

Final Report

City of La Center Housing Needs Assessment and Strategy

Submitted to

**City of La Center
Public Works & Community Development Department
210 East 4th Street
La Center, Washington 98629**

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Prepared by

**WSP USA
1207 Washington Street
Suite 115
Vancouver, Washington 98660**

31000132.002

**CITY OF LA CENTER
HOUSING NEEDS ASSESSMENT AND STRATEGY**

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LIST OF ACRONYMS AND ABBREVIATIONS

%	percent
ACS	American Community Survey
AMI	Area Median Income
BLR	Buildable Lands Report
CDP	census designated places
CHAS	Comprehensive Housing Affordability Strategy
City	City of La Center
Commerce	Washington State Department of Commerce
County	Clark County
GMA	Growth Management Act
HAI	Housing Affordability Index
HAPT	Housing Action Planning Tool
HNAS	Housing Needs Assessment and strategy
HUD	U.S. Department of Housing and Urban Development
ITE	Institute of Transportation Engineers
NAICS	North American Industry Classification System
OFM	Washington State Office of Financial Management
Q1, 2, 3, 4	first, second, third, and fourth quarter
RCW	Revised Code of Washington
State	State of Washington
STRs	Short-term rentals
UGA	urban growth area
UW	University of Washington
VBLM	Vacant Buildable Lands Model
ZHVI	Zillow Home Value Index

EXECUTIVE SUMMARY

The purpose of the housing needs assessment and strategy (HNAS) is to aid the City of La Center in understanding the current and future housing needs for all city residents. This is done by analyzing the best available data that describes the city's community demographics, housing stock, workforce, housing market, population and employment projections, and housing gaps and needs. The intent of the HNAS is to provide a data-driven basis and analysis with recommendations for future policy discussions by City leadership and the community as provided in Section 7.0 of this HNAS. This will largely influence and drive the 2045 Comprehensive Plan update process, especially land use and housing elements.

FINDINGS

La Center is growing fast.

La Center's estimated population in 2023 was 3,890 people. Since 1970, La Center has had an average annual growth rate of 4.95%. La Center started to experience more rapid growth starting in 1990. La Center has experienced population growth rates at a higher rate than Clark County, except during 2016 through 2020. However, since 2006, Ridgefield has experienced a significantly higher growth rate than La Center. Of Washington cities over 1,000 population, La Center was the eighth fastest growing from 2020 – 2023.

La Center is becoming slightly younger and diversifying.

From 2010 through 2021, La Center's median age decreased from 36.6 years old to 35.8, however the average age in Ridgefield and Clark County's population has increased during this same time period and the United States is also aging.

Also, from 2010 through 2021, La Center's population has diversified as the overall percentage of persons identifying as White in the city decreased from 91% to 85%. This means that the minority population has increased by 6%. The largest non-White alone population in La Center is two or more races (9.6%). However, La Center is somewhat less racially diverse than Ridgefield (82% White), Battle Ground (84% White), and Clark County (75% White).

La Center's housing supply is focused on homeowners and larger households.

La Center has a total of 1,451 housing units (OFM data), and the average household size is 3.02 people (2021 U.S. Census data), which is substantially larger than Clark County's average of 2.60 people.

Of La Center's total housing units, almost 80% are owned, 60% are three-person or more household size, 84.3% are single-family detached, and 88% are three bedrooms or greater.

La Center is an affluent community.

The 2023 area median income (AMI) of the Portland-Vancouver-Hillsboro metropolitan area is \$114,400, and the 2021 La Center median household income is \$91,375. In comparison, Clark County's household median income is \$82,719. More than half of households in La Center have income that is 80% or greater than AMI. Additionally, the 2021 median home value in La Center was \$399,700 and higher than Clark County's median home value of \$381,700.

Households that make less than 50% AMI are the minority in La Center, and there are few options and variety of affordable housing for this group. Furthermore, poverty status by race in La Center is disproportionately higher for people who are Hispanic or Latino origin (24.9%) than

other races in La Center. This same group has a 10.6% poverty rate in Clark County, which is far less than La Center.

La Center is a commuter community and lacks high-earning wages.

La Center has 800 jobs and only 61 of these jobs are filled by people who also live in La Center. The remaining 739 jobs are people who live outside of the city. Conversely, there are 1,327 workers that live in La Center that have jobs outside of the city, predominately in south Clark County in cities like Vancouver and Camas and even as far as Portland, Oregon. The reverse is true for those who commute to La Center for work as most of these workers travel from south Clark County and Portland, Oregon, to work in La Center.

Over 60% of jobs in La Center pay more than \$3,333 per month or about \$40,000 per year, which is slightly higher than 57% of jobs that pay the same in Clark County. La Center also has fewer jobs that pay between \$15,000 and \$40,000 per year (24%) than Clark County (28%). But La Center has a slightly higher share of jobs that pay \$15,000 or less annually at 16% compared to Clark County's 14.6%. La Center's job to housing ratio is 0.55, which indicates that there are many more people who live in La Center than there are available jobs. For context, Clark County targets one job per household or a 1:1 ratio.

La Center's housing supply lacks a range of options and is increasingly unaffordable.

From 2010 through 2023, La Center has seen a slight increase in housing diversity; however, its existing housing stock is predominately single-family detached. From 2010 through 2023, 719 housing units were constructed in La Center, and 77% of this comprises single-family detached. 172 housing units during this time period were of two or more housing units, 144 units of which were from the Riverside Apartments that were occupied in 2023.

A household would need a gross monthly income of \$8,803 or annual gross income of \$105,640 to own a home at the median home value in La Center. A household would need a gross monthly income of \$6,417 or a gross annual income \$77,000 to afford median rent in La Center. Housing is unaffordable to more than 50% of owner households in La Center.

Seventy-three percent of La Center households are not cost burdened; however, low-, very low-, and extremely low-income households in La Center are substantially more cost burdened than moderate income households. Renter households are also more cost burdened than owner households.

Asian households in La Center have substantially less median incomes than White households in La Center; therefore, Asian households are more severely and disproportionately burdened by housing costs in La Center than White households.

The risk of displacement in La Center is low.

La Center has gaps in its housing supply for certain types and income ranges.

Single-family housing is the predominant housing stock in La Center with very few options for housing types that would be more affordable, such as middle-housing or multifamily. This affordability gap is most severe for extremely low-income households as there are currently no affordable units available in La Center for this income group. There is a shortage of affordable

owner and rental housing for all income levels, which is pronounced for low, very low, and extremely low-income households.

Median income owner households are accommodated with market-rate housing; however, there is a shortage of rental units for median income households. This is especially pronounced for Asian households in La Center as compared to White households.

1.0 INTRODUCTION: HOUSING NEED IN LA CENTER

A housing needs assessment and strategy (HNAS) is a study to identify the current and future housing needs of all economic segments of the community. An HNAS is prepared by evaluating the city's population demographics, economic and employment profile, and housing characteristics to gain a data-driven understanding of the housing market, housing needs, and forecasted housing demands. The HNAS serves as the foundation for informed policy making and recommendations that will become part of the City of La Center's comprehensive plan and will ultimately guide development regulations and determine where and what kind of housing will be developed in La Center. The HNAS answers key questions, such as:

- Who lives and works in La Center and what are their socioeconomic characteristics?
- Are there city residents who are unable to find safe, affordable, and appropriate housing and that meets their housing needs?
- What kind and how much of housing is needed to meet the current and future needs of residents?
- Is there sufficient buildable land capacity to accommodate future growth and housing choice diversity?

1.1 APPROACH AND METHODOLOGY

The La Center HNAS is created and guided by the Washington State Department of Commerce's (Commerce) *Guidance for Developing a Housing Needs Assessment* (2020) along with reviewing and including all the requirements of House Bill 2020, last updated in 2021 now contained in the Growth Management Act (GMA) for housing elements in Revised Code of Washington (RCW) 36.70A.070.

Commerce has provided extensive guidance documents since the 2020 Commerce guidance in response to House Bill 1220, including *Guidance for Making Adequate Provisions to Accommodate All Housing Needs* (2023), *Guidance for Evaluating Land Capacity to Meet All Housing Needs* (2023), and *Guidance for Addressing Racially Disparate Impacts* (2023). This bill requires cities and counties to plan for and accommodate, rather than just encourage the availability of affordable housing. In furtherance of this requirement, Commerce provides an inventory of existing and projected housing need by income level, as well as emergency housing, emergency shelters, and permanent supportive housing to each jurisdiction, which is contained in the Housing Action Planning Tool (HAPT). Clark County completes the HAPT based on county-level projections of population and housing provided by Commerce and provides this to all cities within the county. At the time of writing of the first draft of this HNAS, Clark County had not, but was on the cusp of completing the allocation of population and housing to each city.

Cities and counties must also identify and begin to undo policies and regulations that create racially disparate impacts, displacement, and exclusionary housing. Lastly, this legislation put limits on the ability of local jurisdictions to prohibit transitional housing, permanent supportive housing, and emergency shelters. These new requirements for housing elements of comprehensive plans are located in RCW 36.70A.070(2)(a) through (h) and are summarized below:

- **An inventory and analysis of existing and projected housing needs over the planning period by income band**, and consistent with the jurisdiction's share of housing need, as

provided by Commerce. This includes emergency housing and shelters and permanent supportive housing. (RCW 36.70A.070(2)(a) – 2021 amendment)

- **A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing**, including single-family residences, and within an urban growth area (UGA) boundary, moderate density housing options, including, but not limited to, duplexes, triplexes, and townhomes. (RCW 36.70A.070(2)(b))
- **Identification of capacity of land for housing by type**, including government-assisted housing, housing by income bands, manufactured housing, multifamily housing, groups homes, foster care facilities, emergency housing and shelters, and permanent supportive housing. It also shall include the consideration of duplexes, triplexes, and townhomes in UGA. (RCW 36.70A.070(2)(c) – 2021 amendment)
- **Adequate provisions for existing and projecting housing needs for all economic segments of the community**. Include consideration of housing locations in relation to employment locations and the role of accessory dwelling units. (RCW 36.70A.070(2)(d) – 2021 amendment)
- **Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion** in housing, including zoning that may have a discriminatory effect; disinvestment; and infrastructure availability. (RCW 36.70A.070(2)(e) – 2021 amendment)
- **Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion** in housing caused by local policies, plans, and actions. (RCW 36.70A.070(2)(f) – 2021 amendment)
- **Identify areas that may have higher risk of displacement** from market forces that occur with changes to zoning development regulations and capital improvements. (RCW 36.70A.070(2)(g) – 2021 amendment)
- **Establish anti-displacement policies**, with consideration given to the preservation of historical and cultural communities, as well as investments in low-, very low-, extremely low-, and moderate-income housing; equitable development initiatives, inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. (RCW 36.70A.070(2)(h) – 2021 amendment)

The HNAS first provides a community profile (Section 2.0) of the city with various demographic data, such as population, age, population estimates (through 2045), and household counts and characteristic.

The community profile is followed by a workforce profile (Section 3.0) that provides analysis of current workforce and employment trends in the city (jobs by earnings and sector and workforce characteristics) followed by employment projections through 2045.

Section 4.0 analyzes the existing housing inventory in the city with an assessment of housing affordability and conditions. This is followed by an overall residential land capacity analysis to accommodate future housing needs through 2045 (Section 5.0) and a housing gaps and needs analysis (Section 6.0). This housing gaps and needs analysis reviews housing needs for various housing sizes, unit types, and income levels including projections for unit types and income

levels. Integrated throughout the document are data and analysis for racially disparate impacts where available.

The final section (Section 7.0) includes a summary of housing tools and strategies for the City of La Center to use for housing policy making and development regulations that will meet the state requirements.

2.0 LA CENTER COMMUNITY PROFILE

2.1 POPULATION CHARACTERISTICS

This section includes information on La Center population characteristics, including current population, historic population growth rates and changes, population estimates by race and ethnicity, density, and a detailed breakout of age groups to identify unique concentrations.

2.1.1 Estimated Population

- As of 2023, the population of La Center is 3,890 people.

The U.S. Census Bureau completes a decennial, nationwide census every 10 years. The most recent census was completed in 2020. The 2020 Census documented that there were 3,424 people in La Center that year.

The Washington State Office of Financial Management (OFM) completes an annual population estimate for the state and its counties and cities¹. According to the most recent OFM information, La Center had an estimated population of 3,890 people in 2023 representing an increase of 466 people, a 13.6% increase or an annual increase of 4.35%.

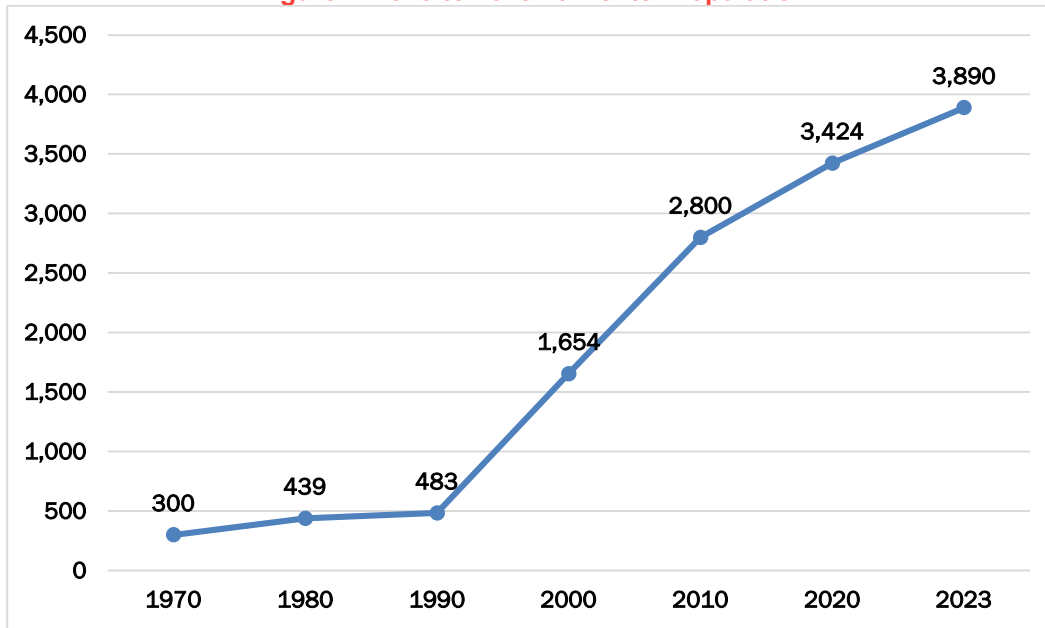
2.1.2 Historic Population Growth Rates and Changes

- La Center's population has experienced growth since 1970 at an average annual growth rate of 4.95%, most of this growth has been since 1990.
- Since 2000, La Center has experienced population growth rates at a higher rate than Clark County, except from 2016 through 2020. Ridgefield has generally experienced significantly higher growth rates than La Center since 2006.
- La Center's population growth has generally exceeded that of Clark County since 2000 but has been slower than Ridgefield's growth.

The graph below (Figure 1) shows the city's population using the U.S. Census data and the OFM April 1, 2023 estimate from 1970 through 2023. During this 53-year time period, La Center saw an increase of its population from 300 to 3,890 people or a total increase of 3,590 people. From 1970 through 2023, La Center had an overall average annual growth rate of 4.95%. As seen in Figure 1, 1970 through 1990 had a relatively slower annual growth rate of 2.41% (adding 183 people) in comparison to the most recent 30-year period since 1990. From 1990 to 2020, La Center saw a substantial increase in population growth with an annual population growth rate of 6.75% during this time.

¹ OFM April 1, 2023, Population Estimates

Figure 1. 1970 to 2023 La Center Population



Source: 2020 U.S. Census and OFM April 1, 2023 Population Estimates

La Center's historic growth rates shows that the city has experienced significant and rapid growth, especially in the last 30 years. The same applies for Ridgefield (Table 1), as it has seen a similar pattern to La Center in historical growth; however, the most significant growth started to occur about 10 years later than La Center.

As further discussed in Section 2.1.2, Clark County and all of its cities, including La Center, are experiencing and expected to experience significant growth through 2045. Historic and current growth rates are on trend with the projected growth rate that La Center will experience. To accommodate such growth, the City will have to provide sufficient housing to meet a variety of incomes and needs supported by employment opportunities, commercial services, and adequate public facilities.

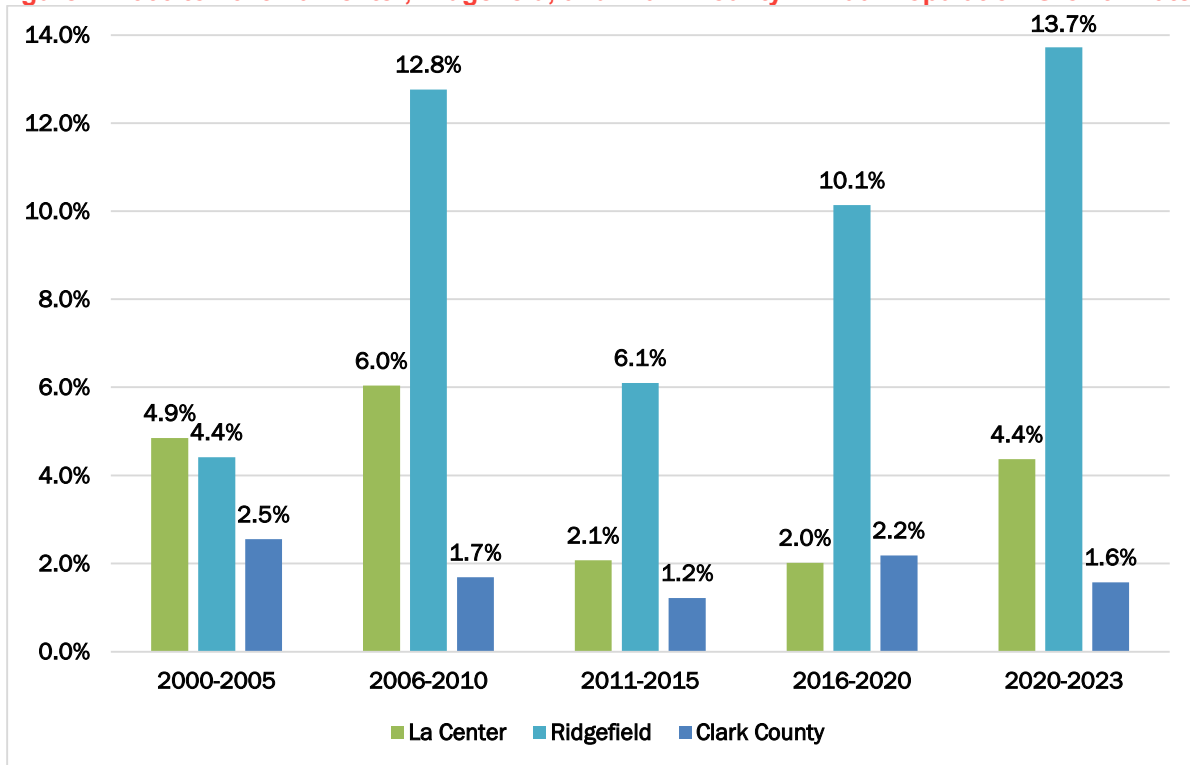
Table 1. 1970 to 2023 Population of La Center, Ridgefield, and Clark County

Jurisdiction	1970 Census	1980 Census	1990 Census	2000 Census	2010 Census	2020 Census	2023 Postcensal Estimate
La Center	300	439	483	1,654	2,800	3,424	3,890
Ridgefield	1,004	1,062	1,332	2,147	4,763	10,325	15,180
Clark County	128,454	192,227	238,053	345,238	425,363	503,311	527,400

Source: 2020 U.S. Census and Washington OFM April 1, 2023, Postcensal Estimates

The annual population growth rates in La Center are generally greater than Clark County as a whole as shown in Figure 2 below. La Center had a higher annual growth rate than both Ridgefield and Clark County in 2000 through 2005 but has had a significantly lower growth rate than Ridgefield since this time period. La Center's growth rate has almost always exceeded that of Clark County as a whole.

Figure 2. 2000 to 2023 La Center, Ridgefield, and Clark County Annual Population Growth Rates



Source: 2020 U.S. Census and Washington OFM April 1, 2023, Postcensal Estimates

Further discussion is provided in Section 5.0 for housing and Section 3.2 for employment.

2.1.3 Population Density

- The population density of La Center declined from 2010 to 2020 but has slowly increased since 2020.
- The average density of new development in La Center is 4.4 units per acre, exceeding the countywide assigned density target of 4.0 units per net acre in the Clark County Community Framework Plan².

Based on OFM’s April 1, 2023, population estimates³, La Center’s total land area is 2.63 square miles, and the total population is 3,890 people translating to a density of 1,479 people per square mile (Table 2). In 2020, La Center’s density was 1,321.2 people per square mile and in 2010 this number was 1,532.5 people per square mile. The density decreased between 2010 and 2020 because the City expanded its UGA and annexed lands to accommodate future population growth through 2035 during the 2016 periodic comprehensive plan update. However, since 2020, La Center’s density has been increasing with new multifamily developments, such as Riverside coming online. Table 2 also compares La Center’s density to Ridgefield and Woodland. In 2010, La Center’s population density was very similar to Woodland and over double Ridgefield’s. However, in 2020 and 2023, both Ridgefield and Woodland had greater population densities than

² Community Framework Plan, Clark County Comprehensive Plan 2015-2035

³ OFM April 1, 2023, Population Estimates

La Center, with Ridgefield seeing the largest and substantial increase in population density from 2010 to 2023. La Center and Woodland continue to share somewhat similar population densities.

Table 2. 2010 to 2023 La Center, Ridgefield, and Woodland Density

Year	La Center	Ridgefield	Woodland
2010	1,532.5	684.8	1,544.5
2020	1,321.2	1,403.1	1,588.1
2023	1,478.9	2,000.4	1,597.6

Source: Washington OFM April 1, 2023, Postcensal Estimates

In the La Center 2016 Comprehensive Plan, the City had an overall minimum density target for new residential development of 4 units per net acre (Table 3). This is determined by the City's population allocation received from Clark County and dividing by the amount of land developed as reported from the County's Buildable Lands Report (BLR)⁴. Based on the County's Vacant Buildable lands Model (VBLM), a net acre assumes that 31.5% of land is needed for infrastructure (roads and utilities) and cannot be developed. In addition, the County's VBLM removes mapped critical areas to calculate net acres. The County's BLR and VBLM are updated annually. The most recent BLR (June 2022) shows that single-family housing in La Center has developed at an average density of 4.3 units per acre and multifamily at 5.5 units per acre for a total average of 4.4 units per acre, exceeding the 2016 density target.

Table 3. 2016 to 2020 La Center Residential Development

Single Family			Multifamily			Total		
284 units	66 acres	4.3 units/acre	17 units	3 acres	5.5 units/acre	301 units	69 acres	4.4 units/acre

Source: Clark County 2022 Buildable Lands Report

The County selected a medium-high population projection totaling 718,154 people in 2045. The County is responsible for allocating the projection to each city and rural areas within the county, including La Center. Depending on the existing city capacity and the selected allocation, La Center may need to consider expanding its UGA as further discussed in Sections 3.2 and 5.0. However, WAC 365-196-310(4)(b)(iv) requires that La Center and all cities explore alternatives to UGA expansion first, such as accommodating additional density within the existing boundary prior to expansion to accommodate its 2045 projected population.

2.1.4 Age Groups

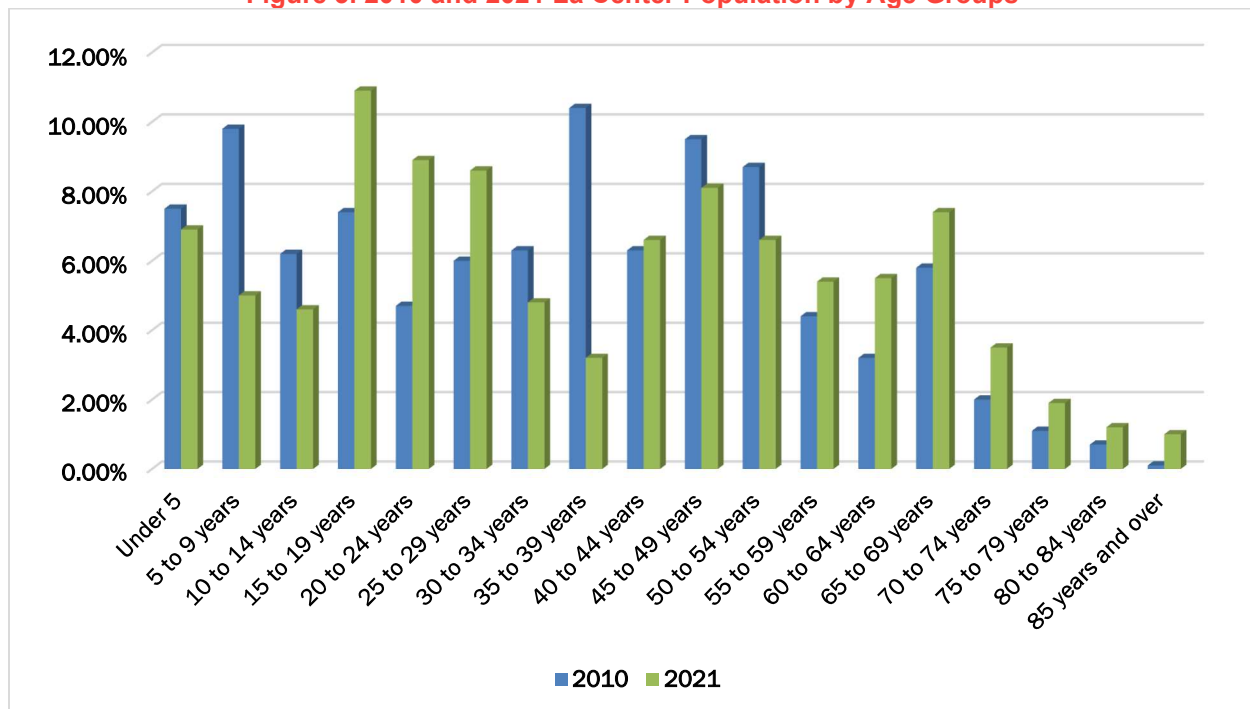
- From 2010 through 2021, La Center's population has become slightly younger from a median age of 36.6 to 35.8, an unusual phenomenon considering that Ridgefield and Clark County's population has aged during that same time period and the United States as a whole is also aging.
- There are slightly more females than males in La Center. Males are a greater share of the population for younger age groups whereas females are a greater share for middle-aged and 85 years or older age groups.

Using the U.S. Census Bureau American Community Survey (ACS) five-year estimates on Age and Sex, age groups in La Center can be analyzed to profile the population. The ACS data was most recently updated in 2021 as shown by Figure 3. The largest 2021 age group in La Center are 15- to 19-year-olds (11.7% of total population) and the smallest age group are those 85-

⁴ 2016 to 2022 Clark County Buildable Lands Report, Department of Community Planning

years-old or older (1% of total population). A significant proportion of the population is in their mid- to late teenage years and late twenties (30.5% of total population) and from early forties to late sixties (42.5% of total population). Remarkably, people aged 15- to 29-years-old has grown as a share of the total population while those in their middle-aged years from 35 to 54 have declined since 2010, and persons aged 55+ have grown. These trends show that La Center is a place for older kids and families and retirees, while families with young children are declining. One possible explanation for these trends is that increased housing and living costs are keeping families with young children away from La Center while those who have had more opportunity to save, such as families with older children and retirees, are able to live in La Center. In addition, La Center is attracting a significant component of retirees, although families with children are offsetting the aging of the population.

Figure 3. 2010 and 2021 La Center Population by Age Groups



Source: U.S. Census ACS 2010 and 2021, Table S0101

In comparison to Ridgefield and Clark County (Table 4), La Center is the only jurisdiction where the median age has decreased between 2010 and 2021. In 2010, La Center's median age was older than both Ridgefield and Clark County, but this dynamic had changed somewhat by 2021 when La Center's median age was greater than Ridgefield but younger than that of Clark County.

Table 4. 2010 and 2021 Median Age in La Center, Ridgefield, and Clark County

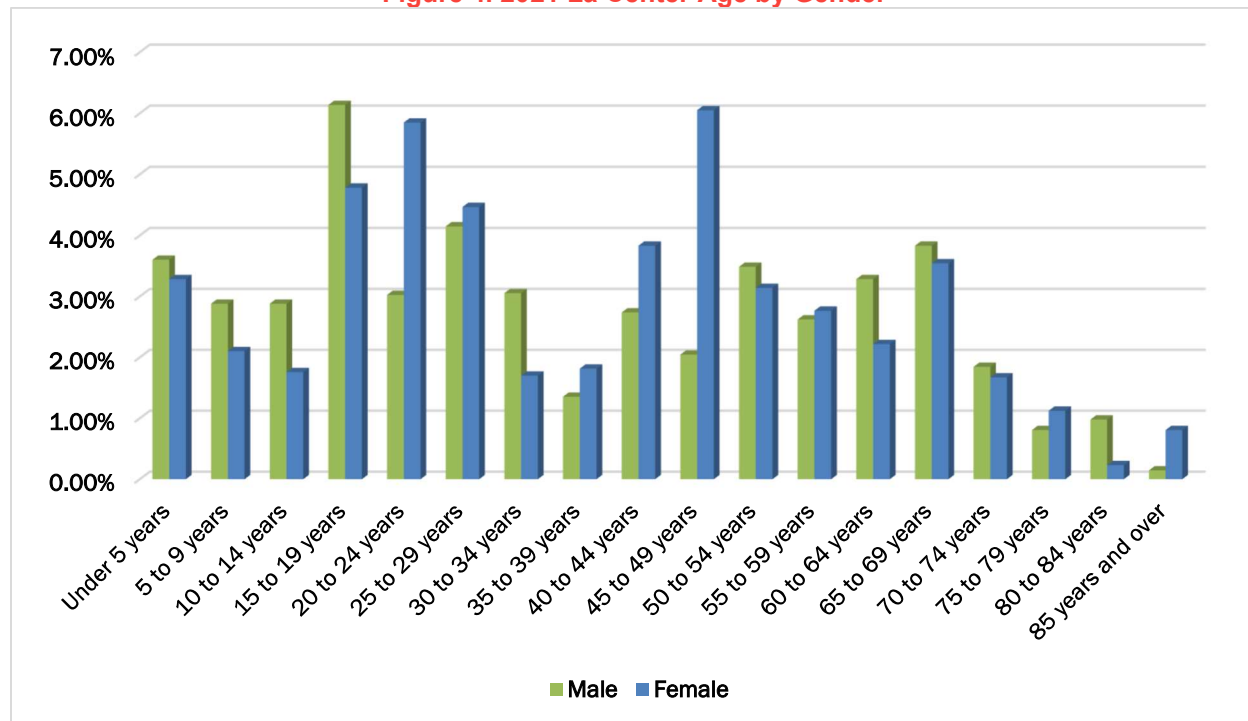
Year	La Center	Ridgefield	Clark County
2010	36.6	33.7	36.2
2021	35.8	34.6	38.7

Source: U.S. Census ACS 2010 & 2021, Table S0101

A breakdown of La Center's total population of the percentage share of males and females by age groups is shown in Figure 4. Overall, La Center's population is majority female at 51.14%

while males are a 48.86% share of the population. In general, males make up a greater share of the population for all age groups under 19 years old and age groups between 50 and 74 years old (except the 55 to 59 age group). Females have a larger share of the population in all other age groups, especially for 20 to 24 years, 45 to 49 years, and 85 years and older.

Figure 4. 2021 La Center Age by Gender



Source: U.S. Census ACS 2021, Table S0101

2.1.5 Population Estimates by Race and Ethnicity

- La Center's population is overwhelmingly White.
- The majority of La Center's population only speaks English in the household.
- The largest non-English speaking population is Asian and Pacific Islanders who make up 3.5% of the population.

The U.S. Census Bureau collects race and ethnicity data in the decennial census. As shown in Table 5 from the 2020 U.S. Census, La Center is predominantly White, which represents 85% (2,913 people) of the city's population, whereas only 15% of the city (511 people) are People of Color. Ten percent (330 people) of the population is two or more races while only 2% (66 people) are Some Other Race, and 2% (66 people) are Asian. American Indian and Alaska Native (32 people); Black or African American (12 people); and Native Hawaiian and Other Pacific Islander account for the remaining 1%.

Compared to neighboring communities and Clark County, La Center has a higher percentage of White population (Ridgefield is 82% White, Battle Ground is 84% White, and Clark County is 75% White). La Center has a notable population classification of two or more races (10% of the total population), of which 37% are White and Some Other Race (111 people), 33% are White and American Indian/Alaska Native (100 people), and 21% are White and Asian (63 people).

Race and ethnicity data from 2010 to 2020 show that a declining share of the population reporting as White from 91% to 85% reflecting that the population is gradually changing its racial makeup.

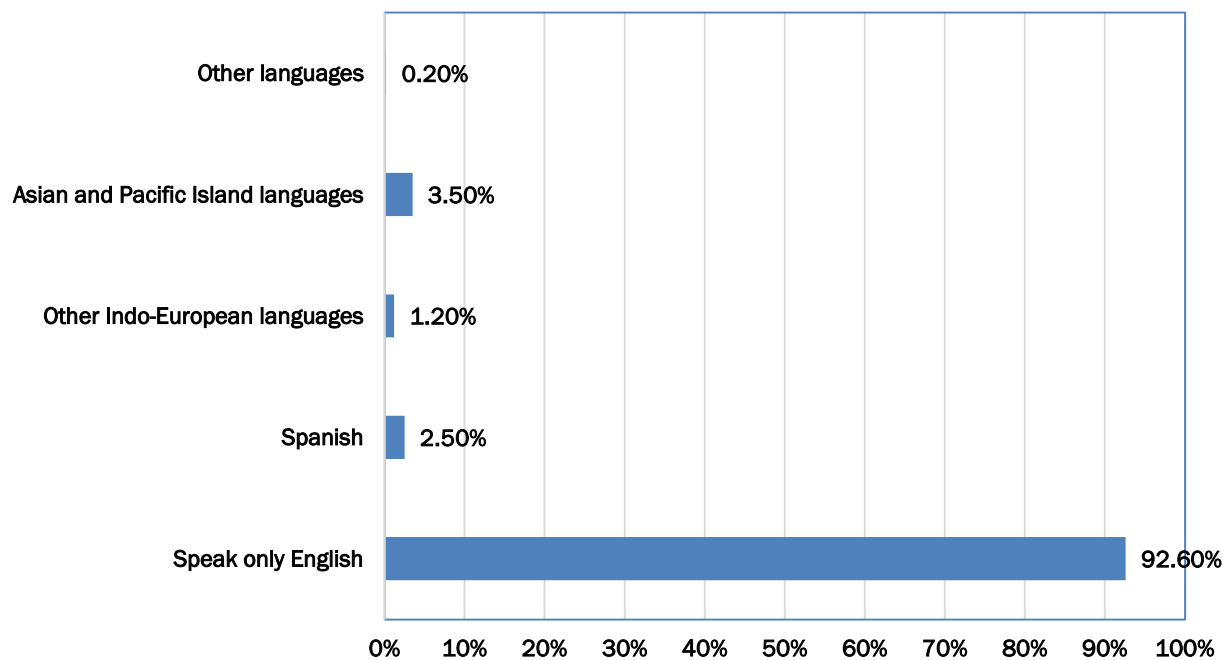
Table 5. 2021 La Center Population by Race

White alone	2,913	85.1%
Black or African American alone	12	0.4%
American Indian and Alaska Native alone	32	0.9%
Asian alone	66	1.9%
Native Hawaiian and Other Pacific Islander alone	5	0.1%
Some Other Race alone	66	1.9%
Two or more races	333	9.6%
Total Population	3,424	100%

Source: U.S. 2020 Census Table P1

As shown in Figure 5, 92.6% of La Center’s population speaks only English in the household according U.S. Census ACS 2021 data, corresponding with the population being overwhelmingly White. The remaining 7.4% of the city’s households speak Asian and Pacific Island languages (3.5%), Spanish (2.5%), Other Indo-European languages (1.2%), and Other languages (0.2%) at home.

Figure 5. 2021 La Center Languages Spoken at Home



Source: U.S. Census ACS 2021, Table S1601

2.1.6 Population Forecasts

- La Center’s UGA is forecasted to have a population of 8,346 in 2045.

In 2023, Clark County received a series of low, medium, and high population projections through 2045 from OFM and selected a medium-high projection. The County is planning for a

population of 718,154 in 2045. Separately, the County is forecasting 269,000 new county-wide jobs for 2045. The employment forecast for La Center is further discussed in Section 3.2.

The County’s population and jobs forecast is the foundation for the population, housing, and employment allocations for each local jurisdiction in the County. In early May 2024, the County adopted final allocations for population, housing, and employment for each city within the county. Further discussion of the selected employment and housing allocations is in Sections 3.2 and 5.0 of this report, respectively. La Center’s 2023 population is 4,462 and adopted 20-year population allocation is 3,884 people for 2023-2045 (Table 6), with an estimated total population of 8,346 people in 2045.

Table 6: La Center Population Forecast.

2020 Population (Actual)	2023 Population (Estimate)	2023 – 2045 Additional Population	2045 Population (Projected)
3,424	4,462*	3,884	8,346

**Clark County VBLM estimate, which includes population within the La Center city limits and UGA*

2.2 HOUSEHOLD CHARACTERISTICS

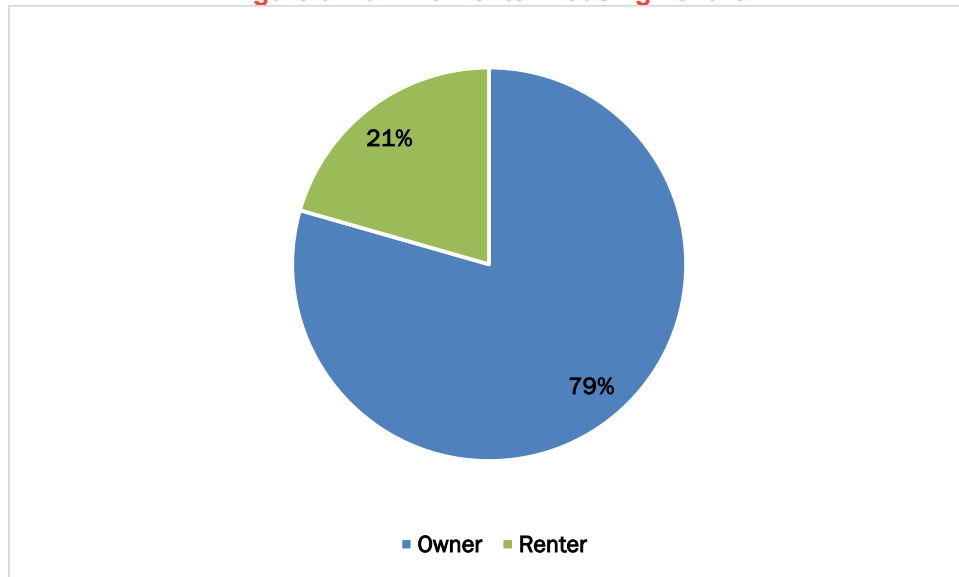
2.2.1 Household Counts and Tenure

- As of 2021, La Center has 1,321 housing units.
- Most housing units in La Center are owners (79%) which is higher than Clark County’s 65% share of housing units that are owners.
- La Center’s average household size (3.02 people) is larger than Clark County’s average (2.60 people).

As of 2021, La Center has approximately 1,321 housing units (1,148 of which are occupied), a small share (0.7%) of the entire county’s households (184,173 households). As shown in Figure 6, 79% of housing units are owned and 21% are rented. In Clark County, 65% of housing units are owned and 35% are rented⁵; therefore, La Center has a higher rate of home ownership than across the county.

⁵2021 ACS 5-year estimates (Table B25009)

Figure 6. 2021 La Center Housing Tenure

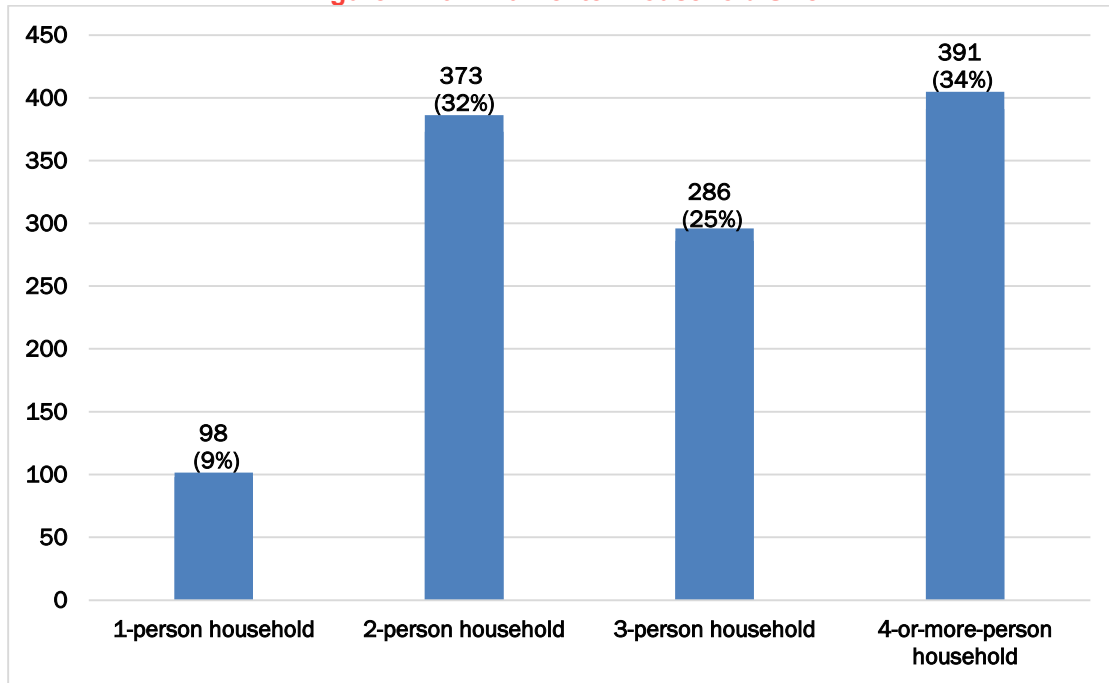


Source: U.S. Census ACS 2021, Table B25009

Note: La Center tenure data is based upon total occupied units in the City, not total housing units (includes vacant units).

As shown in Figure 7, approximately 60% of 1,148 total housing units in La Center are three-person or more, resulting in an average household size of 3.02. This is larger than Clark County's average household size of 2.60. Only 9% of La Center's households are one-person households and 32% are two-person households. While La Center saw a decrease in the share of population of those aged under 15 years old between 2010 and 2021, its household size may indicate that La Center still serves as a suburban or bedroom community to the Portland-Vancouver metropolitan region for families and retirees. La Center is largely made up of single-family detached housing, which generally allows a greater proportion of people, including families with children, in households.

Figure 7. 2021 La Center Household Size



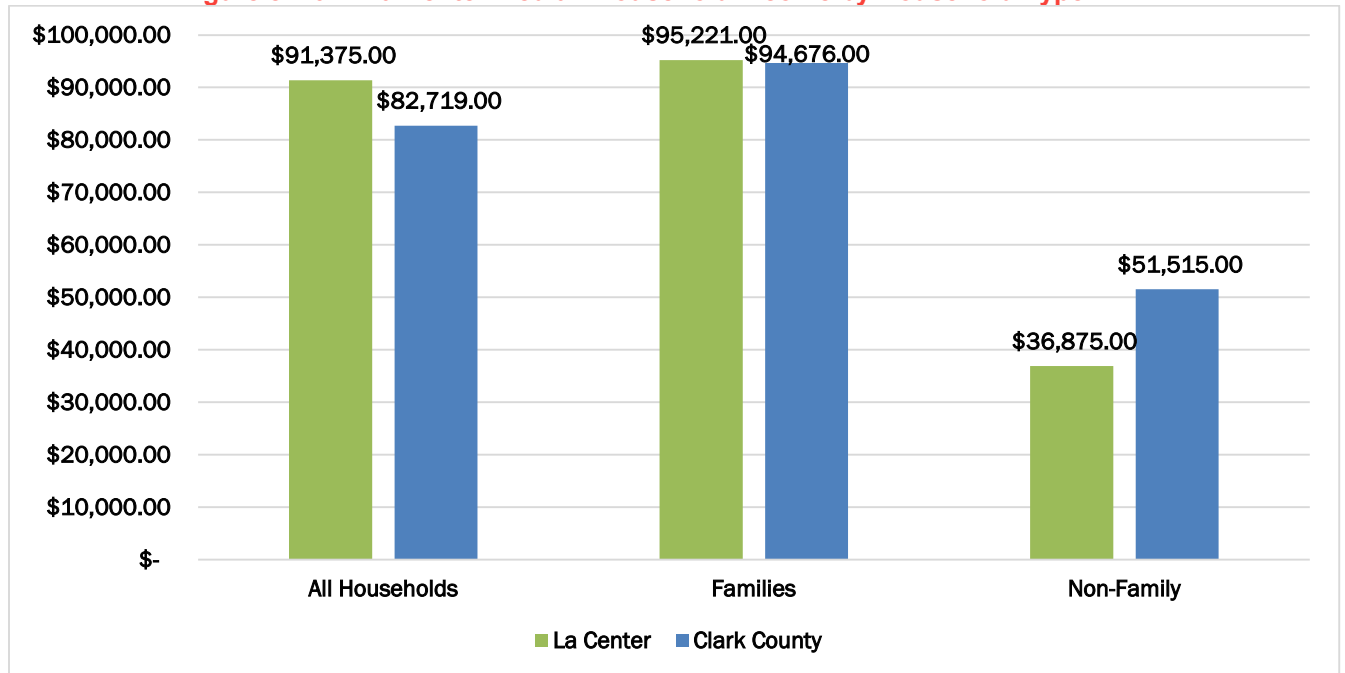
Source: U.S. Census ACS 2021, Table S2501

2.2.2 Household Income

- The Portland-Vancouver-Hillsboro metropolitan area median income is \$114,400. The median household income in La Center is higher than the median household income in Clark County.
- Generally speaking, the median household income for smaller households in La Center is either higher or similar to the median household income for Clark County. Five-person families in La Center make far less than five-person families in Clark County.
- Non-family households (see definition below) in La Center have much lower incomes than non-family households in Clark County.
- Two-person households have higher incomes than two-person households in Clark County. This trend does not continue with household size as a five-person household in La Center has lower incomes than five-person households in Clark County.

The 2023 U.S. HUD CHAS AMI for the Portland-Vancouver-Hillsboro, OR-WA metropolitan statistical area is \$114,400. The 2021 ACS census median household income in La Center is \$91,375, higher than the median household income in Clark County (\$82,719), as shown in Figure 8. Family households, or households where two or more people are living together and related through birth, marriage, or adoption, have a slightly higher median income of \$95,221 (which is comparable to that of Clark County at \$94,676), while non-family households in La Center have a much lower income of \$36,875. Non-family households are households composed of either a single person or people living with non-related individuals.

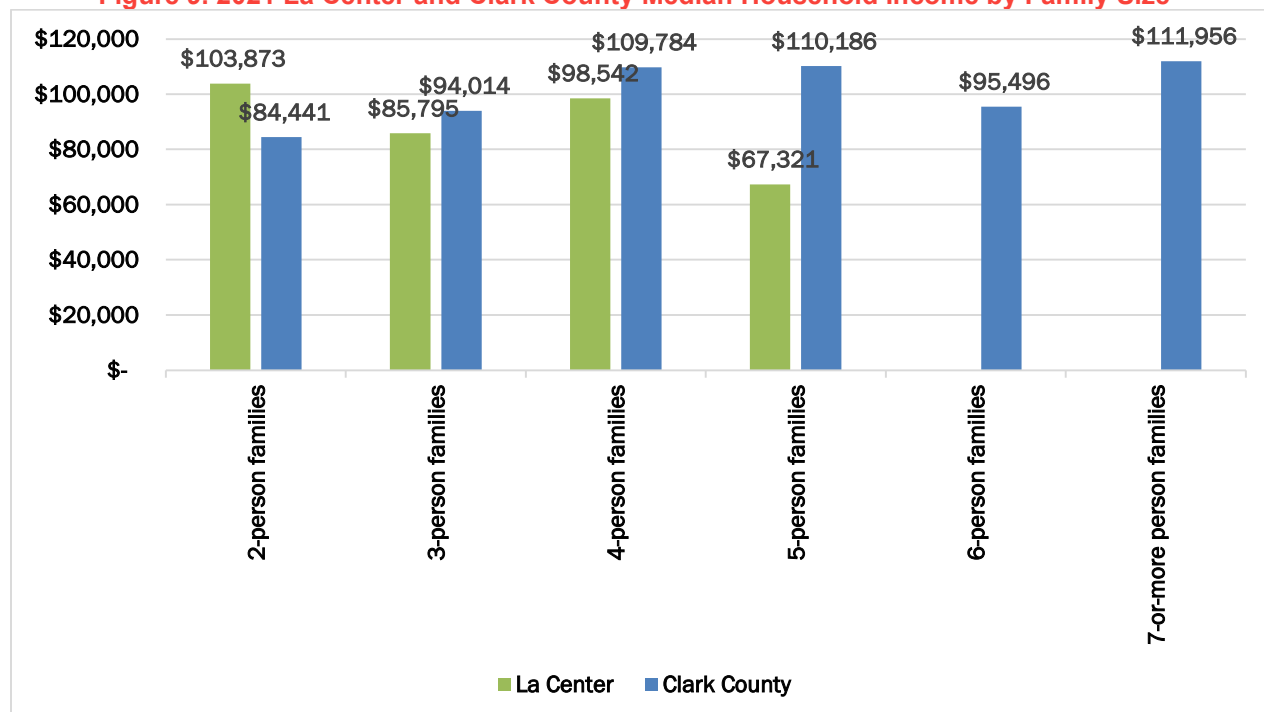
Figure 8. 2021 La Center Median Household Income by Household Type



Source: U.S. Census ACS 2021, Table S1903

The median household income for two-person families in La Center is \$103,873, higher than the median household income for two-person families in Clark County (\$84,441), as shown in Figure 9. This trend does not continue as household size increases. The median household income for five-person families in La Center is \$67,321, almost half of Clark County's five-person family median household income (\$110,186).

Figure 9. 2021 La Center and Clark County Median Household Income by Family Size



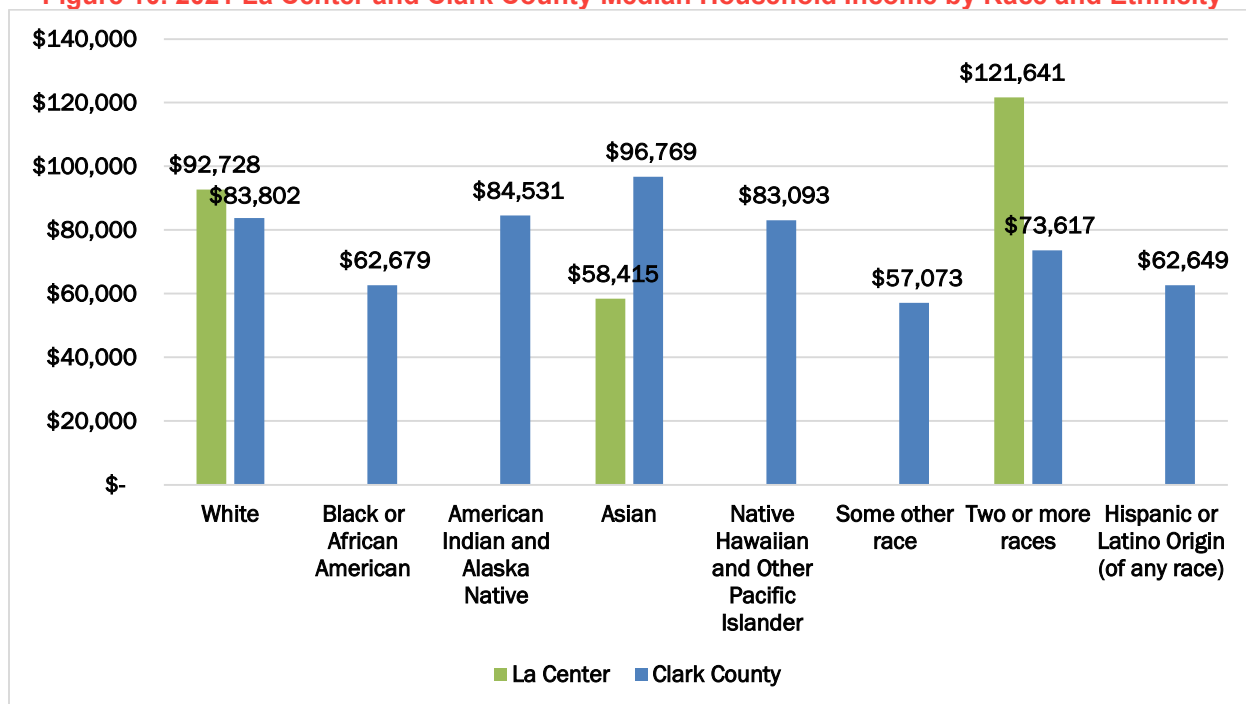
Source: U.S. Census ACS 2021, Table S1903

Note: La Center household data did not include households with six-person or more families to compare with Clark County.

Figure 10 shows the median household income by race and ethnicity in La Center and Clark County. Households with two or more races in La Center have the highest median household income at \$121,641 - substantially higher than the comparable amount in Clark County (\$73,617). White households in La Center make \$92,768, which is slightly more than White households in Clark County (\$83,802). The most notable discrepancy in household incomes by race is that of Asian households, which make significantly less than other racial groups at \$58,415 and significantly less than their Clark County cohort at \$96,769.

The household income by race and ethnicity data did not provide data for Black or African American, American Indian, and Alaska Native, Native Hawaiian, and Other pacific Islander, Some Other Race, or Hispanic or Latino households in La Center because sample sizes were too small and could not be assessed and compared to Clark County. Accurate data and analysis of median household income by race and ethnicity is an important metric in identifying the basis of racial disparities in housing but was not possible to conclude with the lack of information for La Center.

Figure 10. 2021 La Center and Clark County Median Household Income by Race and Ethnicity



Source: U.S. Census ACS 2021, Table S1903

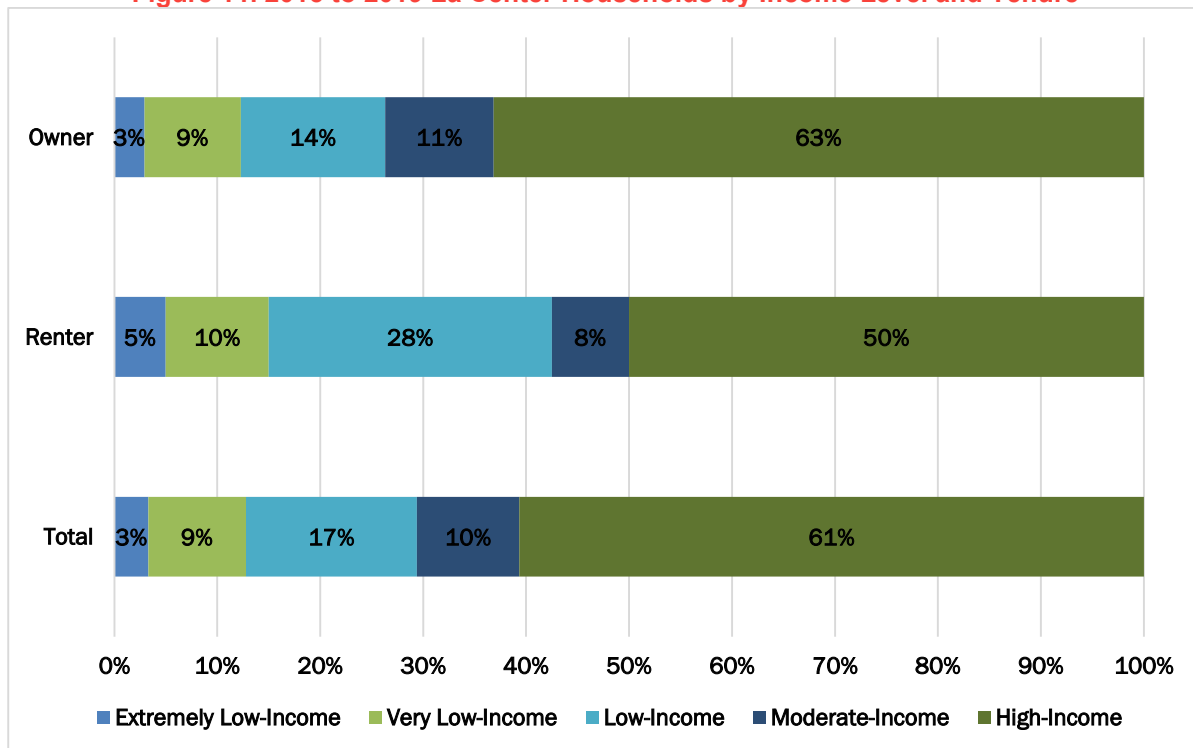
2.2.3 Households by Income Level and Tenure

- La Center is an affluent community, where more than half of households in La Center have income that is 80% or greater than the median household income of \$90,633.
- On average, renters have lower household incomes than owners and are more likely than owners to be cost-burdened or severely cost-burdened.
- Households that make less than 50% AMI are the minority in La Center, and there are few and a lack of variety of affordable housing options for this group.
- As further discussed in Section 3.1.2, approximately 60% of jobs available in La Center pay \$40,000 or less annually. Additionally, three-, four-, and five-person households in La Center all make less than their cohorts in Clark County suggesting there is a lack of housing serving these households.
- Whites disproportionately occupy the share of available units. The population in 2020 was 85% White and that same group accounted for 93% of owner-occupied housing units.

The U.S. Department of Housing and Urban Development (HUD) provides the Comprehensive Housing Affordability Strategy (CHAS) data based on 2015 to 2019 U.S. Census ACS five-year estimates, which highlight the number of households by income range for owners and renters as shown in Figure 11. The 2019 median household income was \$90,633 in La Center. Household income is categorized as: (1) High - 100% or greater AMI, (2) Moderate - 80 to 100% AMI, (3) Low- 50 to 80% AMI, (4) Very low- 30 to 50% AMI, and (5) Extremely low - 30% AMI or less. As discussed in Section 2.2.1, 79% of La Center households are owner-occupied, whereas 21% are renter occupied.

As shown in Figure 11, 61% of households in La Center have incomes above 100% AMI. Compared to owner households that generally have higher incomes, just over a quarter of renters (28%) earn between 50 to 80% AMI and close to half of renters (49%) earn less than 100% AMI. The trend of renter households earning less than owner households is also seen in surrounding jurisdictions, such as Ridgefield, Battle Ground, and Clark County. La Center has a concentration of single-family homes that are owned, which has attracted those with higher incomes and possibly also excluded those with lower incomes. This data also indicates that there are minimal options for affordable or middle housing for households that have incomes less than the AMI, especially those with low or very low incomes.

Figure 11. 2015 to 2019 La Center Households by Income Level and Tenure



Source: HUD CHAS (based on ACS 2015-2019 5-year estimates); BERK Consulting, 2020

Trends in homeownership rates among different race and ethnicity groups show that Whites disproportionately occupy the share of available units. The population in 2020 was 85% White and that same group accounted for 93% of owner-occupied housing units. The largest disparity between population and home ownership is in the “two or more” race category, where 10% of the total population is in this category while only making up 1.8% of the owner-occupied housing units.

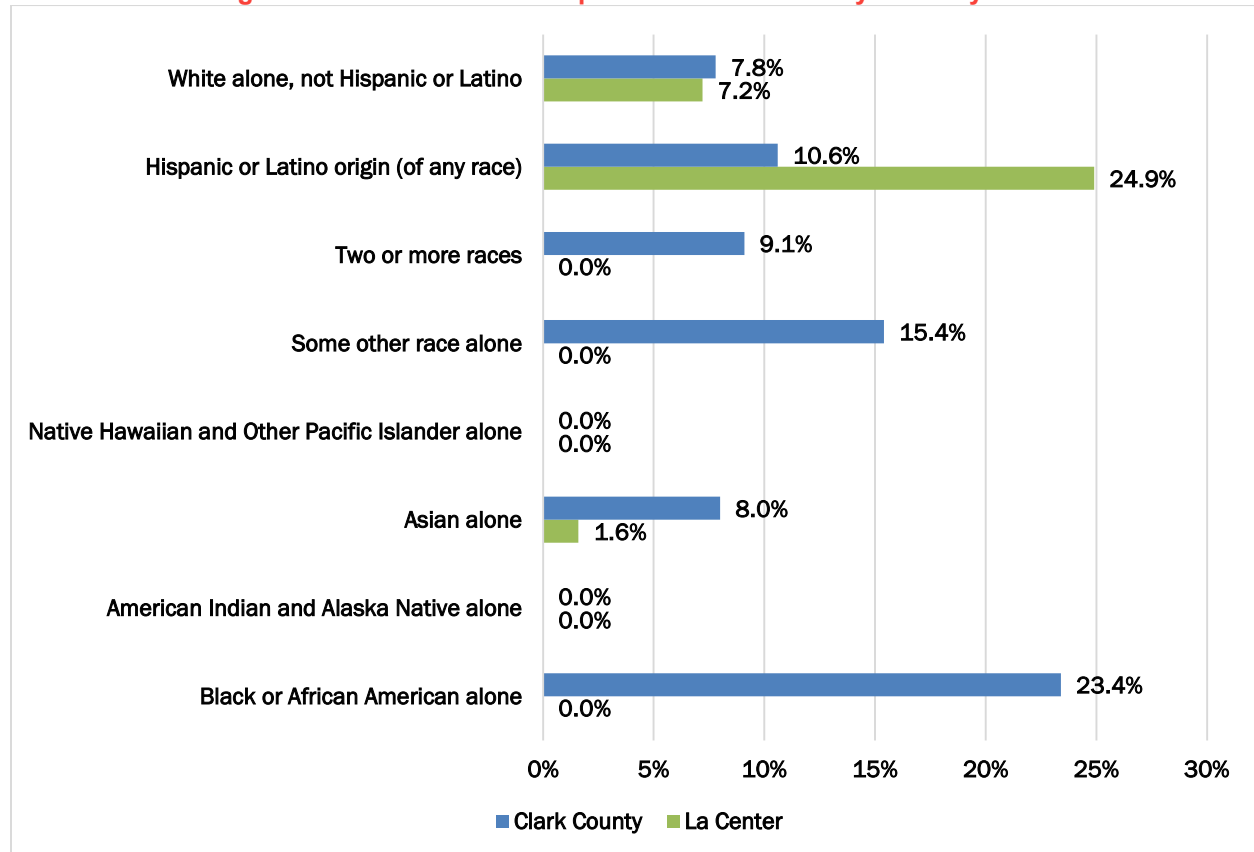
2.2.4 Poverty Status by Race

- The population of Hispanic or Latino Origin below the poverty level is disproportionately higher than other races in La Center.

Figure 12 shows poverty status in 2021 by race and Hispanic or Latino origin. The White alone (not Hispanic or Latino) group is similar where 7.2% are below the poverty level, a level similar to Clark County (7.8%). A significant difference in poverty status by race between La Center and

Clark County is the Hispanic or Latino origin, where the poverty level for that category is 10.6% in Clark County and 24.9% in La Center. The poverty level of one race category does not necessarily indicate a potential racially disparate impact; however, when taken into account across the total population of the city, the data suggests the Hispanic or Latino population is disproportionately under the poverty level compared to the other race categories in La Center that are all under 10%. As with median household income by race, there was no available information for poverty status for Native Hawaiian and other Pacific Island Alone and Black or African American Alone categories in La Center.

Figure 12. 2022 La Center Population below Poverty Level by Race



Source: U.S. Census ACS 2021, Table S1701

3.0 WORKFORCE PROFILE

3.1 CURRENT WORKFORCE AND EMPLOYMENT TRENDS

3.1.1 Jobs by Sector

- La Center has 800 jobs. The top three job providers are education; accommodation and food services; and arts, entertainment, and recreation.

The U.S. Census generates employment data with its Census OnTheMap portal. As of 2021, there are a total of 800 jobs in La Center. These jobs are classified by the North American Industry Classification System (NAICS) as shown in Table 7 below. The top three job sectors by NAICS Industry Sector in La Center are education services (28.4%); accommodation and food

services (21.8%); and arts, entertainment, and recreation (13.6%). These three job sectors correlate with the largest employers in La Center: the La Center School District, cardrooms, restaurants, and small shops and convenience stores.

Table 7. 2021 La Center Jobs by NAICS Industry Sector

NAICS Industry Sector	Count	Share
Educational Services	227	28.4%
Accommodation and Food Services	174	21.8%
Arts, Entertainment, and Recreation	109	13.6%
Wholesale Trade	65	8.1%
Manufacturing	43	5.4%
Construction	33	4.1%
Retail Trade	33	4.1%
Health Care and Social Assistance	22	2.8%
Public Administration	21	2.6%
Professional, Scientific, and Technical Services	17	2.1%
Administration & Support, Waste Management and Remediation	15	1.9%
Other Services (excluding Public Administration)	14	1.8%
Information	13	1.6%
Transportation and Warehousing	7	0.9%
Real Estate and Rental and Leasing	5	0.6%
Agriculture, Forestry, Fishing and Hunting	2	0.3%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Finance and Insurance	0	0.0%
Management of Companies and Enterprises	0	0.0%

Source: U.S. Census OnTheMap

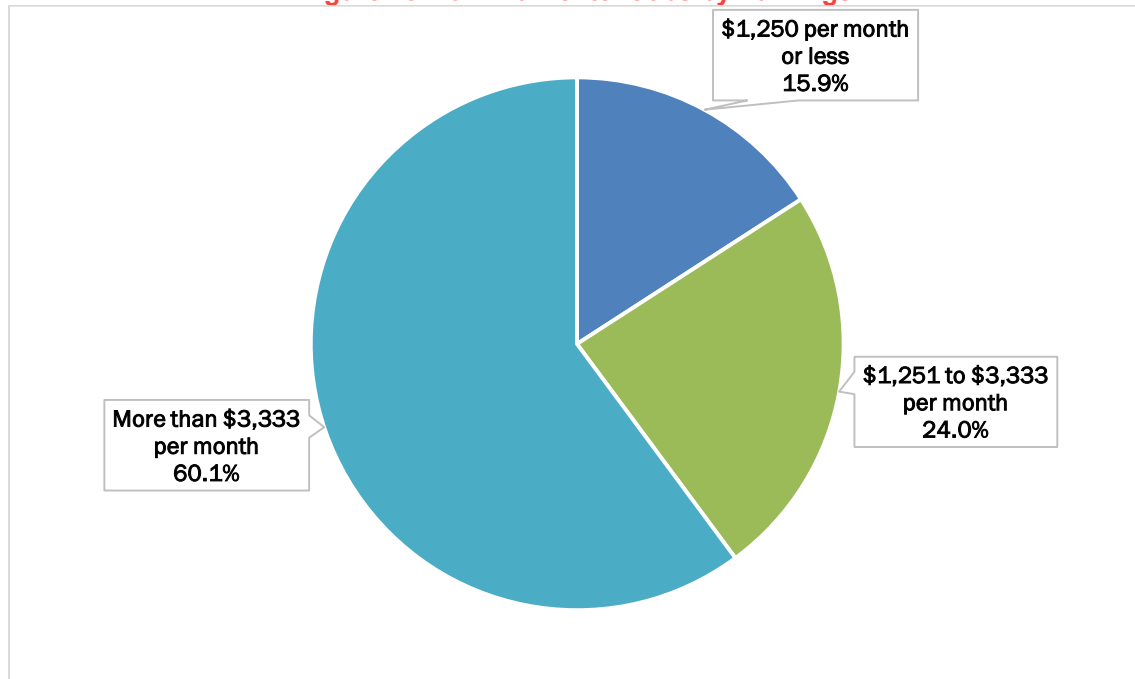
3.1.2 Jobs by Earnings

- Over 60% of jobs in La Center pay more than \$3,333 per month (\$40,000 or more annually). Approximately 40% of jobs in La Center pay less than \$3,333 per month or less and 16% pay \$1,250 per month (\$15,000 annually) or less.
- Those who work in La Center likely find difficulties finding housing in La Center, especially those making earnings at the lowest wages. They may be further burdened by long commutes because housing is often unaffordable to them in La Center.

Figure 13 shows jobs in La Center by three monthly earning categories. The largest category of jobs (60.1%) earns more than \$3,333 per month followed by those which make between \$1,251 to \$3,333 per month (between \$15,000 and \$40,000 annually) who make up 24% of the share of jobs in La Center. Those who make less than \$1,250 per month (\$15,000 annually) make up the remaining 15.9% share of jobs in La Center. With the two lower income categories combined, nearly 40% of jobs in La Center offer wages of less than \$3,333 per month.

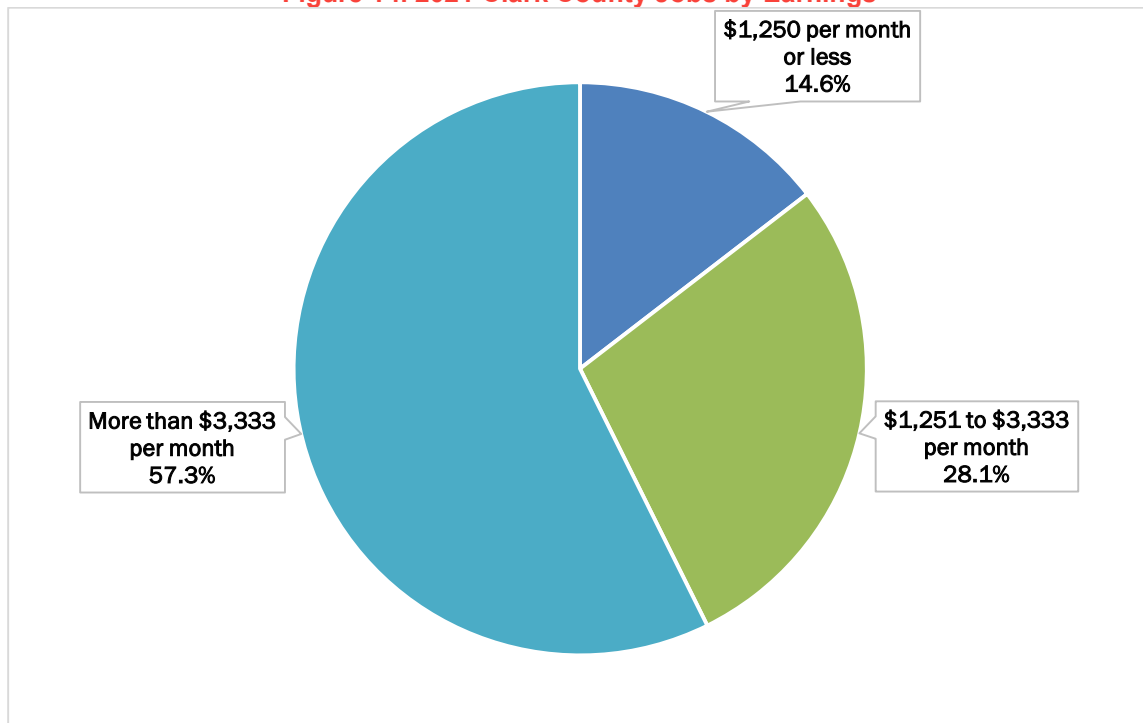
In comparison to Clark County (Figure 14), La Center has a slightly higher share of jobs earning \$1,250 per month or less and a slightly lower share of jobs earning \$1,251 to \$3,333 per month and slightly more that earn \$3,333 per month or greater. Therefore, there is a slightly greater wealth disparity in La Center than in Clark County between those jobs earning very low incomes and those earning higher incomes.

Figure 13. 2021 La Center Jobs by Earnings



Source: U.S. Census OnTheMap

Figure 14. 2021 Clark County Jobs by Earnings



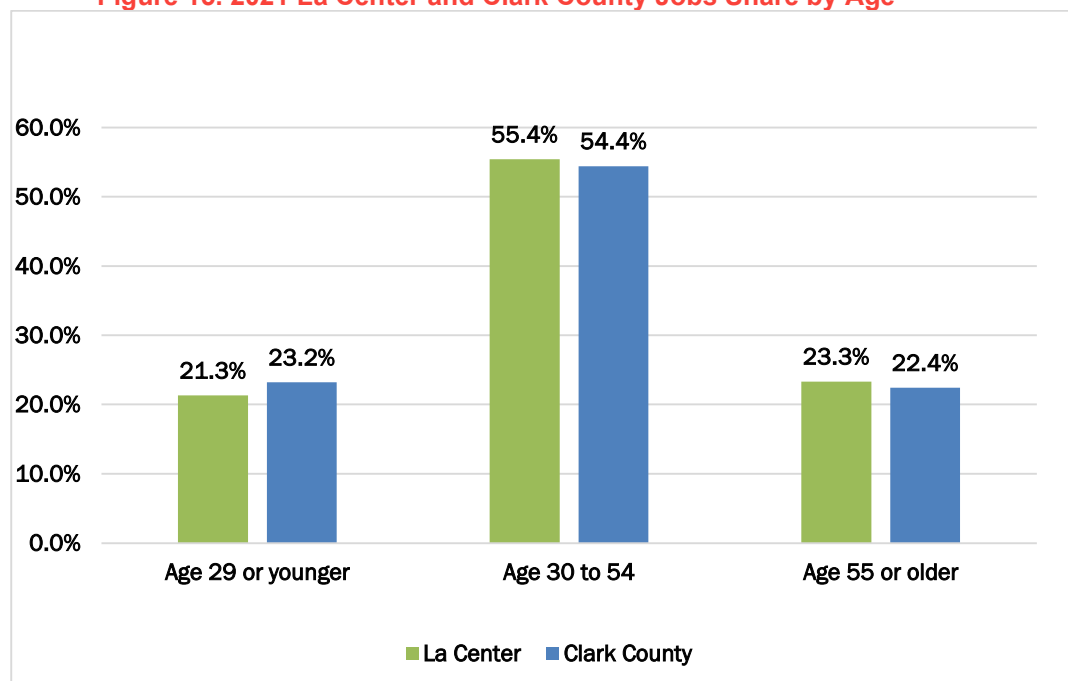
Source: U.S. Census OnTheMap

3.1.3 Jobs by Age

- Over 50% of jobs in La Center employ people between the ages of 30 to 54.

Figure 15 shows jobs in La Center and Clark County by three age categories. The age group with the largest share of La Center jobs are ages 30 to 54, who make up just over half (55.4%) of jobs. Ages 55 or older make up 23.3% of jobs and ages 29 and younger make up 21.3% of jobs. This indicates that the jobs provided in La Center have a workforce that is largely middle-aged adults, which more commonly are households with children. La Center is generally on par with Clark County in the age of workers; however, it has a slightly lower share of jobs held by those aged 29 or younger and a slightly higher share of jobs held by those aged 55 or older possibly reflecting that La Center has a high number of older, working age adults that are near retirement age.

Figure 15. 2021 La Center and Clark County Jobs Share by Age



Source: U.S. Census OnTheMap

3.1.4 Jobs by Worker Educational Attainment

- La Center's workforce is educated with almost half having a post-secondary degree. La Center's workforce is generally more educated than Clark County workers.
- About 21% of La Center's and 23% of Clark County's workforce is 29 years or younger. This group has unknown educational attainment; therefore, there is a sizeable gap in the data to fully analyze the educational attainment of the city's and county's workforce.

The Census OnTheMap portal also provides employment data by five groups of worker educational attainment as shown in Table 8. La Center has a lower share of workers that have less than a high school education (7%) as compared to Clark County (8.3%). 93% of workers in La Center have at least a high school or equivalent education which is slightly higher than the 91.7% of Clark County workers that at least have a high school or equivalent education. Roughly a quarter (24.3%) of La Center's workers have some college or an associate degree, which is

slightly lower than Clark County’s 25.2% of workers. However, 24.8% of La Center’s workers have a bachelor’s or advanced degree, which is slightly higher than the 21.3% of Clark County workers. Only 7% of workers have a less than high school education. However, there is a sizeable group (21.4%) of workers aged 29 years or younger where their educational attainment is unknown, because the U.S. Census does not have educational attainment data for those workers under 29 years old. Therefore, the City is unable to fully scope how educated the La Center job force is.

Table 8: 2021 Workforce Educational Attainment

	La Center	Clark County
Less than high school	7.0%	8.3%
High school or equivalent, no college	23.4%	19.9%
Some college or Associate degree	24.3%	25.2%
Bachelor's degree or advanced degree	24.8%	21.3%
Educational attainment not available (workers aged 29 or younger)	20.5%	25.4%

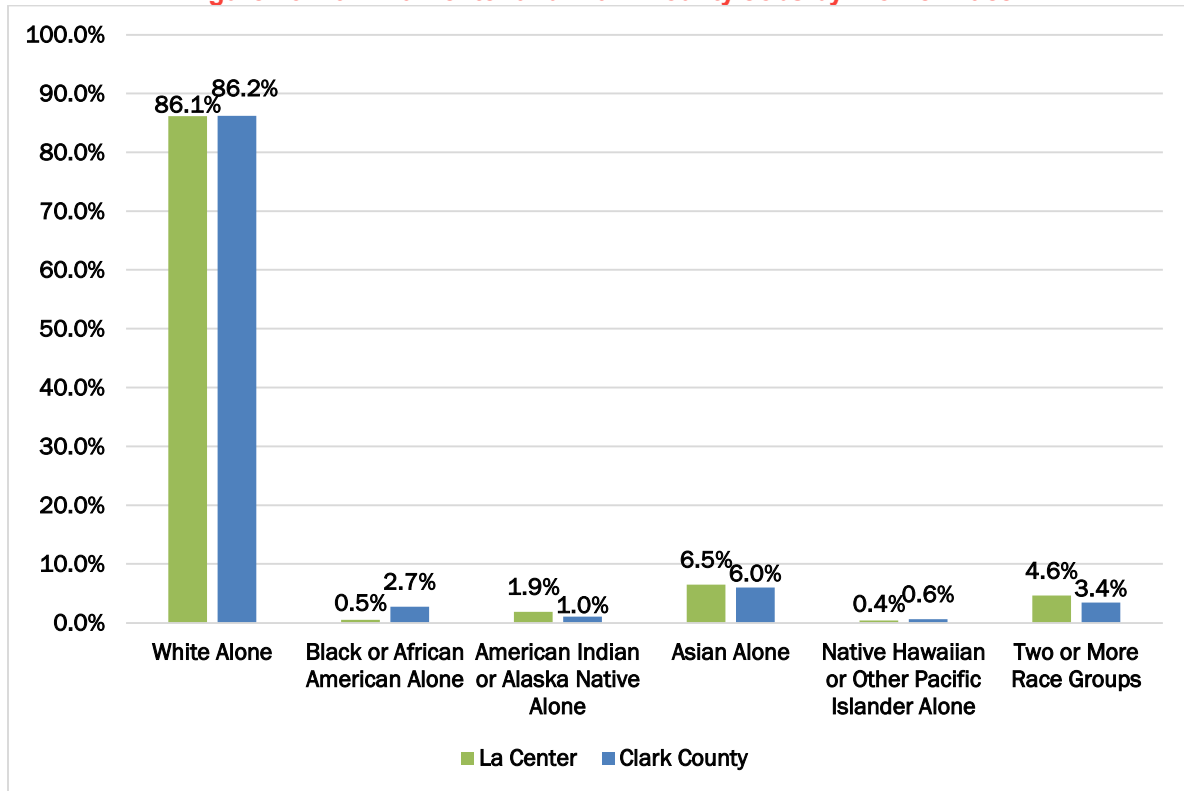
Source: U.S. Census OnTheMap

3.1.5 Jobs by Worker Race and Ethnicity

- Most workers in La Center are White and not Hispanic or Latino.
- La Center workers in La Center are more White and not Hispanic or Latino than Clark County workers.

Of the 800 jobs in La Center, 86.1% of those workers are White as shown in Figure 16, which generally reflects the 85% share of the population that is White (see Section 2.1.5). The next largest race and ethnic group for jobs are Asians at 6.5%. The remaining 7.4% of workers in La Center are other racial groups. As with La Center’s population generally, its jobs are overwhelmingly filled by White persons. The ethnicity of approximately 95% of jobs are not Hispanic or Latino (see Figure 17). Figure 16 compares La Center and Clark County by share of worker race. La Center’s workforce is generally very similar to Clark County’s. La Center does show a slightly larger share of American Indian or Alaska Native, Asian, and Two or More Race group workers than Clark County. The most notable of these three is the approximately 1% greater workforce representation of American Indian or Alaska Native and likely is due to the City’s proximity to Cowlitz tribal lands.

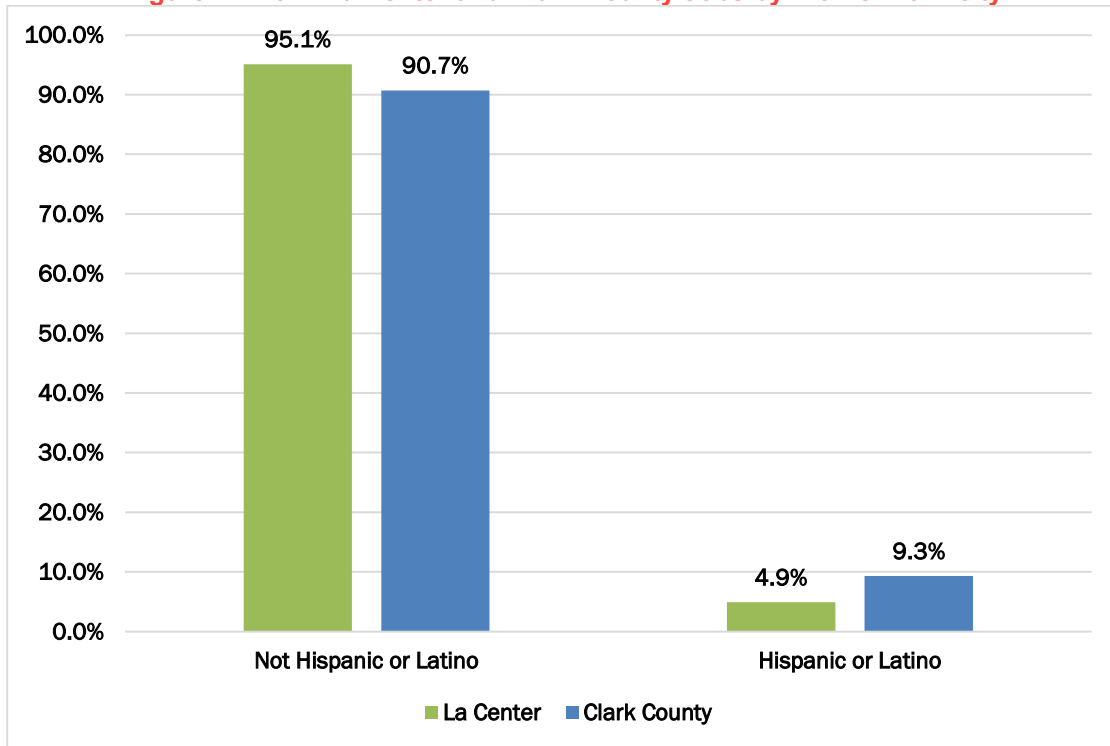
Figure 16. 2021 La Center and Clark County Jobs by Worker Race



Source: U.S. Census OnTheMap

Jobs by worker ethnicity shares in La Center and Clark County from 2020 are shown in Figure 17. La Center has a slightly larger share of workers who are not Hispanic or Latino than Clark County but is generally on the same trend as the County that most workers are not Hispanic or Latino.

Figure 17. 2021 La Center and Clark County Jobs by Worker Ethnicity



Source: U.S. Census OnTheMap

3.1.6 Jobs Distance/Direction analysis

- Most people working in La Center are commuting from south Clark County and live less than 24 miles away.
- La Center residents who work outside of the city are mostly commuting to South Clark County or Portland, Oregon. However, there is a substantial group who travel more than 50 miles for work.
- There are very few people who live and work in La Center, indicating there is not enough and/or fiscally attractive jobs in the city for residents.

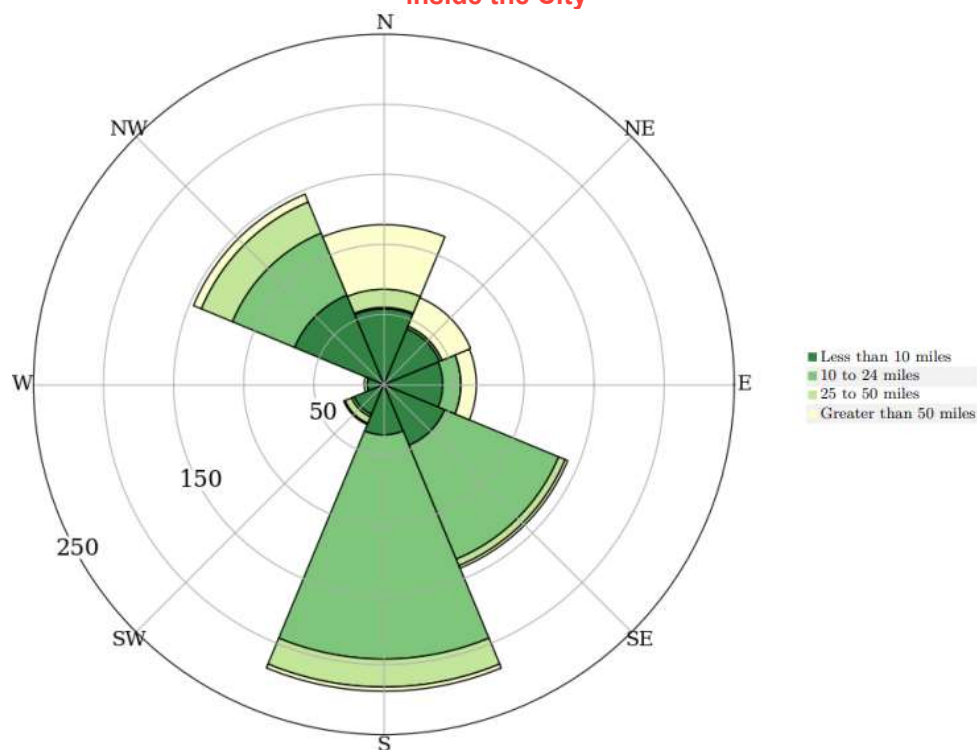
A distance and direction report on La Center's 800 jobs in 2021 using Census OnTheMap data is provided in Figure 18. This analysis provides the distance and direction of each worker's commute from work to home. 80% of La Center workers travel 24 miles or less from a La Center job to their home. About 8% travel 25 to 50 miles and 11.6% travel greater than 50 miles at the end of their work shift. This indicates that a majority of the workers with jobs in La Center do not have to travel very far from home to work. But, as noted previously, there is a mismatch in the incomes of jobs and the available housing in La Center. The 80% of workers traveling less than 24 miles to their job in La Center likely live outside the city.

The second piece of the analysis is the direction of travel of these workers after their work shift. As shown in Figure 18, most workers are heading home to the south or southeast after work. This means workers are heading to south Clark County where most of the County's population is located, which are the cities of Battle Ground, Ridgefield, Vancouver, Camas, and possibly even Portland, Oregon. Most of these workers heading home to the south and southeast are traveling

10 to 24 miles, which indicates they likely living in Vancouver, Camas, or even Portland, Oregon.

More specifically, Table 9 shows the top 10 cities and census designated places (CDPs) where workers live who are employed in La Center as provided by the Census OnTheMap. The top three cities are Vancouver (12.9%), La Center (7.6%), and Longview (4.4%). However, a large majority (about 55%) of La Center workers live in “all other locations.” The data as presented shows the top 10 cities/CDPs where La Center workers live; therefore, “all other locations” includes other cities/CDPs that fall out of the top 10 and also non-incorporated areas, such as rural Clark County.

Figure 18. 2021 La Center Distance and Direction from Work to Home (Lives outside the City, work inside the City)



All Jobs for All Workers in 2021
Source: U.S. Census OnTheMap

Table 9. Top 10 Cities and CDPs Where Workers Live Who Work in La Center

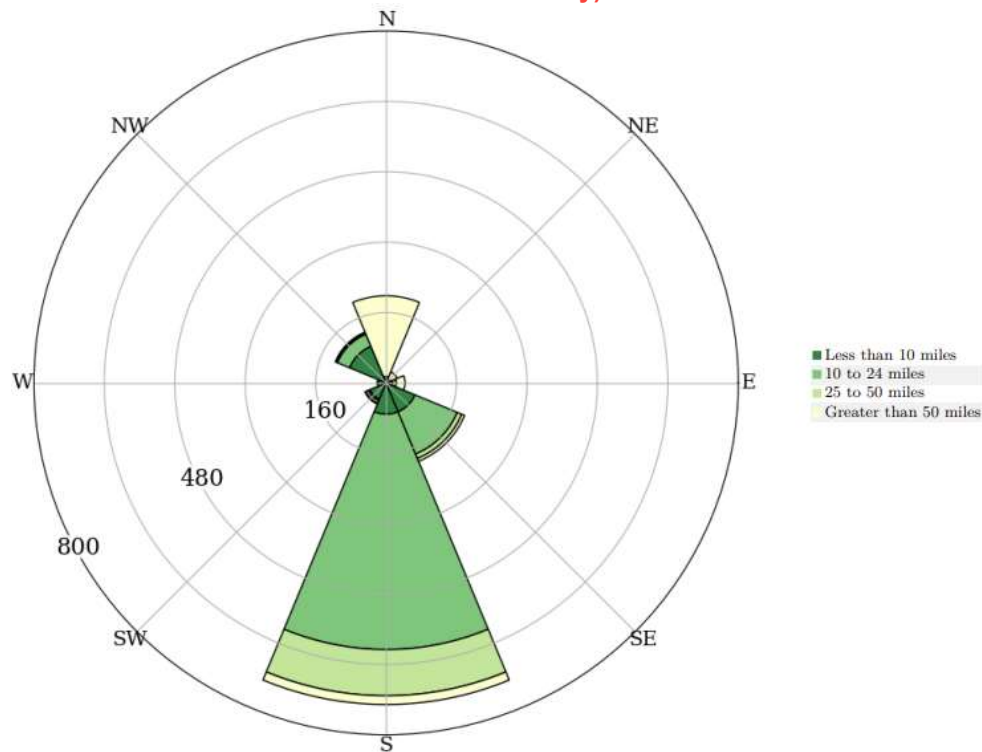
Vancouver	12.9%
La Center	7.6%
Longview	4.4%
Woodland	3.5%
Salmon Creek CDP	3.4%
Ridgefield	3.3%
Hazel Dell CDP	3.0%
Portland, OR	2.8%
Battle Ground	2.6%
Orchards CDP	2.1%
All Other Locations	54.5%

Source: U.S. Census OnTheMap

Figure 19 below shows how far people travel for those who live in La Center but work outside of the city. Almost three-fourths of those who live in La Center but work elsewhere travel 24 miles or less for work. However, 18.2% of this group travel further than 50 miles for work. This indicates that most of those who live in La Center likely travel out of town for work.

Figure 19 indicates that a large majority of those who live in La Center but work out of town travel south. Also, most of these workers heading south travel 10 to 24 miles to southern Clark County and into Portland, Oregon.

Figure 19. 2021 La Center Distance and Direction from Home to Work (Lives inside the City, work outside the City)



Source: U.S. Census OnTheMap

Additionally, Table 10 shows the top 10 cities and CDPs for those who live in La Center but travel outside of the city for work. The top three cities are Vancouver (22.2%), Portland, Oregon (12.6%), and Woodland (7.6%). This means just over a third of La Center residents' jobs are located south of the city. Please note that 41% of La Center workers are employed in a category of "All Other Locations."

Table 10. Top 10 Cities and CDPS Where La Center Residents Work

Vancouver	22.2%
Portland, OR	12.6%
Woodland	7.6%
La Center	3.5%
Battle Ground	2.7%
Mount Vista CDP	2.7%
Seattle	2.7%
Hazel Dell CDP	1.7%
Salmon Creek CDP	1.7%
Ridgefield	1.6%
All Other Locations	41.0%

Source: U.S. Census OnTheMap

3.1.7 Inflow/Outflow Analysis

- Most of those who work in La Center live outside of the city.
- There are not enough and/or jobs that earn sufficient wages for people to live and work in La Center.

The 2021 Census OnTheMap generates an inflow and outflow analysis of jobs in La Center, which is shown in Figure 20. A large majority of those who are employed in La Center jobs are employed in the city (92.4%) but live outside of La Center. The remaining 7.6% live and work in La Center. La Center's workforce is approximately 1,388 people, almost all of whom work outside La Center (95.6% or 1,327 people). Therefore, most of those employed in La Center live outside of the city and most of those who live in La Center work outside of the city. This indicates the city does not have enough and/or attractive jobs for those who live La Center and that they must travel elsewhere for work and that those who live in La Center may have difficulty finding housing there. This is known as a jobs/housing imbalance as also discussed in Section 3.1.8 below.

Figure 20. 2021 La Center Jobs Inflow/Outflow



Source: U.S. Census OnTheMap

3.1.8 Jobs to Housing Ratio

- La Center's jobs to housing ratio is 0.55, which means there are not enough jobs in the city for its residents.

The jobs to housing ratio in La Center is approximately 0.55, as there are currently 1,451 housing units and 800 jobs in the city. A jobs to housing ratio around one indicates an increased likelihood that residents will live and work in the same city and is considered to be a balanced jobs and housing market. Clark County policy sets a target of one job per housing unit⁶. A jobs to housing ratio of 0.5 indicates that La Center only has about one job for every two homes in La Center. There are not enough jobs in La Center to support its residents; therefore, they must travel elsewhere for work. Additionally, as discussed in Sections 3.1.6 and 3.1.7, most of the workers employed by jobs in La Center are not in-town residents. This reinforces the idea that there is a jobs/housing imbalance in La Center.

The jobs to housing ratio imbalance has the potential to be a racially disparate impact on La Center; however, there is not enough data to support such a claim. La Center workers are 86.1% White, which likely means that a large portion of those who commute to La Center for work are White, because most of La Center workers are employed by those who live out of the city. The data provided about those who commute to La Center for work does not provide this data by race. Additionally, almost 40% of La Center jobs pay less than \$3,333 a month. This suggests there are not enough jobs to support the cost of living in La Center, therefore these lower income workers must commute from elsewhere with more affordable housing options. However, it

⁶ 2035 Clark County Planning Assumptions, Resolution 2016-03-01

cannot be determined if there are racially disparate impacts of those who cannot afford to live in La Center that work in La Center as not enough data for this analysis.

3.2 EMPLOYMENT PROJECTIONS

- La Center’s UGA has the capacity to accommodate up to 1,759 jobs.
- The County has allocated 2,142 jobs for La Center in 2045. Therefore, La Center currently has a 46 jobs deficit with its current land capacity.

Table 11 contains the current (2023) buildable acres in each zone with jobs capacity. The VBLM is a planning tool used to analyze residential, commercial, and industrial lands within urban growth areas. It reviews the potential residential and employment capacity of each urban growth area based on vacant and underutilized land classifications in each zone. The capacity identified within each urban growth area is used to determine the amount of urban land needed to accommodate projected population and job growth for the next 20 years. In coordination with the City, the County assigns yield assumptions for each of La Center’s zones in order to estimate residential and employment capacity. The County assumes that commercial zones yield 20 jobs per acre and industrial zones yield nine jobs per acre. All of La Center’s employment zones (C-1, MX, JP, and RP) are assumed 20 jobs per acre. As an example, in La Center’s Mixed-Use zone, eighty percent of the net vacant land is assumed for residential use and twenty percent is assumed for commercial use. Twenty jobs per net acre are assumed for the MX zone designated for commercial use. La Center has nineteen buildable acres in the MX zone, which would allow for 74 jobs. The latest VBLM indicates that La Center can accommodate up to 2,096 jobs across all zones that allow employment uses.

Table 11. Clark County VBLM – Jobs Capacity for Employment Zones

Zone	Gross	Constrained	Market	Infrastructure	Buildable	Jobs
C-1	2	0	0	0	1	22
JP	193	19	0	44	131	1,961
MX	27	2	0	6	19	74
RP	15	2	0	3	10	38
Total						2,096

Source: 2023 Clark County VBLM

In May 2024, Clark County adopted final population, housing, and employment allocations for each jurisdiction, including La Center. The adopted 2045 employment allocation for La Center is 2,142 jobs whereas La Center’s capacity is 2,096 jobs or a shortage of capacity to accommodate 46 jobs. Since La Center has a shortage of capacity to accommodate housing serving all income groups (Section 5.0), rezoning land from residential to accommodate employment, is not an option and La Center needs to consider a UGA expansion. The City will develop land use scenarios and, eventually, a new future land use map, to accommodate the 20-year employment allocation as required under the GMA.

4.0 HOUSING INVENTORY

4.1 EXISTING HOUSING ANALYSIS

4.1.1 Unit Count and Mix

- La Center's housing stock is becoming more diverse with increases in the number of single-family attached, duplex, and multifamily units since 2010. This trend is likely a reflection of the increase in demand for these units as single-family detached housing becomes less affordable.

There are currently 1,451 housing units in La Center according to the OFM April 1, 2023, population estimates. Using the 2021 U.S. Census ACS five-year estimates of the count of each housing type (mobile home, multifamily, duplexes, single-family detached, and single-family attached), the majority (84.3%) of the city's housing stock was comprised of detached, single-family homes as shown in Table 12. The remaining 15.7% of the housing stock is made up of (from greatest to least) of duplexes, single-family attached, mobile homes, and multifamily.

Table 12 shows that the single-family detached and mobile home share of the total housing stock decreased from 2010 to 2021, while the share of other housing types increased, but remain a relatively small share of the total housing stock. Single-family detached housing tends to be more expensive⁷ and may be financially prohibitive to much of the population. The absolute decrease in the number of mobile homes and as a share of total housing stock may exacerbate affordability problems that may be partially offset by the increasing number of single-family attached dwelling units.

The ACS five-year estimates do not include the Riverside Estates multifamily development that began renting in 2023 and added 144 multifamily units with six, 24-unit buildings to the housing stock. With the addition of these units and the increase of single-family attached and duplexes, La Center's housing stock is diversifying, a trend that is likely due to demand for smaller and more affordable housing as single-family detached housing becomes less affordable to a greater share of the population.

Table 12. 2010 and 2021 La Center Number of Units by Housing Type

Housing Type	2010		2021		Change in Share (%)
	Housing Units	Percentage	Housing Units	Percentage	
Single-family detached	838	88%	1,114	84.3%	-4
Single-family attached	3	0%	67	5.1%	5
Duplexes	34	4%	81	6.1%	3
Multifamily (3- or more units)	10	1%	17	1.3%	0
Mobile home	67	7%	42	3.2%	-4
RV, boat, van, etc.	0	0%	0	0%	0
Total	952	100%	1,321	100%	N/A

Source: U.S. Census ACS 2010 and 2021, Table DP04

Note: La Center housing type data based upon total housing units (including vacant units) across the City, not occupied housing units.

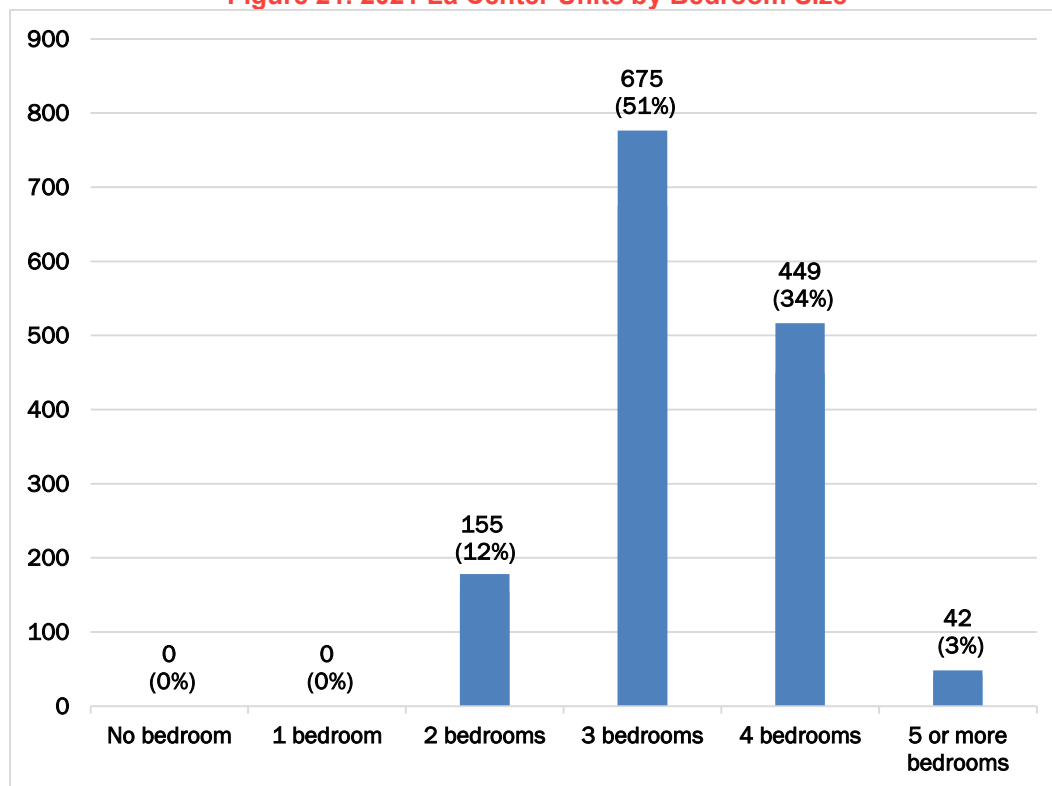
⁷ "3 Zoning Changes That Make Residential Neighborhoods More Affordable," APA Planning Magazine, February 1, 2021.

4.1.2 Unit Size

- A large majority of the housing stock in La Center is three- or four-bedroom units, which indicates that most housing is single-family detached housing.
- There are no studio or single-bedroom units in La Center, which shows that there is a lack of housing choice and affordable housing options.

Figure 21 shows La Center's housing stock by the number of bedrooms per unit. According to the 2021 U.S. Census ACS 5-year estimates, there are no zero-bedroom (studio) or one-bedroom dwelling units in the city. Over half (51%) of the housing stock is made up of three-bedroom dwelling units and about a third (34%) contains four-bedroom units. As is apparent by driving through the community, the majority of households in La Center are larger, single-family detached dwellings with multiple bedrooms to accommodate housing traditionally for families with children at home. Larger housing with three four bedrooms is also likely to be more expensive and would not accommodate the needs of singles or couples without children.

Figure 21. 2021 La Center Units by Bedroom Size



Source: U.S. Census ACS 2021, Table DP04

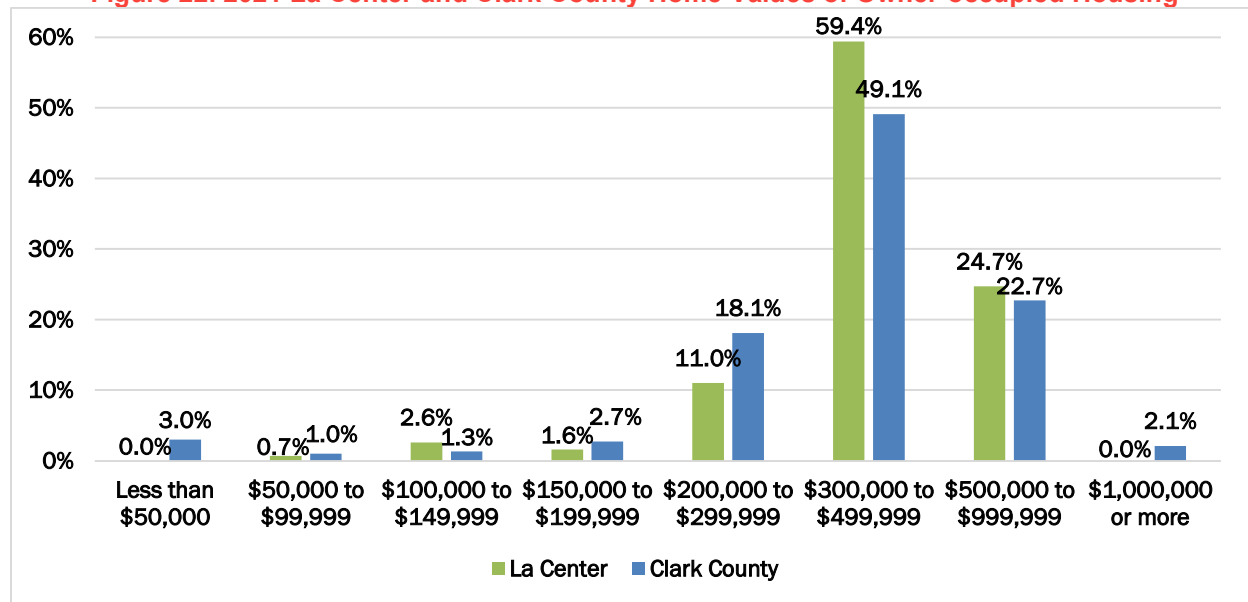
4.2 HOUSING AFFORDABILITY AND CONDITIONS

4.2.1 Home Values

- A majority of owner-occupied housing is valued between \$300,000 and \$999,999; this value range occurs at a higher rate than in Clark County.
- In La Center, the 2021 median home value was \$399,700, which is higher than the median home value than Clark County.

Figure 22 shows the home values of owner-occupied housing in La Center and Clark County from the 2021 U.S. Census ACS five-year estimates. Almost 60% (542 units) of the owner-occupied housing in La Center is valued between \$300,000 to \$499,999. This is greater than Clark County at 49.1%. Almost a quarter of owner-occupied housing (225 units) is valued between \$500,000 to \$999,999 and slightly more than 22.7% at the same value range in Clark County. No owner-occupied housing was valued less than \$50,000 or more than \$1,000,000 in La Center, whereas 3% and 2.1% of housing was, respectively, valued at these same ranges in Clark County. The median owner-occupied value at the time of this estimate was \$399,700 in La Center, which is higher than \$381,700 in Clark County.

Figure 22. 2021 La Center and Clark County Home Values of Owner-occupied Housing

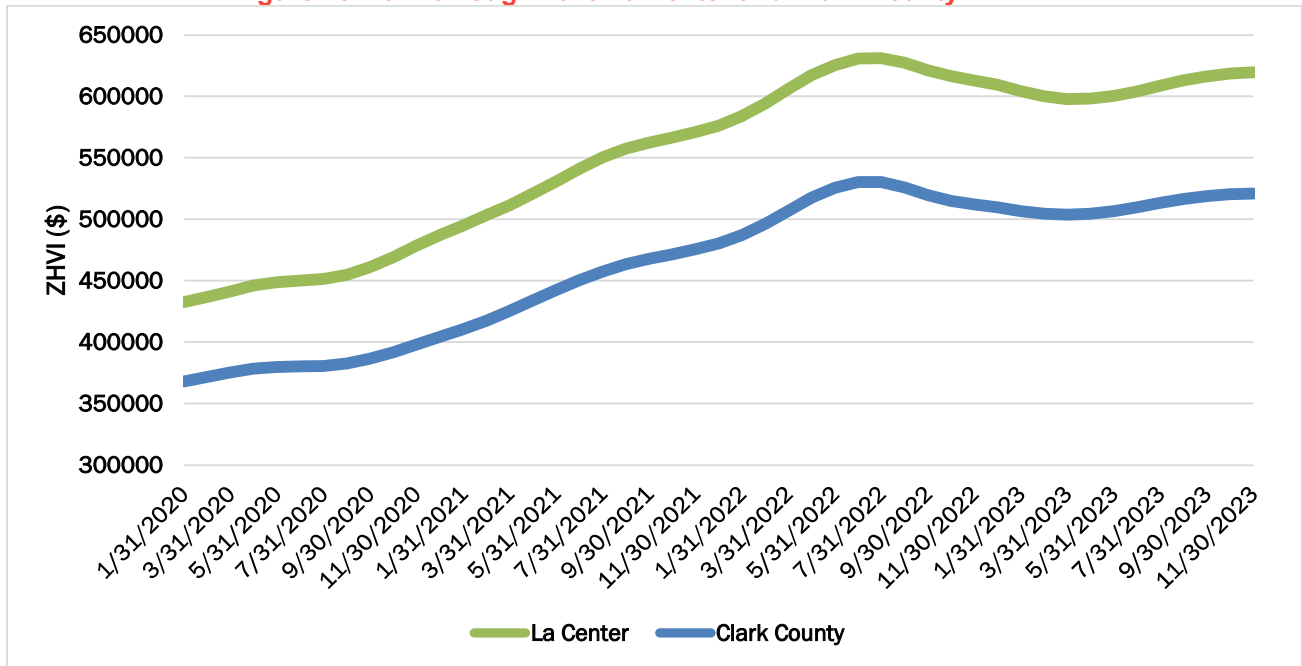


Source: U.S. Census ACS 2021, Table DP04

Zillow, a website dedicated to properties and real estate, provides monthly home values data for most jurisdictions in the nation. Using the Zillow Home Value Index (ZHVI), a measure of the typical home value for homes in the 35th to 65th percentile range, Figure 23 shows La Center's ZHVI from January 2020 through November 2023. In November 2023, La Center's ZHVI was \$619,536, which is \$11,613 less than the ZHVI peak of \$631,149 on July 31, 2022. The value of housing in La Center has steadily increased since January 2021. Another trend to note is that La Center's ZHVI has been \$100,000 greater than Clark County's indicating that housing in La Center is much more expensive than countywide. For example, in November 2023, Clark County's ZHVI was \$520,354 or \$99,182 less than La Center.

Prior to the 2007 to 2008 recession, La Center housing peaked at \$422,905 ZHVI in June 2007 and bottomed out at \$260,401 ZHVI in July 2012. Clark County's ZHVI peaked a month later in July 2007 at \$303,436 and bottomed out at a month sooner in June 2012 at \$192,123. Both La Center and Clark County have seen a significant increase in housing value in the last 12 to 13 years since the turn of the recession, which is consistent with other cities in Clark County, Washington State, and the Pacific Northwest region.

Figure 23. 2021 through 2023 La Center and Clark County ZHVI



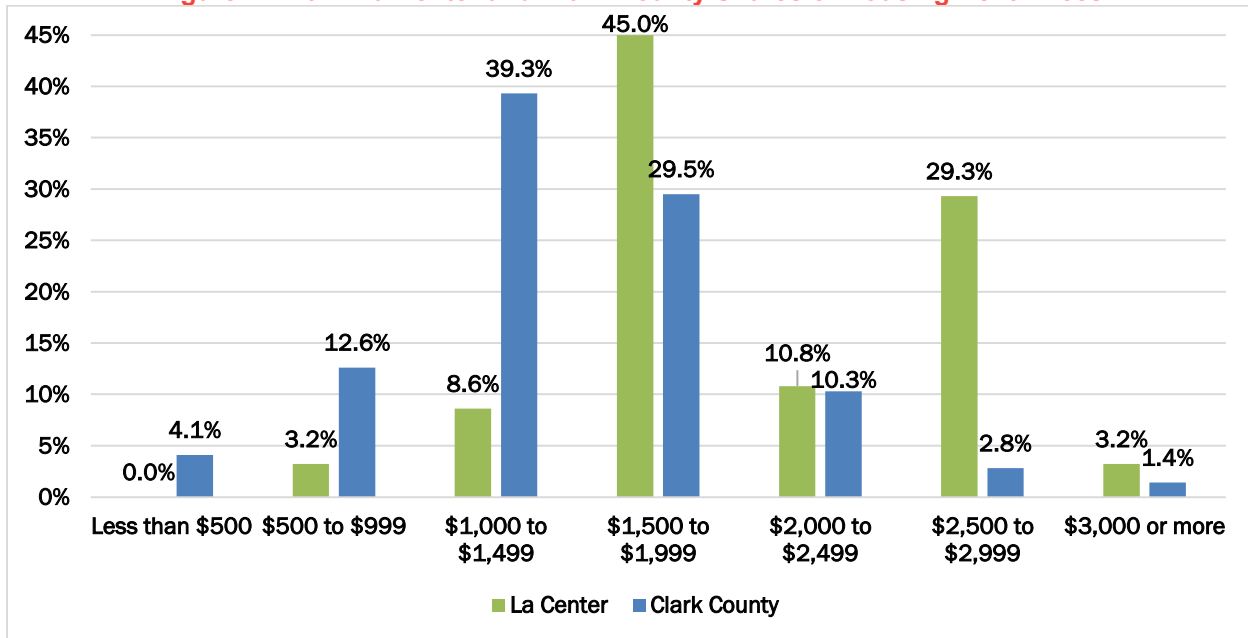
Source: Zillow. 2023 Zillow Home Value Index.

4.2.2 Rent Values

- The 2021 median rent in La Center was \$1,925 per month, which is higher than Clark County's median rent of \$1,432.
- A majority of renter-occupied housing (88%) in La Center pays between \$1,500 and \$2,999 per month and is a significantly higher share of rental values than Clark County (44%) at the same value range.
- Vacancy rates in La Center are extremely low for homeowner housing, whereas it is very high for rental housing.

According to the 2021 U.S. Census ACS five-year estimates, rent prices are shown in Figure 24 in La Center and Clark County. The median rent in La Center is \$1,925, which is substantially higher than the \$1,432 median rent in Clark County. Approximately 88% of rental units pay \$1,500 or greater a month, whereas only 44% of Clark County renters pay \$1,500 or greater a month. Approximately 45% of monthly rents are between \$1,500 and \$1,999 and no renter pays less than \$500 a month in La Center. In Clark County, 29.5% of rents are between \$1,500 and \$1,999 a month and 4.1% pay less than \$500 a month. Clark County has significantly more renters that pay \$1,000 to \$1,499 a month (39.3%) than La Center at 8.6%. Approximately one-third of renters pay \$2,500 or more in rent each month in La Center versus only 4.2% in Clark County. This data indicates that rent is more expensive in La Center than Clark County and there is generally less housing for renters that is valued below \$1,500 in La Center than Clark County.

Figure 24. 2021 La Center and Clark County Shares of Housing Rent Prices



Source: U.S. Census ACS 2021, Table DP04

Table 13 below shows the homeowner rental vacancy rates in La Center and Clark County. Homeowner vacancy rates are very low as La Center had a 0% homeowner vacancy rate whereas Clark County had a 0.6%. For rental vacancy rates, La Center has a much larger rental vacancy rate of 14.2% than Clark County's 2.7%. A healthy vacancy rate for homeownership housing hover around 2% and is 7 to 8% for rental housing⁸. Therefore, both La Center and Clark County have low homeowner vacancy rates, which indicates a tight housing market that is often paired with spikes in housing costs and possible displacement. La Center is experiencing high rental vacancy rates, which indicates there may be oversupply in the market; however, across Clark County, the rental vacancy rate is very low and again indicating a tight rental market that is paired with spikes in housing costs and possible displacement.

Table 13. 2021 La Center and Clark County Rental Vacancy Rates

	La Center	Clark County
Homeowner Vacancy Rate	0%	0.6%
Rental Vacancy Rate	14.2%	2.7%

Source: U.S. Census ACS 2021, Table DP04

4.2.3 Group Homes and Care Facilities

- There are no group home and care facilities in La Center.

The U.S. Census provides counts on various types of institutionalized and non-institutionalized group homes and care facilities. Institutionalized facilities include adult and juvenile correctional facilities, nursing/skilled-nursing facilities, psychiatric hospitals, hospitals for patients with no usual home, in-patient hospice facilities, and military treatment facilities. Non-institutionalized facilities include college/university student housing, military quarters, emergency and

⁸ 2020 Guidance For Developing a Housing Needs Assessment, Washington Department of Commerce.

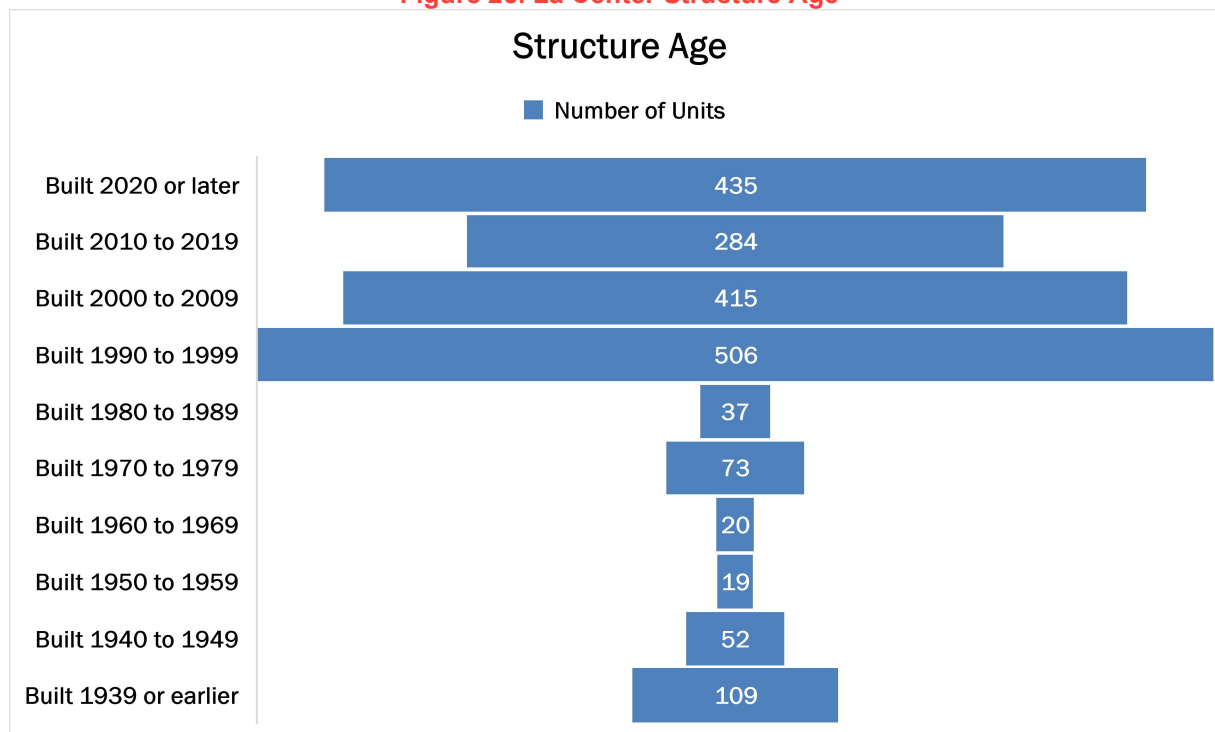
transitional shelters, group homes, and residential treatment centers. According to the 2020 U.S. Census Table P5, there are no group homes and care facilities in La Center.

4.2.4 Structure Age

- In La Center, most of the housing has been constructed in the last 30 years. The relatively young structure age correlates with the significant population growth experienced during this same time.
- Since 2020, the pace of housing construction has exceeded that of any other decade.
- There was a lull in housing construction after the 2007 to 2008 economic recession, but housing construction has recovered, especially since 2020.

The distribution of residential structure by decade built in La Center is shown in Figure 25. The 1990s and early 2000s saw large numbers of houses built in La Center. This trend abated somewhat in the 2010s but resumed in 2020. Five hundred six (32.1%) and 415 (26.4%) homes were built between the years 1990 through 1999 and 2000 through 2009, respectively. This indicates that almost 60% of La Center's housing stock was built in this 20-year period from 1990 to 2009. This directly correlates with the exponential population growth seen in La Center (Figure 1 above) as the housing supply is on pace with population growth. Between 2010 and 2019, growth occurred but substantially less than the 20 years prior and this is likely due to the 2007 to 2008 economic recession, which greatly impacted home values and the residential development industry. However, since 2020, 435 housing units were constructed, and far outpacing homes constructed per year in any other decade. This indicates a recovery of the housing market and a strong demand of new housing for a growing population.

Figure 25. La Center Structure Age



Source: U.S. Census ACS, Table DP04 (data preceding 2010); OFM April 1, 2023, Postcensal Housing Estimates; and City of La Center 2023 Completed Building Permits (Data from 2010 and later)

4.2.5 New Housing Units by Type

- A total of 719 housing units have been constructed in La Center since 2010.
- A significant amount of La Center's new housing constructed between 2010 and 2023 was single-family housing; however, multi-unit housing construction has increased slightly since 2018 and significantly in 2023.

Table 14 shows new housing units constructed in La Center from OFM April 1, 2023, Postcensal Housing Estimates between 2010 to 2023 and City of La Center 2023 completed building permits where 719 housing units were constructed. Every year, except 2012, 2013, and 2023, over 90% of the new housing units constructed in the city were single-family housing. Construction of housing with two or more units was not frequent during the 2010 to 2023 time period until 2018. Since that time, 161 two-or-more family units have been constructed.

Table 14: 2010 - 2023 La Center New Housing Units by Type

Year	Single-family housing	Two or more housing units	Mobile homes and special housing
2010	81	3	-5
2011	15	0	0
2012	50	1	14
2013	8	0	1
2014	9	0	0
2015	7	0	0
2016	14	0	0
2017	12	3	0
2018	38	6	0
2019	22	4	1
2020	66	-4	0
2021	78	0	1
2022	100	4	-1
2023	47	144	0
Total	547	161	11

Source: OFM April 1st, 2023, Postcensal Housing Estimates and City of La Center 2023 Completed Building Permits

5.0 RESIDENTIAL LAND CAPACITY

- La Center's UGA has the current capacity to accommodate 2,122 residential units.
- The County has allocated 2,123 residential units to La Center, exceeding its capacity by one unit.

Subject to RCW 36.70A.215, La Center must gather data annually on the density and type of development that is occurring, in preparation for the periodic review and update of the comprehensive plan and development regulations required under RCW 36.70A.130. If actual development patterns are different than planned for in the comprehensive plan, the jurisdiction must adopt "reasonable measures" that will address those inconsistencies during the next periodic update. Table 15 shows the residential yield assumptions from the County's 2023 VBLM followed by Table 16, which shows the buildable acres in each zone with housing unit and residential capacity. The latest VBLM indicates that all of La Center's buildable lands in The UGA can accommodate 2,122 residential units as currently zoned.

Table 15: Clark County VBLM Residential Yield Assumptions by Zoning - Residential

	Zone	Housing Units Per Acre
Incorporated	Downtown Commercial (C-1)	0
	Mixed Use (MX)*	12
	Residential/Professional (RP)*	12
	Junction Plan (JP)**	12
	Medium Density Residential (MDR-16)	12
	Low Density Residential (LDR-7.5)	5
Unincorporated (within UGA)	Residential (R-12)	7.7
	Single Family Residential (R1-10)	3.7
	Single Family Residential (R1-20)	3.7
	Single-Family Residential (R1-6)	3.7
	Single-Family Residential (R1-7.5)	3.7

Source: Clark County VBLM (2023)

*VBLM Yield Assumptions designates 80% of MX and RP zone for residential development and 20% for commercial development.

**VBLM Yield Assumptions designates 25% of the JP zone for residential development and 75% for commercial development

Table 16: Clark County VBLM – Residential (Acres)

	Zone	Gross Acres	Constrained Acres	Market Acres	Infrastructure Acres	Buildable Acres	Housing Units
Incorporated	C-1	2	0	0	0	1	0
	JP	193	19	0	44	131	392
	MX	27	2	0	6	19	179
	RP	15	2	0	3	10	61
	LDR-7.5	563	166	88	97	211	1,127
	MDR-16	29	5	5	6	13	206
Unincorporated (within UGA)	R-12	12	3	3	2	4	32
	R1-10	3	1	1	1	1	5
	R1-20	30	13	5	4	8	30
	R1-6	29	10	6	4	9	33
	R1-7.5	52	20	10	7	15	57
TOTAL							2,122

Source: 2023 Clark County VBLM

The adopted 2045 residential unit allocation for La Center is 2,123. Therefore, when accounting for the 2,122 existing residential unit capacity in La Center, the City's UGA has a deficit of one unit. In addition, per new GMA requirements enacted under House Bill 1110, all fully planning jurisdictions, including La Center, must accommodate housing for all economic segments as allocated by the County and as further discussed in Section 6.1 below.

6.0 HOUSING GAPS AND NEEDS ANALYSIS

6.1 HOUSING PRODUCTION

6.1.1 Housing Units Needed to Accommodate Allocations for All Economic Segments

As shown in Table 14 in Section 4.2.5, a total of 549 housing units have been constructed in La Center since 2010. Not surprisingly, the city's new housing stock is predominantly single-family with very few multifamily and mobile homes or special housing units constructed.

The GMA (RCW 36.70A.110[2]) requires that counties select a population projection prepared by OFM. In May 2023, the Clark County Council selected a population projection of 718,154 people by 2045. That projection is above OFM's medium series projection of 698,416 by 19,738 people.

More specifically, the GMA (RCW 36.70A.070[2][a]) requires each jurisdiction to provide an inventory and analysis of existing and projected housing needs over the planning period by income band, including emergency housing and shelters and permanent supportive housing. Using the Housing for All Planning Tool (HAPT) as provided by Commerce, Clark County adopted the 2045 housing unit allocations by income category for each city as shown below for La Center in Table 17.

Table 17: La Center 2045 Allocated Housing Units by Income Band

	Extremely low-income		Very low-income	Low-income	Moderate-income		High-income
Total Units	<30% AMI (Non-PSH)	<30% AMI (PSH)	30 – 50% AMI	50 – 80% AMI	80 – 100% AMI	80 – 120% AMI	>120% AMI
2,123	211	124	311	404	234	172	667

The City estimated that the current capacity in the Low Density Residential (LDR-7.5) zone accommodates all allocated housing needs for 80% AMI and above, whereas the medium density residential zones accommodate all allocated housing needs below 80% AMI. These zones include the Medium Density Residential (MDR-16), Mixed-Use (MX), Residential/Professional (RP), and Junction Plan (JP) zones. Table 18 shows the current capacity of these zones for housing serving 80% and below AMI households and the respective capacity surplus or deficit. The LDR-7.5 zone has a capacity surplus to accommodate housing at 80% AMI and above, whereas the medium density residential zones have a shortage of capacity to accommodate housing below 80% AMI.

Table 18: Income Segments Capacity in La Center's Residential Zones

AMI	Projected Needs	Zone Category Serving Needs	Aggregate Housing Needs	Total Capacity	Capacity Surplus/Deficit
0 to 30% PSH	124	Medium Density	1,050	899	-151
0 to 30% Non-PSH	211				
30 to 50%	311				
50 to 80%	404				
80 to 100%	234	Low Density	1,073	1,794	721
100 to 120%	172				
>120%	667				
TOTAL	2,123				

Per Commerce Guidance, a jurisdiction should consider the role of ADUs in its housing capacity and income segments. Historic permitting trends and the future role of ADUs under regulations which allow and encourage them mean that ADUs will likely play a more significant role in meeting La Center's housing needs. Based upon historic permitting trends, zoning lot size requirements, and approximate and informed estimations, the City is assuming the existing capacity of low-density residential zones and medium-density residential zones will generate approximately two ADUs for every 100 homes and one ADU for every 100 dwellings, respectively. The total capacity of ADUs generated from the City's residential zones are 40 units.

Despite the readjustments made to zoning capacity when considering ADUs, there remains a capacity deficit for below 80% income needs housing in the City. Therefore, the City will further engage and coordinate the City's Planning Commission, City Council, and residents on different land use scenarios to accommodate the below 80% AMI income needs housing deficit with selection of one of the proposed land use scenarios.

6.2 HOUSING SIZE GAPS

As shown above in Figure 21 of Section 4.1.2, almost 90% of the housing units in La Center have three or more bedrooms and as shown in Figure 7 of Section 2.2.1, around 90% of the households have two or more members. This shows that household sizes in the city are fairly in line with its housing sizes.

Nonetheless, Figure 21 demonstrates that there is no existing studio, or one bedroom housing units and very few two-bedroom units in the City, which indicates a significant lack of smaller format housing available to one- or two-person households. For instance, smaller households like single workers, students, couples, or small families may be interested in living in smaller housing units especially if these units were more affordable to them. This also restricts available housing options for existing households living in the city. For example, college going students who might be interested in moving out of their parent's house into a small apartment or retirees who might be seeking to downsize their homes and move out of their single-family houses into smaller housing units such as condominiums. These individuals would likely need to move out of La Center to other cities and the City could lose the economic benefit they provide from staying in La Center when they spend money at local businesses and the demographic benefit, they provide from having a broader demographic spectrum.

6.3 HOUSING AFFORDABILITY GAPS

6.3.1 Affordability Index

- Housing affordability is a statewide and countywide problem especially for first-time home buyers.
- Housing affordability has greatly deteriorated in the past two years for home buyers in Clark County.
- For median-income renters, housing is affordable and has remained relatively stable since 2020 in Clark County.
- For transitional renters, housing is affordable in Clark County, but moderately unaffordable across the state.

The University of Washington (UW) Center for Real Estate Research releases a statewide quarterly report on the housing market. The Housing Affordability Index (HAI) is a measure of housing affordability as measured by whether median income family could afford to purchase a home. Index values above 100 indicate housing is affordable to the median income household.

The UW housing market study provides this data at the state, county, and city level. However, data is only reported for those cities with a population of at least 10,000 excluding Center data is not reported. The latest report was for the third quarter (Q3) of 2023. This report indicates that, at a statewide level, since Q1 of 2020 (Table 19), the HAI has deteriorated significantly for median-income home buyers from 110 to 59 in Q3 of 2023. In Clark County, this same trend occurred; however, the County HAI remains slightly more affordable than the state HAI. In Q1 of 2020, the County's HAI was 122 and deteriorated to 69 HAI in Q4 of 2023. The HAI still indicates that housing has become increasingly unaffordable for median income families in Clark County.

Table 19. 2020 to 2023 State and Clark County Median Buyer HAI

Quarter	State	Clark County
Q1 2020	110	122
Q2 2020	106	126
Q3 2020	109	123
Q4 2020	109	120
Q1 2021	103	115
Q2 2021	88	110
Q3 2021	92	112
Q4 2021	91	109
Q1 2022	80	93
Q2 2022	62	63
Q3 2022	64	64
Q4 2022	68	70
Q1 2023	65	68
Q2 2023	57	68
Q3 2023	59	67
Q4 2023	61	69

Source: UW Center For Real Estate Research Housing Affordability Index

For first-time home buyers, the HAI reveals an even worse situation (Table 20). In the time period between Q1 2020 and Q4 2023, the market was never affordable for first-time home

buyers. The state had an HAI value of 80 in Q1 2020 that deteriorated to 44 HAI in Q3 2023. The County experienced a similar trend in the HAI for first-time home buyers, but the County's housing remains slightly more affordable than statewide. In Q1 2020, the County had a HAI value of 89 for first-time home buyers, and this deteriorated to 50 in Q4 2023.

Table 20. 2020 to 2023 State and Clark County First-time Buyer HAI

Quarter	State	Clark County
Q1 2020	80	89
Q2 2020	78	92
Q3 2020	80	90
Q4 2020	80	88
Q1 2021	76	84
Q2 2021	65	80
Q3 2021	67	82
Q4 2021	67	80
Q1 2022	59	68
Q2 2022	46	46
Q3 2022	45	46
Q4 2022	48	50
Q1 2023	47	48
Q2 2023	41	49
Q3 2023	42	48
Q4 2023	44	50

Source: UW Center For Real Estate Research Housing Affordability Index

The HAI value is also provided for median-income renters (Table 21) and also the transitional household renter (Table 22), which is a household with 70% of median income. For the median-income renter, as of Q1 2020, the state HAI was 131 and has remained relatively steady through Q4 2023 but has increased slightly to 134 HAI. In Clark County, the Q1 2020 HAI was 146 and also remained steady with a slight increase through Q4 2023 at a value of 153. This indicates that housing for median-income renters is affordable, and that Clark County is somewhat more affordable than the state as a whole.

Table 21. 2020 to 2023 State and Clark County Median Renter HAI

Quarter	State	Clark County
Q1 2020	131	146
Q2 2020	128	147
Q3 2020	133	147
Q4 2020	134	142
Q1 2021	132	142
Q2 2021	126	143
Q3 2021	126	119
Q4 2021	135	132
Q1 2022	124	121
Q2 2022	122	117
Q3 2022	126	118
Q4 2022	138	133
Q1 2023	133	147
Q2 2023	128	145
Q3 2023	136	153
Q4 2023	134	153

Source: UW Center For Real Estate Research Housing Affordability Index

For the transitional renter (Table 22), the statewide HAI has remained relatively consistent at a value of 92 that increased slightly to 94 in Q4 2023. This indicates that housing for the transitional renter at the state level is unaffordable because HAI is less than 100. In Clark County, housing remains relatively affordable for the transitional renter with HAI values fluctuating right around 100 from Q1 2020 through Q4 2023, with a slight increase to 107. Notably, the housing became unaffordable in Clark County from Q3 2021 through Q4 2022 during the global COVID-19 pandemic when housing demand surged.

Table 22. 2020 to 2023 State and Clark County Transitional Renter HAI

Quarter	State	Clark County
Q1 2020	92	102
Q2 2020	90	103
Q3 2020	93	103
Q4 2020	93	100
Q1 2021	92	99
Q2 2021	88	100
Q3 2021	88	83
Q4 2021	95	92
Q1 2022	87	85
Q2 2022	85	82
Q3 2022	88	83
Q4 2022	97	93
Q1 2023	93	103
Q2 2023	90	101
Q3 2023	96	107
Q4 2023	94	107

Source: UW Center For Real Estate Research Housing Affordability Index

Although HAI cannot be determined at the city level, this analysis is applicable to La Center as its housing market is not isolated from the County. La Center’s housing values have increased rapidly reflecting regional trends. The statewide and county-level HAI values indicates that there is increasing unaffordability for median income households and first-time home buyers. This also means that for moderate-, low-, very low-, and extremely low-income households, housing is increasingly burdensome. Rental housing remains affordable in Clark County.

6.3.2 Housing Affordability Analysis

- Housing is unaffordable to greater than 50% of owner households in La Center.
- A household would need a gross annual income of \$105,640 to afford the median home value in La Center.
- A household would need a gross annual income of \$77,000 to afford median rent in La Center.
- Asian households in La Center have median incomes of \$58,415 and is significantly less than White households. Asian households are more severely and disproportionately burdened by housing costs in the La Center than White households.

Housing affordability compares two basic factors: income and housing cost (either rent or mortgage). The median value is the “middle” observation of a data set. Figure 22 in Section 4.2.1 shows the distribution of housing values in La Center by category. Approximately 70% of home

values in La Center fall in the range \$200,000 to \$499,999. As provided in Section 4.2.1, the 2021 median home value in La Center was \$399,700.

The AMI for La Center is \$114,400 (see Section 2.2.3 of this report). Using Bankrate's mortgage calculator⁹, and the median home value in La Center of \$399,700, the monthly payment would be \$2,642, including principal and interest (\$2,313), property tax of \$263, and homeowner's insurance of \$66. This monthly payment amount assumes a 20% down payment, 7.85% interest, and a 30-year term. HUD defines affordable housing as that which has a cost not exceeding 30% of income.¹⁰ Applying that definition to the monthly payment required to cover the median house price in La Center, a household would need a gross monthly income of \$8,803 or a gross annual income \$105,640. The median household income in La Center is less than median monthly housing cost meaning that housing is unaffordable to greater than 50% of households in La Center.

The median rent in La Center is \$1,925 a month as discussed in Section 4.2.1. For a household to be affordable, as discussed above, no more than 30% of household income should be used for housing. Therefore, for median rent to be affordable, a household must earn an income of at least \$6,417 per month or \$77,000 per year. The La Center median household income is enough to afford median rent.

In considering racially disparate impacts, analysis of Section 2.2.3 indicates that the median income of Asian households is \$58,415, significantly less than the median household income for all households in La Center and also cannot afford median rent. As discussed above, the La Center median household income is not enough to comfortably afford the median house price in La Center but enough to afford median rent, therefore, Asian households are more severely and disproportionally burdened by housing costs in the La Center. Considering the limited data for household income by race and ethnicity and understanding the overall homogeneity of race in La Center, it is inconclusive that current City policies directly disadvantage housing affordability by specific racial populations.

Section 6.3.3 of this report provides additional information on cost burden by income category.

6.3.3 Housing Cost burden

- The vast majority (73%) of all households in La Center are not cost burdened.
- Low-, very low-, and extremely low-income households in La Center are substantially more cost burdened than moderate income households.
- Renter households are cost burdened at a much higher rate (45%) than owner households (25%).
- Less than a quarter of households in La Center are burdened by housing costs.
- Renter households are more commonly cost burdened or severely cost burdened than owner households in La Center.

Housing affordability is a calculation of income against housing costs. Affordability is defined by HUD as spending 30% or less of gross income on housing costs. Households that spend 30 to

⁹ <https://www.bankrate.com/mortgages/mortgage-calculator/>

¹⁰ <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-081417.html>

50% of their income on housing are considered cost burdened and households that spend 50% or greater of their income on housing are considered severely cost burdened.

The majority of households (73%) in La Center are not cost burdened. Eighty percent of all housing in La Center are owner-occupied and approximately one-quarter of these are cost burdened. About 20% of La Center's total housing is renter-occupied and nearly half of these (45%) are cost burdened. The 303 owner- and renter-occupied households (27%) in La Center are either cost burdened or severely cost burdened. Renter-occupied households are cost burdened or severely cost burdened at a much higher rate than owner-occupied households.

Figure 26 shows the cost burden of all households in La Center. It can be seen that all extremely low-income households (income less than 30% AMI) are cost burdened, nearly all very low-income households (between 30 and 50% AMI) are cost burdened, and the majority of low-income households (between 50 and 80% AMI) are also cost burdened. The vast majority of households with moderate incomes (80 to 100% AMI) are not cost burdened.

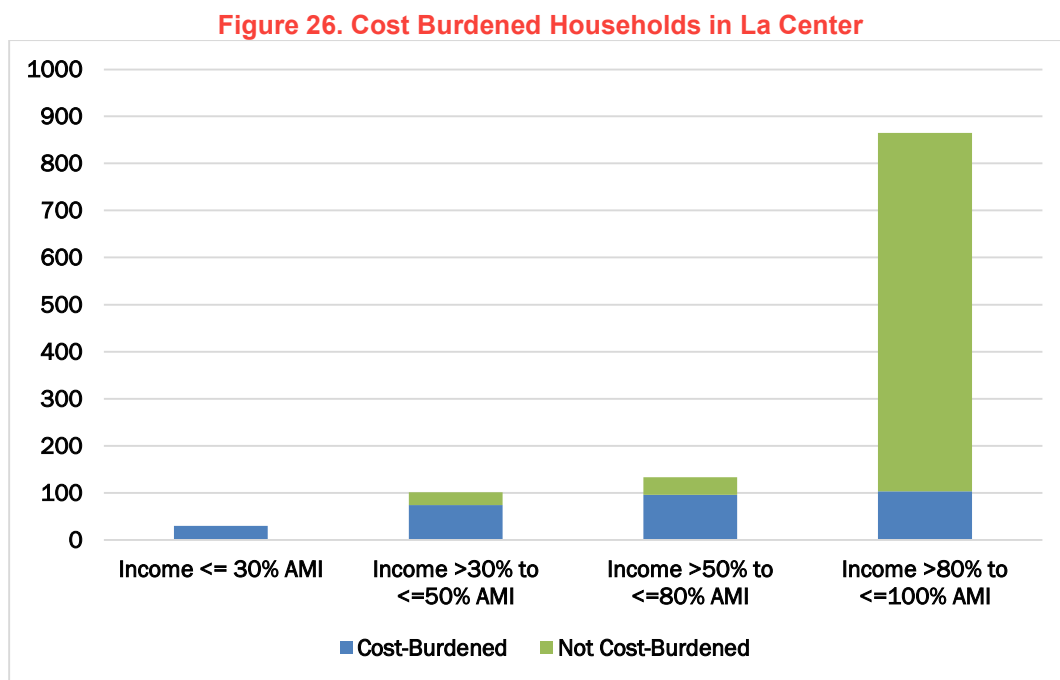


Table 23 depicts overall cost burdened households in La Center extremely low-, very low-, low-, and moderate-income households. In concurrence with Figure 26, this table shows that majority of extremely low-, very low-, and low-income households are cost burdened whereas only 12% of moderate-income households are cost burdened.

Table 23. Cost Burdened Households in La Center

Income Distribution	Occupied housing units	Cost Burden > 30%	Cost burdened households as a percentage of occupied housing units
Extremely Low Income	35	30	86%
Very Low Income	101	74	73%
Low Income	133	96	72%
Moderate Income	865	103	12%
Total	1,134	303	27%

Table 24 and Table 25 show cost burdened households by tenure. Majority of extremely low-, very low-, and low-income households are cost burdened. All renter extremely low-income households are cost burdened along with the majority of renter who are low-income households.

Table 24. Cost Burdened Owner Households in La Center

Income Distribution (Owners only)	Owner-occupied housing units	Cost Burden > 30%	Cost burdened households as a percentage of Owner-occupied housing units
Extremely Low Income	21	16	76%
Very Low Income	101	74	73%
Low Income	93	63	68%
Moderate Income	697	49	7%
Total	912	202	22%

Table 25. Cost Burdened Renter Households in La Center

Income Distribution (Renters only)	Renter-occupied housing units	Cost Burden > 30%	Cost burdened households as a percentage of Renter-occupied housing units
Extremely Low Income	14	14	100%
Very Low Income	-	-	-
Low Income	40	33	83%
Moderate Income	168	54	32%
Total	222	101	45%

6.3.4 Cost-Burden by Household Type

- Almost half of elderly residents living alone in La Center are cost burdened.
- Elderly families, large families, and other families are more likely to be cost burdened than the average household.

As shown in Table 26, elderly families (29%), elderly living alone (40%), large families (26%), and other families (29%) are more likely to be cost burdened than the average household (21%) in La Center. Again, this indicates there is a lack of affordable housing options and variety to accommodate the need for non-affluent population groups. In particular, being elderly greatly increases the potential to be cost burdened. These families and individuals will likely find it

necessary to cost other costs such as for transportation and groceries or move out of La Center entirely to find affordable housing.

Table 26. 2016 La Center Cost-Burdened Household by Household Type

Household Type	Extremely Low Income (30% AMI or lower)	Very Low Income (30 – 50% AMI)	Low Income (50-80% AMI)	Moderate Income (80 – 100%) AMI	Above Median Income (More than 100% AMI)	All Cost-Burdened Households	% of Total Households
Elderly Family	15	4	14	0	10	43	29%
Elderly Living Alone	15	4	10	10	0	39	40%
Large Family	0	4	30	0	0	34	26%
Small Family	0	4	44	20	4	72	13%
Other	20	4	0	0	0	24	29%
Total	50	20	98	30	14	212	21%

Elderly family: Two persons, either or both age 62 or older

Elderly living alone: A person age 62+ living alone

Large family: Families with 5 or more members

Small family: Families with 2 to 4 members (excluding elderly families)

Other: Non-family, non-elderly households (includes those living alone)

Source: HUD CHAS (based on ACS 2012-2016, 5-year estimates); BERK Consulting, 2020

6.3.5 Cost Burden by Race

One indication of racially disparate impacts within a community is the measure of households by race that are cost burdened. The housing affordability analysis in Section 6.3.2 determined a median household income of \$104,000 is needed to afford the median housing cost (\$399,700). Using the data from Section 2.2.3, Household by Income Level and Tenure, the median two or more races households (\$121,641) is not considered to be cost burdened. The median income for White households (\$92,728) and Asian households (\$58,415) indicates these households could not afford the median housing cost and would be cost burdened. However, the data is limited and does not provide evaluation of Black or African American households, American Indian and Alaska Native households, and Native Hawaiian and other Pacific Islander households.

6.3.6 Housing Needs by Income Segments

The GMA requires that La Center inventory and analyze existing and projected housing needs including identifying the number of housing units necessary to manage growth “as provided by the department of commerce” (see RCW 36.70A.070[2][a]). Commerce provided a “Housing for All Planning Tool” (see Appendix A) that provides the number of total housing units La Center needs and breaks down the need by income category (extremely low, very low, low, and moderate) as well as provides the number of needed units for emergency housing, emergency shelters, and permanent supportive housing. The HAPT specifies housing needs based on the user-defined input of share of the county population growth for each city and the unincorporated area within Clark County. Clark County has chosen to define the share of population growth by the percentage share of each jurisdiction’s vacant buildable land of the county total.

Table 27 shows the County adopted housing needs by each income segment for La Center.

Table 27. La Center Housing Needs 2020-2045 by Allocation Method

Total	Extremely Low Income (0-30% AMI) Non-PSH	Extremely Low Income (0-30% AMI) PSH	Very Low Income (30 – 50% AMI)	Low Income (50- 80% AMI)	Moderate Income (80 – 100% AMI)	High Income (100% - 120% AMI)	>120%
2,123	211	124	311	404	234	172	667

Housing affordability is a major issue in La Center, Clark County, and in much of the United States. The HAPT in Appendix A shows that La Center will need 2,123 units by 2045 whereas Clark County has identified that La Center’s UGA only has enough capacity for 2,096 units, or 27 units less than are needed. La Center will need land capacity accommodate extremely low to moderate income housing units which does not account for high income housing (100-120% AMI). Thus, it is likely that La Center will need to rezone land and/or expand its UGA to accommodate these needs.

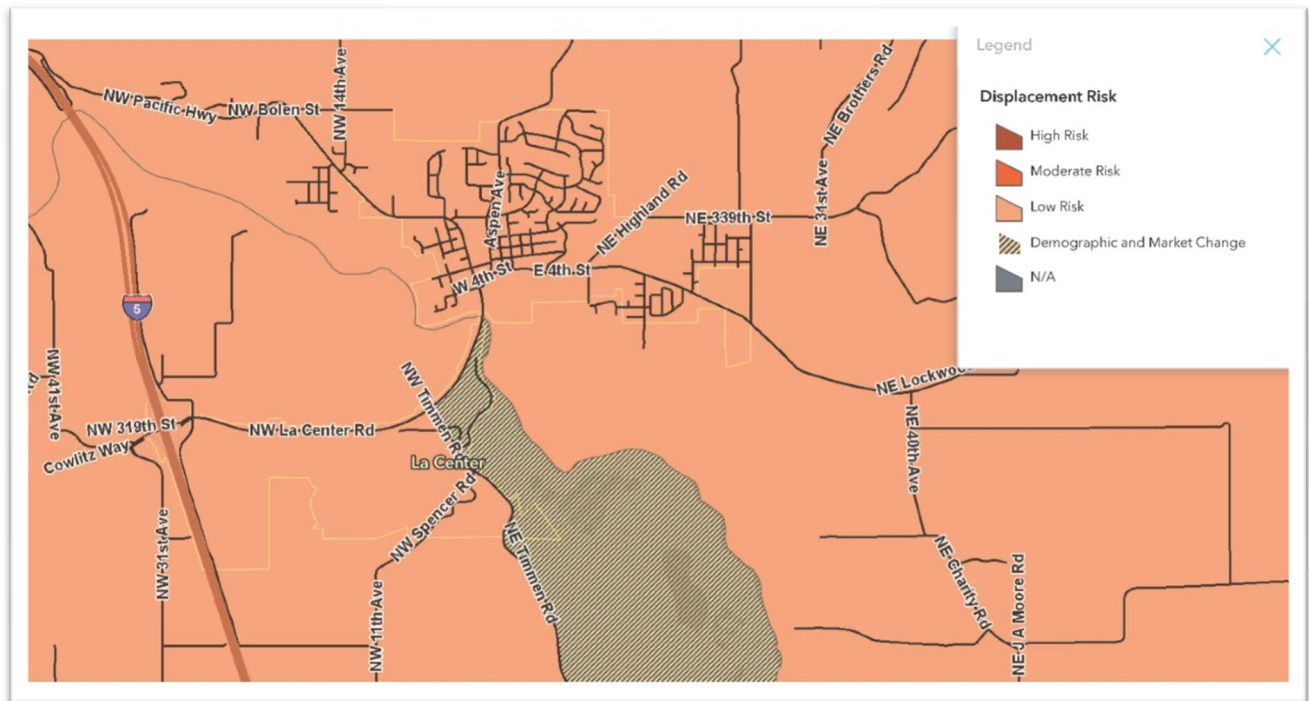
6.3.7 Household Displacement

- The risk of households being displaced is low in La Center.

The GMA requires jurisdictions to assess displacement risk and to establish policies and regulations to mitigate displacement risk. Displacement risk is assessed at the neighborhood level. A household is considered displaced if its place of residence is disrupted due to forces outside of its control and it is unable to find suitable replacement housing in the neighborhood. Displacement risk occurs when households are experiencing greater pressure to leave; therefore, displacement risk analysis should inform policymaking to encourage redevelopment and reinvestment in existing neighborhoods while ensuring existing neighborhood residents share in the benefits of redevelopment while not facing pressures of being pushed out.¹¹ Based on Commerce, most of La Center has a low risk of displacement of households (Figure 27). Being in the “low risk” category means households have little negative pressure to move outside their neighborhood.

¹¹ Bates, L. K. (2013). Gentrification and Displacement Study: implementing an equitable inclusive development strategy in the context of gentrification. Commissioned by the City of Portland, Bureau of Planning and Sustainability. [Department of Commerce: Displacement Risk Map](#)

Figure 27. Household Displacement Risk



Source: Washington State Department of Commerce (2023).

6.4 HOUSING UNIT TYPE GAPS & PROJECTIONS

6.4.1 Housing Unit Type Gaps

- La Center must accommodate an annual average growth of 203 people per year to meet its population projection through 2045.
- The average household size in La Center in 2021 was 3.02, therefore, 70 housing units per year are needed in La Center to accommodate growth through 2045.
- Single-family housing is the predominant housing stock in La Center with very few options for affordable housing, including middle-housing or multifamily.
- There is a large, existing gap in the affordable housing availability and this gap is most severe for extremely low-income households.
- There is a shortage of affordable owner and rental housing for all income levels, especially for low and severely low-income households.
- Owner households at median income levels are accommodated with market-rate housing, however renter households at median income levels may need assistance to make market-rate rental housing affordable.
- White households have significantly higher median incomes than Asian households; therefore, housing is more affordable for White households than Asian households in La Center.

This analysis explores housing needs in La Center and projects the number of housing units needed through the next 22 years through 2045. The 2045 Clark County Comprehensive Plan projects that the La Center UGA, which aligns with the current city limits, will continue to grow

rapidly over the coming years, reaching approximately 8,346 residents by 2045. With 4,462 residents in 2023, an average annual growth of 177 residents per year is required over the remaining 22 years of the planning period to meet this projection. The ACS reports the average household size in La Center to be 3.02 people as of 2021. Assuming a consistent average household size of 3.02 people and a 5% vacancy rate (or a housing supply in which 95% of the units are occupied by households at any given time), this analysis estimates a need of 62 housing units per year through 2045.

Table 28 shows the existing housing unit types in La Center according to ACS 2021 data. This reveals that, among the housing unit types, single-family housing stock is the predominant type available in La Center. There are very few multifamily units, and this housing type is the primary type that would be affordable to meet the needs of households with incomes below 100% AMI.

Table 28. Existing Housing Unit Types at La Center

Housing Unit Type	2021
Single Units	1,181
Duplex Units	81
Multifamily (3-4 Units)	17
Multifamily (5-19 Units)	0
Multifamily (20+ Units)	0
Mobile Homes and Other	42
Total	1,321

In order to understand the current housing market at La Center, the analysis examines the availability of housing units according to the affordability of those units. Figure 28 provides estimates for the number of households with incomes below four different thresholds; moderate income (80 to 100% AMI), low-income (50 to 80% AMI), very low-income (30 to 50% AMI), and extremely low-income (less than 30% AMI), as well as the existing number of housing units in La Center that would be affordable to them. It shows a clear gap in the number of affordable units available and the number of households at each income level. This gap is most severe for households with severely low incomes because there are no available housing units that would meet the income requirements of these households.

Figure 28. Units Available by Income Bracket

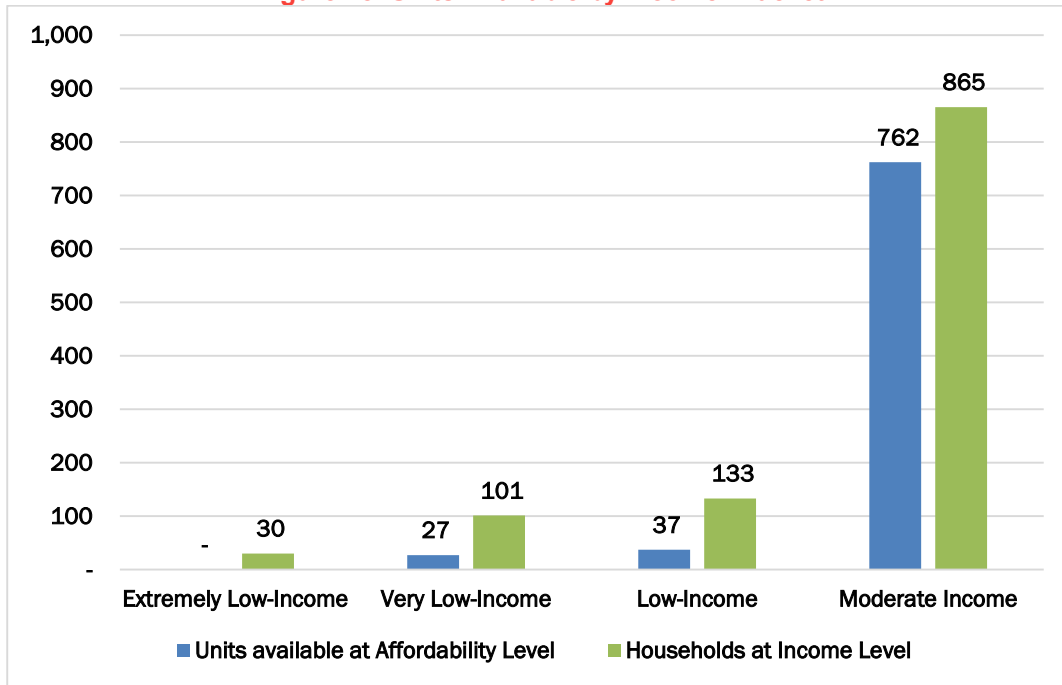


Figure 29 and Figure 30 are units available to income levels for both owner and rental households, respectively. There is shortage of affordable owner or rental housing at all income levels. This shortage is especially pronounced for household renters with low and severely low incomes.

Figure 29. Rental Units Available by Income Bracket

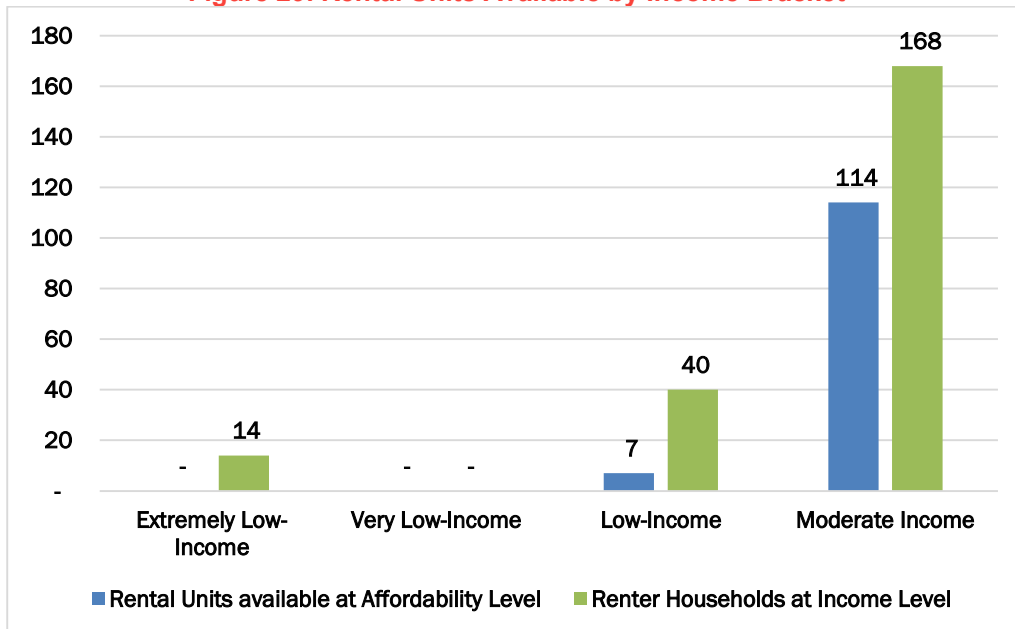
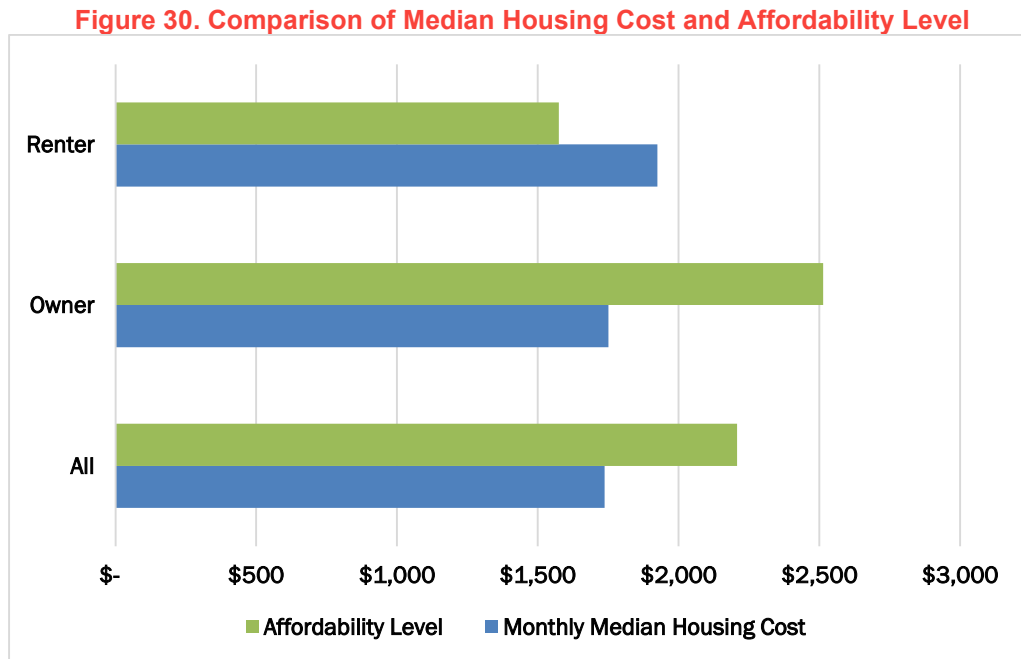


Figure 31 depicts a comparison of current market conditions with the maximum level of housing costs that can be afforded by households at a median income level by tenure. It shows current median housing costs as well as the maximum housing costs that are affordable to a household at the median income level. Affordable monthly housing costs for a renter at the median income level is significantly lower than the median monthly rent. On the other hand, median housing costs are quite affordable for an owner household at the median income level. This demonstrates that, whereas owner households at median income levels are being served by market-rate housing, renter households at median income levels may need subsidies to make rental housing affordable to renters at La Center.



Section 2.2.2, Figure 10 depicts the median income by race and ethnicity which helps in understanding whether there are disparate impacts by race in La Center. There is no data available for races other than White and Asian.

Figure 10 shows that White persons in La Center have a significantly higher median income than Asian persons. The disparity in income between races could cause affordable housing concentrated within a specific demographic group and exclude groups with other demographic characteristics from entering or living in the area due to housing cost being beyond the affordability level of those groups. This analysis of median income by race has limited data; however, understanding the stratification of income among racial groups will help the City direct policies to alleviate racial disparate impacts.

6.4.2 Housing Unit Type Projections

This study reviewed existing data on population and number of housing units by type and projected future housing units needed by type in La Center by 2045. WSP collected Census Bureau data from 2021 showing the existing number of housing units by type for Clark County (see Table 29).

Table 29: Clark County Housing Unit Types in 2021

Housing Unit Types in 2021	Number
Manufactured housing / Mobile home	7,850
Multifamily housing	36,107
Duplexes	5,769
Townhomes	10,127
Institutions (Group homes and Foster care facilities)	1,818

This analysis projects the housing units needed in 2045 in La Center based on anticipated population growth. Hence, the compound annual growth rate (CAGR) is calculated based on the latest available population data and the projected population in 2045. In 2023 per OFM's April 1, 2023 Postcensal Estimate, the population of Clark County was 527,400.

WSP used the HAPT (Appendix A) to project the number of units needed by type for La Center. The HAPT projects the 2045 population in Clark County to be 718,154. Based on this and the 2023 population data, WSP calculated the CAGR of population in Clark County to be 1.41%. Applying this growth rate, the Housing Needs Assessment and Strategy projects the number of housing units needed in Clark County through 2045 as shown in Table 30.

Table 30: Clark County Housing Unit Projections by Type

Clark County Housing	2025	2030	2035	2040	2045
Manufactured housing / Mobile home	8,303	8,907	9,554	10,249	10,993
Multifamily housing	38,192	40,968	43,945	47,140	50,566
Duplexes	6,102	6,546	7,021	7,532	8,079
Townhomes	10,712	11,490	12,325	13,221	14,182
Institutions (Group homes and Foster care facilities)	1,923	2,063	2,213	2,373	2,546

The HAPT developed by Commerce projects that La Center would consist of 2.39% of Clark County's increment of expected urban growth for the 2023-2045 period based on the 2023 VBLM percentage share. The urban growth in Clark County from 2023 to 2045 as adopted by the Clark County Council is expected to be 179,309 people and in La Center is expected to be 3,884. As determined with Clark County's VBLM, the 2023 population by UGA in La Center is 4,462. Hence, La Center's population in 2045 is projected to be 8,346. This population is 1.16% of Clark County's 2045 population target of 718,154. Using this share, the number of housing units by type in La Center is projected in Table 31.

Table 31: La Center Housing Unit Projections by Type

La Center Housing	2025	2030	2035	2040	2045
Manufactured housing / Mobile home	96	104	111	119	128
Multifamily housing	444	476	511	548	588
Duplexes	71	76	82	88	94
Townhomes	124	134	143	154	165
Institutions (Group homes and Foster care facilities)	22	24	26	28	30

In order to account for margin of error in the projection, WSP completed “High” and “Low” forecasts based on standard deviations of the growths projected for housing units in La Center to provide a forecast range through 2045. Table 32 demonstrates cumulative increases projected for the number of housing units from 2025 through 2045.

Table 32: Cumulative Total Housing Unit Type Projections for La Center

La Center Housing	2025	2030	2035	2040	2045
Manufactured housing / Mobile home	4 to 6	10 to 15	16 to 24	22 to 34	28 to 45
Multifamily housing	19 to 29	45 to 69	72 to 111	100 to 158	130 to 209
Duplexes	3 to 5	7 to 11	11 to 18	16 to 25	21 to 33
Townhomes	5 to 8	13 to 19	20 to 31	28 to 44	36 to 59
Institutions (Group homes and Foster care facilities)	Around 1	2 to 3	4 to 6	5 to 8	7 to 11

Table 33 shows the incremental increases in housing unit projections every five years from 2021.

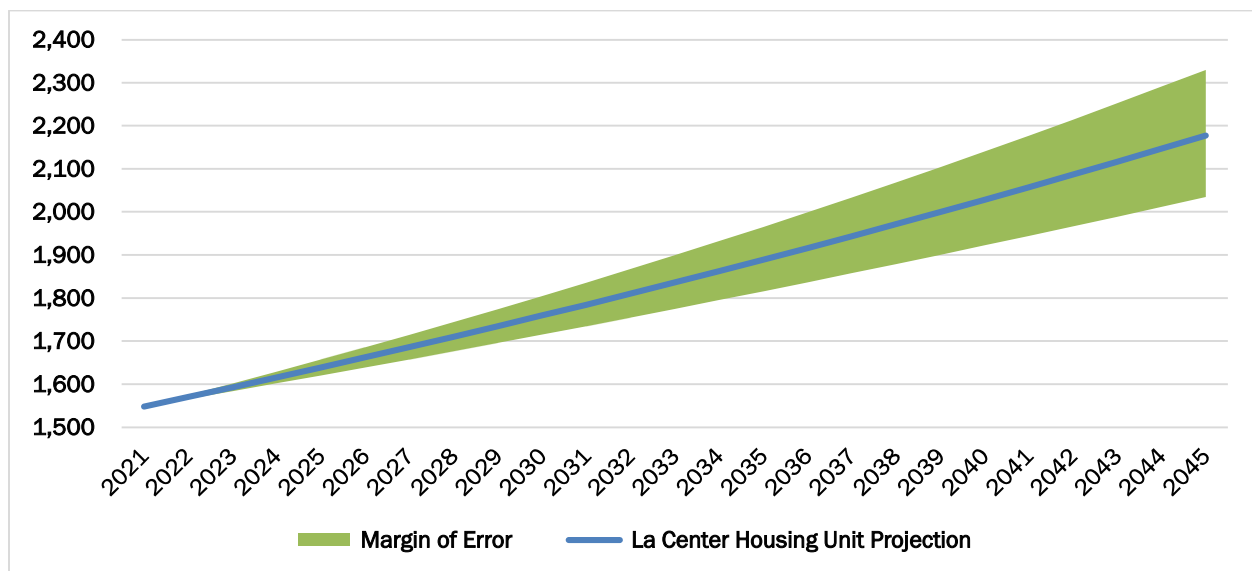
Table 33: Incremental Housing Projections at La Center

La Center Housing	2021-2025	2025-2030	2030-2035	2035-2040	2040-2045
Manufactured housing / Mobile home	4 to 6	6 to 9	6 to 9	6 to 10	7 to 11
Multifamily housing	19 to 29	25 to 39	27 to 43	28 to 47	30 to 51
Duplexes	3 to 5	4 to 6	4 to 7	5 to 7	5 to 8
Townhomes	5 to 8	7 to 11	8 to 12	8 to 13	8 to 14
Institutions (Group homes and Foster care facilities)	Around 1	1 to 2	1 to 2	1 to 2	2 to 3

Note: The above projections are combined to observe the growth trend.

Figure 31 demonstrates the number of housing units projected through 2045 along with a shaded margin of error included to provide a forecast range. As it can be seen, the projections depict an upward trend indicating a consistent increase in the number of housing units needed at La Center.

Figure 31. Projected Number of Housing Units Needed in La Center



Based on Clark County’s most recent vacant buildable lands model, the LDR-7.5 zone has the capacity to accommodate 1,127 units, which is more than enough capacity to accommodate the 71 duplexes needed to meet the projected need. The MDR-16 zone also has capacity to accommodate duplexes. La Center’s MDR-16, Junction Plan (JP), Residential/Professional (RP), and Mixed Use (MU) zones combined have the capacity to accommodate 838 housing units which is more than enough capacity to accommodate 444 multifamily units and 124 townhomes. The LDR-7.5, MDR-16, and MX zones will have sufficient capacity to accommodate the 96 manufactured homes needed to meet the projected need. Institutional units could be accommodated in the LDR-7.5 and MX zones.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1.1 Conclusions

The prior analysis is a data-driven discussion of a La Center community and workforce profile, housing inventory, residential land capacity, and housing gaps and needs. Synthesizing the data and the findings into key points provides the City the basis of understanding to identify and address the various housing needs and gaps as listed in the State mandates in Section 1.1. Key findings and conclusions of the analysis include that:

- **Lack of housing diversity:** La Center’s housing stock is overwhelmingly composed of single-family detached residences, which make up over 84% of the total, 88% of which are three bedrooms or larger. From 2010, through 2023, 719 housing units were constructed in La Center, and 77% of which were single-family detached homes. The larger, single-family detached houses serve larger households; La Center’s average household size is 3.02 people in comparison to Clark County’s which is 2.60 people. Under RCW 36.70A.070(2)(c), La Center is required to provide adequate capacity of land for a range of housing types including “government-assisted housing...manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, duplexes, triplexes, and townhomes.”
- **Lack of housing affordability:** While 73% of households in La Center are not cost burdened (paying less than 30% of gross income in housing), extremely low- (0-30%) AMI, very low- (30-50% AMI), low-income households (50-80%) are substantially cost burdened. Renter households are also more cost burdened than owner households. There is a shortage of affordable owner and rental housing for all income levels, a problem which is pronounced for low-, very low- and extremely low-income households. Buyers would need a gross monthly income of \$8,803 or annual gross income of \$105,640 to own a home at the median value of \$399,700.
 - RCW 36.70A.070(2)(c) requires that La Center identify adequate land capacity for “moderate, low, very low, and extremely low-income households.” In addition, RCW 36.70A.070(2)(d) requires the City’s housing element of its comprehensive plan to “make adequate provision for existing and projected needs of all economic segments of the community.” Therefore, La Center is required not only to zone enough land to accommodate housing for all moderate- and lower-income households, but to make adequate provisions to address housing supply for these income groups.
 - Section 6.3.6 documents the number of housing units needed by income category including both permanent supportive housing and non-permanent supportive housing, and emergency housing needs using the Department of Commerce’s HAPT (Appendix A). Section 6.3.6 also shows that there is a high likelihood of a lack of available land to accommodate housing for extremely low to moderate income (0-100%) since nearly all of vacant buildable land for residential purposes would have to be developed with housing units serving these incomes.
- **Jobs-housing imbalance and lack of living wage jobs:** RCW 36.70A.070(2)(d) requires that La Center consider housing locations in relation to employment location. La Center has approximately 0.55 jobs per housing unit, less than the target of 1.0 job per unit set

by Clark County policy meaning there are very few jobs available in La Center to serve the population. There are 1,327 workers that live in La Center, but who commute outside the city. Conversely, of the 800 available jobs in La Center, 739 are by workers who commute from outside the city. Forty percent of jobs located in La Center pay less than \$40,000 per year and there are very few housing units available in La Center to households at this income level.

- **La Center’s housing market and regulations likely have racially disparate impacts:** There is very little information available pertaining to La Center’s demographic make-up, incomes, or housing characteristics by race. What is available shows that La Center is overwhelmingly White, with the largest non-White demographic group being Asian and Pacific Islanders who make up 3.5% of the population. Additional information shows that non-White persons, are more likely to be experiencing poverty both in Clark County and La Center (see Section 2.2.4), and median household incomes for some non-White households including those identifying as “Black or African American”, “Some other race”, and “Hispanic or Latino Origin” is substantially less than for “White”, “American Indian and Alaska Native,” “Asian” or “Native Hawaiian and Other Pacific Islander” households. Because La Center’s housing market is focused on large, single-family detached homes serving primarily high-income households and the amount of residentially-zoned land is concentrated on large-lot, low-density development, it is highly probable that these factors leave “Black or African American”, Hispanic or Latino Origin.” and “Some Other Race” households with few options for living in La Center.
- RCW 36.70A.070(2)(e) requires that La Center identify policies and regulations that result in racially disparate impacts including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability and RCW 36.70A.070(2)(f) requires that La Center begin to undo these racially disparate impacts caused by local policies, plans, and actions.

7.1.2 Recommendations

The Department of Commerce provides guidance for making adequate provisions to meet housing needs. RCW 36.70A.070(2) requires all jurisdictions document programs and actions needed to achieve housing availability. These programs and actions should be designed to address and overcome barriers to housing development, including racially disparate impacts, displacement, and housing affordable to a range of income segments. It is not required that a jurisdiction implement these programs and actions in advance of adoption of the comprehensive plan, but recommendations for the policies and tools needed to address the housing gaps are required to be included in the comprehensive plan. Additionally, following the City’s comprehensive plan update in 2025, Clark County and La Center are required to establish a “review and evaluation program” under RCW 36.70A.215 by 2033 that analyzes whether La Center has met its growth targets and identifies reasonable measures needed to achieve the targets, if it is falling short.

To address this reports primary conclusions highlighted in Section 7.1.1, WSP recommends the following policies, strategies, and tools.

7.1.2.1 Regulatory Tools

- **Density bonuses:** A density bonus would provide increased density to developers who provide affordable housing within their developments. The details of such a program could be worked out during later updates to La Center Municipal Code Title 18 but might allow for one additional market-rate unit for each affordable housing unit provided where prices or rents are guaranteed to be affordable for a minimum of 20 years.
- **Rezoning:** This report shows that there is a lack of available land capacity for certain housing types that would be more likely to be affordable to extremely low to moderate income individuals especially for duplexes, triplexes, and townhomes. La Center should consider zoning more land to MDR-16, R/P, or MU to accommodate more of these housing types.
- **Code Changes:** WSP completed an audit of the City's code using the Adequate Provisions Checklist using Commerce's *Guidance for Making Adequate Provisions to Accommodate All Housing Needs* (January 2023) and included as Appendix B. This audit identified a number of different code changes that La Center could make to promote a variety of housing types serving a range of incomes including:
 - **Increasing maximum density to allow for apartments and townhomes:** The City's MDR-16 zone and related zones including R/P and MU set maximum density at 14 dwelling units per acre which is not enough to accommodate 3-4 story apartment buildings or smaller-lot townhomes.
 - **Increasing building height:** The City's MDR-16 zone limits building heights to 45 feet for multifamily, which likely would not allow a four-story apartment building with a 6:12 pitched roof as is required by the MDR-16 code.
 - **High off-street building requirements:** The City recently completed updates to its building code to reduce the amount of parking required to serve multifamily and single-family attached units from three spaces per unit to 2.20 spaces per unit. However, these parking requirements are still higher than the Institute of Transportation Engineers (ITE) Parking Generation Manual shows as necessary. The more parking required on site; the less housing is possible making housing more expensive. Some jurisdictions have even eliminated off-street parking requirements altogether, letting the market determine the number of spaces that are necessary.
 - **Density Transfer and Environmental Constraints:** Much of La Center's land, especially its vacant land, is encumbered by critical areas. Protecting critical areas and limiting impacts within them is a state requirement but has the effect of limiting land available for development. The City recently revised its regulations to allow a greater amount of density transfer from critical areas to buildable portions of sites, but the transfer is still restrictive limiting lot size reductions to no less than 6,000 square feet for 20% of the lots in the LDR-7.5 zone and 18 units per acre in the MDR-16 zone.
 - **Revising permitted uses:** The zoning code should be reviewed to explicitly permit certain use types such as manufactured home parks and subdivisions, group homes, and foster care homes in the MDR-16 zone or to create a separate manufactured home zone.
 - **Accessory Dwelling Unit regulations:** The State of Washington imposed new ADU requirements in 2023 including requiring that codes allow for up to two ADUs on each lot, setting maximum unit sizes that are less than 1,000 square feet, and setting building heights at no less than 24 feet.

- **Inclusionary zoning:** Inclusionary zoning requirements mandate that affordable housing be included in new housing developments of a certain size.
- **Reduce duplex lot sizes:** The LDR-7.5 zone requires a duplex lot size of 10,000 square feet. The City should consider reducing this minimum lot size to 7,500 square feet to allow duplexes to be built on standard single-family infill lots.
- **Retain affordability over time:** To ensure affordability, the City should consider affordability where units remain affordable in perpetuity or the life of the building per a recorded covenant or deed requirement.
- **Regulating short-term rentals (STRs):** In order to reduce impact on housing displacement and affordability, the City should consider regulating STRs by limiting the number of days for use of STRs, limit zones in which STRs are allowed, and limit the number of units that any host can provide as STRs. The City could also track STR activity by requiring registration and reporting from owners of these units.

7.1.2.2 Financial Incentives

- **Affordable housing property tax levy:** The City should consider a levy for an affordable housing fund for projects serving very low-income households as approved by a majority of voters in a taxing district (RCW 84.52.105). This levy can be up to \$0.50 per \$1,000 of assessed value.
- **Housing and related services sales and use tax:** A sales and use tax of up to 0.1% to fund affordable housing programs serving households with incomes below 60% of the AMI should be considered. These funds must serve those households with incomes below 60% of the AMI and fall into one of the following categories: individuals with mental illness, veterans, senior citizens, homeless families with children, unaccompanied homeless youth, persons with disabilities, or domestic violence survivors (RCW 82.14.530).
- **Linkage fees for affordable housing:** This is a fee charged by a local government on real estate developments for raising funds to help pay for the additional needs of the community that result from additional development, such as funding affordable housing development within accessible commuting distance. The City should consider linkage fees.
- **Impact fee waivers:** The City should consider waiving up to 100% of fees for permanently restricted affordable housing (for rental or purchase) for households earning less than or equal to 80% AMI. The City may waive eighty percent of fees, but if 100% of fees are waived, 20% must be paid with other public moneys. A school district receiving impact fees must approve any exemption. RCW 82.02.060.
- **Waive, reduce, or defer fees and charges for low-income housing projects to incentivize affordable housing:** Fee waivers or fee reductions can help reduce up-front construction costs for residential development. The City should consider waiving impact utility connection fees, and/or project review fees for income-restricted units or reducing or scaling fees for different types of housing.
- **Fee waivers for water or sewer connection:** Waiver or delay of tap-in charges, connection, or hook—up fees for low-income persons for water, sanitary or storm sewer, electricity, gas, or other utility are available. The City should consider implementing an ordinance that allows such waivers or fee delays to help reduce costs for low-income units.

7.1.2.3 Goals, Policies, and Objectives for the Preservation, Improvement, and Development of Housing

RCW 36.70A.070[2][b] requires the City to develop goals, policies, and objectives for the preservation, improvement, and development of housing. Based on the key conclusions and findings of this report and the audit of the City's comprehensive plan, WSP recommends the following new or amended goals, policies, and objectives:

New goals, policies, and objectives

- Goal: La Center should provide sufficient land for housing for a variety of income ranges from extremely low-income households (0-30% area median income) to moderate income households (80-100%).
- Policy: La Center should audit and revise its code to eliminate barriers to the development of affordable housing consistent with the recommendations of the 2024 Housing Needs Assessment and Strategy.
- Policy: La Center should implement financial incentives for the production of affordable housing including measures identified in the 2024 Housing Needs Assessment and Strategy.
- Goal: La Center should zone land in proximity to employment locations for compatible and affordable residential uses with special consideration given to downtown and the I-5 Junction.
- La Center should zone land in proximity to downtown to accommodate a variety of housing types including attached single-family, multifamily, and accessory dwelling units including reviewing the prohibition on new housing in the C-1 downtown commercial zone.
- Goal: La Center should work to eliminate racially disparate impacts that have resulted from past policy, regulatory, and investment decisions.
- Policy: La Center should review and revise its code to eliminate codes that have a discriminatory effect including an oversupply of land zoned for large-lot single-family development.

ATTACHMENT A

HOUSING FOR ALL PLANNING TOOL (HAPT)

Projected Housing Units by UGA and Income Band

Population Target=718,154		Permanent Housing Needs by Income Level (% of Area Median Income)						
	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
Vancouver Unincorporated + Rural Clark County	44,036	5,583	3,292	7,611	10,063	4,412	2,445	10,629
Battle Ground city+UGA	6,979	685	444	1,120	1,177	502	921	2,129
Camas city+ UGA	4,226	564	331	811	955	516	249	799
La Center city+UGA	2,123	211	124	311	404	234	172	667
Ridgefield city+UGA	5,815	744	413	1,167	1,812	698	515	466
Vancouver city	36,527	4,641	2,600	5,227	1,365	1,459	4,881	16,355
Washougal city+UGA	3,735	390	267	523	781	417	324	1,032
Woodland city+UGA	105	8	6	13	20	12	11	35
Yacolt town+UGA	150	26	14	(5)	(12)	2	36	90
Total 2023-2045	103,695	12,852	7,490	16,779	16,565	8,252	9,554	32,202
Percent of Total		12%	7%	16%	16%	8%	9%	31%



ATTACHMENT B

ADEQUATE PROVISIONS CHECKLIST

Appendix B: Adequate provisions checklists

This appendix provides checklists to use in documenting barriers and programs and actions to achieve housing availability (RCW 36.70A.070(2)(d)). These checklists include the following:

- Exhibit B1: Moderate Density housing barrier review checklist
- Exhibit B2: Low-Rise or Mid-Rise housing barrier review checklist
- Exhibit B3: Supplemental barrier review checklist for PSH and emergency housing
- Exhibit B4: Accessory dwelling unit barrier review checklist
- Exhibit B5: Checklist for local option tools for addressing affordable housing funding gaps

Documentation of the barriers to housing availability and the programs or actions needed to overcome these barriers must be in a public document and typically should be included as an appendix to the comprehensive plan housing element.

Barrier review checklists

Exhibit B1: Moderate Density housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes		The density ranges in moderate density zones (MDR-16, RP and JP) are too low to adequately allow the development of apartment housing types.
Prohibiting some moderate density housing types, such as: ○ Duplexes ○ Triplexes ○ Four/five/six-plexes ○ Townhomes ○ Cottage housing ○ Live-work units ○ Manufactured home parks	Yes	18.130.030 - Allows Duplexes, manufactured homes, however, requires manufactured home parks to go through the conditional use process (LDR-7.5); 18.140.020 - Allows multi-family dwellings (including duplexes, triplexes, and apartments) ; , manufactured homes are allowed building types for ADUs; manufacture home parks are conditional uses. 18.185 - Allows cottage housing in the JP, MDR-16, MX and RP zones (LDR under	Consider: Allowing duplexes and triplexes in the LDR-7.5 zone. Outright allowing middle-housing (plexes, townhomes) in the RP, MX, and JP zones. Adding cottage housing as an allowed use in LDR7.5, RP and JP; Define and allow use of live-work units in LDR, MDR, RP, MX and JP zones. Increase density in MDR-16 (LCMC 18.140) to permit apartments. Consider allowing manufactured home subdivisions and parks outright in LDR-7.5, MDR-16, RP, JP and MX zones. LCMC 18.185 includes prohibitive barriers for Cottage Housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		limited circumstances.) 18.165 does not permit manufacture home parks There is no regulation for live-work units in LCMC.	including requiring that cottage housing developments (CHDs) be incorporated in a long plat or subdivision of 10 or mor lots; CHDs must abut a critical area; the critical area must be 25 percent of the gross CHD site.
High minimum lot sizes	No	18.140.030 provides MDR-16 density/dimensional requirements for single- and multi-family development with minimum area of 1,400 square feet for multifamily and attached and 3,000 square feet for attached and manufactured home parks/subdivisions.	Consider: Removing the requirement for minimum project area for all unit types to allow for easier infill development. Lower the minimum lot size for duplexes to 7,500 square feet in the LDR zone to allow for easier infill with existing lots within LDR (LDR-7.5) zones.
Low maximum densities or low maximum FAR	Yes	18.140.030 provides MDR-16 density/dimensional requirements for single- and multi-family development with maximum densities of 14 dwelling units / acre. However, staff have noted the existing density for MDR-16 does not easily	Consider raising the maximum density from 14 dwelling units/acre.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		accommodate apartment buildings, or some attached products. This same limitation would affect the R/P and MX zones.	
Low maximum building heights	Yes	18.140.030 provides MDR-16 density /dimensional requirements for single- and multi-family development with maximum building height of 45 feet for multi-family unit which could allow a 4-story apartment building. 18.130.070 limits building heights to 35 feet.	For 18.140.030, consider raising maximum building height to 50 feet. Alternatively, consider adding a density/height bonus for development that provides 10% of units to be affordable. For 18.130.070, consider raising maximum building height from 35 to 40 feet (this would carry to RP and MX zones as well).
Large setback requirements	No	18.140.030 requires a minimum 10-foot setback in MDR zones (MDR-16, RP, MX) for all residential types (average 5-foot for manufactured homes). These are not prohibitive setbacks.	None.
High off-street parking requirements	Yes	18.280.040 provides parking requirements for housing types. Off-street Parking	Consider parking requirements be adjusted to match the ITE Manual

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		requirements for multifamily housing include 2 spaces per unit plus 1 space for every 5 units for guest parking (1 space for every 1 unit for guest parking for cottage homes). The more parking required on site; the less housing is possible.	recommendations for moderate density housing types.
High impervious coverage limits	Yes	18.140.040(3) requires MDR projects to have 15% of the net acreage of the project site be landscaped. Conversely, MDR parcels have a maximum 85% lot coverage requirement. These requirements reduce buildable space for more units. 18.130.080: LDR-7.5 has a maximum 50% impervious lot coverage requirement, creating a barrier for ADU/Duplex development within this zone.	Consider reducing lot coverage maximums (95%) and/or landscaping maximum requirements (5% of project site). Consider raising the maximum impervious lot coverage percentage to 60% in LDR-7.5 zone and up to 85% for LDR-7.5 zones with ADU development.
Lack of alignment between building codes and development codes	No		
Other (for example: complex design standards, tree retention regulations, historic preservation requirements)	Yes	Table 18.158.040-1 (Junction Plan Zoning)	Consider reducing prescriptive codes within JP zone with more

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		District) includes requirements for medium density residential (TRx - mixed use) additional to the requirements of 18.140, such as a 20% open space requirement, prescriptive siding and glazing requirements, inflexible setbacks, ground story height requirement. Additionally, 18.350 (Tree Protection) does not provide adequate provisions to allow density transfer from an area heavily impacted by trees to an adjacent parcel.	flexible design guidelines for the TRx district. Alternatively, revise standards that limit density with TRx zone (i.e. on-site parking, landscaping, heights) Consider adding a provision to 18.350 that encourages tree preservation and development by allowing density transfers that help developers "recoup" any loss of dwelling units due to tree preservation requirements.
PROCESS OBSTACLES			
Conditional use permit process	Yes	18.250 (Conditional Uses) provides the framework for the conditional use process for all zones. The barriers would be whether or not an MDR project is a conditional or permitted use. For LDR-7.5, MDR-16, manufactured home parks require a CUP	Add cottage housing as an allowed use in LDR7.5, RP and JP LCMC 18.185 includes prohibitive barriers for Cottage Housing including requiring that cottage housing developments (CHDs) be incorporated in a long plat or subdivision of 10 or more lots; CHDs must abut a critical area; the critical area must be 25 percent of the gross CHD site.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		and are prohibited in the MX zone.	Include manufactured home parks as a permitted use in LDR-7.5, MDR-16 and MX zones.
Design review	Yes	LCMC 18.155 provides the design review process for the Downtown Overlay District. The guidelines are subjective and don't provide clear and objective standards, (i.e. the requirement of public art, architectural standards/specific architectural elements), or the requirements are overly prescriptive (i.e. barring residential use on the ground floor) thereby creating additional barriers for moderate density residential development in this zone.	Revise LCMC 18.155 to have clear and objective standards concurrent with the downtown subarea plan update.
Lack of clear and accessible information about process and fees¹	No.	While the LCMC does not list the fee amounts for development applications, the City's	None

¹ For example: guidance resources are unclear or difficult to find, no digital permit tracking system, staff do not provide fee estimates or permitting time estimates are unavailable or inaccurate.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		webpage includes an easy-to-find form with current fees and applications listed.	
Permit fees, impact fees and utility connection fees	No.	While the LCMC does not list the fee amounts, the City's webpage includes an easy-to-find form with current fees, impact fees, and utility connection fees listed.	None
Processing times and staffing challenges	No.	City of La Center has a Community Development Planning office with staff that provide on-call support. Timelines are tracked and routinely met.	None
SEPA process	Yes	More than four units requires SEPA review.	The City should consider raising its exempt SEPA thresholds to ease permitting requirements for residential development. WAC 197-11-800(1)(d) permits exemptions up to 200 multifamily units.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS	Yes	La Center has a prevalence of critical areas on undeveloped sites throughout the City. The City amended its code in 2023 to allow a	Consider increasing the density transfer or allow a transfer of development rights offsite.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		density transfer, but the transfer is very modest.	
Lack of large parcels for infill development	No	The 2023 vacant buildable lands model VBLM for La Center (provided by Clark County) identifies areas designated as developable residential - the City has 211 acres of urban low density, 12 acres of urban high density, and 29 acres of mixed-use buildable lands. These areas include large parcels in the western, northern and southern portion of the city.	While there are 171 acres of constrained residential land (low and high density), there are still 223 acres of buildable residential land (low and high density) within the City limits, of which only a small percentage of land is already platted. Before consideration of annexing additional parcels for residential use, the City should consider revising their Critical Areas density transfer ordinance to lessen the barrier of developing constrained parcels within city limits.
Environmental constraints	Yes	The City is incumbered by many critical areas which has deterred development in these areas. 18.300.130 provides a process for density transfers from parcels impacted by critical areas to adjacent unincumbered parcels. However, the density transfer provision only allows limited density recuperation and	Consider increasing the density allowed in the receiving parcels involved in a density transfer or develop a transfer of development rights system.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		critical areas are still a deterrent to development even with the density transfer.	

Exhibit B2: Low-Rise or Mid-Rise housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	Yes	The barriers for low-rise development have been addressed under Exhibit B1. The City does not have a zoning designation that accommodates mid-rise housing (housing types with 4-8 stories, 40-85' in height).	Consider adopting regulations that accommodate mid-rise housing types, including increasing the maximum density of Medium Density Residential or Residential Professional (R/P). In addition to or alternatively, create a High-Density Residential zoning designation that accommodates mid-rise housing types. The city should also consider parking, landscaping, and other development requirements that may limit building heights and densities for mid-rise housing.
High minimum lot sizes	Yes	The barriers for low-rise development have been addressed under Exhibit B1. The City does not have a zoning designation that accommodates mid-rise	Consider: If creating a High-Density Residential zone, do not require minimum lot sizes. Alternatively, revise existing moderate density zones (MDR-16, R/P, JP, MX) to remove

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		housing (housing types with 4-8 stories, 40-85' in height).	minimum lot size requirements.
Low maximum densities or low maximum FAR	Yes	The barriers for low-rise development have been addressed under Exhibit B1. 18.140.030 provides MDR-16 density/dimensional requirements for single- and multi-family development with maximum densities of 14 dwelling units / acre. However, staff have noted the existing density for MDR-16 does not easily accommodate 3-4 story apartment buildings	Consider raising the maximum density from 14 dwelling units/acre within moderate density zones. Alternatively, create a high-density residential zone to accommodate mid-rise housing types.
Low maximum building heights	Yes	The barriers for low-rise development have been addressed under Exhibit B1. 18.140.030 provides MDR-16 density/dimensional requirements for single- and multi-family development with maximum building height of 45 feet for multi-family unit which could allow a 4-story apartment building. Mid-rise apartment buildings are typically 4-8 stories.	Consider raising maximum building height to 85 feet to accommodate mid-rise housing types.
Large setback requirements	No	The barriers for low-rise development have been addressed under Exhibit B1.	None, if modifying existing moderate density zones to

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		18.140.030 requires a minimum 10-foot setback in MDR zones for all residential types (average 5-foot for manufactured homes). These are not prohibitive setbacks.	accommodate mid-rise housing types. Alternatively, ensure new high density zoning regulations do not include prohibitive setbacks.
High off-street parking requirements	Yes	The barriers for low-rise development have been addressed under Exhibit B1. 18.280.040 provides parking requirements for housing types. Off-street Parking requirements for multifamily housing include 2 spaces per unit plus 1 space for every 5 units for guest parking (1 space for every 1 unit for guest parking for cottage homes). The more parking required on-site the less housing is possible.	Consider parking requirements be adjusted to match the ITE Manual recommendations for moderate density housing types.
High impervious coverage limits	Yes	The barriers for low-rise development have been addressed under Exhibit B1. 18.140.040(3) requires MDR projects to have 15% of the net acreage of the project site be landscaped. Conversely, MDR parcels have a maximum 85% lot coverage requirement. These requirements reduce	Consider reducing lot coverage maximums (95%) and/or landscaping maximum requirements (5% of project site) in current infill moderate density zones. Alternatively, offer an affordable housing incentive where 10% of the units must be affordable when using a

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		buildable space for more units.	maximum lot coverage of 95%. Consider new high density zoning regulations do not include prohibitive impervious coverage limits.
Lack of alignment between building and development codes	No		
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	Yes	For low-rise housing types, Table 18.158.040-1 (Junction Plan Zoning District) includes requirements for medium density residential (TRx - mixed use) additional to the requirements of 18.140, such as a 20% open space requirement, prescriptive siding and glazing requirements, inflexible setbacks, ground story height requirement. Additionally, 18.350 (Tree Protection) does not provide adequate provisions to allow density transfer from an area heavily impacted by trees to an adjacent parcel. There is no zoning code that accommodates the needed height for mid-rise housing types.	Consider revising standards that limit density with TRx and R/P zone (i.e. on-site parking, landscaping, heights). Consider revising the MDR-16, R/P, MX, and JP zoning codes to increase maximum net density and maximum building heights to accommodate mid-rise housing types.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
PROCESS OBSTACLES			
Conditional use permit process	Yes.	The barriers for low-rise development have been addressed under Exhibit B1. The City does not have a zoning designation that accommodates mid-rise housing (housing types with 4-8 stories, 40-85' in height), either permitted or conditionally permitted.	Consider: Revising moderate density zones to allow mid-rise housing types. Alternatively, create a high-density residential zone that permits mid-rise housing types.
Design review	Yes	The barriers for low-rise development have been addressed under Exhibit B1. The City does not have a zoning designation that accommodates mid-rise housing (housing types with 4-8 stories, 40-85' in height).	Revise 18.155 to have clear and objective standards concurrent with the downtown subarea plan update. Any new zoning regulations for mid-rise housing types should have clear and objective standards.
Lack of clear and accessible information about process and fees	Yes	While the LCMC does not list the fee amounts for development applications, the City's webpage includes an easy-to-find form with current fees and applications listed. The City does not have a zoning designation that	The City should update the application process and fee schedule to accommodate review of mid-rise housing types.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		accommodates mid-rise housing (housing types with 4-8 stories, 40-85' in height),	
Permit fees, impact fees and utility connection fees	Yes	While the LCMC does not list the fee amounts, the City's webpage includes an easy-to-find form with current fees, impact fees, and utility connection fees listed. The City does not have a zoning designation that accommodates mid-rise housing (housing types with 4-8 stories, 40-85' in height),	The City should update permit fees, impact fees and utility connection fees to accommodate review of mid-rise housing types.
Process times and staffing challenges	No.	City of La Center has a Community Development Planning office with staff that provide on-call support. Timelines are tracked and routinely met.	None
SEPA process	Yes.	More than four units requires SEPA review.	The City should consider raising its exempt SEPA thresholds to ease permitting requirements for residential development. WAC 197-11-800(1)(d) permits exemptions up to 200 multifamily units.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS	Yes	La Center has a prevalence of critical areas on undeveloped sites throughout the City. The City amended its code in 2023	Consider increasing the density transfer or allow a transfer of

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		to allow a density transfer, but the transfer is very modest.	development rights offsite.
Lack of large parcels for infill development	No	The vacant buildable lands model for La Center (provided by Clark County) identifies areas designated as residential vacant (not platted) - the City has 181 acres of urban low density, 12 acres of urban high density, and 29 acres of mixed-use buildable lands (Yield Capacity Report 2023). These areas include large parcels in the western, northern and southern portion of the city.	While there are 146 acres of constrained residential land (low and high density), there are still 194 acres of buildable residential land (low and high density) within the City limits, of which only a small percentage of land is already platted. Before consideration of annexing additional parcels for residential use, the City should consider revising their Critical Areas density transfer ordinance to lessen the barrier of developing constrained parcels within city limits.
Environmental constraints	Yes	The City is incumbered by many critical areas which has deterred development in these areas. 18.300.130 provides a process for density transfers from parcels impacted by critical areas to adjacent unincumbered parcels. However, the density transfer provision only allows limited density recuperation and critical areas are still a	Consider increasing the density allowed in the receiving parcels involved in a density transfer or develop a transfer of development rights system.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		deterrent to development even with the density transfer.	

Exhibit B3: Supplementary barrier review checklist for PSH and emergency housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities)²	No	The City does not have a code that addresses permanent supportive or emergency housing.	When adding development code for PSH/ emergency housing, the City should not impose spacing requirements (e.g. minimum distances from parks, schools or other emergency shelters).
Parking requirements	No	The City does not have a code that addresses permanent supportive or emergency housing.	When adding development code for PSH/ emergency housing, the City should not impose parking requirements
On-site recreation and open space requirements	No	The City does not have a code that addresses permanent	When adding development code for PSH/ emergency

² Note that RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
		supportive or emergency housing.	housing, the City should not impose on-site recreation or open space requirements.
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	No	The City does not have a code that addresses permanent supportive or emergency housing.	When adding development code for PSH/ emergency housing, the City should not impose restrictions on support spaces within a PSH building in a residential zone.
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	No	The City does not have a code that addresses permanent supportive or emergency housing.	When adding development code for PSH/ emergency housing, the City should not restrict the number/limit of unrelated persons that may occupy a household or dwelling unit except as regulated under established applicable health and safety building codes.
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	No	The City does not have a code that addresses permanent supportive or emergency housing.	When adding development code for PSH/ emergency housing, the City should not impose requirements that are different than those imposed on housing developments generally.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	No	The City does not have a code that addresses permanent supportive or emergency housing.	When adding development code for PSH/ emergency housing, the City should not impose requirements that restrict emergency shelters/housing, transitional housing or permanent supportive housing.

Exhibit B4: Accessory dwelling unit barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Consistent with HB 1337 (2023) - Must allow two ADUs on each lot in urban growth areas; - May not require the owner to occupy the property, and may not prohibit sale as independent units, but may restrict the use of ADUs as short term rentals; - Must allow an ADU of at least 1,000 square feet; - Must set parking requirements based on distance from transit and lot size; - May not charge more than 50% of the impact fees charged for the principal unit; - Must permit ADUs in structures detached from the principal unit; - May not restrict roof heights of ADUs to less than 24 feet, unless that limitation applies to the principal unit; - May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units; - Must allow an ADUs on any lot that meets the minimum lot size required for the principal unit; - Must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley; - Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and - May not require public street improvements as a condition of permitting ADUs.	Yes	The LCMC currently provides standards for accessory dwelling units under 18.247, however this code is not compliant with HB 1337.	Adopt development regulations consistent with HB 1337 including - must allow two ADUs on each lot -must allow an ADU of at least 1,000 square feet -heights for ADUs -aesthetic requirements for ADUs -must allow an ADU on any lot that meets the minimum lot size required for the principal unit. -Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage. -May not require public street improvements for ADUs.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Unclear development regulations	Yes	LCMC 18.247 provides development regulations for ADUs, however they are not consistent or do not include all of the regulations within HB1337.	Adopt development regulations consistent with HB 1337, including allowing up to 2 ADUs per lot; increasing minimum ADU size; setbacks, door locations, and design review requirements that are more restrictive than principal unit; and owner occupancy.
Large setback requirements	No	LCMC 18.247.050 provides requirements for setbacks which are not incompatible for ADU development or more restrictive than the setback requirements for the primary use.	The existing setback regulations for ADUs in 18.247.050 should be retained with the adoption of the regulations of HB 1337.
Off-street parking requirements	Yes	LCMC 18.247.050(7) requires properties to provide an additional parking space for an ADU, which may be a barrier for single-family residential lots.	Consider removing the parking requirement for ADUs.
Other (for example: burdensome design standards, tree retention regulations, historic preservation requirements, open space requirements, etc.)	Yes	LCMC 18.247.050(5) includes height restrictions to be no taller than the primary dwelling or 25 feet, whichever is shorter. 18.247.050(6) Architectural design requirements include matching the primary dwelling's siding, color and roof form/pitch. It may be difficult for a smaller structure	Consider: revising 18.247.050(5) to remove the height restriction of "not be taller than the primary single-family dwelling" but keep the 25-foot maximum height.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
		(ADU) to match the pitch of a larger structure with a more dramatic roof pitch while staying below the required height restrictions.	18.247.050(6) - remove requirement to match the roof form and pitch of the existing single-family dwelling but keep requirement to match existing siding and color.
PROCESS OBSTACLES			
Lack of clear and accessible information about process and fees	No.	LCMC 18.247.060-080 provides the overview of the review process and anticipated fees for development of ADUs.	None
Permit fees, impact fees and utility connection fees that are not proportionate to impact	No.	LCMC 18.247.080 provides the required impact fees and capital facilities charges for proportionate to ADUs	None
Processing times and staffing challenges	No.	City of La Center has a Community Development Planning office with staff that provide on-call support.	None

Exhibit B5: Checklist for local option tools for addressing affordable housing funding gaps

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	Not applicable.	Only applicable at the County level.
Affordable housing property tax levy (RCW 84.52.105)	Not implemented.	The City could optionally elect to impose a property tax levy to financial affordable housing very low-income households, affordable homeownership, owner-occupied home repair, and foreclosure prevention programs for low-income households.
REET 2 (RCW 82.46.035) – GMA jurisdictions only and only available through 2025		
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	Not applicable	Not applicable
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds		
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	Not applicable	Not applicable
Donating surplus public lands for affordable housing projects (RCW 39.33.015)	Not applicable. The City does not have ample/surplus public lands to swap for affordable housing.	Not applicable.
Impact fee waivers for affordable housing projects (RCW 82.02.060)	None.	Consider allowing impact fee waivers for affordable housing projects in LCMC Chapter 3.35.
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	None.	Consider allowing fee waivers or impact fee exemptions for affordable housing projects.
Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	None.	Consider allowing a multifamily tax exemption for any multifamily housing

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
		developments that offer at least 10% affordable housing units.
General funds (including levy lid lifts to increase funds available)	None.	Consider using City general funds that are funded by developer impact fees to fund affordable housing projects in the City. Alternatively, consider an affordable housing levy to fund affordable housing projects in the City.

* Some tools may be unavailable for certain jurisdictions. For example, only GMA jurisdictions can use REET 2, or the surrounding county may have already implemented the housing and related services sales tax. See MRSC's summary of [Affordable Housing Funding Sources](#) for more details and the Association of Washington Cities (AWC)/MRSC booklet on [Homelessness & housing toolkit for cities](#) (2022).