

# City of Vancouver Affordable Housing Task Force

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On February 23, a Vancouver City Council workshop was held with information provided on renter protections and affordable housing. City Council asked staff to work with an Affordable Housing Task Force which includes Mayor Leavitt, Councilmember Topper and Councilmember McEnery-Ogle along with other members of the community.

## **Current Status:**

The Task Force is scheduled to meet the second Thursday of each month beginning in May and ending in December 2015. All meetings will be from 9-11 AM in the Aspen Room of City Hall.

The Affordable Housing Task Force is comprised of representatives from the public, private and non-profit sectors and is charged with reviewing and advising City Council and the Planning Commission on policy options to:

- Provide appropriate rental protection that balances landlord rights with access to housing;
- Support development of an adequate supply of affordable housing in Vancouver; and
- Lead in developing regional solutions to long-term affordable housing options for Southwest Washington.

## **Desired Outcomes:**

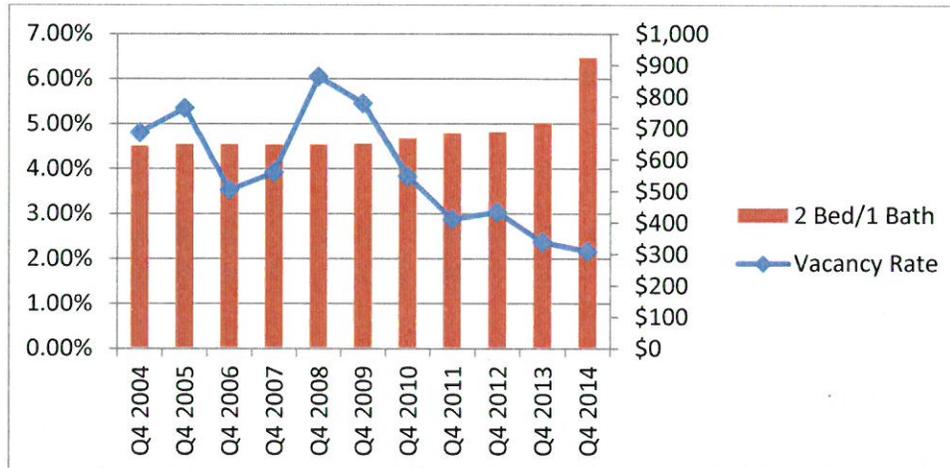
- By July 31, 2015, the Task Force considers and recommends policy changes to address appropriate renter protections.
- By Dec. 31, 2015, the Task Force recommends:
  - Policy changes to support development of affordable housing in Vancouver to increase available supply.
  - A City work program for 2016 to research and draft a long term affordable housing policy for Vancouver.

Website: <http://www.cityofvancouver.us/ced/page/affordable-housing>

# The Current Picture of Housing in Vancouver

## 1. Housing Affordability and Availability

**Figure 1: Vacancy Rate and Average Rent in Vancouver 2004-2014**



Source: Norris Beggs & Simpson Multi-Family Market Reports

**Table 1: Average Rent in Vancouver by Unit Size 2010-2014**

	Q4 2010	Q4 2011	Q4 2012	Q4 2013	Q4 2014	2013-2014 Change
1 Bed/1 Bath	\$604	\$621	\$625	\$653	\$849	30.0%
2 Bed/1 Bath	\$668	\$684	\$688	\$716	\$924	29.1%
2 Bed/2 Bath	\$773	\$799	\$805	\$839	\$1,080	28.7%
3 Bed/2 Bath	\$873	\$890	\$894	\$930	\$1,200	29.0%

Source: Norris Beggs & Simpson Multi-Family Market Reports

**Table 2: Income Needed to Afford Average Rent in Vancouver**

	Q4 2014 Rent	Income Needed	Hourly Wage Needed
1 Bed/1 Bath	\$849	\$33,960	\$16.33
2 Bed/1 Bath	\$924	\$36,960	\$17.77
2 Bed/2 Bath	\$1,080	\$43,200	\$20.77
3 Bed/2 Bath	\$1,200	\$48,000	\$23.08

Note: Affordable means that a household is paying no more than 30% of its income on housing, including utilities. Income calculation assumes that rent figures include utilities. Hourly wage calculation assumes one wage earner and 2,080-hour work year.

**Table 3: Housing Cost-Burdened Renters in Vancouver**

	<b>Number of Renter Households</b>	<b>Percentage of Renter Households</b>
Total	33,294	-
Cost-burdened	16,781	50.4%
Severely cost-burdened	7,493	22.5%

Source: American Community Survey 2009-2013 5-Year Estimates

Note: Cost-burdened households spend more than 30% of their gross monthly income on housing expenses. Severely cost-burdened households spend more than 50% of their gross monthly income on housing expenses.

**Table 4: Housing Choice Vouchers (Section 8) Availability**

	<b>Number of Vouchers</b>	<b>Households on Wait List</b>
Section 8	2,546	750

Source: Sasha Nicholson, Vancouver Housing Authority

Note: Wait list applications date back to 2004. VHA is not currently accepting additional applications.

For more information on housing needs, see the 2015 Washington State Housing Needs Assessment Executive Summary and Clark County profile.

## **2. Multi-Family Projects in Development**

	<b>Units under construction or in proposal/review process</b>
Vancouver	2,708 (includes 755 currently under construction)
Unincorporated Clark County	848 (includes 408 currently under construction)
Battle Ground	374
Camas	0
La Center	2
Ridgefield	0
Washougal	0
Yacolt	0