

City of Battle Ground



Housing



Chapter 4: Housing

4.1 Introduction

The City of Battle Ground seeks to preserve and enhance existing residential neighborhoods, while accommodating anticipated growth. The Housing Element provides the tools to accomplish this goal. The City of Battle Ground plans to provide opportunities for new residential neighborhoods to be developed that are consistent with the City's small town feel, and residential infill development that is compatible with existing neighborhoods.

This Element was prepared in conjunction with the Land Use Element. Together, they provide an overview of the City's policies on how housing stock may be expanded and improved to meet the housing needs over the next 20 years. The emphasis of this chapter is on preserving existing residential neighborhoods, accommodating future households through new development and infill development, and making adequate provisions for low-income families by supplying sufficient land and allowing for diversity in housing types. The Land Use Element should be consulted to learn more about how housing densities will be permitted in existing and new neighborhoods.

4.2 Policy and Regulatory Context

4.2.1 Growth Management Act

The GMA requires that a housing element be included in the comprehensive plan. Advanced planning for housing ensures that adequate and affordable housing is available to the community, and helps to plan for needed infrastructure improvements such as parks, schools, roads, water systems, etc. The GMA established the following housing goal:

- *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.*

The *Procedural Criteria For Adopting Comprehensive Plans and Development Regulations for the Act* further specifies that the *Housing Element* of the *20-Year Plan (WAC 365-195-310)* shall, at a minimum, contain:

- *An inventory and analysis of existing and projected housing needs;*

- *A statement of goals, policies, and objectives for the preservation, improvement and development of housing;*
- *An identification of sufficient land for housing, including government-assisted housing, housing for low-income families, manufactured housing, multifamily housing and group homes and foster care facilities;*
- *Adequate provisions for existing and projected needs of all economic segments of the community.*

The Act further requires interjurisdictional coordination and development of county-wide policies considering affordable housing and its distribution regionally.

4.2.2 Affordable Housing Inventory

A 1993 legislative amendment requires that all cities and public agencies develop an inventory of public properties no longer needed for use and which may be available for affordable housing. The inventory identifies individual property locations, size, and current zoning category. Public agencies include all school districts and state departments of Natural Resources, Transportation, Social and Health Services, Correction, and General Administration. The inventory is provided by the City to the Washington Office of Community Development (OCD) and is to be updated annually by November 1. Current available properties include City owned land on NW 20th Avenue and land owned by the Department of Natural Resources.

4.2.3 Accessory Dwelling Units

The City is required by the State Housing Act of 1993 to include provisions for accessory housing. Such provisions are subject to regulations, conditions, and limitations as determined by City Council (RCW A.63.230).

4.2.4 County-Wide Housing Policies

Clark County has developed goals and policies that will direct housing policy and development within the County. The housing element for this *Plan* is consistent with the following countywide housing goals:

- Provide for a diversity in the type, density, location, and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety;
- Plan for increasing housing needs of low-income and special needs households;
- Provide assistance for maintenance and rehabilitation of housing for Clark County residents;
- Promote an active role in affordable housing using a combination of regulatory, partnership and finance techniques;
- Establish a secure funding mechanism to support development of affordable housing. Coordinate and concentrate public expenditures to make positive and visible impacts on targeted neighborhoods; and,
- Support diversity in the mix of housing types in the community, while improving home ownership tenure.

4.2.5 Implications for the Housing Element

Based on the foregoing laws and policies, Battle Ground's Housing Element should include an inventory of existing housing stock, identify housing needs and set housing targets to accommodate future population, accommodate affordable and special needs housing, and provide for appropriately zoned land to meet these needs.

4.3 Housing Element Goals and Objectives

HOUSING GOAL 1:

The City will encourage a range of housing types and prices to meet the needs of all citizens of Battle Ground.

OBJECTIVES

- HO1.1** The City will provide the opportunity to develop an adequate supply of housing to meet the needs and preferences of Battle Ground’s households now and in the future.
- HO1.2** The City will support the creation of a variety of housing types that are attractive and affordable to potential homebuyers at all income levels.
- HO1.3** The City will work to balance density goals and housing type targets with other City goals and objectives.
- HO1.4** The City will encourage housing that supports sustainable development patterns, resource efficient design and construction, and the use of renewable energy resources (EO1.1).
- HO1.5** The City will work to ensure neighborhood stability through a variety of homeownership and rental housing options and the preservation of existing housing (LUO6.1).

HO1.6 The City will treat residential structures occupied by persons with handicaps the same as similar residential structures occupied by a family or other unrelated individuals.

HO1.7 The City will treat residential structures occupied by group care for children that meets the definition of “familial status” the same as similar residential structures occupied by a family or other unrelated individuals.

4.4 Analysis and Projections

4.4.1 Population Growth and Housing Demand

The City of Battle Ground was the third largest incorporated community in Clark County, during 2003, with a population of over 12,560 residents (see Table 4-1). During 2004, the city is expected to surpass Camas and become the second largest incorporated community.

Population growth has occurred at a faster rate than the county as a whole, and the State of Washington. Between 1990 and 2000, the City of Battle Ground’s annual population growth was approximately 14.8 percent, and has remained high through 2003 (see Table 4-2). This has fueled explosive demand for housing in Battle Ground during recent years.

Table 4-1: Population Trends (1980-2003)

	1980	1990	2000	2001*	2002*	2009*
Battle Ground	2,774	3,758	9,332	10,040	11,110	16,240
Clark County	192,227	238,053	345,238	352,600	363,400	431,200
Washington	4,132,353	4,866,669	5,894,121	5,974,910	6,041,710	6,668,200

Sources: City of Battle Ground

Washington State Office of Financial Management

Notes: *2001-2010 population numbers are estimates

Table 4-2: Annual Population Change (1980-2003)

	1980-90	1990-00	2000-01 (est.)	2001-02 (est.)	2002-03 (est.)
Battle Ground	3.55%	14.83%	7.59%	10.66%	13.05%
Clark County	2.38%	4.50%	2.13%	3.06%	2.45%
Washington	1.78%	2.11%	1.37%	1.12%	0.94%

Source: Washington State Office of Financial Management

Table 4-3: Future Demand for New Housing by Comprehensive Plan Land Use Designation

Land Use Designation	Population	Dwelling Units ¹	Net Acres ²	Percentage of Total Acreage	Average Population per Net Acre ³
Mixed Use Employment (MXE)	1,466	613	164	13%	9
Mixed Use Residential (MXR)	6,685	2,797	249	19%	27
Urban Low	7,953	3,327	555	43%	14
Urban Medium	4,677	1,957	326	25%	14
Urban High	110	46	8	<0%	14
Total	20,891	8,740	1,301	100%	16

Notes: 1 Reflects the City/County planning assumption of an average of 2.39 persons per dwelling unit.
 2 Reflects the City/County planning assumption of an average of 6.0 dwelling units per acre in residential zone.
 3 Total Average Population per Net Acre calculated with weighted average by acreage.

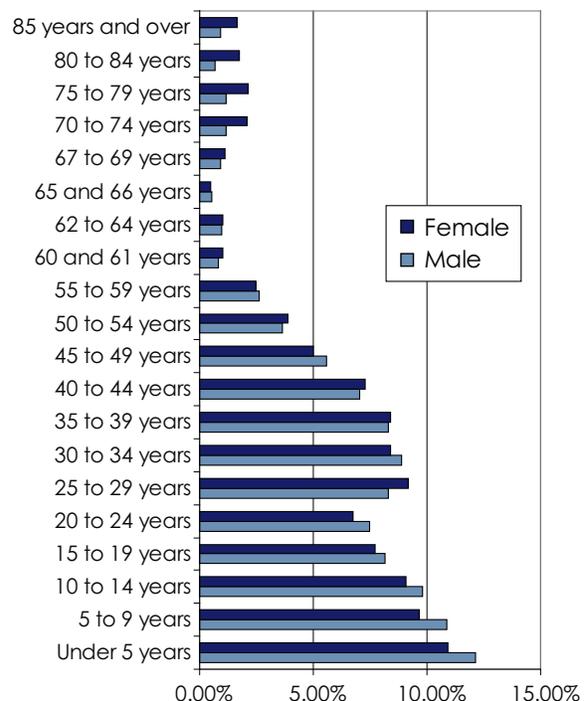
The primary goal of the Housing element is to meet the current and future need for housing, while preserving and enhancing the livability of Battle Ground’s existing neighborhoods. Battle Ground’s population is expected to increase by 20,891 new people between 2009 and 2024, which will require construction of approximately 8,741 additional dwelling units and will utilize approximately 1,301 net acres of vacant and buildable land (see Table 4-3).

4.4.2 Age Characteristics of Residents

The City of Battle Ground’s policies support meeting the diverse housing needs of its residents. Understanding the age characteristics of the City’s population is an important step towards accomplishing this.

Battle Ground is a family-oriented city. Middle-aged adults and young children comprise the greatest share of Battle Ground’s population (see Figure 4-1).

Figure 4-1: Population Distribution by Age and Sex (2000)



Source: U.S. Census Bureau, Census 2000, Summary Tape File 3

Children under 18-years comprise 39 percent of the city’s population. Baby boomers (ages 35 to 60) comprise 27 percent of the city’s population. In the future, these population characteristics will support increased demand for existing and new family-sized households (3+ bedrooms).

Senior citizens (age 65 and up) are generally considered a group with special housing needs because age and disability are highly correlated. A relatively small, but still significant 7.3 percent share of the population is comprised of senior citizens aged 65 to 85. In the future, Battle Ground will continue to consider some of the special housing challenges that senior citizens faces such as affording higher rent, or rising property taxes and maintenance costs.

Elderly citizens are defined as people over age 85. Elderly citizens may require special housing or group housing. Elderly citizens make up just 1.3 percent of the city’s population. The population of elderly residents is expected to increase through the end of the decade. There were 92 senior citizens living in group quarters (i.e. nursing homes) in 2000 (see Table 4-4).

According to the Clark County Comprehensive Plan, the majority of the elderly population prefers to live independently in family units or alone. This population could be well served by smaller, affordable and accessible rental and ownership housing units. Battle Ground is committed to allowing the development of group, family, or individual housing that meets the special needs of senior citizen and elderly populations.

4.4.3 Physically Challenged Population

This *Plan* gives consideration to the housing needs of physically challenged populations. According to Clark County’s 2003 Comprehensive Plan there



Table 4-4: Senior Citizens’ Housing Arrangements in Battle Ground, 2000

Housing Arrangement	Total
In family households	334
Living alone	237
In group quarters	92
Total	680

Source: U.S. Census Bureau, Census 2000, Summary Tape File 3

are approximately 5,616 physically challenged individuals under the age of 64 in the entire county. In addition there are approximately 1,109 frail elderly and 1,285 developmentally disabled individuals within the county. A number of individuals from these groups reside within the city of Battle Ground (the exact number is not known) and have special housing needs including ramps, elevators or other special modifications.

The federal Americans with Disabilities Act (ADA) of 1990 requires provisions in the building and zoning code to improve access for disabled persons. These codes will apply to new construction and to major rehabilitation or remodeling of existing units. Experience in states which have had similar legislation indicates that features that provide

accessibility and mobility for the physically challenged adds less than \$1,000, on average, to the cost of a new multi-family housing unit. It is more expensive and not always possible to modify existing structures.

4.4.4 Housing Affordability

The City of Battle Ground’s affordable housing strategy is to provide an adequate supply of land that is available for development of a diverse array of housing types, and by allowing group housing for low-income populations, subject to regulations adopted by City Council. Analyzing housing affordability provides an important indicator of whether this strategy is succeeding.

In 1999, the average price of an existing single-family house within the Battle Ground zip code (98604) was \$182,400. The average cost of a new single family home was \$156,400. Between 1994 and 1999, housing costs have increased 14 percent for existing single family, and 25 percent for new units. In 1990, the average price of a home within the Battle Ground city limits was only \$60,300 – 40 percent of 1999 prices.

Housing prices within the City of Battle Ground have increased at a faster rate than Clark County as a whole. Between 1990 and 1999, housing prices countywide increased by 87 percent versus 150 percent in the City of Battle Ground.

The City of Battle Ground’s median household income was \$45,070 in 2000 (See Table 4-5). The City’s inflation-adjusted median household income grew at a much faster rate than Clark County during the 1990s, although it grew at a slower rate than Camas, La Center, Vancouver, and Yacolt. Additionally, growth in the City’s median household income during the 1990s significantly outpaced growth during the 1980s.

The City of Battle Ground contains a large share of “Very Low Income” and “Low Income” households, which is approximately the same as Clark County’s income profile. The U.S. Department of Housing and Urban Development defines “Very Low Income” households as having a household income that is 50 percent or less than the median. “Low Income” households are defined as having a household income that is 50-80 percent of the median. Combined, households within these income categories comprise 39 percent of the City’s households (see Table 4-6). This factor can

Table 4-5: Median Household Income

	1980*	1990*	2000	1980-1990	1990-2000
Battle Ground	\$29,909	\$31,958	\$45,070	7%	41%
Camas	\$36,624	\$37,649	\$60,187	3%	60%
La Center	\$33,088	\$32,609	\$55,333	-1%	70%
Ridgefield	\$29,366	\$35,563	\$46,012	21%	29%
Vancouver	\$28,367	\$28,395	\$41,618	0%	47%
Washougal	\$29,886	\$33,548	\$38,719	12%	15%
Yacolt	\$28,591	\$23,971	\$39,444	-16%	65%
Clark County	\$39,621	\$41,897	\$48,376	6%	16%

Source: U.S. Census Bureau, Census 1980, 1990, and 2000, Summary Tape File 3
U.S. Federal Reserve Bank

Note (*) Converted to Year 2000 dollars based on the U.S. Federal Reserve Bank’s Consumer Price Index (CPI)

Table 4-6: Income Distribution (2000)

	Battle Ground	Percent of City Total	Clark County	Percent of County Total
Very Low Income (Less than 50% of median)	730	22%	26,902	23%
Low Income (50% to 80% of median)	578	16%	21,970	16%
Moderate Income (81% to 95% of median)	284	10%	10,966	8%
Middle & Upper Income (More than 96% of median)	1,506	53%	67,422	53%
Total Households	3,098	100%	127,260	100%
Median Income	\$45,070		\$48,376	

Sources: U.S. Census Bureau, Census 2000, Summary Tape File 3
 U.S. Department of Housing and Urban Development
 Clark County
 Parametrix

be explained by the presence of a broad range of housing options within the City that accommodates the full spectrum of income groups, including apartment rentals.

According to federal guidelines, housing is affordable only when it is 30 percent or less of a household’s gross income (including taxes and insurance). The Clark County Community Development Department indicates that low-income households face a growing challenge in trying to find affordable housing within the County due to rising costs of housing.

Current trends (2000-2003) within Battle Ground show an increase in the median household income, as families seeking larger three and four bedroom homes locate in the City (see Table 4-7). This trend is likely to reduce the percent share of very low and low-income residents in the city. However, there will continue to be a need for housing to meet a range of incomes. If the current trends continue, Battle Ground can expect to see continued diversification of housing choices designed to meet the demand of moderate to upper income households.

Homeownership was found to be slightly unaffordable to median income households. Median

Table 4-7: Projected Household Income (2003-2008)

Income Range	2003		2008		Change	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	361	10.30%	372	8.90%	11	3%
\$15,000 – \$24,999	404	11.50%	403	9.60%	-1	0%
\$25,000 – \$34,999	346	9.80%	370	8.80%	24	7%
\$35,000 – \$49,999	672	19.10%	690	16.50%	18	3%
\$50,000 – \$74,999	935	26.60%	1,119	26.80%	184	20%
\$75,000 – \$99,999	381	10.80%	462	11.00%	81	21%
\$100,000 – \$149,999	344	9.80%	616	14.70%	272	79%
\$150,000 – \$199,000	55	1.60%	107	2.60%	52	95%
\$200,000 +	15	0.40%	44	1.10%	29	193%

Source: Urban Advisors, LLC



Multi-Family Housing



Single Family Housing

homeownership expenses (including mortgage payments, taxes, and insurance) are \$1,204 per month, and a family of four earning the median income could afford payments up to \$1,052. Not surprisingly, homeownership was found to be less affordable to households with 80 percent or less of the median income, which results in these families paying more than a 30 percent share of their household income for household costs (see Table 4-8). New housing is not typically constructed for lower income households. It can be expected that more affordable ownership housing opportunities will be available as the

Table 4-8: Battle Ground Homeownership Affordability

	2000	Income (Gap) or Surplus to Afford Median Home
Household Median Income	\$48,376	(\$3,253)
80% of Median Income	\$38,701	(\$12,928)
50% of Median Income	\$24,188	(\$27,441)

Notes: 1) Based on a median home value of \$170,000.
 2) Income needed to afford average home is \$51,629, based on 10/90 loan to value ratio, 360 periods, 5.85% interest rate, 2.54609% levy rate, and \$500/year for insurance all equaling 28% of gross income.
 3) Percentage of median income needed to afford average home is 115%

Sources: U.S. Census Bureau, Census 2000, Summary Tape File 3
 National Association of Realtors, Formulas Used to Calculate the Housing Affordability Index (HAI)
 Federal Housing Finance Board, Monthly Interest Rate Survey, November 2003

City's existing housing stock ages and new units are constructed.

An affordability analysis of rental housing in the City of Battle Ground has shown that rental housing is affordable to a family of four earning 50 percent of the city's median household income. Median rent is \$519 per month within the city of Battle Ground, and a household earning 50 percent of the median income could afford to pay \$526 per month. Rental housing is broadly affordable to those paying market rates or receiving housing subsidies (see Table 4-9). Multifamily housing is

Table 4-9: Battle Ground Rental Housing Affordability

	2000	Income (Gap) or Surplus to Afford Median Rent
Household Median Income	\$48,376	\$26,133
80% of Median Income	\$38,701	\$16,458
50% of Median Income	\$24,188	\$1,945

Notes: 1) Median rent is \$519.
 2) Income needed to rent an average household is \$22,243, based on total rental expenses equaling 28% of gross income.
 3) Percentage of the median income needed to afford an average home is 49%.

Sources: U.S. Census Bureau, Census 2000, Summary Tape File 3
 National Association of Realtors, Formulas Used to Calculate the Housing Affordability Index (HAI)
 Federal Housing Finance Board, Monthly Interest Rate Survey, November 2003

Table 4-10: Assisted Housing Units in Battle Ground

Name	Program	Total Units
Cherry Stone	U.S. Bureau of Rural Development	21
Brookside	U.S. Bureau of Rural Development	30
Battle Ground Apartments	U.S. Bureau of Rural Development	24
St. Helen’s Manor (Senior Housing)	Vancouver Housing Authority	30
River Grove	U.S. Bureau of Rural Development	36
Total Units		141

Source: Vancouver Housing Authority and City of Battle Ground Comprehensive Plan

typically constructed to meet the needs of lower income households. The existing rental housing market currently meets the needs of lower income households, which is expected to continue through 2024 due to the addition of land designated for multifamily housing types.

One-hundred-and-forty one units of subsidized rental housing are available to Battle Ground residents through two different agencies, the U.S. Bureau of Rural Development and the Vancouver Housing Authority (see Table 4-10).

4.4.5 Housing Condition

It is important to the City of Battle Ground to ensure that occupied housing within the city meets high standards for health and safety. The physical condition of a housing unit is undesirable if it presents a threat to safety, health or comfort. Virtually all of the housing in the city of Battle Ground has been constructed since the widespread implementation of standards providing for fire safety, sanitation, and other health and safety concerns.

The city of Battle Ground’s housing stock is in good to excellent condition, as evidenced during a visual survey of the city conducted in February 2004 and the young age of residential structures

within the city. According to U.S. Census statistics, over 88 percent of the city’s housing stock was constructed after 1960, and 51 percent of the housing stock is less than 15 years old (see Table 4-11).

The condition of Battle Ground’s housing stock is excellent, which is expected to continue through 2024 due to continued investment in the residential market and adequate code enforcement.

Table 4-11: Housing Year Built (2000)

Year Built	Number of Dwellings	Percent of Total
1939 or earlier	51	1.3%
1940 to 1949	66	1.7%
1950 to 1959	67	1.7%
1960 to 1969	254	6.5%
1970 to 1979	500	12.9%
1980 to 1989	455	11.7%
1990 to 1994	387	9.9%
1995 to 1998	1,254	32.2%
1999 to 2001	181	4.6%
2002 to 2003	678	17.5%
Total	3,893	100.0%

Source: U.S. Census Bureau, Census 2000, Summary Tape File 3
City of Battle Ground

4.4.6 Housing Choice

The City of Battle Ground seeks to provide for a variety of housing types that allow residents to find a dwelling that best meets their needs. Residents should be able to select a housing unit that is appropriate for them in terms of size, cost, location, and form of tenure.

The vacancy rate is a useful indicator of the range of housing choice. If vacancy rates were high, it would follow that households seeking to reside in Battle Ground would have a broad range of options. Housing choice in the city is more constrained than in the county or state. The housing vacancy rate for the city was 3.8 percent in 2000, compared to 5.1 percent for the county (U.S. Bureau of Census, Census 2000).

The existing mix of housing types within Battle Ground includes a 78.4 percent share of single-family households and 21.6 percent share of other household types (i.e. multi-family households, mobile homes, and trailers) (see Table 4-12). There has been a trend towards a greater share of single-family households within the city between 2000 and 2003. Although the housing unit mix is close to meeting the County’s policy, which strives for a mix of 75 percent single-family households and 25 percent multi-family households, it would appear that the city trend is deviating slightly. This could be explained by increasing levels of single-family home construction, moderate levels of multi-family home construction, and a declining supply of mobile and



Single Family Household

trailer homes. The City is attempting to balance the availability of multifamily and single-family housing options by increasing the proportion of land that is available for multifamily types between 2005 and 2024. However, residential development is largely determined by private sector market trends, which change frequently. It should be noted that land that has a comprehensive plan designation that supports multifamily residential uses can sometimes also be used for single-family residential uses as well. These two factors make accurate projection of the future housing split difficult. Therefore, the City has projected the future housing split assuming the most intensive use of comprehensive plan designations. For the purposes of this projection, it is assumed that Mixed Use Employment, Mixed Use Residential, and Urban High Comprehensive Plan designations will be utilized for multifamily dwellings. It is assumed that Urban Medium and Urban Low designations will

Table 4-12: Housing Mix

	2000		2001		2002		2003	
Single-family households	2,411	75.1%	2,677	77.1%	3,014	77.9%	3,400	78.4%
Multi-family households	497	15.5%	499	14.4%	557	14.4%	643	14.8%
Mobile home/trailer	301	9.4%	294	8.5%	300	7.7%	292	6.7%
Total	3,209	100.0%	3,470	100.0%	3,871	100.0%	4,335	99.9%

Source: Washington State Office of Financial Management

be developed with single-family dwellings. Based on these assumptions, it was found that multifamily housing types will comprise 22 percent of the city’s housing stock in 2024, and single-family housing types will comprise 78 percent (see Table 4-13). These projections consist of an ideal model, based on the most intensive use of land according to its Comprehensive Plan designations. Census 2000 reported that 70 percent of households in the City were owner occupied and 30 percent of units were renter occupied (see Table 4-14). This represents a 9.6 percent increase in the share of homeownership since 1990. Rapid development of new ownership units, a 170.9 percent increase, has met the explosive market demand during the 1990s. Although growth in the City’s rental market has been less strong during that period, at 76.9 percent, it still represents a sizable increase. As a result, it is unlikely that all of the land designated for multifamily housing will be developed for that use, and instead some of it will be developed for single-family uses. Therefore, it is anticipated that



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the housing mix in Battle Ground will resemble the County’s objective of 75 percent single-family units and 25 percent multifamily units in 2024. The average number of residents per household for the City is 2.98 (see Table 4-15), which is approximately the same as the City/County planning assumption of 2.69 residents per household.

Table 4-13: Current and Future Housing Type Split (2003 to 2024)

	Exiting Dwellings (2003)	Existing Split (2003)	New Dwellings (2004-2024)	New Construction Split (2004-2024)	Combined (2024)	Split (2024)
Multi-Family	643	15%	1,286	28%	1,923	22%
Single-family	3,400	85%	3,315	72%	6,817	78%
Total	4,043	100%	4,601	100%	8,740	100%

Sources: Washington State Office of Financial Management
 Parametrix
 ClarkView, Parcel base layer

Table 4-14: Summary of Home Ownership and Housing Rentals, 1990 - 2000

	1990	Percent of Total	2000	Percent of Total	Percent Change 1990-2000
Owner Occupied	800	60.4%	2,167	70.0%	170.9%
Renter Occupied	524	39.6%	927	30.0%	76.9%
Total	1,324	100%	3,094	100%	133.7%

Sources: U.S. Census Bureau, Census 1990 and Census 2000, Summary Tape File 3

Table 4-15: Average Household Size by Tenure (2000)

Average Household Size	
Total	2.98
Owner Occupied	3.28
Renter Occupied	2.28

Source: U.S. Census Bureau, Census 2000, Summary Tape File 3

4.5 Findings

Sufficient land has been allocated throughout the Battle Ground UGA to accommodate the anticipated population growth, and a full range of housing types as required by the GMA. The Land Use and Housing Elements permit the following housing types within the city of Battle Ground:

- single-family (various sizes and densities);
- duplex;
- small multi-plex;
- multifamily;
- manufactured homes;
- low income housing;
- mixed use residential;
- mixed use residential/commercial; and,
- group homes.

Battle Ground housing is primarily family-oriented, and it is likely that the housing market will continue to reflect this characteristic in the future. There is likely to be an increasing population of senior citizens and elderly who require different housing options. The physically challenged population of Battle Ground is high according to the 2000 Census and as a percentage of new population, is likely to decrease but will continue to have special housing needs. Battle Ground has provided sufficient land to meet the needs of each of these groups, and permits the development of dwellings that meet the needs of a wide variety of populations including

families, senior citizens, and physically challenged residents. The City will continue to work with the county and federal agencies in helping to meet the needs of populations with special housing needs.

Ownership housing is slightly unaffordable for median income households, and is expected to become less affordable in the future. Rental housing is currently affordable for median-income households, which is expected to continue in the future. Lower income households are not expected to experience difficulty affording rental housing in the future, but will find ownership opportunities more constrained. The city's income profile reflects the county's and contains a proportionate share of low-income and median income households. However, median income and lower-income households are expected to decrease as a percent share of the city's population as more upper income households locate in Battle Ground. It is expected that new housing development will primarily respond to the needs of middle to upper income households, which will likely result in an increasing stock of larger houses with three or more bedrooms. The City will continue to coordinate with the County on providing for affordable housing opportunities.

The condition of the city's housing stock is excellent, which is expected to continue due to increasing investment in the residential market and adequate code enforcement. The City will continue to ensure that the housing stock reflects the highest standards of health, safety, and comfort for its residents.

Presently, housing choice appears to be constrained by low vacancy rates within the city. This characteristic will improve over time due to the addition of adequate land for further residential development.

The City strives to meet Clark County’s objective for a housing split that includes approximately 75 percent single-family housing types and 25 percent multifamily housing types. In the future, the City will have an adequate amount of land that is designated for each of these types that will be available for annexation. Therefore, it can be expected that the City will be able to achieve this objective.

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