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January 24, 2020

Sophia Cassam
Linda Kuller
San Juan County Dept. of Comm. Develop.
Via email to: sophiac@sanjuanco.com

Dear Sophia:

I am writing in response to your email from Jan. 22 in which you ask me to clarify questions raised at the Planning Commission meeting on January 17, 2020. I have listened to a portion of the Planning Commission meeting and offer the following clarifications and additional suggestions (I may have additional comments after I listen to the entire PC meeting):

5.7.A. GENERAL HOUSING INVENTORY, TYPES, CATEGORY AND CONDITION:

Goal 1: Meet the projected 2036 housing demand for ~~permanent~~ year-round residents and seasonal employees. ~~homes~~.

5.7.B. AFFORDABILITY

Goal 6:

New policy ideas re-stated:

3. When allocating county funding, such as REET funds, for affordable housing, prioritize projects that are permanently affordable with resale-restrictions lasting at least 50 years.
4. For land use designations that include residential density bonuses, require the additional housing developed as a result of the density bonus to have resale-restrictions lasting at least 50 years.
5. When expanding the boundaries of a U.G.A. require that 50% of housing units allowed in the newly expanded area have resale-restrictions lasting at least 50 years.

NOTE: #3, above, is consistent with the Home Fund's Finance and Administration Plan that already states that the Home Fund will prioritize projects that are permanently affordable.

Thanks for your questions.

Sincerely,

Elisabeth C. Byers
Executive Director