



City Center Redevelopment Authority Board Meeting Agenda

March 19, 2026

12:30 PM

Location

City Hall, Aspen Room, Flr 1

415 W 6th Street

Vancouver, WA 98660

Virtual Viewing:

[City Center Redevelopment Authority > Clark/Vancouver](#)

[Television](#) (cvtv.org)

1. **Call to Order and Roll Call**
2. **Approval of Minutes**
 - a. Approval of 2/19/26
3. **Executive Director Report**

Patrick Quinton, Executive Director, Economic Prosperity & Housing

 - a. Subcommittee Meeting Report
 - b. Project Updates
 - c. Development Pipeline Report
4. **Community Communications**

To provide public testimony, please see instructions below.
5. **Active Ground Floor Study Update**

Chime Chune Ko, Real Estate Project Manager & Matt Fairris, Vice President, BAE Urban Economics
6. **Development Activity Report**

Patrick Quinton, CCRA Executive Director & Chad Eiken, Community Development Director
7. **Executive Session, as needed**

City Center Redevelopment Authority Board

Members

Marc Fazio
Board President

Michi Slick
Alisa Pyszka
Richard Krippaehne
Ken Anderton
David Copenhaver
Heather Friend

Economic, Housing and Prosperity

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8. Adjournment

Community Forum Instructions

The public is invited to speak regarding any issue on the agenda. Members of the public testifying are asked to limit testimony to three minutes. There are three ways to provide comments:

1. Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to callie.taylor@cityofvancouver.us by 5pm the day before the meeting.
2. Remotely: Remotely: Pre-register by phone at 360-487-7846 or email callie.taylor@cityofvancouver.us by 5pm the day before the meeting.
3. In Person: Pre-register by phone at 360-487-7846 or email callie.taylor@cityofvancouver.us by 5pm the day before the meeting or fill out a Public Comment form in person prior to the start of the Community Communications portion of the meeting.

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Date: February 19, 2026

Time: 12:30-2:30 pm

Location:

City Hall – Aspen Room, Fl 1
415 W 6th Street
Vancouver, WA 98668

Regular Meeting (Convened in person and via video conference)

The meeting agenda materials referenced in these minutes can be found [online](#).
Link to meeting video: [26 2 19 CCRA Meeting Video](#)

Item 1: Call to Order and Roll Call

The February 19, 2026, meeting of the City Center Redevelopment Authority was called to order at 12:31 p.m. by Marc Fazio.

Board Members Present: Marc Fazio, Richard Krippaehne, Michi Slick, Heather Friend, David Copenhaver, Ken Anderton

Board Members Absent: Alisa Pyszka

Staff Present: Patrick Quinton, Taylor Hallvik, Callie Taylor, Chim Chune Ko

Presenters: Chim Chune Ko, Meridith Herbst, Nick Popenuk

Motion by Slick, seconded by Anderton and carried unanimously to excuse the absence of Alisa Pyszka.

Item 2: Approval of Minutes

Motion by Krippaehne, seconded by Slick and carried unanimously to revise item six of the January 18, 2026 minutes to add further clarification that the plan updates would include components of commercial retail and residential units.

Item 3: Executive Director Report

Patrick Quinton, Executive Director, reported that the subcommittee did not meet this month. Quinton reviewed highlights from the Development Pipeline report, including a pre-application for the first residential phase of the Vancouver Innovation Center redevelopment at the former HP campus and the recently completed Burnt Bridge distribution facility. He noted the proposed Palisades Point mixed-use project in east Vancouver. Quinton reported that City Council approved the amended development agreement with Lincoln for the Waterfront Gateway project, which now focuses on Parcel X. He noted that staff are working

Members

Marc Fazio
Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Ken Anderton
Heather Friend



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on a building code update to allow six-story wood-frame construction, which would support the project timeline. Quinton shared that the City recently hosted a workforce housing roundtable with developers and industry representatives to discuss opportunities and challenges related to workforce housing development.

Item 4: Community Communications

None.

Item 5: Comprehensive Plan and Zoning Code Update

Rebecca Kennedy, Deputy Community Development Director, and Chim Chune Ko, Real Estate Project Manager, provided an overview of the City's ongoing Comprehensive Plan and zoning code update. Staff reviewed growth projections, including the need to plan for additional housing, jobs, and population over the next 20 years. Kennedy and Ko discussed proposed updates to zoning districts, development standards, and housing options intended to support additional housing capacity and flexibility throughout the city, including the downtown area. The draft plan and code were recently released and will undergo further review by boards, commissions, and the community prior to adoption. Board members asked questions and provided feedback regarding development capacity, housing types, and how the proposed changes may impact downtown development.

Item 6: Update on Tax Increment Financing Analysis

Chim Chune Ko, Real Estate Project Manager, and Nick Popenuk with Tiberius Solutions provided an update on the City's analysis of tax increment financing (TIF) as a potential tool to support redevelopment and infrastructure investment in downtown Vancouver. The presentation included an overview of how TIF works in Washington State, potential revenue projections, and how the tool could be used to support infrastructure improvements that encourage redevelopment. Staff also discussed current legislative considerations that could impact how TIF may be used. Board members discussed the potential benefits and limitations of the tool and provided feedback. No action was taken.

Item 7: Executive Session

None.

Item 8: Adjournment

2:31 pm

Marc Fazio, Board President

Meetings of the City Center Redevelopment Authority are electronically recorded on audio. The audio tapes are kept on file in the office of the City Clerk for a period of six years.

Development Pipeline Report

March 2026 Activity										
Map	Project	Location	Area	Use	Total Res Units	Total Sq Ft	Parking Spaces	Notes	Contact or Contractor	Applicant, Developer or Owner
Pre-Application										
1	Johnson/Tomasovic Office	200 E 22nd St	Arnada	Commercial	0		4	Proposed construction of new 2-story office structure.	Erik Ainsworth	Siegfried Glocker
2	Harmony Village Apts Mixed Use	18009 NE 18th St	Mill Plain	Mixed-Use	120	231612		Proposed construction of 120 unit multifamily residential complex and a 6,660 sf commercial building.	Seth Halling	Cornell Rotschy
3	Whole Health Pediatric Airway Dentistry	2901 SE 162nd Ave	Fishers Landing East	Commercial	0	6650	67	Proposed to develop a new 2-story building for a pediatric dentistry clinic.	Todd Hillyard	Davis Commercial Center LLC
4	Kesteral Station - Lot 1,2,3, 7	15310 NE Fourth Plain Blvd	Orchards	Multi-family	180	23,958		Proposed to develop 180 multi-family apartment units.	PLS Engineering	Ten Talents Investments
Land Use Review										
5	The VIC – Phase IB	3301 SE 176TH AVE	Fishers Landing East	Residential	51	185,130	51	Development of 7 blocks with multi-family residential units. 1 block with shared amenity exterior spaces and an amenity building, and 2 blocks of open space/neighborhood park.	Kevin James	Matthew Poncelow
Building Plan Review										
6	The VIC - North	18008 SE 34th St	Fishers Creek	Commercial	0	200,981	335	Proposed one story warehouse shell with mezzanine.	Kevin James	THE VIC BUILDING OWNER LLC
Building Inspection										
7	Vancouver Clinic at Columbia Palisades Ph II	4500 SE Columbia Palisades Dr	East Vancouver	Commercial	0	45,000	144	Proposed construction of 3 story medical clinic building with associated parking, landscaping, and general site improvements within the Columbia Palisades.	MacKay Sposito	Vancouver Clinic Building LLC
Completed										
8	Columbia Palisades Lot 2 and 3	19530 SE Brady Rd	East Side	Commercial	0	107,258	170	Construct 4 retail shell buildings 2,101 sf, 5,141 sf, 6,473 sf and 8,805 sf. Along with a single two-story office building at 37,683 sf with open air parking.	David Copenhaver	Cascadia Development Partners, LLC



Downtown Vancouver Active Ground Floor Study

Chim Chune Ko
Real Estate Project Manager

March 19, 2025

Matt Fairris
Vice President
BAE Urban Economics

bae

**bricks
need
mortar**

**FIRST
FORTY
FEET**



Agenda

- Context
- Project Overview
- Downtown Conditions
- Local Economic Development Goals
- Industry Targets
- Initial Active Ground Floor Findings
- Next Steps
- Feedback



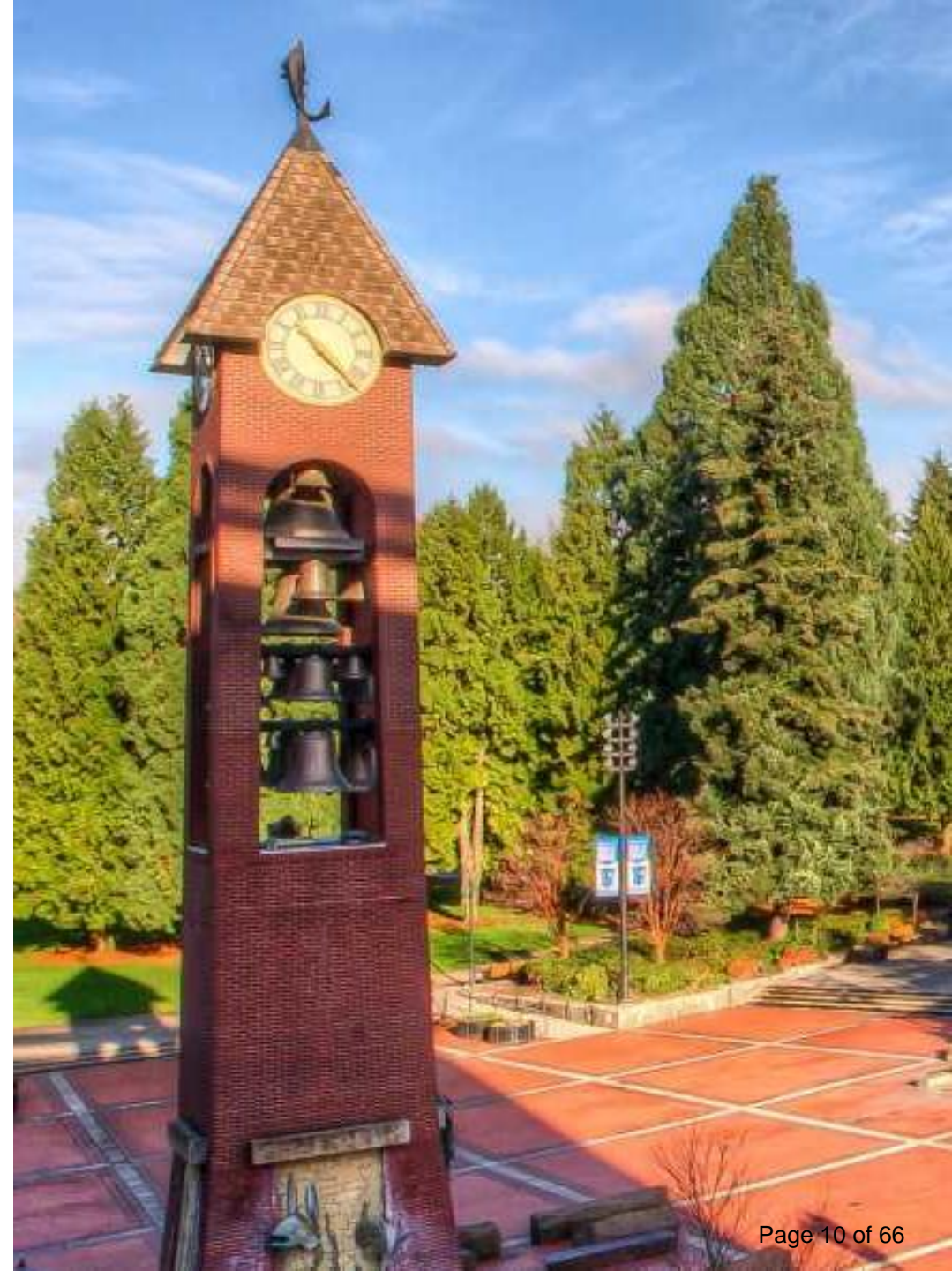
Context

- Avoid overprescribing ground floor commercial
- Consumer trends are shifting, so creative solutions are needed to support ground floor activation
- How can we promote higher wage jobs than seen in traditional retail while activating ground floor spaces?



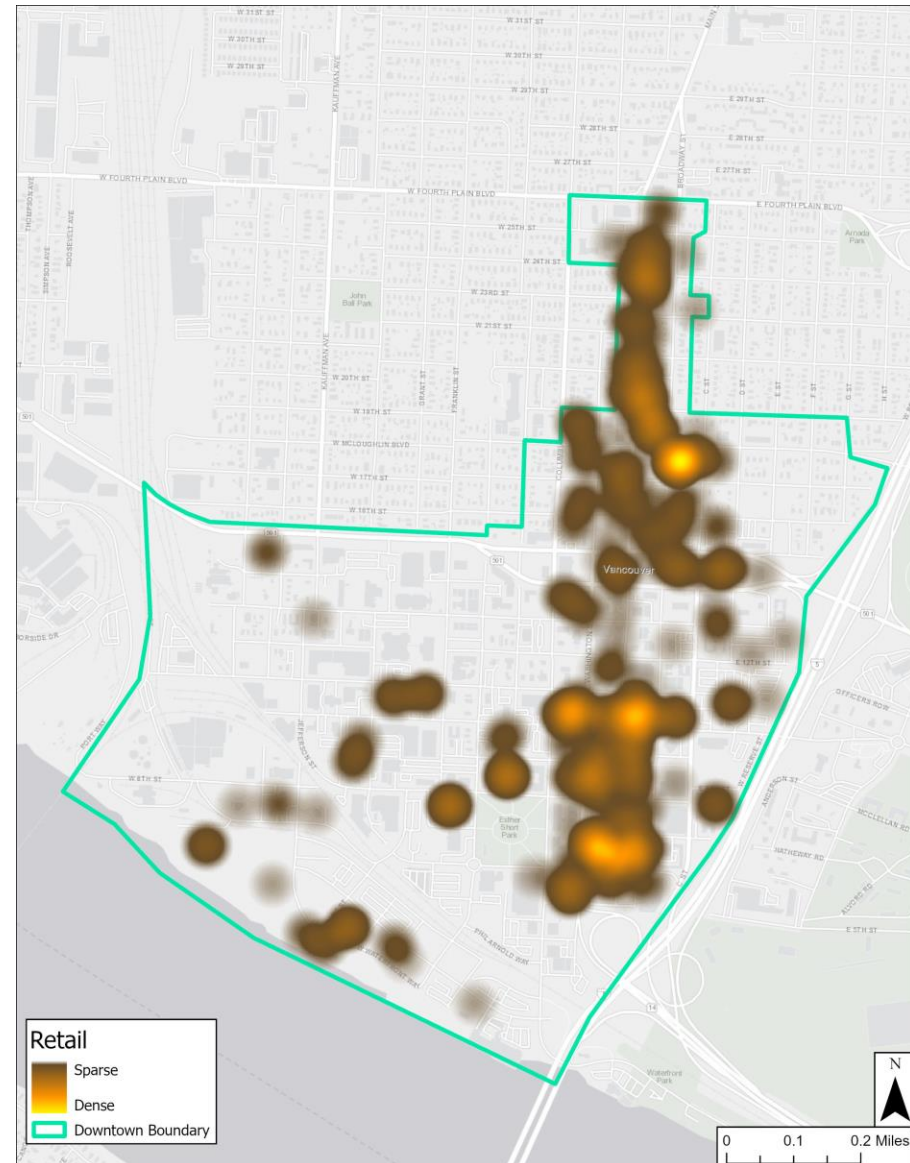
Project Overview

- Review of current market conditions and economic development goals
- Identify regional and national market trends, impacting the success of ground floor uses
- Identify actions taken by comparable cities to promote active ground floor uses
- Recommend strategies and opportunities to promote existing and future active ground floor uses



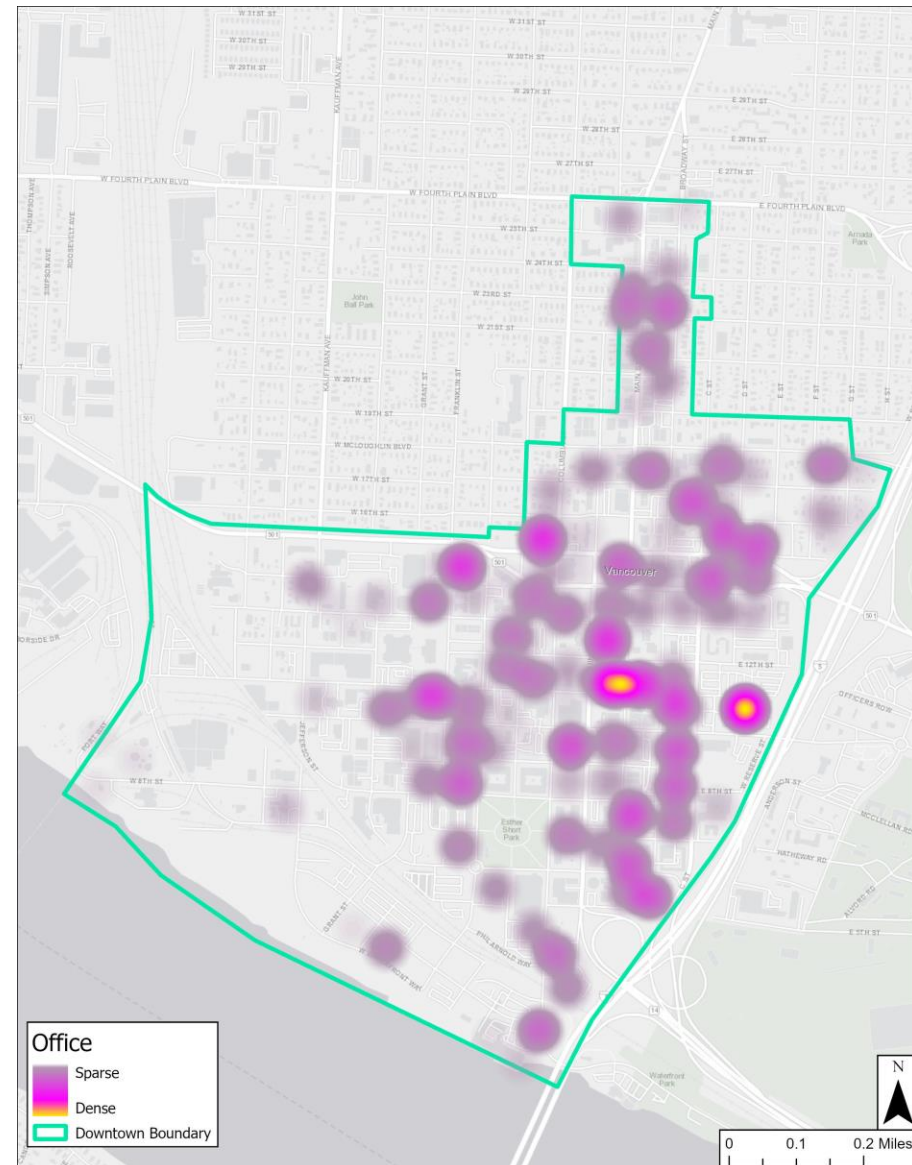
Key Downtown Vancouver Market Conditions

- Limited Retail/Restaurant Vacancy in Downtown
- Concentrated in major nodes and corridors



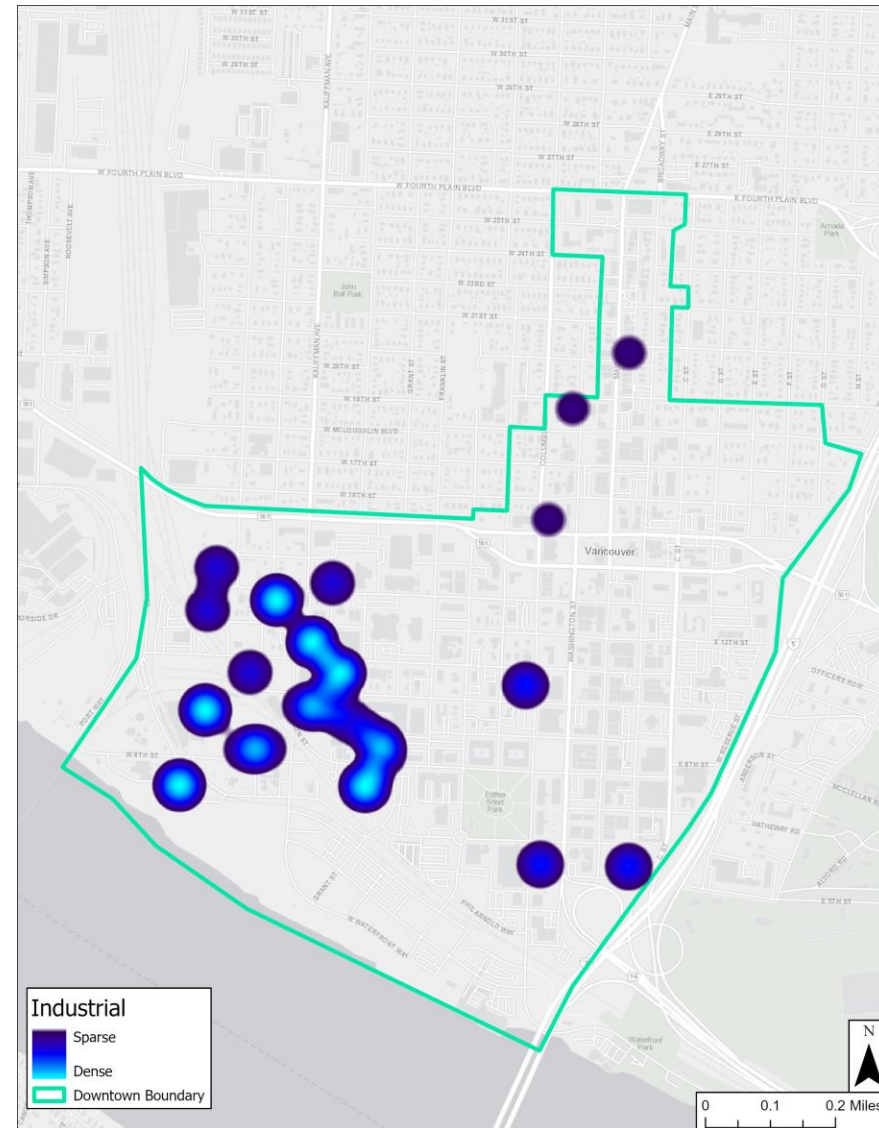
Key Downtown Vancouver Market Conditions

- Modest Office Availability in Downtown;
 - Vacancy rates are lower than the region, but still high
- Surrounds retail concentrations



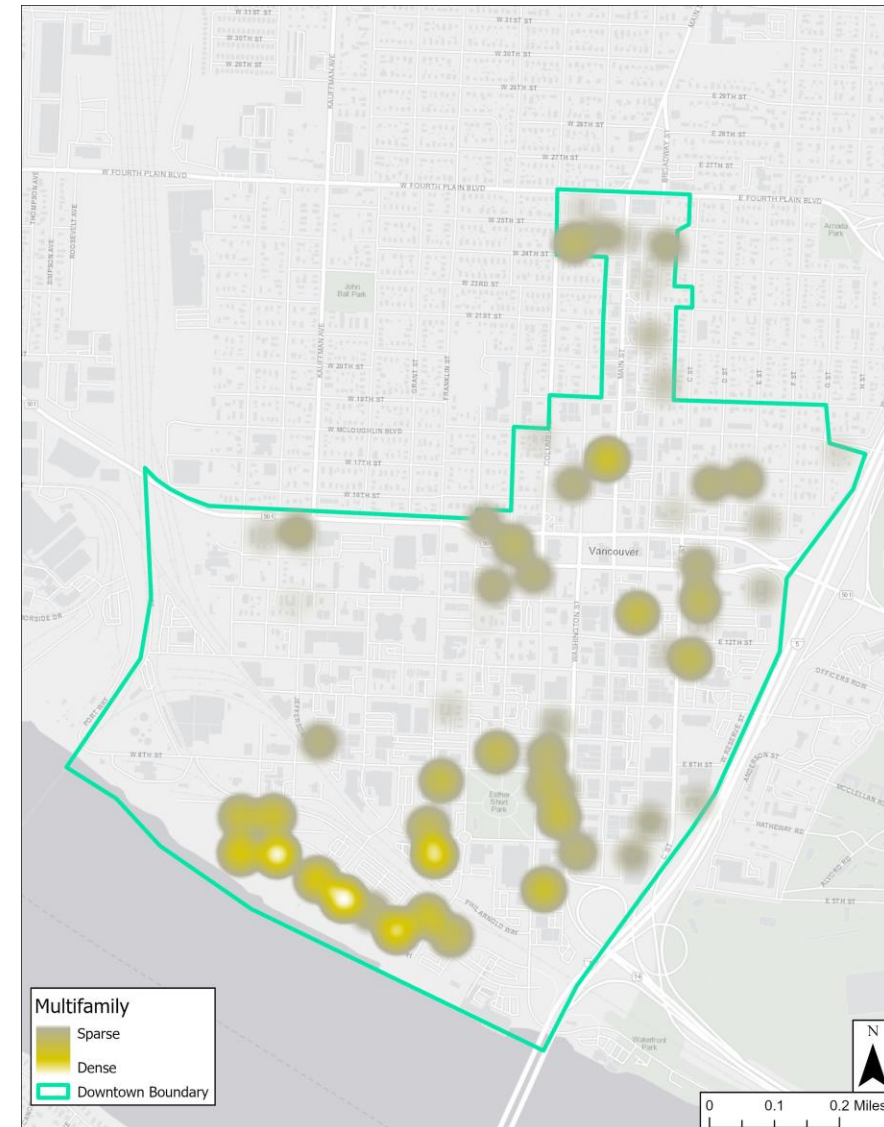
Key Downtown Vancouver Market Conditions

- Limited Industrial Inventory
- Concentrated in northwest Downtown
- Challenges with industrial downtown



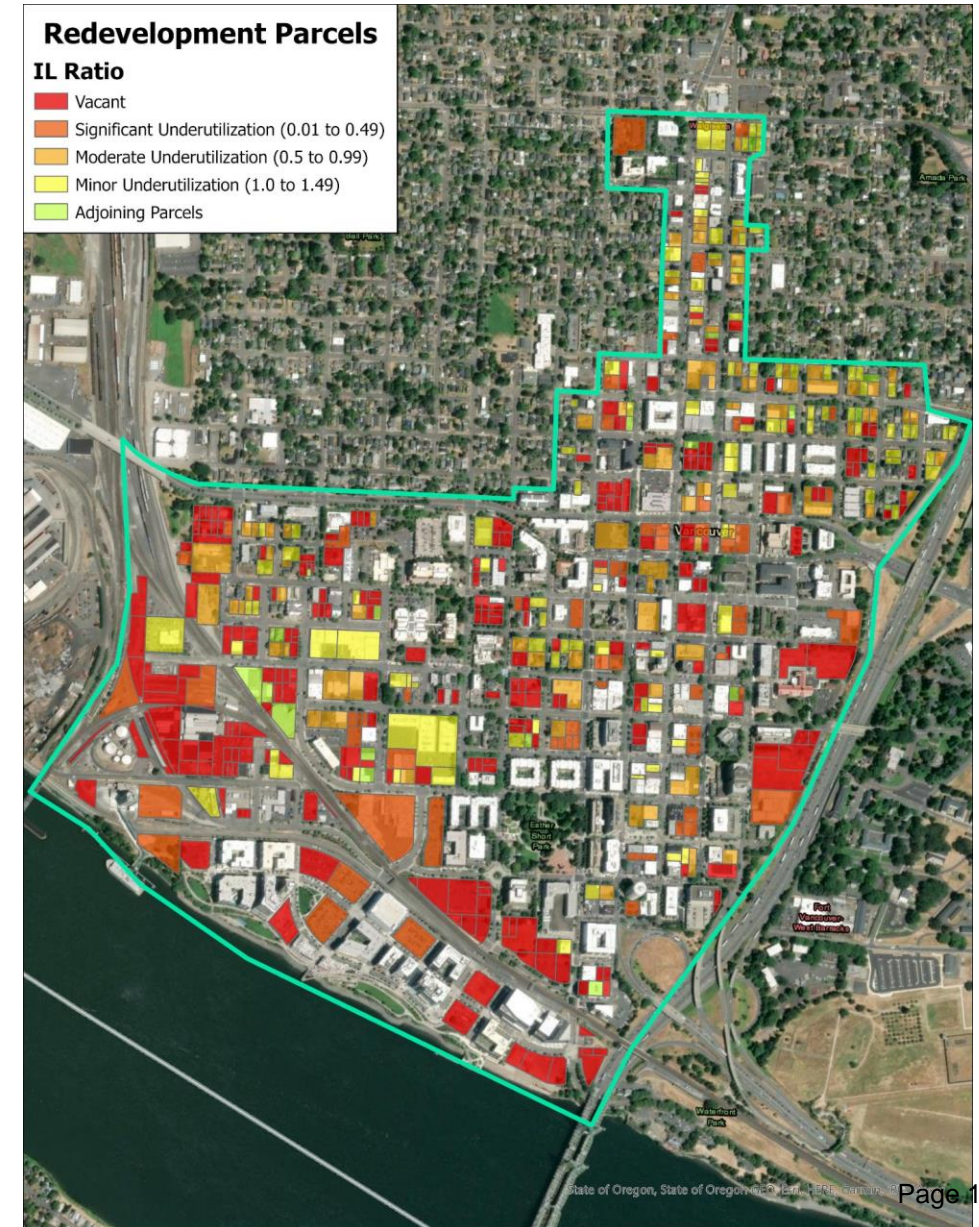
Key Downtown Vancouver Market Conditions

- New multifamily development has slowed dramatically
- Greatest concentration along the waterfront
- Mixing of uses primarily only in newer and higher value projects



Key Downtown Vancouver Market Conditions

- Significant amount of underutilized land downtown
- Opportunities to support desired ground floor uses as downtown builds out



National Ground Floor Trends

- Shifting demand for traditional retail, means need for flexibility with ground floor users
 - Non-traditional ground floor uses may need different development standards
- Ground floor retail does not work everywhere
- Forces cities to adjust retail locations and tenant expectations

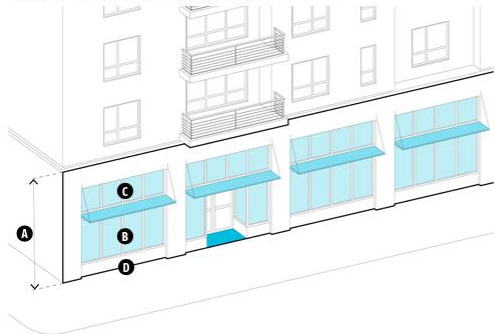


Local Ground Floor Proposed Requirements

Downtown Design Guidelines:
influence ground floor requirements

Ground Floor Design Guidelines

Figure 10—Retail/Commercial Ground Floors

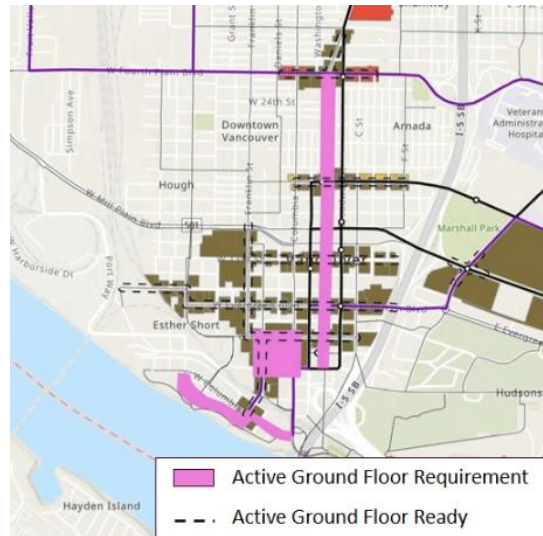


Example of a transparent and inviting retail/commercial frontage on the ground floor.

- A** Minimum floor-to-floor height.
- B** Maximize transparent glazing between 2 and 7 feet in height.
- C** Transom windows are encouraged to bring natural light into commercial spaces.
- D** Bulkheads and solid walls, if provided, should measure approximately 12 to 24 inches from finished grade.

Comprehensive Plan:
creates new “Active Ground Floor Required” and “Active Ground Floor Ready” overlays

Proposed Comp Plan Requirements



Outcomes of This Study:
Identify Target Industries/Business Types for Active Ground Floor Uses throughout Downtown

Identify Space Needs of Target Industries (size, utilities, traffic/ped counts, curb control, etc.)

Identify Existing Constraints / Opportunities for City Support

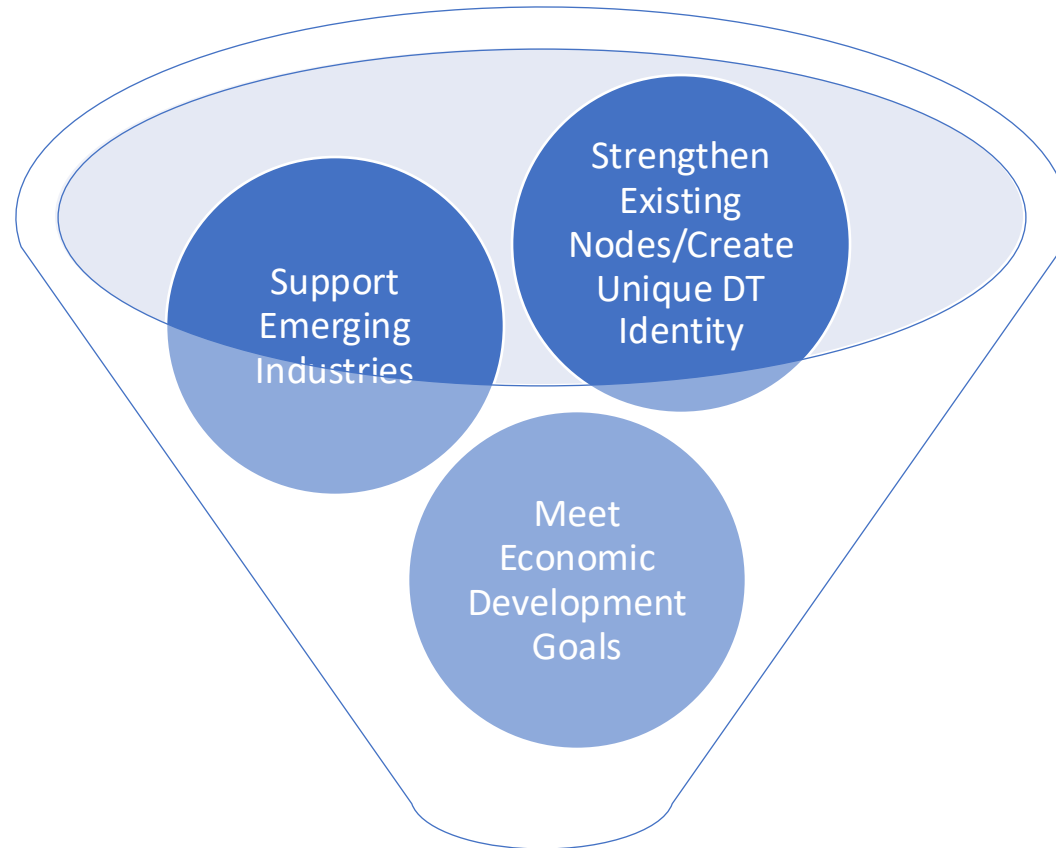
Identify Methods/Sources for City Support



Opportunities and Strategies to Support Downtown Active Uses



Ground Floor Active Use Recommendations



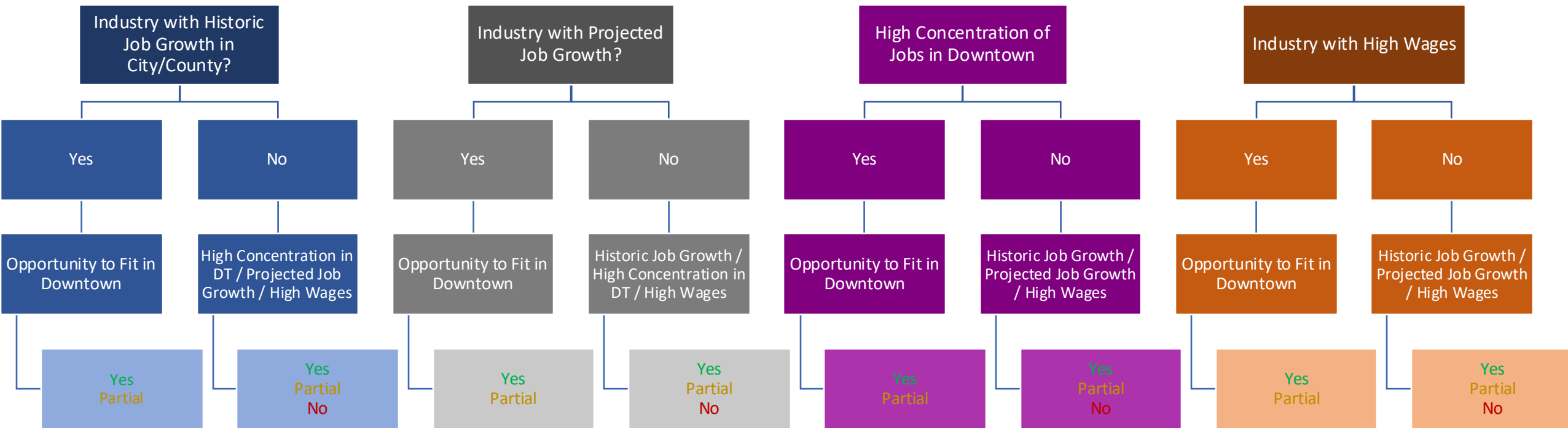
Recommendations for Active Ground
Floor Use Opportunities Throughout
Downtown

City Economic Development Goals



- Ensure Vancouver's economic growth is equitable
- Focus on living-wage jobs
- Support key industry clusters (*advanced manufacturing, computer and electronics, clean technology, software, and life sciences*)
- Support entrepreneurship and small businesses

Industry Targets Analysis Methodology



If **Yes**: Add to Matrix of Opportunities in Downtown

If **Partial**: Explore Detailed Industry Data to Refine Recommendations

If **No**: Exclude from Recommendations



Initial Active Uses Industry Targets

Retail/Restaurants



Light Industrial/Manufacturing



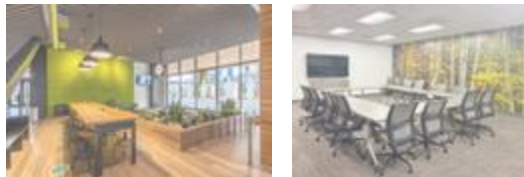
Arts/Entertainment/Recreation



Civic and Specialty Uses



Offices



Industry Matrix

- **Industry Background**




- Employment growth trends
- Typical education attainment & wages
- Business Examples

- **Space Needs**

- Size/Location Preferences
- Utilities, Power, Ventilation, etc.
- Compatibility with City Overlays

- **Level and Type of City Support**

- Type: Space identification, infrastructure upgrades, Tis
- Level: Low-Mod-High

Industries	Manufacturing		
Sub-Industries	Food and Beverage Manufacturing	Advanced Manufacturing	Apparel Manufacturing
Business Type Description	 Experiential food and beverage manufacturing such as breweries or bakeries	 Electronic and computer manufacturing	 Small scale sewing and clothing manufacturing
Existing Business Examples	Loowit Brewery, Shin Shin Foods	Clark College Advanced Manufacturing Center	Portland Garment Factory, Juliet Sewing Factory
Industry Historic Job Growth	65.1%	15.4%	n.a.
Average Wages	\$75,617	\$90,000 - \$120,000	\$36,219
% of Industry Without Bachelor's Degree	63.8%	63.8%	63.8%

Sq. Ft. Range	5,000 to 15,000	5,000 to 30,000	2,000 to 30,000
Utilities / TI's	Moderate power, High Sewer, Gas, Ventilation	High power, Ventilation	High power, Ventilation
Mixed-use Compatibility	Moderate	Moderate	Moderate

Type of City Assistance	Space Finding, Utility upgrades, TI Assistance	Space Finding, Utility upgrades, TI Assistance	Space Finding, Utility upgrades, TI Assistance
Level of City Assistance	High	High	High
Fit in DT	Moderate	Moderate	Moderate

Industry Matrix, City Actions

- **City Goals:**

- Develop Programs to Activate Vacant Spaces
- Identify Potential Uses in New Development Projects
- Public Private Partnerships Opportunities
- Increase Jobs and Amenities in Downtown

- **Actions Supported by Industry Matrix:**

- Conduct outreach to regional businesses to assess interest in Downtown
- Identify infrastructure improvement needs (downtown and site-specific)
- Coordinate with landowners and prospective developers
- Strategically leverage publicly-owned land
- Identify public investment/incentives to accommodate specific business types
- Identify partnership opportunities to support specific business types (CDCs, CDFIs, Health Care Providers, Child Care Providers, Schools, Colleges/Universities, etc.)



Initial Findings and Next Steps



Initial Active Ground Floor Findings

- No silver bullet, rather multiple approaches
- Leverage local/regional strengths and opportunities
- Strengthen existing retail/restaurant nodes
- Allow ground-floor residential outside of key commercial nodes
- Consider flexibility with ground-floor users along “active” corridors to align with the Industry Matrix



Next Steps

- Refine Industry Targets and Associated Space Needs
 - Location in Downtown
 - Space Requirements (size, utilities, parking, curb control, etc.)
- Incorporate Architect/Urban Design Analysis
 - Identify how uses align with existing overlays
 - Guidance on “Ground Floor Ready”
 - Identify any constraints to accommodating active uses
- Refine Range of City Investment/Support Opportunities








Feedback

- What challenges exist to accommodating a broader range of ground floor users in Downtown Vancouver?
- Are there other barriers to property owners and developers accommodating the non-traditional ground floor uses?
- Are there opportunities/strategies for the City to better support existing and future downtown ground floor tenants?
- Are there other considerations that should be incorporated into this analysis?



Thank You



Use Type	Light Industrial				
Industries	Construction	Manufacturing			
Sub-Industries	Specialty Trade Contractors	Food and Beverage Manufacturing	Advanced Manufacturing	Glass or Ceramic Manufacturing	Apparel Manufacturing
Business Type Description	 Light Carpentry, tile, painting manufacturing and installation	 Experiential food and beverage manufacturing such as breweries or bakeries	 Electronic and computer manufacturing	 Experiential ceramics or glass blowing and manufacturing	 Small scale sewing and clothing manufacturing
Existing Business Examples	Gorge MakerSpace	Loowit Brewery, Shin Shin Foods	Clark College Advanced Manufacturing Center	Kinfolk, Firehouse	Portland Garment Factory, Juliet Sewing Factory
Industry Historic Job Growth	88.2%	65.1%	15.4%	26.4%	n.a.
Industry Projected Job Growth	10.8%	-0.9%	-0.9%	-0.9%	-0.9%
Average Wages	\$76,885	\$75,617	\$90,000 - \$120,000	\$81,375	\$36,219
% of Industry Without Bachelor's Degree	81.5%	63.8%	63.8%	63.8%	63.8%
% of Industry With Bachelor's Degree	15.1%	25.0%	25.0%	25.0%	25.0%
% of Industry Above Bachelor's Degree	3.4%	11.2%	11.2%	11.2%	11.2%
DT Subarea	Civic Center / West Industrial	Civic Center / West Industrial	Civic Center / West Industrial	Main Street / Esther Short	Civic Center / West Industrial
Sq. Ft. Range	2,500 to 6,000	5,000 to 15,000	5,000 to 30,000	1,000 to 15,000	2,000 to 30,000
Parking Requirement	Pending Input from FFF				
Curb Control	Pending Input from FFF				
Preferred Foot Traffic Level	Pending Input from FFF				
Utilities / TI's	Moderate power, ventilation	Moderate power, high sewer, Gas, Ventilation	High power, ventilation	Moderate power, Ventilation	High power, Ventilation
Mixed-use Compatibility	Moderate	Moderate	Moderate	High	Moderate
Compatibility With City Proposed Ground Floor Requirements	Pending Input from FFF				
Type of City Assistance	n.a.	Space Finding, Utility upgrades, TI Assistance	Space Finding, Utility upgrades, TI Assistance	Space Finding, Utility upgrades, TI Assistance	Space Finding, Utility upgrades, TI Assistance
Level of City Assistance	Low	High	High	High	High
Fit in DT	High	Moderate	Moderate	High	Moderate

Use Type	Light Industrial	Office	Retail		
Industries	Wholesale Trade	Office	Retail	Arts, Entertainment, and Recreation	Accommodation and Food Services
Sub-Industries	Industrial or Car Part Wholesale	Finance, Insurance, Information, Real Estate	General Retail, Hobby, and Specialty Retail	Museums, Historical Sites, and Similar Institutions	Hotels, Food and Drinking Places
Business Type Description	 Electrical parts, industrial machinery and stone wholesale	 Typical office users and businesses	 Typical small business retail along Main Street	 Experiential art galleries and entertainment	 Typical bars and restaurants in Main Street retail
Existing Business Examples	Pacific Energy, ADT	ZoomInfo	Salons and Clothing Retail	Hopscotch, Source Climbing Center	Restaurants and Bars
Industry Historic Job Growth	12.0%	45% - 80%	14.4%	-3.0%	39.5%
Industry Projected Job Growth	2.3%	2% - 12%	5.4%	20.8%	13.4%
Average Wages	\$94,624	\$63,000 - \$120,000	\$42,711	\$30,645	\$29,615
% of Industry Without Bachelor's Degree	71.0%	39.5%	71.0%	71.0%	71.0%
% of Industry With Bachelor's Degree	22.2%	40.4%	22.2%	22.2%	22.2%
% of Industry Above Bachelor's Degree	6.8%	20.2%	6.8%	6.7%	6.7%
DT Subarea	Civic Center	Esther Short / Main Street / Waterfront	Main Street	Main Street / Esther Short	Main Street / Uptown / Waterfront
Sq. Ft. Range	5,000 to 100,000	1,000 to 25,000	1,000 to 10,000	1,000 to 20,000	1,000 to 6,000
Parking Requirement	Pending Input form FFF				
Curb Control	Pending Input form FFF				
Preferred Foot Traffic Level	Pending Input form FFF				
Utilities / TI's	Moderate Power	Higher TI's	Low power	Low Power	Grease trap, ventilation, gas
Mixed-use Compatibility	Low	High	High	High	High
Compatibility With City Proposed Ground Floor Requirements	Pending Input form FFF				
Type of City Assistance	Space Finding	n.a.	Rent Affordability, Small Business Support	Rent Affordability	Rent Affordability, Utility Upgrades, TI Assistance
Level of City Assistance	Moderate	Low	Moderate	Moderate	Moderate
Fit in DT	Low	High	High	High	High

Use Type	Specialty		
	Health Care	Education	Public Administration
Industries			
Sub-Industries	Ambulatory Services, Child Care	Trade School, Computer Training	
Business Type Description	 <p>ground floor and mixed use urgent care and child care services</p>	 <p>Public education and technical training in ground floors</p>	 <p>Public agencies, and legislative bodies</p>
Existing Business Examples	Zoom Care	PSU Vanport Building	Clark County, Federal, and City offices
Industry Historic Job Growth	30.3%	72.9%	15.0%
Industry Projected Job Growth	18.7%	16.1%	9.4%
Average Wages	\$68,207	\$38,270	\$76,825
% of Industry Without Bachelor's Degree	38.8%	38.8%	45.4%
% of Industry With Bachelor's Degree	28.9%	28.9%	32.6%
% of Industry Above Bachelor's Degree	32.3%	32.3%	22.0%
DT Subarea	Civic Center / Esther Short	Uptown / Civic Center / Esther Short	Esther Short / Civic Center
Sq. Ft. Range	1,500 to 15,000	2,000 to 10,000	5,000 to 20,000
Parking Requirement	Pending Info from FFF		
Curb Control	Pending Info from FFF		
Preferred Foot Traffic Level	Pending Info from FFF		
Utilities / TI's	Low Power, ventilation	Higher TI's	
Mixed-use Compatibility	High	Moderate	Moderate
Compatibility With City Proposed Ground Floor Requirements	Pending Info from FFF		
Type of City Assistance	Space Finding, Rent Affordability, TI Assistance	Rent Affordability, Space Finding	n.a.
Level of City Assistance	High	Moderate	n.a.
Fit in DT	High	Moderate	High



2025 Development Activity Summary

Chad Eiken – Director, CDD

Patrick Quinton - Executive Director, CCRA

Chim Chune Ko – Real Estate Project Manager – EP&H

March 19, 2026



Agenda

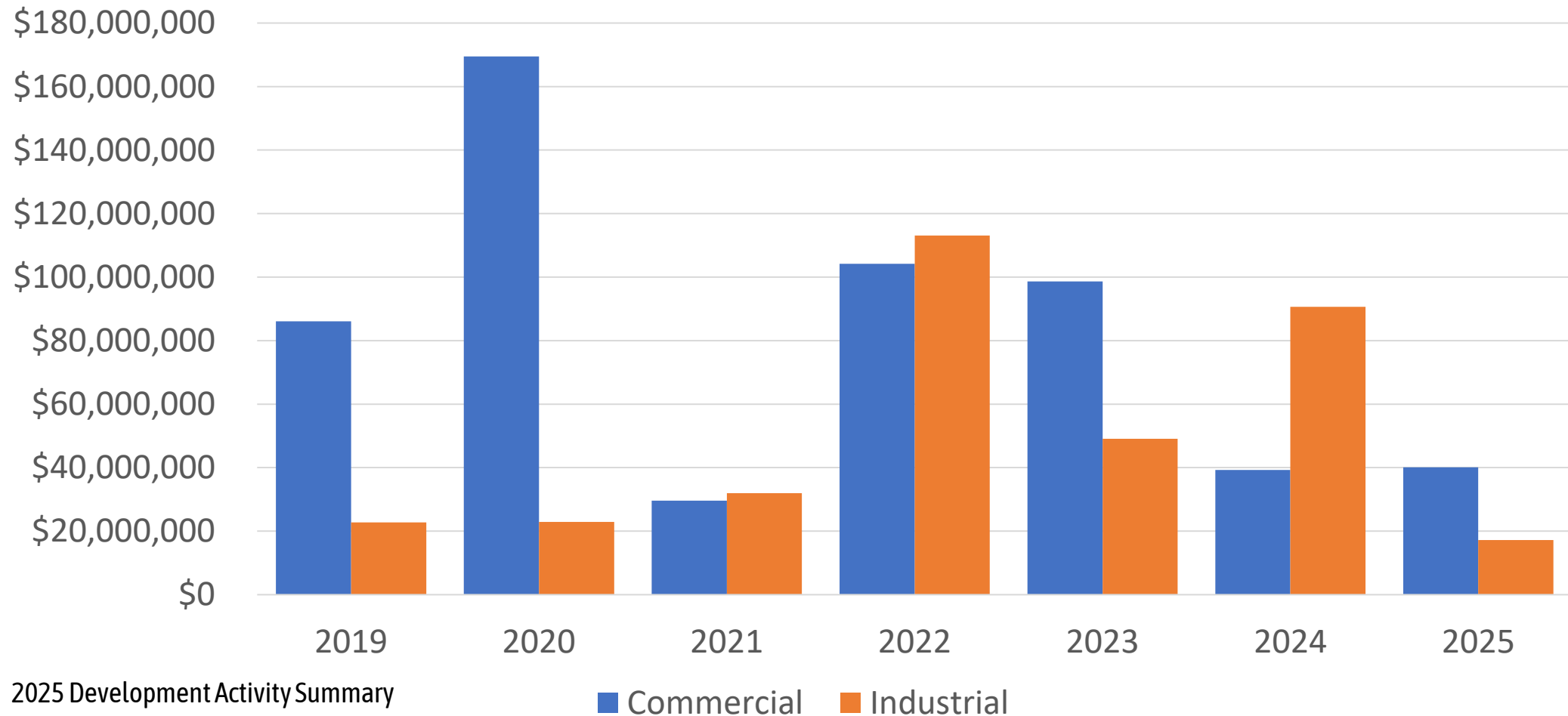
- 2025 Permit Activity
- Current Residential Pipeline
- Affordable Housing Production
- Causes of Residential Slowdown
- Recent Housing Actions
- Policy Priorities
- Discussion



Commercial & Industrial Building Permits

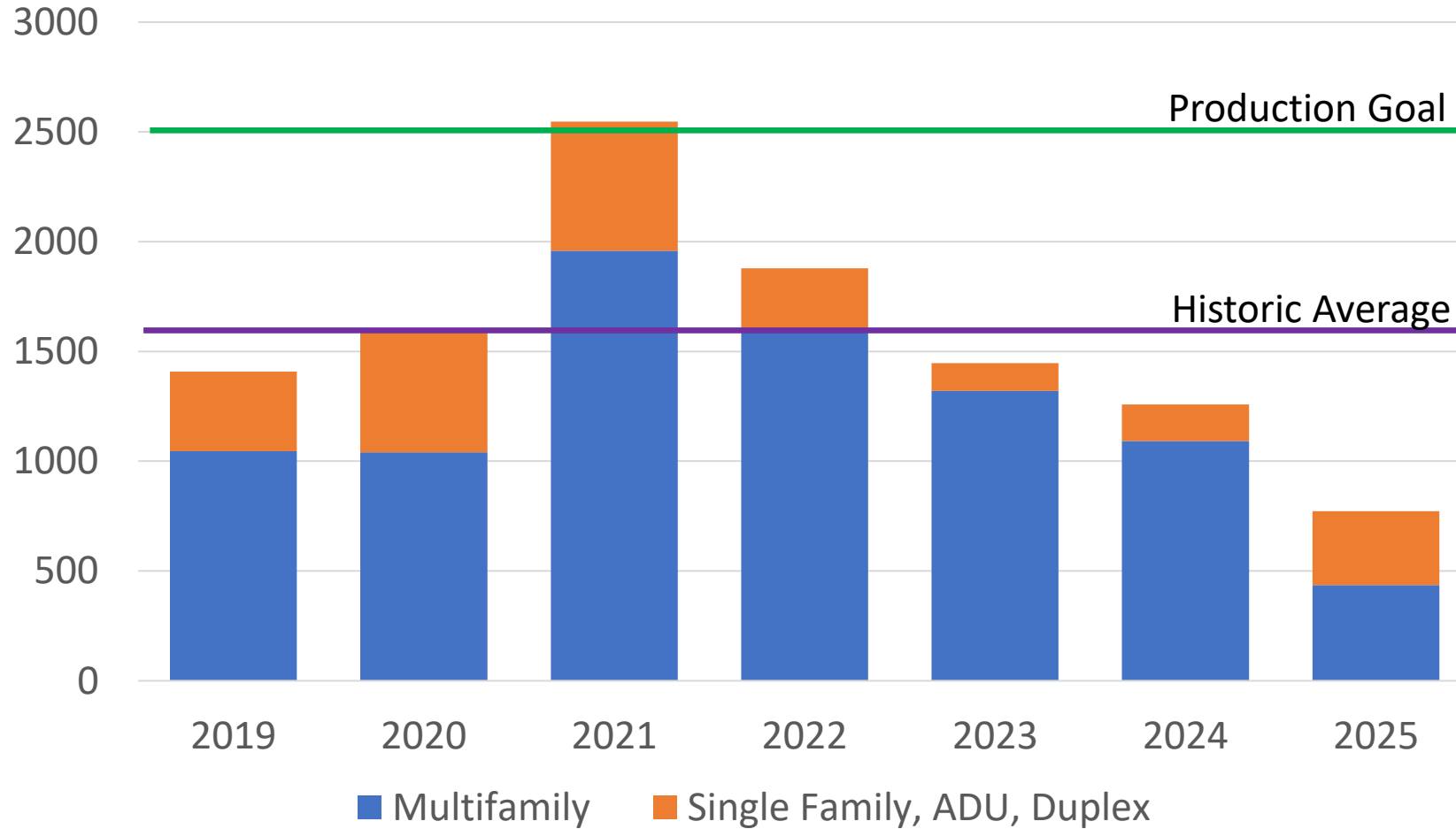
Decline in new warehouse construction and struggling office sector

Valuation of Commercial and Industrial Permits Issued



Residential Issued Building Permits

Residential Units by Year

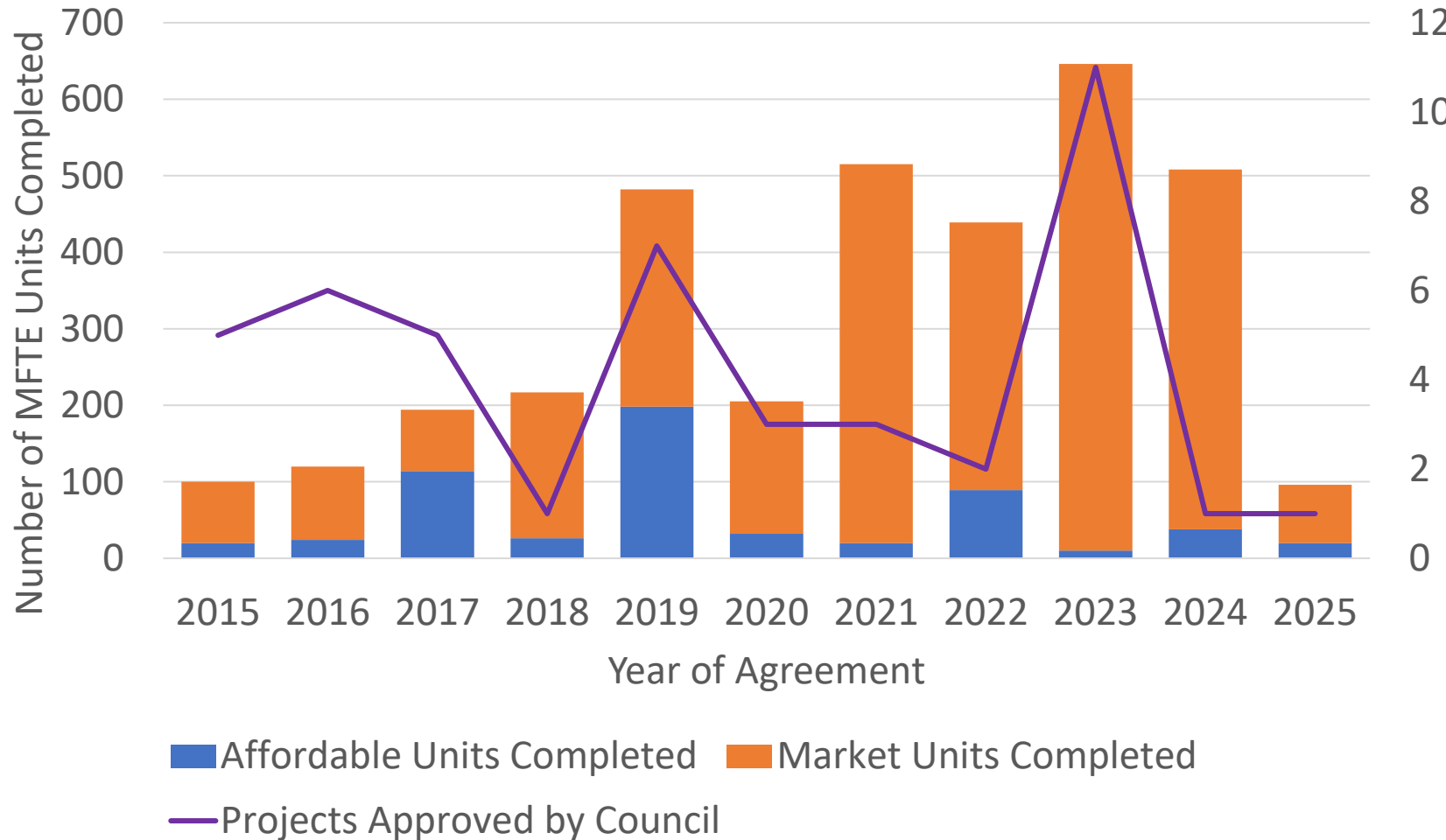


New units permitted in 2025 was 51% below the 6-year historic average



Multifamily Tax Exemption (MFTE) Activity

MFTE pipeline has dried up

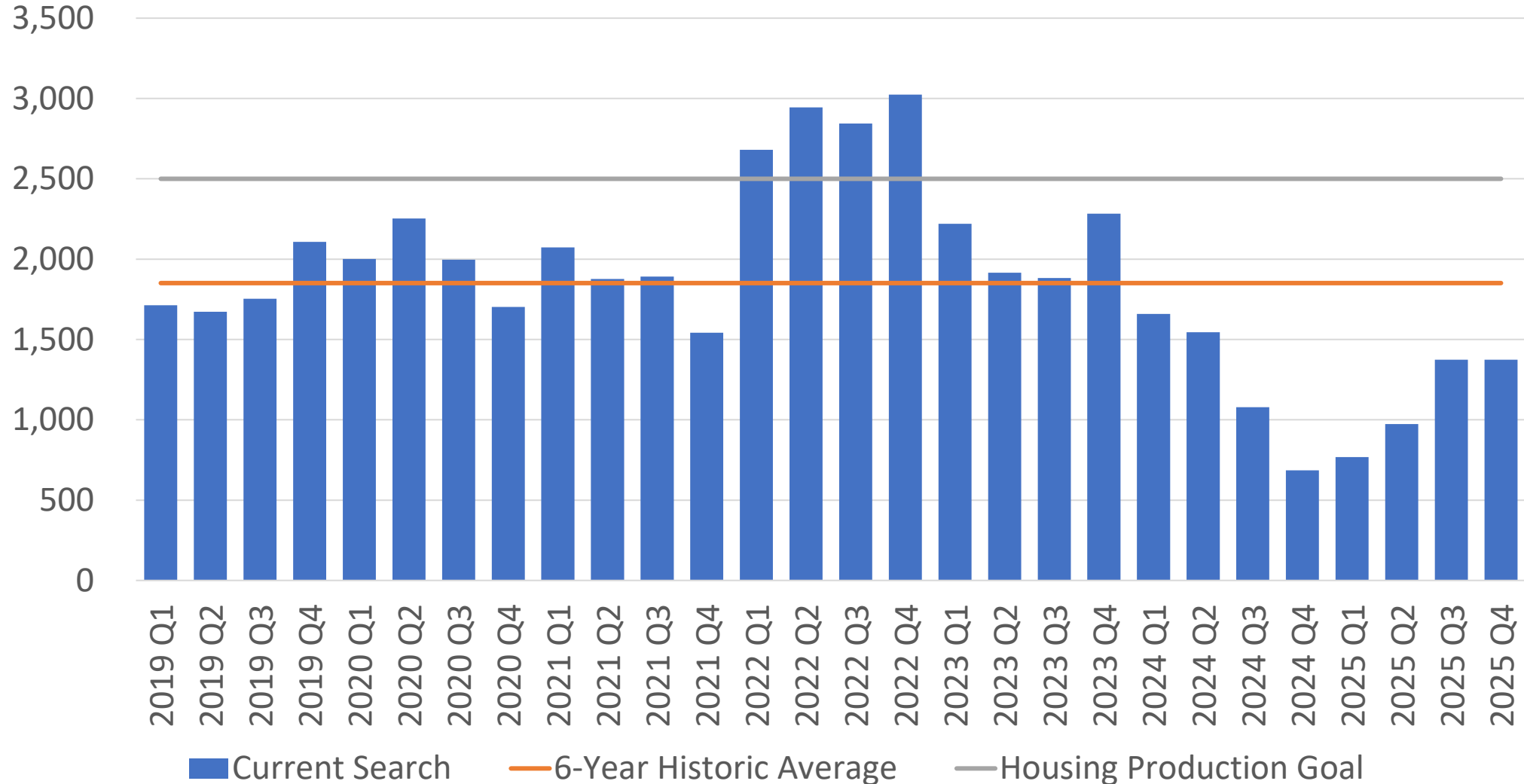


- 3 projects in construction (591 market, 45 affordable)
- 2 projects being permitted (169 market, 51 affordable)
- 4 failed to get permitted and their MFTE applications are expiring (734 market, 4 affordable)

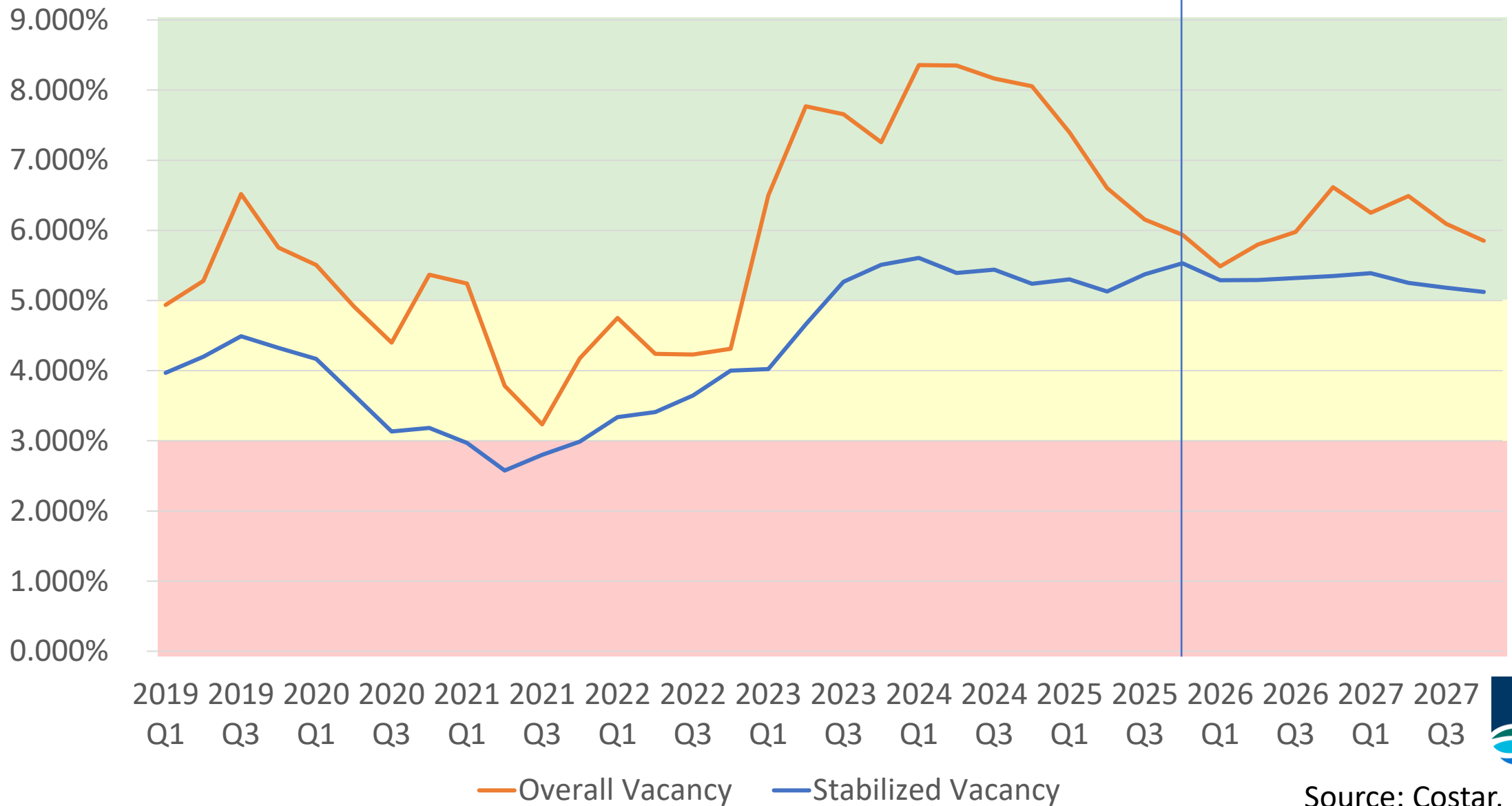


Residential Units Under Construction

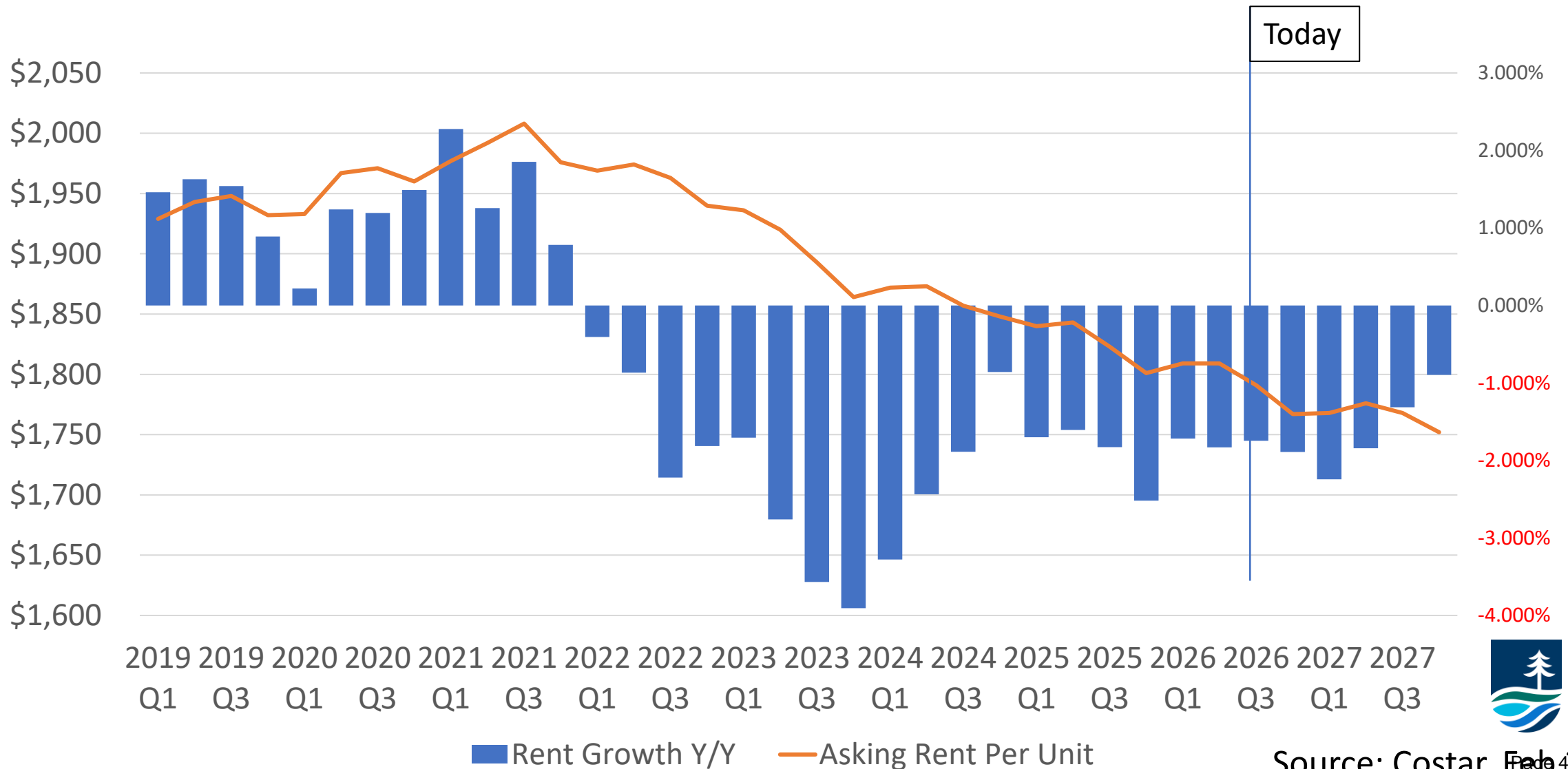
At current pace, Vancouver will fall short of housing goal by 36% by 2045



Multifamily Residential Vacancy

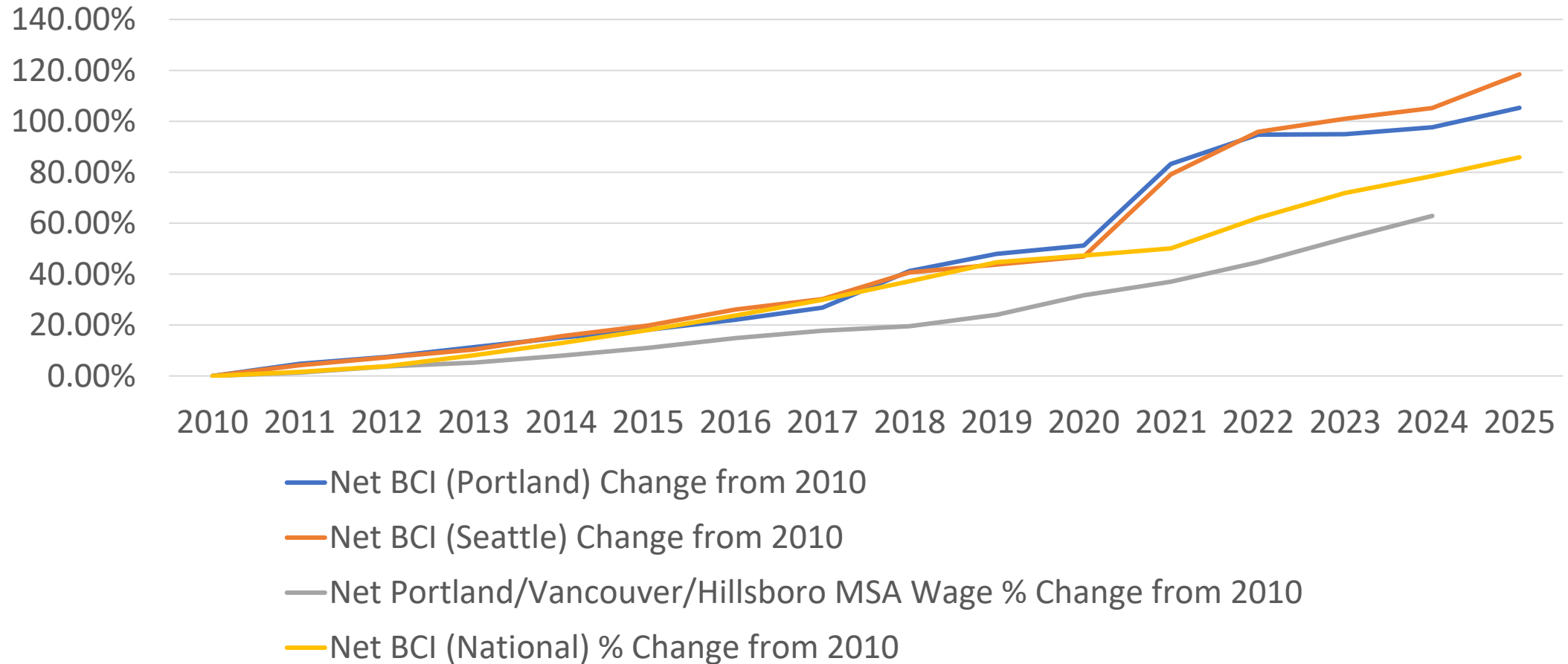


Negative Inflation Adjusted Rent Growth



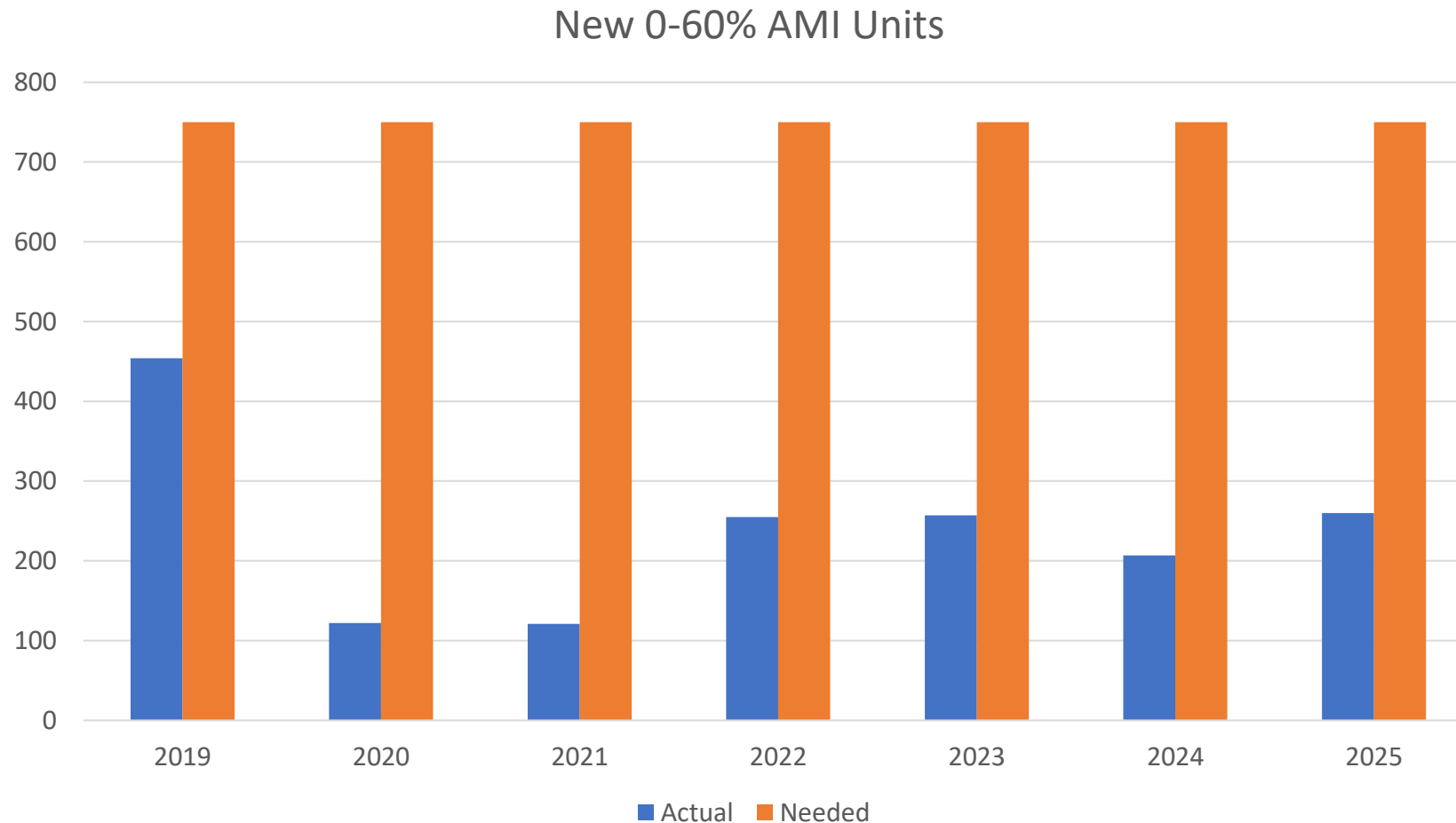
Slow Income Growth

Relative Income & Construction Cost Growth Rates



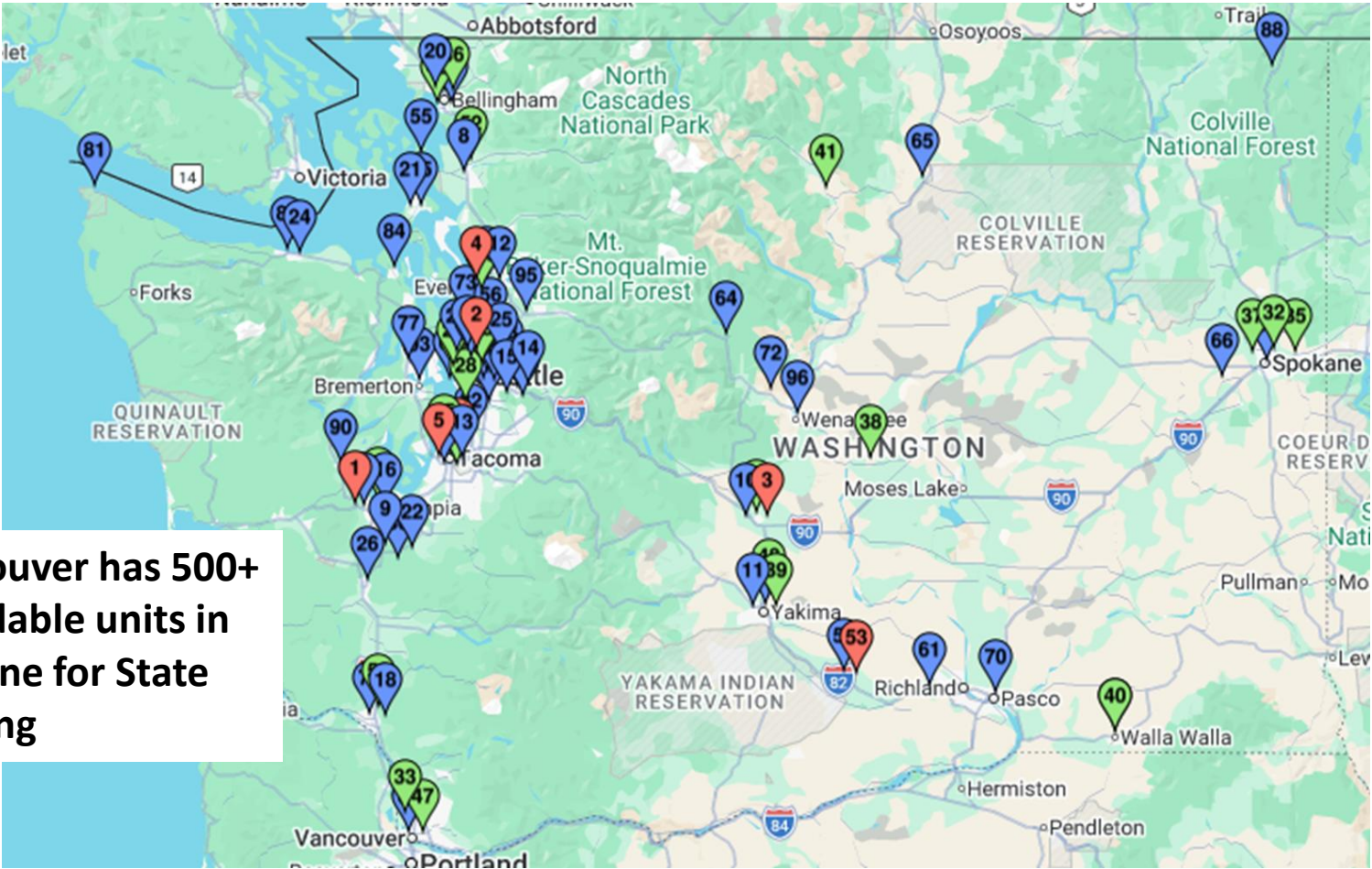
Affordable Housing Production

Average annual shortfall of 536 affordable units



State Housing Fund Awards 2024-25

Clark County does not receive proportional amount of State Funding



Implications

- Housing deficit will grow over the next 4-5 years while market corrects
- New development will continue to be plagued by unpredictable cost variables – commodity prices, tariffs, labor shortages, etc.
- Market dynamics will favor lower density residential for the foreseeable future
- Achieving affordability and density goals will require greater City investment
- Development slowdown will continue downward pressure on City and local government revenues



Recent Housing Actions

- Enhanced MFTE incentives for market rate projects
- Deferred payment of SDCs and Impact Fees
- Reduced Development Review times
- Single Stairwell Code
- Adoption of Comprehensive Plan
 - Impact fee reform (based on unit size)
 - Elimination of single family only zoning
 - Removal of parking minimums
 - Removal of density maximums





Policy Options

- Keep focus on Housing Action fundamentals – lower costs, improve timelines, remove regulations
- Revisit valuation on City land for all affordable projects
- Lower density expectations for city-owned sites
- Increase local investment in affordable housing projects
- Establish predevelopment loan fund for affordable projects



Discussion

- What additional observations and insights do you have about current market conditions?
- What levers or interventions would have the greatest impact on project feasibility?
- Where should City focus its efforts during this period?
- Additional thoughts and recommendations?



Thank You



2025 Housing Report



Economic Prosperity & Housing

March 1, 2026





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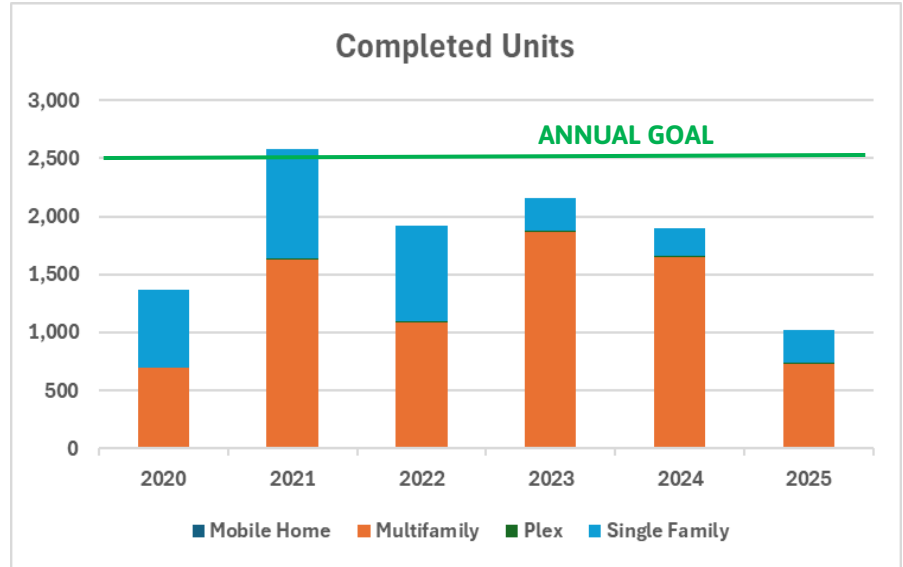
APPENDIX A – Housing Action Plan Status

Housing Market Summary

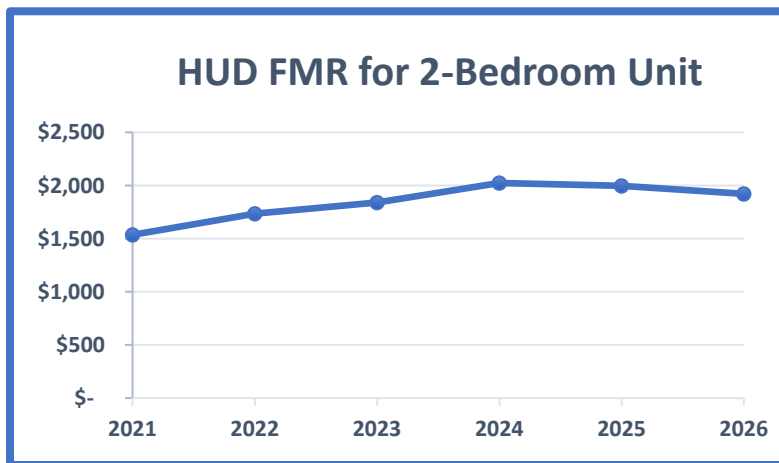
The City of Vancouver first developed its Housing Action Plan in 2023. Since then, significant progress has been made through coordinated, citywide efforts. The Plan now includes 70 actions focused on increasing housing supply in Vancouver. This annual report highlights implementation progress and early impacts on housing supply, with detailed strategy status provided in an addendum.

Housing Development Slowed.

The City continued to fall short of annual housing goals. Fewer than half of the targeted housing units were completed in 2025. This outcome reflects both macro-economic and policy factors largely outside of local control. Elevated construction costs, impacts of tariffs, and sustained high interest rates significantly constrained both affordable and market-rate housing production while stagnating rent growth primarily impacted market-rate housing production. These pressures delayed planned developments and limited the ability of developers to secure financing.



State funding setbacks. Despite a strong pipeline of shovel ready projects, no Vancouver projects received Housing Trust Fund awards in 2025. While the application process for State funding is highly competitive, the lack of State funding despite significant population growth and documented need in Southwest Washington underscores the obstacles the region faces in addressing the ongoing affordable housing deficit. As a result, the City faces a bottleneck of viable projects that must wait or secure other resources before starting construction.

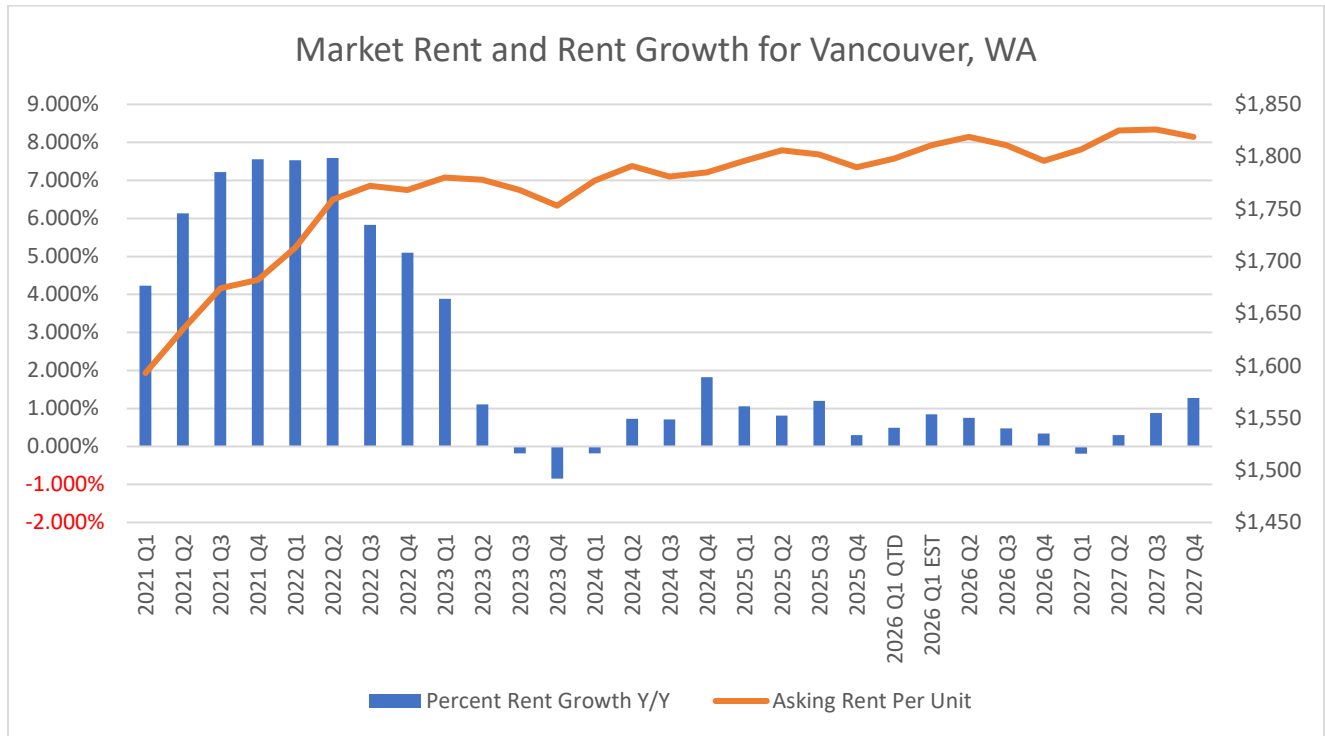


Fair Market Rents (FMR) declined.

Decreasing FMRs improves affordability for renters and supports the City’s housing stability goals. FMR trends also influence how lenders and investors assess long-term rent growth and project risk. Following years of sustained rent increases, a decline in FMR can create uncertainty in underwriting assumptions, leading to more conservative financing terms and slower multifamily development.

The City remains committed to advancing housing production and affordability and will continue to pursue state and federal funding, policy alignment and partnership strategies to unlock stalled projects and restore momentum to the development pipeline.

Housing production is likely to remain slow. Rent growth is expected to remain flat through 2026 and 2027. This trend is positive for renters, as it helps limit further increases in housing costs and supports affordability. However, flat rents also reduce the financial incentive for private developers to build new rental housing. In Vancouver, rents are forecast to grow at a rate well below inflation, meaning rental income is not keeping pace with rising construction and operating costs.



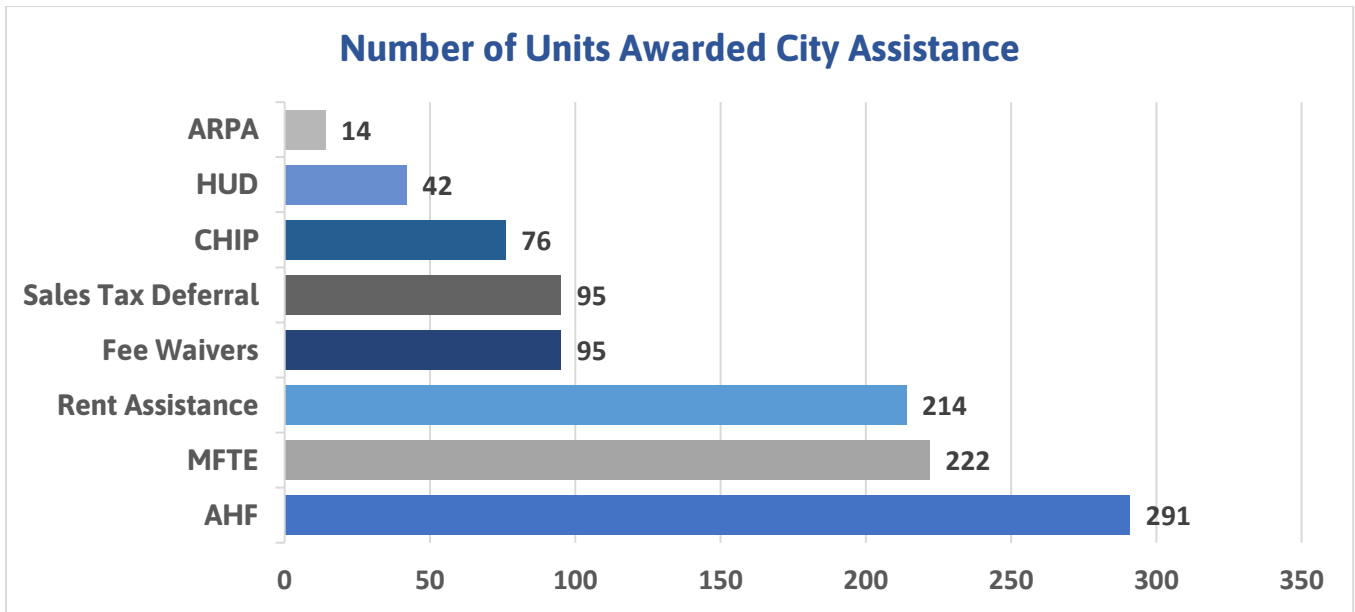
Diverging Vacancy Trends. Within the city, rental vacancy rates continue to decline, reflecting sustained demand for housing. At the same time, vacancies across the broader region have increased, creating an overall surplus of available units outside the city. This regional dynamic has contributed to rent growth remaining flat, even as local demand remains strong.

While stable rents may offer short-term relief for some renters, the prolonged flattening of rents is also associated with a continued slowdown in housing development following the decline observed in 2025. As fewer new rental projects move forward, the underlying gap between housing supply and demand is likely to persist—and may worsen over time.

These current conditions limit the City’s ability to meet housing production goals and effectively address the ongoing housing shortage and affordability crisis. Achieving these goals will likely require a major shift in regional market conditions or a significant increase in public investment, including an expanded role for publicly led and non-market rate housing development to help offset reduced private-sector activity.

Overview of City Housing Assistance

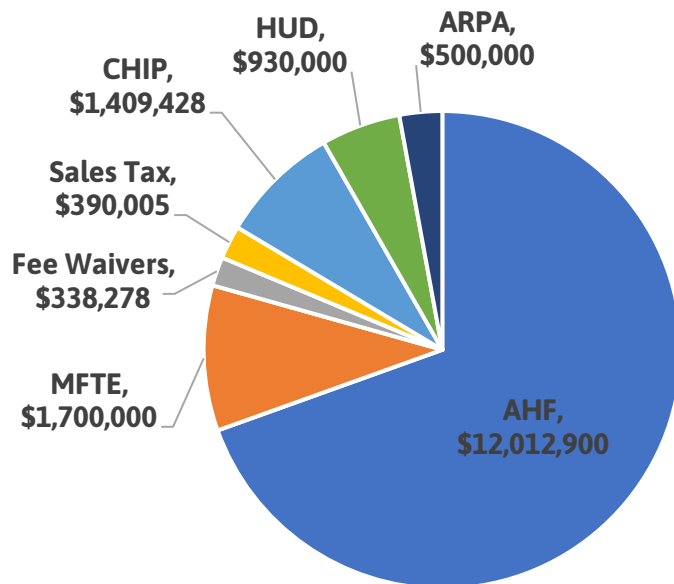
In 2025, the City of Vancouver directed funding from an array of housing programs to expand housing opportunities and help stabilize the community. Awards supported projects proposing development of new affordable units or preservation of existing affordable units. These projects will begin construction within two years, and some receive funding from multiple programs. Direct rental assistance helped households avoid eviction or access rental housing after experiencing homelessness, while other programs provided support for homeowners and first-time homebuyers.



Funding Acronyms





- ARPA: American Rescue Plan Act, funding for Fourth Plain area
- HUD: Federal HOME Investment Partnerships Program funding allocated to the City annually
- CHIP: Connecting Housing to Infrastructure Program competitive state funding
- Fee Waivers: up to 80% waived for traffic and park fees for affordable housing
- MFTE: Multifamily Tax Exemption program, exempts property tax
- AHF: Affordable Housing Fund, local, voter-approved tax levy

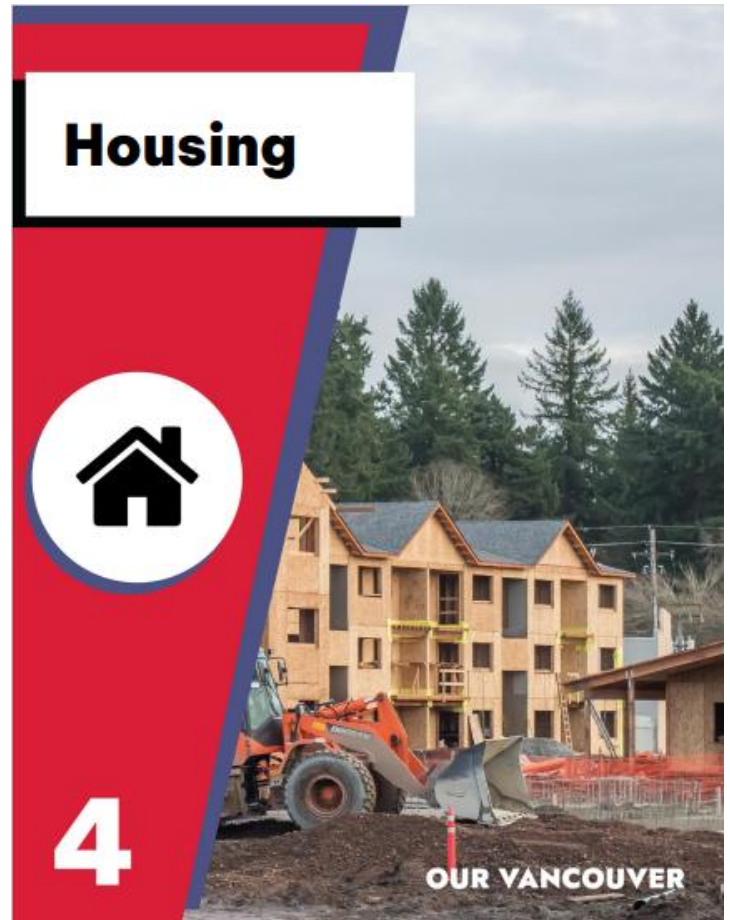
Amount of Assistance Awarded



Policy Actions

In response to slowing housing production, the City is advancing a range of new housing initiatives. These actions represent sustained effort to support affordability, stabilize renters, and position the community for future housing production.

-  The City made substantial progress in updating its **Comprehensive Plan**. The updated Land Use Map for Vancouver was finalized in 2025, with adoption of the final Comprehensive Plan and Zoning Code incorporating community input, local priorities, and state requirements expected in mid-2026.
-  The City's Engineering Permit team modified its system processes resulting in **shorter subsequent review timelines**. In addition, an early permit submittal process was implemented, allowing single-family builders to receive approvals prior to final subdivision plat approval.
-  The City continued efforts to reduce development costs for new housing by **deferring impact fees and system development charges** until late in construction, and by offering Multifamily Tax Exemption (MFTE) incentives, including waived application fees and deferred fee-in-lieu payments for qualifying projects.
-  Vancouver **eliminated parking minimums** for new affordable housing developments where at least 50 percent of units serve households at or below area median income, reducing project costs and increasing the number of homes that can be built. While some community concerns were raised about potential parking impacts, the City will monitor outcomes and expects developers to continue providing parking where market demand exists.



Local and State Funding

In 2025, the City used **Affordable Housing Fund** resources to support a range of housing projects and programs, from early-stage development to completed housing. Early AHF investments were made to help housing projects apply for state funding, as many state programs require a local funding commitment before an application can move forward. In the Heights redevelopment area, three projects received advanced commitments of 2027 AHF funding to support long-term planning and future construction.

Prior AHF investments reached important milestones, including the grand opening of VHA's **Lincoln Place 2**, a 40-unit permanent supportive housing development for tenants exiting homelessness with significant wrap-around service needs.

AHF funding also provided rental assistance, homeownership support, and emergency shelter funding, including money for the City's new **Bridge Shelter**, with up to 120 beds that will open at the end of 2026.



The **Connecting Housing to Infrastructure Program (CHIP)** program, administered by the Washington State Department of Commerce, funds system development charges and the cost of water, storm, and sewer utility improvements associated with affordable housing projects. The City partners with local affordable housing developers to apply for CHIP grant funds. Each application is specific to an individual affordable housing project.



In 2025, the City received three CHIP awards for new projects, totaling \$1.4M and supporting 76 affordable units. These awards include funding for 32 new homeownership units that will be constructed by Evergreen Habitat for Humanity on 132nd Avenue, Habitat's largest project to date.

Federal Funding

Federal funding continues to play an important role in supporting housing and community development in Vancouver. Through U.S. Department of Housing and Urban Development (HUD) programs, including **Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME)** funds and HOME-ARP for homeless services through the American Rescue Plan, the City supports affordable housing, homeownership, and a range of housing services for City residents with low to moderate income. These funds are used to address housing needs, including new housing development, homeowner rehabilitation, first-time homebuyer programs, rapid rehousing rental assistance, street outreach and landlord-tenant mediation.

The City awards HUD funding each year through a competitive process for nonprofit organizations with programs that align with HUD requirements and the City's Consolidated Plan goals. Total funding of \$3,018,142 was awarded in May 2025 and will support the outcomes highlighted below.

2,941

people will receive services to assist with homelessness, landlord mediation services and youth programs

240

experiencing homelessness will be assisted with outreach and housing services in partnership with Safe Stays/Park

52

households experiencing homelessness will access housing with rental assistance and case management

18

Low-moderate income homeowners will receive housing rehabilitation

5

Community Based Organizations will be supported to grow service capacity

120

low-moderate income Microenterprise Business owners will receive technical assistance

In addition, the City is using **American Rescue Plan Act (ARPA)** funding to advance Fourth Plain Forward initiatives, including investments to help stabilize housing and support longtime residents of the area. 2025 ARPA funding of \$500,000 will help 8 first-time homebuyers, and repair 6 mobile homes in the Fourth Plain area, helping improve housing conditions and prevent displacement. Together, HUD and ARPA funding allow the City to address immediate housing needs as well as longer-term neighborhood investment goals.



Tax Exemptions

Multifamily Tax Exemption (MFTE). Demand for new MFTE projects declined in 2025, reflecting broader conditions in the housing market. One project was approved by City Council: the Ellison Ridge Apartments, located on SE 192nd Avenue. The development will include 222 units across four two-story and five three-story wood-framed apartment buildings. Planned amenities include a clubhouse with a pool, trash enclosures, a mail shelter, a maintenance building, and carports.

Project Details

- 222 total units
- 45 income-based units
- 1-bed, 2-bed, 3-bed units
- 419 parking spaces
- 2-3 story buildings
- Community Building



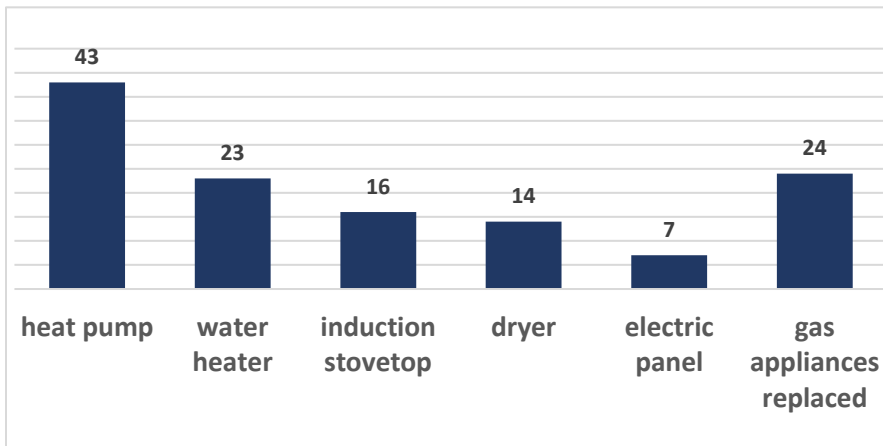
The City also adopted a new **Construction Sales Tax Deferral (CSTD)** program as part of a state-authorized pilot to support affordable housing development on underutilized land. This program allows a property owner to defer sales and use taxes for construction of affordable housing. If the project maintains the affordability requirements for 10 years, the taxes are forgiven. The program allows both rental and homeownership if at least 50% of the new units are affordable. Rental units must be affordable to households up to 80% of the area median income (AMI) and homeownership units may be sold to households up to 115% AMI. To date, the City has approved one CSTD project, a 95-unit affordable housing building currently under construction on a parking lot next to City Hall.



Housing Preservation

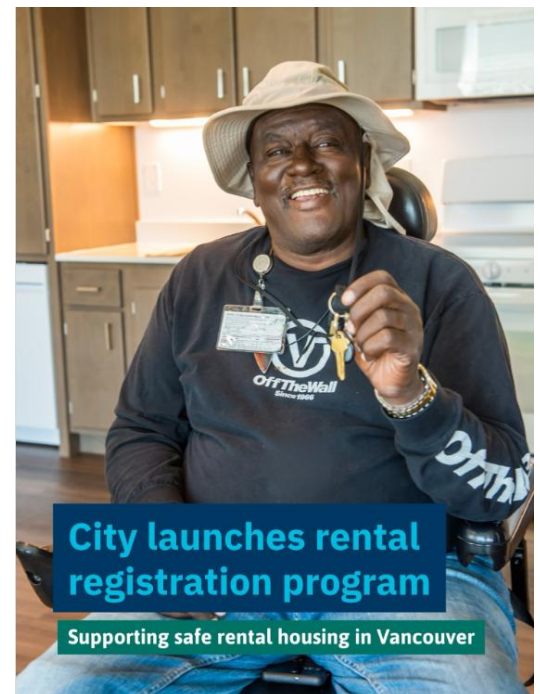
Each year, the City sets aside federal funding to operate the **Homeowner Rehabilitation Program** that helps homeowners make critical repairs. Eligible homeowners must earn less than 80% of area median income and have limited assets or access to private financing. The program serves approximately 10 homeowners annually, and demand continues to exceed available funding, resulting in a lengthy waitlist. Assistance is limited to health and safety repairs and is provided as a low-interest loan, with repayment deferred until the property is sold or refinanced.

In 2025, the City received funding from the State’s **Home Electricity and Appliance Rebate (HEAR)** program to expand rehabilitation efforts by providing high-efficiency electric equipment and appliances for income-qualified homeowners. These upgrades help homeowners lower their energy bills while making their homes safer and more comfortable to live in. This program also supports the City’s climate goals by lowering emissions from residential buildings. The City partnered with the Northwest Native Chamber to administer \$1.4 million and achieved the following outcomes:



City Council authorized a new **rental registration and habitability program** to help preserve existing housing stock and improve long-term housing stability. Program planning and code development were completed in 2025, and the registration program was successfully launched in January 2026.

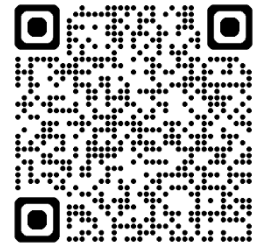
The program will create an inventory of rental units, increase communication with property owners, and support proactive maintenance to address health and safety issues before they result in housing loss. By improving data on its rental housing stock, the City will better target resources, monitor housing condition over time, and support policies that help maintain existing homes as safe, healthy and livable for the community.



Data Tracking

In 2025, The City launched an online **Housing Units Development Dashboard** to provide real-time updates on progress under the Housing Action Plan. This interactive online tool displays multiple data visualizations together on one screen, including maps and housing unit activity that can be filtered by:

- date range
- housing type (mobile homes, multifamily, single-family, etc.)
- permit stage



[Link to Housing Dashboard](#)

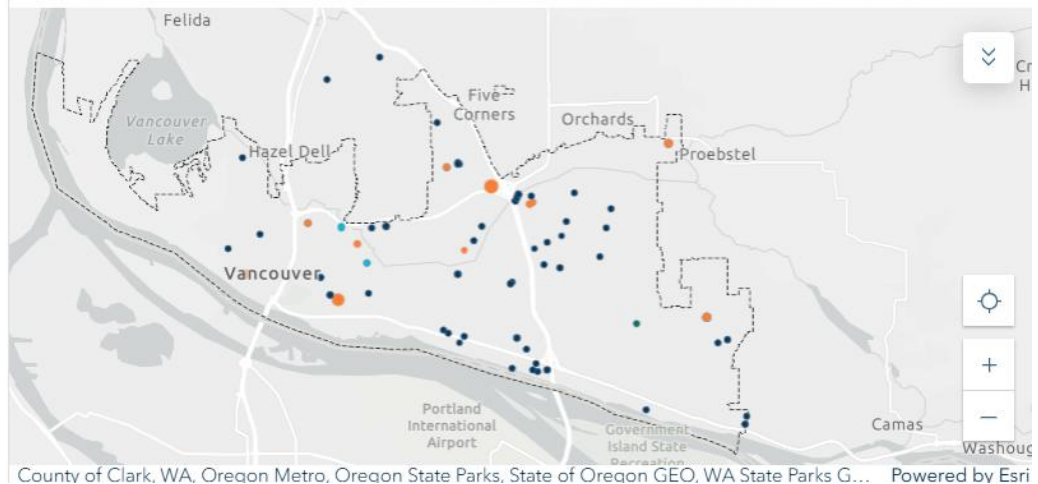
The dashboard allows City staff and the public to see where development is happening, how many units of each type have been completed, and how that activity is distributed geographically.

Housing Units by Residential Category

- Single Family Residential
- Multi-Family Residential
- Plex
- Mobile Home

Units completed by use category

Size of point location is relative to the number of units completed for the permitted project



This dashboard promotes the following objectives:

- ✓ **Transparency and accountability:** makes housing data publicly accessible and easy to understand, helping residents and stakeholders see real-time trends in housing development.
- ✓ **Informed decision-making:** provides data to monitor progress on housing goals, understand gaps in housing supply, and allocate resources where they are needed most.
- ✓ **Community engagement:** allows users to explore data relevant to their neighborhoods, building trust and supporting community involvement in housing planning.
- ✓ **Citywide policy support:** complements broader planning efforts, especially Comprehensive Plan, and provides the data foundation needed to target incentives and track outcomes over time.

Housing Action Plan Status Report March 2026

Status Indicators:



Not Underway







In Progress















Complete
















2026 Priority





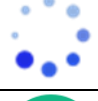

Land Use and Code		Status	Detail and Updates
1	Complete Comp Plan		<ul style="list-style-type: none"> Establish citywide housing and density goals Remove barriers to housing density and type Update zoning to achieve more infill and naturally affordable housing Housing need assessed & affordability goals established Land Use possibilities developed and shared for community feedback EIS completed New land use and code strategies will be implemented through the Comp Plan update, which is on track for 2026 adoption
2	Update code		
3	Update zoning		
4	Expand affordable housing flexibility		<ul style="list-style-type: none"> Provided flexibility on parking minimums and design guidelines requirements to encourage affordable housing development







Policies and Process		Status	Detail and Updates
5	Streamline development review		<ul style="list-style-type: none"> Implemented shortened timelines for engineering review Simultaneous permit/plat review implemented Further improvements needed to eliminate unnecessary steps and reduce review timelines
6	Allow single stair exits for larger multifamily projects		<ul style="list-style-type: none"> Interim code implemented in 2026 in anticipation of upcoming change to state building code.
7	Increase staff capacity		<ul style="list-style-type: none"> Add staff and increase expertise to aid quicker review and processing Form housing-specific review team for responsiveness and consistency

Policies and Process		Status	Detail and Updates
8	Expand SEPA categorical exemptions		<ul style="list-style-type: none"> Housing projects with 200 units or less will be classified as Type I as part of Comp Plan; categorically exempt from SEPA Additional updates to SEPA may be included with Comp Plan updates
9	Reduce environmental review for new development		<ul style="list-style-type: none"> Most new development will be exempt after adoption of Comp Plan which lessens the need for Planned Action Ordinances.
10	Update Title 20		<ul style="list-style-type: none"> Update as part of Comp Plan to clarify Planning Commission role and narrow review authority
11	Eliminate traffic study requirements for affordable housing		<ul style="list-style-type: none"> Potential exemptions to be studied after adoption of Comp Plan
12	Support new ADU construction		<ul style="list-style-type: none"> Share WA State approved pre-fabricated plans on COV website Explore development of pre-approved ADU building plans
13	Reduce impact of Green Building Policy		<ul style="list-style-type: none"> Green Building Policy adopted by Council in 1/26 Economic analysis helped exempt affordable development from most expensive Green Building requirements
14	Adopt Downtown Design Guidelines		<ul style="list-style-type: none"> Limits on most expensive requirements Affordable housing exempted from new guidelines in favor of flexibility for lower cost options
15	Avoid fee and cost Increases		<ul style="list-style-type: none"> Delay implementation of new policies and fees that will increase the cost of new development
16	Align development agreements with housing goals		<ul style="list-style-type: none"> Incorporate City priorities when negotiating Development Agreements Establish consistency in required outcomes

Investment and Incentives		Status	Detail and Updates
17	Accelerate AHF funding		<ul style="list-style-type: none"> 2024: AHF Levy renewed; new software implemented 2025: Adopted rolling, forward-commitment funding model to strengthen state funding competitiveness
18	Increase leverage for AHF (minimum goal 10 to 1)		<ul style="list-style-type: none"> 2024 awards leveraged 23 to 1 2025 awards of \$11.15M leveraged approximately \$208M in other sources, or 18.6 to 1 return

Investment and Incentives		Status	Detail and Updates
19	Explore other City funding		<ul style="list-style-type: none"> Potential resources could include Tax Increment Financing or REET funding Explore use of City bonding capacity New resources are being explored through the Heights and other redevelopment projects
20	Establish Fee-in-Lieu Fund		<ul style="list-style-type: none"> Established in 2023 Five MFTE projects have committed Fee-in-Lieu funding and are underway First payments expected in 2026
21	Pursue local and State Funding		<ul style="list-style-type: none"> Only 1 HTF application approved in 2025 3 funded CHIP applications in 2025, total \$1.4M City submitted a capital request that provided \$1.2M to VHA for energy retrofits
22	Access Federal funding		<ul style="list-style-type: none"> Inventory underutilized programs Pursue CDS (earmarks) if available Working with potential CHDO partners to access HOME set-aside City submitted TOD funding application in 2025
23	Complete City property inventory		<ul style="list-style-type: none"> Completed inventory and mapping of city-owned properties Further work to identify strategic city-owned parcels for affordable housing development
24	Acquire strategic parcels for affordable housing		<ul style="list-style-type: none"> 2024 ARPA funding helped acquire Village 57, requiring long-term affordability Additional properties under consideration
25	Identify underutilized land for housing		<ul style="list-style-type: none"> Identify available properties owned by public partners such as C-Tran, schools, Clark College Identify faith partners with housing interest Downtown Redevelopment Study identified private properties with redevelopment potential Identify parking lots for Construction Sales Tax Deferral (CSTD)
26	Leverage City facilities needs		<ul style="list-style-type: none"> Explore City uses in ground floor spaces to reduce cost of new housing projects Review facility needs and potential opportunities for co-location
27	Encourage broader use of MFTE		<ul style="list-style-type: none"> The MFTE program was updated to increase eligibility and density in 2023 Changes in 2025 to reduce and delay fees 2025: 1 new project approved, 2 completed
28	Encourage broader use of fee waivers		<ul style="list-style-type: none"> Incentivize affordability by waiving impact fees for new income-restricted housing Added fee waiver program info to housing pre-apps to notify developers
29	Establish Construction Sales Tax Deferral (CSTD) Program		<ul style="list-style-type: none"> Program launched in 2024, first application approved in 2025 Support state updates for program flexibility



Fees		Status	Detail and Updates
30	Inventory City-imposed fees and costs		<ul style="list-style-type: none"> • Develop reduced cost schedule for affordability • Part of Comp Plan research and update
31	Reduce impact fees for new housing		<ul style="list-style-type: none"> • Implement scaling of fees in accordance with RCW changes • Part of Comp Plan update
32	Complete building fee rate study		<ul style="list-style-type: none"> • Completed in 2024, 100% cost recovery compared to other jurisdictions • No increase planned
33	Lower building fee cap		<ul style="list-style-type: none"> • Current cap of \$7 million is under review
34	Adjust fee schedule for affordable housing		<ul style="list-style-type: none"> • Further discussion needed to exempt or decrease fees for affordable development/AHF investment
35	Update System Development Charge (SDC) requirements		<ul style="list-style-type: none"> • Changed payment timing of SDCs to reduce upfront costs of affordable development









Innovation		Status	Detail and Updates
36	Explore sweat equity and co-ops		<ul style="list-style-type: none"> • Explore community co-op models and partners • No progress in 2025: Need to identify partner interest for co-op model
37	Explore at-cost housing models		<ul style="list-style-type: none"> • Research models for developing housing built and rented at a price that covers only actual costs, eliminating speculative profits
38	Support innovative building types		<ul style="list-style-type: none"> • Pilot permitting and inspection processes for innovative building types and off-site production: panelized, container housing or 3D printing • AHF funded container project in 2025: Need actual project to advance this objective
39	Redevelop commercial buildings		<ul style="list-style-type: none"> • Facilitate redevelopment or adaptive reuse of commercial buildings into to add housing and retaining businesses • No progress in 2025: Need partner interest and internal champion
40	Explore alternative debt financing		<ul style="list-style-type: none"> • Research opportunities to access debt funding products for affordable and workforce housing
41	Establish revolving loan fund		<ul style="list-style-type: none"> • Research opportunities to create a revolving loan fund to assist with multifamily pre-development





Innovation		Status	Detail and Updates
42	Identify financing for small development projects		<ul style="list-style-type: none"> • Developers of small projects and middle housing need access to additional funding options • Researched funding, partners and other jurisdictions in 2025
43	Establish Land Bank		<ul style="list-style-type: none"> • Explore establishing a land bank for housing as vehicle for property acquisition • No progress in 2025: Fee in Lieu Fund may be used for land acquisition

Housing Preservation		Status	Detail and Updates
44	Preserve multifamily housing		<ul style="list-style-type: none"> • Support acquisition and maintenance of existing properties with naturally affordable units or expiring affordability requirements • Smith Tower awarded additional \$1M AHF funding to preserve 170 units
45	Establish Rental Registration Program		<ul style="list-style-type: none"> • Stakeholders advised program development and Council approved VMC in 2025 • Registration program to monitor and preserve existing rental housing implemented in 2026
46	Fund homeowner rehabilitation		<ul style="list-style-type: none"> • Increase funding to assist homeowners maintain housing • Utilized \$1.4M state HEAR funds for energy retrofits • ARPA funding for Fourth Plain mobile home rehab
47	Preserve mobile home parks		<ul style="list-style-type: none"> • Work underway for mobile home park zoning overlay to preserve existing parks • Support mobile home park residents to acquire park ownership if listed for sale

Programmatic Support for Housing		Status	Detail and Updates
48	Expand homeownership programs		<ul style="list-style-type: none"> • Support land trust partners for long-term affordability • Awarded \$500K in AHF funding to support development of 32 new cottages for homebuyers • Support credit counseling, financial literacy and homebuyer education
49	Establish IDA Program		<ul style="list-style-type: none"> • Explore matched savings program to help households with low to moderate income save for homeownership
50	Promote shared housing		<ul style="list-style-type: none"> • Support roommate matching and other program models to increase current housing capacity

Programmatic Support for Housing		Status	Detail and Updates
51	Support construction trades		<ul style="list-style-type: none"> Promote construction and development career paths in community Partnered with NWNC to train contractors on home energy improvements
52	Build local development capacity		<ul style="list-style-type: none"> Provide technical assistance and capacity building for local housing nonprofits Connected local nonprofit as new development partner for LIHTC project in the Heights Developed one new CHDO in 2025, ready to apply for HOME funding in 2026

Advocacy & Partnerships		Status	Detail and Updates
53	Advocate for State policy changes		<ul style="list-style-type: none"> Develop annual agenda for state funding and policy in support of affordable housing Ongoing work with CMO and city lobbyist
54	Support condo reform		<ul style="list-style-type: none"> Develop advocacy agenda for condo legislation reform and increase condo development Included in City legislative priorities
55	Change SDC cost recovery statute		<ul style="list-style-type: none"> Pursue legislative change to SDC financial cost recovery statute to allow discounts or waivers for affordable housing Legislation moving forward in 2025 session
56	Review building codes		<ul style="list-style-type: none"> Advocate for changes to building code at the state level if limitations are identified Under review by building department
57	Strengthen partnership with WSHFC & Commerce		<ul style="list-style-type: none"> Build better understanding and closer partnership with state housing officials for LIHTC and Housing Trust Fund (HTF) One of six SW WA projects funded by HTF in 2025
58	Seek corporate support		<ul style="list-style-type: none"> Identify businesses, banks, credit unions and philanthropies for housing partnerships
59	Promote employee housing initiatives		<ul style="list-style-type: none"> Partner with large employers to support housing for staff, e.g., co-finance workforce housing, downpayment assistance
60	Reduce financing costs		<ul style="list-style-type: none"> Companies partner with lenders to offer employees below-market interest rates or subsidize interest costs or loan fees Will research CDFI programs, potential Amazon or MS funding

Data Tracking and Reporting		Status	Details and Updates
61	Publish annual report		<ul style="list-style-type: none"> • Annual report on housing outcomes, including HUD, AHF, MFTE, FIL, Fee waivers • Previous reports delivered in 2024 and 2025
62	Provide regular housing action updates		<ul style="list-style-type: none"> • Part of annual report; ongoing updates provided as needed • Internal monthly meetings to track actions
63	Create online housing dashboard		<ul style="list-style-type: none"> • Report on new housing by neighborhood and affordability restrictions, expanding AHF dashboard • Development underway in coordination with EPH and CDD
64	Track housing demand and project economics		<ul style="list-style-type: none"> • Identify minimum viable rent for market units and track over time • Started research to analyze construction costs, rent levels & financial feasibility • Identify number of household income thresholds relative to availability of income restricted units and track over time • Need to update metrics to align with Comp Plan