

## Sophia Cassam

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**From:** Naomi Aldort <naomi@aldort.com>  
**Sent:** Friday, January 3, 2020 12:27 PM  
**To:** Comp Plan Update  
**Cc:** Colin Maycock; Sophia Cassam; Joe Symons  
**Subject:** RE: Housing Element and HNA

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Hello,

*Here are my comments on the HOUSING element: All the ideas of more possibilities within the existing housing are wonderful.*

*My criticism is with the trend to build more and more. It is the wrong direction. I and most Orcas residents believe **we need to curb growth.***

*Many rentals on private properties has become vacation rentals, causing an artificial “need” to build more affordable housing.*

*We do not want more new housing. Instead we must stop losing our housing. We must stop the transferring of rentals into VRs. I have one in my yard and tried the VR route. It did not make more money. Just more work and more people.*

*At the end of the day, it looks like a part of the national trend of worshipping the economy at all costs. The costs, however, are high and miss the point of why we live here.*

*Good for the economy is not always good for the people. If we had more money as a community, we would love to spend it on limiting growth and getting back our rural nature.*

***We don't need more proffit, but more rural quiet... fewer cars and fewer buildings and people.** As leaders around the world are starting to talk of gross-happiness instead of gross-revenue, our islands need to think this way more than ever because of being islands. Rural. Quiet. Not a suburb in the water. Profit over people is what I see in this document. Overall I think it is following the rules of mainland communities like sheep, and I see the leadership as deaf to the voices of the people. Asking for comments is great but too late. You all have read and heard these comments before. We do not believe you intend to take them into account. Indeed, very few of us believe any of it will have an impact. The council members twice rejected even a temporary moratorium on VH's permits in order to look at solutions; to help with housing and to reduce traffic and growth. It seems our officials are against the people and that is what is wrong with this housing document.*

*Bellow are insets of where I see the problems inserted into the points of the document:*

*#1 is very scary and all about more development:*

1.

- ♣ Incentivize the construction of multi-family and mixed-use developments
- ♣ Reduce the cost of public services by increasing incentives for denser development
- ♣ Work with the SJC Building Advisory Committee to understand market factors that limit 16 more dense development in these areas.

*My comment: These points above are a commitment to more and more building, and more population growth and it does not address the vision of the islands to stay rural.*

*There is plenty of rental housing if people **stop turning those into mini hotels in residential neighborhoods.***

I find these plans in total conflict with the vision statement and the wish of the people. It seems to ignore the people and ride over residents' will.

3. Review and revise permit process for home remodels to ensure compliance with State lead 17 regulations and reduce the risk of exposure.

*Safety is crucial. But most remodels are done on good home with safe materials and the permit process is a huge burden that can be simplified.*

4.Reduce the costs of maintaining existing homes and constructing new housing units.

*This is just more of making it easier to destroy this island by building more. We are basically at capacity!!! Waterwise. Roads wise. Traffic wise. Pollution wise. Population wise.*

***The aiming at some prediction of growth 2036 is the wrong approach. That prediction should be seen as a warning to avert.***

7. ....by increasing the number of available 3 affordable units.

*We lost our rentals to VH, so now VH pushes us to build more??? No. We must get those year around rentals back.*

Expand allowances for detached accessory dwelling units restricted for affordable housing or 15 long-term rental. Pending GMA risk analysis

*I am not sure what this means. If it means that someone on a couple of acres that is now not allowed to build a second unit, should be able to build and rent year around, then that would be good. All in all I think the predicted **growth is not something to embrace but to avert.** It is fine for a mainland communities, not for our islands.*

*Thank you,*

*Naomi Aldort*

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