

Sophia Cassam

From: jmc779 at rockisland.com <jmc779@rockisland.com>
Sent: Monday, March 14, 2022 4:40 PM
To: Comp Plan Update; Leith Templin
Subject: Draft Element B.5 Housing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: PC & Compplancomments

Reading the March 3, 2022 Draft Housing Element on pg. 5 it states that "This Plan considers not only the growth of the Islands' year round population, but also the growth of the seasonal and visitor population."

This is important lest the seasonal and visitor population choke off any new affordable housing growth and is reflected, on pg. 14, in "Goal 1 Meet the projected 2036 housing demand for year round and seasonal residents." to which I propose an additional policy as follows in bold face:

Goal 1. Meet the projected 2036 housing demand for year round and seasonal residents.

Policies:

1. Take the following actions in Urban Growth Areas and activity centers:

+ Incentivise the construction of multi-family and mixed use developments;

+ Reduce the cost of public services by increasing incentives for denser development: and

+ Work with the appropriate advisory committees to understand market factors that limit more dense development in those areas.

Add a fourth policy stating:

+ In UGA's, insure that there is sufficient housing development capacity for at least half of that islands portion of total projected seasonal and population growth.

Discussion: With unimproved rural land costs running upwards from \$250,000 per unit, there is little opportunity for rural development to be affordable for even moderate income buyers. Making room for II kinds of growth in UGA's is important as otherwise the seasonal growth will preempt all the UGA capacity. Additionally, this policy will not only encourage housing for all income groups but will encourage growth in UGA's, will discourage growth in rural areas and is consistent with County Ordinances 13-2005 and 16-2009.

John Campbell

.....376-2035

