

Linda Ann Kuller

From: Ryan Page
Sent: Tuesday, October 31, 2017 8:38 AM
To: Linda Ann Kuller
Subject: FW: Second Draft Housing Needs Assessment for Review

Ryan Page | Affordable Housing Coordinator
Health & Community Services | San Juan County
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From: David Gow [mailto:david@hometruster.org]
Sent: Monday, October 30, 2017 4:53 PM
To: Ryan Page <ryanp@sanjuanco.com>
Subject: RE: Second Draft Housing Needs Assessment for Review

Ryan,

Excellent work on the HNA and the presentation version.

I would like to renew and expand upon my previous request for an attempt to characterize the county’s housing inventory according to *quality*. To review, examples of characterization by quality include: the number of housing units on-grid vs. off-grid (e.g. tents); weatherized units; the number of square feet per occupant; trailer; proximity to a grocery store, public school, park, or medical facility; code violations over an X year period. Other examples are Non-Permanent (i.e. trailers) and Presence Of Central Heating-Yes/No.

I would like you to consider devoting a paragraph or two to the question of whether affordable units are being threatened by code enforcement, situations where local government takes action against the owner of an apartment or rental house due to a zoning or code violation. I would propose that such enforcement focus only on cases of immediate threats to physical safety of persons, otherwise the county should have a moratorium on enforcement, under a policy of No Net Loss Of Affordable Housing Units.

Finally, I would like to propose a page address what might be called “persistently vacant housing.” These are units that appear to be of good quality, but nevertheless are unsold or unrented, and not even used for short-term vacation rentals. I suggest a census be done of units of this type, with their names and locations listed in a table similar to Table 5-15.

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david s. gow, executive director



san juan community home trust
Community preservation through permanently affordable homes
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h o m e t r u s t . o r g

From: Ryan Page [mailto:ryanp@sanjuanco.com]
Sent: Tuesday, October 24, 2017 9:41 AM
To: Ryan Page <ryanp@sanjuanco.com>
Cc: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: Second Draft Housing Needs Assessment for Review

Good Morning,

Thank you for your interest in 2036 San Juan County Comprehensive Plan update project. This is to inform you that a second draft of the Housing Needs Assessment is available for review and comment and is attached. I have also attached a copy of the presentation given to the County Council and Planning Commission last week. The video of this presentation can be found here and starts at the 1:24 time stamp:
<http://media.avcaptureall.com/session.html?sessionid=59b09346-d2a5-40d7-bd71-23b0cf346381&prefilter=30,5838>

Please take the time to review this draft and provide any feedback on its refinement by Friday November 10th.

You may comment by:

1. Mark-up a copy of the section needing revisions or additions, or
2. Send specific written comments to DCD such as: Page X, Line X should read XXXXX.

Send Comments: To compplancomments@sanjuanco.com, or
Drop them off at DCD, 935 Rhone Street, FH, or
Mail them to:
SJC Dept. of Community Development,
Attn. Linda Kuller, Housing Needs Assessment
PO Box 947, Friday Harbor, WA 98250

The San Juan County Comprehensive Plan Update webpage is located at:
<http://www.sanjuanco.com/1306/Comprehensive-Plan-Elements>

Thank you for your attention to and interest in this project.

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