

## **Housing Element**

Comments by Lovel Pratt

### ***General comments at this time:***

Given that RCW 36.70A.070 (2) (d) requires “adequate provisions for existing and projected needs of all economic segments of the community” it is not an option to pursue ‘Alternative 1. Do Nothing’, or ‘Alternative 2. Develop plans to accommodate the movement of the workforce out of the county’ (unless the RCW above can be satisfied by providing housing for some economic segments in other counties).

In selecting ‘Alternative 3. Develop an effective response to the shortage of affordable workforce housing’ I suggest that first of all we remove the word ‘workforce’. Even though housing for seniors, for example, is not explicitly listed in the above RCW, I think that the Housing Needs Assessment should be inclusive of all housing needs. However, I think it is important for Housing Needs Assessment and the Housing Element to clearly identify SJC’s priorities and to create a strategic approach to address SJC’s Housing Needs (and clearly workforce housing is a priority).

In 5.2 I recommend that we list the goals along with those policies that will achieve the goals. Some goals are being addressed with existing policies/programs. To be strategic, I recommend that those goals that are determined to be a priority that are not currently being addressed would then be a priority for SJC to address via policies/programs/funding.

### ***Specific comments at this time:***

5.2.A.6: Instead of including households with up to 150% AMI would it make more sense to include an index (assuming that the affordability index will change and likely the %AMI of those households needing access to affordable housing programs will go up)?

5.2.B.2. I had previously requested the following regarding a workshop on a Housing Authority:

- Address the desired specific outcomes/goals of a SJC Housing Authority (i.e. access to additional section 8 vouchers, public/private development with tax credits/incentives, etc.) and look at alternative options to achieve those outcomes/goals
- Workshop attendees include representatives for all local stakeholders
- Workshop presenters can address both pros and cons of a Housing Authority

5.2.B.9. Change the first word ‘Develop’ to ‘Revise’.

5.2.B.15 Add 'Master Planned Resorts' to the list of allowable land use districts (see request to come from Brent Snow):

Provide for a limited number of small-scale rural residential cluster developments of no more than twelve dwelling units each within Village, Hamlet, Residential Activity Centers, Master Planned Resort, and rural lands, excluding Resource, Natural and Conservancy designated lands.