

Pixie Eslinger

297 Normandy Lane  
Lopez Island, WA  
98261  
847-271-6617  
eslingerpixie@msn.com

S.J.C. DEPARTMENT OF

9/28/2018

OCT 01 2018

COMMUNITY DEVELOPMENT

To whom it may concern,

I am writing today regarding the low to moderate income, housing situation on Lopez Island. As I am sure you are aware, in many high tourism communities across the nation, low to moderately priced housing is a problem. Workers are often priced out of the housing market and thus there is a shortage of workers, causing costs to further escalate. Currently Lopez is experiencing this problem. The cost of land in areas zoned for high density housing (Lopez Village Urban Growth District and Lopez Marine Center) is too high to reasonably expect homes built on it would be low or even moderately priced. While I have not researched land in the "cluster housing" zoned area in Island Center, I suspect, the larger lot size negates any benefit.

With the master plan being re-written, I feel it is a good time to get to the bottom of the problem and come up with a concrete plan to resolve the situation. To that end, I would like to propose a task force be formed to investigate a second Urban Growth District in the interior of the island where land cost is lower.

To determine housing needs, business owners should be consulted to identify what type of workers are needed (tradesmen, technical, clerical, restaurant workers, housekeepers, farm workers, etc.) and whether they are needed year-round or seasonally. The skill groups identified should then be consulted as to the type of housing they would like to have available.

With this data in hand, the task force should investigate pros and cons of an interior Lopez Island Urban Growth District which would allow for apartments, condominiums, high-density housing and possibly dormitories for summer workers.

Thank you for your consideration of this matter. Please let me know if there is anyway I can be of assistance.

Respectfully,



Pixie Eslinger