



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, May 11, 2023
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. STUDY SESSION - 5:00 P.M.

- 1. City Council Member Selection Process & Interviews - Steve Stuart, City Manager**

II. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

III. EXECUTIVE SESSION PURSUANT TO RCW 42.30.110(1)(G)

IV. DELIBERATION AND SELECTION OF POSITION NO. 2

- 1. Oath of Office - City Council Position No. 2**

V. PROCLAMATION - PUBLIC SERVICE RECOGNITION MONTH

VI. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VII. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the April 27, 2023 Meeting**

VIII. PRESENTATION

- 1. Tax Increment Area (TIA) Update - Kirk Johnson, Finance Director**

2. **Clark County Commission on Aging Annual Update - Claire Lust, Community Development Director**
3. **Port of Ridgefield Update - Randy Mueller, CEO**

IX. BUSINESS

1. **Resolution No. 626 - Declaring Certain Property as Surplus and Authorizing Its Disposition - Kirk Johnson, Finance Director**
2. **Resolution No. 627 - Approving Clark Regional Mitigation Plan - Lee Knottnerus, Deputy City Manager**

X. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

XI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. **Council**
2. **Mayor**
3. **City Manager**

XII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 11, 2023

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

City Council approves claims and/or payroll of the City on a regular basis

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

Approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT:

ATTACHMENTS:

1. May 11, 2023 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

May 11th, 2023

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ARAMARK UNIFORM SERVICES	32	5291222386	Genl Govt/Facilities	04.27.2023 Floor Mats - CH/RACC/PD	9.19
			Public Safety	04.27.2023 Floor Mats - CH/RACC/PD	4.47
			Community Development	04.27.2023 Floor Mats - CH/RACC/PD	5.78
		529121118	Genl Govt/Facilities	04.21.2023 Floor Mats - CH/RACC/PD	9.19
			Public Safety	04.21.2023 Floor Mats - CH/RACC/PD	4.47
			Community Development	04.21.2023 Floor Mats - CH/RACC/PD	5.78
		5291218116	Genl Govt/Facilities	04.21.2023 PW Floor Mats	2.42
			Public Works	04.21.2023 PW Floor Mats	32.82
			Community Development	04.21.2023 PW Floor Mats	5.10
		5291222384	Genl Govt/Facilities	04.27.2023 PW Floor Mats	2.42
			Public Works	04.27.2023 PW Floor Mats	32.82
			Community Development	04.27.2023 PW Floor Mats	5.10
		5291218126	Public Works	04.21.2023 PW Uniforms	16.30
			5291222391	Public Works	04.27.2023 PW Uniforms
ARAMARK UNIFORM SERVICES Total					152.16
BERK CONSULTING INC	3883	10781-03-23	Public Safety	2023 Police Services Study	26,722.30
BERK CONSULTING INC Total					26,722.30
BRIDGETOWER OPCO LLC	3585	745605835	Community Development	Comprehensive Plan and Capital Facilities Plan Updates	865.10
		745604312	Public Works	Ad to Bid - Garrison Ridge Slide Repair	338.80
BRIDGETOWER OPCO LLC Total					1,203.90
Bruner Michaela	UB*00885	(blank)	Genl Govt/Facilities	Refund Check 012892-000 3811 S Star View Loop	23.20
Bruner Michaela Total					23.20
BSK ASSOCIATES	2119	VG01714	Public Works	04.2023 Coliform Testing	550.00
BSK ASSOCIATES Total					550.00
CHARGEPOINT INC	3734	IN190656	Public Works	2023 Charge Point Electric Vehicle Annual Subscription	2,217.48
CHARGEPOINT INC Total					2,217.48
CHOUGH INC.	3327	74605	Genl Govt/Facilities	Now Shirts	(18.01)
			Public Safety	Now Shirts	225.00
CHOUGH INC. Total					206.99
CINTAS CORPORATION NO 2	3497	5154524867	Genl Govt/Facilities	04.2023 First Aid Supplies - PW Ops	15.98
			Public Works	04.2023 First Aid Supplies - PW Ops	215.52
			Community Development	04.2023 First Aid Supplies - PW Ops	33.49
		5154524900	Genl Govt/Facilities	04.2023 First Aid Supplies - RACC	12.98
			Community Development	04.2023 First Aid Supplies - RACC	36.34
		5154728993	Genl Govt/Facilities	PW Crew Gloves	21.37
			Public Works	PW Crew Gloves	287.58
		5154524896	Public Safety	04.2023 First Aid Supplies - PD	73.38
		5154524816	Genl Govt/Facilities	04.2023 First Aid Supplies - CH	32.14
CINTAS CORPORATION NO 2 Total					728.78
CITIES DIGITAL INC.	3382	57095	Public Works	Laserfiche License - Josh Johnson	371.77

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CITIES DIGITAL INC.	3382	57095	Community Development Information Technology	Laserfiche License - Josh Johnson Laserfiche License - Josh Johnson	278.83 278.83
CITIES DIGITAL INC. Total					929.43
CITY OF WOODLAND	2708	2023-052-PW 2023-053-PW 2023-058-PW	Public Safety Public Safety Public Safety	PD Vehicle Maintenance PD Vehicle Maintenance - 63636D 2018 Tahoe & 2020 Tahoe Prepurchase Inspection	81.59 93.83 144.00
CITY OF WOODLAND Total					319.42
CLARK COUNTY	102	CI051189 CI051095 CI051175 CI051058	Public Works Judicial Public Safety Judicial	03.2023 Whatley Decant Billing Q1.2023 Interpreter Services 2023 Annual Billing - Property & Evidence Handling/Storage 03.2023 Pretrial Supervision	7,137.57 351.53 7,900.00 2,167.37
CLARK COUNTY Total					17,556.47
Clements John	UB*00886	(blank)	Genl Govt/Facilities	Refund Check 013428-000 1114 N Heron Dr	5.56
Clements John Total					5.56
COLUMBIAN PUBLISHING	116	41923 41911	Public Works Community Development	Low Income Delinquent Accounts 2023 Ridgefield Development Code Updates	46.80 75.60
COLUMBIAN PUBLISHING Total					122.40
Cope Craig	UB*00887	(blank)	Genl Govt/Facilities	Refund Check 015336-000 4173 S Kennedy Dr	38.93
Cope Craig Total					38.93
CSD ATTORNEYS AT LAW P.S.	3294	115907 115906	Genl Govt/Facilities Genl Govt/Facilities	03.2023 Park Laundry 03.2023 Pacific Wood Treater's Site	224.00 900.00
CSD ATTORNEYS AT LAW P.S. Total					1,124.00
DEPARTMENT OF COMMERCE STATE OF WASHINGT	2889	PWTFNT-406311	Public Works	PWTF Loan - PR20-96103-012	19,565.75
DEPARTMENT OF COMMERCE STATE OF WASHINGTON Total					19,565.75
Dial Rae Russell & Robert	UB*00884	(blank)	Genl Govt/Facilities	Refund Check 010067-000 143 N 40th Ave	89.87
Dial Rae Russell & Robert Total					89.87
DIGITAL ASSURANCE CERTIFICATION LLC	3592	63454	Finance	Go Bonds Issuance Compliance Services	1,500.00
DIGITAL ASSURANCE CERTIFICATION LLC Total					1,500.00
E2 LAND USE PLANNING SERVICES LLC	485	0485-202304	Community Development	04.2023 Planning Consulting Services	4,950.00
E2 LAND USE PLANNING SERVICES LLC Total					4,950.00
EDWARD E. COLE	3897	53665	Public Safety	PD Radar Certification	2,174.00
EDWARD E. COLE Total					2,174.00
ENCORE ONE LLC	3890	223752	Genl Govt/Facilities Public Safety Public Works Community Development Public Works	04.2023 Janitorial Services 04.2023 Janitorial Services 04.2023 Janitorial Services 04.2023 Janitorial Services 04.2023 Janitorial Services	319.92 464.31 404.84 86.44 151.33
ENCORE ONE LLC Total					1,426.84
EWING VANCOUVER	2374	15148067	Public Works	Horn's Corner Park Sprinkler System Repair	77.16
EWING VANCOUVER Total					77.16
FCS GROUP	958	3731-22304104	Public Works	2023 Water and Stormwater Rate Study	12,485.00
FCS GROUP Total					12,485.00
FERNANDO JIMENEZ	2559	1661	Public Works	Park Trail Closure - Hillside Slide at Osprey Point	217.40
FERNANDO JIMENEZ Total					217.40

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FREDRICK A. CRIPPEN	191	004-2023FC	Public Works	04.2023 Water Professional Services - Crippen	110.00
FREDRICK A. CRIPPEN Total					110.00
GALINA BURLEY	3766	3766-20230511B	Public Works	04.2023 Mileage Reimbursement - Burley	76.24
		3766-20230511A	Public Works	2023 Intertwine Summit Mileage Reimb. - Burley	32.10
GALINA BURLEY Total					108.34
GEOFFREY V. SAINSBURY	3760	236	Human Resources	Employee Appreciation Lunch	1,012.00
GEOFFREY V. SAINSBURY Total					1,012.00
GISI MARKETING GROUP	2811	274291	Public Safety	Business Cards - Kaylin Debiak	224.36
		274101	Genl Govt/Facilities	2023 Spring/Summer Event Mailer	1,991.05
GISI MARKETING GROUP Total					2,215.41
GLOBAL SECURITY & SAFETY COMMUNICATIONS INC.	3447	4560187	Genl Govt/Facilities	05.2023 Alarm Monitoring Service	7.73
			Public Works	05.2023 Alarm Monitoring Service	104.22
			Community Development	05.2023 Alarm Monitoring Service	16.20
GLOBAL SECURITY & SAFETY COMMUNICATIONS INC. Total					128.15
GRANICUS LLC	3863	164568	Information Technology	04.18.2023-12.14.2023 EHQ Enterprise License - Civic Clerk	12,363.14
GRANICUS LLC Total					12,363.14
GRAY AND OSBORNE INC	207	23222.00-1	Community Development	04.2023 Sanderling Park Phase 1 Final Plat	312.15
		23219.00-2	Community Development	04.2023 Greely Farms Phase 3B Final Plat	682.27
GRAY AND OSBORNE INC Total					994.42
Grencer Kelly	UB*00882	(blank)	Genl Govt/Facilities	Refund Check 011137-000 1115 N Heron Dr	149.70
Grencer Kelly Total					149.70
GROUNDWATER SOLUTIONS INC.	2971	00727.001-49	Public Works	03.2023 Hydrological Study	1,944.75
GROUNDWATER SOLUTIONS INC. Total					1,944.75
GROVER ELECTRIC AND PLUMBING	210	HB77027	Genl Govt/Facilities	PW Ops LED Lights	2.09
			Public Works	PW Ops LED Lights	28.16
			Community Development	PW Ops LED Lights	4.38
GROVER ELECTRIC AND PLUMBING Total					34.63
HALME EXCAVATING INC.	2746	202304203	Public Works	Concrete Pouring Services	2,625.11
HALME EXCAVATING INC. Total					2,625.11
HARPER HOUF PETERSON RIGHELLIS INC.	1678	56093	Community Development	03.2023 51st Ave Roundabout & Pioneer Widening	23,092.50
		56047	Public Works	Ron Onslow Nature Playground Boundary Survey	2,280.00
HARPER HOUF PETERSON RIGHELLIS INC. Total					25,372.50
HERC RENTALS INC.	3833	33652781-001	Public Works	Parks Tools Rental	716.80
HERC RENTALS INC. Total					716.80
HONEY BUCKETS	223	553435192	Public Works	04.21.2023-05.18.2023 Davis Park Port-a-Potty	373.00
HONEY BUCKETS Total					373.00
J2 BLUE PRINT SUPPLY	243	AR135680	Public Works	Splash Pad Construction Sign	67.39
		AR135855	Community Development	04.2023 Plotter Contract	67.26
J2 BLUE PRINT SUPPLY Total					134.65
KILLA BITES INC.	3090	11006	Genl Govt/Facilities	05.2023 1SAT Treats	485.00
KILLA BITES INC. Total					485.00
MACKAY AND SPOSITO INC.	899	46389	Public Works	04.2023 Skate Park Alternatives Study	200.00
MACKAY AND SPOSITO INC. Total					200.00
MARTA L. OCHOA-RUTHERFORD	3396	576	Judicial	04.13.2023 Interpreting Services	130.00

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MARTA L. OCHOA-RUTHERFORD Total					130.00
MAUL FOSTER ALONGI INC.	834	51858	Genl Govt/Facilities	12.2022 On-Call Services - Park Laundry	3,097.50
MAUL FOSTER ALONGI INC. Total					3,097.50
Mcclinton Jerald	UB*00881	(blank)	Genl Govt/Facilities	Refund Check 013188-000 4011 N 1st Way	196.29
Mcclinton Jerald Total					196.29
Moreland Dennis	UB*00888	(blank)	Genl Govt/Facilities	Refund Check 014675-000 4237 S Waters Edge Way	0.61
Moreland Dennis Total					0.61
NAPA AUTO PARTS	498	364569	Genl Govt/Facilities	2021 Freightliner Maint. - Vac Truck	29.49
			Public Works	2021 Freightliner Maint. - Vac Truck	117.94
NAPA AUTO PARTS Total					147.43
NORTHSTAR CHEMICAL INC.	1019	250657	Public Works	Sodium Hypochlorite	721.23
		250658	Public Works	Sodium Hypochlorite	1,371.80
NORTHSTAR CHEMICAL INC. Total					2,093.03
NORTHWEST STAFFING	522	4131320	Genl Govt/Facilities	04.16.2023 Temp Services - Loucks	58.23
			Public Works	04.16.2023 Temp Services - Loucks	425.29
		4131446	Genl Govt/Facilities	04.23.2023 Temp Services - Loucks	148.67
			Public Works	04.23.2023 Temp Services - Loucks	1,085.74
NORTHWEST STAFFING Total					1,717.93
ONE CALL CONCEPTS	326	3049096	Public Works	04.2023 Excavation Notifications/Modern Ticket Delivery	147.84
ONE CALL CONCEPTS Total					147.84
ON-HOLD CONCEPTS INC	2217	603373	Information Technology	05.2023 On Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	22300500	Community Development	03.2023 Commercial Project Management	30,006.25
OTAK INC. Total					30,006.25
PARKER PACIFIC DEVELOPMENT LLC	3765	4128	Genl Govt/Facilities	Dog Refuge Park	(3,125.00)
			Public Works	Dog Refuge Park	67,937.50
		4129	Genl Govt/Facilities	Dog Refuge Park	(700.00)
			Public Works	Dog Refuge Park	15,218.00
PARKER PACIFIC DEVELOPMENT LLC Total					79,330.50
Parrish Steve	UB*00883	(blank)	Genl Govt/Facilities	Refund Check 009321-002 125 N 44th Pl	2.40
Parrish Steve Total					2.40
PATRICK HILDRETH BRAND AND DESIGN	2372	2521	Genl Govt/Facilities	04.2023 Web Design/Maintenance	1,023.64
			Public Works	04.2023 Web Design/Maintenance	239.58
			Information Technology	04.2023 Web Design/Maintenance	21.78
PATRICK HILDRETH BRAND AND DESIGN Total					1,285.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071543.000-25	Public Works	01.2023 Pioneer Street Extension	4,177.50
		0071543.000-26	Public Works	02.2023 Pioneer Street Extension	5,853.75
		0071543.000-27	Public Works	03.2023 Pioneer Street Extension	2,717.50
		0071708.001-2	Public Works	03.2023 Overlook Park Construction Management	4,675.13
PBS ENGINEERING AND ENVIRONMENTAL Total					17,423.88
PLATT ELECTRIC SUPPLY	766	Y690193	Public Works	Street Lights	545.79
PLATT ELECTRIC SUPPLY Total					545.79
PORTLAND ENGINEERING INC	2082	11766	Public Works	04.2023 Q178V Ridgefield Cellular Telemetry	228.27
PORTLAND ENGINEERING INC Total					228.27

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POSTMASTER	348	0348-20230511A	Genl Govt/Facilities	05.12.2023 Newsletter - Postage Replenishment	1,902.97
		0348-20230511B	Genl Govt/Facilities	USPS Marketing Mail Permit #40	290.00
POSTMASTER Total					2,192.97
PRAETORIAN DIGITAL	3484	INVPR116066	Genl Govt/Facilities	06/01/2023-05/31/2023 PoliceOne Academy Renewal	(120.35)
			Public Safety	06/01/2023-05/31/2023 PoliceOne Academy Renewal	1,503.64
PRAETORIAN DIGITAL Total					1,383.29
R. SCOTT BRUNSON	1467	1467-20230502	Public Works	2023 AWWA Conference Meals per Diem - Brunso	132.00
R. SCOTT BRUNSON Total					132.00
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-202303	Genl Govt/Facilities	03.2023 Operational Supplies & Maintenance	1.50
			Public Works	03.2023 Operational Supplies & Maintenance	3,319.29
RIDGEFIELD LANDSCAPE PRODUCTS Total					3,320.79
RIDGEFIELD SCHOOL DISTRICT	378	1002200107	Genl Govt/Facilities	03.2023 RACC Oper Expenses	1,649.34
			Community Development	03.2023 RACC Oper Expenses	6,322.34
RIDGEFIELD SCHOOL DISTRICT Total					7,971.68
SITEONE LANDSCAPE SUPPLY LLC	2951	129148596-001	Public Works	Horns Corner Sprinkler System Repair	109.59
		129087822-001	Public Works	Horns Corner Sprinkler System Repair	391.74
SITEONE LANDSCAPE SUPPLY LLC Total					501.33
SONSRAY MACHINERY LLC	1785	PSO068889-1	Genl Govt/Facilities	Streets/Storm Flail Mower Repair	(1.69)
			Public Works	Streets/Storm Flail Mower Repair	84.00
		PSO071977-1	Genl Govt/Facilities	Streets/Storm Flail Mower Repair	(3.68)
			Public Works	Streets/Storm Flail Mower Repair	180.68
SONSRAY MACHINERY LLC Total					259.31
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-033-027-543	Genl Govt/Facilities	03.2023 B&O and Excise Tax	707.12
			Public Works	03.2023 B&O and Excise Tax	20,065.97
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					20,773.09
STERICYCLE INC	2504	8003824220	Genl Govt/Facilities	04.2023 Secure Shredding - PD/PW Ops	5.53
			Public Safety	04.2023 Secure Shredding - PD/PW Ops	45.30
			Public Works	04.2023 Secure Shredding - PD/PW Ops	74.55
			Community Development	04.2023 Secure Shredding - PD/PW Ops	11.59
		8003862717	Genl Govt/Facilities	04.2023 Secure Shredding - RACC/CH	59.18
			Community Development	04.2023 Secure Shredding - RACC/CH	24.52
STERICYCLE INC Total					220.67
SUNNY ELIN SASSAMAN	3906	04-2023-Ridgefi	Human Resources	04.13.2023 Facilitated Communication Services - PW	787.50
SUNNY ELIN SASSAMAN Total					787.50
THE ADT SECURITY CORPORATION	3769	149613151	Genl Govt/Facilities	02.2023 PW Ops Sprinkler & Alarm Monitoring	12.84
			Public Works	02.2023 PW Ops Sprinkler & Alarm Monitoring	173.23
			Community Development	02.2023 PW Ops Sprinkler & Alarm Monitoring	26.92
THE ADT SECURITY CORPORATION Total					212.99
THE MASTERS TOUCH LLC	1786	86427	Public Works	04.2023 Backflow Test Letters	671.21
		86339	Public Works	04.2023 UB Final Bills	88.97
		P86339	Public Works	04.2023 UB Final Bills - Postage	25.92
		P86427	Public Works	04.2023 Backflow Test Letters - Postage	238.20
		86358	Public Works	04.2023 UB Delinquent Notices	202.35
		P86358	Public Works	04.2023 UB Delinquent Notices -Postage	286.20

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THE MASTERS TOUCH LLC Total					1,512.85
THE PARR COMPANY	964	26652665	Genl Govt/Facilities	PW Ops Kitchen Cabinets Installation Supplies	1.83
			Public Works	PW Ops Kitchen Cabinets Installation Supplies	28.57
		26651799	Genl Govt/Facilities	PW Shop Operational Supplies	8.10
			Public Works	PW Shop Operational Supplies	109.04
		26651977	Genl Govt/Facilities	PW Shop Operational Supplies	12.03
		Public Works	PW Shop Operational Supplies	161.87	
THE PARR COMPANY Total					321.44
Towler Matthew & Dana	UB*00880	(blank)	Genl Govt/Facilities	Refund Check 011417-000 1601 S 8th Way	136.11
Towler Matthew & Dana Total					136.11
TRACY BLEHM	809	0809-20230511	Human Resources	2023 Labor Relations Institute Mileage Reimb. - Blehm	263.31
		0809-20230502	Human Resources	2023 Labor Relations Institute Meals per Diem - Blehm	90.00
TRACY BLEHM Total					353.31
TRAFFIC SAFETY SUPPLY	432	INV058383	Genl Govt/Facilities	Street Signs	(12.09)
			Public Works	Street Signs	151.09
TRAFFIC SAFETY SUPPLY Total					139.00
WA STATE TREASURER'S OFFICE	642	0642-Q1.2023A	Genl Govt/Facilities	Q1.2023 Building Code Fees	657.50
WA STATE TREASURER'S OFFICE Total					657.50
WALTER E. NELSON COMPANY	3553	1786905	Genl Govt/Facilities	Paper Towel Dispenser & Paper Towels - CH	269.86
		1785859	Public Safety	PD Towel/TP Dispenser & Paper Products	670.78
		1788388	Genl Govt/Facilities	Foaming Hand Soap - CH	76.81
		1785860	Public Safety	PD Hand Soap Dispenser & Hand Soap	75.33
				PD Hand Soap Dispenser & Hand Soap	27.18
WALTER E. NELSON COMPANY Total					1,119.96
WASHINGTON STATE PATROL	463	123005932	Genl Govt/Facilities	04.2023 Background Checks - CPL	318.00
WASHINGTON STATE PATROL Total					318.00
WELLWORKS FOR YOU	3414	24116	Genl Govt/Facilities	04.2023 Wellness Program	(67.43)
			Human Resources	04.2023 Wellness Program	842.43
WELLWORKS FOR YOU Total					775.00
WESTERN EQUIPMENT	2363	8077441-00	Public Works	Ventrac Slope Mower	49,677.64
WESTERN EQUIPMENT Total					49,677.64
WICKUM WELD	3091	103058	Genl Govt/Facilities	Cab Rack and Cross Box Lighbars & Toolboxes	4,021.14
WICKUM WELD Total					4,021.14
Grand Total					376,519.88

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 11, 2023

AGENDA ITEM NAME: Approval of Minutes from the April 27, 2023 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

Staff has prepared the minutes for Council consideration of adoption for the Council meeting(s).

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT:

ATTACHMENTS:

1. 04-27-2023



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
APRIL 27, 2023**

Regular Meeting - 5:30 PM

I. STUDY SESSION - 5:30PM

- 1. Comprehensive Plan Update Presentation - Claire Lust, Community Development Director, Chuck Green, Public Works Director**

Comprehensive Plan update presented.

II. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

Present:

Mayor Jennifer Lindsay
Mayor Pro Tem Rob Aichele
Council Member Matt Cole
Council Member Lee Wells
Council Member Ron Onslow
Council Member Judy Chipman

- 3. Late changes to the agenda**

III. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT: (UNANIMOUS)

MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Ron Onslow
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the April 13, 2023 Meeting**

V. BUSINESS

1. **Motion - Approval of Greely Farms Phase 3B Final Plat - Claire Lust, Community Development Director**

Greely Farms Phase 3B is directly east of Phase 3A, which received final plat approval on December 1, 2022. The western portion of Phase 3B is south of Phase 2C, which received preliminary plat approval on July 5, 2022. The driveway accessing and owned by Foster Poultry Farms Oregon separates Phases 3B and 2C; they are not directly adjacent. The eastern portion of Phase 3B is directly south of Foster Farms. The Phase 3B proposal is to subdivide Assessor's Parcel #986062686 into 100 single-family detached residential lots. The lots range from 4,000 square feet to 7,541 square feet, consistent with the lot dimensions approved through the Phase 3 post-decision review. The average lot area is 4,640 square feet.

City Council discussion.

MOTION: MOVED TO APPROVE GREELY FARMS PHASE 3B FINAL PLAT AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

2. **Motion - Approval of Brownfields Revolving Loan Fund (BRLF) Grant - Kirk Johnson, Finance Director**

The City of Ridgefield has applied for \$195,000 in US Environmental Protection Agency (EPA) and Washington State Department of Commerce's (Commerce) Brownfields Revolving Loan Fund (BRLF) grant to fund the Phase I environmental site assessment before acquisition of the property and cleanup of approximately 0.06 acres located at 122 North Main Avenue, Ridgefield, Washington (the Property). The site is located in the downtown core of Ridgefield. The downtown has been targeted for significant revitalization efforts led by the City. The property's central location with great pedestrian and vehicle accessibility would make it an ideal site for economic growth and public benefit.

MOTION: MOVED TO APPROVE THE ACCEPTANCE OF THE BROWNFIELDS REVOLVING LOAN FUND GRANT IN THE AMOUNT OF \$195,000.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Judy Chipman
SECONDER:	Council Member Lee Wells
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells,

3. Motion – Public Authority Letter of Acknowledgement with the Cowlitz Tribe to add City Transportation Corridors to the National Tribal Transportation Facility Inventory - Chuck Green, Public Works Director

Title 25, Part 170 of the United States Code of Federal Regulations establishes the Tribal Transportation Program (TTP). The purpose of the TTP, according to the United States Department of Transportation, is to “provide safe and adequate transportation and public road access to and within Indian reservations, Indian lands, and Alaska Native Village communities.” This part of the CFR also provides rules and references to the statutory funding formula for the Department of the Interior (DOI), in cooperation with the Department of Transportation (DOT). These are federal transportation programs administered by the Secretaries of the Interior and Transportation. The National Tribal Transportation Facility Inventory (NTTFI) establishes which transportation corridors are eligible for funding under this program. As noted in the CFR, these corridors can extend off of Indian reservations where they can be shown to provide transportation access to reservations. The Cowlitz Tribe has identified portions of the City of Ridgefield’s roadway system, listed on the attached table and maps, that it wishes to add to the National Tribal Transportation Facility Inventory (NTTFI). The Cowlitz Tribe has noted that the roads and transportation corridors are crucial to the Tribe’s access to goods and services, existing and potential economic development, and emergency evacuation and response. Tribal members use the roads for daily living needs, to include but not exclusive of: access to schools, employment, mail, shopping, healthcare, and traditional and recreational activities. Adding these corridors to the NTTFI will not change the maintenance and jurisdictional responsibilities of the City of Ridgefield for these facilities. Approving this letter and allowing the Tribe to include these roads on the NTTFI simply opens up funding for future roadway improvement projects. While the Tribe will not receive any additional funding as a result of these Ridgefield corridors being added to the NTTFI, it will open avenues of funding not otherwise available to the City for transportation improvements. Improvements funded through Tribal Transportation programs along City facilities will be coordinated between the Cowlitz Tribe and the City of Ridgefield. The City of Ridgefield assumes maintenance responsibility for these improvements. City of Ridgefield Transportation Corridors proposed to be added to the NTTFI include:

- N. 65th Avenue
- N. Randel Drive (formerly Krause Avenue in the waterfront area)
- N. Main Avenue
- N. Reiman Road
- N. and S. 85th Avenue (formerly NE 10th Avenue)
- NW 51st Avenue
- Pioneer Street
- S. 5th Street (65th Avenue to 85th Avenue)
- S. 65th Avenue (Pioneer to S. 5th Street)
- W. Division Street (considered a Transportation corridor to accommodate a future multi-purpose trail between Main Avenue and the waterfront)
- N. Royle Road
- W. Mill Street.

Therefore, in accordance with the Cowlitz Tribe in conjunction with the City of Ridgefield is requesting the Bureau of Indian Affairs and US Department of Transportation accept the road(s) into the NTTFI.

City Council discussion.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN PUBLIC AUTHORITY LETTER OF ACKNOWLEDGEMENT WITH THE COWLITZ TRIBE.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Lee Wells
SECONDER:	Council Member Ron Onslow
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

4. Motion – Execute Interlocal Agreement with Clark County Public Health for Stormwater Source Control Education and Inspection Services for Existing Small Generators - Chuck Green, Public Works Director

With the 2020 Census showing that the City of Ridgefield has officially reached the 10,000 population level, the City will be required to operate under the “Western Washington Phase II Municipal Stormwater Permit National Pollutant Discharge Elimination System and State Waste Discharge General Permit” for discharges from Small Municipal Separate Storm Sewers. This requirement takes effect July 1, 2024. This Permit is applicable to owners or operators of regulated small Municipal Separate Storm Sewer Systems (MS4s) which, in Clark County, includes the Cities of Battle Ground, Camas and Washougal. The City of Vancouver and Clark County, which higher population levels in their jurisdictions, fall under a different permit (Phase I). The Phase II permit requires the City to update its stormwater standards and reference documents (Western Washington Stormwater Manual), develop an education and outreach program, and increases the inspection and monitoring requirements for most stormwater facilities, both public and private. The private facilities that will fall under these requirements will be primarily those with the highest probable contribution to water pollutants, namely existing institutional, commercial, and industrial sites. The permit will require the City to annually complete the number of inspections equal to 20% of the businesses and/or sites listed in their source control inventory; in other words, the City will be required to inspect all such stormwater facilities falling under this permit every five years. These requirements will likely increase the number of City Public Works/ Stormwater staff to carry out these inspections, education and outreach. Clark County’s Department of Public Health has received a Department of Ecology Pollution Prevention Assistance grant to provide dedicated staff for inspections whose function is to provide technical and educational outreach to small businesses, including inspections and monitoring. This grant is a level to which the county is offering to provide this assistance to small cities, such as Ridgefield, with the work fully funded by the Department of Ecology grant. This program is expected to continue well into the future. Currently, Camas and Washougal have been participating, and the City of Battle Ground recently opted back into the program. By participating in this program, the City is expected to reduce the needs for additional Public Works staff time as it operates under the Phase II permit starting July 1, 2024. The terms of the agreement are that it will begin upon full execution of the agreement between the City and Clark County, and continues for the duration of Clark County’s award from Ecology for the Pollution Prevention Assistance (PPA) Program. Clark County reserves the right to extend the contract for a period of five (5) one (1) year periods.

City Council discussion and feedback.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE INTERLOCAL AGREEMENT WITH CLARK COUNTY FOR STORMWATER SUPPORT SERVICES.

RESULT:	(4-2)
MOVER:	Council Member Matt Cole
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Lindsay, Council Member Cole, Council Member Onslow, Council Member Chipman
NAYS:	Mayor Pro Tem Aichele, Council Member Wells

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE POTENTIAL CHANGES TO THE INTERLOCAL AGREEMENT AS DISCUSSION DURING THE MEETING.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Ron Onslow
SECONDER:	Council Member Matt Cole
AYES:	Mayor Lindsay, Council Member Cole, Council Member Onslow, Council Member Chipman

5. Motion - Approve Overlook Park Splash Pad Change Order - Galina Burley, Parks Manager, Chuck Green, Public Works Director

This project proposes the construction of a splash pad behind the stage at the Overlook park. The splash pad will incorporate a combination of natural elements and ground level features for water play with the following considerations:

Approximately 2,000 square feet
 Recirculating system
 Rain Garden
 Direct discharge to sewer

Landform-type amphitheater seating due to requirements from the Department of Archaeological and Historical Preservation (DAHP) permit, additional cost including construction acceleration expenses require additional funds. DAHP review was not triggered until the funding from Commerce was confirmed in November 2022. This change order covers the cost of accelerated construction, additional labor, overtime cost, additional equipment, and expedited electrical.

MOTION: MOVED TO APPROVE THE CHANGE ORDER TO INCREASE THE CONTRACTOR'S BUDGET BY \$128,232.51.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Ron Onslow
SECONDER:	Council Member Matt Cole
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

6. Motion - Approval of the Appointment Process for City Councilor - Steve Stuart, City Manager

City Manager Steve Stuart discussed the appointment process with the Council to fill the vacant position resigned by Rachel Coker.

MOTION: MOVED TO APPROVE APPOINTMENT PROCESS AS DISCUSSION, REQUESTING PUBLIC TO SUBMIT QUESTIONS AND ADDING ADDITIONAL QUESTION TO THE APPLICATION.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Matt Cole
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

VI. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading Ordinance No. 1399 - Sanderling Park Phase 1 Plat Alteration - Claire Lust, Community Development Director

On July 14, 2022, Ridgefield City Council approved the Sanderling Park Phase 1 final plat (PLZ-22-0010). Phase 1 subdivided Parcel #986059670 (12.26 acres) into 46 single-family detached residential lots, consistent with the Kennedy Farms DA, Kennedy Farm East Preliminary PUD, and subsequent post decision review. The Phase 1 final plat was recorded at the Clark County Auditor's office on August 3, 2023. S Green Pastures Drive is the east-west street through Phase 1. On the recorded Sanderling Park Phase 1 final plat, S Green Pastures Drive was labeled as a collector street. Per the Kennedy Farm East preliminary PUD, the required minimum street side yard setback adjacent to collector streets is fifteen (15) feet. The required minimum street side yard setback adjacent to non-collector streets is ten (10) feet. The Phase 1 final plat includes a table showing these street side yard setback standards. Therefore, as approved through PLZ-22-0010, the required street side yard setback adjacent to S Green Pastures Drive is fifteen feet. Through engineering review of the Sanderling Park project, the applicant and the City agreed to relocate the east-west collector street through Sanderling Park to the southern boundary of the overall subdivision, outside of Phase 1. Therefore, S Green Pastures Drive is not a collector street (it is a local access street) and should not be identified as a collector street on the Phase 1 final plat. Further, the ten-foot minimum street side yard setback for non-collector streets should apply to lots adjacent to S Green Pastures Drive rather than the fifteen-foot minimum street side yard setback for collector streets. The plat alteration proposal is to revise the Sanderling Park Phase 1 final plat accordingly.

Mayor Lindsay Opened Public Hearing: 8:27PM

No testimony was received.

Mayor Lindsay Closed Public Hearing: 8:27PM

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1399 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Ron Onslow
SECONDER:	Council Member Matt Cole
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

2. Public Hearing and First Reading of Ordinance No. 1400 - Amendment to Development Agreement for Kemper Grove regarding 35th Avenue Improvements - Steve Stuart, City Manager

The developer, Hinton Development through H2 Grove, is obligated to construct certain street

improvements along a portion of 35th Avenue along with other public improvements as part of the Phase 3 Kemper Grove PUD Subdivision. There is a portion of 35th which is beyond the scope of improvements conditioned in the Subdivision permit and classified as a system improvement under our CFP and TIF list.

Because these street improvements would benefit the Kemper Grove PUD Subdivision and the Developer and the City entered into a development agreement for the Developer to construct them as a part of the development to the agreed City standards, while the City agreed to use best efforts to acquire a portion of Right of Way required for the construction and also to bring to the Council an amendment to the City's TIF list to make the proposed project TIF credit eligible. The City has added the project to the TIF credit eligible list and developer has bonded for the improvements with City approval as part of the final plat process in accordance with existing City code and State law. Because the City experienced delays in acquiring the right of way for a portion of the improvements, the Parties wish to enter into an agreement extending the time for construction of the improvements. The proposed amendments extend the time for the City to acquire the right of way to December 31, 2023 and limits the obligations of the developer to constructing those improvements where right of way exists as of December 31, 2023. The City similarly agrees to issue the TIF credits for only the portion constructed and to reimburse for any design costs for work they were unable to construct because of the lack of right of way. Finally the agreement confirms the ability to bond for the improvements and to have occupancy permits approved for the Phase 3 lots.

Mayor Lindsay Opened Public Hearing: 8:32PM

No testimony was received.

Mayor Lindsay Closed Public Hearing: 8:32PM

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1400 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Matt Cole
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

VII. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under <https://ridgfieldwa.us/government/city-council-meeting-audio-files/>.

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

- Council Member Cole - Attended CREDC annual spring luncheon.
- Council Member Chipman - Attended Spring Clean up event.
- Council Member Wells - Attended CREDC annual spring luncheon.
- Mayor Pro Tem Aichele - Attended Spring Celan up event, ribbon cutting for new business, Friends of the

Ridgefield library meeting, Raptors food taste sampling, Neighbors on Watch meeting/training, pre-application conference, City Manager briefing, CREDC annual spring luncheon, Port of Ridgefield meeting. Council Member Onslow - Attended Spring Clean up event, CREDC annual spring luncheon, C-Tran update.

2. Mayor

Attended Clark County Commission meeting.

3. City Manager

City Manager Steve Stuart - Take your Kid to Work Day event update, First Saturday in May event program provided.

Public Works Director Chuck Green - Pioneer Street Extension project update.

Finance Director Kirk Joshnon - State Auditors meeting update.

IX. ADJOURN

8:45PM

Julie Ferriss, City Clerk

Jennifer Lindsay, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 11, 2023

AGENDA ITEM NAME: Tax Increment Area (TIA) Update

GOVERNING LEGISLATION

RCW 39.114 Tax Increment Financing

PREVIOUS COUNCIL ACTION TAKEN:

Council received a presentation on Tax Increment Financing 101 on October 27, 2022. Council received an update on the status of the due diligence on February 9, 2023.

SUMMARY/BACKGROUND:

City staff are conducting due diligence on the adoption of a Tax Increment Area to provide financing options for capital projects. The presentation will include an update on where we are in the process including next steps.

BUDGET/FINANCIAL IMPACTS:

A draft report is in process. The report will be provided to the Council when completed.

RECOMMENDED ACTION OR MOTION:

No action requested. Presentation only.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Ridgefield_CC_PP_2023_05_11b
2. Ridgefield_TIA_Report_2023_05_07

City of Ridgefield Tax Increment Area City Council Meeting

Nick Popenuk, Tiberius Solutions
May 11, 2023

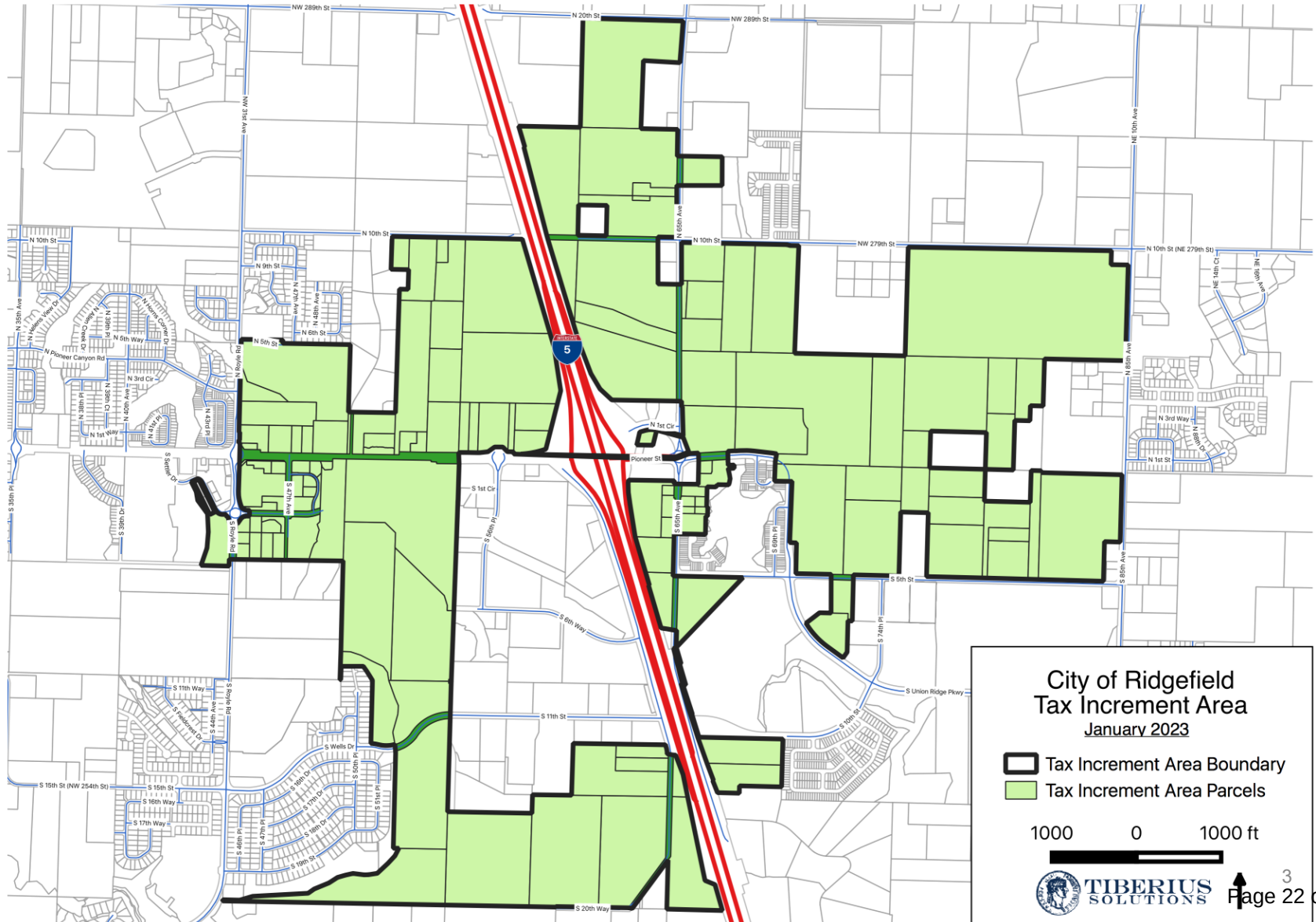


**TIBERIUS
SOLUTIONS**

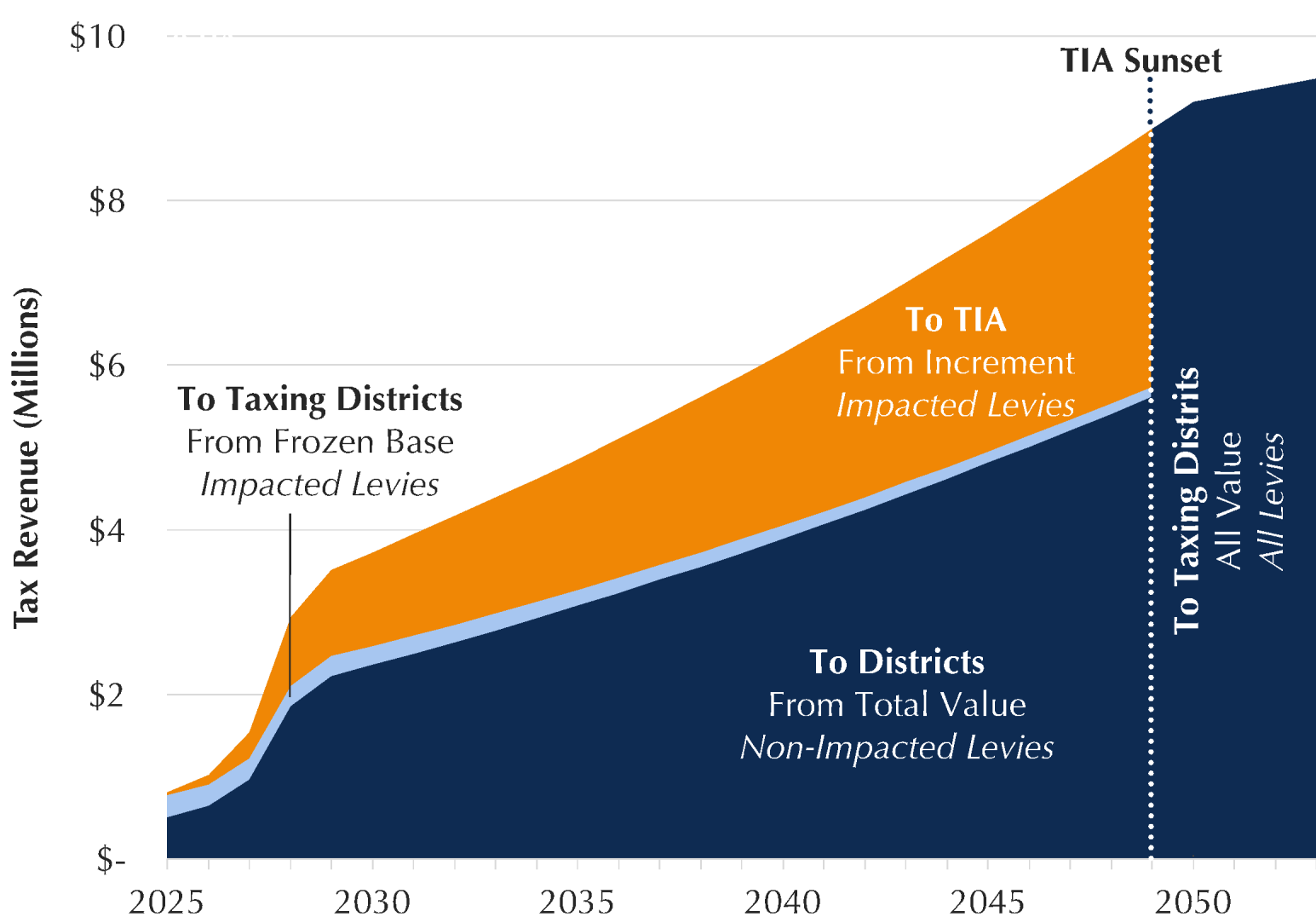
Council Input

- Should staff proceed with the next steps of preparing a TIA for City Council consideration?
 - Send Project Analysis Report to State Treasurer for review
 - Outreach to impacted taxing districts and key stakeholders
 - Schedule two public briefings
 - Coordinate with County Assessor

Proposed TIA Boundary



Tax Revenue Forecast



Anticipated Financial Capacity

Total Funding for Projects (Nominal \$)	\$44,300,000
Total Funding for Projects (2023 \$)	\$39,500,000
Total Cost of Debt Service (Nominal \$)	\$74,400,000
Amount from Tax Allocation Revenue	\$43,900,000
Amount from Other Funding Sources	\$30,500,000

Impacts to Taxing Districts

Taxing District	Foregone Revenue
County Current Expense	\$10,700,000
Clark County Conservation Futures	\$400,000
City of Ridgefield	\$9,000,000
Clark-Cowlitz Fire Rescue	\$18,200,000
Fort Vancouver Library	\$3,900,000
Port of Ridgefield	\$1,800,000
Total	\$43,900,000

Project List (Millions)

Project (Termimi)	Estimated Project Cost		Years of Construction
	2023\$	Nominal\$	
A Widen Royle Road	\$4.9	\$5.0	2024/2025
B 5th Street or Pioneer Canyon Drive	\$4.8	\$4.9	2024
C N 51st Avenue	\$2.6	\$2.7	2024/2025
D N 56th Avenue	\$2.1	\$2.1	2024
E S 51st Avenue	\$6.7	\$7.0	2024
F Pioneer Widening	\$34.0	\$35.0	2024
G E/W Collector South of Pioneer Street	\$1.8	\$1.9	2024/2025
H Regional Stormwater Facility	\$0.9	\$0.9	2024
I North-South Connector	\$6.0	\$6.3	2024/2025
J S 10th/11th Street Corridor and I-5 overcrossing	\$25.1	\$29.1	2028
Total	\$88.9	\$94.9	

Project Funding (Millions)

	2024	2025	2026	2027	2028	Total
Total Project Costs	\$56.7	\$9.0			\$29.1	\$94.8
Funding Sources						
LTGO Bond	\$26.3				\$21.8	\$48.1
City General Fund (Property Tax) Revenue	\$0.9					\$0.9
Impact Fees	\$3.8					\$3.8
Grants	\$10.0				\$7.3	\$17.3
Developer Contributions	\$15.8	\$9.0				\$24.8
Total Funding	\$56.8	\$9.0			\$29.1	\$94.9

Adoption Process & Timeline

- City has unilateral authority to establish TIA
- State reviews and comments, but has no formal approval
- Impacts other taxing districts, but does not require their approval

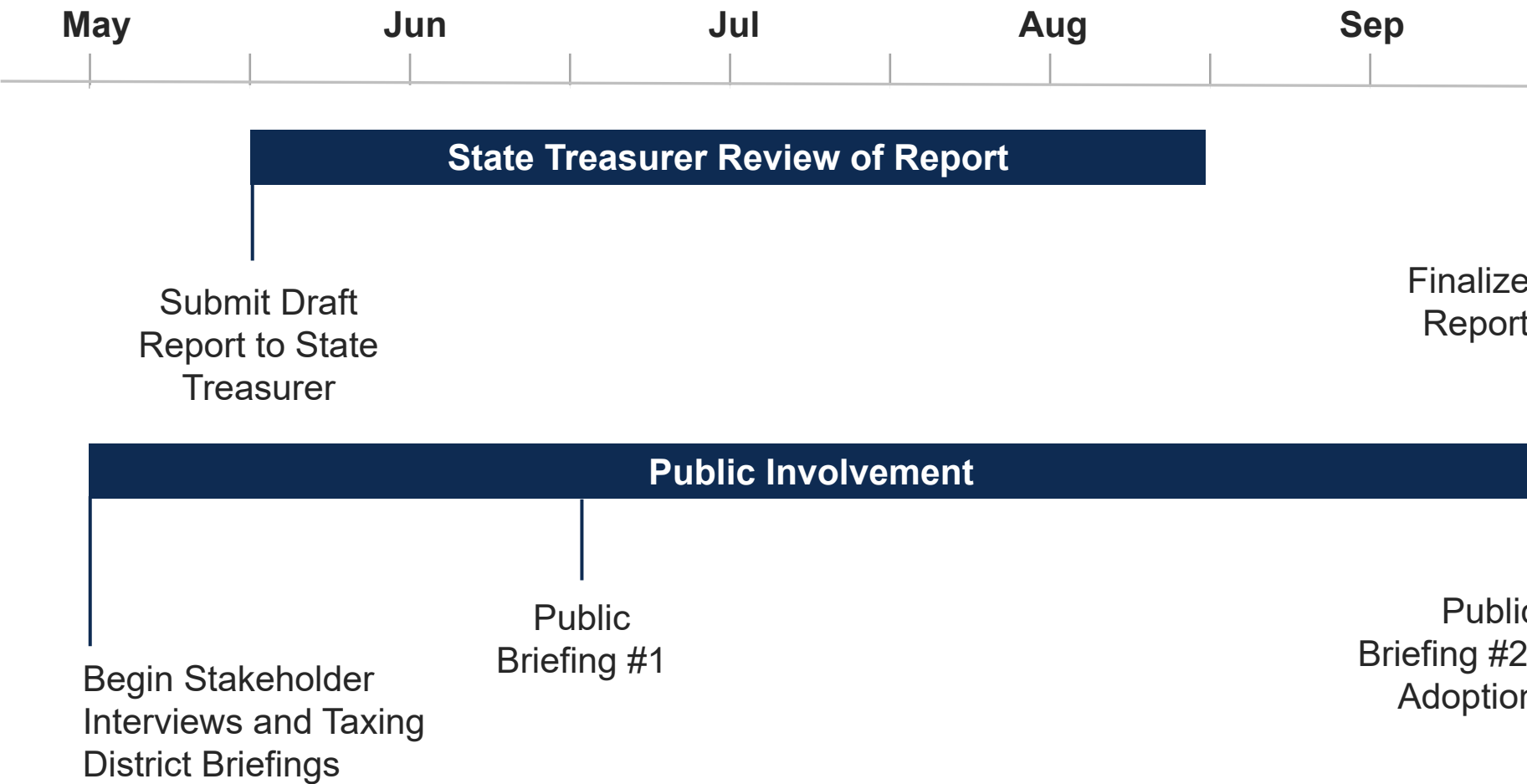
RCW Requirements

- Required by RCW
 - Review (90 days) and input from State Treasurer
 - Two public briefings
 - Ordinance adopted at public hearing
- Recommended
 - Outreach to impacted tax districts
 - Outreach to key stakeholders
 - Coordination with County Assessor

Upcoming Public Involvement Activities

- Taxing District briefings
- Stakeholder interviews
- Public Briefings x 2
- Consider Adoption of Ordinance

Project Timeline



Questions?

Nick Popenuk

Tiberius Solutions LLC

503-740-0501

popenuk@tiberiussolutions.com



**TIBERIUS
SOLUTIONS**

City of Ridgefield

Tax Increment Area

Project Analysis Report **DRAFT**



City of Ridgefield
230 Pioneer Street | PO BOX 608
Ridgefield, WA 98642

Acknowledgments

This report was prepared for the City of Ridgefield by Tiberius Solutions, a limited liability corporation headquartered in Portland, Oregon. Tiberius Solutions specializes in infrastructure funding and tax increment financing analysis, helping clients achieve their economic and financial goals.

Tiberius Solutions is not a registered municipal advisor as defined in Section 15B of the Securities Exchange Act, as amended by Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act. The contents of this report are intended to provide factual information and is not intended to be construed as advice or recommendations regarding any specific municipal financial products. The City should discuss any information and material contained in this report with any and all internal or external advisors and experts that the City deems appropriate before acting on this information.

Other firms that contributed to this report include:

- Elaine Howard Consulting, LLC led the City's efforts for public outreach and community engagement on this project.
- Johnson Economics conducted technical analysis related to the forecast of future private development in the area, and economic impacts related to job creation and housing affordability.
- PFM Financial Advisors LLC (PFM) served as the City's municipal financial advisor, providing advice on reasonable assumptions for the terms of future indebtedness.
- Pacifica Law Group served as the City's bond counsel, providing legal advice on the City's authority to incur future indebtedness.

Tiberius Solutions acknowledges the assistance and data provided by staff at the City who were deeply involved in the preparation of this report, providing input on key assumptions and review of all analysis. Tiberius Solutions would also like to thank the valuable contributions made by the Clark County Assessor's Office and the Office of the Washington State Treasurer, who provided data used in the analysis and guidance on the content of this report. Despite the assistance of other public and private-sector entities, Tiberius Solutions is responsible for the contents of this report.



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Summary

How Tax Increment Financing Works

In 2021, the Washington State Legislature passed House Bill 1189, allowing some municipalities (cities, counties, and ports) to establish Tax Increment Areas (TIAs) to fund public improvements that allow for new private development to occur. Revised Code of Washington (RCW) 39.114 describes the legislative requirements for tax increment financing in Washington. Each TIA must have a clearly defined boundary and a list of public improvement projects to be funded in the area. Some of the property taxes generated by increases in assessed value in a TIA are allocated to the TIA to help pay for the public projects in the area. Revenues that a jurisdiction receives from a TIA are not restricted by other RCW provisions that would otherwise limit the jurisdiction's levy amount to no more than 101 percent of the prior year's levy authority. This process of tax increment financing does not increase the total tax rates on any property. Instead, each TIA redirects some of the taxes that would have been collected by other taxing districts for the TIA projects instead.

With a TIA, a municipality can borrow money to fund important public projects in an area, and then pay back the cost of those projects with property tax revenues generated by the new private development inside the TIA. TIAs can collect property taxes for no more than 25 years. The projects funded by a TIA are intended to stimulate new construction that occurs sooner or with higher values than would otherwise be expected to occur. Thus, some of the property taxes received by TIAs would not exist without the new public projects paid for by the TIA.

When a municipality establishes a TIA, the current value of property in the TIA is “frozen” and called the *base value*. Property taxes paid on the base value are paid as usual to the taxing districts that collect property taxes in the area. Over time, the property values in the TIA are expected to increase. Property value above the base value is called the *increment value*. Some property taxes paid on the increment value are distributed to the TIA, called *tax allocation revenues*. Some taxing districts, like school districts, are identified in RCW as not impacted by TIAs. Thus, some taxing districts continue to receive taxes paid on the increment value, like usual.

Anticipated Public Improvements

The proposed City of Ridgefield (City) TIA is centered around the intersection of I-5 and SR 501/Pioneer Street. The boundary includes properties stretching as far north as North 20th Street, east as North 85th Ave, south as South 20th Way, and west as Royle Road. The boundary includes 939.1 acres. The development of this area is vital to the City's goal to become a regional employment center for Clark County and Southwest Washington that provides a wealth of living-wage employment opportunities for residents. For this development to occur, the City must complete many significant infrastructure projects, including:

- Widen Royle Road to a minor arterial (3 lanes)
- Build N 5th Street or Pioneer Canyon Drive as an industrial/commercial collector (3 lanes)
- Build N 51st Avenue as an industrial/commercial collector (3 lanes)
- Build N 56th Avenue as an industrial/commercial collector (3 lanes)
- Build S 51st Avenue as a minor arterial (3 lanes)
- Build a new east-west collector roadway south of Pioneer Street/SR 501 (2 lanes)
- Widen Pioneer Street (4 lanes)
- Build a Regional Stormwater Facility at the I-5 junction
- Build a new north-south connector roadway east of I-5
- Build the South 10/11th Street Corridor and I-5 Overcrossing

The cost of these projects is estimated to total \$47.9 million in today's dollars, and tax allocation revenues from the TIA will provide essential funding for these projects. When considering the impacts of inflation and interest on debt, the cost of the public projects will be more than the amount of tax allocation revenues generated in the TIA. The City assumes some of the project costs will need to be paid for by additional funding sources.

Anticipated Private Development

As of the writing of this report, the City is aware of 21 planned development projects within the TIA boundary, totaling 1.6 million square feet with an expected improvement value of \$222.7 million (in 2022 dollars). Additional market analysis was completed to identify speculative future development opportunities based on current market conditions. It is estimated that future speculative development in the TIA through will result in an additional \$482.6 million (in 2022 dollars) in improvement value being added to the tax rolls over the life of the TIA (by 2049).

Impacts to Taxing Districts

The TIA is forecast to receive \$47.0 million in tax allocation revenues over the course of 25 years, ending in 2049. The TIA would receive tax allocation revenues from the following levies:

- Clark County: Current Expense and Conservation Futures
- City of Ridgefield
- Fort Vancouver Regional Library District
- Clark-Cowlitz Fire Rescue
- Port of Ridgefield

The following levies are not impacted by the TIA, and therefore will receive additional property tax revenues from new private development in the TIA as soon as construction is complete:

- State Schools (Part 1 and 2)

- Ridgefield School District Debt
- Ridgefield School District Enrichment
- Clark-Cowlitz Fire Rescue Emergency Medical Services (EMS)

Economic Impacts

The TIA is expected to generate substantial economic impacts for the local and regional economy. The infrastructure investments supported by the TIA will support a significant level of development, with substantial employment from construction as well as ongoing business activity. The total estimated economic impacts (direct, indirect, and induced) from the construction phase are roughly 8,806 FTE positions and \$519.2 million in labor income (current dollars).

Following development, the completed structures are expected to provide for ongoing impacts to the local and regional economy. Employees at the office and retail spaces are expected to generate income that will circulate in the local economy, supporting additional employment and tax revenues. The overall level of employment in the study area is estimated at 2,021 when completed and tenanted.

The remainder of this Report details all assumptions used for the analysis of the potential TIA.

the City of Ridgefield (whichever is less). The total assessed valuation of the City in tax year 2023 was \$3,379,164,060, which means that 20 percent of that assessed valuation is \$675,832,812. Thus, \$200 million is the applicable threshold for the maximum amount of assessed value that can be included in the TIA. As stated previously, all of the tax lots within the TIA boundary have a total taxable assessed value of \$90,973,115. Thus, the TIA boundary complies with the limitations on assessed value described in RCW. These calculations are shown below in Exhibit 2.

Exhibit 2. Calculations of Limitations on Assessed Value, Ridgefield TIA, Tax Year 2023

Total Assessed Value, City of Ridgefield	\$ 3,379,164,060
20% of Total Assessed Value	\$ 675,832,812
Statutory Limit	\$ 200,000,000
Assessed Value of TIA	\$ 90,973,115
In Compliance with RCW?	Yes
Remaining Capacity	\$ 109,026,885

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

RCW 39.114 requires the City to identify any property that it intends to acquire within the TIA boundary. At the time of writing this report, the City has not identified any specific properties it intends to acquire within the TIA boundary.

Objectives

In alignment with its Comprehensive Plan, the City has identified the following goals and objectives for the TIA:

Goals

- Support the development of Ridgefield as a regional employment center for Clark County and Southwest Washington that provides a wealth of living-wage employment opportunities for residents.
- Protect critical environmental resource areas as the city develops.
- At 45th and Pioneer: Create appropriately-scaled and attractive development within a walkable community with multimodal connections, and provide flexibility to adapt to changing economic development opportunities over time.
- At the Ridgefield Junction: Create a mixed-use destination that provides an attractive, distinctive gateway to Ridgefield and serves as an important employment and commerce center for the city and region. Key institutions and industrial anchors will be the foundation for the Junction's vitality, and new development will reinforce Ridgefield's aesthetic appeal and capitalize on its scenic setting

Objectives

- Ensure urban-level services are provided concurrently with, and allow for, new development to occur/ provide urban services to support economic development and long-term stability.
- Develop and maintain an interconnected and overlapping multimodal transportation system with excellent roadways for automobiles and freight, pedestrian walkways, bicycle facilities, and transit service.
- Ensure major transportation system investments facilitate freight mobility, job creation, regional competitive position, and revenue growth.
- Develop recurring and dedicated funding for a complete transportation program, including capital improvements.
- Maintain an adequate level of service for traffic on all transportation facilities in the area, as described in the Transportation Capital Facilities Plan component of the Comprehensive Plan.
- Design streets to manage vehicular traffic, and to provide safe and comfortable routes for walking, bicycling, and public transportation, encourage livability, increase use of alternate modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users.

Anticipated Development

Public Improvements

Recent transportation impact studies for major developments along Pioneer Street/ SR 501 corridor and in the Pioneer Junction area (I-5 at Pioneer Street interchange) have indicated that, by the Year 2030, levels-of-service at the I-5 ramp intersections, the 56th Avenue/Pioneer Roundabout, and the bottleneck segment between Royle Road and 56th Avenue will fall to level of service E, defined as unstable flow, or lower. This indicates concurrency failure and likely impacts the ability of future development to be approved.

With the two-lane segment of Pioneer Street/ SR 501 between Royle Road and 56th Avenue being a bottleneck, peak period traffic queues by the year 2030 are projected to extend:

- Westbound, from the bottleneck through the 56th Avenue roundabout and into the I-5 interchange
- Eastbound, through the Royle Road roundabout and toward the 35th Avenue roundabout.

Given the interaction with the I-5 off-ramps, especially the northbound off-ramp, the queuing on Pioneer Street will in turn lead to traffic queuing down the off-ramps toward the I-5

mainline. Queuing on the off-ramps increases the risk of collisions with vehicles exiting the freeway and vehicles traveling along the freeway.

The current comprehensive planning horizon is 2035, but is in the process of being extended to 2045. The traffic level-of-service/ concurrency, queuing and safety issues will be exacerbated after 2030, limiting the City's ability to attract economic development.

The City's Transportation Capital Facilities Plan (CFP) has identified several priority projects in the TIA which would alleviate these issues:

- Pioneer widening (multiple projects) between Royle Road and 56th Avenue
- A new I-5 overcrossing and minor arterial corridor, S. 10th/11th Street, between Union Ridge Parkway and Timm Road/Wells Drive.
- Royle Road widening
- 50th/51st Avenue projects from Pioneer Canyon Drive to Wells Drive/15th Street.

Completing these projects provides substantial transportation capacity and provides an alternative east-west route for multimodal transportation modes to Pioneer Street/SR 501, which is currently the only east-west route in the City which crosses I-5.

Therefore, the following public improvements may be funded in part or whole by tax allocation revenues generated by the TIA:

- A. **Widen Royle Road to a minor arterial (3 lanes).** This project would widen the existing two-lane roadway to three lanes and include multi modal and stormwater treatment, as well new water mains to complete the water system loop. Included would be undergrounding power lines and combining utilities into a "joint utility trench". This project would provide increased multimodal transportation capacity to serve development in the Pioneer/45th Avenue (Royle Road) subarea. This project would add non-existing multi modal and turn lanes to improve traffic flow and safer access. It also would improve water system reliability and pressure and stormwater quality that will be impacted from added development.
- B. **Build N 5th Street or Pioneer Canyon Drive as an industrial/commercial collector (3 lanes).** This project would add a new road to provide secondary access to the I-5 junction retail development and a parallel route to Pioneer Street. This project, required due to the completed traffic study, would provide direct access to the retail projects at the junction.
- C. **Build N 51st Avenue as an industrial/commercial collector (3 lanes).** This project would add a new road to provide secondary access to I-5 junction retail development, the YMCA, and the additional developable area. It will provide a key secondary direct access to the planned development in the TIA.
- D. **Build N 56th Avenue as an industrial/commercial collector (3 lanes), Pioneer to N. 10th Street.** This project would provide direct access to and transportation capacity for planned development.

- E. **Build S 51st Avenue as a minor arterial (3 lanes).** This multi-phase set of projects would build a minor arterial south from Pioneer Street to S. to 11th St, and eventually extend the corridor to Carty Road. This new roadway would service new and existing development and would provide an important north-south transportation alternative to I-5.
- F. **Widen Pioneer Street (4 lanes).** This project would include a roundabout at 51st Ave, widen Pioneer to a 4-lane boulevard with a center median and multi-modal improvements, and include stormwater system and water system improvements. This project is intended to relieve congestion to the main access point to Ridgefield and support future development.
- G. **Build a new east-west collector roadway south of Pioneer Street/SR 501 (2 lanes).** This project would extend Settler Drive/3rd Way east to S 56th Place. It would allow parallel access for new development on the south side of Pioneer Street.
- H. **Build a Regional Stormwater Facility at the I-5 junction.** This stormwater facility would be located on the NW parcels of the I-5 junction, and would provide stormwater treatment for new development and new road construction.
- I. **North-South Connector East of I-5.** This project would be a new commercial/industrial connection from Pioneer at Union Ridge Parkway to N 10th Street. It would allow for traffic circulation in the north Union Ridge area, including Clark College and PeaceHealth campuses, and is intended to relieve the surrounding collector and arterial system.
- J. **Build the 10/11th Street Corridor and I-5 Overcrossing.** This future 2/3 lane collector with bicycle and pedestrian facilities would provide an important link between the east and west parts of the City that are currently split by the I-5 corridor. It would extend from Union Ridge Parkway on the east to Timm Road/Wells Drive on the west, with an overcrossing of I-5. The overcrossing would allow for transportation circulation for future development and is also intended to relieve the Pioneer Street/SR-501 corridor, which is approaching capacity.

Exhibit 3 summarizes the estimated cost and timing of construction for each of these public improvements. Collectively, these projects are estimated to cost \$88.9 million in 2023 dollars. Assuming annual inflation of 3.0% and construction occurring between 2024 to 2028, these projects are estimated to cost \$94.9 million in year-of-expenditure dollars (i.e., “nominal” dollars), which is the estimated maximum amount of obligations contemplated.

Exhibit 3. Public Improvements to be Funded with Tax Allocation Revenues, Ridgefield TIA

Project (Termimi)	Estimated Project Cost		Years of Construction
	2023\$	YOE\$	
A Widen Royle Road (S 15th Street/Pioneer Street)	\$ 4,900,000	\$ 5,000,000	2024/2025
B 5th Street or Pioneer Canyon Drive (Royle Road/N 56th Place)	\$ 4,800,000	\$ 4,900,000	2024
C N 51st Avenue (Pioneer Street/N 5th Street)	\$ 2,600,000	\$ 2,700,000	2024/2025
D N 56th Avenue (Pioneer Street/N 5th Street)	\$ 2,100,000	\$ 2,100,000	2024
E S 51st Avenue (Pioneer Street/S 20th Way)	\$ 6,700,000	\$ 7,000,000	2024
F Pioneer Widening (Discovery Ridge/56th Place)	\$ 34,000,000	\$ 35,000,000	2024
G E/W Collector South of Pioneer Street (Pioneer at 42nd/56th Ave)	\$ 1,800,000	\$ 1,900,000	2024/2025
H Regional Stormwater Facility (I-5 Junction)	\$ 900,000	\$ 900,000	2024
I North-South Connector (Pioneer & Clark College Area/N 10th St)	\$ 6,000,000	\$ 6,300,000	2024/2025
J S 10th/11th Street Corridor and I-5 overcrossing (Union Ridge Parkway/South Wells Drive & Timm Road)	\$ 25,100,000	\$ 29,100,000	2028
Total	\$ 88,900,000	\$ 94,900,000	

Source: City of Ridgefield

RCW 39.114.020 requires the City to impose a deadline by which commencement of construction of the public improvements shall begin, "which deadline must be at least five years into the future..." Thus, for the Ridgefield TIA the deadline for construction of public improvements to begin is 2028.

Private Development

Exhibit 4 summarizes the private development forecast to occur in the TIA. As of the writing of this report, the City is aware of 21 planned development projects within the TIA boundary, totaling 1.6 million square feet with an expected improvement value of \$222.8 million (in 2022 dollars). Additional market analysis was completed to identify speculative future development opportunities based on current market conditions. When new projects complete construction, there is a delay before that increase in assessed value is reflected on the tax roll. This evaluation conservatively assumes that new construction in the TIA is added two years after construction is completed, as informed by conversations with representatives of the Clark County Assessor. It is estimated that future speculative development in the TIA will result in an additional \$482.6 million in improvement value (in 2022 dollars) being added to the tax rolls over the life of the TIA (construction occurring through 2047, and coming on the tax roll through 2049).

Exhibit 4. Summary of Estimated Private Development, Ridgefield TIA (2022\$)

Year Built	Year on Tax Roll	Improvement Value		
		Known Development	Speculative Development	Total
2024	2026	\$ 5,146,041	\$ 18,480,000	\$ 23,626,041
2025	2027	\$ 36,912,079	\$ 18,480,000	\$ 55,392,079
2026	2028	\$ 137,846,418	\$ 18,480,000	\$ 156,326,418
2027	2029	\$ 42,902,512	\$ 18,480,000	\$ 61,382,512
2028	2030	\$ -	\$ 18,480,000	\$ 18,480,000
2029	2031	\$ -	\$ 19,380,000	\$ 19,380,000
2030	2032	\$ -	\$ 19,380,000	\$ 19,380,000
2031	2033	\$ -	\$ 19,380,000	\$ 19,380,000
2032	2034	\$ -	\$ 19,380,000	\$ 19,380,000
2033	2035	\$ -	\$ 19,380,000	\$ 19,380,000
2034	2036	\$ -	\$ 20,320,000	\$ 20,320,000
2035	2037	\$ -	\$ 20,320,000	\$ 20,320,000
2036	2038	\$ -	\$ 20,320,000	\$ 20,320,000
2037	2039	\$ -	\$ 20,320,000	\$ 20,320,000
2038	2040	\$ -	\$ 20,320,000	\$ 20,320,000
2039	2041	\$ -	\$ 21,300,000	\$ 21,300,000
2040	2042	\$ -	\$ 21,300,000	\$ 21,300,000
2041	2043	\$ -	\$ 21,300,000	\$ 21,300,000
2042	2044	\$ -	\$ 21,300,000	\$ 21,300,000
2043	2045	\$ -	\$ 21,300,000	\$ 21,300,000
2044	2046	\$ -	\$ 21,300,000	\$ 21,300,000
2045	2047	\$ -	\$ 21,300,000	\$ 21,300,000
2046	2048	\$ -	\$ 21,300,000	\$ 21,300,000
2047	2049	\$ -	\$ 21,300,000	\$ 21,300,000
Total		\$ 222,807,049	\$ 482,600,000	\$ 705,407,049

Source: Johnson Economics and Tiberius Solutions with data and input from City of Ridgefield

Each of the known development projects has begun the process of land use approval from the City. At a minimum, these project developers have met with City staff for a pre-application conference, and many of these projects have already received full land use approval. Each of these projects will be consistent with the City's zoning and development standards.

Several of the known development projects require transportation infrastructure improvements to occur concurrent with their development, either to improve their own frontage or to improve the level of service for transportation facilities in the area. Some of these transportation improvements are assumed to be built by the private developers in

exchange for traffic impact fee (TIF) credits. The magnitude of TIF credits issued as a result of this development will reduce the City's future TIF revenues and thus the ability to use TIF revenues to fund other transportation projects within the TIA and elsewhere in the City. These transportation projects have been included on the TIA project list, so that if future tax allocation revenues are sufficient, the City has the option to pay for these projects with tax allocation revenues.

Long-term speculative development in the area requires more substantial infrastructure investments to be made; projects of such a magnitude that they would be impractical for any one developer to build as a condition of approval. Specifically, the Pioneer Widening and S. 10th/11th Street corridor and I-5 overcrossings are estimated to cost a combined \$59.1 million (2023 dollars). Without these vital infrastructure improvements, the City is unlikely to be able to approve future development in the area due to failing level of service for transportation facilities in the area. The City plans to use tax allocation revenue from the TIA, combined with other City resources and applicable grants to fund these transportation improvements, allowing subsequent development to occur within the TIA.

The anticipated value and timing of long-term speculative development was estimated based on the characteristics of individual tax lots within the TIA boundary and current market conditions. Properties with known short-term development projects were excluded from this analysis. The remaining tax lots were assigned an estimated residual land value per square foot based on zone, which was compared to the current real market value per square foot. Properties with a low ratio of real market value to residual land value were assumed to have the highest likelihood of development or redevelopment in the future. The result of the analysis was an estimate of the total improvement value of new construction likely to occur within the TIA each year for the duration of the 25-year forecast period. Collectively, this long-term speculative development is estimated to add \$482.6 million (in 2022 dollars) in improvement value being added to the tax rolls over the life of the TIA (2049). As stated above, this speculative future development is unlikely to occur without the public infrastructure projects that the City intends to fund in part by tax allocation revenues from the TIA.

Finance Plan

Forecast of Tax Allocation Revenues

Tax allocation revenues generated within the TIA will provide a critical source of funding to pay for the public improvements identified in this report. The tax increment area is expected to take effect on June 1, 2024, following the adoption of the ordinance establishing the TIA. Based on this timing, the first year the TIA would be eligible to receive tax allocation revenues is 2025.

The duration of the TIA shall be no more than 25 years after the first year in which tax allocation revenues are collected. This analysis assumes that the final year the TIA will be

eligible to receive tax allocation revenues is 2049. In the remainder of this section, the assumptions and methods for forecasting future tax allocation revenues are described.

Determine the Annual Levy Rates

Property tax levies included in the calculation of tax allocation revenues are limited to “regular property taxes” as defined in RCW 84.04.140, except regular property taxes levied by port districts and public utility districts to repay general obligation debt and regular property taxes levied by the state for the support of common schools. Regular property taxes also do not include any levies that are exempt from aggregate limits for junior/senior limits in RCW 84.52.043 or excess property taxes levied by local school districts.

Exhibit 5 shows the regular property tax levies that are included in the calculation of tax allocation revenues for the TIA, and the rates associated with each of these levies in 2022. Although the TIA overlaps four individual tax code areas (122000, 122019, 122024, and 122027), the property tax levies included in each are the same. This report therefore does not calculate tax allocation revenues nor report values by individual tax code area, but instead groups all tax code areas together.

Exhibit 5. Levies Included in Calculation of Tax Allocation Revenues, Ridgefield TIA, All Tax Code Areas, 2023

Taxing District	2023 Levy Rate (Per \$1,000 AV)
County Current Expense	\$ 0.774490
Conservation Futures	\$ 0.028729
City of Ridgefield	\$ 0.651021
Clark-Cowlitz Fire Res	\$ 1.319045
Fort Vancouver Library	\$ 0.279473
Port of Ridgefield General	\$ 0.130554
Total	\$ 3.183312

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

These levy rates are expected to change over time, based on increases in each jurisdiction's levy authority and changes in assessed value of property within those jurisdictions. Historically, these tax rates have decreased over time, as growth in assessed value has outpaced growth in levy authority. This analysis assumes that those historical trends will continue, with rates decreasing over time.

To forecast future changes in tax rates for jurisdictions impacted by the Ridgefield TIA, we forecast growth in assessed value for each jurisdiction, distinguishing between growth from appreciation of existing property and growth from new construction. Recent historical trends for assessed value growth in Clark County have been unsustainably high and are unrealistic to assume will continue for the 25-year duration of the TIA. Instead, we look at long-term historical trends for personal income growth as the basis for forecasting appreciation of existing property

values, and we look at forecasts of population growth as the basis for forecasting the increase in assessed value from new construction.

Personal income growth is strongly correlated with growth in property values. Data from the Federal Reserve for personal income growth in Clark County shows that the five-year rolling average from 1977 to 2012 was always between 3.7% to 5.0% per year. Growth has been more rapid over the last decade, but that rapid growth is unlikely to be sustainable in the future. Based on the long-term trends, we assume average annual growth of 4.5% for personal income, and thus 4.5% annual growth in assessed value from appreciation of existing properties for all years of the forecast period.

Assessed value growth from new construction is correlated with population growth. The most recent State Growth Management Act (GMA) population forecasts for Clark County were conducted in 2017 and cover the period from 2020 to 2040. This forecast calls for gradual slowing of population growth in the County, with an average annual growth rate of 1.6% from 2020 to 2025, but growth of only 1.0% per year from 2035 to 2040. We apply those same percentage growth assumptions to our forecast of assessed value from new construction countywide, and extend the 1.0% per year growth rate through the duration of our forecast period (2049). This forecast of future growth in assessed value from new construction countywide is not directly tied to forecasts of construction activity within the TIA, as the annual growth in assessed value in the TIA is estimated to be only a fraction of the total forecast countywide in any given year.

Exhibit 6 shows the forecast of future levy rates applicable for the TIA. The total applicable levy rate for the TIA is forecast to decrease from \$3.183312 in 2023 to \$1.325685 in 2049.

Exhibit 6. Forecast of Future Levy Rates, Ridgefield TIA

Tax Year	County Current Expense	Conservation Futures	City of Ridgefield	Clark-Cowlitz Fire Res	Fort Vancouver Library	Port of Ridgefield General	Total
2023	\$ 0.774490	\$ 0.028729	\$ 0.651021	\$ 1.319045	\$ 0.279473	\$ 0.130554	\$3.183312
2024	\$ 0.748941	\$ 0.027782	\$ 0.629545	\$ 1.275533	\$ 0.270254	\$ 0.126247	\$3.078301
2025	\$ 0.724235	\$ 0.026865	\$ 0.608778	\$ 1.233456	\$ 0.261339	\$ 0.122083	\$2.976755
2026	\$ 0.700276	\$ 0.025977	\$ 0.588639	\$ 1.192651	\$ 0.252693	\$ 0.118044	\$2.878280
2027	\$ 0.677110	\$ 0.025117	\$ 0.569166	\$ 1.153197	\$ 0.244334	\$ 0.114139	\$2.783063
2028	\$ 0.654711	\$ 0.024286	\$ 0.550337	\$ 1.115048	\$ 0.236251	\$ 0.110363	\$2.690996
2029	\$ 0.633052	\$ 0.023483	\$ 0.532131	\$ 1.078161	\$ 0.228436	\$ 0.106712	\$2.601974
2030	\$ 0.612110	\$ 0.022706	\$ 0.514528	\$ 1.042494	\$ 0.220879	\$ 0.103182	\$2.515898
2031	\$ 0.591841	\$ 0.021954	\$ 0.497490	\$ 1.007974	\$ 0.213565	\$ 0.099765	\$2.432590
2032	\$ 0.572244	\$ 0.021227	\$ 0.481017	\$ 0.974597	\$ 0.206493	\$ 0.096462	\$2.352040
2033	\$ 0.553295	\$ 0.020524	\$ 0.465089	\$ 0.942326	\$ 0.199656	\$ 0.093268	\$2.274158
2034	\$ 0.534974	\$ 0.019845	\$ 0.449689	\$ 0.911123	\$ 0.193044	\$ 0.090179	\$2.198855
2035	\$ 0.517260	\$ 0.019188	\$ 0.434799	\$ 0.880953	\$ 0.186652	\$ 0.087193	\$2.126045
2036	\$ 0.500100	\$ 0.018551	\$ 0.420374	\$ 0.851728	\$ 0.180460	\$ 0.084301	\$2.055513
2037	\$ 0.483509	\$ 0.017936	\$ 0.406428	\$ 0.823471	\$ 0.174473	\$ 0.081504	\$1.987321
2038	\$ 0.467468	\$ 0.017341	\$ 0.392945	\$ 0.796152	\$ 0.168685	\$ 0.078800	\$1.921390
2039	\$ 0.451960	\$ 0.016765	\$ 0.379909	\$ 0.769740	\$ 0.163089	\$ 0.076186	\$1.857648
2040	\$ 0.436966	\$ 0.016209	\$ 0.367305	\$ 0.744203	\$ 0.157678	\$ 0.073658	\$1.796020
2041	\$ 0.422469	\$ 0.015671	\$ 0.355119	\$ 0.719514	\$ 0.152447	\$ 0.071215	\$1.736436
2042	\$ 0.408454	\$ 0.015151	\$ 0.343338	\$ 0.695644	\$ 0.147390	\$ 0.068852	\$1.678829
2043	\$ 0.394903	\$ 0.014649	\$ 0.331948	\$ 0.672566	\$ 0.142500	\$ 0.066568	\$1.623133
2044	\$ 0.381802	\$ 0.014163	\$ 0.320935	\$ 0.650253	\$ 0.137773	\$ 0.064359	\$1.569285
2045	\$ 0.369136	\$ 0.013693	\$ 0.310288	\$ 0.628681	\$ 0.133202	\$ 0.062224	\$1.517224
2046	\$ 0.356889	\$ 0.013239	\$ 0.299994	\$ 0.607824	\$ 0.128783	\$ 0.060160	\$1.466889
2047	\$ 0.345050	\$ 0.012799	\$ 0.290042	\$ 0.587659	\$ 0.124510	\$ 0.058164	\$1.418225
2048	\$ 0.333602	\$ 0.012375	\$ 0.280420	\$ 0.568163	\$ 0.120380	\$ 0.056235	\$1.371175
2049	\$ 0.322535	\$ 0.011964	\$ 0.271117	\$ 0.549314	\$ 0.116386	\$ 0.054369	\$1.325685

Source: Tiberius Solutions

Forecast Future Assessed Value in TIA

Future growth in assessed value in the TIA will come from new construction and the appreciation of existing property. This report assumes 4.5% annual growth assessed value for existing property value, based on long-term trends in personal income for Clark County as described above.

As stated previously, much of the new construction forecast to occur in the TIA is predicated on City providing adequate infrastructure, including the projects identified in this report. The expected increases in assessed value from new construction anticipated to occur in the TIA over its lifetime were shown previously in Exhibit 4.

In addition to the value of new construction, there are vacant properties in the TIA that are currently receiving the Farm and Agricultural Land Current Use Exemption, where part of their land assessed value is exempt from property tax. The aggregate value of this exemption for properties within the TIA is \$27.7 million. As these properties develop, the exemption will expire, bringing the land value back on the tax roll as shown in Exhibit 7.¹ In addition to properties where known development is expected to occur in the short-term, the analysis assumes half of all remaining properties currently receiving the exemption will see their exemption expire due to new development in the area, spread evenly over the next 25 years (beginning in 2025). This results in \$16.4 million in land value (2023\$) expected to be returned to the tax rolls due to the expiration of the current use exemption through 2049.

¹ We have assumed a one-year delay between construction completion and the value being added back to the tax roll.

Exhibit 7. Forecast Agricultural Land Use Current Use Exemption Expiration, Ridgefield TIA

Year Built of Related Development	Year on Tax Roll	Assessed Value (2023\$)	Assessed Value (Nominal)
2024	2025	\$ 493,275	\$ 538,669
2025	2026	\$ 493,275	\$ 562,909
2026	2027	\$ 2,362,886	\$ 2,817,786
2027	2028	\$ 2,692,311	\$ 3,355,109
2028	2029	\$ 493,275	\$ 642,372
2029	2030	\$ 493,275	\$ 671,279
2030	2031	\$ 493,275	\$ 701,487
2031	2032	\$ 493,275	\$ 733,054
2032	2033	\$ 493,275	\$ 766,041
2033	2034	\$ 493,275	\$ 800,513
2034	2035	\$ 493,275	\$ 836,536
2035	2036	\$ 493,275	\$ 874,180
2036	2037	\$ 493,275	\$ 913,518
2037	2038	\$ 493,275	\$ 954,626
2038	2039	\$ 493,275	\$ 997,585
2039	2040	\$ 493,275	\$ 1,042,476
2040	2041	\$ 493,275	\$ 1,089,387
2041	2042	\$ 493,275	\$ 1,138,410
2042	2043	\$ 493,275	\$ 1,189,638
2043	2044	\$ 493,275	\$ 1,243,172
2044	2045	\$ 493,275	\$ 1,299,115
2045	2046	\$ 493,275	\$ 1,357,575
2046	2047	\$ 493,275	\$ 1,418,666
2047	2048	\$ 493,275	\$ 1,482,506
2048	2049	\$ 493,275	\$ 1,549,218
Total		\$ 16,400,522	\$ 28,975,827

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

Exhibit 8 summarizes all of the anticipated increase in assessed value from new construction, including known development, speculative development, and the expiration of current use exemptions. This exhibit includes the value of new development in both constant 2023 dollars and nominal dollars, which account for appreciation of property values between now and when the projects complete construction.² Assuming annual appreciation of 4.5% as described above,

² Note that no additional inflation is assumed between the date the construction is completed and the date the increased value appears on the tax roll based on conversations with representatives of the Clark County Assessor.

the total increase in assessed value from new construction is estimated to be \$721.8 million constant 2023 dollars, and \$1.2 billion in nominal dollars.

Exhibit 8. Assessed Value from New Construction, Ridgefield TIA

Tax Year	2023\$				Nominal\$
	From Known Development	From Speculative Development	From Expiration of Tax Exemptions	Total	Total
2025	\$ -	\$ -	\$ 493,275	\$ 493,275	\$ 538,669
2026	\$ 5,146,041	\$ 18,480,000	\$ 493,275	\$ 24,119,316	\$ 26,363,137
2027	\$ 36,912,079	\$ 18,480,000	\$ 2,362,886	\$ 57,754,965	\$ 66,029,350
2028	\$ 137,846,418	\$ 18,480,000	\$ 2,692,311	\$ 159,018,729	\$ 189,777,270
2029	\$ 42,902,512	\$ 18,480,000	\$ 493,275	\$ 61,875,787	\$ 77,136,149
2030	\$ -	\$ 18,480,000	\$ 493,275	\$ 18,973,275	\$ 24,737,046
2031	\$ -	\$ 19,380,000	\$ 493,275	\$ 19,873,275	\$ 27,074,989
2032	\$ -	\$ 19,380,000	\$ 493,275	\$ 19,873,275	\$ 28,293,364
2033	\$ -	\$ 19,380,000	\$ 493,275	\$ 19,873,275	\$ 29,566,565
2034	\$ -	\$ 19,380,000	\$ 493,275	\$ 19,873,275	\$ 30,897,060
2035	\$ -	\$ 19,380,000	\$ 493,275	\$ 19,873,275	\$ 32,287,428
2036	\$ -	\$ 20,320,000	\$ 493,275	\$ 20,813,275	\$ 35,334,491
2037	\$ -	\$ 20,320,000	\$ 493,275	\$ 20,813,275	\$ 36,924,543
2038	\$ -	\$ 20,320,000	\$ 493,275	\$ 20,813,275	\$ 38,586,147
2039	\$ -	\$ 20,320,000	\$ 493,275	\$ 20,813,275	\$ 40,322,524
2040	\$ -	\$ 20,320,000	\$ 493,275	\$ 20,813,275	\$ 42,137,038
2041	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 46,104,313
2042	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 48,179,008
2043	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 50,347,063
2044	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 52,612,681
2045	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 54,980,252
2046	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 57,454,363
2047	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 60,039,809
2048	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 62,741,601
2049	\$ -	\$ 21,300,000	\$ 493,275	\$ 21,793,275	\$ 65,564,972
Total	\$ 222,807,049	\$ 482,600,000	\$ 16,400,522	\$ 721,807,571	\$ 1,224,029,832

Source: Tiberius Solutions with data and input from the Clark County Assessor and City of Ridgefield

In addition to increases in assessed value from new construction, all property values in the TIA are estimated to increase by 4.5% per year from appreciation. Exhibit 9 summarizes the forecast total growth in assessed value in the TIA from new construction and appreciation.

Exhibit 9. Assessed Value Forecast, Ridgefield TIA (Nominal\$)

Tax Year	Prior Year	PLUS: Appreciation of Existing Property	PLUS: New Construction	Total
2023				\$ 90,973,115
2024	\$ 90,973,115	\$ 4,093,790	\$ -	\$ 95,066,905
2025	\$ 95,066,905	\$ 4,278,011	\$ 538,669	\$ 99,883,585
2026	\$ 99,883,585	\$ 4,494,761	\$ 26,363,137	\$ 130,741,483
2027	\$ 130,741,483	\$ 5,883,367	\$ 66,029,350	\$ 202,654,200
2028	\$ 202,654,200	\$ 9,119,439	\$ 189,777,270	\$ 401,550,909
2029	\$ 401,550,909	\$ 18,069,791	\$ 77,136,149	\$ 496,756,849
2030	\$ 496,756,849	\$ 22,354,058	\$ 24,737,046	\$ 543,847,953
2031	\$ 543,847,953	\$ 24,473,158	\$ 27,074,989	\$ 595,396,100
2032	\$ 595,396,100	\$ 26,792,825	\$ 28,293,364	\$ 650,482,289
2033	\$ 650,482,289	\$ 29,271,703	\$ 29,566,565	\$ 709,320,557
2034	\$ 709,320,557	\$ 31,919,425	\$ 30,897,060	\$ 772,137,042
2035	\$ 772,137,042	\$ 34,746,167	\$ 32,287,428	\$ 839,170,637
2036	\$ 839,170,637	\$ 37,762,679	\$ 35,334,491	\$ 912,267,807
2037	\$ 912,267,807	\$ 41,052,051	\$ 36,924,543	\$ 990,244,401
2038	\$ 990,244,401	\$ 44,560,998	\$ 38,586,147	\$ 1,073,391,546
2039	\$ 1,073,391,546	\$ 48,302,620	\$ 40,322,524	\$ 1,162,016,690
2040	\$ 1,162,016,690	\$ 52,290,751	\$ 42,137,038	\$ 1,256,444,479
2041	\$ 1,256,444,479	\$ 56,540,002	\$ 46,104,313	\$ 1,359,088,794
2042	\$ 1,359,088,794	\$ 61,158,996	\$ 48,179,008	\$ 1,468,426,798
2043	\$ 1,468,426,798	\$ 66,079,206	\$ 50,347,063	\$ 1,584,853,067
2044	\$ 1,584,853,067	\$ 71,318,388	\$ 52,612,681	\$ 1,708,784,136
2045	\$ 1,708,784,136	\$ 76,895,286	\$ 54,980,252	\$ 1,840,659,674
2046	\$ 1,840,659,674	\$ 82,829,685	\$ 57,454,363	\$ 1,980,943,722
2047	\$ 1,980,943,722	\$ 89,142,467	\$ 60,039,809	\$ 2,130,125,998
2048	\$ 2,130,125,998	\$ 95,855,670	\$ 62,741,601	\$ 2,288,723,269
2049	\$ 2,288,723,269	\$ 102,992,547	\$ 65,564,972	\$ 2,457,280,788

Source: Tiberius Solutions

Forecast of Tax Allocation Revenues

Exhibit 10 shows the forecast of annual tax allocation revenues, combining the forecasts of future assessed value in the TIA and applicable tax rates. Annual tax allocation revenues are expected to be \$26,525 in 2025, increasing to over \$3.1 million in its final year in 2049. Total tax allocation revenue over 25 years is expected to equal just over \$43.9 million.

Exhibit 10. Tax Allocation Revenues, Ridgefield TIA (Nominal \$)

Tax Year	Assessed Value			Levy Rate	Tax Allocation Revenues
	Total	Base Value	Increment		
2023	\$ 90,973,115	\$ 90,973,115		\$ 3.183312	\$ -
2024	\$ 95,066,905	\$ 90,973,115	\$ -	\$ 3.078301	\$ -
2025	\$ 99,883,585	\$ 90,973,115	\$ 8,910,470	\$ 2.976755	\$ 26,524
2026	\$ 130,741,483	\$ 90,973,115	\$ 39,768,368	\$ 2.878280	\$ 114,465
2027	\$ 202,654,200	\$ 90,973,115	\$ 111,681,085	\$ 2.783063	\$ 310,816
2028	\$ 401,550,909	\$ 90,973,115	\$ 310,577,794	\$ 2.690996	\$ 835,764
2029	\$ 496,756,849	\$ 90,973,115	\$ 405,783,734	\$ 2.601974	\$ 1,055,839
2030	\$ 543,847,954	\$ 90,973,115	\$ 452,874,839	\$ 2.515898	\$ 1,139,387
2031	\$ 595,396,101	\$ 90,973,115	\$ 504,422,986	\$ 2.432590	\$ 1,227,054
2032	\$ 650,482,290	\$ 90,973,115	\$ 559,509,175	\$ 2.352040	\$ 1,315,988
2033	\$ 709,320,558	\$ 90,973,115	\$ 618,347,443	\$ 2.274158	\$ 1,406,220
2034	\$ 772,137,043	\$ 90,973,115	\$ 681,163,928	\$ 2.198855	\$ 1,497,781
2035	\$ 839,170,638	\$ 90,973,115	\$ 748,197,523	\$ 2.126045	\$ 1,590,702
2036	\$ 912,267,808	\$ 90,973,115	\$ 821,294,693	\$ 2.055513	\$ 1,688,182
2037	\$ 990,244,402	\$ 90,973,115	\$ 899,271,287	\$ 1.987321	\$ 1,787,140
2038	\$ 1,073,391,547	\$ 90,973,115	\$ 982,418,432	\$ 1.921390	\$ 1,887,609
2039	\$ 1,162,016,690	\$ 90,973,115	\$ 1,071,043,575	\$ 1.857648	\$ 1,989,622
2040	\$ 1,256,444,479	\$ 90,973,115	\$ 1,165,471,364	\$ 1.796020	\$ 2,093,209
2041	\$ 1,359,088,793	\$ 90,973,115	\$ 1,268,115,678	\$ 1.736436	\$ 2,202,002
2042	\$ 1,468,426,797	\$ 90,973,115	\$ 1,377,453,682	\$ 1.678829	\$ 2,312,509
2043	\$ 1,584,853,066	\$ 90,973,115	\$ 1,493,879,951	\$ 1.623133	\$ 2,424,766
2044	\$ 1,708,784,135	\$ 90,973,115	\$ 1,617,811,020	\$ 1.569285	\$ 2,538,807
2045	\$ 1,840,659,674	\$ 90,973,115	\$ 1,749,686,559	\$ 1.517224	\$ 2,654,666
2046	\$ 1,980,943,723	\$ 90,973,115	\$ 1,889,970,608	\$ 1.466889	\$ 2,772,378
2047	\$ 2,130,126,000	\$ 90,973,115	\$ 2,039,152,885	\$ 1.418225	\$ 2,891,977
2048	\$ 2,288,723,271	\$ 90,973,115	\$ 2,197,750,156	\$ 1.371175	\$ 3,013,499
2049	\$ 2,457,280,790	\$ 90,973,115	\$ 2,366,307,675	\$ 1.325685	\$ 3,136,979
Total					\$ 43,913,884

Source: Tiberius Solutions

Factors Affecting the Accuracy of the Forecast

The biggest factor affecting the accuracy of the tax allocation revenues forecast is the value and timing of new construction in the TIA. The amount of future tax allocation revenues is, in part, dependent upon new construction. If that construction occurs on a different schedule, or with different values than has been assumed, it could impact the accuracy of the forecast.

In addition to the timing and value of new construction, actual tax allocation revenues for the TIA will depend upon the actual appreciation/depreciation in assessed value in the area as well as the actual levy rates imposed. There is significant uncertainty with these factors over the next 25 years. However, these factors are related in ways that help to provide some confidence for this forecast. Changes in property values in the TIA from appreciation/depreciation are likely to follow a similar pattern to changes in property values from appreciation/depreciation countywide. And, those countywide changes in appreciation/depreciation will determine annual changes in the levy rates imposed.

If property values increase faster than forecasted, it will result in lower levy rates and a similar forecast of annual tax allocation revenues. Similarly, if property values increase slower than forecasted (or decrease), it will result in higher levy rates and a similar forecast of annual tax allocation revenues.

The accuracy of the tax allocation revenues forecast is more impacted by the **relative** growth in assessed value within the TIA versus countywide. In theory, rates of appreciation/depreciation in these two geographies should be similar over time. However, if they do differ, it has the potential to significantly impact the tax allocation revenues forecast. If properties within the TIA appreciate faster than the county as a whole, it will lead to more tax allocation revenues than what is forecasted. Conversely, if properties within the TIA appreciate slower than the county as a whole, it will lead to less tax allocation revenues than what is forecasted.

Impact on Overlapping Tax Levies

The TIA will not increase the taxes imposed on any property owners. Instead, the tax allocation revenues are generated through the reallocation of existing tax levies. In other words, the financial impact of the TIA is not borne by taxpayers, but instead by the affected, overlapping taxing districts. These impacts occur as “foregone” tax revenues. Thus, these jurisdictions are not losing revenue relative to what they collect today, but instead these districts will temporarily forego the future increase in revenue generated within the TIA. Once the TIA ceases to collect tax allocation revenues (limited to no more than 25 years), then these impacted jurisdictions would begin to receive the full amount of annual taxes from the new construction that has occurred within the TIA.

Exhibit 11 summarizes the annual tax revenues forecast to be foregone by the affected taxing districts. The jurisdictions estimated to be most impacted are Clark-Cowlitz Fire Rescue, Clark County (current expense levy), and the City of Ridgefield. Other impacted levies would include the County Conservation Futures levy, Fort Vancouver Regional Library District, and the Port of Ridgefield. Collectively, these jurisdictions are expected to forego \$43,919,884 in tax revenue over the life of the TIA. While this is a significant amount of foregone tax revenues, it is not expected that much of this private development could or would occur within this area without the public investments proposed to be funded by the TIA. Thus, a portion of these foregone revenues likely would not exist but for the investments made by the TIA. Following the expiration of the TIA, these revenues will be redirected to the overlapping taxing districts.

Exhibit 11. Impact on Overlapping Tax Levies, Ridgefield TIA (Nominal\$)

Tax Year	County Current Expense	Conservation Futures	City of Ridgefield	Clark-Cowlitz Fire Res	Fort Vancouver Library	Port of Ridgefield General	Total
2025	\$ (6,453)	\$ (239)	\$ (5,425)	\$ (10,991)	\$ (2,329)	\$ (1,088)	\$ (26,524)
2026	\$ (27,849)	\$ (1,033)	\$ (23,409)	\$ (47,430)	\$ (10,049)	\$ (4,694)	\$ (114,465)
2027	\$ (75,620)	\$ (2,805)	\$ (63,565)	\$ (128,790)	\$ (27,287)	\$ (12,747)	\$ (310,816)
2028	\$ (203,339)	\$ (7,543)	\$ (170,922)	\$ (346,309)	\$ (73,374)	\$ (34,276)	\$ (835,764)
2029	\$ (256,882)	\$ (9,529)	\$ (215,930)	\$ (437,500)	\$ (92,695)	\$ (43,302)	\$ (1,055,839)
2030	\$ (277,209)	\$ (10,283)	\$ (233,017)	\$ (472,119)	\$ (100,030)	\$ (46,728)	\$ (1,139,387)
2031	\$ (298,538)	\$ (11,074)	\$ (250,946)	\$ (508,445)	\$ (107,727)	\$ (50,324)	\$ (1,227,054)
2032	\$ (320,176)	\$ (11,877)	\$ (269,133)	\$ (545,296)	\$ (115,535)	\$ (53,971)	\$ (1,315,988)
2033	\$ (342,129)	\$ (12,691)	\$ (287,587)	\$ (582,685)	\$ (123,457)	\$ (57,672)	\$ (1,406,220)
2034	\$ (364,405)	\$ (13,517)	\$ (306,312)	\$ (620,624)	\$ (131,495)	\$ (61,427)	\$ (1,497,781)
2035	\$ (387,013)	\$ (14,356)	\$ (325,315)	\$ (659,127)	\$ (139,653)	\$ (65,238)	\$ (1,590,702)
2036	\$ (410,729)	\$ (15,236)	\$ (345,251)	\$ (699,519)	\$ (148,211)	\$ (69,236)	\$ (1,688,182)
2037	\$ (434,806)	\$ (16,129)	\$ (365,489)	\$ (740,524)	\$ (156,899)	\$ (73,294)	\$ (1,787,140)
2038	\$ (459,249)	\$ (17,036)	\$ (386,036)	\$ (782,155)	\$ (165,719)	\$ (77,415)	\$ (1,887,609)
2039	\$ (484,069)	\$ (17,956)	\$ (406,899)	\$ (824,425)	\$ (174,675)	\$ (81,598)	\$ (1,989,622)
2040	\$ (509,271)	\$ (18,891)	\$ (428,083)	\$ (867,348)	\$ (183,770)	\$ (85,847)	\$ (2,093,209)
2041	\$ (535,740)	\$ (19,873)	\$ (450,333)	\$ (912,427)	\$ (193,321)	\$ (90,308)	\$ (2,202,002)
2042	\$ (562,626)	\$ (20,870)	\$ (472,933)	\$ (958,217)	\$ (203,023)	\$ (94,841)	\$ (2,312,509)
2043	\$ (589,938)	\$ (21,884)	\$ (495,890)	\$ (1,004,732)	\$ (212,878)	\$ (99,444)	\$ (2,424,766)
2044	\$ (617,684)	\$ (22,913)	\$ (519,213)	\$ (1,051,986)	\$ (222,890)	\$ (104,121)	\$ (2,538,807)
2045	\$ (645,872)	\$ (23,958)	\$ (542,907)	\$ (1,099,994)	\$ (233,062)	\$ (108,873)	\$ (2,654,666)
2046	\$ (674,511)	\$ (25,021)	\$ (566,980)	\$ (1,148,769)	\$ (243,396)	\$ (113,701)	\$ (2,772,378)
2047	\$ (703,609)	\$ (26,100)	\$ (591,440)	\$ (1,198,327)	\$ (253,896)	\$ (118,606)	\$ (2,891,977)
2048	\$ (733,175)	\$ (27,197)	\$ (616,292)	\$ (1,248,681)	\$ (264,565)	\$ (123,589)	\$ (3,013,499)
2049	\$ (763,217)	\$ (28,311)	\$ (641,545)	\$ (1,299,847)	\$ (275,405)	\$ (128,654)	\$ (3,136,979)
Total	\$ (10,684,107)	\$ (396,323)	\$ (8,980,853)	\$ (18,196,268)	\$ (3,855,339)	\$ (1,800,994)	\$ (43,913,884)

Not all overlapping taxing districts are impacted by the TIA. The following property tax levies are **excluded** from the calculation of tax allocation revenues:

- State Schools (Part 1 and 2)
- Ridgefield School District Debt
- Ridgefield School District Enrichment
- Clark-Cowlitz Fire Rescue EMS

All taxing districts listed above, whose rates are **not included** in the calculation of tax allocation revenues will not experience any foregone revenues from the TIA. This includes the Ridgefield School District. For these jurisdictions, the TIA will generate increased property tax revenues once the anticipated private development comes on the tax roll.

Proposed Indebtedness

To finance the public improvements identified in this report, the City anticipates issuing limited tax general obligation bonds. These bonds would be secured by a pledge of the City's property tax levy, and would be subject to statutory limitations and constraints on general obligation indebtedness. The actual terms of indebtedness are uncertain and would be based upon the ultimate timing and amount of indebtedness the City chooses to incur, and financial market conditions at that time. For the purposes of this analysis, the City consulted with their municipal financial advisors, PFM to estimate terms of indebtedness based upon current market conditions and the proposed timing and amount of future indebtedness.

The City assumes two series of indebtedness would be incurred, first in 2024 and later in 2028. The total principal amount of indebtedness is estimated to be \$44.3 million. Both series of indebtedness are assumed to be structured to be fully repaid by 2049, the final year the TIA would be eligible to collect tax allocation revenue. The estimated terms of indebtedness, including principal amount, timing, and true interest cost are shown in Exhibit 12. For the purposes of this analysis, it is assumed that the entire issuance will be tax exempt.

Exhibit 12. Estimated Terms of Indebtedness for Ridgefield TIA Public Improvements

	Series 2024	Series 2028	Total
Closing Month	July 2024	July 2028	
Principal	\$ 25,500,000	\$ 18,808,200	\$44,308,200
True Cost of Interest	4.21%	3.74%	

Source: PFM Financial Advisors LLC

Because the public improvements within the TIA are anticipated to be funded through general obligation bonds, those bonds must not exceed the City's statutory capacity for general obligation indebtedness. This analysis conservatively assumes average annual growth of 5.9% in total taxable value for the City from 2023 through the final year in which the TIA indebtedness is expected to be incurred (2028). Existing debt service includes outstanding indebtedness incurred in previous years for purposes other than the TIA public improvements. Exhibit 13 shows the calculated statutory authority for general obligation indebtedness for the City through 2028.

Exhibit 13. Statutory Authority for General Obligation Indebtedness, City of Ridgefield, 2023-2028

	2023	2024	2025	2026	2027	2028
Taxable AV	\$ 3,379,164,060	\$ 3,585,293,068	\$ 3,803,995,945	\$ 4,024,627,709	\$ 4,258,056,116	\$ 4,505,023,371
Debt Limit (% of AV)	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Debt Limit Amount	\$ 50,687,461	\$ 53,779,396	\$ 57,059,939	\$ 60,369,416	\$ 63,870,842	\$ 67,575,351
Outstanding Debt - Existing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outstanding Debt - TIA	\$ -	\$ 25,500,000	\$ 25,500,000	\$ 25,500,000	\$ 25,500,000	\$ 44,308,200
Outstanding Debt - Total	\$ -	\$ 25,500,000	\$ 25,500,000	\$ 25,500,000	\$ 25,500,000	\$ 44,308,200
Remaining Debt Capacity	\$ 50,687,461	\$ 28,279,396	\$ 31,559,939	\$ 34,869,416	\$ 38,370,842	\$ 23,267,151

Source: Port of Vancouver USA and PFM Financial Advisors LLC

Based on the assumed terms of indebtedness shown in Exhibit 12, the City's financial advisors have estimated annual debt service payments as shown in Exhibit 14. Annual payments are structured to be lowest in the early years of the TIA, including interest-only payments on the 2024 bonds through 2031. This payment structure is intended to better align annual payments with the anticipated tax allocation revenues, and minimize the amount of other general fund resources the City would need to use to pay debt service. After factoring in the cost of interest, the \$44,308,200 of principal indebtedness to fund TIA projects is estimated to require \$74,376,791 in debt service payments over the life of the TIA.

Exhibit 14. Estimated Debt Service Payments, LTGO Debt for Ridgefield TIA Public Projects (nominal \$)

Year	Series 2024			Series 2028			Total Debt Service
	Principal	Interest	Total	Principal	Interest	Total	
2024	\$ -	\$ 480,525	\$ 480,525	\$ -	\$ -	\$ -	\$ 480,525
2025	\$ -	\$ 1,161,000	\$ 1,161,000	\$ -	\$ -	\$ -	\$ 1,161,000
2026	\$ -	\$ 1,161,000	\$ 1,161,000	\$ -	\$ -	\$ -	\$ 1,161,000
2027	\$ -	\$ 1,161,000	\$ 1,161,000	\$ -	\$ -	\$ -	\$ 1,161,000
2028	\$ -	\$ 1,161,000	\$ 1,161,000	\$ -	\$ 348,391	\$ 348,391	\$ 1,509,391
2029	\$ -	\$ 1,161,000	\$ 1,161,000	\$ 235,000	\$ 835,875	\$ 1,070,875	\$ 2,231,875
2030	\$ -	\$ 1,161,000	\$ 1,161,000	\$ 335,000	\$ 821,625	\$ 1,156,625	\$ 2,317,625
2031	\$ -	\$ 1,161,000	\$ 1,161,000	\$ 450,000	\$ 802,000	\$ 1,252,000	\$ 2,413,000
2032	\$ 20,000	\$ 1,160,500	\$ 1,180,500	\$ 555,000	\$ 776,875	\$ 1,331,875	\$ 2,512,375
2033	\$ 120,000	\$ 1,157,000	\$ 1,277,000	\$ 585,000	\$ 748,375	\$ 1,333,375	\$ 2,610,375
2034	\$ 225,000	\$ 1,148,375	\$ 1,373,375	\$ 615,000	\$ 718,375	\$ 1,333,375	\$ 2,706,750
2035	\$ 340,000	\$ 1,134,250	\$ 1,474,250	\$ 645,000	\$ 686,875	\$ 1,331,875	\$ 2,806,125
2036	\$ 465,000	\$ 1,114,125	\$ 1,579,125	\$ 680,000	\$ 653,750	\$ 1,333,750	\$ 2,912,875
2037	\$ 600,000	\$ 1,087,500	\$ 1,687,500	\$ 715,000	\$ 618,875	\$ 1,333,875	\$ 3,021,375
2038	\$ 740,000	\$ 1,054,000	\$ 1,794,000	\$ 750,000	\$ 582,250	\$ 1,332,250	\$ 3,126,250
2039	\$ 895,000	\$ 1,013,125	\$ 1,908,125	\$ 790,000	\$ 543,750	\$ 1,333,750	\$ 3,241,875
2040	\$ 1,055,000	\$ 964,375	\$ 2,019,375	\$ 830,000	\$ 503,250	\$ 1,333,250	\$ 3,352,625
2041	\$ 1,230,000	\$ 907,250	\$ 2,137,250	\$ 870,000	\$ 460,750	\$ 1,330,750	\$ 3,468,000
2042	\$ 1,410,000	\$ 841,250	\$ 2,251,250	\$ 915,000	\$ 416,125	\$ 1,331,125	\$ 3,582,375
2043	\$ 1,610,000	\$ 765,750	\$ 2,375,750	\$ 960,000	\$ 369,250	\$ 1,329,250	\$ 3,705,000
2044	\$ 1,820,000	\$ 680,000	\$ 2,500,000	\$ 1,010,000	\$ 320,000	\$ 1,330,000	\$ 3,830,000
2045	\$ 2,040,000	\$ 583,500	\$ 2,623,500	\$ 1,065,000	\$ 268,125	\$ 1,333,125	\$ 3,956,625
2046	\$ 2,275,000	\$ 475,625	\$ 2,750,625	\$ 1,120,000	\$ 213,500	\$ 1,333,500	\$ 4,084,125
2047	\$ 2,525,000	\$ 355,625	\$ 2,880,625	\$ 1,175,000	\$ 156,125	\$ 1,331,125	\$ 4,211,750
2048	\$ 2,785,000	\$ 222,875	\$ 3,007,875	\$ 1,235,000	\$ 95,875	\$ 1,330,875	\$ 4,338,750
2049	\$ 3,065,000	\$ 76,625	\$ 3,141,625	\$ 1,300,000	\$ 32,500	\$ 1,332,500	\$ 4,474,125
Total	\$ 23,220,000	\$ 23,349,275	\$ 46,569,275	\$ 16,835,000	\$ 10,972,516	\$ 27,807,516	\$ 74,376,791

Source: PFM Financial Advisors LLC

Exhibit 15 shows the combination of revenue sources expected to pay the debt service payments. It is expected that \$43,913,884 of tax allocation revenues and \$30,462,907 of the City's property tax levy will be required to cover the full amount of debt service payments to fund the TIA public improvements. If actual tax allocation revenues are higher or lower than

estimated it would affect the amount of City's property tax levy that will be required to cover the debt service payments.

Exhibit 15. Tax Allocation Revenues and Debt Service Payments

Year	Payment	Revenue Source	
		Tax	
		Allocation Revenue	Property Tax Levy
2024	\$ 480,525	\$ -	\$ 480,525
2025	\$ 1,161,000	\$ 26,524	\$ 1,134,476
2026	\$ 1,161,000	\$ 114,465	\$ 1,046,535
2027	\$ 1,161,000	\$ 310,816	\$ 850,184
2028	\$ 1,509,391	\$ 835,764	\$ 673,627
2029	\$ 2,231,875	\$ 1,055,839	\$ 1,176,036
2030	\$ 2,317,625	\$ 1,139,387	\$ 1,178,238
2031	\$ 2,413,000	\$ 1,227,054	\$ 1,185,946
2032	\$ 2,512,375	\$ 1,315,988	\$ 1,196,387
2033	\$ 2,610,375	\$ 1,406,220	\$ 1,204,155
2034	\$ 2,706,750	\$ 1,497,781	\$ 1,208,969
2035	\$ 2,806,125	\$ 1,590,702	\$ 1,215,423
2036	\$ 2,912,875	\$ 1,688,182	\$ 1,224,693
2037	\$ 3,021,375	\$ 1,787,140	\$ 1,234,235
2038	\$ 3,126,250	\$ 1,887,609	\$ 1,238,641
2039	\$ 3,241,875	\$ 1,989,622	\$ 1,252,253
2040	\$ 3,352,625	\$ 2,093,209	\$ 1,259,416
2041	\$ 3,468,000	\$ 2,202,002	\$ 1,265,998
2042	\$ 3,582,375	\$ 2,312,509	\$ 1,269,866
2043	\$ 3,705,000	\$ 2,424,766	\$ 1,280,234
2044	\$ 3,830,000	\$ 2,538,807	\$ 1,291,193
2045	\$ 3,956,625	\$ 2,654,666	\$ 1,301,959
2046	\$ 4,084,125	\$ 2,772,378	\$ 1,311,747
2047	\$ 4,211,750	\$ 2,891,977	\$ 1,319,773
2048	\$ 4,338,750	\$ 3,013,499	\$ 1,325,251
2049	\$ 4,474,125	\$ 3,136,979	\$ 1,337,146
Total	\$74,376,791	\$ 43,913,884	\$30,462,907

Source: PFM Financial Advisors LLC and Tiberius Solutions

Economic Impacts

Job Creation

The TIA is expected to generate substantial economic impacts for the local and regional economy. The infrastructure investments supported by the TIA will support a significant level of development, with substantial employment from construction as well as ongoing business activity. Impacts during the construction phase are temporary, while the impacts from operations once construction is complete will be ongoing.

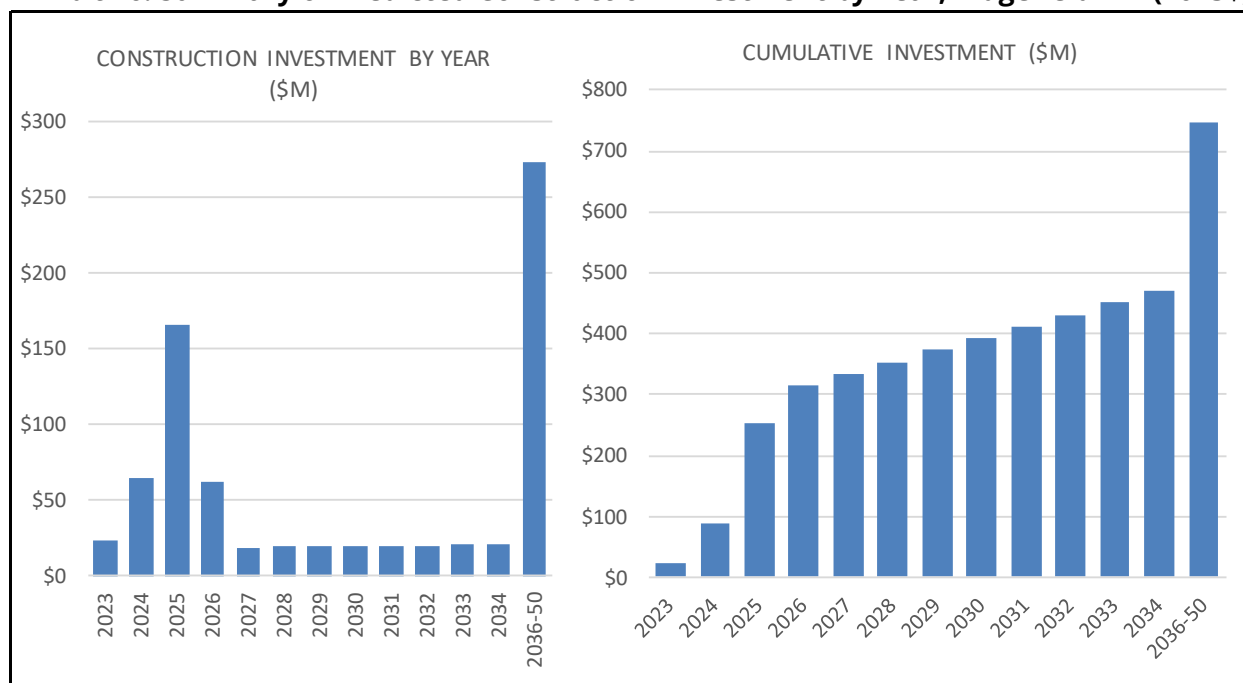
These impacts include direct impacts (jobs and spending occurring directly in the TIA), as well indirect and induced impacts. Indirect impacts are secondary impacts generated by the portion of direct expenditures that are spent on goods and services provided by local businesses. Induced impacts are secondary impacts generated by local expenditures made by employees who received personal income from the direct and indirect expenditures. The induced impacts are often referred to as the “multiplier effect” as the initial direct expenditures are re-spent multiple times, rippling through the local economy.

To model the economic impacts of various activities, Johnson Economics utilized the IMPLAN (IMPact for PLANning)³ economic multiplier model. IMPLAN is an economic impact model designed for analyzing the effects of industry activity (employment, income, or business revenues) upon all other industries in an economic area.

Private development activity in the area is expected to exceed \$700 million (2022 \$) over the next 25 years. Of that, over \$242 million is currently under construction, planned, or in the permitting process, expected to be completed over the next five years. Additionally, construction spending on public infrastructure projects funded in part or whole by the TIA is expected to total \$88.9 million (2022 \$). Exhibit 16 illustrates these planned expenditures within the TIA over time.

³ Minnesota IMPLAN Group (MIG), Stillwater, Minnesota

Exhibit 16. Summary of Predicted Construction Investment by Year, Ridgefield TIA (2023\$)



Source: Johnson Economics

To evaluate the temporary construction impacts of the proposed development programs, we calculated the **total** construction spending of the project measured as a direct industry change in construction of new nonresidential and residential commercial structures. Estimated construction expenditures were converted into estimated contributions to employment income and output at the Clark County level (Exhibit 17). Key findings include:

- Construction spending would translate into an estimated 6,014 direct full-time equivalent (FTE) jobs over the construction period. Direct jobs would pay an estimated average of roughly \$62,700 per FTE for wages and benefits.
- Because the development period is estimated to extend over multiple years, the direct construction jobs projected likely represent some of the same employees, employed throughout the project lifecycle over multiple buildings/phases.
- Each direct construction job would support approximately 0.46 indirect and induced jobs during the construction period. This translates into roughly 2,792 FTE jobs and labor income of \$142 million during the construction period.
- The total estimated economic impacts (direct, indirect, and induced) from the construction phase are roughly 8,806 FTE positions and \$519.2 million in labor income (current dollars). The average annual impact over the 25-year period would be 352 FTE positions and \$20.8 million in labor income.

Exhibit 17. Summary of Projected Impacts During Construction Phase in Ridgefield TIA, Clark County, WA (2023 \$)

	PROJECTED IMPACTS, CLARK COUNTY (2023 \$s)			
	Employment	Labor Income	Value Added	Output
CONSTRUCTION				
Direct Effect	6,014	\$377,018,871	\$409,681,456	\$745,987,049
Indirect Effect	1,109	\$59,322,929	\$86,337,546	\$171,745,977
Induced Effect	1,683	\$82,865,781	\$153,829,671	\$265,124,202
Total Effect	8,806	\$519,207,581	\$649,848,673	\$1,182,857,228

Source: Johnson Economics, based on assumed future development forecasts

The preceding table also summarizes projected impacts on value added and output. The following is a brief description of what these terms represent:

- **Output** is the value of an industry's production. It can be measured in two ways: from the sales (income) perspective or the expenditures (spending) perspective. From the income perspective, output is the sum of sales to final users in the economy (gross domestic product or "GDP"), sales to other industrial (intermediate inputs), and inventory change. From the spending perspective, output is the sum of an industry's "value added" and intermediate inputs.
- **Value added** is defined as the total market value of all final goods and services produced within a region in a given period of time. It is the sum of all added value at every stage of production of all final goods and services produced within a country in a given period of time. In other words, it is the wealth created by industry activity. Value added in a social accounting matrix model such as IMPLAN is equal to GDP.

Following development, the completed structures are expected to provide for ongoing impacts to the local and regional economy. Employees at the office and retail spaces are expected to generate income that will circulate in the local economy, supporting additional employment and tax revenues. The program at full buildout is expected to contain a mix of retail and office space, with an overall direct investment of \$705 million in construction. These impacts are summarized in Exhibit 18. Key findings include:

- On an ongoing basis, the study area is expected to accommodate 2,021 employees, with direct labor income of \$65.4 million and \$231.8 million in economic output.
- The associated ancillary indirect and induced impacts are estimated to account for 513 jobs and \$25.5 million in labor income.
- The total annual impact is estimated at 2,535 full-time equivalent positions with annual labor income in current dollars over \$90.9 million.

Exhibit 18. Summary of Projected Ongoing Impacts from Operations in Ridgefield TIA, Clark County, WA (2023 \$)

	PROJECTED ANNUAL IMPACTS, CLARK COUNTY (2023 \$s)			
	Employment	Labor Income	Value Added	Output
ONGOING - ANNUAL				
Direct Effect	2,021	\$65,396,603	\$112,193,334	\$231,738,173
Indirect Effect	218	\$10,999,378	\$18,023,255	\$36,811,312
Induced Effect	295	\$14,546,936	\$27,001,697	\$46,538,824
Total Effect	2,535	\$90,942,917	\$157,218,286	\$315,088,309

Source: Johnson Economics, based on assumed future development forecasts

The overall impacts have been separately calculated for known, short-term development projects that are actively planned and proposed. While the TIA is expected to realize the level of development summarized previously, these known projects represent near-term impacts with a higher level of certainty. As summarized in Exhibit 19, known projects are expected to support 2,858 FTE positions and \$168.5 million in labor income during construction, with ongoing annual employment of 823 with associated labor income of \$29.5 million.

Exhibit 19. Summary of Impacts, Known Projects in Ridgefield TIA, Clark County, WA (2023 \$)

	PROJECTED IMPACTS, CLARK COUNTY (2023 \$s)			
	Employment	Labor Income	Value Added	Output
KNOWN PROJECTS				
CONSTRUCTION				
Direct Effect	1,952	\$122,349,827	\$132,949,459	\$242,087,049
Indirect Effect	360	\$19,251,424	\$28,018,183	\$55,734,851
Induced Effect	546	\$26,891,529	\$49,920,667	\$86,037,869
Total Effect	2,858	\$168,492,779	\$210,888,309	\$383,859,769
PROJECTED ANNUAL IMPACTS, CLARK COUNTY (2023 \$s)				
	Employment	Labor Income	Value Added	Output
ONGOING - ANNUAL				
Direct Effect	656	\$21,222,447	\$36,408,880	\$75,203,464
Indirect Effect	71	\$3,569,508	\$5,848,890	\$11,945,974
Induced Effect	96	\$4,720,759	\$8,762,567	\$15,102,737
Total Effect	823	\$29,512,714	\$51,020,337	\$102,252,176

Source: Johnson Economics, based on assumed future development forecasts

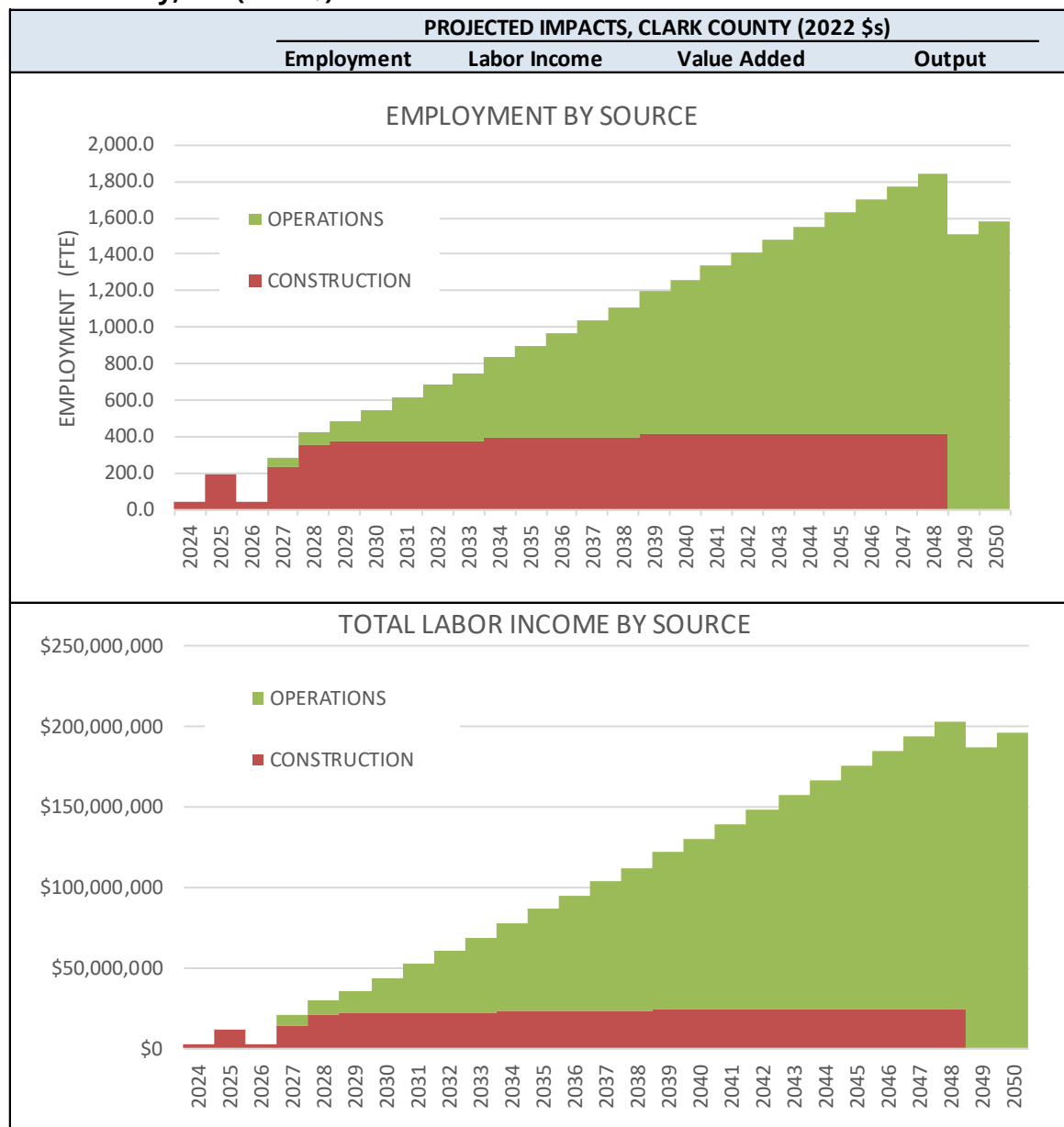
Construction and operation of the multiple development programs in the study area will support a sizable number of jobs directly, as well as having significant indirect and induced impacts. Exhibit 20 and Exhibit 21 show the construction and ongoing operation of developments in the area is estimated to support over 24,079 full time equivalent positions through 2050, reflecting average annual support of approximately 926 jobs, with roughly \$12.5 million per year in labor income in current dollars.

Exhibit 20. Summary of Average Annual Impacts from Ridgefield TIA Through 2050, Clark County, WA (2023 \$)

RIDGEFIELD TIA	EMPLOYMENT	PAYROLL
Direct Effect	727.7	\$70,933,084
Indirect Effect	96.9	\$11,244,988
Induced Effect	138.5	\$14,531,176
Total	963.2	\$96,709,249

Source: Johnson Economics, based on assumed future development forecasts

Exhibit 21. Summary of Projected Impacts from Ridgefield TIA over Time, Clark County, WA (2023 \$)



SOURCE: Johnson Economics and Minnesota IMPLAN Group, Inc.

Fiscal Impacts

In addition to economic impacts, development, and operation of the various development parcels in the TIA will have fiscal implications for the City of Ridgefield, Clark County, other local service providers, and the State of Washington. These impacts include sales tax, property taxes, income and business taxes, and development charges and fees.

Sales taxes will represent the most significant fiscal contribution, during both the construction and ongoing phases. The next largest source of local and state tax revenue would be property taxes, while the federal government is expected to realize a substantive level in income taxes.

Exhibit 22 and Exhibit 23 present an estimate of tax contributions, such as income and business taxes, from the construction and operations based on the modeling assumptions in the IMPLAN scenarios. Estimates are broken down by federal vs. state and local contributions. These fiscal impacts exclude direct property taxes, as property tax revenue from the planned development within the TIA is calculated and reported separately in this report. While direct property taxes are excluded from the tables below, the analysis does include some property taxes from indirect and induced activity that occurs outside of the TIA. Key findings include:

- Through the construction period, the project is expected to contribute \$104.3 million at the federal level, and \$26.5 million in state and local tax revenues (excluding property taxes).
- When completed and operational, the combined program is expected to generate \$3.4 million per year in state and local taxes (excluding property taxes), while generating \$7.2 million in federal taxes.
- Sales taxes represent the largest source of state and local revenue, with close to \$19.5 million in sales taxes during construction and an additional \$2.7 million per year going forward.

Exhibit 22. Summary of Anticipated Tax Revenues Associated with Construction in Ridgefield TIA, Clark County, WA (2023 \$)

CONSTRUCTION - ONE TIME	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
Description					
FEDERAL					
Social Ins Tax- Employee Contribution	\$28,208,796				\$28,208,796
Social Ins Tax- Employer Contribution	\$31,527,628				\$31,527,628
Tax on Production and Imports: Excise Taxes		\$1,596,303			\$1,596,303
Tax on Production and Imports: Custom Duty		\$673,572			\$673,572
Tax on Production and Imports: Fed NonTaxes		\$0			\$0
Corporate Profits Tax				\$6,373,602	\$6,373,602
Personal Tax: Income Tax			\$35,915,356		\$35,915,356
Total Federal Tax	\$59,736,424	\$2,269,875	\$35,915,356	\$6,373,602	\$104,295,257
STATE AND LOCAL					
Dividends				\$33,470	\$33,470
Social Ins Tax- Employee Contribution	\$143,087				\$143,087
Social Ins Tax- Employer Contribution	\$253,654				\$253,654
Tax on Production and Imports: Sales Tax		\$19,474,970			\$19,474,970
Tax on Production and Imports: Motor Vehicle Lic		\$251,396			\$251,396
Tax on Production and Imports: Severance Tax		\$53,364			\$53,364
Tax on Production and Imports: Other Taxes		\$2,282,088			\$2,282,088
Tax on Production and Imports: S/L NonTaxes		\$1,093,067			\$1,093,067
Personal Tax: NonTaxes (Fines- Fees			\$1,901,947		\$1,901,947
Personal Tax: Motor Vehicle License			\$595,557		\$595,557
Personal Tax: Property Taxes			\$200,941		\$200,941
Personal Tax: Other Tax (Fish/Hunt)			\$225,853		\$225,853
Total State and Local	\$396,741	\$23,154,885	\$2,924,298	\$33,470	\$26,509,394

Note: Excludes Property Taxes

Source: Johnson Economics, Minnesota IMPlan Group, based on assumed future development forecasts

Exhibit 23. Summary of Anticipated Ongoing Tax Revenues in Ridgefield TIA, Excluding Property Taxes, Clark County, WA (2023 \$)

ONGOING AT BUILDOUT	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
Description					
FEDERAL					
Social Ins Tax- Employee Contribution	\$1,695,908				\$1,695,908
Social Ins Tax- Employer Contribution	\$1,903,955				\$1,903,955
Tax on Production and Imports: Excise Taxes		\$223,016			\$223,016
Tax on Production and Imports: Custom Duty		\$94,103			\$94,103
Tax on Production and Imports: Fed NonTaxes					\$0
Corporate Profits Tax				\$1,182,878	\$1,182,878
Personal Tax: Income Tax			\$2,154,974		\$2,154,974
Total Federal Tax	\$3,599,863	\$317,119	\$2,154,974	\$1,182,878	\$7,254,834
STATE AND LOCAL					
Dividends				\$6,212	\$6,212
Social Ins Tax- Employee Contribution	\$8,641				\$8,641
Social Ins Tax- Employer Contribution	\$15,318				\$15,318
Tax on Production and Imports: Sales Tax		\$2,720,801			\$2,720,801
Tax on Production and Imports: Motor Vehicle Lic		\$35,122			\$35,122
Tax on Production and Imports: Severance Tax		\$7,455			\$7,455
Tax on Production and Imports: Other Taxes		\$318,825			\$318,825
Tax on Production and Imports: S/L NonTaxes		\$152,710			\$152,710
Personal Tax: NonTaxes (Fines- Fees			\$114,120		\$114,120
Personal Tax: Motor Vehicle License			\$35,734		\$35,734
Personal Tax: Property Taxes			\$12,057		\$12,057
Personal Tax: Other Tax (Fish/Hunt)			\$13,552		\$13,552
Total State and Local	\$23,959	\$3,234,913	\$175,463	\$6,212	\$3,440,547

Note: Excludes Property Taxes

Source: Johnson Economics, Minnesota IMPlan Group, based on assumed future development forecasts

Affordable and Low-Income Housing

The TIA is not anticipated to have a substantial impact on affordable and low-income housing in the region. The TIA may have minor impacts on housing affordability due to indirect impacts on housing affordability associated with economic activity generated within the TIA.

Housing Construction in the TIA

New construction within the TIA is expected to primarily consist of commercial land uses. Of the 21 known developments in the TIA, only two projects are expected to include residential units. The Lahti Mixed-Use development includes 54 single-family townhomes, which are expected to be completed in 2027. Kirkland Senior Living is expected to include 148 age-restricted multifamily units, with completion expected in 2025. Both projects are expected to provide market-rate units. The new construction is anticipated to be privately funded.

Although there are no known low-income housing units anticipated to be built within the TIA, the market-rate construction within the TIA can still help to improve housing affordability in the region. Housing prices are determined based on the factors of supply and demand. Thus, any new construction of housing units in the region that increases housing supply should reduce price pressure in the local housing market. Indeed, most housing economists identify a persistent lack of new construction in past years for the rapid increases in home values in recent years.

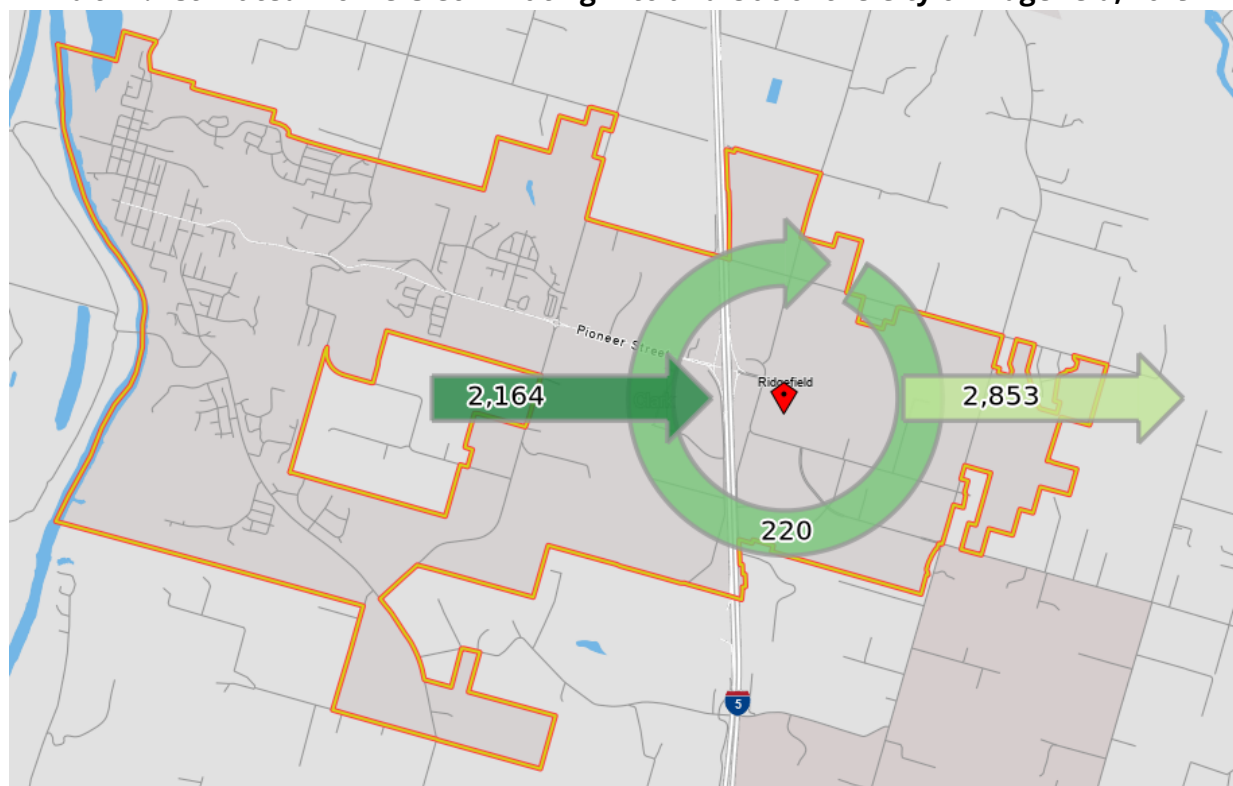
The process by which construction of new market-rate homes helps to improve housing affordability is known as “filtering.” Construction of a new market-rate home allows a household to move out of a lower-quality, existing home to purchase the new home. The previous home occupied by that household is now vacant, and available to another household at a lower price than the new home. Thus, constructing new homes at virtually any price point should ultimately improve the availability of homes at all income levels.

Impacts on Housing Affordability from Economic Activity

Evaluations of housing affordability often focus on the cost of housing, but affordability is defined as the ability of someone to pay for a good or service. Thus, this evaluation of housing affordability also considers household incomes. Increases in household income will increase the ability of households to pay for housing, thus increasing housing affordability. The economic impacts generated by the new development anticipated within the TIA are expected to lead to increases in household incomes, helping to support regional housing affordability.

The Ridgefield area is a relatively well-balanced community in terms of jobs and housing. An estimated 2,164 workers were estimated to commute into the City for employment in 2019, while 2,853 commuted to jobs outside of the community. These commuting patterns are shown in Exhibit 24.

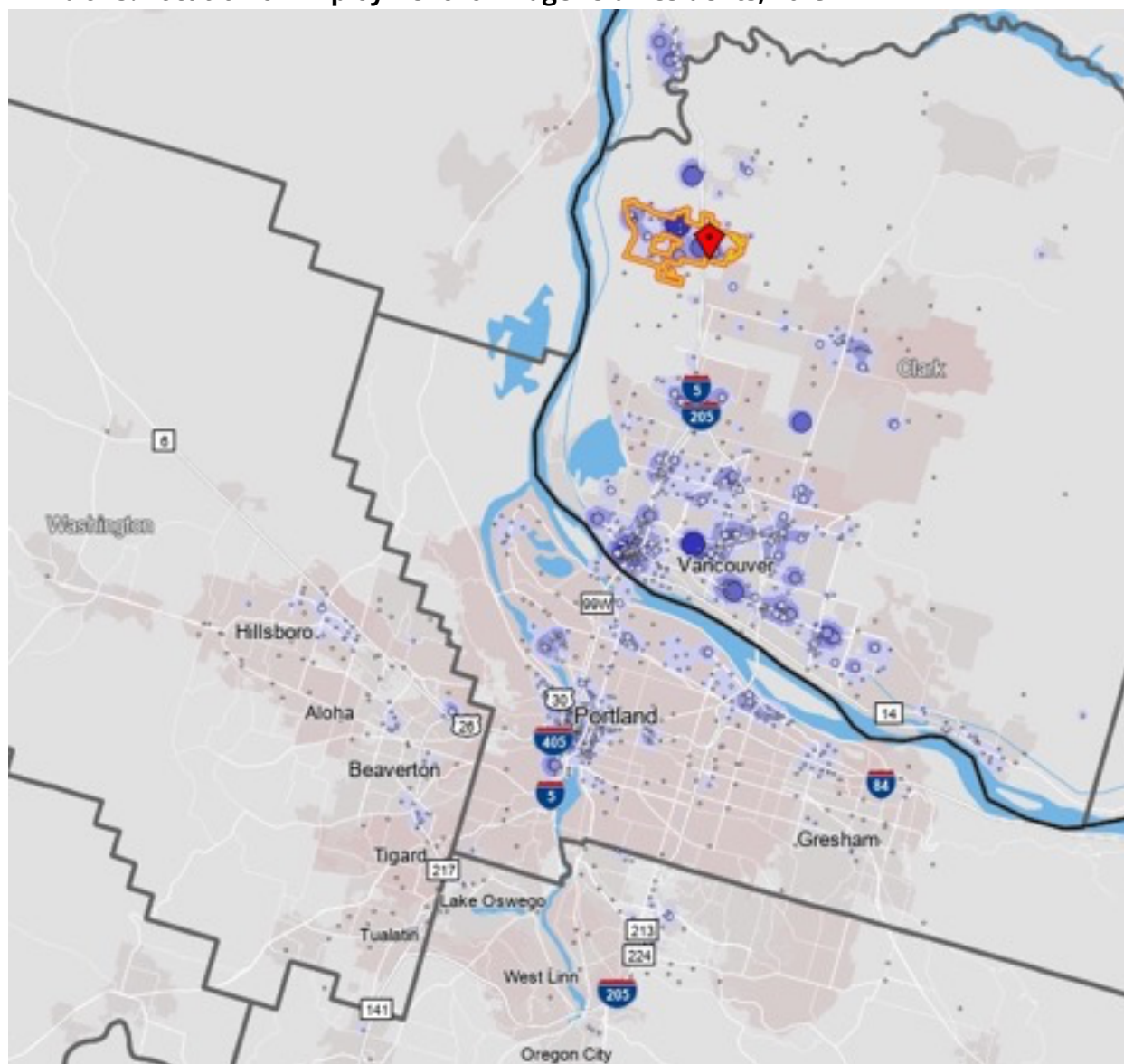
Exhibit 24. Estimated Workers Commuting Into and Out of the City of Ridgefield, 2019



Source: US Census Bureau, LEHD Database

Exhibit 25 shows the locations of employment for Ridgefield residents. Ridgefield residents who commute out of the City for employment are largely employed in Vancouver to the south, as well as further south in Portland. Development of the TIA will provide additional employment opportunities in Ridgefield, which could reduce the need for local residents to commute. The resulting reduction in commute times and expenditures can provide substantial financial benefits, increasing the level of income available to meet housing needs.

Exhibit 25. Location of Employment for Ridgefield Residents, 2019



Source: US Census Bureau, LEHD Database

Local Business Community

This section to be left blank in the initial draft of the report and will be filled in after the City has completed community outreach and conducted interviews with representatives of local businesses.

This section will summarize key points from those interviews. Full notes from interviews with business representatives to be included as an appendix to the report.

Local School District

As stated earlier in this report, the property tax levies for the Ridgefield School District and the State Schools fund are not included in the calculation of tax allocation revenues, and therefore will not experience any foregone revenues from the TIA. Private development anticipated to occur as a result of public improvements within the TIA will generate increased property tax revenues for state and local schools. Exhibit 25 and Exhibit 27 show forecasts of the future property tax revenues that could be generated for state and local schools over the 25-year duration of the TIA, respectively. Development within the TIA is estimated to generate \$32.0 million in property tax revenues for State school funding over the 25-year forecast period.

Exhibit 26. Property Tax Revenues for State Schools, Ridgefield TIA (Nominal \$)

Tax Year	Increment Value	State Schools - Original		State Schools Part 2		Total Revenue from Increment
		Levy Rate	Revenue	Levy Rate	Revenue	
2025	\$ 4,793,483	\$ 1.417666	\$ 6,796	\$ 0.759507	\$ 3,641	\$ 10,436
2026	\$ 35,626,096	\$ 1.370768	\$ 48,835	\$ 0.734382	\$ 26,163	\$ 74,998
2027	\$ 107,415,290	\$ 1.325421	\$ 142,370	\$ 0.710087	\$ 76,274	\$ 218,645
2028	\$ 306,159,781	\$ 1.281575	\$ 392,367	\$ 0.686597	\$ 210,208	\$ 602,575
2029	\$ 401,323,469	\$ 1.239178	\$ 497,311	\$ 0.663883	\$ 266,432	\$ 763,743
2030	\$ 448,369,175	\$ 1.198185	\$ 537,229	\$ 0.641921	\$ 287,818	\$ 825,047
2031	\$ 499,868,580	\$ 1.158510	\$ 579,103	\$ 0.620665	\$ 310,251	\$ 889,354
2032	\$ 554,902,474	\$ 1.120149	\$ 621,573	\$ 0.600114	\$ 333,004	\$ 954,578
2033	\$ 613,684,673	\$ 1.083058	\$ 664,656	\$ 0.580242	\$ 356,086	\$ 1,020,742
2034	\$ 676,441,082	\$ 1.047195	\$ 708,366	\$ 0.561029	\$ 379,503	\$ 1,087,869
2035	\$ 743,410,347	\$ 1.012519	\$ 752,717	\$ 0.542452	\$ 403,264	\$ 1,155,982
2036	\$ 816,438,671	\$ 0.978929	\$ 799,235	\$ 0.524456	\$ 428,186	\$ 1,227,421
2037	\$ 894,341,627	\$ 0.946452	\$ 846,452	\$ 0.507057	\$ 453,482	\$ 1,299,934
2038	\$ 977,410,050	\$ 0.915053	\$ 894,382	\$ 0.490235	\$ 479,161	\$ 1,373,543
2039	\$ 1,065,951,079	\$ 0.884696	\$ 943,043	\$ 0.473971	\$ 505,230	\$ 1,448,273
2040	\$ 1,160,289,034	\$ 0.855346	\$ 992,449	\$ 0.458247	\$ 531,699	\$ 1,524,148
2041	\$ 1,262,837,453	\$ 0.826970	\$ 1,044,328	\$ 0.443045	\$ 559,493	\$ 1,603,822
2042	\$ 1,372,073,134	\$ 0.799535	\$ 1,097,020	\$ 0.428346	\$ 587,723	\$ 1,684,743
2043	\$ 1,488,390,270	\$ 0.773010	\$ 1,150,540	\$ 0.414136	\$ 616,396	\$ 1,766,936
2044	\$ 1,612,204,990	\$ 0.747365	\$ 1,204,906	\$ 0.400397	\$ 645,522	\$ 1,850,427
2045	\$ 1,743,956,535	\$ 0.722571	\$ 1,260,132	\$ 0.387113	\$ 675,109	\$ 1,935,241
2046	\$ 1,884,108,492	\$ 0.698599	\$ 1,316,237	\$ 0.374271	\$ 705,167	\$ 2,021,404
2047	\$ 2,033,150,103	\$ 0.675423	\$ 1,373,236	\$ 0.361854	\$ 735,704	\$ 2,108,940
2048	\$ 2,191,597,628	\$ 0.653016	\$ 1,431,148	\$ 0.349850	\$ 766,730	\$ 2,197,877
2049	\$ 2,359,995,792	\$ 0.631352	\$ 1,489,987	\$ 0.338243	\$ 798,253	\$ 2,288,240
Total			\$ 20,794,419		\$ 11,140,498	\$ 31,934,916

Source: Tiberius Solutions

Development within the Ridgefield TIA is estimated to generate \$36.5 million in property tax revenues for local school funding over the 25-year forecast period.

Exhibit 27. Property Tax Revenues for Local Schools, Ridgefield TIA (Nominal \$)

Tax		#122 Ridgefield Enrichment		#122 Debt Service		Total Revenue from Increment
Year	Increment Value	Levy Rate	Revenue	Levy Rate	Revenue	
2025	\$ 4,793,483	\$ 1.339305	\$ 6,420	\$ 1.146379	\$ 5,495	\$ 11,915
2026	\$ 35,626,096	\$ 1.294999	\$ 46,136	\$ 1.108455	\$ 39,490	\$ 85,626
2027	\$ 107,415,290	\$ 1.252159	\$ 134,501	\$ 1.071786	\$ 115,126	\$ 249,627
2028	\$ 306,159,781	\$ 1.210736	\$ 370,679	\$ 1.036330	\$ 317,283	\$ 687,961
2029	\$ 401,323,469	\$ 1.170683	\$ 469,823	\$ 1.002047	\$ 402,145	\$ 871,968
2030	\$ 448,369,175	\$ 1.131955	\$ 507,534	\$ 0.968898	\$ 434,424	\$ 941,958
2031	\$ 499,868,580	\$ 1.094473	\$ 547,093	\$ 0.936815	\$ 468,284	\$ 1,015,377
2032	\$ 554,902,474	\$ 1.058232	\$ 587,216	\$ 0.905795	\$ 502,628	\$ 1,089,844
2033	\$ 613,684,673	\$ 1.023192	\$ 627,917	\$ 0.875802	\$ 537,466	\$ 1,165,383
2034	\$ 676,441,082	\$ 0.989311	\$ 669,211	\$ 0.846802	\$ 572,811	\$ 1,242,022
2035	\$ 743,410,347	\$ 0.956553	\$ 711,111	\$ 0.818762	\$ 608,676	\$ 1,319,787
2036	\$ 816,438,671	\$ 0.924819	\$ 755,058	\$ 0.791599	\$ 646,292	\$ 1,401,350
2037	\$ 894,341,627	\$ 0.894137	\$ 799,664	\$ 0.765337	\$ 684,473	\$ 1,484,137
2038	\$ 977,410,050	\$ 0.864474	\$ 844,946	\$ 0.739947	\$ 723,232	\$ 1,568,177
2039	\$ 1,065,951,079	\$ 0.835795	\$ 890,916	\$ 0.715399	\$ 762,580	\$ 1,653,497
2040	\$ 1,160,289,034	\$ 0.808067	\$ 937,591	\$ 0.691666	\$ 802,532	\$ 1,740,123
2041	\$ 1,262,837,453	\$ 0.781259	\$ 986,603	\$ 0.668719	\$ 844,484	\$ 1,831,087
2042	\$ 1,372,073,134	\$ 0.755341	\$ 1,036,382	\$ 0.646534	\$ 887,092	\$ 1,923,475
2043	\$ 1,488,390,270	\$ 0.730282	\$ 1,086,944	\$ 0.625085	\$ 930,371	\$ 2,017,315
2044	\$ 1,612,204,990	\$ 0.706055	\$ 1,138,305	\$ 0.604348	\$ 974,333	\$ 2,112,637
2045	\$ 1,743,956,535	\$ 0.682631	\$ 1,190,479	\$ 0.584298	\$ 1,018,991	\$ 2,209,470
2046	\$ 1,884,108,492	\$ 0.659984	\$ 1,243,482	\$ 0.564914	\$ 1,064,359	\$ 2,307,842
2047	\$ 2,033,150,103	\$ 0.638089	\$ 1,297,331	\$ 0.546173	\$ 1,110,451	\$ 2,407,782
2048	\$ 2,191,597,628	\$ 0.616920	\$ 1,352,041	\$ 0.528053	\$ 1,157,281	\$ 2,509,322
2049	\$ 2,359,995,792	\$ 0.596454	\$ 1,407,628	\$ 0.510535	\$ 1,204,860	\$ 2,612,489
Total			\$ 19,645,010		\$ 16,815,160	\$ 36,460,170

Source: Tiberius Solutions

Local Fire Service

This section can be expanded upon to include a summary of any feedback received directly from the Fire District during the outreach phase of the project.

Exhibit 11 shown earlier in this report summarized the impact from foregone property tax revenue the TIA is expected to have on each taxing district, including Clark-Cowlitz Fire Rescue. These annual impacts are estimated to begin at 6,000 per year in 2025, increasing over time to \$1,369,000 in 2049, the final year of the TIA. Cumulatively, it is estimated Clark-Cowlitz Fire Rescue will forego \$19.1 million of property tax revenue over the 25-year life of the TIA, or an average of \$764,000 per year.

RCW requires any TIA to include a mitigation plan if the TIA will impact at least 20 percent of the assessed value of an impacted fire district. Clark-Cowlitz Fire Rescue provides service within the TIA boundary and would be the only fire service provider impacted by the TIA. The total assessed value of the Clark Cowlitz Fire Rescue (Clark County portion) is \$9.8 billion in 2023, and is forecast to grow to \$50.0 billion by 2049. Increment value for the TIA will be \$0 in 2024 and will grow gradually over time to \$2.4 billion in 2049. Thus, the TIA increment value is estimated to be less than 6% of the total assessed value for Clark-Cowlitz Fire Rescue, in each year of the TIA, and therefore will not require a mitigation plan. The ratio of increment value to total value for Clark-Cowlitz Fire Rescue is shown in Exhibit 28.

Exhibit 28. Forecast TIA Increment Value as a Share of Clark-Cowlitz Fire Rescue Total Assessed Value (Tax Year 2023 to 2049).

Tax Year	District Total AV	Ridgefield TIA Increment	% of District Total
2023	\$ 9,838,265,193	\$ -	0.0%
2024	\$ 10,438,399,370	\$ -	0.0%
2025	\$ 11,075,141,731	\$ 8,910,470	0.1%
2026	\$ 11,717,499,952	\$ 39,768,368	0.3%
2027	\$ 12,397,114,949	\$ 111,681,085	0.9%
2028	\$ 13,116,147,616	\$ 310,577,794	2.4%
2029	\$ 13,876,884,178	\$ 405,783,734	2.9%
2030	\$ 14,681,743,460	\$ 452,874,839	3.1%
2031	\$ 15,518,602,837	\$ 504,422,986	3.3%
2032	\$ 16,403,163,199	\$ 559,509,175	3.4%
2033	\$ 17,338,143,501	\$ 618,347,443	3.6%
2034	\$ 18,326,417,681	\$ 681,163,928	3.7%
2035	\$ 19,371,023,488	\$ 748,197,523	3.9%
2036	\$ 20,436,429,780	\$ 821,294,693	4.0%
2037	\$ 21,560,433,418	\$ 899,271,287	4.2%
2038	\$ 22,746,257,256	\$ 982,418,432	4.3%
2039	\$ 23,997,301,406	\$ 1,071,043,575	4.5%
2040	\$ 25,317,152,983	\$ 1,165,471,364	4.6%
2041	\$ 26,709,596,397	\$ 1,268,115,678	4.7%
2042	\$ 28,178,624,199	\$ 1,377,453,682	4.9%
2043	\$ 29,728,448,530	\$ 1,493,879,951	5.0%
2044	\$ 31,363,513,199	\$ 1,617,811,020	5.2%
2045	\$ 33,088,506,425	\$ 1,749,686,559	5.3%
2046	\$ 34,908,374,278	\$ 1,889,970,608	5.4%
2047	\$ 36,828,334,863	\$ 2,039,152,885	5.5%
2048	\$ 38,853,893,281	\$ 2,197,750,156	5.7%
2049	\$ 40,990,857,412	\$ 2,366,307,675	5.8%

Source: Tiberius Solutions

Evaluation of Risk Factors

While not required by HB 1189, the State Treasurer requested that risk factors be discussed.

General disclaimer language that would typically be included in an official statement for a bond sale, including (among other topics): uncertainty on future property values, uncertainty on project costs, uncertainty on financing terms, etc.

Does the City of Ridgefield have any relevant boilerplate language we could include from previous debt issuances?

Appendix A: Tax lots included in Ridgefield TIA Boundary

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
213954000	122000	\$230,670	\$230,670	0.9	CRB
213955000	122000	\$213,290	\$213,290	0.3	CCB
213956001	122000	\$1,223,530	\$1,223,530	5.2	CRB
213959000	122000	\$191,840	\$803	2.2	CCB
213960000	122000	\$3,390,530	\$11,447	20.5	CCB
213961000	122000	\$321,530	\$0	3.6	CCB
213962000	122000	\$2,860	\$0	0.0	CCB
213968000	122000	\$1,250,480	\$1,250,480	0.7	CCB
213969000	122000	\$370,865	\$370,865	8.2	E
213970000	122000	\$424,050	\$0	0.6	CCB
213971000	122000	\$963,050	\$963,050	2.4	CRB
213976000	122000	\$1,086,910	\$1,086,910	4.5	CRB
213978000	122000	\$2,678,390	\$2,678,390	21.7	CRB
213983000	122000	\$210,760	\$210,760	0.7	CRB
213989000	122000	\$2,328,926	\$128,570	33.3	E
213997000	122000	\$873,400	\$873,400	2.0	CCB
213998000	122000	\$913,660	\$913,660	2.0	CCB
214001000	122000	\$358,481	\$358,481	1.0	CRB
214009000	122000	\$366,520	\$354,420	0.9	CCB
214012000	122000	\$316,580	\$316,580	1.0	CCB
214013000	122000	\$582,780	\$582,780	5.9	CRB
214014000	122000	\$150,260	\$0	1.4	CRB
214016000	122000	\$418,000	\$418,000	1.5	CRB
214018000	122000	\$476,850	\$476,850	4.9	CRB
214019000	122000	\$769,560	\$769,560	3.4	CRB
214021000	122000	\$1,227,600	\$1,227,600	13.9	CRB
214022000	122000	\$1,258,400	\$1,258,400	5.8	CCB
214026000	122000	\$503,140	\$0	3.6	CRB
214038000	122000	\$693,550	\$693,550	4.9	CRB
214039000	122000	\$773,410	\$773,410	5.5	CRB

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
214054000	122000	\$419,650	\$419,650	0.9	CRB
214058000	122000	\$366,520	\$366,520	1.5	CRB
214071000	122000	\$7,151,400	\$7,151,400	4.5	CCB
986052056	122000	\$110,000	\$0	0.3	E
986052540	122000	\$962,940	\$962,940	0.5	CCB
986052541	122000	\$460,020	\$460,020	0.8	CCB
986052542	122000	\$238,040	\$238,040	0.5	CCB
986052543	122000	\$217,360	\$217,360	0.4	CCB
986052544	122000	\$551,980	\$551,980	1.0	CCB
986052545	122000	\$1,770,945	\$1,770,945	3.9	CCB
986052546	122000	\$0	\$0	0.4	CCB
986052547	122000	\$0	\$0	0.4	CCB
986054859	122000	\$1,438,700	\$1,438,700	0.6	CCB
986054860	122000	\$1,439,400	\$1,439,400	0.6	CCB
986054861	122000	\$1,439,400	\$1,439,400	0.7	CCB
986054862	122000	\$1,439,400	\$1,439,400	0.6	CCB
986054863	122000	\$0	\$0	0.4	CCB
986056272	122000	\$420,915	\$0	0.6	CCB
986056273	122000	\$984,720	\$984,720	0.7	CCB
986056274	122000	\$486,310	\$486,310	0.5	CCB
986056275	122000	\$310,805	\$0	0.5	CCB
986056276	122000	\$455,400	\$0	0.7	CCB
986056277	122000	\$580,745	\$0	1.0	CCB
986056278	122000	\$580,745	\$0	1.0	CCB
986056279	122000	\$638,825	\$0	1.0	CCB
986060219	122000	\$3,632,750	\$3,632,750	21.4	CRB
986061643	122000	\$1,385,046	\$1,385,046	20.1	E
986061644	122000	\$1,564,566	\$1,564,566	22.4	E
986062364	122000	\$200,864	\$200,864	0.8	CRB
215620000	122000	\$2,628,387	\$890,819	27.7	E
215624000	122000	\$1,943,729	\$6,146	18.0	E
215605000	122000	\$1,336,140	\$288,923	24.8	E
215592000	122000	\$861,520	\$7,956	20.6	E
215396000	122000	\$453,420	\$3,488	11.6	E
215590000	122000	\$1,183,460	\$241,825	25.2	E

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
215593000	122000	\$971,531	\$3,681	11.3	E
215609000	122000	\$296,252	\$129,833	2.2	E
215608000	122000	\$286,220	\$810	2.2	E
213979000	122000	\$3,408,400	\$3,408,400	5.8	CRB
214069000	122000	\$1,293,710	\$1,293,710	3.7	CRB
214017000	122000	\$778,140	\$778,140	3.5	CRB
213994000	122000	\$373,890	\$373,890	0.9	CRB
213999000	122000	\$407,770	\$407,770	0.9	CRB
214068000	122000	\$204,820	\$204,820	0.4	CRB
986052937	122000	\$623,920	\$623,920	0.9	CRB
986052942	122000	\$1,140,398	\$1,140,398	1.7	CRB
986052940	122000	\$214,665	\$214,665	0.3	CRB
986052939	122000	\$315,288	\$315,288	0.5	CRB
986052938	122000	\$254,925	\$254,925	0.4	CRB
986052941	122000	\$194,535	\$194,535	0.3	CRB
986053060	122000	\$362,230	\$362,230	0.5	CRB
214215000	122000	\$1,067,281	\$1,067,281	7.4	E
215367000	122000	\$1,389,132	\$1,389,132	6.6	E
215369000	122000	\$1,288,764	\$1,288,764	5.5	E
214002000	122000	\$665,500	\$665,500	0.8	CRB
213963000	122000	\$4,253,150	\$4,253,150	17.6	CRB
214053015	122000	\$982,300	\$982,300	6.7	CRB
213973000	122000	\$506,960	\$495,740	4.2	E
214053000	122000	\$5,599,880	\$5,599,880	21.4	CRB
212790000	122019	\$719,950	\$719,950	16.1	E
212806000	122019	\$1,469,160	\$1,469,160	9.8	E
212804000	122019	\$22,990	\$22,990	0.3	E
212808000	122019	\$234,300	\$234,300	1.5	E
212770000	122019	\$2,287,450	\$2,287,450	19.5	E
212769000	122019	\$4,209,150	\$4,174,500	26.3	E
986047190	122027	\$367,290	\$367,290	3.7	E
214213000	122024	\$1,151,194	\$1,151,194	5.2	CRB
214228000	122024	\$1,048,630	\$3,810	10.5	CRB
214225000	122024	\$393,360	\$5,055	15.1	CRB
214224000	122024	\$570,350	\$1,198	4.1	CRB

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
214232000	122024	\$639,760	\$1,587	4.4	CRB
214199000	122024	\$1,123,144	\$3,311	9.6	CRB
214207000	122024	\$775,544	\$775,544	19.1	E
214233000	122024	\$182,050	\$2,195	6.1	E
214208000	122024	\$710,930	\$710,930	13.4	E
214231000	122024	\$88,000	\$1,264	4.0	E
214198000	122024	\$270,490	\$4,149	11.5	E
214206000	122024	\$420,860	\$7,195	20.0	E
214244000	122024	\$93,720	\$1,145	3.3	E
214237000	122024	\$163,350	\$1,688	5.1	E
214238000	122024	\$79,200	\$1,841	4.9	E
214192000	122024	\$503,624	\$349,088	9.4	E
214219000	122024	\$2,413,840	\$28,870	76.3	E
214240000	122024	\$177,760	\$1,740	5.0	E
214241000	122024	\$161,040	\$1,729	4.9	E
214239000	122024	\$220,000	\$1,833	5.0	E
214194000	122024	\$2,319,254	\$586,463	25.7	E
214229000	122024	\$160,160	\$160,160	3.6	E
214234000	122024	\$780,640	\$780,640	4.9	E
214202002	122024	\$183,480	\$1,655	4.7	E
215444003	122000	\$608,533	\$608,533	2.4	E
215444004	122000	\$927,175	\$927,175	4.0	E
986059599	122000	\$3,348,730	\$3,348,730	4.4	CCB
215336000	122000	\$130,733	\$130,733	1.3	E
214197000	122024	\$4,745,227	\$244,407	36.5	CRB
986052936	122000	\$1,355,090	\$1,355,090	2.0	CRB
213957000	122024	\$184,030	\$337	0.6	CRB
214195000	122000	\$2,890,250	\$0	7.6	CRB
214227000	122024	\$74,800	\$74,800	1.7	EM
214196000	122024	\$3,833,280	\$0	10.1	CRB
Total		\$131,142,153	\$90,973,115		

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

Appendix B: Summary of Public Outreach

Summary of all public outreach conducted for the project and feedback received.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 11, 2023

AGENDA ITEM NAME: Clark County Commission on Aging Annual Update

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

A representative from Clark County Commission on Aging will provide an annual update followed by time for questions. The Commission on Aging 2022 Annual Report is attached.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

N/A

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Commission on Aging 2022 Annual Report

2022
ANNUAL
REPORT



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FROM THE CHAIR

DEAR COMMUNITY MEMBERS,
This year, the Commission on Aging is celebrating ten years as community ambassadors. Over the past decade, valued relationships have been built with neighbors, community organizations and county leadership. These dynamic connections have helped sustain us during challenging pandemic protocols when we couldn't gather together, share some coffee conversation, or greet each another face-to-face. And although the commission couldn't welcome you into our meetings in person during the first months of 2022, we could still hear your voices and listen to your concerns. You can only imagine the commission's excitement as we began our first hybrid meeting in May, ready

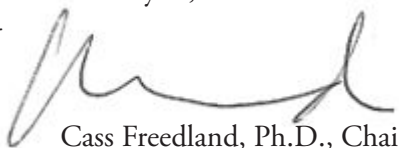
to continue the important work of serving our community.

Thanks to you, Clark County neighbors, this year's work has shone a light on the creativity and resilience of our community partners as they navigated extraordinary circumstances. The need to connect meaningfully, empathetically, and effectively with aging adults and their families continues to drive collaboration and innovative thinking.

In this annual report, we look forward to sharing the evolution of the 2022 "Innovation Through Connection" focus, and how this focus area grew and blossomed through your participation in our

2021-22 Community Survey. We will also summarize select insights gathered from regional and national experts during our monthly fireside chats and look forward to these ideas informing our updates of Aging Readiness Plan, the foundational document of the commission. We look forward to seeing you in person in 2023!

Thank you,



Cass Freedland, Ph.D., Chair
Commission on Aging

WHO WE ARE

AGING READINESS PLAN
In 2010, knowing more than 10,000 people nationwide turn 65 each day, the then-Board of County Commissioners appointed a 24-member panel to assess the county's capacity to serve its older residents. The Aging Readiness Task Force developed the Aging Readiness Plan, which identified five focus areas: housing, transportation, supportive services, healthy communities and community engagement. The plan includes perspectives about how to effectively cultivate and protect what residents say they want most – the ability to age in the home and community where they live.

COMMISSION ON AGING
The Commission on Aging was established on May 20, 2012, and is tasked with leading and managing the implementation of the Aging Readiness Plan and fostering county-wide awareness, dialogue and insight into challenges and opportunities for residents of all ages, incomes and abilities. The commission is supported by volunteer members appointed by the Clark County Council. Commission members provide leadership, education, advocacy and community awareness and serve as community ambassadors

- 2022 Members**

 - Sue Cameron
 - Nancy Dong
 - Cass Freedland, Chair
 - Chuck Green
 - Amy Gross
 - Franklin Johnson, Vice-Chair
 - Meghan McCarthy
 - Mel Sanchez
 - Larry Smith
 - Tanya Stewart
 - Pamela Wheeler

Commission on Aging Mission As community ambassadors, the Commission on Aging provides leadership, advocacy, community awareness and partnerships to initiate change toward an all-age-friendly, livable community.



2022 FOCUS ON INNOVATION THROUGH CONNECTION

INTRODUCTION

Each year, the Clark County Commission on Aging (COA) devotes attention to a thematic issue that affects aging adults in our community and aligns with topics outlined in the Aging Readiness Plan (ARP). This year, the commission reached two important milestones: it marked the commission’s ten-year anniversary of partnership-building within Clark County; it also signaled that it was time to update the original ARP document, which had so perceptively outlined future opportunities and challenges facing our county when it was adopted in 2012.

In the summer of 2021, as commission members reflected on the approach of this significant moment in its history, aging adults in our communities were still experiencing a host of negative impacts as a result of isolation during a prolonged pandemic. Our members were thinking about the stories that were uncovered during monthly fireside chats in 2020 and 2021, especially in hearing from local service providers as they experimented with a variety of strategies to connect aging adults with much-needed services.

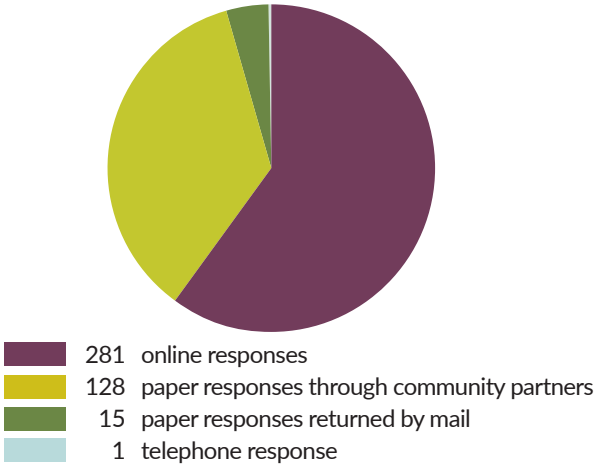
With the idea of effective connectivity at the forefront of the conversation, *Innovation Through Connection* was named as the 2022 focus area. In October 2021, commission members collaborated with the regional support agency, Area Agency on Aging and Disabilities of Southwest Washington (AAADSW), to create a countywide survey that would uncover the most prevalent connectivity issues that diverse members of the county were facing.

The community member survey posed eight (8) connection-themed questions, with additional demographic questions that were voluntary and remained anonymous. Questions examined how aging adults in Clark County interacted with family, service providers, caregivers and each other. The results of the survey informed a series of future fireside chats with service providers, caregivers, community-based organizations and community members around the

challenges faced in effectively connecting with one another. By working in concert with community partners, the commission anticipated that these conversations would facilitate the creation of innovative connectivity strategies.

An online portal to the survey was opened in late November 2021 and was advertised through Commission on Aging and Clark County Community Planning email distribution lists; commission website and Facebook page; the AAADSW Aging and Disability Resource Network; Clark County and City of Vancouver neighborhood associations; news release and two newspaper articles. Paper copies were distributed December 2021-January 2022 through eight community partners: American Medical Response, Cascade Inn, Clark County Food Bank, Community in Motion, C-Tran, Fairway Village Homeowners Association, Vancouver Fire Department, and Vancouver Housing Authority. Surveys were provided in English, Spanish and Russian. Vancouver Housing Authority staff provided additional translation support in Farsi.

The online portal was closed on January 11, 2022, and paper copies were retrieved shortly thereafter. The survey resulted in 425 responses:





The commission was so thankful for the participation of our community in the survey and know that the insights gleaned from the responses will help us better understand how to connect people with resources.

The following sections outline the results of the commission’s Community member survey, how it informed our monthly conversations around connectivity with community members and organizations, and what those conversations revealed.

Some Findings from the Community Member Survey

The responses were analyzed to identify emerging themes. Grouped as a whole, the responses mirrored many of the stories that the commission heard from experts during fireside chats in 2020 and 2021:

QUESTIONS 1 & 2: Aging adults rely on family to provide key connection and assistance on a regular basis, and respondents preferred this connection to be in-person (most popular) or over the phone. But other important connections were also noted: friends, neighbors and faith community members (clergy, church members).

QUESTIONS 3, 4 & 5: When connecting with service providers and community organizations, aging adults similarly preferred in-person and phone contact over other modes of communication (email, video conference, postal mail).

QUESTIONS 6 & 7: The most popular services and supports that survey respondents listed as making life better included social activities, food/nutrition and fitness/wellness, but requests for accessible transportation, volunteer experiences and in-home support were also noted.

See pages 27 -33 for specific survey results

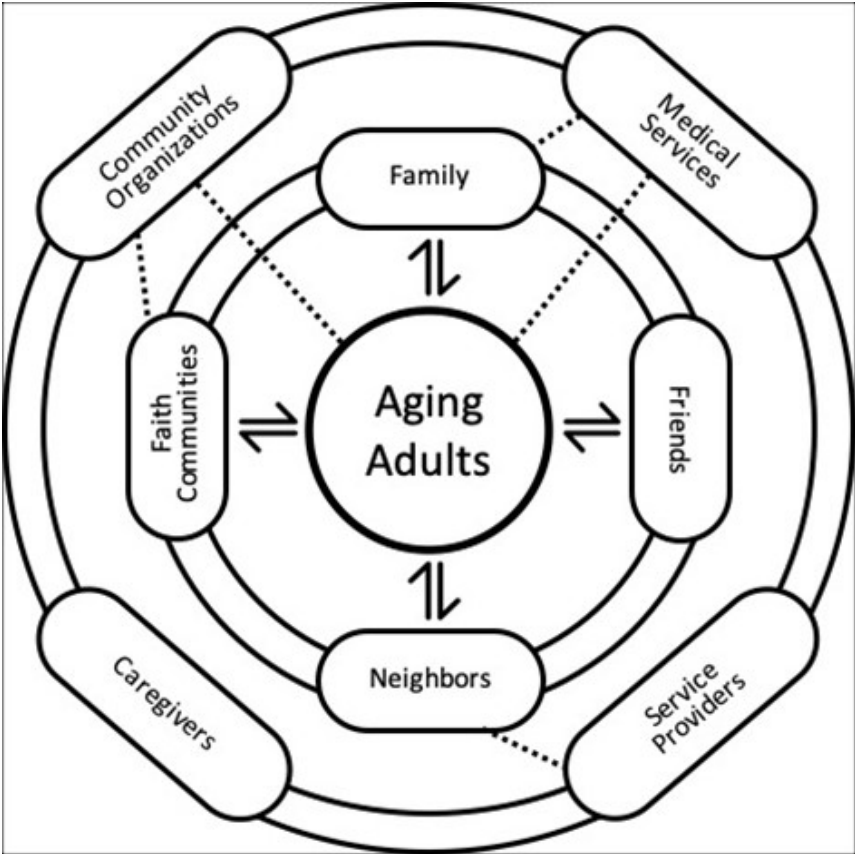
INTERTWINED & EMERGING THEMES FOR 2022

Commission members developed working themes for 2022 based on an analysis of the 2021 Community Survey data, in which several intertwined themes emerged:

- After family connections, aging adults in Clark County named friends, neighbors and faith communities as being most important in their daily lives.
- Survey respondents noted a strong desire to be linked to volunteer opportunities.
- Aging adults asked for more opportunities for social enrichment.
- Aging adults preferred to connect with others in-person or through the phone (call or text).

Commission members sought to develop a simplified way to visualize how residents and support systems connect with one another, and how the COA could facilitate the development of innovative, effective forms of communication during and after the pandemic. A Community Asset Mapping exercise (Kretzmann and McKnight, 1993) conceptually integrated these themes. The survey data revealed that aging adults have the most meaningful connections to family, friends, neighbors and faith communities. This primary support network is shown as a circle around the aging adults being supported at the center of the illustration. Arrows symbolize communication that occurs between the aging adult and the individuals within this primary support network.

In addition to this primary support network, aging adults also have connections to resources through the medical community, caregivers (who may be family), service providers and other community organizations. These secondary entities are placed in a circle just outside of the family/friends layer. When communication flow arrows are added, the complexity of connectivity can be seen – those in the primary circle can communicate with both the aging adult in the center and those in the secondary circle. Family may communicate with doctors; neighbors may reach out to



Primary support network for aging adults

service providers; and clergy may work with a faith-based community organization to support an aging adult.

In pre-COVID days, complex and interconnected networks could be mobilized to support aging adults. However, during a prolonged pandemic, the effectiveness of these connections can be seriously tested. Not only did the 2021 fireside chats reveal the great lengths to which service providers/medical personnel/community organizations were going to tirelessly connect with Clark County’s aging adults, but survey respondents indicated that they did not have strategies to gain access to many types of support. The mapping exercise uncovered the many facets of support that could improve the health and wellbeing of aging adults in Clark County, if the various support networks are actively interconnected.

2022 FOCUS ON INNOVATION THROUGH CONNECTION

Key question: How can the Commission on Aging help service providers/medical personnel/community organizations develop innovative outreach/

communication strategies that can mobilize families, friends, neighbors, and faith communities to provide interconnected, knowledgeable support about programs and services for aging adults in Clark County?

To address this question, the subcommittee proposed the following fireside chat guests:

- Service Provider Roundtable**
Christina Marneris, *Area Agency on Aging & Disabilities of Southwest Washington*, <https://www.helpingelders.org/>
Bill Baumann, *Community in Motion*, <https://www.communityinmotion.org/>
Ginger Barnwell, *CDM Caregiving Services*, <https://www.cdmcaregiving.org/>
Kit Kuran, *Vancouver Housing Authority*, <https://vhausa.org/>
Suzanne Washington, *Meals on Wheels People*, <https://www.mowp.org/>

Community Activists

Lynn Crawford, *HOPE Dementia Support*, <https://hopedementiasupport.org/>
Arnie Dyer, *Area Agency on Aging & Disabilities of Southwest Washington Advisory Council*, <https://www.helpingelders.org/advocacy-and-planning/advisory-council/>
Mike Reardon, *Area Agency on Aging & Disabilities of Southwest Washington*, <https://www.helpingelders.org/>

Faith Communities

Fouad Bayomy, *Islamic Society of Southwest Washington*, <https://issww.com/>
Rabbi Elizabeth Dunsker, *Congregation Kol Ami*, <https://jewishvancouverusa.org/>
Genise Dance, *Mt. Olivet Baptist Church*, <https://www.mtolivet.com/>
Tim Dance, *Mt. Olivet Baptist Church*, <https://www.mtolivet.com/>

Service providers to join in the discussion:

Shawn Donaghy, *C-Tran*, <https://www.c-tran.com/>
Jeananne Edwards, *Community in Motion*, <https://www.communityinmotion.org/>
Christina Marneris, *Area Agency on Aging and Disabilities of Southwest Washington*, <https://www.helpingelders.org/>



Peer-to-peer educators

Chasity Charette, *Area Agency on Aging & Disabilities of Southwest Washington and Program to Encourage Active, Rewarding Lives (PEARLS)*, <https://depts.washington.edu/hprc/programs-tools/pearls/>

Volunteer Coordinators

Jon Seibert, *Blanchet House*, <https://blanchethouse.org/>
Ulises Alvarez Olvera, *Meals on Wheels People*, <https://www.mowp.org/>
Cendy Cruz, *Meals on Wheels People*, <https://www.mowp.org/>

Support Technology/Innovative Communication Providers

Stephen Farber, *Health Hive*, <https://www.healthhive.org/>
Ali Ahmadi, *TCARE*, <https://www.tcure.ai/>

Caregivers

Beth Sanders, *LifeBio*, <https://www.lifebio.org/>
Claire Houlding, *Three and Me*, <https://www.threeand.me/>

The commission’s guest experts answered and discussed the following primary questions:

- 1 How do you connect most effectively with community members?
- 2 What information is most easily communicated?
- 3 What challenges do you continue to face around connecting and communicating with community members?
- 4 To better connect with aging adults, what innovative ideas or technologies might be just around the corner?

Commissions members reflected on the ideas/suggestions from those discussions to develop the key findings and recommendations in this annual report.





COMMISSION FINDINGS AND RECOMMENDATIONS

Findings

Older adults prefer in-person or phone communication when connecting with other people about information and resources (i.e. about local programs and services) in the community.

- ✦ In-person and phone communication (call or text) were preferred methods of connection. This finding resonated with several service providers who have experienced the same feedback through their work. For instance, at the time of the COVID-19 vaccine rollout, the process was complicated and the AAADSW staff helped connect almost 400 older adults to vaccines by talking on the phone and scheduling appointments on their behalf. Similarly, Meals on Wheels People initiated a Friendly Chat program when they could not be at their clients’ doors delivering meals every day and more than 65% of clients opted into the call. During the pandemic, most CDM in-home care clients opted for in-person care and errands instead of phone check-ins and medication reminders.
- ✦ While we live in a technology driven community and society, not everyone has access to technology or access to the knowledge of how to use the technology. During the pandemic, service providers received feedback from older adults who experienced technology barriers related to using technology and/or access to internet and technology devices and/or cost of those services, re-enforcing the preference for in-person and phone communication methods.

✦ Communication can be an added challenge for older adults when English is not their first language.

✦ During the pandemic, some local programs and services shifted from in-person to online offerings, but there are limitations to building connections with other people virtually. For instance, the Program to Encourage Active, Rewarding Lives (PEARLS) provided tele-health options during the pandemic to connect with clients. However, PEARLS coaches who meet one-on-one with their clients noted that they were limited in the ways they can show empathy in a virtual session.

✦ Meals on Wheels People works with thousands of volunteers in the region who deliver food to older adults at their home. Program staff offer two options to their volunteers for their delivery routes: 1) an app that navigates volunteers to each client’s home and 2) a paper route book. Program staff find that younger volunteers tend to prefer the app while many older volunteers prefer the paper approach.

Community service providers pivoted and offered more services during the pandemic by leveraging their assets, networks, and other resources, and continue to experience gaps reaching more older adults in the community.

✦ The pandemic provided an opportunity for many local service providers to try new things, hear from people who were in an extended space of need, and see how the organizations could continue to consistently meet their clients’ needs in a way that built trust and deepened relationships.

✦ Several local organizations leveraged their assets to help communicate during the pandemic about

available services or to deepen connections and reduce isolation. For instance, Meals on Wheels People has a robust door to door delivery service and volunteer pool, where they were able to deliver items other than food to older adults and were able to use volunteers to call their clients when they did fewer in-person visits. Community in Motion utilized their network of transportation vendors to not only transport people, but also deliver essential goods and to share information about other programs and services. VHA serves people across a wide range of ages and used the tech savviness of their younger residents to help older residents with technology

- Some of AAADSW’s pre-pandemic strategies were also helpful during the pandemic. The organization, for example, often asks other community organizations about how they might work together and if there is a need that AAADSW can meet. AAADSW also continued to facilitate its Aging Disability Resource Network (ADRN) through the pandemic, which is a network of 119 organizations and 235 individuals, with 30-40 people attending virtual quarterly meetings. Involved members share what is going on in their organizations, so there is cross-training and cross-pollination throughout the network.



- As a result of the pandemic, some providers have now expanded their emergency response services. Meals on Wheels People, for instance, started an emergency preparedness committee to help take care of clients when there is a heat wave or excessive ambient smoke from wildfires. They can now deliver fans to those who need one during heat waves, and feel better prepared to be able to pivot and shift services with open communication to clients and volunteers in future emergency situations.
- Meals on Wheels People is also pursuing two new programs: Safe Home for Seniors program allows clients to request a volunteer to help with yard work and small fixes in the home; a Home Share program allows people with an extra room to offer it to a senior who needs a place to stay. The organization is building off of its existing strengths to be able to connect individuals to more services.
- Recently, Blanchet House began offering trainings to the public on trauma informed care, rest and resilience, and various topics that are relevant to working during a pandemic and with the individuals they serve. These are opportunities for people to learn more about the different issues that may present themselves in individuals benefiting from the organization’s meal services. These trainings emerged as a result of the many changes related to the pandemic.
- Some community organizations expressed interest in having a centralized resource to contact when they have a question about one of their clients, congregation members, or community members.
- In general, it seems that many members of the public, including leaders of several community organizations and faith groups are not aware of the vast array of services offered through AAADSW. Because AAADSW wants to be the first stop for people to share the information about available resources in the community, more outreach is needed.



- To better meet the differing needs of cultural or religious populations and those in rural areas, future program development should address the special needs and challenges that these populations are facing.

There is high demand for volunteers to help community organizations deepen their connection and offerings to community members.

- Volunteers serve many essential roles as they help service providers reach more deeply into the community, connecting aging adults with essential services.
- Providing clear communication and building trust with volunteers is an important part of an organization’s role and best practices can be shared between organizations. Ensuring consistency in services, so everyone knows what to expect, is a main goal. Recognizing and honoring the commitment of volunteers is critical.
- Some organizations try to provide opportunities for volunteers to take a lead on different projects or events. This allows the full-time staff to connect with volunteers on a more personal level and have them become more involved in the organization’s mission and vision.
- One successful strategy in engaging and empowering volunteers has been to offer additional workshops and training to highlight different issues that may be present in someone who uses to the organization’s services.
- Allowing volunteers to choose between several types of opportunities is also important for attracting and retaining volunteers.



- Virtual resources were and continue to be preferred by many volunteers, and organizations are discussing how to leverage virtual offerings as a resource moving forward. To encourage continued participation, it is important to provide options that everyone is comfortable with, such as word of mouth, in-person and other traditional communication methods.

- Some organizations want volunteering to be accessible to nearly everybody and have as few barriers as possible to becoming a volunteer, while others require more vetting, such as through background checks. The variations reflect the nature of the volunteer work and what is needed to keep clients and volunteers safe in their work.

Unpaid family, friends, faith community members, and neighbors are an essential part of the local support network both as connectors and service providers.

- Families provide key connection and assistance.
- The survey revealed that faith communities, friends, and neighbors were also essential connections for aging adults.
- In addition to isolation of older adults, family caregivers experienced isolation during the pandemic.
- Support groups in the community, like HOPE Dementia, which offers support groups to people caregiving for someone with dementia, are invaluable resources. However, these groups struggle to find enough volunteer facilitators to run the support groups.



- ✦ Within some local faith communities, many needs of older people within a congregation are provided by volunteers within the faith community. Sometimes there are not enough volunteers to assist with needs.
- ✦ Larger regional faith resource hubs and groups have been useful for some faith groups looking to provide assistance to their community, especially for specialized needs.
- ✦ Some faith communities also connect with state and local government officials to share and communicate the needs of their members. Having a seat at the table and coordinating with government officials also allows the flow of timely information back to those faith communities.
- ✦ Due to the challenges of the pandemic, some faith-based organizations organized monthly phone calls to

- elder members of their community to engage and have discussions with their older community members.
- ✦ Activities and programs where older adults can share stories with family members, other older adults, or younger generations, such as offerings from LifeBio, can positively impact the mental health of the older adults.
 - ✦ Art enrichment programs, such as those offered by the City of Camas Parks and Recreation and Three and Me, provide offerings for social interaction between older adults and their friends and family.

Although family, friends, and faith community members provide critical caregiving roles, the health care system and the community often do not sufficiently take care of the needs of caregivers, which can lead to issues like burnout, distress, and depression.

- ✦ It is challenging for everyone involved with the care of a person to see the same information, especially accessing health information from various sources.
- ✦ Because there is no universal healthcare code/number/identifier linked to each patient, barriers for technical and processing solutions frequently arise.
- ✦ There are few payment mechanisms for family caregiving.
- ✦ Many individuals and families do not plan ahead to address aging issues and are not prepared when a significant healthcare situation arises.
- ✦ receive a life-altering diagnosis of dementia don't get the support they need nor are pointed towards tools to help them adjust to the progressive course of the disease.
- ✦ There are existing programs designed for providing geriatric training to people who work in the healthcare field such as the Geriatric Workforce Enhancement Center (GWEC) program: <https://www.helpingelders.org/nwgewec/>.
- ✦ Programs like PEARLS and HOPE Dementia could benefit from increased connection and exposure to healthcare providers and clients to potentially increase enrollment and referrals.

Growing demand for professional caregivers with geriatric expertise is a gap in available resources.

- ✦ There is a shortage of paid in-home caregivers in Clark County. The shortage applies to caregiving positions for all ages, from infants through older adults. (Cornwell, 2022; Mapp, 2021; Workforce Southwest Washington, 2022)
- ✦ In early 2022, it could take up to 16-weeks to bring a caregiver into someone's home in rural Clark County. The provision of psychological care as an added service is also needed, but getting some aging adults to accept such assistance can be difficult.
- ✦ Many physicians have not received specialized training in caring for someone with dementia; many people who



Recommendations

The 2023 Aging Readiness Plan update project should consider and address the following questions:

- 1

How can the Commission on Aging and other community organizations support AAADSW in promoting itself as the go-to, one-stop-shop for aging resources?
- 2

How can the Aging Readiness Plan better address the needs of unpaid family/friend/faith caregivers?
- 3

How can the Aging Readiness Plan better address the professional caregiver shortage in Clark County?
- 4

What, if anything, can the Aging Readiness Plan do to support changes in health care such as: allowing everyone involved with the care of an aging adult to see the same information, including accessing health information from various sources, while also honoring an older adult's right to privacy; utilizing a universal healthcare code/number/ identifier for each patient, to alleviate technical and processing issues; and providing payment mechanisms for family caregiving?
- 5

How can the Aging Readiness Plan better support individuals and families in planning ahead to address aging issues, thereby smoothing the transition when significant future healthcare situations develop?
- 6

How can the Aging Readiness Plan better support community organizations to strengthen the use of preferred older adult communication methods like phone and in-person, while also moving new technology methods forward?
- 7

How can the Aging Readiness Plan better support community organizations in removing communication barriers to access their programs, i.e. if someone speaks a language other than English?
- 8

How can the Aging Readiness Plan support the innovative solutions community organizations developed during the pandemic, with particular focus on 1) revising policies/laws to allow those programs/adaptations to continue; and 2) identification of sustainable funding sources to replace time-sensitive emergency funding?



- 9

How can the Aging Readiness Plan support the development and implementation of local programs where older adults can share stories with family members, other older adults, and/or younger generations, such as offerings from LifeBio?
- 10

How can the Aging Readiness Plan promote the growth of existing local enrichment programs for older adults and caregivers and the addition of new ones, such as the art enrichment programs offered by City of Camas Parks and Recreation and Three and Me?
- 11

How can the Commission on Aging serve as a convener to better facilitate implementation of Aging Readiness Plan strategies?
- 12

How can the Aging Readiness Plan align with Commission on Aging strategic and active communication and community engagement?



In 2023, the Commission on Aging should:

- 13

Implement intentional, strategic and active communication and community engagement throughout the year related to the Aging Readiness Plan update project and implementation of Plan strategies.
- 14

Use its role as a convener/facilitator to move forward Aging Readiness Plan strategies during the second half of 2023.



SILVER CITIZEN AWARD

Katlin Smith

Clark County recognizes that older adults are valuable contributors to the vitality of this community. To encourage and support older adults for their contributions, the Clark County Commission on Aging has established a program to recognize older adults by means of an annual award presented at a Commission on Aging event.

The Silver Citizen Award recognizes the valuable contributions older adults make to the vitality of the community and is open to any county resident 60 years or older who has enhanced the community through their life’s work, engagement of others, volunteerism and or other impactful acts of service to the community for any age group. Major emphasis is placed on contributions to the community made by the individual after reaching age 60. Service in any field of endeavor will be considered (e.g., education, radio, television, business, healthcare, art, music, journalism, faith-based, athletics, politics, volunteer service). A couple may receive the award jointly when both have been involved in service and various community endeavors.

The recipient of the 2022 Silver Citizen Award is Katlin Smith. Katlin is 72 years old, a resident of Vancouver, and has devoted her professional and volunteer time to community service. The impact of Katlin’s service with FISH of Vancouver Food Pantry particularly stands out. In 2014, Katlin joined the FISH Capital Campaign Committee, supporting the \$1 million+ campaign that enabled the purchase of a new 10,000 square foot building/warehouse in downtown Vancouver. She joined the organization’s Board of Directors in 2016 and has been president of the board since 2017.

Under Katlin’s leadership, FISH of Vancouver evolved from an all-volunteer organization open a few hours a day to the bustling enterprise it is now – three full time employees, more than 120 volunteers, and approximately 1.3 million pounds of food distributed last year. In April 2022, FISH changed the model of the typical food pantry/food bank, from clients receiving pre-packaged boxes to a client choice grocery store model. The



Mobile Pantry is another new addition to FISH services. The Mobile Pantry takes food to clients, traveling to senior centers, low-income medical clinics and other often overlooked locations, delivering fresh produce, staples, dairy, and meats.

The Commission on Aging is truly appreciative of Katlin’s thoughtful, passionate, and impactful commitment to tackling hunger within our Clark County community.



IMPLEMENTING THE AGING READINESS PLAN

HOUSING

In 2022, notable progress was made on Aging Readiness Plan strategies related to housing.

Shared Housing:

✦ In 2022, Faith Partners for Housing launched a Home Share Program. This program is implementing strategy 3f of the Aging Readiness Plan, which is to develop a shared housing program. Meals on Wheels People is about to start piloting a Home Share program.

Housing options, “visitability,” and universal design :

✦ The Clark County Council, at a May 17, 2022 hearing, approved the Housing Options Study and Action Plan, a document that provides guidance for county staff, elected officials, and other decision-makers to encourage the construction of additional affordable and market-rate housing that meets the unincorporated Vancouver Urban Growth Area’s current and future housing needs. The recommended strategies include potential changes to the comprehensive plan, county code, zoning map, and/or other non-regulatory recommendations. County Council also provided direction to staff to begin work on implementing the short-term strategies, along with interest on an additional five strategies identified as medium and/or long term. County staff anticipate bringing at least two batches of housing code changes for council consideration in 2023. There are strategies in the plan that relate to Aging Readiness Plan and Commission on Aging recommendations, including:

- Remove barriers to building regulated affordable housing projects. These strategies relate to Aging Readiness Plan housing strategy 1a, expanding rental housing for seniors with incomes below 60% of the area median income.

- Remove barriers to building accessory dwelling units (also known as ADUs or granny flats), duplexes, triplexes, and quadplexes. These strategies relate to Aging Readiness Plan housing strategies 3a and 3b.
 - Adopt a “visitability” program, either with voluntary incentives and/or code requirements, for the construction of a percentage of new housing units (where there are three or more units proposed). This strategy relates to a recommendation in the 2016 Commission on Aging Annual Report.
 - Work with aging and disabilities advocates in the community to develop a universal design program to encourage more housing options for those in the community who have a disability or experience mobility challenges. This strategy builds on recommendations in the 2016 Commission on Aging Annual Report and relates to the Aging Readiness Plan housing strategy 2b.
- ✦ The Vancouver City Council, at a June 27, 2022 hearing adopted changes to the city’s zoning code to allow more flexibility in the type and size of housing built in Vancouver. Vancouver housing code amendments included:
- Removing barriers to building ADUs
 - Creating new standards to allow clusters of small cottage housing surrounding open spaces in lower density residential zones
 - City staff are also developing expedited building permit review processes for new single family homes providing features that facilitate aging-in-place.



HEALTHY COMMUNITIES

The county council helped raise awareness about the importance of advanced care planning by proclaiming April 16, 2022 as *National Healthcare Decisions Day*. The commission’s advocacy to the council to recognize the day was based on a 2019 Commission on Aging Annual Report recommendation.

SUPPORTIVE SERVICES

In 2022, Clark County supportive service providers continued to adapt to challenges from the COVID-19 pandemic and creatively expand their services and support to older adults in the community. For instance, Meals on Wheels People continued their *Wellness Check* and *Friendly Chat* programs to call clients and help with challenges of isolation. They also launched new programs such as *Safe Home for Seniors*, where volunteers go to a client’s house who has requested yard work and small fixes in the home. The service provider is also piloting a Home Share program, as mentioned above. The organization has also been taking care of their clients by delivering other useful resources when they make deliveries, such as providing fans when there is a heat wave.

EDUCATION, AWARENESS, AND ADVOCACY

City councils. In addition to presenting to the county council, commission members also presented the 2021 Commission on Aging Annual Report and key takeaways to several city councils in Clark County, to keep them updated on the commission’s progress and discuss any local issues related to older adults.



- Program highlights. The commission invited guests to provide brief presentations at their meeting to provide an overview of existing local programs in the community. 2022 program highlights and guests included:
 - Faith Partners for Housing Home Share Program.** Presenters from Faith Partners for Housing: Mark Maggiora and Tiffany Kostuba. Website: <https://www.faithpartners4housing.org/home-share-program>
 - Clark-Cowlitz Fire and Rescue CARES and Fall Prevention programs.** Presenters from Clark-Cowlitz Fire and Rescue: Sam Lewis. Website: <https://clarkfr.org/>
 - Property Tax Exemption for Senior Citizens/Disabled Persons.** Presenters from Clark County Assessor’s Office: Peter Van Nortwick, Stacy Martin, Roni Battan, Hailey Shannon. Website: <https://clark.wa.gov/assessor/property-tax-relief-programs>

- Fireside chats.** As discussed in the 2022 focus section of this report, the commission invited guests to speak with them and interested members of the public as a public monthly speaker/discussion series, to help the commission and members of the public learn more about an aspect of their annual focus topic.
- Silver Citizen Award.** To encourage and support older adults for their contributions to their communities, the Clark County Commission on Aging presented its third annual Silver Citizen Award program to recognize older adults who go above and beyond in service.

Community member survey. In late 2021, commission members created a community member survey to find out how older adults like to connect with other people and to resources. The survey was distributed county-wide in print and online formats, in collaboration with several community partners. Survey results were compiled and analyzed in 2022 and helped inform the commission’s work program.

Proclamations. The commission successfully advocated with community partners for the county council to proclaim April 16, 2022 as National Healthcare Decisions Day; May 2022 as Older Americans Month;

support for dementia awareness and education and urging all county residents to learn more about dementia and become a dementia friend; November 2022 as National Caregivers Month; and November 11, 2022 as Veterans Day.

Liaisons. Commission members volunteered as liaisons with various community organizations, groups, and projects. 2022 liaison roles included commission members joining project advisory groups such as the Clark County Housing Options Study and Action Plan Project Advisory Group and the Clark County Transportation System Plan Sounding Board. Commission

members also served as liaisons to Area Agency on Aging & Disabilities of Southwest Washington Advisory Council, Aging and Disability Resource Network, the Accessible Transportation Coalition, Clark County Public Health, and a Commission on Aging member was appointed to the new position on the Clark County Public Health Advisory Council to represent the Clark County Commission on Aging or aging community.

Advocacy. The commission chair participated in a roundtable discussion organized by U.S. Senator Patty Murray about prescription drug costs, Medicare reform, and the Inflation Reduction Act. The



- event was hosted by the Area Agency on Aging & Disabilities of Southwest Washington and attended by a few community organization representatives.
- News Media. Commission members participated in interviews with local newspaper reporters and Clark/Vancouver Television (CVTV) producers. Commission staff connected reporters with partner organizations.
- Community presentations. Commission members gave presentations to community groups upon request, including the Clark County Developmental Disabilities Advisory Board and Fairway Village homeowners.

UPDATING THE AGING READINESS PLAN

The Aging Readiness Plan (ARP) celebrated its 10-year anniversary in 2022.

Although the Commission on Aging’s annual focus areas and reports have outlined some changes since the ARP original adoption, there have been many strides forward since 2012 that need to be reflected in the

plan. The ARP Update project will refresh the plan to address these changes, update the data and maps in the document and ensure new technologies and services are incorporated. The ARP update will also add a new health and safety chapter, focusing on emergency preparedness, a topic that is not currently covered in the plan.

A consultant team was hired to assist Clark County Community Planning and the Commission on Aging to provide information, analysis, and technical writing skills to update the Aging Readiness Plan and technical assistance to usher it through the adoption process.

While this project will extend into 2023, 2022 project milestones included:

- County council approval of the project Public Participation Plan
- Contract signed with project consultant
- Data gathering and document review
- Evaluation of existing strategies in the current plan and benchmarking progress to date
- Stakeholder interviews and focus group meetings with local service providers and topical experts on age-friendly goals, solutions, and barriers for the next 10-years.
- Planning for public workshops in 2023



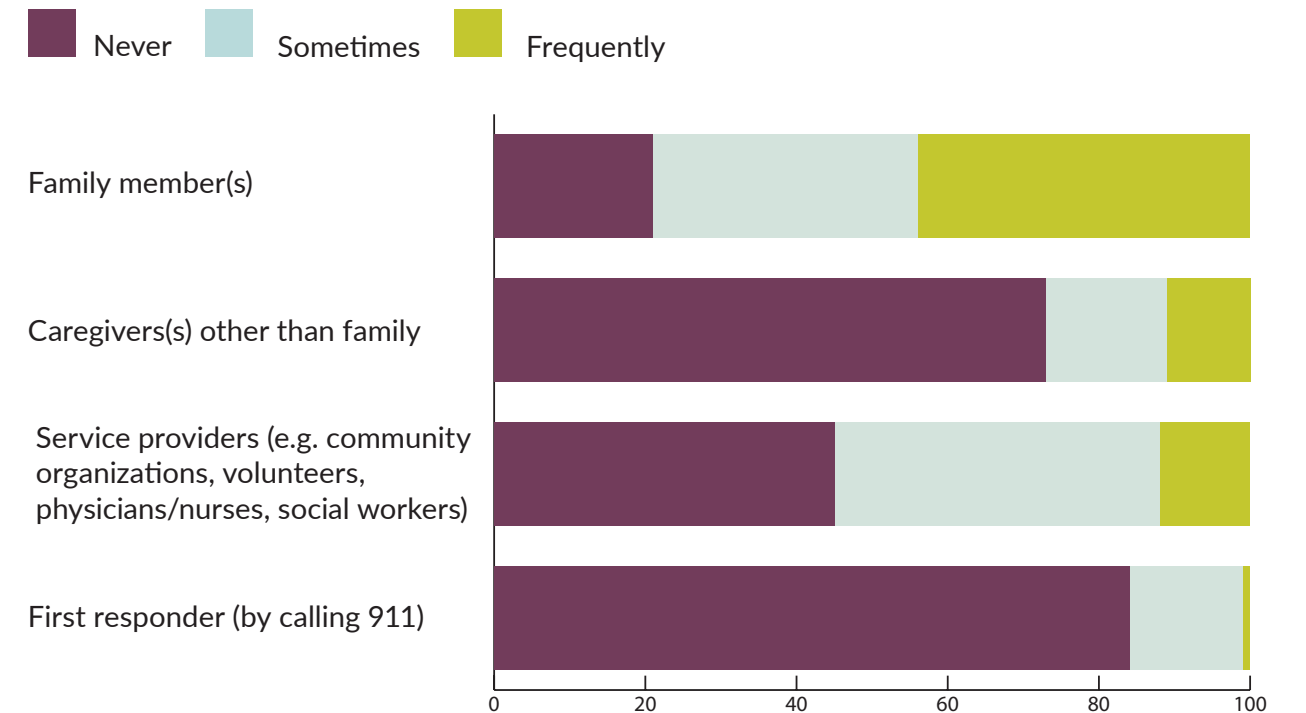
COMMUNITY MEMBER SURVEY



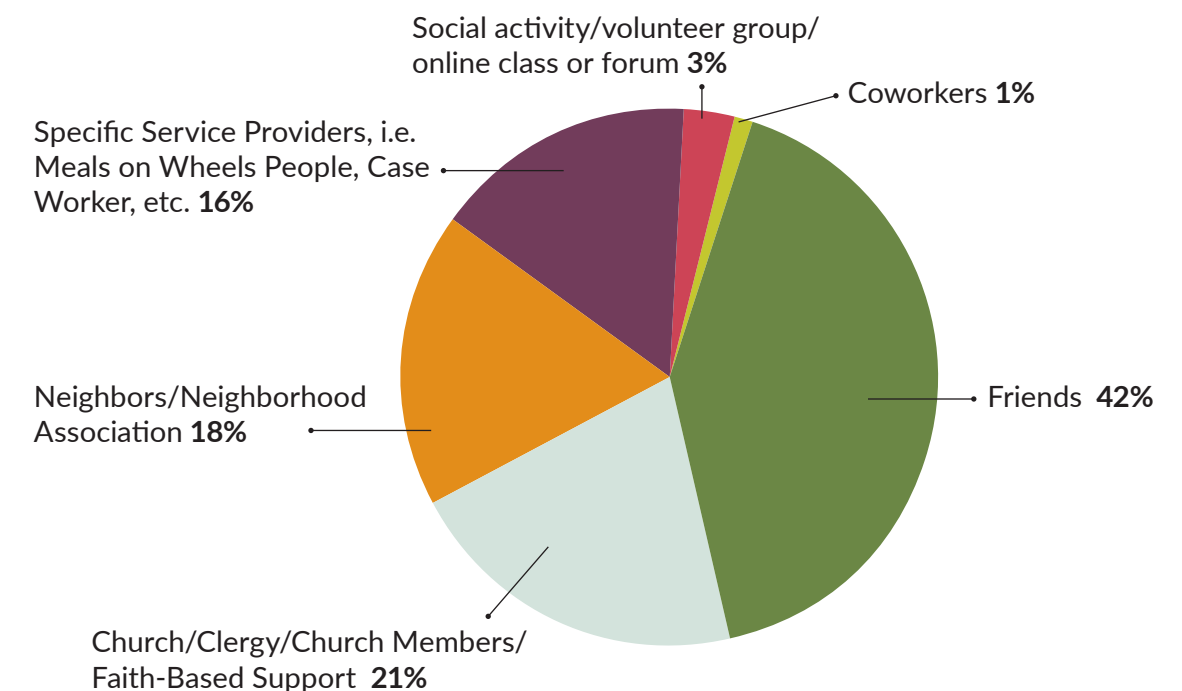
During December 2021-January 2022, the Clark County Commission on Aging (COA) conducted a Community Member survey in partnership with several community organizations in southwest Washington. The following results are from a subset of questions in the survey and include the responses received from 425 individuals. The intention of the survey was to help the COA better understand the ways in which Clark County residents (60 years and older), service providers, caregivers and organizations have been successful in the reaching out to one another, and where there are gaps in these connections. The information gained from the survey is intended to help the COA strengthen partnerships with foundations, service providers, and businesses to better connect community members to resources.

For a copy of the complete results from all survey questions, please email comm-aging@clark.wa.gov.

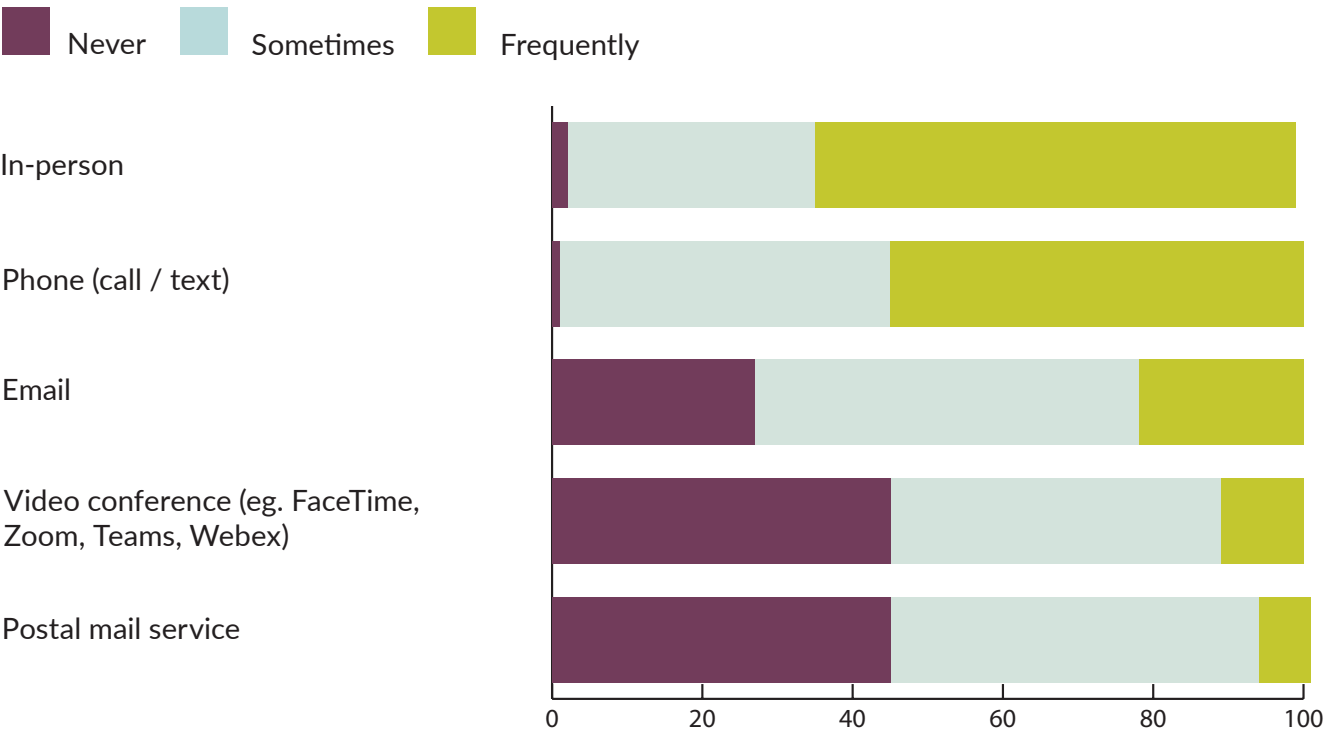
Q1. Who supports or speaks with you on a regular basis when you need assistance? Please indicate the amount of time you seek assistance from others.



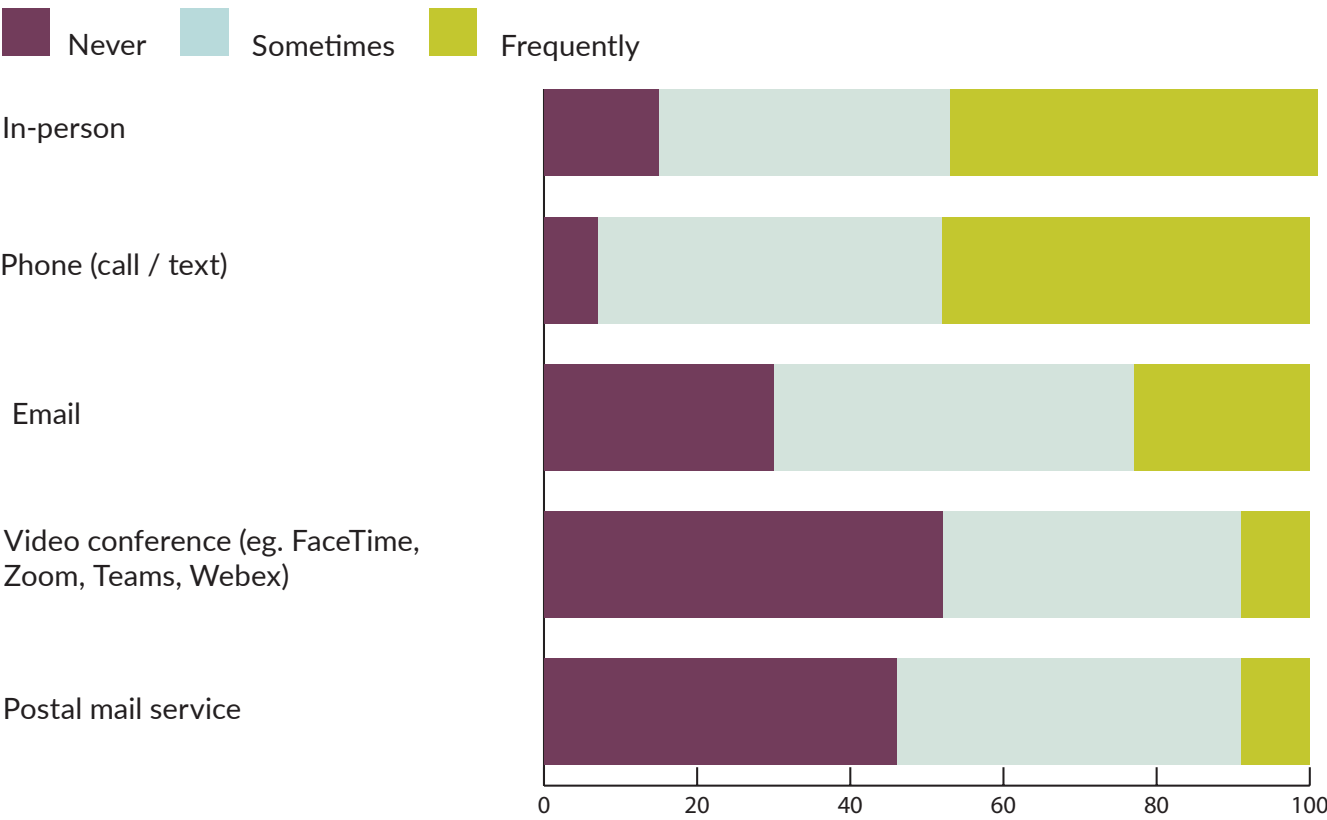
Q2. Other people or groups who support or speak with you that were not included in the above list?



Q3. What are your preferred ways to connect with family members, caregivers and other important people in your life?



Q4. What are your preferred ways to connect with service providers and community organizations?

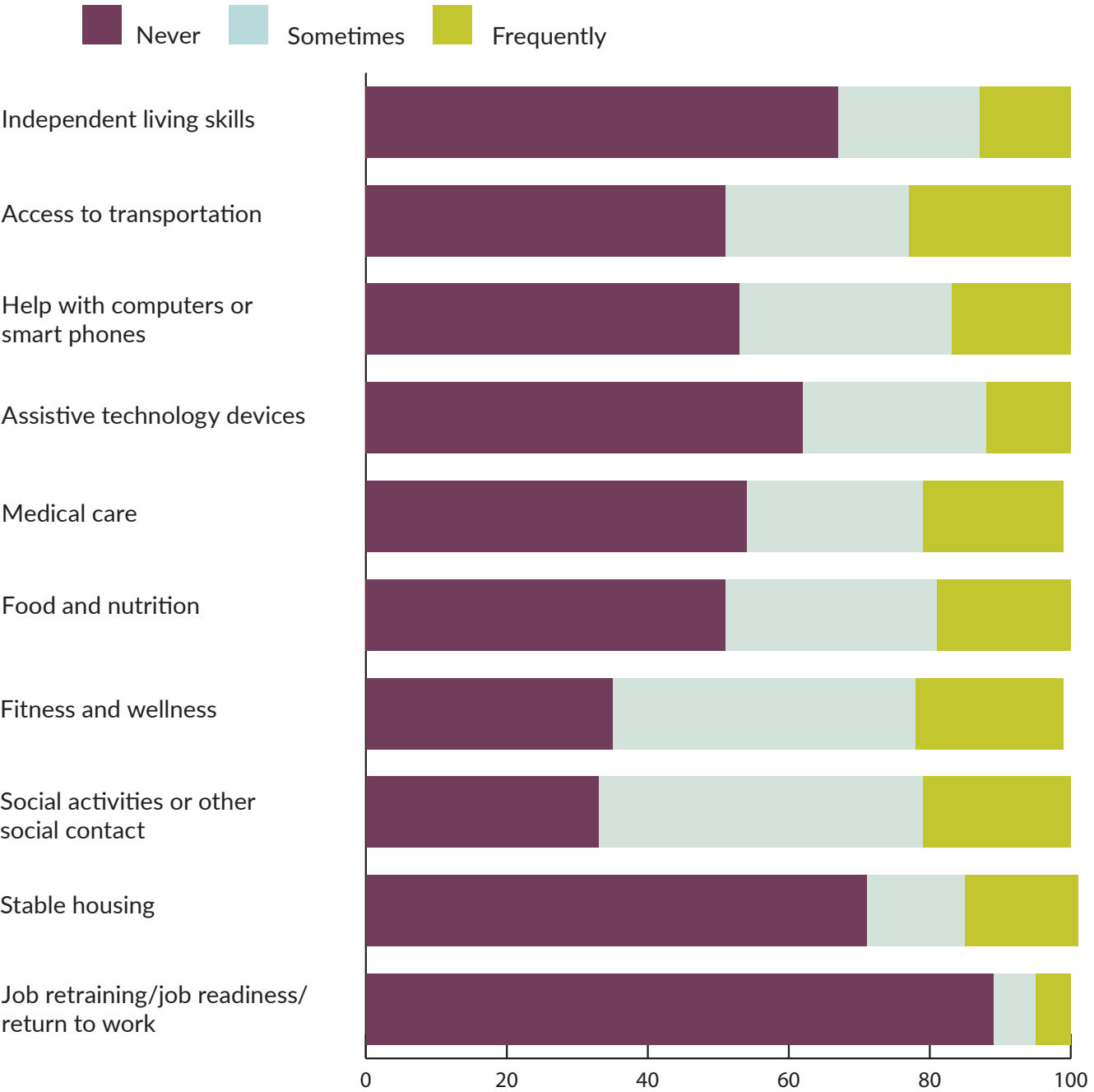


Q5. Are there other ways you prefer to connect with organizations, providers, and people in your life that are not included on the above list? If so, please share them here.

Social Media Text Family/Friends	Extended Family/Neighbors Website Messenger Newspaper	Church Newsletter Community Center
--	---	--

Not the full list of responses received.

Q6. Please let us know which services or supports would make your life better.



Q7. Are there other services or supports that would make your life better that are not included on the above list? If so, please share them here.

Help with house cleaning Affordable in-home care Volunteer opportunities	Handyman services Medicare transition help Night time transportation	Adult daytime social opportunities
--	--	------------------------------------

Not the full list of responses received.



REFERENCES



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For other formats

Contact the Clark County ADA Office

Voice 564.397.2322

Relay 711 or 800.833.6388

ada@clark.wa.gov

www.clark.wa.gov/aging



COMMUNITY PLANNING

1300 Franklin Street • PO Box 9810

Vancouver, WA 98666-9810

564.397.2280 / comm-aging@clark.wa.gov

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 11, 2023

AGENDA ITEM NAME: Port of Ridgefield Update

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

N/A

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

N/A

STAFF CONTACT: Randy Mueller, CEO

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 11, 2023

AGENDA ITEM NAME: Resolution No. 626 - Declaring Certain Property as Surplus and Authorizing Its Disposition

GOVERNING LEGISLATION

Revised Code of Washington Chapter 35A.11.010 – Rights, powers, and privileges; City of Ridgefield Financial Policy #09: Capitalization of Assets

PREVIOUS COUNCIL ACTION TAKEN:

Council has previously adopted resolutions providing for the surplus of certain property and executing its sale or disposal

SUMMARY/BACKGROUND:

City staff are recommending the disposition of the attached Exhibit A. The items requested include vehicles, equipment, weapons, office equipment and 4 donated Surrey's. Several of the items have interest from other municipal agencies. Staff will work with them to sell and transfer ownership. The weapons will be traded to a gun shop the police department routinely uses for purchases. Remaining items will be offered for sale on the City's public auction site.

The attached exhibit A is a list of surplus items.

A public hearing is not required to surplus this property per RCW 39.33.020 and AGO 1997 No. 5, and RCW 35.94.040. RCW 39.33.020 requires a public hearing for surplus of property over \$50,000 in value for all intergovernmental transfers. RCW 35.94.040 requires a public hearing to surplus property over \$50,000 in value for the surplus of property originally purchased for a utility. The current property does not meet either of these criteria.

BUDGET/FINANCIAL IMPACTS:

The estimated surplus value is approximately \$43,700 and would be posted to the fund responsible for the original purchase.

RECOMMENDED ACTION OR MOTION:

Council can adopt Resolution No. 626 as presented by making the following motion:

“I move to adopt Resolution No. 626 as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Exhibit A 2023 Surplus

RESOLUTION NO. 626

Declaring Certain Property as Surplus and Authorizing Its Disposition

WHEREAS, the City of Ridgefield has acquired certain personal property and equipment; and

WHEREAS, the property and equipment cannot be reassigned within the City and the surplus of this property and equipment will meet the needs of the City of Ridgefield,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF RIDGEFIELD, WASHINGTON as follows:

Section 1. Based upon the findings and recommendations of the City, the attached Exhibit A represents the list of property requesting to be declared surplus and no longer meets the needs of the City, and further, these items cannot be reassigned as an asset to other departments of the City.

Section 2. This property is deemed to no longer create a benefit for the residents of the City of Ridgefield.

Section 3. The Council authorizes the City Manager to sell, auction or scrap the items identified on the attached list for the best available price; or to properly dispose of the property for the best benefit of the City of Ridgefield.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, THIS 11th DAY OF MAY, 2023.

City of Ridgefield

Jennifer Lindsay, Mayor

Attest:

Julie Ferriss, City Clerk

Asset #	Department	Item description	License #	VIN/Serial #	Mileage/Hours	Value	Condition	Notes	
Public Works Vehicles/Equipment									
00795	Public Works	1990 Chevrolet Lift Gate	45060D	1GBBC24K7LE210877	95,023	\$ 1,000.00	Fair - needs transmission and not functioning. Battery needs replaced. Non-operable.		
01207	Public Works	2009 Nissan Elgin Crosswind Series J UD3300 Sweeper	66091D	JNAPC81L59AF75141	45,131	\$ 40,000.00	Fair - sweeper runs normally w/ 7.6L Diesel Hr 4165.5 engine. John Deere diesel, drive train w/ automatic transmission		
00773	Public Works	1997 Ford Ranger	23738D	1FTCR11U7VPA84553	96,237	\$ 500.00	Poor - needs clutch and brakes. Battery needs replaced and leaks oil. Driver side door doesn't latch. Non-operable.		
Miscellaneous									
			Model #	Serial #	Type	Caliber or Gauge	Value	Condition	Notes
B00843LFB	UB - Finance	Sensus Handheld Water Meter Reader (1)	FL6502	178035			\$ 50.00	Fair - comes with single ethernet dock, wall switch, car power switching adaptors and rechargeable Excell battery. Have stylus pen and complies w/ FDA performance standards	
B00843LFE	UB - Finance	Sensus Handheld Water Meter Reader (1)	FL6502	189492			\$ 50.00	Fair - comes with single ethernet dock, wall switch, car power switching adaptors and rechargeable Excell battery. Have stylus pen and complies w/ FDA performance standards	
	PD	Palmetto State Armory	PA-15	HP075528	Rifle/Semi	5.56	\$ 300.00	No longer used in operations. Will trade in for credit on future weapons purchases.	
	PD	Palmetto State Armory	PA-15	HP075539	Rifle/Semi	5.56	\$ 300.00	No longer used in operations. Will trade in for credit on future weapons purchases.	
	PD	Palmetto State Armory	PA-15	HP075538	Rifle/Semi	5.56	\$ 300.00	No longer used in operations. Will trade in for credit on future weapons purchases.	
	PD	Taurus	G2C	ACK367718	Pistol/Semi	9mm	\$ 150.00	No longer used in operations. Will trade in for credit on future weapons purchases.	
	CDD	Office Desk					\$ 50.00	Good condition	L shaped desk 95.5" x 71" with a height of 28"
	Admin	Iphone 11-64GB		DX4DX88HN72J			\$ 200.00	IMEI/MEID 356869112088891. No longer used in operations.	
	Admin	Chromebook		NXGHJAA002952151D07600			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	Chromebook		NXGHJAA0029420DC187600			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	Chromebook		NXGHJAA002952151CA7600			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	Chromebook		NXGHJAA00294212BB77600			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	Chromebook		NXGHJAA0029500D8F97600			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	Chromebook		NXGHJAA002952153717600			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	Chromebook		NXGHJAA002948081B17600			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	Chromebook		CND9259Z6L			\$ 50.00	Obsolete. No longer used in operations.	To be donated to the Family Resource Center for distribution to students in need
	Admin	2 Seat Surrey					\$ 100.00	Fair condition and needs repair work	City of Yacolt is interested
	Admin	2 Seat Surrey					\$ 100.00	Fair condition and needs repair work	City of Yacolt is interested
	Admin	4 Seat Surrey					\$ 100.00	Fair condition and needs repair work	City of Yacolt is interested
	Admin	4 Seat Surrey					\$ 100.00	Fair condition and needs repair work	City of Yacolt is interested

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 11, 2023

AGENDA ITEM NAME: Resolution No. 627 - Approving Clark Regional Mitigation Plan

GOVERNING LEGISLATION

Disaster Mitigation Act of 2000.

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of Volume 1 and the Ridgefield Annex of Volume 2 of the 2016 Clark Regional Natural Hazard Mitigation Plan (NHMP).

SUMMARY/BACKGROUND:

The federal Disaster Mitigation Act (DMA) of 2000 requires state and local governments to develop hazard mitigation plans as a condition for federal disaster grant assistance. Mitigation actions are activities designed to reduce or eliminate losses resulting from natural hazards such as earthquakes, floods, storms and wildfires. Under its guidance for the DMA, the Federal Emergency Management Agency (FEMA) encourages multi-jurisdictional planning.

Clark County and its cities prepared a hazard mitigation plan in 2004, which was formally approved by FEMA on December 16, 2004. The performance period of the initial plan ran from 2004 to its expiration in 2009. Due to the length of the time that the 2004 plan remained expired, the 2016 Clark Regional Natural Hazard Mitigation Plan was considered a new plan with a new process and new direction. Clark Regional Emergency Services Agency (CRESA) formed a regional, seventeen-member partnership comprised of Clark County, its cities and its special purpose districts and embarked on a planning process that allowed partners to look at mitigation planning in a new light and determine the best way to move forward for each jurisdiction involved. The plan was approved on August 16, 2017.

The 2023 plan update was a challenge due to COVID and the planning partners' available time and staffing to work on the mitigation plan update. The plan update focused on updating the hazard analysis with updated/new information and data, as well as updating the jurisdictional annexes.

Once the hazard mitigation plan is adopted by each jurisdictional partner and approved by FEMA, the partnership will collectively and individually become eligible to apply for hazard mitigation project funding under the unified hazard mitigation assistance grant program, which provides pre- and post-disaster grant opportunities. The grant funds are made available to states and local governments and can be used to implement the long-term hazard mitigation measures specified within the Ridgefield annex of the NHMP before and after a major disaster declaration.

The NHMP is considered a living document such that, as awareness of additional hazards develops and new strategies and projects are conceived to offset or prevent losses due to natural disasters, the NHMP will be evaluated and revised on a continual 5-year time frame. The plan consists of two parts: Volume 1 – Planning Area-Wide Elements and Volume 2 – City specific plans.

Staff has just included the executive summary and Ridgefield hazard risk planning as part of this package. The full document is available at City offices.

BUDGET/FINANCIAL IMPACTS:

Potential grant eligibility for hazard mitigation project funding.

RECOMMENDED ACTION OR MOTION:

“I move to approve in its entirety, Volume 1 and the introduction; Chapter 5, the City of Ridgefield Annex, and the appendices of Volume 2 of the 2023 Clark Regional Natural Hazard Mitigation Plan (NHMP).”

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS:

1. CRNHMP Volume 1 - Executive Summary
2. CRNHMP Volume 2 - Ridgefield Annex

RESOLUTION NO. 627

A RESOLUTION OF THE CITY OF RIDGEFIELD AUTHORIZING THE ADOPTION OF THE CLARK REGIONAL NATURAL HAZARD MITIGATION PLAN

WHEREAS, all of Clark County has exposure to natural hazards that increase the risk to life, property, environment and the County's economy; and

WHEREAS; pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS; a coalition of Clark County, Cities, Towns and Special Purpose Districts with like planning objectives has been formed to pool resources and create consistent mitigation strategies within the Clark Regional planning area; and

WHEREAS, the coalition has completed a planning process that engaged the public, assessed the risk and vulnerability to the impacts of natural hazards, developed a mitigation strategy consistent with a set of uniform goals and objectives, and created a plan for implementing, evaluating and revising this strategy;

NOW, THEREFORE, BE IT RESOLVED that the City of Ridgefield:

1. Adopts in its entirety, Volume 1 and the introduction, chapter Five, the City of Ridgefield jurisdictional annex, and the appendices of Volume 2 of the Clark Regional Natural Hazard Mitigation Plan (NHMP), dated March 31, 2023.
1. Will use the adopted and approved portions of the NHMP to guide pre- and post-disaster mitigation of the hazards identified.
1. Will coordinate the strategies identified in the NHMP with other planning programs and mechanisms under its jurisdictional authority.
1. Will continue its support of the Hazard Mitigation Working Group and continue to participate in the Planning Partnership as described by the NHMP.

1. Will help to promote and support the mitigation successes of all NHMP Planning Partners.

1. Authorizes the Community Development Director to make any required FEMA revisions to Clark Regional Natural Hazard Mitigation Plan required by FEMA for final approval.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON
THIS 11TH DAY OF MAY, 2023.

CITY OF RIDGEFIELD

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk



Clark Regional Emergency Services Agency

Clark Regional Natural Hazard Mitigation Plan Volume 1—Planning Area-Wide Elements

Approved: March 31, 2023



March 31, 2023

Clark Regional Natural Hazard Mitigation Plan: Volume 1—Planning Area-Wide Elements

March 31, 2023

PREPARED BY

Clark Regional Emergency Services Agency

710 W. 13th Street
Vancouver, WA 98660

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ACKNOWLEDGMENTS

Project Manager

Dakota Karlsen
Emergency Management Coordinator
Clark Regional Emergency Services Agency
710 W 13th Street
Vancouver, WA 98660
360-992-6271
dakota.karlsen@clark.wa.gov

Planning Committee

The dedication of the Planning Committee members who graciously allocated their time to this process is greatly appreciated.

- | | | |
|-------------------|-------------------------|--------------------|
| • Chad Eiken | • Lauren Hollenbeck | • Robert Maul |
| • Cheri Dailey | • Lee Knottnerus | • Ryan Jeynes |
| • Chris Griffith | • Maria Swinger-Inskeep | • Scott Duetsch |
| • Chrystal Jones | • Mark Herceg | • Scott Ouchi |
| • Dameon Pesanti | • Melissa Tracy | • Shane Gardner |
| • Donna Willis | • Mike Lewis | • Shawn Moore |
| • Gene Juve | • Mitch Kneipp | • Stephanie Fields |
| • Heath Henderson | • Nathan McCann | • Todd Krout |
| • Jason Mansfield | • Nicole Daltoso | • Tracy Coleman |

Special Acknowledgements

The development of this plan would not have been possible without the dedication and commitment to this process by the planning committee members, the planning partnership, local residents and coordinating stakeholders. All who participated in the public process are commended for their participation and contributions to this planning process.

EXECUTIVE SUMMARY

Hazard mitigation is the use of long-term and short-term policies, programs, projects, and other activities to alleviate the death, injury, and property damage that can result from a disaster. Clark County and a partnership of local governments within the County, led by Clark Regional Emergency Management Services (CRESA), have developed a countywide hazard mitigation plan to reduce risks from natural disasters. The plan complies with hazard mitigation planning requirements to establish eligibility for funding under Federal Emergency Management Agency grant programs.

PREVIOUS HAZARD MITIGATION PLANNING IN CLARK COUNTY

Federal regulations require periodic updates of hazard mitigation plans to reevaluate recommendations, monitor the impacts of actions that have been accomplished, and determine if there is a need to change the focus of mitigation strategies. A jurisdiction covered by a plan that has expired is no longer in compliance with the federal requirements for hazard mitigation planning.

Clark County and its seven cities prepared an initial hazard mitigation plan that was approved by the Federal Emergency Management Agency in 2004. In 2016, a comprehensive update to the initial plan was enacted to reestablish grant eligibility for the original planning partnership and to expand eligibility to participating special purpose districts and the City of Woodland. Planning partners who participated in the initial planning effort made efforts to reconcile the status of actions identified in the 2004 plan to the best of their abilities. Due to the significant amount of time that has passed since initial development and other factors such as staff turnover, not all action items were able to be reconciled. Through this planning effort, the planning partnership, led by CRESA, had recommitted to establishing implementation and maintenance processes that will be followed over the performance period of the 2016 plan. A hazard mitigation working group has been established that would meet to coordinate efforts and conduct updates.

In 2022, the current update was enacted to build upon the previous comprehensive update and update the plan with new data, new partners, and updated annexes. The COVID-19 pandemic required the process to go virtual, and coordination was conducted utilizing online platforms. Participating planning partners are listed in Tables ES-1 and ES-2. Eighteen local governments are seeking Disaster Mitigation Act compliance through this planning effort.

Table ES-1-1. Municipal Planning Partners

Jurisdiction	Point of Contact	Title	Jurisdiction	Point of Contact	Title
Clark County	Mike Lewis	Emergency Manager	City of Vancouver	Gene Juve	Emergency Manager
City of Battle Ground	Mark Herceg	Public Works Director	City of Washougal	Mitch Kneipp	Community Development Director
City of Camas	Lauren Hollenbeck	Senior Planner	City of Ridgefield	Lee Krottnerus	Deputy City Manager

Jurisdiction	Point of Contact	Title	Jurisdiction	Point of Contact	Title
City of La Center	Maria Swinger-Inskeep	Director of Administrative Services	Town of Yacolt	Stephanie Fields	Town Clerk

Table ES-1-2. Special Purpose District Planning Partners

Jurisdiction	Point of Contact	Title	Jurisdiction	Point of Contact	Title
Fire District 3	Jason Mansfield	Division Chief	Ridgefield School District	Chris Griffith	Assistant Superintendent
Port of Vancouver	Scott Ouchi	Emergency Manager	Clark Public Utilities	Chrystal Jones	Emergency & Environmental Coordinator
Battle Ground Public Schools	Cheri Dailey	Director of Business & Risk Management	Clark Regional Wastewater District	Shawn Moore	District Engineer
Evergreen Public Schools	Shane Gardner	Director of Safety & Security	C-TRAN	Scott Deutsch	Director of Safety & Risk
Vancouver Public Schools	Nicole Daltoso	Senior Director of Capital Facilities			

PLAN UPDATE PROCESS

Updating the plan consisted of the following phases:

- **Phase 1, Organize Resources**—A planning team was assembled for the plan update, consisting of staff from CRESA and representatives from each of the 18 planning partners. The team conducted outreach to establish the planning partnership. A 18-member planning team was assembled to oversee the plan update. Coordination with other local, state and federal agencies involved in hazard mitigation occurred throughout the plan update process. This phase included a review of the existing plan, the Washington State Hazard Mitigation Plan, and existing programs that may support hazard mitigation actions.
- **Phase 2, Update Goals, Objectives and Actions**—The Planning Team reviewed and updated the goals and objectives from the 2016 plan. The planning partnership selected a range of appropriate mitigation actions to work toward achieving the goals set forth in this plan update. Additionally, the Steering Committee selected a set of county-wide mitigation actions.
- **Phase 3, Develop Plan Implementation and Maintenance Strategy**—The Planning Team developed a plan implementation and maintenance strategy that includes the establishment of a hazard mitigation working group, annual progress reporting, a strategy for continued public involvement, a commitment to plan integration with other relevant plans and programs, and a recommitment from the planning partnership to actively maintain the plan over the five-year performance period.
- **Phase 4, Assemble the Updated Plan**—The Planning Team assembled a document to meet federal hazard mitigation planning requirements for all partners. The updated plan contains two volumes. Volume 1 contains components that apply to all partners and the broader planning area. Volume 2 contains all components that are jurisdiction-specific. Each planning partner has a dedicated annex in Volume 2.

- **Phase 5, Plan Adoption/Implementation**—Once pre-adoption approval has been granted by Washington State’s Emergency Management Division and FEMA Region X, the final adoption phase will begin. Each planning partner will individually adopt the updated plan.

Phase 6, Plan Implementation, will occur over the next five years as the planning partnership begins to implement the county-wide and jurisdiction specific actions identified in this plan.

RISK ASSESSMENT RESULTS

Based on the risk assessment, hazards were ranked as follows for the risk they pose to the overall planning area as shown in Table ES-3.

Table ES-1-3. Hazard Risk Ranking

Hazard Ranking	Hazard Event	Category
1	Earthquake	High
1	Severe weather	High
2	Flood	Medium
2	Landslide	Medium
2	Wildfire	Medium
3	Volcano	Low
4	Drought	Low
5	Dam failure	Low

Each planning partner also ranked hazards for its own area. Table ES-4 summarizes the categories of high, medium and low (relative to other rankings) based on the numerical ratings that each jurisdiction assigned each hazard. The results indicate the following general patterns:

- The earthquake and severe weather hazards were most commonly ranked as high.
- The flood and landslide hazards were most commonly ranked as medium.
- The dam failure, drought, volcano and wildfire hazard were most commonly ranked as low.

Table ES-1-4. Summary of Hazard Ranking Results

	Number of Jurisdictions Assigning Ranking to Hazard			
	High	Medium	Low	Not Ranked
Dam Failure	0	1	11	5
Drought	0	0	15	2
Earthquake	15	2	0	0
Flood	2	11	4	0
Landslide	0	10	7	0
Severe weather	15	1	1	0
Volcano	0	3	14	0
Wildfire	2	4	8	3

MITIGATION PURPOSE STATEMENT, GOALS AND OBJECTIVES

The following purpose statement guided the Steering Committee and the planning partnership in selecting the actions contained in this plan update:

Define natural hazard risk and, through collaboration and partnerships, establish strategies and actions for reducing the impacts of disasters in Clark County.

The Steering Committee and the planning partnership established the following goals for the plan update:

- Reduce and prevent the loss of life and property.
- Protect public services and critical facilities from the impacts of natural disasters.
- Increase public awareness of vulnerability to natural hazards and educate on risk reduction strategies.
- Promote community resilience.
- Protect environmental resources and utilize natural systems to reduce natural hazard impacts.
- Develop and implement cost-effective mitigation strategies.

The following objectives were identified that meet multiple goals, helping to establish priorities for recommended mitigation actions:

1. Inform the public on the risk exposure to natural hazards and ways to increase the public's capability to prepare, respond, recover and mitigate the impacts of these events.
2. Reduce the impacts of hazards on vulnerable populations.
3. Improve and maintain systems that provide warning and emergency communications.
4. Work cooperatively with stakeholders in planning for and reducing the impacts of natural hazards.
5. Incorporate risk reduction strategies in new and updated infrastructure and development plans to reduce the impacts of natural hazards.
6. Integrate natural hazard mitigation goals and objectives into other existing plans and programs within the planning area.
7. Provide incentives for development and land use techniques that reduce risks.
8. Strengthen and build redundancy into infrastructure, prioritizing areas that may be potentially isolated areas.
9. Retrofit, purchase, or relocate structures in high hazard areas, especially those known to be repetitively damaged.
10. Avoid, minimize or mitigate risks to critical facilities and infrastructure.
11. Support and enhance environmental protection and sustainability activities that may also accomplish mitigation objectives.
12. Use the best available data, science and technologies to implement mitigation strategies.

MITIGATION ACTIONS

Status of Previous Plan Initiatives

Table ES-5 summarizes the initiatives that were recommended in the previous version of the hazard mitigation plan and their implementation status at the time this update was prepared.

Table ES-5. County-Wide Mitigation Actions

Action Item	Completed	Carry Over to Plan Update	Removed; No Longer Feasible
Establish a county-wide repository of perishable data from hazard events and develop a standard form for capturing information		X	
<i>Comments:</i> Specific jurisdictions have begun looking at how to best collect data, but a regional effort is still outstanding.			

Develop a county-wide recovery/resiliency plan		X	
<i>Comments:</i> A regional recovery framework was completed for the 5-County Portland-Vancouver Metro Region, which includes Clark County in 2018. Each of the 5 counties had planned to create a local framework which connects to the regional framework, but the plan was delayed due to the COVID-19 pandemic.			
Participate in the plan implementation hazard mitigation working group by sharing lessons learned and mitigation success stories and actively participating in progress reporting		X	
<i>Comments:</i> Continued Action Item			
Support and guide the technology for regional hazard warning systems	X		
<i>Comments:</i> Continued Action Item			
Ensure that a link to the hazard mitigation plan website hosted by CRESA is posted conspicuously on each planning partner website		X	
<i>Comments:</i> Continued Action Item			
Support regional collaboration and consistency in hazard mitigation implementation and programs		X	
<i>Comments:</i> Continued Action Item			
Where appropriate, support retro-fitting, relocating or acquisition from willing property owners of structures located in hazard-prone areas to protect structures from future damage, with repetitive and severe repetitive loss as a priority. Seek opportunities to leverage partnerships within the planning area in these pursuits		X	
<i>Comments:</i> Continued Action Item			
Utilize information contained within the Clark Regional Natural Hazard Mitigation Plan to support updates to other emergency management plans in effect within the planning area		X	
<i>Comments:</i> Continued Action Item			
Utilize information contained within the Clark Regional Natural Hazard Mitigation Plan to support updates to other plans in effect within the planning area		X	
<i>Comments:</i> Continued Action Item			
Develop the capacity for a regional post-disaster volunteer coordination program		X	
<i>Comments:</i> Work in this area had begun through the Clark County Community Organizations Active in Disasters (CC-COAD) group, though much work remains to be completed.			
Explore opportunities with all community stakeholders to implement, identify and fund mitigation actions		X	
<i>Comments:</i> Continued Action Item			
Continue regional partnerships to improve and enhance mitigation efforts in the larger region		X	
<i>Comments:</i> Continued Action Item			
Establish guidelines to increase communication and coordination of mitigation actions across agencies whenever feasible		X	
<i>Comments:</i> Continued Action Item			

Continue to work with planning partners and other stakeholders to clearly articulate and define emergency management roles and responsibilities within the County, including the implementation of identified mitigation actions.		X	
<i>Comments:</i> Continued Action Item			

- a. HMGP = Hazard Mitigation Grant Program; FMA = Flood Mitigation Assistance = PDM = Pre-Disaster Mitigation Assistance; CDBG-DR = Community Development Block Grants Disaster Recovery; UASI = Urban Area Security Initiative

HAZARD MITIGATION ACTION PLAN

Mitigation actions presented in this update are activities designed to reduce or eliminate losses resulting from natural hazards. The update process resulted in the identification of more than 272 mitigation actions for implementation by individual planning partners, as presented in Volume 2 of this plan. In addition, the steering committee and planning partnership identified 13 countywide actions benefiting the whole partnership, as listed in Table ES-5.

Table ES-5

Applies to New or Existing Assets	Hazards Mitigated	Objectives Met	Lead Agency	Estimated Cost	Sources of Funding ^a	Timeline
CW-1—Establish a county-wide repository of perishable data from hazard events and develop a standard form for capturing information						
New and existing	All hazards	4, 12	CRESA	Low	Staff time	Short-term
CW-2—Develop a county-wide recovery/resiliency plan						
New and existing	All hazards	2, 4, 6	CRESA	High	Local, possible grant funding (UASI)	Short-term
CW-3—Participate in the plan implementation hazard mitigation working group by sharing lessons learned and mitigation success stories and actively participating in progress reporting						
New and existing	All hazards	1, 4, 6, 12	Planning Partners/ facilitated by CRESA	Low	Staff time	Ongoing
CW-4—Ensure that a link to the hazard mitigation plan website hosted by CRESA is posted conspicuously on each planning partner website						
N/A	All hazards	1, 4	Planning Partners	Low	Staff time	Short-term
CW-5—Support regional collaboration and consistency in hazard mitigation implementation and programs						
New and existing	All hazards	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	Clark County/CRESA	Low	Staff time	Ongoing
CW-6—Where appropriate, support retro-fitting, relocating or acquisition from willing property owners of structures located in hazard-prone areas to protect structures from future damage, with repetitive and severe repetitive loss as a priority. Seek opportunities to leverage partnerships within the planning area in these pursuits						
Existing	All hazards	4, 5, 7, 9, 10	Planning Partners	High	HMGP, PDM, FMA, CDBG-DR	Ongoing
CW-7—Utilize information contained within the Clark Regional Natural Hazard Mitigation Plan to support updates to other emergency management plans in effect within the planning area						
New and existing	All hazards	2, 4	CRESA	Low	Staff time	Ongoing
CW-8—Utilize information contained within the Clark Regional Natural Hazard Mitigation Plan to support updates to other plans in effect within the planning area						
New and existing	All hazards	2, 4, 5	Planning Partners	Low	Staff time	Ongoing
CW-9—Develop the capacity for a regional post-disaster volunteer coordination program						
N/A	All hazards	1, 2, 3, 4	CRESA	Medium	Staff time, Local funds	Long-term
CW-10—Explore opportunities with all community stakeholders to implement, identify and fund mitigation actions						
New and existing	All hazards	1, 2, 4, 12	CRESA	Medium	Staff time, Local funds	Ongoing

Applies to New or Existing Assets	Hazards Mitigated	Objectives Met	Lead Agency	Estimated Cost	Sources of Funding ^a	Timeline
CW-11 —Continue regional partnerships to improve and enhance mitigation efforts in the larger region						
New and existing	All hazards	1, 4	CRESA	Low	Staff-time	Ongoing
CW-12 —Establish guidelines to increase communication and coordination of mitigation actions across agencies whenever feasible						
New and existing	All hazards	4	CRESA	Low	Staff time	Short-term
CW-13 —Continue to work with planning partners and other stakeholders to clearly articulate and define emergency management roles and responsibilities within the County, including the implementation of identified mitigation actions.						
New and existing	All hazards	1, 4, 6	CRESA	Low	Staff time	Ongoing

IMPLEMENTATION

Full implementation of the recommendations of this plan will require time and resources. The measure of the plan's success will be its ability to adapt to changing conditions. Clark County and its planning partners will assume responsibility for adopting the recommendations of this plan and committing resources toward implementation. The framework established by this plan commits all planning partners to pursue actions when the benefits of a project exceed its costs. The planning partnership developed this plan with extensive public input, and public support of the actions identified in this plan will help ensure the plan's success.

Part 1. BACKGROUND AND METHODS

1. INTRODUCTION TO HAZARD MITIGATION PLANNING

1.1 ABOUT HAZARD MITIGATION

1.1.1 What Is It?

As the cost of disasters continues to rise, communities must find ways to reduce hazard risks. The term “hazard mitigation” refers to actions that reduce or eliminate long-term risks caused by hazards such as earthquakes, floods, storms, and wildfires. It involves strategies such as planning, policy changes, programs, projects, and other activities that can mitigate the impacts of hazards. Without an investment in hazard mitigation, repeated disasters result in repeated damage and rebuilding. This recurrent reconstruction becomes more expensive as the years go by. Hazard mitigation breaks this costly cycle of damage and reconstruction by taking a long-term view of rebuilding and recovering from disasters.

1.1.2 When Does it Apply?

The federal Disaster Mitigation Act (DMA) of 2000 requires state and local governments to develop hazard mitigation plans as a condition for federal disaster grant assistance. The DMA emphasizes planning for disasters before they occur. However, hazard mitigation is also essential to post-disaster recovery. After disasters, repairs and reconstruction often just restore damaged property to pre-disaster conditions. The implementation of additional hazard mitigation actions leads to building smarter, safer, and more resilient communities that are better able to reduce future injuries and damage.

1.1.3 Who Is Responsible?

The responsibility for hazard mitigation lies with private property owners; business and industry; and local, state and federal governments. The Federal Emergency Management Agency (FEMA) encourages multi-jurisdictional planning under its guidance for the DMA, urging state and local authorities to work together on pre-disaster planning. The enhanced planning network called for by the DMA helps local governments articulate accurate needs for mitigation, resulting in faster allocation of funding and more cost-effective risk reduction projects. One of the benefits of multi-jurisdictional planning is the ability to pool resources and eliminate redundant activities within a planning area that has uniform risk exposure and vulnerabilities.

1.1.4 How Is It Developed and Implemented?

The DMA promotes sustainability for disaster resistance. “Sustainable hazard mitigation” includes the sound management of natural resources and the recognition that hazards and mitigation must be understood in the largest possible social and economic context. Efforts to reduce risks should be compatible with other community goals, which may be related to economic development, sustainability, public and environmental health, or other issues. As communities plan for new development and improvements to existing infrastructure, mitigation should be an important consideration.

1.2 HAZARD MITIGATION FOR CLARK COUNTY

In 2016, the *Clark Regional Natural Hazard Mitigation Plan* was Clark County's first comprehensive hazard mitigation plan update since the *Clark County Multi-Jurisdictional All-Hazard Mitigation Plan* was initially adopted in 2004. The 2022 update brings us an opportunity to look at the work that was done to ensure that current iteration continues to identify resources and strategies for reducing risk from natural hazards. Strategies were selected because they meet a program requirement and the needs of the planning partners and their residents. The plan will help guide and coordinate mitigation activities throughout the planning area. The main purpose of the plan is to identify risks posed by hazards and to present strategies to reduce the impact of hazard events. The plan also meets the following objectives:

- Meet or exceed requirements of the DMA.
- Enable all planning partners to use federal grant funding to reduce risk through mitigation.
- Meet the needs of each planning partner.
- Create a risk assessment that focuses on Clark County hazards of concern.
- Create a single planning document that integrates all planning partners into a framework that supports partnerships within the county, and puts all partners on the same planning cycle for future updates.
- Meet the planning requirements of FEMA's Community Rating System (CRS), allowing planning partners that participate in the CRS program to maintain or enhance their CRS classifications.
- Coordinate existing plans and programs so that high-priority actions and projects to mitigate possible disaster impacts are funded and implemented.

The process of developing and implementing this plan encompasses eight phases:

- Phase 1—Organize resources
- Phase 2—Perform a risk assessment
- Phase 3—Develop and implement a public involvement strategy
- Phase 4—Identify goals, objectives and actions
- Phase 5—Develop a plan maintenance strategy
- Phase 6—Assemble the updated plan
- Phase 7—Initiate and complete plan review and adoption
- Phase 8—Implement the approved, adopted plan.

The methodology and results of Phases 1 through 5 are presented within this document. Phases 6 through 8 represent activities to move from planning through adoption to implementation of targeted mitigation actions.

1.3 WHO WILL BENEFIT FROM THIS PLAN?

Effective hazard mitigation can provide the following benefits:

- Reduce the loss of life, property, essential services, critical facilities, and economic hardship
- Reduce short-term and long-term recovery and reconstruction costs
- Increase cooperation and communication within the community through the planning process
- Increase potential for state and federal funding for pre- and post-disaster projects.

All residents and businesses of Clark County are the ultimate beneficiaries of this hazard mitigation plan update. The plan identifies strategies and actions that will reduce risk for those who live in, work in, and visit the county. It provides a viable planning framework for all foreseeable natural hazards that may impact the county. Participation in the development of the plan by key stakeholders in the county helped ensure that outcomes will be mutually beneficial. The resources and background information in the plan

are applicable countywide, and the plan's goals and recommendations can lay groundwork for the development and implementation of local mitigation activities and partnerships.

1.4 HOW TO USE THIS PLAN

In order to fulfill the requirements of the DMA and be eligible for federal disaster funding grant programs, a local hazard mitigation plan must contain a set of information as outlined in the Code of Federal Regulations (see box at right). The *Clark Regional Natural Hazard Mitigation Plan* has been organized to provide all the required information. Notations are provided throughout the plan indicating specific requirements being addressed. This plan has been set up in two volumes so that elements that are jurisdiction-specific can easily be distinguished from those that apply to the whole planning area:

- **Volume 1**—Volume 1 includes all federally required elements of a disaster mitigation plan that apply to the entire planning area. This includes the description of the planning process, public involvement strategy, goals and objectives, countywide hazard risk assessment, countywide mitigation actions, and a plan maintenance strategy. The following appendices at the end of Volume 1 include supporting information:
 - Appendix A—A glossary of acronyms and definitions
 - Appendix B—The Steering Committee ground rules
 - Appendix C—Hazard mitigation questionnaire and summary of results.
 - Appendix D—Planning partner updates distributed through the course of the planning process
 - Appendix E—Concepts and methods used for hazard mapping
 - Appendix F—Plan adoption resolutions from Planning Partners
 - Appendix G—A template for progress reports to be completed as this plan is implemented.
 - Appendix H—The FEMA plan review crosswalk for this plan
- **Volume 2**—Volume 2 includes all federally required jurisdiction-specific elements, in annexes for each participating jurisdiction. It includes a description of the participation requirements that each jurisdiction agreed to, as well as instructions and templates that the partners used to

REQUIRED CONTENT FOR LOCAL HAZARD MITIGATION PLANS (44 CFR 201.6(c))

1. Documentation of the process used to develop the plan, including who was involved and how the public was involved.
2. A risk assessment that provides the following information:
 - A description of the type, location, and extent of all natural hazards that can affect the jurisdiction, previous occurrences of hazard events, and the probability of future hazard events.
 - A description of the jurisdiction's vulnerability to the hazards in terms of:
 - ❑ Buildings, infrastructure and critical facilities located in hazard areas
 - ❑ Potential dollar losses
 - ❑ Development trends and the ability to consider mitigation in land use decisions.
 - Assessment of each participating jurisdiction's risks where they vary from those of the entire planning area.
3. A mitigation strategy for reducing potential losses identified in the risk assessment:
 - A description of mitigation goals.
 - A range of mitigation actions and projects to consider.
 - An action plan for each participating jurisdiction recommending and prioritizing specific mitigation actions.
4. A plan maintenance process that includes:
 - A schedule for monitoring, evaluating, and updating the mitigation plan.
 - A process for incorporating the requirements of the mitigation plan into other local planning mechanisms.
 - A plan for ongoing public participation.
5. Documentation that the plan has been formally adopted by the governing body of each jurisdiction requesting approval of the plan.

complete their annexes. Volume 2 also includes “linkage” procedures for eligible jurisdictions that did not participate in development of this plan but wish to adopt it in the future.

All planning partners will adopt Volume 1 in its entirety and at least the following parts of Volume 2: Part 1; each partner’s jurisdiction-specific annex; and the appendices.

2. PLAN UPDATE—WHAT HAS CHANGED

1.1 THE PREVIOUS PLAN

The inevitability of natural hazards and the growing population and activity in Clark County create a need to develop strategies, coordinate resources, and increase public awareness to mitigate future hazard events. To accomplish these objectives, Clark County and its cities prepared a hazard mitigation plan in 2004, which was formally approved by FEMA Region X on December 16, 2004. This effort was led by the Clark Regional Emergency Services Agency (CRESA), which provides emergency management for Clark County and the Cities of Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal, and Yacolt. The plan development was funded in part by a planning grant from the federal Hazard Mitigation Grant Program, which was applied for and received after the 2001 Nisqually Earthquake and resulting presidential disaster declaration. Several factors initiated this planning effort:

- The Clark County area has significant exposure to numerous natural hazards that have caused millions of dollars in past damage.
- The participating partners (Clark County and cities and districts within the county) want to be proactive in preparedness for the probable impacts of natural hazards.
- Local resources to undertake risk reduction actions are limited. Being able to leverage federal financial assistance is paramount to successful hazard mitigation.

The 2004 plan was presented in a single volume that addressed eight hazards: earthquakes, floods, severe weather, volcanic eruption, landslide, wildfire, hazardous materials release, and terrorism. Five goals and 11 objectives were identified to guide the identification and selection of mitigation actions to reduce risk from these hazards. The mitigation action plan included 47 targeted mitigation initiatives that were defined and prioritized through a workshop process with Stakeholder Committee members. Jurisdiction-specific risk assessment information and mitigation actions were presented in two chapters covering all participating jurisdictions.

The performance period of the initial plan ran from 2004 to its expiration in 2009. Due to the length of time that the 2004 remain expired, the 2016 *Clark Regional Natural Hazard Mitigation Plan* was considered as a new plan with a new process and a new direction. The process brought in additional planning partners to cover many of the special districts within the community. The 2016 planning process allowed partners to look at mitigation planning in a new light and determine the best way to move forward for each jurisdiction involved. The plan was approved on August 16, 2017.

2.1 WHY UPDATE?

Natural hazards continue to impact residents, property, the environment and the economy of Clark County. Since the initial planning effort, the communities of Clark County have undergone changes in their composition, development patterns, and priorities. This update provides an opportunity to reevaluate recommendations, monitor the impacts of actions that have been accomplished, and determine if there is a need to change the focus of mitigation strategies.

2.1.1 Changes in Development

Hazard mitigation plans must be revised to reflect changes in development within the planning area during the previous performance period of the plan ([44 CFR Section 201.6\(d\)\(3\)](#)). The plan must describe development changes in hazard-prone areas that increased or decreased vulnerability for each jurisdiction since the last plan was approved. If no changes in development impacted the jurisdiction's overall vulnerability, then plan updates may validate the information in the previously approved plan. The intent of this requirement is to ensure that the mitigation strategy continues to address the risk and vulnerability of existing and potential development and takes into consideration possible future conditions that could impact vulnerability.

Clark County and its incorporated cities have experienced relatively moderate changes in population, housing and land use in recent years. The total County population increased 11.4 percent from 2015 to 2020, to 503,311. Unincorporated areas saw a population growth of 5.5 percent over that time and incorporated areas grew 6.8 percent. Land uses have remained mostly constant, with minor changes in some places, mostly in Camas, La Center, and Yacolt (Clark County, 2016).

From 2000 to 2019, Clark County's estimated total housing units increased from 134,030 to 189,853—a 42-percent increase. Vacant and renter-occupied units were also on the rise, but so were household income and the ability for individuals to secure adequate housing (Clark County, 2016).

The county lost 6 percent of its employment base in the economic downturn starting in 2008, worse than the nation and state. In 2013 the downward employment trend in Clark County reversed and job growth began accelerating (Clark County, 2016).

There was a major update of Clark County's Shoreline Master Program in 2012 with reviews conducted and amendments approved most recently in 2020 to comply with amendments to the State Shoreline Management Act. The changes were relatively minor—simplifying shoreline designations, making them more consistent with the cities, protecting shoreline environmental functions, and encouraging public access and water-dependent use (Clark County, 2016).

A Rural Lands Task Force has been established to examine and make recommendations on how the County could facilitate more efficient use of its rural and resource lands (Clark County, 2016).

Changes in development are difficult to assess between the 2004 and 2016 hazard mitigation plans due to a variety of factors. One particularly important factor is that the 2004 plan loss estimates focused on residential losses, while the 2016 update assesses all general building stock in the planning area.

Exposure and vulnerability are discussed as appropriate in the risk assessment portion of this plan; however, it should be noted that the changes in methodology used to assess risk between the planning processes are significant. Clark County and its cities have adopted comprehensive plans that govern land-use decisions and policy-making, as well as a building code and specialty ordinances based on state and federal mandates. This plan update assumes that some new development triggered by the increase in population occurred in hazard areas. Because all such new development would have been regulated pursuant to local programs and codes, it is generally assumed that vulnerability did not increase even if exposure did. Now that the planning area is equipped with tools such as a level 2 user-defined Hazus-MH model for the planning area, this type of comparative analysis will be possible for future updates to this plan.

The 2022 hazard mitigation plan update was unable to provide additional focus on development assessments and hazard risk assessments due to the COVID-19 Pandemic. The planning team was unable to dedicate time to the plan due to staffing shortages, budgetary restrictions, and planning team members working in the emergency operations center for numerous activations.

2.1.2 Federal Eligibility

Federal planning requirements stipulate that hazard mitigation plans must present a schedule for monitoring, evaluating, and updating the plan. A jurisdiction covered by a plan that has expired is not able to pursue elements of federal funding for which a current hazard mitigation plan is a prerequisite. The schedule for updating the plan in the 2004 effort was not followed, and that plan expired in 2009. 11 years passed since the initial planning effort, and coverage has lapsed from 2009 until the updated plan was approved in 2017. During the 2017 plan update, CRESA committed to maintaining this plan in accordance with federal requirements on behalf of the Clark regional hazard mitigation planning partnership that has committed to this process. The current update is being completed in compliance of federal expectations.

2.2 THE UPDATED PLAN—WHAT IS DIFFERENT?

The 2023 plan update was a challenge due to the kickoff being pushed back due to the COVID-19 Pandemic. The pandemic also limited the planning partner's available time and staffing to work on the mitigation plan update. To respect our partner's ability to complete the plan, we kept the plan update fairly simple and did not make changes to the structure of the plan. The mitigation plan update focused on updating the hazard analysis with updated/new information and data, as well as updating the jurisdictional annexes. We also added 2 new partners into the planning process, but lost one along the way.

Table 2-1 indicates the major changes between the two plans as they relate to 44 CFR planning requirements.

Table 2-1. Plan Changes Crosswalk

44 CFR Requirement	Previous Plan	Updated Plan
§201.6(b): In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval; (2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interests to be involved in the planning process; and (3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.	The plan update was facilitated through a Steering Committee made up of stakeholders within the planning area. The Steering Committee was responsible for review of relevant plans and programs, review and identification of goals and objectives, confirmation of a public involvement strategy, development of a plan implementation and maintenance strategy, and review and approval of the draft plan. All Steering Committee meetings were open to the public. Additional public input was received through several public events early and late in the planning process and through a public survey. A 30-day public comment period was held before the draft plan was submitted for review. Agency coordination occurred through several avenues including the development of the risk assessment, monthly updates on plan progress distributed to a mailing list, attendance at steering committee meetings, the composition of the Steering Committee and the dissemination of the draft plan for public comment.	The plan update was facilitated through a Planning Team made up of representatives within the planning area. The Planning Team was responsible for review of relevant plans and programs, review and identification of goals and objectives, confirmation of a public involvement strategy, development of a plan implementation and maintenance strategy, and review and approval of the draft plan. Public input was received through release of a public feedback draft and social media updates. Due to limited outreach events stemming from the COVID-19 Pandemic, most outreach was conducted virtually. A 30-day public comment period was held before the draft plan was submitted for review. Agency coordination occurred through several avenues including the development of the risk assessment through a collaborative virtual platform, attendance at planning team meetings, and the dissemination of the draft plan for public comment.
§201.6(c)(2): The plan shall include a risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.	A comprehensive risk assessment for the planning area that looks at 8 natural hazards of concern: dam failure, drought, earthquake, flood, landslide, severe weather, volcanic hazards, and wildfire. This assessment used the best available data and science with the Hazus-MH (version 2.2) risk assessment software and GIS analysis.	Time and funding limitations prevented a full Hazus-MH risk assessment from being completed, but information was updated where relevant new data was available. All relevant data tables and figures were updated to include the most up-to-date information. Additionally, information from the Portland-Vancouver Metro Area's Enhanced Earthquake Analysis was included in the analysis.
§201.6(c)(2)(i): [The risk assessment shall include a] description of the ... location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.	Comprehensive risk assessments of each hazard of concern are presented in Chapters 7 through 14. Each chapter includes the following: • Hazard profile, including maps of extent and location, historical occurrences, frequency, severity and warning time • Secondary hazards • Exposure of people, property, critical facilities and environment • Vulnerability of people, property, critical facilities and natural environment • Future trends • Scenarios • Issues. Each hazard is compared to each other via a risk ranking methodology described in Chapter 15.	Comprehensive risk assessments of each hazard of concern are presented in Chapters 7 through 14. Each chapter includes the following: • Hazard profile, including maps of extent and location, historical occurrences, frequency, severity and warning time • Secondary hazards • Exposure of people, property, critical facilities and environment • Vulnerability of people, property, critical facilities and natural environment • Future trends • Scenarios • Issues. Each hazard is compared to each other via a risk ranking methodology described in Chapter 15.

44 CFR Requirement	Previous Plan	Updated Plan
§201.6(c)(2)(ii): [The risk assessment shall include a) description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i). This description shall include an overall summary of each hazard and its impact on the community]	Vulnerability was assessed for all hazards of concern. The Hazus-MH computer model was used for the dam failure, earthquake, and flood hazards. These were Level-2 (user-defined) analyses using coordinating agency and County data. Critical facilities and assets were defined and inventoried using the Hazus Comprehensive Data Management System and other available datasets. Outputs were generated for other hazards by applying an estimated damage function to affected assets when available. The asset inventory was extracted from the Hazus-MH model. Best available data were used for all analyses.	The current plan utilizes the information from the 2016 hazard analysis and provide updated data/information as supplement to the previous needs.
§201.6(c)(2)(ii): [The risk assessment] must also address National Flood Insurance Program insured structures that have been repetitively damaged floods	The description of the National Flood Insurance Program and repetitive loss discussion was enhanced to meet new DMA and CRS planning requirements. The update includes an analysis of repetitive loss properties. For these properties the type of structure was determined and likely causes of flooding were cited, and the information was reflected on maps. National Flood Insurance Program capability is also assessed for each jurisdiction in Volume II.	The repetitive loss properties were updated to include losses between the previous plan and the current.
§201.6(c)(2)(ii)(A): The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area.	A complete inventory of the numbers and types of buildings exposed was generated for each hazard of concern. The Steering Committee defined "critical facilities" as they pertained to the planning area, and these facilities were inventoried. Each hazard chapter provides a discussion of future development trends as they pertain to the hazard.	Future development numbers were updated to the best of the ability. Limited changes have been made to the comprehensive growth plan since the last update. The current growth plan is current through 2035. Estimates were updated where data allowed.
§201.6(c)(2)(ii)(B): [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) and a description of the methodology used to prepare the estimate.	Dollar loss estimations were generated for all hazards of concern likely to impact property. These were generated by Hazus for the dam failure, earthquake, and flood. For the other hazards, loss estimates were generated by applying a regionally relevant damage function to the exposed inventory. In all cases, a damage function was applied to an asset inventory. The asset inventory was the same for all hazards and was generated in the Hazus-MH model.	Funding and time constraints prevented running a full comprehensive vulnerability assessment. While there has been development and inflation since the 2016 plan was completed, the estimates from the 2016 Hazus-MH analysis were used for this update, with the understanding that a full analysis will need to be run for the next mitigation plan update.

44 CFR Requirement	Previous Plan	Updated Plan
§201.6(c)(2)(ii)(C): [The plan should describe vulnerability in terms of] providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.	There is a discussion on future development trends as they pertain to each hazard of concern. This discussion looks predominantly at the existing land use and the current regulatory environment that dictates this land use and also includes information on vacant buildable lands where feasible.	There is a discussion on future development trends as they pertain to each hazard of concern. This discussion looks predominantly at the existing land use and the current regulatory environment that dictates this land use and also includes information on vacant buildable lands where feasible.
§201.6(c)(2)(iii): For multi-jurisdictional plans, the risk assessment must assess each jurisdiction's risks where they vary from the risks facing the entire planning area.	Risk assessment results were generated for each planning partner to support the concept of risk ranking, which was performed by each planning partner. Risk ranking was used by each planning partner to provide vision and focus to action plan development.	Risk assessment results were generated for each planning partner to support the concept of risk ranking, which was performed by each planning partner. Risk ranking was used by each planning partner to provide vision and focus to action plan development
§201.6(c)(3): The plan shall include a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.	Action plans were developed for each planning partner via a facilitated process that includes: • Risk ranking • Capability assessment • Action alternative review • Action selection • Action prioritization • Action category analysis	Action plans were developed for each planning partner via a facilitated process that includes: • Risk ranking • Capability assessment • Action alternative review • Action selection • Action prioritization • Action category analysis
§201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.	The plan update identifies a purpose, 6 goals and 12 objectives. Goals were selected that support the purpose, objectives were selected that meet multiple goals, and actions were selected and prioritized based on meeting multiple objectives.	The plan update identifies a purpose, 6 goals and 12 objectives. Goals were selected that support the purpose, objectives were selected that meet multiple goals, and actions were selected and prioritized based on meeting multiple objectives.
§201.6(c)(3)(ii): [The mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.	A hazard mitigation best practices catalog was developed through a facilitated process that looks at strengths, weaknesses, obstacles and opportunities in the planning area. This catalog identifies actions that manipulate the hazard, reduce exposure to the hazard, reduce vulnerability, and increase mitigation capability. The catalog further segregates actions by scale of implementation. A table in the action plan section analyzes each action by mitigation type to illustrate the range of actions selected.	A hazard mitigation best practices catalog was developed through a facilitated process that looks at strengths, weaknesses, obstacles and opportunities in the planning area. This catalog identifies actions that manipulate the hazard, reduce exposure to the hazard, reduce vulnerability, and increase mitigation capability. The catalog further segregates actions by scale of implementation. A table in the action plan section analyzes each action by mitigation type to illustrate the range of actions selected.
§201.6(c)(3)(ii): [The mitigation strategy] must also address the jurisdiction's participation in the National Flood Insurance Program, and continued compliance with the program's requirements, as appropriate.	All municipal planning partners were asked to assess National Flood Insurance Program capability in their jurisdictional annexes. All participating communities have identified actions supporting continued compliance and good standing under the program.	All municipal planning partners were asked to assess National Flood Insurance Program capability in their jurisdictional annexes. All participating communities have identified actions supporting continued compliance and good standing under the program.

44 CFR Requirement	Previous Plan	Updated Plan
§201.6(c)(3)(iii): [The mitigation strategy shall describe] how the actions identified in Section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.	Each of the recommended actions is prioritized using a qualitative methodology that looked at the objectives the project will meet, the timeline for completion, how the project will be funded, the impact of the project, the benefits of the project and the costs of the project. This prioritization scheme is detailed in Chapter 18.	Each of the recommended actions is prioritized using a qualitative methodology that looked at the objectives the project will meet, the timeline for completion, how the project will be funded, the impact of the project, the benefits of the project and the costs of the project. This prioritization scheme is detailed in Chapter 18.
§201.6(c)(4)(i): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.	A detailed plan maintenance strategy is provided that includes the following: • Annual review and progress reporting • Defined role for Steering Committee • Plan update triggers • Plan incorporation guidelines • Strategy for continuing public involvement • Grant coordination protocol	A detailed plan maintenance strategy is provided that includes the following: • Annual review and progress reporting • Defined role for Steering Committee • Plan update triggers • Plan incorporation guidelines • Strategy for continuing public involvement • Grant coordination protocol
§201.6(c)(4)(ii): [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.	This is included in the detailed plan maintenance strategy and also discussed in each jurisdictional annex.	This is included in the detailed plan maintenance strategy and also discussed in each jurisdictional annex.
§201.6(c)(4)(iii): [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.	This is included in the detailed plan maintenance strategy.	This is included in the detailed plan maintenance strategy.
§201.6(c)(5): [The local hazard mitigation plan shall include] documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County Commission, Tribal Council).	17 planning partners will seek DMA compliance for this plan. Appendix G contains the resolutions of all planning partners that adopted this plan	



Clark Regional Emergency Services Agency

Clark Regional Natural Hazard Mitigation Plan Volume 2—Planning Partner Annexes

Approved: March 31, 2023



March 31, 2023

5. CITY OF RIDGEFIELD

5.1 NATURAL HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact

Lee Knottnerus, Deputy City Manager
230 Pioneer Street
Ridgefield, WA 98642
Telephone: (360) 887-3557
e-mail: Lee.Knottnerus@ridgefieldwa.us

Alternate Point of Contact

Claire Lust, Community Development
Director
510-B Pioneer St, Ridgefield, WA 98642
Telephone: (360) 887-3908
e-mail: Claire.lust@ridgefieldwa.us

5.2 JURISDICTION PROFILE

The following is a summary of key information about the jurisdiction and its history:

- **Date of Incorporation**— Founded in 1865 and Incorporated in 1909.
- **Current Population**— According to the US Census Bureau, the population for 2022 was 13,640.
- **Population Growth**— Based on data gathered from the US Census Bureau, Ridgefield continues to experienced steady growth. With a population of 6,123 in 2014, the City has more than doubled in size. In recent years, Ridgefield continues to be one of the fastest growing communities in Washington, and is anticipated to grow from its current 13,640 to 25,494 people by 2035.
- **Location and Description**— Ridgefield is located 10 miles north of Vancouver, Washington and 20 miles north of Portland, Oregon on the I-5 Discovery Corridor with easy access to metropolitan amenities yet enough distance to maintain a small-town atmosphere. According to the United States Census Bureau, the city has a total area of approximately 7.18 square miles (18.60 km²), of which, 7.08 square miles is land and 0.10 square miles is water. The City is bordered by Clark County.

The city is a pastoral, rolling-hills countryside and slopes up a gentle incline from the riverbank of Lake River to elevated highlands on the east. The Ridgefield National Wildlife Refuge Complex lies between the downtown area and the Columbia River three miles to the west. The area is marked with numerous fields bordered by canyons, with ridges along them overlooking the canyons in places. The canyons have been and continue to be carved from the land primarily by water erosion.

State Route 501, also known as Pioneer Street, acts as the primary transportation corridor connecting downtown and the I-5 Junction. Land uses along this corridor reflect the spectrum of development types with a combination of industrial, residential and commercial development. Main Avenue and Hillhurst Road are north-south connectors that are near or traverse downtown. These areas reflect over 100 years of settlement, with a mix of old historic residential structures interspersed with modern subdivisions and a diverse array of historic buildings in the downtown area.

- **Brief History**— Ridgefield's origins can be traced back more than 1,000 years to early Native American settlements that prospered in the area near Lake River now designated as the Ridgefield National Wildlife Refuge. The Lewis and Clark Expedition visited the area twice and the City of Ridgefield grew up on the

banks of the River. This navigable water starts in Vancouver Lake and flows north into the Columbia River. After the Civil War, the area grew rapidly through the second half of the nineteenth century.

The railroad arrived in 1903 and in 1916, the steamship City of Ridgefield was launched. Served by both river and rail, Ridgefield was seen as a ‘transfer center to inland towns.’ In 1920, Ridgefield was known for its immensely fertile agricultural lands producing potatoes, prunes, and livestock. The area also enjoyed a rich manufacturing base, including a large lumber mill, a shingle mill, a creamery, a cheese factory and a boat building business. The Pacific Wood Treating Company opened in 1963, providing the city with several hundred jobs until it filed for bankruptcy and closed its doors in 1993.

The completion of Interstate 5 in the 1960s made Ridgefield more accessible which led to growth in the industrial and shipping sectors. The creation of the Ridgefield National Wildlife Refuge in 1965 drew an increasing numbers of tourists. Beginning in 2000, the population of Ridgefield exploded and a growing number of companies have chosen the location for a variety of reasons, including land availability, proximity to Portland, ocean/air/rail freight facilities, good schools, and livable communities.

- **Climate**— Ridgefield enjoys a mild climate, thanks to its proximity to the Pacific Ocean to the west and the Cascade mountains to the east. The warmest month of the year is August with an average maximum temperature of 82 degrees. The coldest month of the year is January with an average minimum temperature of 34 degrees. Temperature variations between night and day tend to be moderate during summer with a difference of about 27 degrees Fahrenheit, and fairly limited during winter with an average difference of 15 degrees Fahrenheit.

The annual average precipitation in Ridgefield is 45.70 inches. Winter months tend to be wetter than summer months. The wettest month of the year is December with an average rainfall of 7.08 inches. On average, there are 145 sunny days per year in Ridgefield.

- **Governing Body Format**— Ridgefield’s original incorporation called for a strong-mayor form of government with a volunteer mayor. In 1999 the voters approved a ballot measure that changed city government to the council-manager form, in which the elected council hires a city manager and appoints a volunteer mayor from its own ranks. Ridgefield is classified as a “non-charter code city” under state law. The City Council assumes responsibility for the adoption of this plan; the City Manager will oversee its implementation.
- **Development Trends**—While housing in Ridgefield has developed less densely than some other Clark County cities to date, future growth is anticipated to alter that pattern. To accommodate this growth and shape a quality future, Ridgefield is developing a strong, shared vision. The City is focusing planning efforts on community priorities, including detailed plans for downtown design, multi-modal transportation, downtown and waterfront integration (in 2015 the Washington legislature approved funding for a railroad overpass that will connect the downtown and waterfront areas), and development of an outdoor recreation complex. Additional planning efforts target environmental resource protection.

The cornerstone of the city’s long-range planning efforts is the Comprehensive Plan. The plan details policies for land use, housing, economic development, capital facilities, environmental resources, and more, supported by capital facilities plans for public utilities including water, sanitary sewer, transportation, and parks. The City of Ridgefield is in the process of updating its Comprehensive Plan, with anticipated completion in December 2025, to plan for the next 20 years of development. The community vision identified in the current plan emphasizes:

- A regional employment center for Clark County and Southwest Washington rather than a bedroom community, with opportunities for family-wage jobs.

- Quality neighborhoods, including maintaining existing neighborhoods, and creating new neighborhoods that incorporate pedestrian elements, access to schools and parks, and high quality design.
- Protection of critical environment resource areas to ensure the city's natural amenities remain central to the community identity, aesthetics, and environmental well-being.
- Careful management of growth to ensure orderly, cost effective provision of public facilities and utilities as the city continues to grow.

5.3 CAPABILITY ASSESSMENT

An assessment of legal and regulatory capabilities is presented in Table 5-1. An assessment of fiscal capabilities is presented in Table 5-2. An assessment of administrative and technical capabilities is presented in Table 5-3. Information on National Flood Insurance Program (NFIP) compliance is presented in Table 5-4. Classifications under various community mitigation programs are presented in Table 5-5. An assessment of education and outreach capabilities is presented in Table 5-6.

In addition to the capabilities listed below, the City of Ridgefield is a member of the Discovery Clean Water Alliance, which was legally formed on January 4, 2013 under the Joint Municipal Utility Services Act (RCW 39.106). The Alliance serves four Member agencies – the City of Battle Ground, Clark County, Clark Regional Wastewater District and the City of Ridgefield. The Alliance Members jointly own and jointly manage regional wastewater assets under Alliance ownership. The Alliance seeks to optimize the long-term framework for delivery of regional wastewater transmission and treatment services to the urban growth areas in the central portion of Clark County, Washington.

Table 5-1. Legal and Regulatory Capability

	Local Authority	Other Jurisdiction Authority	State Mandated
Building Code Comment: Ridgefield Municipal Code (RMC), Title 14, Buildings and Construction (Construction Administrative Code) Adopted pursuant to RCW 19.27.031 and State Building Code Council of the State of Washington 14.030.010 states "All building and building-related codes as currently adopted or as may be adopted in future enactments by the state of Washington pursuant to RCW 19.27.031, together with all amendments that may be adopted by the State Building Code Council of the state of Washington are hereby adopted as the building codes for the city of Ridgefield." The provisions of the code apply to the administration of the technical and nontechnical codes – International Building Code, International Residential Code, International Existing Building Code, International Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code, International Property Maintenance Code, Uniform Housing Code, International Fire Code, International Energy Conservation Code, ADA Standards for Accessible Design, National Green Building Standard.	Yes	Yes	Yes
Zoning Code Comment: RMC 18.200 – Establishment of Zoning Districts and Maps	Yes	No	Yes
Subdivisions Comment: RMC 18.620 – Procedure for Subdivisions	Yes	No	Yes
Stormwater Management Comment: RMC 13.75 – Stormwater Utility	Yes	No	Yes
Post-Disaster Recovery Comment: N/A	No	No	No
Real Estate Disclosure Comment: N/A	No	No	No
Growth Management Comment: RMC Title 18 – Ridgefield Development Code (1995) adopted pursuant to RCW 36.70A.120	Yes	Yes	Yes
Site Plan Review Comment: RMC 18.500- Site Plan Review	Yes	No	No

	Local Authority	Other Jurisdiction Authority	State Mandated
Environmental Protection Comment: RMC 18.810 – Environmental Standards pursuant to SEPA, RCW 43.21C.120, WAC 197-904, 197-11	Yes	Yes	Yes
Flood Damage Prevention Comment: RMC 18.750- Flood Control, 2007	Yes	No	Yes
Emergency Management Comment: RMC 2.44- Emergency Management, 2005, pursuant to RCW 38.52; Article 11, Section 11 of the Washington State Constitution	Yes	Yes	Yes
Climate Change Comment: N/A	No	No	No
Other Comment:	No	No	No
General or Comprehensive Plan Is the plan equipped to provide linkage to this mitigation plan? Yes Comment: Ridgefield Urban Area Comprehensive Plan (2016-2035); approved 2/25/2016	Yes	No	Yes
Capital Improvement Plan What types of capital facilities does the plan address? General Facilities, Water, Sewer, Stormwater, Parks, Transportation, Schools How often is the plan updated? Annually Comment: Capital Facilities Plan, incorporated by reference into the Comprehensive Plan	Yes	No	Yes
Floodplain or Watershed Plan Comment: N/A	No	No	No
Stormwater Plan Comment: Capital Facilities Plan, incorporated by reference into the Comprehensive Plan	Yes	No	Yes
Habitat Conservation Plan Comment:	No	No	No
Economic Development Plan Comment: An element of the comprehensive plan	Yes	No	Yes (dependent on funding)
Shoreline Management Plan Comment: Shoreline Management Program, 12/31/2021	Yes	No	Yes
Community Wildfire Protection Plan Comment: N/A	No	No	No
Forest Management Plan Comment: N/A	No	No	No
Climate Action Plan Comment: N/A	No	No	No
Other Comment: N/A	No	No	No
Comprehensive Emergency Management Plan Comment: Emergency Management Plan (update in progress); CRESA	Yes	Yes	Yes
Threat & Hazard Identification & Risk Assessment Comment: Completion in 2022	In Progress	No	No
Post-Disaster Recovery Plan Comment: N/A	No	No	No
Continuity of Operations Plan Comment: N/A	No	No	No
Public Health Plan Comment: N/A	No	No	No

Table 5-2. Fiscal Capability

Financial Resources	Accessible or Eligible to Use?
Community Development Block Grants	Yes
Capital Improvements Project Funding – Revenue bonds are used to finance construction or improvements in facilities of enterprise systems operated by the City in accordance with the Capital Improvement Program and are generally payable from the enterprise. Revenue bonds are not subject to the City's statutory debt limitation and voter approval is not required.	Yes
Authority to Levy Taxes for Specific Purposes	Yes
User Fees for Water, Sewer, Gas or Electric Service – Ridgefield only provides water service, and has the authority to establish user fees and development charges for water connections	Yes
Incur Debt through General Obligation Bonds – Assessment bonds are considered in place of general obligation bonds where possible to assure the greatest degree of public equity. Limited Tax General Obligation Bonds can be issued with the approval of the City Council under specific circumstances. Unlimited General Obligation Bonds are payable from excess tax levies and subject to voter approval by 60% of the voters.	Yes
Incur Debt through Special Tax Bonds	No
Incur Debt through Private Activity Bonds	No
Withhold Public Expenditures in Hazard-Prone Areas	No
State-Sponsored Grant Programs - Department of Ecology, Department of Commerce	Yes
Development Impact Fees for Homebuyers or Developers - RMC 18.070 - The city has authorized the use of impact fees for allowable public purposes by adoption of the RUACP and CFP. The CFP identifies each of the city's major capital facilities and services; establishes levels of service (LOS) standards for each capital facility; and identifies specific capital facilities construction or enhancement projects for which impact fees may be used.	Yes
Other – Public Works Trust Fund Loans, the Local Option Capital Asset Lending Program	No

Table 5-3. Administrative and Technical Capability

Staff/Personnel Resources	Available?	Department/Agency/Position
Planners or engineers with knowledge of land development and land management practices	Yes	Public Works, Community Development
Engineers or professionals trained in building or infrastructure construction practices	Yes for Infrastructure	Building Official Public Works
Planners or engineers with an understanding of natural hazards	Yes	Community Development Public Works
Staff with training in benefit/cost analysis	Yes	Community Development Public Works
Surveyors	No	
Staff capable of making substantial damage estimates	Yes	Building Official
Personnel skilled or trained in GIS applications	No	
Scientist familiar with natural hazards in local area	No	
Emergency manager	Yes	Police Chief; CRESA
Grant writers	No	

Table 5-4. National Flood Insurance Program Compliance

Criteria	Response
When did the community enter the NFIP?	05/19/81
When did the Flood Insurance Rate maps become effective?	09/15/2012
What local department is responsible for floodplain management?	Community Development
Who is your floodplain administrator? (department/position)	Community Development Director
• Is this a primary or auxiliary role?	Auxiliary

Criteria	Response
Are any certified floodplain managers on staff in your jurisdiction?	No
What is the date of adoption of your flood damage prevention ordinance?	2007
• Does your floodplain management program meet or exceed minimum requirements?	Meet
• If so, in what ways?	
When was the most recent Community Assistance Visit or Community Assistance Contact?	Unknown
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed?	No
• If so, please state what they are.	
Do your flood hazard maps adequately address the flood risk within your jurisdiction?	Yes
• If no, please state why.	
Does your floodplain management staff need any assistance or training to support its floodplain management program?	Yes
• If so, what type of assistance/training is needed?	Update regulations
Does your jurisdiction participate in the Community Rating System (CRS)?	No
• If so, is your jurisdiction seeking to improve its CRS Classification?	
• If not, is your jurisdiction interested in joining the CRS program?	No
• How many Flood Insurance policies are in force in your jurisdiction? ^a	1
• What is the insurance in force? ^a	\$350,000
• What is the premium in force? ^a	\$412
• How many total loss claims have been filed in your jurisdiction? ^a	0
• How many claims were closed without payment/are still open? ^a	0
• What were the total payments for losses? ^a	\$0

a. According to FEMA records as of 11/30/2015

Table 5-5. Community Classifications

	Participating?	Classification	Date Classified
Community Rating System	No	N/A	N/A
Building Code Effectiveness Grading Schedule	Unknown	Unknown	Unknown
Public Protection	Unknown	Unknown	Unknown
Storm Ready	No	N/A	N/A
Firewise	No	N/A	N/A

Table 5-6. Education and Outreach

Criteria	Response
Do you have a Public Information Officer or Communications Office?	Yes
Do you have personnel skilled or trained in website development?	Yes
Do you have hazard mitigation information available on your website?	No, direct questions to CRESA
• If yes, please briefly describe.	
Do you utilize social media for hazard mitigation education and outreach?	Yes
• If yes, please briefly describe.	Facebook, Twitter— articles & notices
Do you have any citizen boards or commissions that address issues related to hazard mitigation?	Planning Commission
• If yes, please briefly specify.	
Do you have any other programs already in place that could be used to communicate hazard-related information?	Yes
• If yes, please briefly describe.	Website, Next Door
Do you have any established warning systems for hazard events?	Yes, CRESA Public Alerts

Criteria	Response
• If yes, please briefly describe.	

5.4 INTEGRATION WITH OTHER PLANNING INITIATIVES

The following describe the jurisdiction's process for integrating the natural hazard mitigation plan into local planning mechanisms.

5.4.1 Existing Integration

The following plans and programs currently integrate the goals, risk assessment and/or recommendations of the natural hazard mitigation plan:

- Mitigation assessments are included in the Ridgefield Development Code, the Construction Administrative Code, land use plans and site plan review. Goals and risk assessments are also included in the process for review/adoption of the Urban Area Comprehensive Plan and the Capital Improvement Plan.

5.4.2 Opportunities for Future Integration

The following plans and programs do not currently integrate the goals, risk assessment and/or recommendations of the natural hazard mitigation plan, but provide an opportunity for future integration:

- Integrate plan goals with community objectives
- Create a stand-alone resiliency plan as an appendix to the Comprehensive Plan. Incorporate the Shoreline Management Program into the Comprehensive Plan

5.5 JURISDICTION-SPECIFIC NATURAL HAZARD EVENT HISTORY

Table 5-7 lists all past occurrences of natural hazards within the jurisdiction.

Table 5-7. Natural Hazard Events			
Type of Event	FEMA Disaster # (if applicable)	Date	Preliminary Damage Assessment
Severe Rain, Landslide	N/A	2016	Unknown
Severe Rain, Landslide	N/A	2012	Unknown
Earthquake	1361	2001	Unknown
Severe Winter Storm	1159	1997	Unknown
Severe Storm, Flooding	N/A	11/1995	10 houseboats damaged
Volcanic Eruption	623	5/21/1980	Unknown
Tornado	N/A	8/26/1953	Unknown

5.6 JURISDICTION-SPECIFIC VULNERABILITIES

Repetitive loss records are as follows:

- Number of FEMA-identified Repetitive-Loss Properties: 0
- Number of FEMA-identified Severe-Repetitive-Loss Properties: 0
- Number of Repetitive-Loss Properties or Severe-Repetitive-Loss Properties that have been mitigated: 0

Other noted vulnerabilities include:

- An urban drainage issue downtown that results in localized flooding every time it rains – This issue is being addressed through the recently adopted Stormwater Management Comprehensive Plan.
- All neighborhoods and the downtown area have the potential to have ingress and egress cut off as the result of a hazard event, such as a flood or earthquake, on Pioneer Street.
- Substantial number of buildings in downtown area are unreinforced masonry.
- Port of Ridgefield, 348+ residential, 3 commercial, and 2 industrial structures on D, E or F soils.
- The Port of Ridgefield, 97+ residential and 5 commercial lots developed in the floodplain.
- 224+ landslide susceptible parcels, including Union Ridge Elementary School and Ridgefield High School.
- Existing buildings, the floodplain and the location of the downtown area cannot be modified. However, the City can create an education and awareness program for residents who live in these areas regarding the vulnerabilities, possibility of insurance coverage, retrofitting, etc.

5.7 HAZARD RISK RANKING

Table 5-8 presents the ranking of the hazards of concern.

Table 5-8. Hazard Risk Ranking			
Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Earthquake	39	High
1	Severe Weather	39	High
2	Flood	21	Medium
3	Landslide	18	Medium
4	Wildfire	8	Low
5	Dam Failure	7	Low
6	Drought	2	Low
6	Volcano	2	Low

5.8 STATUS OF PREVIOUS PLAN INITIATIVES

Table 5-9 summarizes the initiatives that were recommended in the previous version of the hazard mitigation plan and their implementation status at the time this update was prepared. It should be noted, that the actions identified in the following table were developed in 2016. Due to COVID and staff turnover that has occurred since their identification, the status of some actions may be unknown. Additionally, some actions identified in the 2016 plan may have had implementation agencies other than the City of Ridgefield .

Table 5-9. Status of Previous Plan Initiatives			
Action Item	Completed	Carry Over to Plan Update	Removed; No Longer Feasible
RF-1 –Where appropriate, support retro-fitting, purchase or relocation of structures located in high hazard areas and prioritize those structures that have experienced repetitive losses; encourage non-structural retrofitting of hazardous materials containment. <i>Comment;</i> <i>Ongoing</i>		X	
RF-2 – Integrate the natural hazard mitigation plan into other plans, ordinances and programs that dictate land use decisions within the community. <i>Comment Will be part of 2025 plan</i>		X	
RF-3 – Develop and implement a program to capture perishable data after significant events (e.g., high water marks, preliminary damage estimates,			X

Action Item	Completed	Carry Over to Plan Update	Removed; No Longer Feasible
damage photos) to support future mitigation efforts including the implementation and maintenance of the natural hazard mitigation plan. <i>Comment: Staffing changes have made this a project that will not be completed during this plan period</i>			
RF-4 – Support the County-wide initiatives identified in Volume 1 of the natural hazard mitigation plan. <i>Comment Ongoing efforts</i>		X	
RF-5 – Actively participate in the plan maintenance protocols outlined in Volume 1 of the natural hazard mitigation plan. <i>Comment. Ongoing</i>		X	
RF-6 – Continue to maintain good standing and compliance under the National Flood Insurance Program (NFIP). This will be accomplished through the implementation of floodplain management programs that will, at a minimum, meet the requirements of the NFIP: <i>Comment Ongoing</i>		X	
RF-7 – Work with building officials to identify ways to participate in the BCEGS classification program <i>Comment: Staffing changes have made this a project that will not be completed during this plan period</i>			X
RF-8 – Support mitigation measures that enhance other phases of emergency management such as the development of a post-disaster recovery plan and a debris management plan; the development of public information packets to deploy following a disaster event; ensure emergency vehicle access to all residents to allow effective response and recovery; develop a contingency/business resumption organization <i>Comment: Participated in county debris plan and in fuels management plan, other efforts are on going</i>		X	
RF-9 – Participate or encourage participation in programs such as Firewise, StormReady. <i>Comment Efforts are ongoing but have been hampered due to staffing changes</i>		X	
RF-10 – Conduct a citywide resiliency study – critical and hazardous infrastructure <i>Comment Efforts are ongoing but have been hampered due to staffing changes</i>		X	
RF-11 – Continue to pursue best available data and use this data to inform policies and regulations. This would include projects such as mapping and assessing vulnerability to erosion; stabilize erosion hazard areas, manage development in erosion hazard areas; Promoting development off of the floodplain, consider adoption of a zero-rise floodway, Support the use of LIDAR mapping technology to refine landslide hazard maps <i>Comment</i>		X	
RF-12 – Conduct pre-earthquake and flood assessments for critical and essential facilities and develop a risk reduction strategy, e.g., relocate and/or retrofit facilities. <i>Comment; Staffing and funding changes have caused this to be reprioritized.</i>		X	
RF-13 – Determine critical government functions and establish redundancy for those functions <i>Comment Completed as part of COOP and EOC planning with CRESA in 2022</i>	X		
RF-14 – Target development and preparedness efforts of Tier II hazardous material facilities. <i>Comment: Completed in partnership with CCFR and CRESA</i>	X		
RF-15 – Initiate a vegetation management program. <i>Comment: Phased in noxious and invasive plant abatement program during this plan period</i>	X		

5.9 HAZARD MITIGATION ACTION PLAN AND EVALUATION OF RECOMMENDED ACTIONS

Table 5-10 lists the actions that make up the City of Ridgefield hazard mitigation action plan. Table 5-11 identifies the priority for each action. Table 5-12 summarizes the mitigation actions by hazard of concern and the six mitigation types.

5.10 FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

- Climate Change – Water levels at the waterfront/Port property
- Citywide Resiliency Study – critical and hazardous infrastructure

Table 5-10. Hazard Mitigation Action Plan Matrix 2023-2028

Applies to new or existing assets	Hazards Mitigated	Objectives Met	Lead Agency	Estimated Cost	Sources of Funding	Timeline
RF-1 – Where appropriate, support retro-fitting, purchase or relocation of structures located in high hazard areas and prioritize those structures that have experienced repetitive losses; encourage non-structural retrofitting of hazardous materials containment.						
Existing	All Hazards	4, 5, 7, 9, 10	Planning	High	HMGP, PDS, FMA, CDBG-DR	Short-term
RF-2 – Integrate the natural hazard mitigation plan into other plans, ordinances and programs that dictate land use decisions within the community.						
New and Existing	All Hazards	2, 4	Planning	Low	Staff time, General Fund	On-going
RF-3 – Support the County-wide initiatives identified in Volume 1 of the natural hazard mitigation plan.						
New and existing	All Hazards	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	Community Development Dept.	Low	Staff Time, General Funds	Long Term
RF-4 – Actively participate in the plan maintenance protocols outlined in Volume 1 of the natural hazard mitigation plan.						
New and Existing	All Hazards	1, 4	Community Development Dept.	Low	Staff Time, General Funds	On-going
RF-5 – Continue to maintain good standing and compliance under the National Flood Insurance Program (NFIP). This will be accomplished through the implementation of floodplain management programs that will, at a minimum, meet the requirements of the NFIP:						
• Enforcement of the flood damage prevention ordinance. • Participate in floodplain identification and mapping updates. • Provide public assistance/information on floodplain requirements and impacts. • Improve stormwater management; improve stormwater drainage system capacity.						
New and Existing	Flood	1, 4, 5, 9	Public Works	Low	Staff Time, General Funds	On-going
RF-6 – Support mitigation measures that enhance other phases of emergency management such as the development of a post-disaster recovery plan and a debris management plan; the development of public information packets to deploy following a disaster event; ensure emergency vehicle access to all residents to allow effective response and recovery; develop a contingency/business resumption organization.						
Existing	All Hazards	1, 2, 4, 9	Emergency Management	Medium	EMPG	On-going
RF-7 – Participate or encourage participation in programs such as Firewise, StormReady.						
New and Existing	Dam Failure, Flood, Severe Weather, Wildfire	1, 7	Emergency Management and Public Works	Low	Staff Time, General Funds	On-going
RF-8 – Conduct a citywide resiliency study – critical and hazardous infrastructure.						
New and Existing	Earthquake, Severe Weather	1, 4, 5, 9	Public Works	Medium	Staff Time, Grants may be available	On-going

Applies to new or existing assets	Hazards Mitigated	Objectives Met	Lead Agency	Estimated Cost	Sources of Funding	Timeline
RF-9 – Continue to pursue best available data and use this data to inform policies and regulations. This would include projects such as mapping and assessing vulnerability to erosion; stabilize erosion hazard areas, manage development in erosion hazard areas; Promoting development off of the floodplain, consider adoption of a zero-rise floodway, Support the use of LIDAR mapping technology to refine landslide hazard maps.						
New and Existing	Flood, Landslide, Severe Weather	1, 4, 5, 9	Public Works	Medium	Staff Time, Grants may be available	On-going
RF-10 – Conduct pre-earthquake and flood assessments for critical and essential facilities and develop a risk reduction strategy, e.g., relocate and/or retrofit facilities.						
New and Existing	Earthquake, Flood, Severe Weather	5, 8, 9, 10, 12	Public Works	Medium	Staff Time, General Funds	Long Term

Table 5-11. Mitigation Strategy Priority Schedule

Action #	# of Objectives Met	Benefits	Costs	Do Benefits Equal or Exceed Costs?	Is Project Grant-Eligible?	Can Project Be Funded Under Existing Programs/Budgets?	Implementation Priority ^a	Grant Priority ^a
RF-1	5	High	High	Yes	Yes	No	Medium	High
RF-2	2	Medium	Low	Yes	No	Yes	Medium	Low
RF-3	12	Low	Low	Yes	No	Yes	Medium	Low
RF-4	2	Low	Low	Yes	No	Yes	Medium	Low
RF-5	4	Medium	Low	Yes	No	Yes	Medium	Low
RF-6	4	Medium	Medium	Yes	Yes	No	Medium	High
RF-7	2	Medium	Low	Yes	No	Yes	Medium	Low
RF-8	4	High	High	Yes	Maybe	No	Medium	High
RF-9	4	High	Medium	Yes	Maybe	Partial	Medium	Medium
RF-10	5	Medium	Medium	Yes	No	No	Medium	Low

a. See the introduction to this volume for explanation of priorities.

Table 5-12. Analysis of Mitigation Actions

Hazard Type	Action Addressing Hazard, by Mitigation Type ^a					
	1. Prevention	2. Property Protection	3. Public Education and Awareness	4. Natural Resource Protection	5. Emergency Services	6. Structural Projects
Dam Failure	RF-1, , RF-3, RF-4, RF-5, RF-6,	RF-1, RF-5, RF-9	RF-3, RF-5, RF-6		RF-6	
Drought	RF-2, , RF-3, RF-4, RF-6,	RF-1	RF-3, RF-6		RF-6	
Earthquake	RF.2, RF.3, RF.4, RF.5, RF.7, RF.8, RF.10, RF.11, RF-10,	RF.1, RF.7, RF-10	RF-3, RF-6	RF-8	RF.8	RF-10
Flood	RF-2, , RF-3, RF-4, RF-5, , RF-6, RF-9, RF-10, ,	RF-1, RF-5, , RF-8, RF-9, RF-10,	RF-3, RF-5, RF-6	RF-7,	RF-6	RF-10
Landslide	RF-2, , RF-3, RF-4, , RF-6,	RF-1, , RF-9,	RF-3, RF-6	RF-8, RF-9,	RF-6	

Hazard Type	Action Addressing Hazard, by Mitigation Type ^a					
	1. Prevention	2. Property Protection	3. Public Education and Awareness	4. Natural Resource Protection	5. Emergency Services	6. Structural Projects
	RF-9, RF-10,					
Severe Weather	RF-2, , RF-3, RF-4, , RF-6, RF-9, RF-10,	RF-1, , RF-7, RF-9, RF-10,	RF-3, RF-6	RF-7, RF-8, RF-9	RF-6, RF-7	RF-10
Volcano	RF-2, , RF-3, RF-4, , RF-6,	RF-1,	RF-3, RF-6		RF-6	
Wildfire	RF-2, , RF-3, RF-4, , ,	RF-1, , RF-7	RF-3, RF-6, RF-7	RF-7,		

a. See the introduction to this volume for explanation of mitigation types.