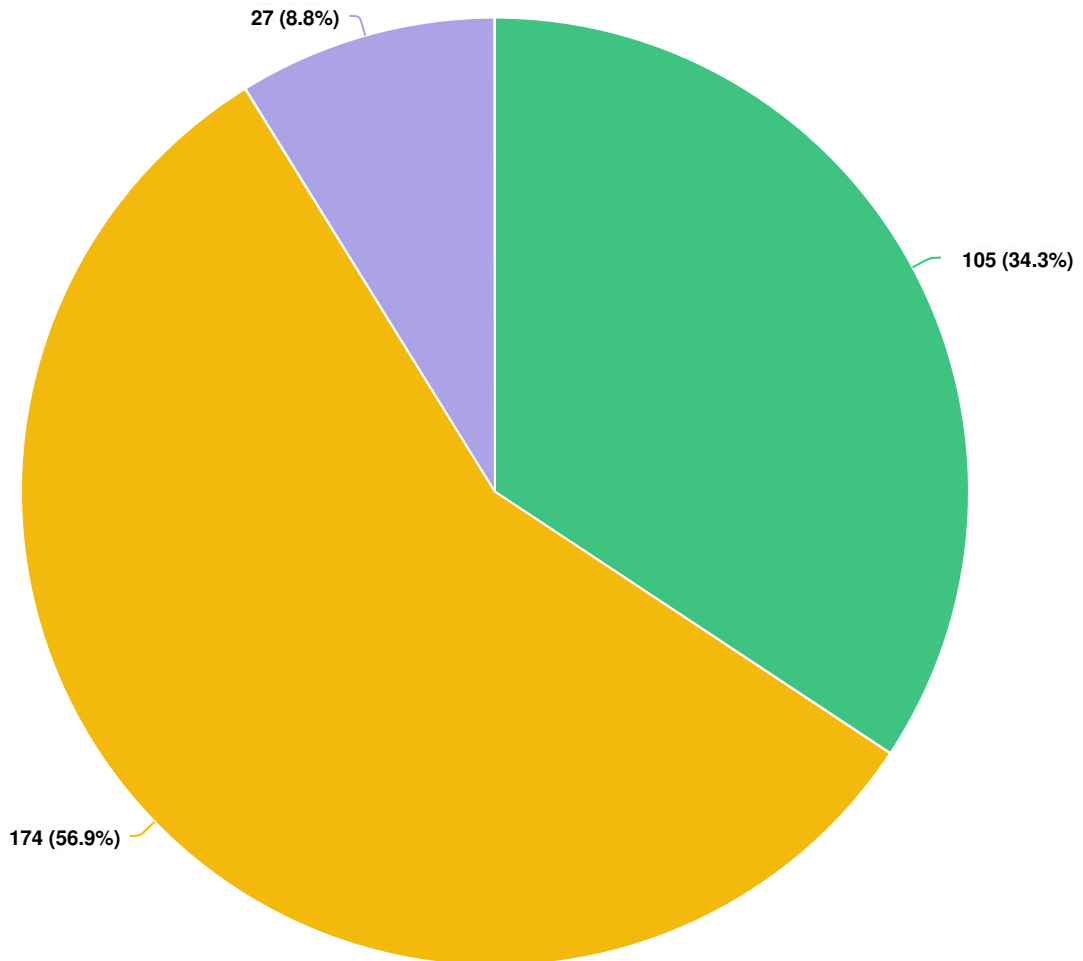


Question options

- Other (please specify)
 ● I don't know
 ● Neighboring cities or in the county
 ● None of these
- Vacant or underdeveloped commercial or industrial properties
 ● Redevelopment in older neighborhoods
- Vacant residential properties

Optional question (305 response(s), 2 skipped)
 Question type: Checkbox Question

Q8 | If you are a homeowner, have you ever considered adding an Accessory Dwelling Unit (ADU) to your property?

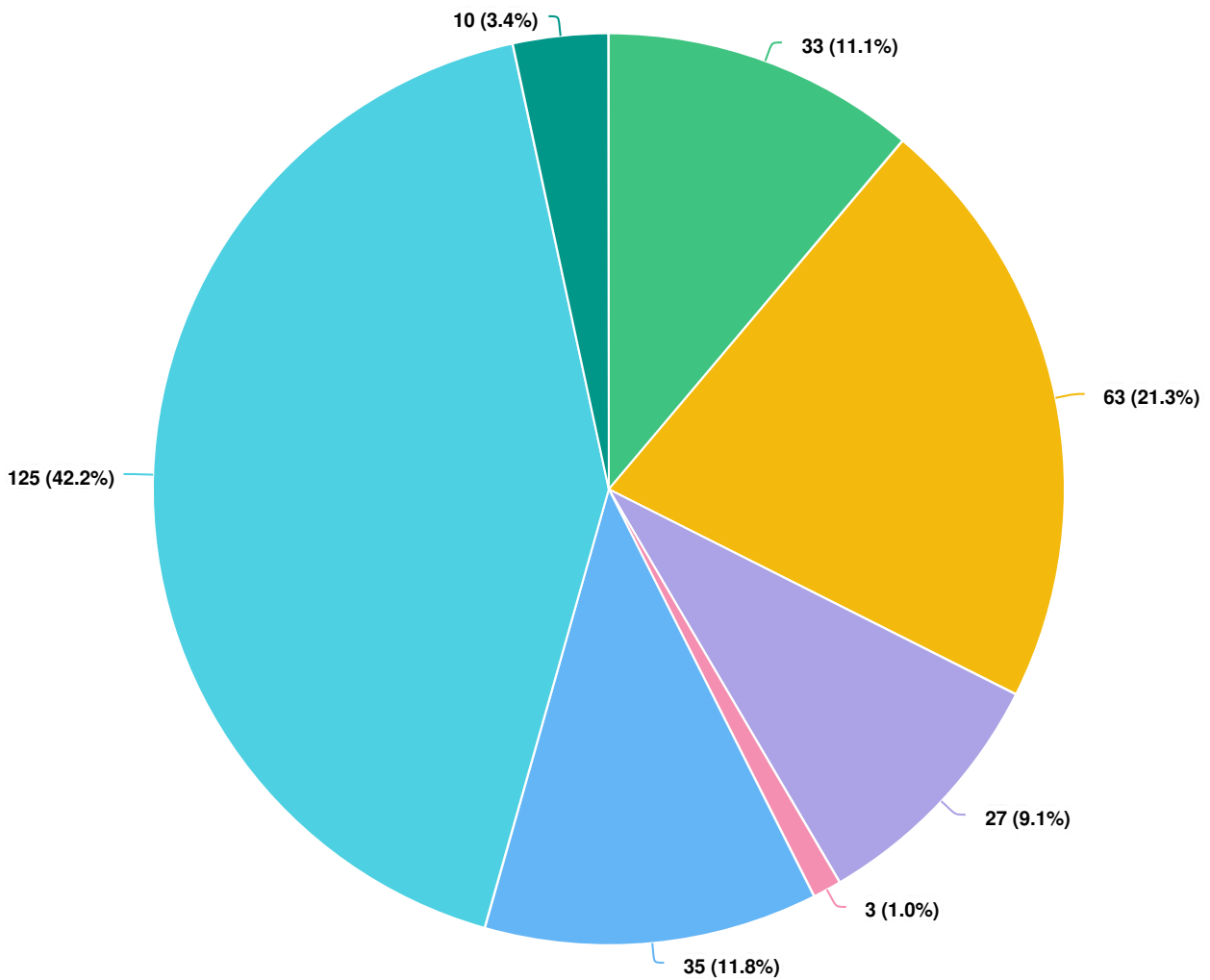


Question options

- Not applicable / I am not a homeowner
- No
- Yes

Optional question (306 response(s), 1 skipped)
Question type: Radio Button Question

Q9 | If you considered adding an ADU to your property, what would be your primary intent in doing so?

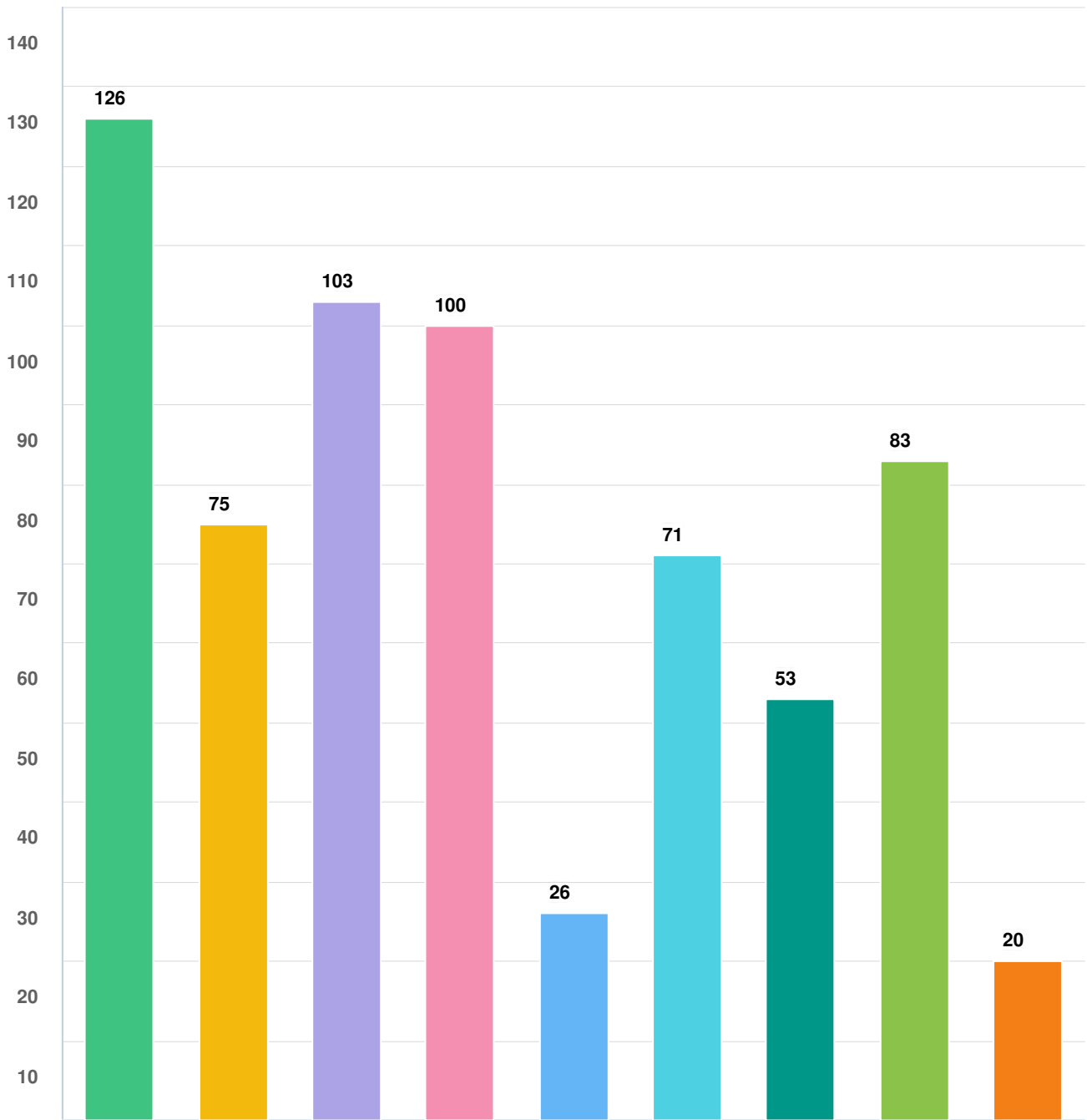


Question options

- Other (please specify)
 ● Not applicable
● Earn extra income by renting the space
● Increase the value of your home
- Create a guesthouse
 ● Provide a residence for relatives or friends
- Provide a residence for someone in need of care or a caregiver

Optional question (296 response(s), 11 skipped)
Question type: Radio Button Question

Q10 What types of assistance may be helpful to address housing affordability needs in Camas? Check all that apply.

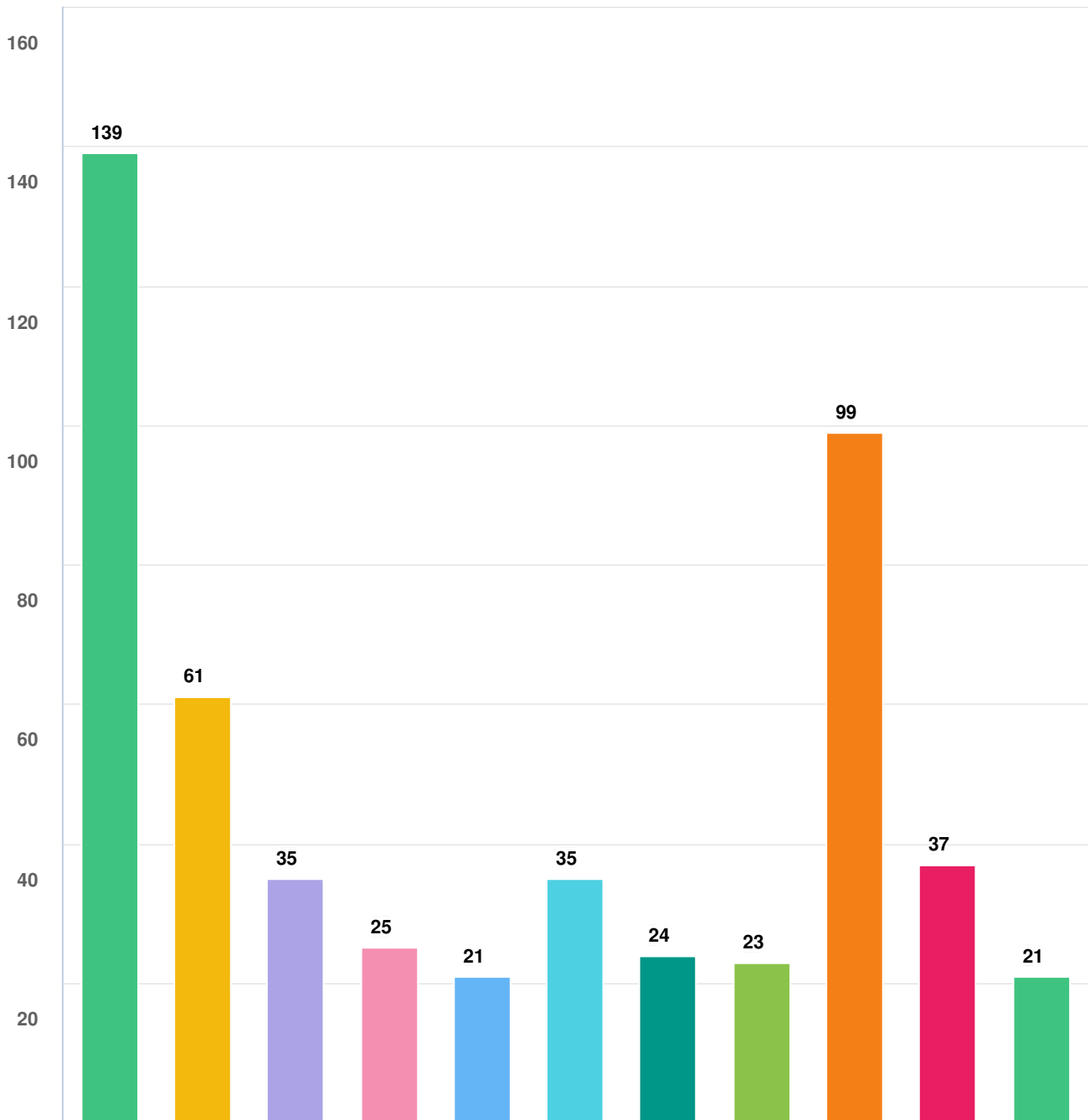


Question options

- Other (please specify)
 ● None of the above
 ● Assistance with language or cultural barriers
- Assistance for people who are homeless or at-risk of homelessness
 ● Help with rental payments
- More affordable rental units
 ● First-time homebuyer down payment assistance
- Homeownership preparation / credit counseling classes
 ● More affordable for-sale units

Optional question (304 response(s), 3 skipped)
 Question type: *Checkbox Question*

Q11 Are any of the following barriers to obtaining housing in Camas? Check all that apply.



Question options

- Other (please specify)
 ● I'm not sure
 ● None of the above
 ● Bias based on race or ethnicity
- Discrimination or steering by real estate agents
 ● Discrimination by landlords or rental agents
- Discrimination by mortgage lenders
 ● Difficulty qualifying for a lease
 ● Difficulty obtaining a mortgage
- Housing is too big or too small
 ● Lack of affordable housing

Optional question (303 response(s), 4 skipped)
Question type: Checkbox Question

Q12 | Are there any other issues or concerns you have about housing in Camas?

<p>Screen Name Redacted <small>9/28/2020 02:19 PM</small></p>	<p>Too many cookie cutter neighborhoods that are taking over open space. Growth needs to be managed and be thoughtful.</p>
<p>Screen Name Redacted <small>9/28/2020 02:24 PM</small></p>	<p>Too much large single family housing in the hills, without enough environmental regulation.</p>
<p>Screen Name Redacted <small>9/28/2020 02:42 PM</small></p>	<p>Too many HOA's; vacant bank-owned properties; prices too high for quality of homes (both old and new); lack of housing downtown</p>
<p>Screen Name Redacted <small>9/28/2020 03:10 PM</small></p>	<p>It seems majority of residential neighborhoods are redundantly governed by private HOA. There should be easy way for new owners or potential new owners to opt-out of HOA rules and be govern solely through Camas city government.</p>
<p>Screen Name Redacted <small>9/28/2020 03:13 PM</small></p>	<p>Planning for increased housing in downtown/close to downtown for best use of space while considering parking. It's unfortunate that the people who work in downtown and make it so wonderful can not always afford to live in Camas.</p>
<p>Screen Name Redacted <small>9/28/2020 03:17 PM</small></p>	<p>Starter homes at 450k is unacceptable. 20% down for a new family starting out is not realistic. Inventory below 450k is hard to attain (multiple offers).</p>
<p>Screen Name Redacted <small>9/28/2020 03:40 PM</small></p>	<p>Camas is trying to jam way too much housing in too small an area. We already have major issues with runoff spoiling the lakes and creeks. It is not environmentally appropriate to build so much when it spoils the waterways. Also, there isn't enough fresh water supply for more homes.</p>
<p>Screen Name Redacted</p>	<p>Any new development should</p>

9/28/2020 04:48 PM

consider development through the lens more sustainable development, reducing climate change, and promoting healthy lifestyles.

Screen Name Redacted

9/28/2020 06:15 PM

Lot sizes which are very small and offer nearly no outside open space.

Screen Name Redacted

9/28/2020 06:47 PM

Logistics. Everything gets tied up in the process and the fees are obscene. Camas can't even handle the traffic currently. Roads must be 4 lanes and roundabouts two lane. Drrr

Screen Name Redacted

9/28/2020 07:12 PM

I don't understand why we let developers squeeze so many houses on a lot and tear down all the trees.

Screen Name Redacted

9/28/2020 10:36 PM

I don't want huge tracks of houses that are super close together, all look the same with no neighborhood character, and have tiny streets taking over nature areas. I don't want Camas to look like California I want it to keep it's character. The smaller houses with distinct character in the Crown park area are much more pleasant than the new developments around Woodburn for example. I would rather variety all mixed into a neighborhood to help varieties of people to intermix and give neighborhoods interest.

Screen Name Redacted

9/28/2020 11:32 PM

The way Camas has allowed developers to ruin the Woodburn school area is shameful. It is easy to see that they allowed this for the high property tax amount we all have to pay. Each home having to pay these high property taxes twice a year - we get it it's about the money. The homes are crammed together, flag lot upon flag lot until they look like apartments complete with parking lots because there are TOO many homes in a square foot and they can't even park their cars in their 'driveways' ...The homes don't even

appear to be up to code (they are closer than 5 ft) to the next home - it looks disgusting and takes away from our Camas charm - WE despise this - (except Californian's) so PLEASE do us all a favor and DO NOT continue to do this sort of building - it ruins our town...in many ways. So instead have the homes a respectable distance and sprinkled throughout Camas within older neighborhoods as well as new developments and in outer lying areas -- Keeping in mind the tree's - they are disappearing - WE do not want to end up a little Silicon Valley - let's be mindful of our resources and environment before they are gone - and we are nothing more than just another 'big' town.

Screen Name Redacted
 9/29/2020 05:36 AM

Too many houses close together. Wrecking land that animals were using as their home.

Screen Name Redacted
 9/29/2020 05:47 AM

Avoid building apartments as it brings values down along with other social issues. Leave the apartments in Vancouver

Screen Name Redacted
 9/29/2020 09:50 AM

City infrastructure development needs to come before the housing development. The infrastructure needs to be paid by the developers and new homeowners. Existing homeowners should not bear the cost of new development. Any consideration of ADU or increased density in existing neighborhoods needs to include street and parking needs. Increased density will quickly change the culture and dynamics of Camas. There are plenty of lower cost housing options within minutes of Camas. Why do we feel that Camas needs to offer all types of housing? We are a suburb of Vancouver and Portland not a stand-alone city.

<p>Screen Name Redacted 9/29/2020 10:21 AM</p>	<p>Probably have enough single-family homes planned. I'm concerned about schools being able to handle the increase in population.</p>
<p>Screen Name Redacted 9/29/2020 01:33 PM</p>	<p>Too many developments going in. The urban growth needs to slow. And the developments that are going on, are too tight and close to neighbors. I can't even find a house to buy that has a place for us to park our boat.</p>
<p>Screen Name Redacted 9/29/2020 03:08 PM</p>	<p>Houses are jammed together in tiny lots with no trees or open spaces</p>
<p>Screen Name Redacted 9/29/2020 04:20 PM</p>	<p>nope</p>
<p>Screen Name Redacted 9/29/2020 04:26 PM</p>	<p>over population.</p>
<p>Screen Name Redacted 9/30/2020 12:14 AM</p>	<p>traffic congestion seems to be increasing in Camas/Washougal, SPECIFICALLY commercial vehicles, double axle dump trucks, etc. both NE 3rd Ave thru town East/West That drive WAY too fast. This is making this a LESS livable community. so, no matter WHAT you may do w/ housing expansions/opportunities . . . need to consider livability factors, please. Hwy 14 roundabouts - - don't care for them.</p>
<p>Screen Name Redacted 9/30/2020 07:55 AM</p>	<p>Lack of diversity in housing options will lead to lack of diversity in our community and schools and will negatively impact our quality of life.</p>
<p>Screen Name Redacted 9/30/2020 11:06 AM</p>	<p>As we increase the density I'm concerned about having enough off-street parking. Adding to the traffic issues.</p>
<p>Screen Name Redacted 9/30/2020 12:10 PM</p>	<p>Rows and rows of new housing (whichever type) are not the only answer to creating space where people want to live. How can we increase our walkable spaces, mixed-</p>

use development, and access to high quality amenities for all Camas citizens?

Screen Name Redacted

9/30/2020 01:14 PM

If we have more developments, please focus on quality of construction, environmental impacts and developer-provided free space, and developers contributing to enlarging school capacity so existing citizens don't pay the price.

Screen Name Redacted

9/30/2020 02:39 PM

Architecture plays a significant role in shaping the future of a community. We should be considering how our decisions might look 100 years from through social, environmental, and financial outcomes.

Screen Name Redacted

9/30/2020 02:45 PM

Please limit huge storage unit buildings

Screen Name Redacted

10/01/2020 03:58 PM

OVER-DEVELOPMENT already! Enough is enough! Not one tree is left standing when you guys let these greedy developers in. AND THEN YOU ALLOWED FOR BUILDING ON OUR WETLANDS???? WTF????

Screen Name Redacted

10/01/2020 11:43 PM

For homeowners- property taxes are out of control. They are on the verge of pricing current and new homeowners out of the city. Very unfortunate.

Screen Name Redacted

10/02/2020 10:57 AM

I see Camas trying to be everything to everyone...WE ARE NOT! We shouldn't try to fit to every one's needs. STOP giving away what most have worked hard for and want to live in an area where there is safety, good schools and good policing, low crime...that's what we work hard for and pay way too much in taxes to do so!

Screen Name Redacted

10/03/2020 09:17 AM

Our concern would be to change the dynamic in Camas . This city has small town atmosphere but provides big city amenities. Multiple dwelling

units do not add to this city anything that is positive. Increasing traffic, crime and population is what we will get. This resident does not support multiple dwelling units.

Screen Name Redacted

10/03/2020 08:54 PM

I am concerned with how high the price is for small starter homes and that there are bidding wars for homes.

Screen Name Redacted

10/05/2020 08:05 PM

There are enough affordable housing options in Camas. I would like to see luxury condos in areas that are needing redevelopment.

Screen Name Redacted

10/06/2020 09:36 AM

We moved to Camas to get away from the big city feel, crime, vandalism, graffiti. We do not want low income housing in camas. Many homeowners will be likely to move if this happens.

Screen Name Redacted

10/06/2020 09:49 AM

Camas is known as a safe, quaint town. Increased population places the city in a high rate of crime.

Screen Name Redacted

10/06/2020 09:51 AM

You are destroying the environment and trees with all of the houses you are allowing. There is not enough infrastructure capacity (roads, school class size) to deal with this swelling of homes and the density of which you are packing them in.

Screen Name Redacted

10/06/2020 10:00 AM

Please don't turn Camas into Portland

Screen Name Redacted

10/06/2020 10:00 AM

Affordable housing for seniors

Screen Name Redacted

10/06/2020 10:03 AM

Maintain the current housing. Don't bring Portland's problems to Camas by creating rampant low income or government assisted housing.

Screen Name Redacted

10/06/2020 10:19 AM

We do not want or need low income housing to drag down our property values. Let the market do its job.

Screen Name Redacted

Stop building on Camas land. We

<p>10/06/2020 10:35 AM</p> <p>Screen Name Redacted</p> <p>10/06/2020 10:36 AM</p> <p>Screen Name Redacted</p> <p>10/06/2020 11:19 AM</p> <p>Screen Name Redacted</p> <p>10/06/2020 11:58 AM</p> <p>Screen Name Redacted</p> <p>10/06/2020 12:03 PM</p> <p>Screen Name Redacted</p> <p>10/06/2020 12:24 PM</p> <p>Screen Name Redacted</p> <p>10/06/2020 01:02 PM</p> <p>Screen Name Redacted</p> <p>10/06/2020 03:27 PM</p> <p>Screen Name Redacted</p> <p>10/06/2020 06:46 PM</p> <p>Screen Name Redacted</p> <p>10/06/2020 06:56 PM</p> <p>Screen Name Redacted</p>	<p>are ruining the small town open country feel!</p> <p>To many huge houses for the rich which drives up the market causing those who have lived here most of their lives to be unable to afford it. No more!!</p> <p>We do not need the city to come in and decide what kind of housing is needed. It is up to the buyers and sellers. If you truly want to help, cut down city spending and lower taxes so people can pay off their property faster.</p> <p>There are almost no options for middle class residents.</p> <p>Too much development. Houses too close together.</p> <p>That it is being over developed and is going to lose the charm that brought families here in the first place</p> <p>We do not need more apartments or high density housing. Leave that to Vancouver and Portland. We do not want to be those places.</p> <p>Yes, the City has shown a lack of respect for our green spaces and parks! Cutting down our trees and building ridiculous roundabouts! More housing is just more housing and problems!!! Getting a survey like this is so disheartening- do you city employees even live in Camas or are you trying to justify your jobs?</p> <p>No</p> <p>We have plenty of housing and do not need to build. We need to preserve our small town</p> <p>Sad to see the loss of green space</p>
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10/06/2020 10:58 PM

on the mountains.

Screen Name Redacted

10/08/2020 04:10 AM

Please keep Camas an aspirational town and don't dilute the tax base. Don't make the mistakes so many cities and towns make by adding density and increasing low income housing. We are not immune to the problems other cities and towns face . Attracting home buyers who are willing to pay high per capita property taxes helps the city maintain a high level of services.

Screen Name Redacted

10/08/2020 01:10 PM

Keep Camas rural.

Screen Name Redacted

10/09/2020 05:07 PM

Single story homes on large lots

Screen Name Redacted

10/09/2020 05:23 PM

The charm of the city is being ruined by over building in wildlife habitat

Screen Name Redacted

10/09/2020 05:44 PM

Impact fees and exorbitant permit and utility hookup fees have produced housing developments that only larger corporate builders can afford to make. Since govt fees are so high, we see neighborhoods that no one would aspire to live in. High density a long way from public transport is counterintuitive to what cities should desire.

Screen Name Redacted

10/09/2020 08:04 PM

Development plans for the north side of the lake need to be very, very carefully planned and considered so that the charm of Camas is not destroyed, and a larger traffic nightmare is not created. I don't think ADUs are the answer unless there are strict zoning regulations. For example, property with 2DU per acre can easily accommodate the parking issues and noise level created by an ADU. Smaller lots do not enhance livability for neighborhoods, but

create parking headaches and additional noise and congestion. If Camas is intent on growth, it would be amazing to study master planned communities such as Highlands Ranch, CO and Rancho Santa Margarita or Ladera Ranch in Orange County. These communities have tried to balance housing needs and livability.

Screen Name Redacted

10/09/2020 08:18 PM

people afraid of growth

Screen Name Redacted

10/09/2020 08:19 PM

Small lots, crammed housing. Looking like a shitty city.

Screen Name Redacted

10/09/2020 08:33 PM

The cost is astronomical for someone like me who is single! I'm 47 years old living with my mother because of the price's of apartments! I have worked my whole life since age 15 and I never dreamed there would be a time I couldn't afford an apartment! I have excellent rental history but literally can not afford to spend an entire paycheck on rent because I am single!

Screen Name Redacted

10/09/2020 08:41 PM

The issues I have with regards to housing is that new housing will kill the natural open spaces that we were known for. Current housing around the core center of Camas is looking dilapidated and in bad need of code compliance to get these people to clean up their houses & yards...Drive around and you will see. I predict that if these eyesores continue, it will create a big divide between the old downtown and the new subdivisions...

Screen Name Redacted

10/09/2020 08:41 PM

Stop new housing developments (subdivisions) of big houses. Add public transportation. Think about schools/infrastructure (roads) before adding new housing.

Screen Name Redacted 10/09/2020 08:54 PM	Too many dangerous fireworks. Two days of the year it's uninhabitable.
Screen Name Redacted 10/09/2020 09:26 PM	Concerned about the future of the new housing developments and the condition/value they will have 20 years from now. Tract homes tend to lose value and are less likely to keep families in the city long term. If too many are built, the concentration can negatively impact the future of the Camas community.
Screen Name Redacted 10/09/2020 09:58 PM	We don't need anymore small row houses or townhouses with no backyards that cost as much as a whole house in Washougal or Vancouver.
Screen Name Redacted 10/09/2020 10:03 PM	Increased housing is destroying our city. Stop Turing us into another California LA!
Screen Name Redacted 10/09/2020 10:14 PM	When one house on property is sold (or a golf course) and the land is rezone to have lots thatvaye 5k-6k square feet is ridiculous. It is not sustainable for the Camas infrastructure especially schools.
Screen Name Redacted 10/09/2020 10:17 PM	Too many sub divisions
Screen Name Redacted 10/10/2020 01:12 AM	Too many large homes need smaller homes
Screen Name Redacted 10/10/2020 04:02 AM	None
Screen Name Redacted 10/10/2020 06:46 AM	What were the impact fees on the hundreds of new homes being built this last few years? And why the heck have our property taxes continued to increase so greatly every yr when our homes are getting older and there are so many new homes that are now paying taxes as well.

<p>Screen Name Redacted 10/10/2020 07:47 AM</p>	<p>Stop any further developments. Camas is getting too big and it's affecting schools, traffic, utilities, etc!</p>
<p>Screen Name Redacted 10/10/2020 07:59 AM</p>	<p>I don't want rapid development or the large scale addition of more housing.</p>
<p>Screen Name Redacted 10/10/2020 08:11 AM</p>	<p>I own a home outside of the city limits and there is so much red tape one has to go through to get a permit to build any structure on there property.</p>
<p>Screen Name Redacted 10/10/2020 08:57 AM</p>	<p>I am a landlord in Camas. I rent my places below market on purpose because I believe in affordable housing, and my tenants are amazing and respectful because of that. But I have had to raise the rent continuously every year because of property tax increases. That to me is the biggest hurdle for affordability.</p>
<p>Screen Name Redacted 10/10/2020 10:04 AM</p>	<p>Camas has way too much housing development going on and it's ruining the landscape and our town. Traffic, overcrowded schools are already a problem. Not enough parking downtown as it is and new building/development just continues regardless. Think about those who have lived here, those who moved here and purchased older homes to avoid contributing to development. Think about those folks who have lived here a lifetime, paid off their homes and can no longer afford to live here b/c of the high taxes! Crime has increased! Do NOT turn beautiful Camas over to greedy builders. You will turn our town into something out of California! Camasonians do NOT want that - listen to your fellow neighbors!</p>
<p>Screen Name Redacted 10/10/2020 10:57 AM</p>	<p>I am concerned with convenient, short-term solutions like ADU's that will be difficult to control, have the ability to change neighborhoods with</p>

overcrowding of cars, turn into VRBO's and violated CC&R's. I am not for any subsidized government housing.

Screen Name Redacted

10/10/2020 11:40 AM

Too many small lot housing divisions. Concerned about property values. Concerned about growth and increased crime.

Screen Name Redacted

10/10/2020 11:53 AM

Traffic in existing neighborhoods is an issue. The more we build, the worse it will get. Sierra Drive is a mess. There needs be a barrier put up at 38th and Sierra to eliminate the highway type situation currently on Sierra. Speed is a huge factor. These are supposed to be neighborhoods. They should only have neighborhood traffic. Not trucks, and cars passing through.

Screen Name Redacted

10/10/2020 12:16 PM

Not sure.

Screen Name Redacted

10/10/2020 01:58 PM

You have ignored citizens desire that NO development occur on the Northshore of Lacamas Lake. You have failed to ask "if" citizens even want more multi-unit apartments and rental properties, instead of being a city primarily of families who own their homes. You have failed to give us demographic information about median family income, the ages, and number of people living in a home. Do we have the infrastructure to support increased growth in housing? Everett/SR 500 is already jammed, and your roundabout will at best be a temporary fix along this main north-south corridor. You allowed the placement of the high school to be in a location that could not support the added traffic congestion the high school brought. The location of the high school in turn, triggered more home development in the northeast

area of the city, further adding to the traffic congestion problems. We now have a mill that has laid off significant numbers of workers. Most of us see the handwriting on the wall, and that the mill will ultimately close. That means what happens with all the GP real estate? It seems to me that should be the focus of "development" discussions among the community. How to attract new businesses to the downtown area? Should we allow some of that GP land to be redeveloped into new housing? Or should it be reserved for business redevelopment? Should some of it become "mixed use" development? Should it be a park and residential, and if so, what type of residential development? We have a lot of businesses struggling right now due to COVID. How can we help them recover and create jobs in our city?

Screen Name Redacted

10/10/2020 02:07 PM

Please stop the housing developments. We are being over populated and Camas is becoming less livable. Keep apartments close to downtown, walkable and close to transit. Please keep our Camas livable, not squished together in cookie cutter houses on postage stamp size lots. Please keep this area open and livable.

Screen Name Redacted

10/10/2020 02:17 PM

Too much building, ruining the culture of the city.

Screen Name Redacted

10/10/2020 03:41 PM

My concerns are mostly around planning, zoning and character preservation. I dislike when the greenbelt buffer between the road and new housing disappears. I don't like overly groomed and manicured streets/sidewalks (i.e. Californian suburbia). I love the segments in town that have forest and trees on both sides so you forget you are right

<p>Screen Name Redacted 10/10/2020 03:45 PM</p>	<p>next to a subdivision. It's very elite and white.</p>
<p>Screen Name Redacted 10/10/2020 03:46 PM</p>	<p>Concerned about demands placed upon the city by outside authorities (such as state government) to increase housing supply. Housing supply can adequately be addressed by the city.</p>
<p>Screen Name Redacted 10/10/2020 04:02 PM</p>	<p>No</p>
<p>Screen Name Redacted 10/10/2020 04:11 PM</p>	<p>This is not Portland and we will not sit silent while you try to impose Portland ideas in our area.</p>
<p>Screen Name Redacted 10/10/2020 04:22 PM</p>	<p>I hope City of Camas does not follow the policies followed by Portland. Folks move from Portland metro to get away from those policies.</p>
<p>Screen Name Redacted 10/10/2020 04:35 PM</p>	<p>Rising property taxes and school levies. Oh, and city government employees thinking they know what is best for Camas residents. "Of all tyrannies, a tyranny sincerely exercised for the good of its victims may be the most oppressive. It would be better to live under robber barons than under omnipotent moral busybodies. The robber baron's cruelty may sometimes sleep, his cupidity may at some point be satiated; but those who torment us for our own good will torment us without end for they do so with the approval of their own conscience." C.S. Lewis</p>
<p>Screen Name Redacted 10/10/2020 04:38 PM</p>	<p>My children can't afford to stay in Camas. We raised them here, they graduated from Camas but have to move away to neighboring cities to buy first homes.</p>
<p>Screen Name Redacted 10/10/2020 04:43 PM</p>	<p>Stop high density housing developments. Stop taking away</p>

	green spaces and outdoor recreation. We have plenty of housing.
Screen Name Redacted 10/10/2020 04:55 PM	Traffic, parking, road improvements needed if more development occurs. Paid for by the developers
Screen Name Redacted 10/10/2020 04:57 PM	This is NOT Portland, don't try to make it Portland. We don't need Mayor Wheeler and J. Hardesty ideals. This all seems familiar.....
Screen Name Redacted 10/10/2020 04:58 PM	I am concerned that bringing in "affordable housing" will lower Camas' present image as an upscale community with beautiful newer homes. owners who can afford high property taxes and levies, and excellent schools. Not every community needs to have tiny homes, subsidized rental properties, etc. We don't need or want this kind of development or growth, and we should avoid it, not invite or solicit it. Please don't downscale Camas or make it like Portland.
Screen Name Redacted 10/10/2020 05:06 PM	Camas is a great community that will change for the worse if we surrender to political correctness and allow it to become Portland. Those influences need to stay in Portland.
Screen Name Redacted 10/10/2020 05:20 PM	It appears we have many 'luxury' apartments but I don't see many smaller, single family homes that are in a lower price range.
Screen Name Redacted 10/10/2020 05:21 PM	Cost
Screen Name Redacted 10/10/2020 06:22 PM	loss of green\open space.
Screen Name Redacted 10/10/2020 06:36 PM	Not planned out well enough. We should sacrifice our Forrest and outdoor areas to get more people in houses. This will eliminate the reasons people want to move here.

<p>Screen Name Redacted 10/10/2020 07:31 PM</p>	<p>Lack of city planning/urban sprawl</p>
<p>Screen Name Redacted 10/10/2020 07:44 PM</p>	<p>Its really important to be to preserve the greenspaces in camas as we look to add residents. Ensuring we have a good, functioning park/sidewalk/naturepath system to connect neighborhoods will keep the quality of life here and keep camas a desirable place to move. We also need to preserve accessibility of downtown!</p>
<p>Screen Name Redacted 10/10/2020 08:02 PM</p>	<p>Gads - who wrote up this questionnaire - clearly they feel there is some desperate need here - what am I missing - other than a dispassionately written questionnaire. And, just exactly when did you quit beating your wife? Seriously, you expect intelligent responses to these leading questions???</p>
<p>Screen Name Redacted 10/10/2020 08:34 PM</p>	<p>My main concern is finding a smaller affordable house if we downsize our current house.</p>
<p>Screen Name Redacted 10/10/2020 08:34 PM</p>	<p>The homeless are not dealt with. Police allow them to live in parks and neighborhoods and decrease value to homes and safety.</p>
<p>Screen Name Redacted 10/10/2020 08:41 PM</p>	<p>For someone that built their house in the mid-90s, now that I'm a senior the property taxes are more than I can afford. It's sad.</p>
<p>Screen Name Redacted 10/10/2020 08:44 PM</p>	<p>The new apartment complex in down town Camas looks horrible. It does not flow with the City. It looks just like downtown Portland, Actually I bet the builder is a Portland individual. They have no imagination. Where is the authenticity? It is a terrible reminder of what can happen to a lovely city like Camas if people do not pay attention. Shame on Camas City leaders for allowing a terrible looking</p>

structure to be in Camas. Where are you morals?? or your pocket book? I see

Screen Name Redacted

10/10/2020 08:57 PM

The main Issue I see is that the demand for housing of all types is higher than availability. The demand is high due to people wanting to relocate to Camas because it is such a great city. Real estate is always cyclical so if we try to add enough housing to accommodate everyone we will find a gluttony of houses when the market turns down.

Screen Name Redacted

10/10/2020 09:05 PM

Yes, let's keep Camas what it is, let's make sure it's not Going to be next Portland!

Screen Name Redacted

10/10/2020 09:40 PM

Don't want to live in a place with HOA. Want house that is 3 bed 2 bath and around 1500sq ft.

Screen Name Redacted

10/10/2020 10:23 PM

Allow market forces to drive the types and sizes of single family homes.

Screen Name Redacted

10/10/2020 10:44 PM

No

Screen Name Redacted

10/11/2020 07:25 AM

New building downtown with no new parking options

Screen Name Redacted

10/11/2020 08:10 AM

Prices have gone through the roof which is why we bought a new townhome here in Camas. The prices for a nice house were just too expensive for what you get. That's simply a function of the market and what people (us) would accept. We hated the idea of having to spend \$800K for a house that would really be worth \$500K in a normalized market, again which is why we just bought a new townhome and figured we'll move out of Camas when our kids graduate high school and use our equity for a home somewhere else at that time. I don't think it's a good idea for the government,

especially a City government to artificially deflate/inflate pricing or availability. You start approving lower cost homes or affordable apartments or the like and manipulate the market all you're doing is asking for trouble down the road. Stay in the business of running the City and don't get in the business of accommodating or manipulating the local housing market. Let the market deal with that.

Screen Name Redacted

10/11/2020 08:54 AM

I am concerned there is too much building happening.

Screen Name Redacted

10/11/2020 09:02 AM

Lack of open space foresight and planning

Screen Name Redacted

10/11/2020 09:04 AM

I've experienced classism in Camas. There's a culture here that suggests that those who live "on the hill/ridge" are superior to those living "down the hill." That, in itself, made me reconsider my choice to live here.

Screen Name Redacted

10/11/2020 09:32 AM

Transit option from downtown Camas to Portland. Embrace our bedroom community status and make downtown walkable.

Screen Name Redacted

10/11/2020 10:29 AM

Too many new housing developments without concerns for the increase in traffic

Screen Name Redacted

10/11/2020 11:09 AM

I worry that open areas, wetlands, forests will be overbuilt. Especially with rental units and condo-developments. I like the small town atmosphere and worry Camas will become a subdivision extension of Vancouver.

Screen Name Redacted

10/11/2020 11:22 AM

Do NOT use Mill Lands to build residential. Even the caveats GP put in with the few they've "donated" (with headaches) to the City are startlingly clear. Learn from what happened in San Francisco - that property the US Navy sold to the

City, insisted all clean and then huge scandal. Mill Lands need to be Super-funded. Do NOT touch them and certainly NOT for residential.

Screen Name Redacted

10/11/2020 12:21 PM

The reason people have moved into Camas and pay high property taxes is to retain a quality of life. If you dilute that quality, the people who are willing to pay for the standard will go somewhere else.

Screen Name Redacted

10/11/2020 01:47 PM

There has been too much high density building in camas that is taking away green spaces and outdoor recreation. If there's to be more development, it should be done more wisely with existing spaces.

Screen Name Redacted

10/11/2020 02:52 PM

Expand the trails and park areas

Screen Name Redacted

10/11/2020 03:49 PM

Vancouver has built a lot of affordable housing along 4th Plain. The area is notorious for high crime, awful schools and rampant homelessness. Why are we even considering replicating that in Camas. There are a lot of far more affordable areas in Clark county than Camas. If people are looking for affordability they should look elsewhere.

Screen Name Redacted

10/11/2020 10:41 PM

I hate seeing huge homes on tiny lots that tear down forests.....also way overpriced.

Screen Name Redacted

10/12/2020 11:59 AM

The city is selling out to big developers who don't care about the impact of cramming as many houses into a small case as they can to make the most money. It is ruining the landscape of the area as houses are built right on top of each other. This also impacts how many people are accessing small roads and the pathways around the lakes. Obviously the city gets more money

from taxes for these developments but at what cost? This area is starting to look like California and is not set up for the influx of so many people living in such a small space.

Screen Name Redacted

10/12/2020 01:18 PM

Taxes

Screen Name Redacted

10/12/2020 03:12 PM

Concerns with maintaining forested areas & waterways. Very concerned with losing or not building community park space.

Screen Name Redacted

10/13/2020 03:40 AM

Sprawl is a major concern of mine, especially tearing down forests or open spaces to build.

Screen Name Redacted

10/13/2020 11:06 PM

Stop clear cutting trees and building roundabouts please.

Screen Name Redacted

10/14/2020 08:46 PM

More single-family homes under 2200 sq ft

Screen Name Redacted

10/15/2020 01:56 PM

Symbols of hate are being openly displayed in neighborhoods. Recent acts of hate and terrorism to BIPOC citizens and families have caused many to move away for their safety, i.e. the bear effigy, multiple threatening letters, and some folks have even had neighbors come to their door to tell them they are unwelcome. Don't develop lower income & accessible communities separate from mid/upper income neighborhoods! We have tons of industrial and a fair number of over sized residential properties that can be developed into mixed and multi family. The mill properties by 6th and along the river should redevelop into mixed live/work w affordable condos and give the city access to the river downtown.

Screen Name Redacted

10/16/2020 02:19 PM

Camas is becoming way too crowded. Slow the growth, especially for the wealthy.

Screen Name Redacted

10/16/2020 07:38 PM

That the city administrators are going to be more focused on cramming people into the city rather than making it a more habitable place to live. The ill-sized roads, crummy parks, and discontinuous sidewalks/bike lanes decrease the appeal of living here. Encouraging multi-unit dwellings or apartment complexes will do nothing to aid this but make more these neighborhoods subject to more crime and be less-desirable.

Screen Name Redacted

10/16/2020 07:49 PM

I do worry about adding more multi-unit rentals, as they make for more temporary citizens of Camas who do not often have the same investment in the community, yet can still vote to raise our property taxes. Also, many, many houses have been/are being added to Camas recently, yet only a little has been done to address our roads. Most of them are not wide enough to accommodate this growth, and I see plenty of congestion in our future.

Screen Name Redacted

10/17/2020 12:00 PM

Architectural style is lacking. More modern homes would really help. And we need to bury those power lines. More side walks.

Screen Name Redacted

10/17/2020 06:43 PM

Please bury powerlines so they don't keep getting taken down by trees and lose electricity every winter!

Screen Name Redacted

10/19/2020 01:35 PM

We seem to have too much high end housing and not enough midrange and affordable housing. Also I would like to ensure that our neighborhoods are intentionally mixed price so that we welcome, rather than exclude, residents. I am also not a fan of gated communities. Many of these questions seem like they require actual data rather than opinions. Seems like you would have an assessment of what housing stock is

available across cost and need levels. Now, putting data collection aside, I can also see where knowing public perception of available housing is also useful - as long as you have a clear sense of the full demographics of those responding. You might add education, size/composition of household (#/ages, ?single, multi generational, etc)

Screen Name Redacted

10/19/2020 03:19 PM

The development of underdeveloped territory within our city worries me. I don't want any of the beautiful min-forests or plains-like areas to be cut down and replaced by more houses. I am also worried that out here, we're a little biased when it comes to race, ethnicity, some forms of religion and the relationship between these people and their real estate/rental agents.

Screen Name Redacted

10/20/2020 07:10 PM

Stop building new homes. Getting over populated and taking away from the natural setting of the city.

Screen Name Redacted

10/20/2020 07:10 PM

Stop building new homes. Over populated. Taking away from our beautiful natural environment.

Screen Name Redacted

10/20/2020 08:32 PM

We have to decide if we as a City want do things that promote the development of more housing at the current fast rate, or sit back and let nature take its course (let the market decide). I don't know what the right answer is.

Screen Name Redacted

10/22/2020 03:49 PM

My husband and I would like to buy a home in Camas but there aren't enough small homes available.

Screen Name Redacted

10/23/2020 10:07 AM

I'm concerned with cramming too many people within our current developed footprint, lowering existing home values by adding homes that take up most of their lot, or, worse, tearing apart treed areas when there

is cleared farmland up for sale available just beyond our area. The VERY WORST thing would be to alter homes in downtown Camas in a way that destroys their historic character. The homes don't have to be huge, modern, or expensive to be special. Regardless of home size, the environment should be the #1 priority. We have the unique opportunity of designing around such beautiful nature, and taking advantage of that will protect both the environment and future values of our investments as the rest of the surrounding areas pack in as many people into cookie-cutter structures with non-indigenous landscaping that lacks anything that sets them apart from any other given city. I would've moved to Tigard or Beaverton if I wanted that.

Screen Name Redacted

10/24/2020 09:29 AM

Keep the Camas charm

Screen Name Redacted

10/25/2020 12:08 PM

Do not give cost, tax or impact fee discounts to new rental construction. If supports are required do rental assistance that goes directly to the landlord.

Screen Name Redacted

10/26/2020 11:58 AM

Is it safe / welcoming for diverse people? Are you a welcoming community?

Screen Name Redacted

10/26/2020 03:25 PM

Redlining and other discriminatory practices. lack of community resources for house-less community.

Screen Name Redacted

10/26/2020 04:48 PM

A huge majority of what is being built is luxury high end homes affordable to a small percentage of people. Also, so many forested areas have been clear cut to make way for subdivisions that are too tightly packed. Camas only seems to be focused on building residences instead of a balance between

amenities and housing options.
Camas is just one subdivision after another.

Screen Name Redacted

10/27/2020 10:08 AM

Development of enormous, overly-expensive housing developments has run amok. They are ugly, poorly built, and wipe out hundreds of acres of forest and farmland. All we seem to be doing is building for the rich.

Screen Name Redacted

10/28/2020 03:34 PM

The market has gone so crazy in Camas that a normal \$450K-\$500K house now goes for \$800K. That is probably not accurate but close enough. Houses here are way above what a house should sell for. We decided that instead of upgrading over the next few years we'll just take our profit and move out when the last of our kids graduate from Camas HS in 5 years. Another problem I see with Camas housing is there is so much, how do I put it, cookie-cutter half-way decent housing i.e. Woodburn Hill, Green Mountain, etc that the character of Camas is changing to, - well a cookie-cutter community. I get it, those are affordable for the most part but we already see some of those even newer homes starting to age not so gracefully.

Screen Name Redacted

10/28/2020 05:47 PM

This survey is framed to elicit responses that would show support for low end housing vs. how residents want to see growth over the next 20 years.

Screen Name Redacted

10/28/2020 08:42 PM

So much private land is being purchased by outside developers. Camas is losing its green, and lush forests. We are losing so much, and feeling helpless in our own city.

Screen Name Redacted

10/28/2020 08:47 PM

There seems to be too many high-end, luxury homes. Would prefer to see smaller sized family homes and Co-op type of communities. Also

<p>Screen Name Redacted 10/28/2020 08:57 PM</p>	<p>incentives for solar and passive housing.</p>
<p>Screen Name Redacted 10/28/2020 09:46 PM</p>	<p>Increased Property taxes & high costs of homes.</p>
<p>Screen Name Redacted 10/28/2020 09:46 PM</p>	<p>Space for local farming (animals and vegetable) must be interspersed with housing development to feed the local population, we can't rely on large, faraway factory farms to feed our community. People need views of and experience in nature for well-being, and wildlife needs green space to co-exist with us. Natural space should be valued, and a certain percent of mature trees should be retained on each property developed. Any development should be planned with an eye to the future, what will the neighborhood look like in 30-50 years? There are mature, spaced-out developments in Portland that are a delight to walk thru, and there are crowded streets that are only inhabited by necessity instead of by choice.</p>
<p>Screen Name Redacted 10/28/2020 09:46 PM</p>	<p>1) Public transit access; 2) accessibility (single level living) for universal design; 3) high-density development close to downtown;</p>
<p>Screen Name Redacted 10/28/2020 11:24 PM</p>	<p>We need to express our values in this town. Law abiding- good education- and be nice!!</p>
<p>Screen Name Redacted 10/29/2020 12:03 AM</p>	<p>Do not develop north shore- build in all open spaces in city limits first</p>
<p>Screen Name Redacted 10/29/2020 08:06 AM</p>	<p>Stop forcing "affordable" housing into a market that doesn't want it. Your "affordable" housing that is at Round Lake isn't exactly affordable to those who truly need affordable housing. The market will determine what the value of a property is. Stop buying into the mentality that people should be able to live on minimum wages.</p>

Minimum wage is supposed to be where you start, not where you stop. Artificially inflating wages and artificially capping housing prices is the first step towards socialism.

Screen Name Redacted

10/29/2020 08:36 AM

High property taxes. And, Camas pushes and bends to developers fir new housing; but, the city doesn't take care of the older existing neighborhoods which are becoming an eyesore. The older neighborhoods are overdue for road and new sidewalk work, and underground utilities (paid by the City)

Screen Name Redacted

10/29/2020 08:44 AM

That it's going to become crowded with fewer trees, smaller lots housed shoved together and so totally ruing what remaining ambience left since this weak city has rolled over and let every greedy developer destroy open area after open area.

Screen Name Redacted

10/29/2020 09:03 AM

Grow slowly

Screen Name Redacted

10/29/2020 10:10 AM

Mega-developments that eliminate natural green space, trees, and habitat should be avoided. There should be more homes with decent sized lots created. If a development is created, a certain number of trees must be retained. We need to ensure that there are eco-barriers are created to keep contamination out of the lake systems.

Screen Name Redacted

10/29/2020 12:25 PM

The city should cater to current residents not future residents.

Screen Name Redacted

10/29/2020 03:43 PM

I'm mostly concerned that increased population density in Camas will contribute to unsatisfactory living conditions for those in the community. Packing people together isn't healthy for the individual or the city. People have the responsibility to

financially prepare for housing well in advance of need.

Screen Name Redacted

10/29/2020 07:49 PM

Everything is so expensive. Older homes should be more affordable.

Screen Name Redacted

10/29/2020 09:13 PM

There are too many developments with HOAs. Also, unfortunately, when residential lots are split, multi-family houses are built rather than affordable single family homes. This results in more rentals rather than owner-occupied properties. Creating more opportunities for home ownership contributes to the stability of the community because of the financial and emotional investment of the people who buy them.

Screen Name Redacted

10/29/2020 09:39 PM

I would like to see Camas housing evolve with respect to our history, retaining the character of our town but moving forward with modern solutions, having sizable and affordable spaces for children and adults to play, keeping nature and its benefits easily accessible to our citizens a priority in new development.

Screen Name Redacted

10/30/2020 11:09 AM

Too many developments!!!! No longer country feel .overcrowded

Screen Name Redacted

10/30/2020 12:27 PM

The agenda to provide alittle packed in revenue chasing town turned into a small city with nothing but upper class individuals

Screen Name Redacted

10/30/2020 12:43 PM

you have no questions about protecting the natural environment. You should never develop grass valley which is home to many bird species. There are developments already at 192nd and Brady, 102nd near 38th, and others west of Lacamas Lake, this is enough protect wetlands, open space, and natural areas. They mean something to life on this planet. We are more than just

humans. Portland is trying middle housing, density and ADU's. That is a primary reason we moved from Portland to Camas. Protect Camas. We can't provide housing for those Portland who can't tolerate the lifestyles, safety and health issues in California and Portland. My wife and I are not conservatives.

Screen Name Redacted
 10/30/2020 01:10 PM

Too many track town houses being built

Screen Name Redacted
 10/30/2020 01:52 PM

It would be a shame to see the character of Camas destroyed with housing covering all the nice open spaces. Let's preserve the beauty of the area. We should not cover every space with housing. When building is excessive there is a lot of tree and habitat loss. It would be good to have low-cost housing such as the Stephens Creek development in Southwest Portland. In addition to providing much needed housing, it might lead to greater ethnic diversity in the area.

Screen Name Redacted
 10/30/2020 03:47 PM

Property taxes are high.

Screen Name Redacted
 10/30/2020 09:44 PM

It is over developed as it is.

Screen Name Redacted
 10/30/2020 11:15 PM

I am concerned by the huge, single-family homes developments that go into Camas, year after year. We don't need one more housing development full of large, expensive homes. This truly concerns me. We need diversity!!!! As the CSD Homeless Liaison, I am very concerned for our homeless youth. Can we please problem solve how to take care of these youth? Supportive housing? Youth shelter? We cannot be ignorant of the most vulnerable in our community.

Screen Name Redacted

10/31/2020 10:24 AM

NO APARTMENTS OR MOBILE HOMES PARKS

Screen Name Redacted

11/01/2020 12:46 PM

Don't change what made Camas a sought after town: nice suburban residential and open parks and farms. Camas doesn't need apartments or townhomes or low income residential, there's plenty of room for that in Vancouver.

Screen Name Redacted

11/04/2020 12:06 PM

In addition to housing, we need to ensure the infrastructure is there to support more housing. For instance, that we have room in neighboring schools or the ability to add a school in order to support an influx of families with students. And mixed use spaces allowing for, say, retail below and housing above could help with raising city funds via taxes.

Screen Name Redacted

11/04/2020 05:59 PM

Just too many LARGE homes taking over areas that make Camas special. First time home buyers or smaller families are unable to live here due to cost and lack of appropriate housing.

Screen Name Redacted

11/04/2020 06:36 PM

The lack of affordable housing is very concerning. How would a new teacher move here and teach here, for example? How would a newer firefighter be able to support their family in this community?

Screen Name Redacted

11/04/2020 07:48 PM

We have got to stop letting developers clear cut and destroy our vacant lands. I want to see the lake in lake road but I see brick walls. Also if a park or playground is added in a development it should be city property and owned and managed by the city so all residents can play not jusy those in the association of that development. Save the tree, prioritize greenspaces and hold developers accountable to all the people.

Screen Name Redacted
11/05/2020 12:46 AM

The clear-cutting of trees for developments is a serious problem. Lack of affordable housing for many who work here and for people who would make wonderful members of our community.

Screen Name Redacted
11/05/2020 07:36 AM

Can we please STOP new development...

Optional question (187 response(s), 120 skipped)
Question type: Essay Question

Q13 | Which partners should be engaged in the conversation about housing diversity and affordability in Camas? What resources could they bring to the table?

Screen Name Redacted
9/28/2020 02:19 PM

I think diversity in our town is a huge concern. I'm not sure people of color feel welcomed.

Screen Name Redacted
9/28/2020 02:42 PM

Groups that support the interests of BIPOC in our community; EDI training and influence on policy in housing & development

Screen Name Redacted
9/28/2020 03:10 PM

Dissolving HOAs/or severely limiting HOAs power would increase diversity and affordability in Camas. And, at least anecdotally local real estate agents seem to promulgate negative stereotypes on dense living. But increasing density is the logical solution to increase housing supply, particularly for lower-cost units.

Screen Name Redacted
9/28/2020 03:13 PM

Downtown Camas Association— concerns and needs of downtown employees and owners. Recruiting businesses downtown and Camas in general is affected by housing availability.

Screen Name Redacted
9/28/2020 03:17 PM

The school district. Our schools need to be able to handle the growth & they are currently popping at the seams, especially CHS. More homes = 2nd traditional high school needed

<p>Screen Name Redacted 9/28/2020 03:40 PM</p>	<p>FIRST. Don't seek to attract new residents if the city cannot support them.</p>
<p>Screen Name Redacted 9/28/2020 06:15 PM</p>	<p>Housing diversity is not needed. Stop!</p>
<p>Screen Name Redacted 9/28/2020 06:47 PM</p>	<p>Banks, lending institutions, escrow companies and companies to help in ownership obstacles.</p>
<p>Screen Name Redacted 9/29/2020 09:50 AM</p>	<p>Hire the right people. Dont pay consultants</p>
<p>Screen Name Redacted 9/29/2020 04:20 PM</p>	<p>Existing homeowners are your constituency. Start there. Not your special interest groups.</p>
<p>Screen Name Redacted 9/29/2020 04:26 PM</p>	<p>banking industry / realtors</p>
<p>Screen Name Redacted 9/30/2020 12:14 AM</p>	<p>People who live here. You should ask them how they feel about overcrowding.</p>
<p>Screen Name Redacted 9/30/2020 11:06 AM</p>	<p>city, county, state governance partners; faith-based partners; seniors; families with children under age 18</p>
<p>Screen Name Redacted 9/30/2020 12:10 PM</p>	<p>LULAC - Ed Hamilton NAACP Council for the Homeless YWCA Clark County City of Vancouver City of Washougal Mortgage brokers and lenders</p>
<p>Screen Name Redacted 9/30/2020 02:21 PM</p>	<p>Camas public school district, local leaders of color (business owners, clergy, public service, volunteers, etc)</p>
<p>Screen Name Redacted 9/30/2020 02:39 PM</p>	<p>Nonprofits serving camas or Clark county.</p>
<p>Screen Name Redacted 9/30/2020 02:39 PM</p>	<p>The public is great, but not terribly useful. Most people lack the perspective and understanding to offer much value, with some rare exceptions. Perhaps having a clear objective in mind first (that is</p>

	actionable, not just business babble) then ideating with a variety of stakeholders using design thinking frameworks to surface possible solutions would be an effective approach?
Screen Name Redacted 9/30/2020 02:45 PM	Seniors, college students, unemployed, rental owners
Screen Name Redacted 10/01/2020 03:58 PM	Shovels to plant trees, access to water for wildlife.
Screen Name Redacted 10/02/2020 10:57 AM	Seriously? Is there something I am missing on this topic? Why the concern? IS there some type of incentive to the city to do this? Perhaps the city needs to have business people on their council & in roles that can assist the City of Camas to do a better job in maintaining our small town the way it should be...clean, friendly and SAFE!
Screen Name Redacted 10/03/2020 08:54 PM	city leaders, citizen representatives, school district personnel, church communities, experts in the field, city planners
Screen Name Redacted 10/05/2020 08:05 PM	Homeowners, companies like Fisher Investments and Wafer-tech. In my opinion, the city is lacking basic amenities such as shopping and retail services. There also seems to be a decline in tech companies with the exit of Sharp and UL. I'm not sure why the school district keeps buying valuable, taxable property.
Screen Name Redacted 10/06/2020 09:36 AM	Send a survey to every single homeowner.
Screen Name Redacted 10/06/2020 09:51 AM	the community itself.
Screen Name Redacted 10/06/2020 10:03 AM	Camas Council, Clark County, HOAs in the area, major businesses in Camas, Police and Fire.

<p>Screen Name Redacted 10/06/2020 10:19 AM</p>	<p>Home owners and residents. And keep the racial discrimination nonsense out of the conversation. If people have the money and good credit, they can buy in Camas. "Systemic racism" is not a problem in our community. We have people from various backgrounds...many educated and accomplished immigrants that bring vibrancy, talent and flavor to our community. What we DO NOT want or need is creating a magnet for drug addicts and people with mental illness who flock to our town to get subsidized housing. Who ever has plans to turn us into Portland had better knock it off.</p>
<p>Screen Name Redacted 10/06/2020 10:35 AM</p>	<p>Local residents only. "Experts" are not, they only have an agenda.</p>
<p>Screen Name Redacted 10/06/2020 11:19 AM</p>	<p>No one. Let the market decide. Keep government and "academic" "scholars" out of our decisions.</p>
<p>Screen Name Redacted 10/06/2020 11:58 AM</p>	<p>Teachers! Not only do they know how their wage (alone) makes home ownership in Camas an issue, but they also have direct contact with students and their parents so they can offer that perspective, as well.</p>
<p>Screen Name Redacted 10/06/2020 01:02 PM</p>	<p>Everyone. Just because someone can afford housing here doesn't mean they shouldn't have a voice.</p>
<p>Screen Name Redacted 10/06/2020 03:27 PM</p>	<p>Help our school district educate kids- and put your efforts in the right direction! This is way more important than your zoning questions-</p>
<p>Screen Name Redacted 10/06/2020 06:46 PM</p>	<p>Current residence. Do not include developers/contractors should be involved. Do not pay for "consultants". Let the current citizens determine what they want.. don't grow just because everyone says we need to.</p>

Screen Name Redacted 10/06/2020 06:56 PM	Citizens only and Let us vote. No developers or consultants that have the opportunity for financial gains from the outcome. Have all decisions open for the citizens at city council meetings
Screen Name Redacted 10/06/2020 10:58 PM	None
Screen Name Redacted 10/08/2020 01:10 PM	Only Camas citizens should have say about Camas!
Screen Name Redacted 10/09/2020 05:23 PM	residents
Screen Name Redacted 10/09/2020 05:44 PM	Small builders and Camas citizens
Screen Name Redacted 10/09/2020 08:19 PM	Don't ruin this small town.
Screen Name Redacted 10/09/2020 08:33 PM	I don't know
Screen Name Redacted 10/09/2020 08:41 PM	Obviously certain city staff members, Camas tax payers, and representatives from a city or town going through the same thing Camas is experiencing. A wealth of knowledge is a phone call away-
Screen Name Redacted 10/09/2020 08:41 PM	Mass transit
Screen Name Redacted 10/09/2020 09:58 PM	The people of camas. Especially those who have lived here for longer than 10 years.
Screen Name Redacted 10/09/2020 10:03 PM	Stop the building!
Screen Name Redacted 10/09/2020 10:14 PM	Existing residents
Screen Name Redacted 10/09/2020 10:17 PM	None

<p>Screen Name Redacted <small>10/10/2020 04:02 AM</small></p>	<p>Local Banks should be more helpful</p>
<p>Screen Name Redacted <small>10/10/2020 07:59 AM</small></p>	<p>The residents of Camas.</p>
<p>Screen Name Redacted <small>10/10/2020 08:11 AM</small></p>	<p>County and state regulations for building codes and fees to be more favorable to the builder or owner.</p>
<p>Screen Name Redacted <small>10/10/2020 08:57 AM</small></p>	<p>Small local landlords like myself should be included.</p>
<p>Screen Name Redacted <small>10/10/2020 10:04 AM</small></p>	<p>Bring to the table the current homeowners/neighbors who would be directly affected by low housing units and apartment planning BEFORE permits have been approved/issued for building. It is a known fact that crime is higher around apartments and low housing developments. Think of Camasonians and current tax paying homeowners first.</p>
<p>Screen Name Redacted <small>10/10/2020 10:15 AM</small></p>	<p>I strongly disagree with diversity initiatives since they are racist, based upon quotas and potentially illegal. Eligibility for housing, jobs/promotions should always be based upon merit and requisite qualifications.</p>
<p>Screen Name Redacted <small>10/10/2020 10:57 AM</small></p>	<p>Citizens, builder's association, get younger people with families and seniors that want to downsize involved.</p>
<p>Screen Name Redacted <small>10/10/2020 11:53 AM</small></p>	<p>Stop building. Fix what we have.</p>
<p>Screen Name Redacted <small>10/10/2020 12:16 PM</small></p>	<p>Don't know of any</p>
<p>Screen Name Redacted <small>10/10/2020 01:58 PM</small></p>	<p>Freedom. Property rights. Tax-paying citizens. How about a diversity of farms and rural lands? How about letting the people truly decide "if" they</p>

want multi-million dollar homes along the Northshore? How about listening when the people say they want to focus development south of the lake? Too many special interests seek too much control. You can't even clean up Lacamas Lake. You ignore citizens wishes regarding the Northshore development. Why should we trust you will consider any input citizens offer now?

Screen Name Redacted

10/10/2020 02:07 PM

Listen to residents. I don't think we want to be squished together. Keep traffic in mind, and parks and open spaces, walking trails and such.

Screen Name Redacted

10/10/2020 02:17 PM

Do not interfere in the market conditions. Allow supply and demand to work, and if you want to help first time homeowners develop a stipend program to help with down payments.

Screen Name Redacted

10/10/2020 03:41 PM

I dont understand the question. But I do have lots of experience as a consultant for real estate developers and feel the town needs more restrictive planning.

Screen Name Redacted

10/10/2020 03:46 PM

No other "partners" needed. There are laws that address such things as housing discrimination and bank redlining. "Critical race theory" hucksters are not needed in Camas.

Screen Name Redacted

10/10/2020 04:02 PM

Camas is fine the way it is.

Screen Name Redacted

10/10/2020 04:35 PM

None because I don't think these are issues that need to be addressed or "fixed" by the city.

Screen Name Redacted

10/10/2020 04:38 PM

Builders and remodelers. We need more affordable housing not just street of dreams developments.

Screen Name Redacted

10/10/2020 04:55 PM

Don't know enough about the options available and who the 'partners' are but there should be community meetings about this

Screen Name Redacted 10/10/2020 04:57 PM	None whatsoever.
Screen Name Redacted 10/10/2020 04:58 PM	Existing homeowners for sure.....those who have made a large investment in their homes. Those organizations whose only goal is to serve the underserved with all manner of low cost housing need to hear our opposition. I am talking about "affordability" only. Diversity is an entirely different story. Latinos and African Americans should be welcomed to join the considerable presence of Asians that we already have.
Screen Name Redacted 10/10/2020 05:06 PM	Only those who understand, value and wish to preserve Camas' character. We could certainly use more affordable housing for buyers who can't afford a half million dollar home, but those options must be for people who plan to own and contribute to Camas' culture and appeal.
Screen Name Redacted 10/10/2020 05:20 PM	A diverse variety of folks representing not only sellers, buyers, lenders, landlords, but also women, men, minorities, renters, and homeowners.
Screen Name Redacted 10/10/2020 08:02 PM	How about realators?
Screen Name Redacted 10/10/2020 08:34 PM	Only those that were born and raised in the county. Californian's should not have input as they created this issue we are in.
Screen Name Redacted 10/10/2020 08:41 PM	The citizens, especially citizens that live close to any proposed development.
Screen Name Redacted 10/10/2020 10:23 PM	Don't agree with the premise, stope government meddling in market forces.
Screen Name Redacted 10/10/2020 10:44 PM	Let citizens decide for themselves.

Screen Name Redacted

10/10/2020 10:45 PM

I think Camas Is perfect. I think the development needs to stop. Camas is big enough and we're slowly loosing our small town feel with all this nonsense of development and affordability. There's plenty of diversity already. In my block alone we have at least 7 countries represented including mine of Mexico. I moved to Camas in 2005 and even back then Camas was and is a beautiful place to live. Plenty of diversity. I love it!

Screen Name Redacted

10/11/2020 07:25 AM

Habitat for humanity

Screen Name Redacted

10/11/2020 08:10 AM

I don't feel like that's the business of City government at this time. What does "housing diversity" even mean? What is affordable? Are you saying to lower the bar of entry artificially so people who normally couldn't afford housing now all of the sudden can afford housing? Problem with surveys like this is you don't define your assumptions so it's hard to understand the context around this question.

Screen Name Redacted

10/11/2020 08:54 AM

Anyone from Portland that will tell you what not to do

Screen Name Redacted

10/11/2020 09:02 AM

Environmental Parks and Open space School Board Public

Screen Name Redacted

10/11/2020 09:04 AM

Definitely a focus group of people of color, another of people with student loan debt (who would otherwise be able to buy homes in the area), and people who are working class. Each group can attest to their lived experiences and help others empathize with the real barriers to living comfortably here.

Screen Name Redacted

Land use representatives, homeless

<p>10/11/2020 11:09 AM</p> <p>Screen Name Redacted</p> <p>10/11/2020 11:22 AM</p> <p>Screen Name Redacted</p> <p>10/11/2020 12:21 PM</p> <p>Screen Name Redacted</p> <p>10/11/2020 02:52 PM</p> <p>Screen Name Redacted</p> <p>10/11/2020 03:49 PM</p> <p>Screen Name Redacted</p> <p>10/11/2020 10:41 PM</p> <p>Screen Name Redacted</p> <p>10/12/2020 11:59 AM</p> <p>Screen Name Redacted</p> <p>10/12/2020 01:18 PM</p> <p>Screen Name Redacted</p> <p>10/12/2020 03:12 PM</p> <p>Screen Name Redacted</p> <p>10/13/2020 03:40 AM</p> <p>Screen Name Redacted</p> <p>10/13/2020 11:06 PM</p>	<p>and mental health professionals. Seniors.</p> <p>Do your research into what other Cities have done, successfully. Mimic them. Camas seems very naive in all its Equity ways. So, you will have a steep climb in this learning.</p> <p>Property owners who have vested interest in the community</p> <p>Not the mega rich corporations</p> <p>Partners (developers, special interest groups) that aren't donating to the campaigns of people on the city council.</p> <p>Surveys from every Camas resident would be ideal.</p> <p>People who are less concerned with making money and are more concerned with preserving what is a popular destination without ruining it with overcrowding and eye sore developments.</p> <p>No one. If you want affordable or diversity look at other areas that are affordable and diversified. Take pride in what we have ..we can't please everyone!</p> <p>Forestry service - how to live with wild animals as neighbors</p> <p>People who have desired to move here but couldn't.</p> <p>Students from local colleges, BIPOC community leaders in Vancouver and Portland, Homelessness prevention organizations, architects working on new types of housing that foster community and affordability</p>
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<p>Screen Name Redacted 10/15/2020 01:56 PM</p>	<p>BIPOC families. Also lower income and less networked folks who may have not seen this survey. People who don't live in Camas who might move here if there were more diverse housing options. Get the mill to clean up and redevelop mill properties near downtown, and along the river.</p>
<p>Screen Name Redacted 10/16/2020 07:38 PM</p>	<p>Actual homeowners in Camas, WA, the people with a vested interest in the place they call home. We do not need mini-Portland over here.</p>
<p>Screen Name Redacted 10/16/2020 07:49 PM</p>	<p>The home owners of Camas should be engaged, as they are invested in the community and care about the well-being of the City. There are good reasons to live in Camas; let's hope we can keep them.</p>
<p>Screen Name Redacted 10/17/2020 12:00 PM</p>	<p>Home owners, builders, city personnel. I'd bring a thorough understanding of the current support that Washington offers as well as an understanding of the offerings from surrounding cities.</p>
<p>Screen Name Redacted 10/19/2020 01:35 PM</p>	<p>schools - as they hopefully have a good idea about the needs of their students' families</p>
<p>Screen Name Redacted 10/19/2020 03:19 PM</p>	<p>I am not sure.</p>
<p>Screen Name Redacted 10/20/2020 07:10 PM</p>	<p>None. Take that to Vancouver.</p>
<p>Screen Name Redacted 10/20/2020 07:10 PM</p>	<p>None</p>
<p>Screen Name Redacted 10/23/2020 10:07 AM</p>	<p>We should have an environmental council that includes cleaning up our lake and protecting the trees that guided Lewis and Clark westward. Thoughtful planning with consideration to the landscape can still allow for multi-family units.</p>

Removal of natural resources (ie, trees...) should have considerable fees (likewise, project-crippling fines for removal without said permits) to ensure development is done with our children's futures as the first consideration. Also, and this is so important, there should be crystal clear, publicly broadcast paper trails that ensure developers, council members, city employees, and others aren't simply lining each others' pockets. We should have a paid arborist on staff for the city to aid in this process, as well as a volunteer council of local residents to cross-check the integrity of the process.

Screen Name Redacted

10/25/2020 12:08 PM

Existing landlords. Do NOT engage the BIA or a representative of the real estate profession. They will lobby. They won't be advocating for the prospective resident or for the best interests or needs of the city. We need to look towards people who have Camas long term interests at heart. We don't want the transactional!

Screen Name Redacted

10/26/2020 12:58 PM

Realtors could have good ideas. Mortgage loaners too. Financial counselors with their experiences working with families. City utility staff too because the 5 utilities billed to residences is expensive and effects affordability. County staff could provide estimated property taxes on housing, which also effects affordability.

Screen Name Redacted

10/26/2020 03:25 PM

An Equity Director would be a useful tool in helping to steer Camas into being a welcoming community to people of all races and ethnicities and people of every socioeconomic status.

Screen Name Redacted

I would love it if Camas would

10/26/2020 04:48 PM

partner with creative people who know how to properly plan for livability in terms of repurposing existing structures and creating residences that are walkable to mom & pop type markets etc. Resources they could bring is I guess previous success stories of diverse projects.

Screen Name Redacted

10/27/2020 10:08 AM

Vancouver Housing Authority, People who need housing for disabled or elderly family members, Providers of community housing for the disabled, like L'Arche. We have talked about turning our property into a L'Arche community home, but aren't sure we can afford it. But this is a big issue for us. Our daughter was in the special ed program at Camas High, and none of her friends seem to have any housing options, and several have ended up being exploited by people who want access to their SSI checks. We can do better than this.

Screen Name Redacted

10/28/2020 03:34 PM

Honestly I have no idea. I mean, who can move the real estate market to a more normalized situation? We have buyers coming up from California cashing out, coming up here and paying silly-high prices for anything that goes for sale here in Camas. Great for the buyers for sure and great for the City of Camas tax base. Those buyers are in heaven for many reasons, including moving to our amazing, beautiful Camas. And happy to have all of them and others as neighbors but it put us in a bad spot for affordable housing here. At this point you're doing what you can in terms of "affordability" by approving communities like Woodburn Hill and Green Mountain. How could you really be more affordable than that? Those entry-level homes are about as cheap as it

gets for single family homes. I suppose you could build cheaper homes somewhere but no one will build those, I doubt there's money for a developer for that. And I wouldn't support local tax incentives for that type of housing, that much cheaper than the entry-level homes out there. Maybe bring in developers and ask them about building lower income housing and see what they say? I wouldn't think there are any politicians who know any better than a developer or even City staff.

Screen Name Redacted

10/28/2020 05:47 PM

Residents in neighborhoods where you are desiring to put low cost housing.

Screen Name Redacted

10/28/2020 08:42 PM

Futurewise and Camas City Planning: Bring much needed information, transparency and (hopefully) solutions. Please don't sell our town.

Screen Name Redacted

10/28/2020 09:46 PM

I don't have any to suggest.

Screen Name Redacted

10/28/2020 09:46 PM

1) Camas City Council needs an Equity Subcommittee; 2) Build a working relationship/partnership C-TRAN for planning public transit to serve more Camas households efficiently -- this is an absolute priority for Camas's future attractiveness and livability; 3) While Bend, OR is not perfect, it has been dealing with similar growth issues for a long time and may provide helpful ideas/examples;

Screen Name Redacted

10/28/2020 11:24 PM

None!

Screen Name Redacted

10/29/2020 08:36 AM

Citizens, HUD, licensed city planners, agency for the aging and disabled. Designers.

Screen Name Redacted

Who says we need diversity and

10/29/2020 08:44 AM	affordable housing? This is a presumptuous assumption from typically left-wing liberals.
Screen Name Redacted 10/29/2020 09:03 AM	I'm not aware of a diversity issue in Camas. Please don't create an issue that doesn't exist.
Screen Name Redacted 10/29/2020 10:10 AM	CREDC, environmental councils, public.
Screen Name Redacted 10/29/2020 12:25 PM	Voters.
Screen Name Redacted 10/29/2020 03:43 PM	Above all, Camas residents.
Screen Name Redacted 10/29/2020 09:13 PM	I can only think of who not to ask to join conversation—large developers such as DR Horton and Lennar.
Screen Name Redacted 10/29/2020 09:39 PM	Georgia Pacific; so much of their unused and full-of-potential land could completely revolutionize our downtown.
Screen Name Redacted 10/30/2020 12:27 PM	Not all Californians and real-estate agencies/Companies.....
Screen Name Redacted 10/30/2020 12:43 PM	Environmental Organizations, less emphasis from developers, local citizenry .
Screen Name Redacted 10/30/2020 01:52 PM	Environmental groups. Environmental impact studies should be performed on any area that is being considered for development.
Screen Name Redacted 10/30/2020 03:47 PM	Clark County Housing Authority, builders, planning departments from Camas and a city with successful multi-use/multi-income housing options, homelessness leaders in our community, professionals with experience in housing diversity.
Screen Name Redacted 10/30/2020 09:44 PM	A real economic team that can balance this mess out right now.
Screen Name Redacted	CORE Industries owners, Rachel &

10/30/2020 11:15 PM

Kevin Barber. Also the owners of Sumner House. They are very involved in helping serve our community and are passionate about meeting basic needs. They have a genuine heart for the community and they have a long history in Camas. Their wisdom is invaluable.

Screen Name Redacted

RESIDENTS

10/31/2020 10:24 AM

Screen Name Redacted

Anything that would add more park and open space and not turn it into Vancouver or Portland.

11/01/2020 12:46 PM

Screen Name Redacted

Local equity groups, school administrators, groups advocating for seniors and lower-income residents

11/04/2020 12:06 PM

Screen Name Redacted

Groups with people of color, single parents, families who were raised here and now can't afford to buy and rise their families here.

11/04/2020 07:48 PM

Screen Name Redacted

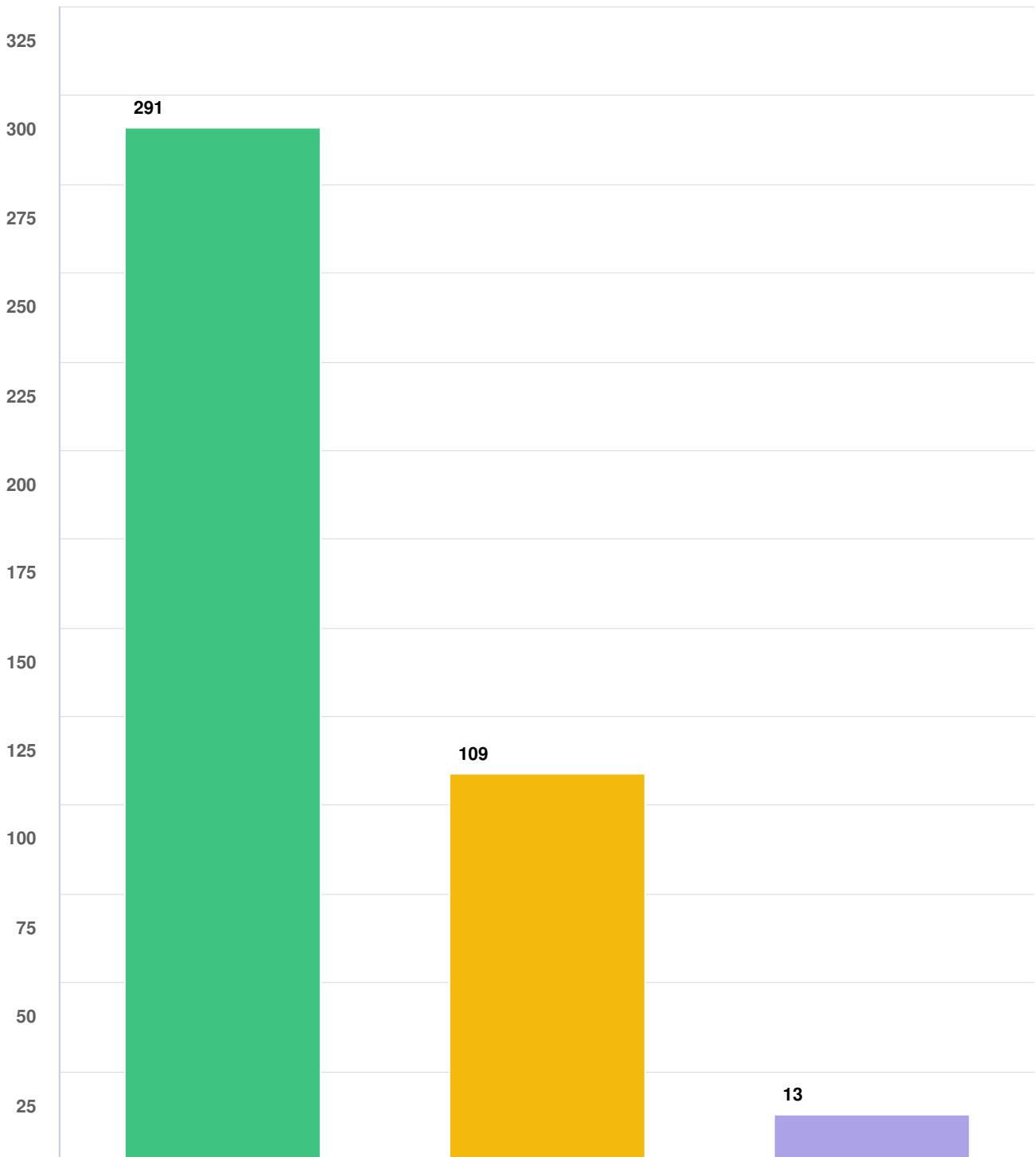
Citizens (Especially those earning below the median income), developers, city council, homeless and at-risk outreach programs, social workers, teachers, and community-focused economists.

11/05/2020 12:46 AM

Optional question (127 response(s), 180 skipped)

Question type: Essay Question

Q14 Do you live or work in Camas? Check any that apply.



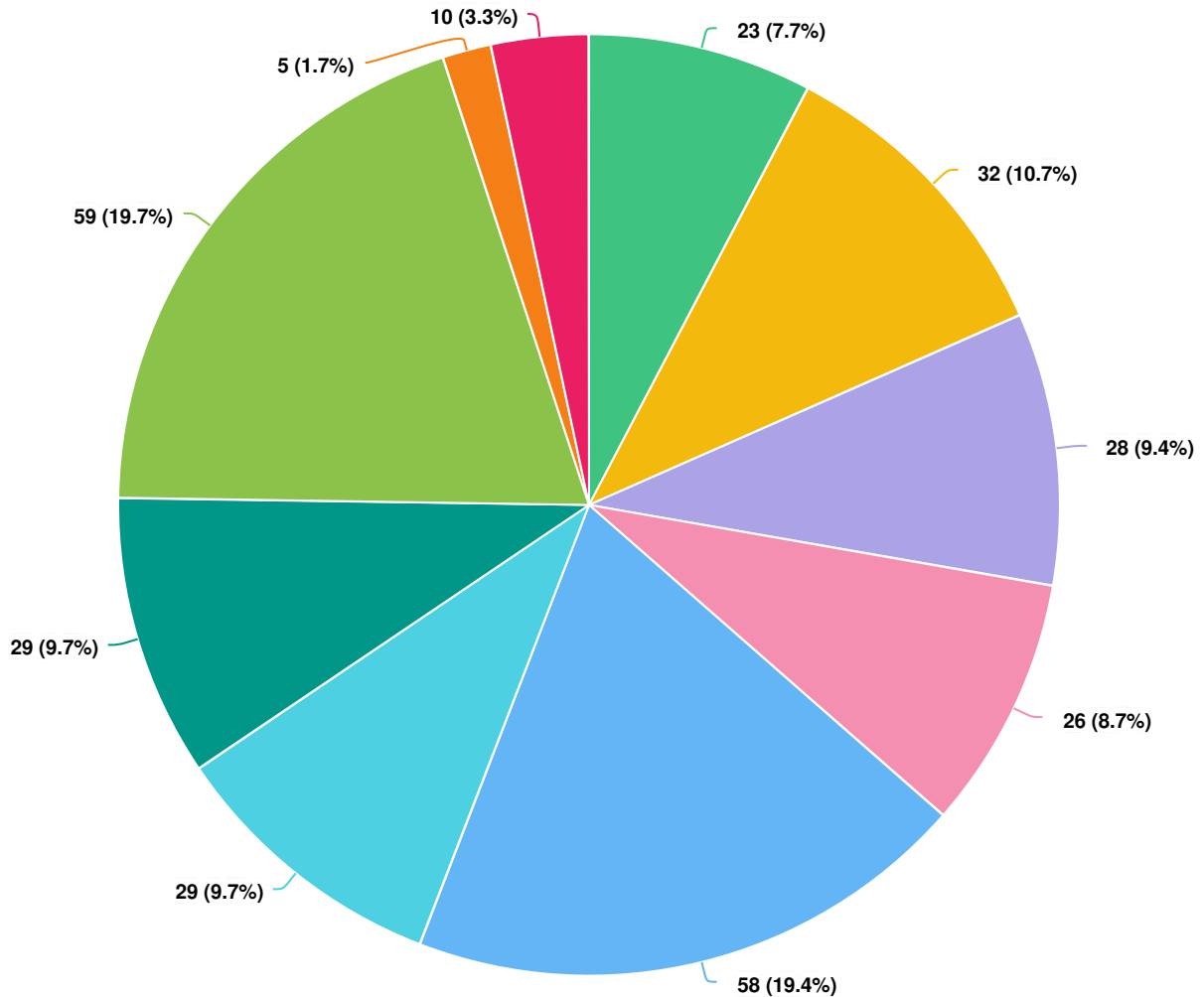
Question options

- I don't live or work in Camas
- I work in Camas
- I live in Camas

Optional question (306 response(s), 1 skipped)

Question type: Checkbox Question

Q15 What street(s) is nearest to where you live in Camas?

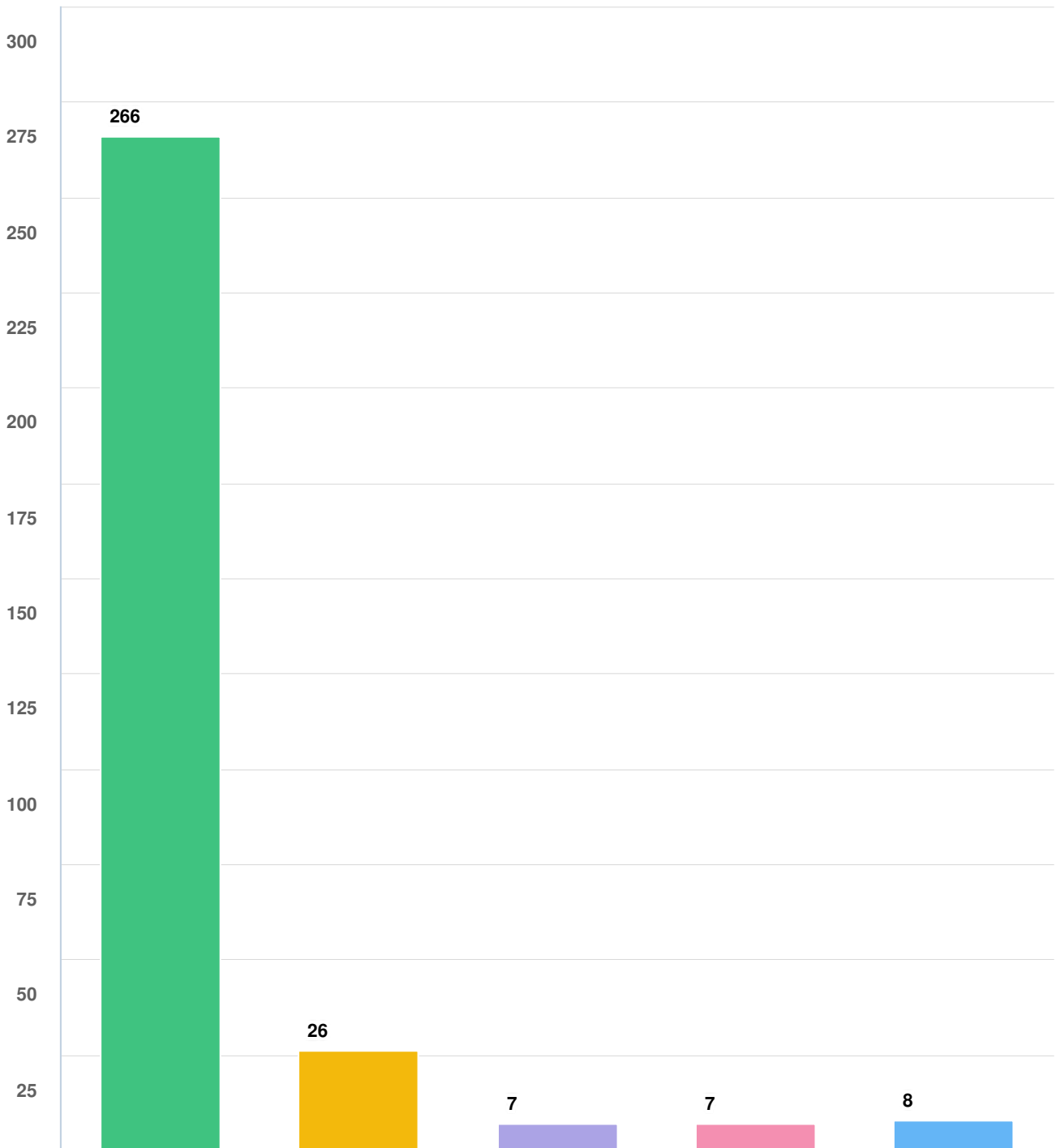


Question options

- Not applicable / I don't live in Camas
- SE 6th Avenue
- NE Everett Street
- NE 3rd Avenue
- NW McIntosh Road
- NW Lake Road
- NW 38th Avenue
- NW 28th Avenue / NW Fargo Street
- NW 16th Avenue / NW 18th Avenue
- NW 6th Avenue

Optional question (299 response(s), 8 skipped)
Question type: Radio Button Question

Q16 Do you own or rent your home? Check any that apply.

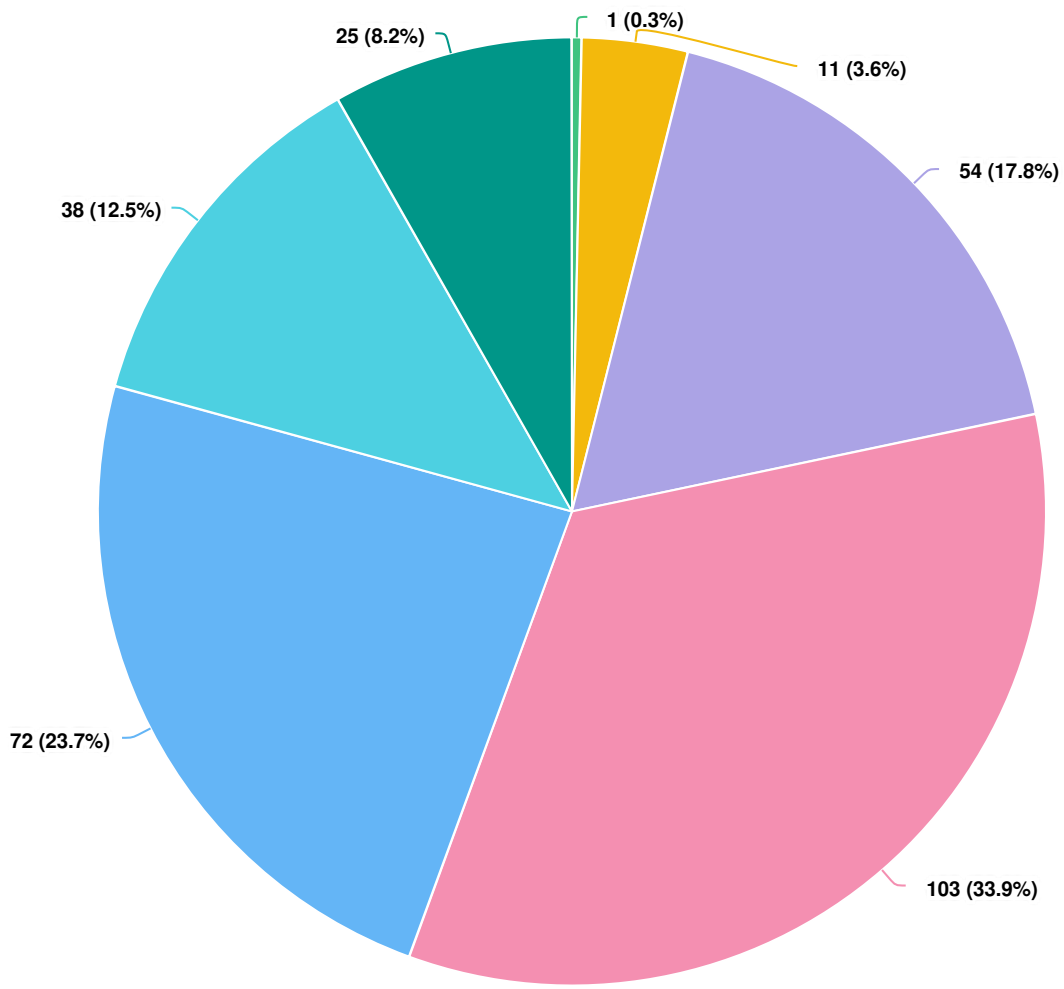


Question options

- Other (please specify)
- I provide housing to more than my immediate family
- I live with friends or relatives
- I rent my home
- I own my home

*Optional question (302 response(s), 5 skipped)
Question type: Checkbox Question*

Q17 What is your age group?

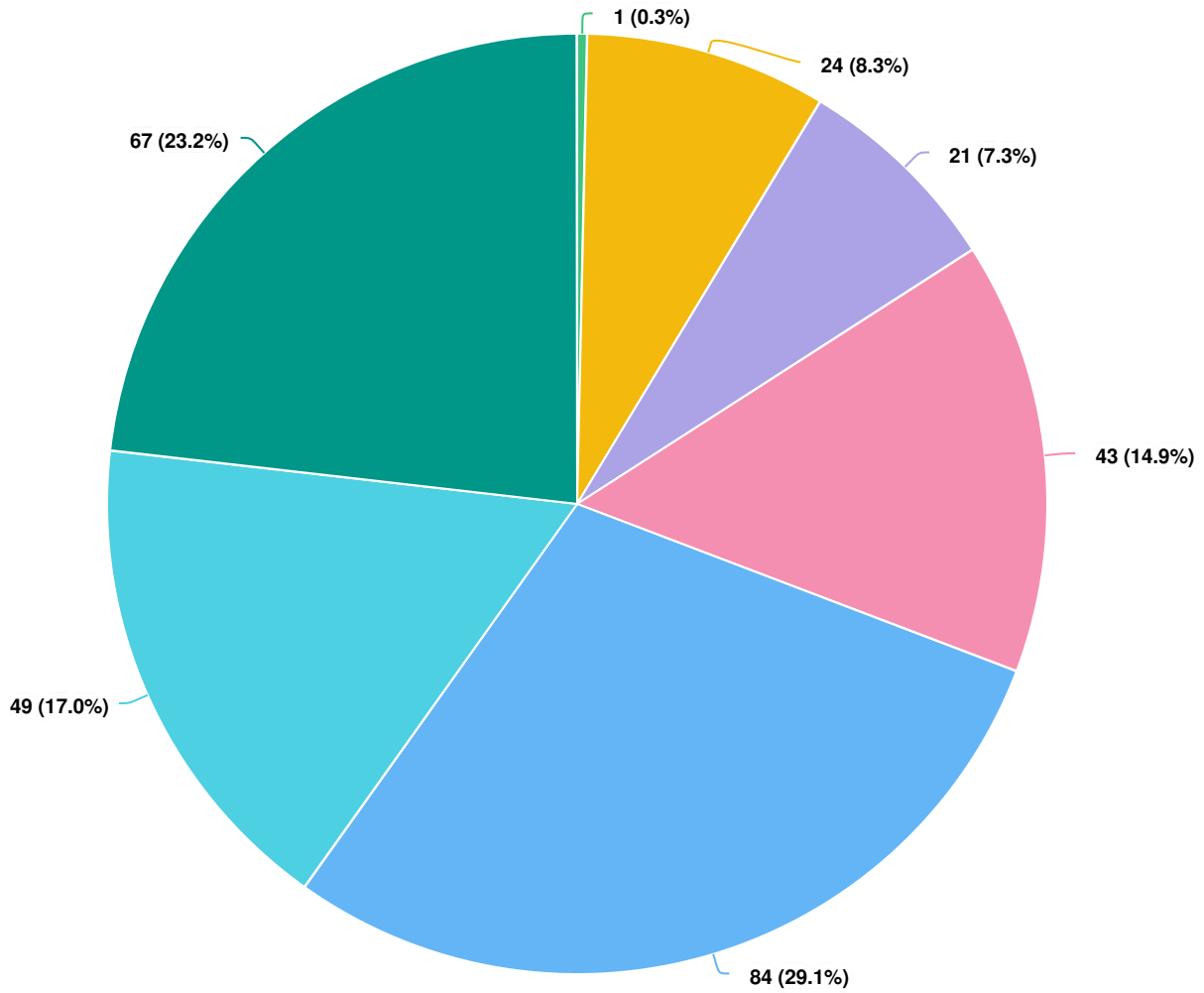


Question options

- 70 or over
- 60 to 69
- 50 to 59
- 40 to 49
- 30 to 39
- 18 to 29
- Under 18

Optional question (304 response(s), 3 skipped)
Question type: Radio Button Question

Q18 What is your total household income?

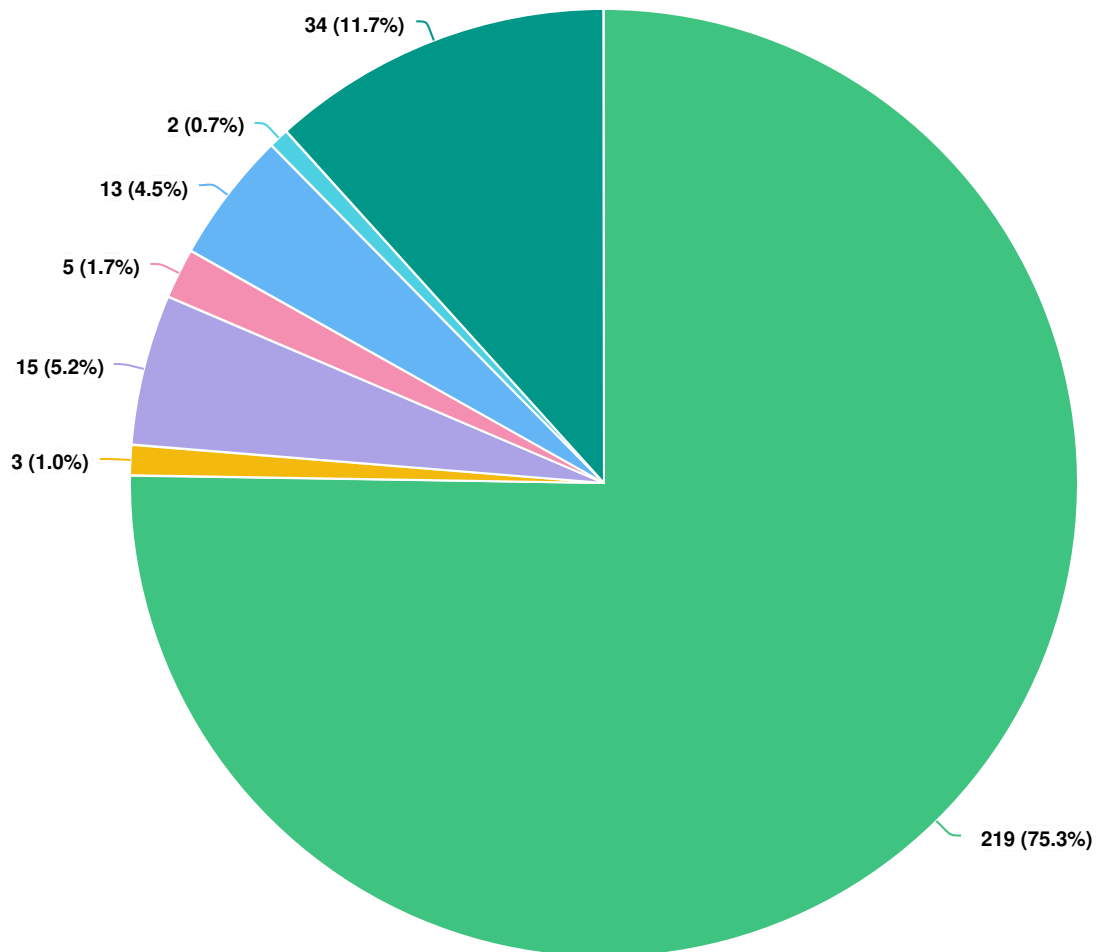


Question options

- \$200,000 or more
- \$150,000 to \$199,999
- \$100,000 to \$149,999
- \$75,000 to \$99,999
- \$50,000 to \$74,999
- \$25,000 to \$49,999
- Less than \$25,000

*Optional question (289 response(s), 18 skipped)
Question type: Radio Button Question*

Q19 Which of the below best describes your race / ethnicity?



Question options

- Other (please specify)
- Arab or Middle Eastern
- Asian or Pacific Islander
- Native American
- Hispanic or Latino
- Black or African American
- White

Optional question (291 response(s), 16 skipped)
Question type: Radio Button Question

Appendix C:
Public Comments

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April 20, 2021

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 23rd 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

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.

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

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.

You can reach me via email or by cell 352-727-3747.

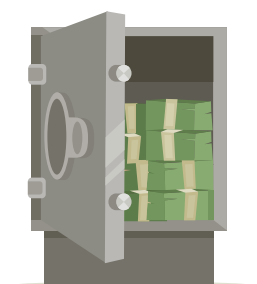
Best regards,
Vince

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 | 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 concept al 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 "carless" 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 | sfox@cityofcamas.us



May 17, 2021

Camas Planning Commission
616 NE 4th 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

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



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 | 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.

Camas City Council
June 2, 2021
Page 2

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 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 10th Ave
Camas, WA 98607

Acting Mayor Ellen Burton
City of Camas
616 NE 4th 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 4th, 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.

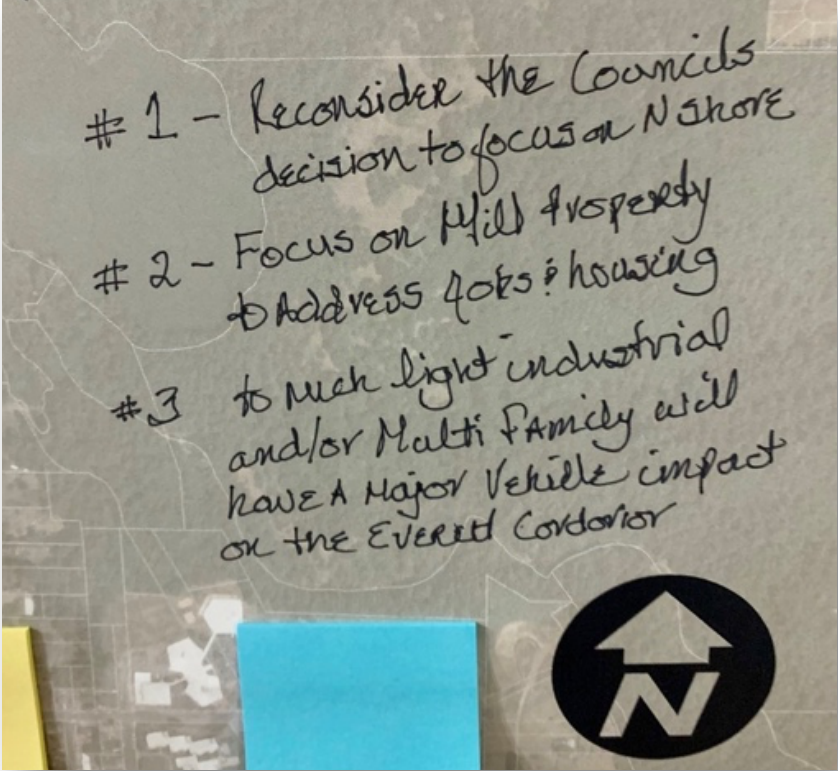
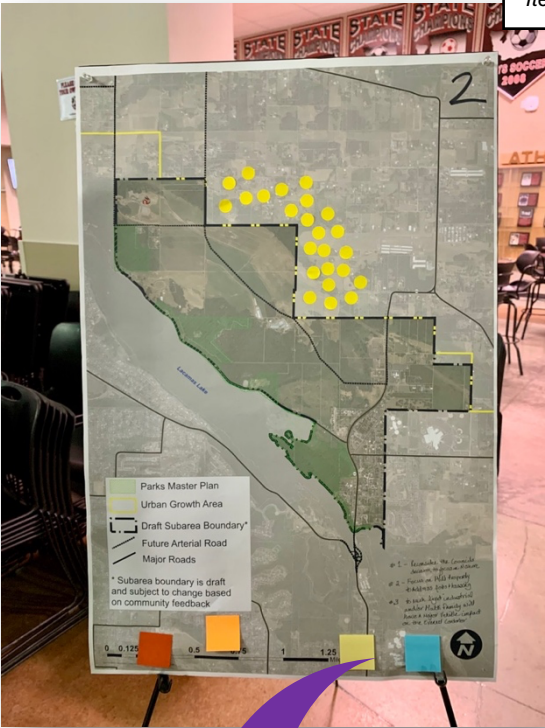
It starts with this Housing Action Plan.

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 <curtism@comcast.net>, Randal Friedman <randalfriedman@gmail.com>
Subject: Re: FOLLOW-UP ON HOUSING ACTION PLAN PUBLIC COMMENTS

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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.

Melissa Mailloux

From: Melissa Mailloux <melissa@mosaiccommunityplanning.com> on behalf of Melissa Mailloux
Sent: Wednesday, June 23, 2021 6:26 PM
To: Melissa Mailloux
Subject: FW: Public Comment for Hearing for Camas Housing Action Plan

From: Carrie Schulstad <director@downtowncamas.com>
Sent: Monday, June 21, 2021 6:14 PM
To: Public Comments <publiccomments@cityofcamas.us>
Subject: Public Comment for Hearing for Camas Housing Action Plan

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Thank you City Council and staff for this opportunity to give comment.

It is imperative for Downtown Camas to have more close-in housing to truly thrive. For a historic downtown to be the most robust, it should be an "18 hour downtown", 6pm-12MN and this happens when you have people living in and very close to downtown and supporting businesses during these hours.

The healthier and more robust our downtown core is, the more amenities and offerings and strength we have for our entire community.

It's so very important that we are visioning the future for our downtown including housing. The mill property will have significant future potential and it's important to be considering best future uses for our community now. It is key as we move forward to have housing options so people can live and work in close proximity. We want people who work in downtown to be able to afford to live in Camas, and for people with diverse income levels and ages to have the option to live close to downtown.

We appreciate that you are already looking at the downtown commercial zone as you're considering different housing options. The DCA encourages the City to include all of downtown including future mill properties in the housing visioning and planning process. It can help satisfy housing mandates and needs, and also bolster the economic health of our downtown. Thank you.

Carrie

Carrie Schulstad

Executive Director
 Downtown Camas Association
 360.904.0218 cell
www.downtowncamas.com

Let's Talk Possibilities!

"The mission of the Downtown Camas Association is to develop and promote historic Downtown Camas by creating a vibrant social, cultural and economic center of the community while emphasizing preservation of our city's historic features."

RESOLUTION NO. 21-003

A RESOLUTION amending and replacing Resolution No. 15-006 relating to establishment of an Emergency Utility Assistance Program; authorizing the Finance Director to establish administrative rules and procedures including a program for receipt of donations; and establishing an effective date.

WHEREAS, it is in the interest of the City of Camas to assist in the provision of emergency utility services; and

WHEREAS, the City of Camas has heretofore established a fund for the purpose of assisting low income customers, to prevent water shutoff; and

WHEREAS, council has identified a need to establish a donation/supported program to assist low income families with their municipal utility bill.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

I

The City of Camas hereby adopts an Emergency Utility Assistance Program subject to the terms and conditions listed below:

1. Eligibility. Upon satisfactory proof, emergency assistance may be issued to each household for which:

- a. A member of the household is billed by the City for water services;
- b. The household has been verified by the City or the City's agent:
 1. To have an annual income that, when combined with the annual income of all household members, is below 125% of the federal poverty guideline; and
 2. To not receive subsidized housing assistance.
- c. The household has received notice from the City that payment or payment arrangements must be made to prevent disconnection;

d. The household is served with City water service at a residential, single-family account.

2. Emergency Credit – Maximum. Upon verification of eligibility, the household may receive an emergency credit of a maximum of two hundred fifty (\$250.00) dollars of the delinquent bill for the service address; provided that the household may only receive such credit once in a twelve (12) calendar month period or such greater amount as recommended by the Finance Director given the availability of outside funding sources for the City’s Finance Department to approve.

3. Administrative Rules and Procedures. Pursuant to this section, the Finance Director shall establish administrative rules and procedures not inconsistent with this section to implement the emergency assistance program including, but not limited to, the establishment of a donation/supported program to assist low income families with their municipal utility bill.

II

This Resolution shall amend and shall replace Resolution No. 15-006 effective as of June 30, 2021.

III

ADOPTED by the Council of the City of Camas and approved by the Mayor this ____ day of _____, 2021.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
 Camas, WA 98607

INTERIM CITY ADMINISTRATION AND FACILITATION SERVICES

THIS AGREEMENT is entered into between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **EXIGY LLC, a Washington Limited Liability Company**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. **Project Designation.** The Consultant is retained by the City to perform professional services in connection with the project designated as Interim City Administration and Facilitation Services.
2. **Scope of Services.** Consultant agrees to perform the services, identified on **Exhibit "A"** attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. **Time for Performance.** Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than **December 31, 2022**, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of this Agreement.
4. **Payment.** The Consultant shall be paid by the City for completed work and for services rendered under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on **Exhibit "B"** attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in **Exhibit "A"** (Scope of Services) inclusive of labor, materials, equipment supplies and expenses. Consultant billing rates are attached as **Exhibit "C"**.
 - b. The consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.

- e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.
5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors.
6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state, and local laws, ordinances and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.
7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.
- a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.
- b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:
1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial

General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.

3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
 4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
 5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
 - e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
 - f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
 - g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
 - h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
 - i. City Full Availability of Consultant Limits. If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975
(42 USC Chapter 76 Section 6101 et seq.)
 - Civil Rights Restoration Act of 1987
(Public Law 100-259)
 - Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
 - 49 CFR Part 21
 - 23 CFR Part 200
 - RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of **Exhibit "D"** attached hereto and by this reference made part of this Agreement, and shall include the attached **Exhibit "D"** in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Contractor agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Contractor agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City.
13. Work Product. All work product, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the Contractor while performing the Services shall belong to the City. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such work product remaining in the possession of the Contractor to the City.

14. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.

- a. The Contractor, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:
 6. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 7. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 8. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 9. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
- b. Where the Contractor is unable to certify to any of the statements in this contract, the Contractor shall attach an explanation to this contract.
- c. The Contractor agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the BOARD.
- d. The Contractor further agrees by signing this contract that it will include the clause titled “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction,” as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the BOARD for assistance in obtaining a copy of these regulations.

15. Intellectual Property.

- a. Warranty of Non-infringement. Contractor represents and warrants that the Contractor is either the author of all deliverables to be provided under this Agreement or has obtained and

holds all rights necessary to carry out this Agreement. Contractor further represents and warrants that the Services to be provided under this Agreement do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.

b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.

16. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.

17. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.

18. Conflict of Interest. It is recognized that Contractor may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Contractor's ability to perform the Services. Contractor agrees to resolve any such conflicts of interest in favor of the City. Contractor confirms that Contractor does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Contractor's selection, negotiation, drafting, signing, administration, or evaluating the Contractor's performance.

19. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following thirty (30) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.

20. Notices. Notices to the City of Camas shall be sent to the following address:

Administration
City of Camas
616 NE 4th Avenue
Camas, WA 98607
PH: 360-834-6864
FX: 360-834-1535
EMAIL: administration@cityofcamas.us

Notices to Consultant shall be sent to the following address:

Jeffrey Swanson
EXIGY LLC
PO Box 5678
Vancouver, WA 98668
PH: 360-975-9466
EMAIL: jeff@exigyconsulting.com

21. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any

Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision herof and such other provisions shall remain in full force and effect.

- 22. Arbitration Clause. In the event a dispute shall arise between the parties to this Agreement, it is hereby agreed that the dispute shall be referred to the Portland USA&M office or alternate service by agreement of the parties for arbitration in accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The artibrator’s decision shall be final and legally binding and judgment be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator’s award, or fails to comply with the arbitrator’s award, the other party is entitled to costs of suit, including reasonable attorney’s fee for having to compel arbitration or defend or enforce award.

- 23. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

- 24. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.

- 25. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive, but shall be cumulative with all other remedies available to the City at law or in equity.

- 26. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 2021.

CITY OF CAMAS:

CONSULTANT:
Authorized Representative

By _____

By _____

Print Name Ellen Burton

Print Name Jeffrey R. Swanson

Title Mayor Pro Tem

Title Principal, Managing Director

EXHIBIT “A” SCOPE OF SERVICES

The Consultant will provide professional services including but not limited to facilitation work and service as interim city administrator at the direction of the Mayor, Acting Mayor, Mayor Pro Tem, and/or Interim Mayor. The consultant will dedicate a minimum of twenty-five (25) hours per week to the performance of professional services on behalf of the City, including attendance and participation at all City Council meetings.

The City will provide the Consultant with a Microsoft Outlook account and email address to use for business purposes only on behalf of the City.

The goals of the engagement between Consultant and City include:

- (1) Continuity of executive administration – Consultant will assist the Mayor, Acting Mayor, Mayor Pro Tem, and/or Interim Mayor with leading and directing the work of staff on projects, initiatives, and regular business of the City.
- (2) Relations between Legislative and Executive branches of government – Consultant will provide facilitation including in City Council meetings, workshops, retreats and other settings to coordinate improved working relationships between the branches of government, improve understanding of roles and responsibilities of each branch, and resolve conflicts.
- (3) Assist with City Administrator Recruitment – Consultant will assist the Mayor, Acting Mayor, Mayor Pro Tem, and/or Interim Mayor to plan, strategize, time, and appropriately resource the recruitment of a permanent City Administrator. Consultant will continue working with City at the direction of the Mayor, Acting Mayor, Mayor Pro Tem, and/or Interim Mayor to assist with the onboarding and orientation of the new City Administrator.
- (4) Support community building and relationships between City and community – Consultant will work with Mayor/Acting Mayor/Mayor Pro Tem/Interim Mayor, City Council, and staff to increase transparency and effective public participation in local government especially as it relates to project and policy issues of significance in the community.

EXHIBIT “B”
COSTS FOR SCOPE OF SERVICES

The City shall compensate Consultant at the rate of \$200.00 per hour for the performance of Scope of Services described in Exhibit “A”, including phone calls, meetings, in-person consultation, written communications and electronic communications, and related travel time.

Consultant shall provide detailed invoices to City each month for time and materials along with any backup documentation required for payment processing.

When traveling beyond 50 miles to conduct business on behalf of City, City shall reimburse Consultant for related travel expenses including mileage, hotel costs with prior written authorization if travel requires overnight stay, and meals. Consultant shall submit receipts with invoices for such expenses.

City shall also reimburse consultant for out-of-pocket business expenses when conducting business on behalf of City including but not limited to meals, supplies, fees, and other materials costs. Consultant shall submit receipts with invoices for such expenses.

**EXHIBIT “C”
CONSULTANT BILLING RATES**

Consultant billing rate for performance of all services described in Exhibit “A” shall be \$200.00 per hour.

**EXHIBIT “D”
TITLE VI ASSURANCES**

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.

6. Incorporation of Provisions: The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, age, disability, income-level or LEP.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
 - The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
 - Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), prohibits discrimination on the basis of sex);
 - Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
 - The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), prohibits discrimination on the basis of age);
 - Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
 - The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
 - Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
 - The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
 - Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
 - Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).

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, Camas Municipal Code Chapter 8.56 sets forth additional procedures and powers related to Emergency Management and specifically provides that a major emergency is deemed to exist when circumstances demand immediate action to preserve public health and protect life; and

Whereas, on June 28, 2021, Mayor Pro-Tem Ellen L. Burton issued an Order of the Mayor of the City of Camas Prohibiting the Discharge of Fireworks Pursuant to Camas Municipal Code Section 8.58.023, attached hereto, the findings of which are herein incorporated by reference; and

Whereas, on June 29, 2021, Clark County announced a ban on all sale and use of fireworks in all unincorporated areas of the county; and

Whereas, the Fire Chief of the Camas-Washougal Fire Department has recommended a ban on the sale of all fireworks within the City of Camas due to extreme fire danger conditions; and

Whereas, Camas Municipal Code section 8.56.090A2 provides, upon issuance of any declaration of emergency, that an order may be issued requiring any business establishment to close and remain closed until further order; and

Whereas, given the extreme fire danger, as Mayor Pro-Tem 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 protect the public health, safety and welfare;

NOW, THEREFORE I, Ellen L. Burton, Mayor Pro-Tem of the City of Camas, Proclaim as follows:

1. I declare there is a civil emergency caused by extreme fire danger 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.
3. Pursuant to Camas Municipal Code Section 8.56.090A2, I hereby declare that all sale and purchase of fireworks are prohibited effective immediately and shall remain in full force and effect through 9:00 pm July 5, 2021. Effective after 9:00 pm July 5, 2021 the prohibitions on sale and purchase of fireworks set forth in Camas Municipal Code Section 8.58.020A shall govern. The terms of this Proclamation are in supplement to and do not replace the terms of the Order of the Mayor of the City of Camas Prohibiting the Discharge of Fireworks Pursuant to Camas Municipal Code Section 8.58.023.

4. 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.
 5. This Proclamation will take effect upon my signature and will be presented to Council for approval as soon as practicable pursuant to Camas Municipal Code Section 8.56.070A2.
- DATED AND SIGNED THIS 29th DAY OF JUNE, 2021.

City of Camas



Ellen L. Burton Mayor Pro-Tem

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 18th 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 8th DAY OF JUNE, 2021.

City of Camas



Mayor Pro Tem Ellen Burton