From:	Ron Barca
To:	Sonja Wiser
Subject:	Planning Commission written testimony for the June 1 hearing
Date:	Thursday, June 1, 2023 11:04:29 AM
Attachments:	Small lot development.pdf

Please provide the one page testimony I am providing to the CC Planning Commission for the June 1 hearing.

This testimony is mine alone and does not represent Wolf Industries.

Thank you,
Ron Barca HOSAP member

Ron Barca
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Planning Commission Hearing 6/1/23
Housing Code update and revision

Honorable Planning Commission members, Let me start out by saying as a member of the HOSAP group I fully endorse the findings and recommendations that are presented before you today. They are considered the short term or immediate items that can come before you and start changing the course of housing accessibility and affordability while additional recommendations are being formulated for future consideration. This round of requests are not enough or targeted to some of the needs in the marketplace that will dramatically shift the problem. We will need to do more, and I will give some recommendation below.

The missing middle is a symptom of the larger housing shortage that we face today. The staff report clearly shows the detail of how far we are behind in the number of units necessary to house the population based on projections. We are also trying to make single family detached fit into more circumstances and being a bit more lenient in the regulations that prevent them from developing today.

It is also very true that we have an affordability problem for the work force as a whole, the middle class and the lower income households. Land is a significant issue and isn't well addressed here for a couple of reasons.

First if you just open up vast tracks of land, they will only spawn low density and expensive single-family dwellings. See the staff report as to why. The county can not afford to develop this way because we can not afford the infrastructure and maintenance going forward.

Second of all, the cost will not go down in any meaningful way. For all of the proposals, ask which ones will yield a real cost reduction in the sale of this developed property in any form factor. Those proposals are your immediate winners for the county.

Development cost

These are the items that go into a development. There are of course engineering, permits, marketing and misc. items that get lumped into either labor or material. But what this shows is that you only control a fraction of the process at the county jurisdiction. If you gave away $20,000 dollars of permits, impact fees, hook up costs would the cost go down $20,000 or would it go into the profit column?

No, to be more cost competitive, you need to be radically impacting density to greater utilize the land. You also need to be considering the proportionality of the development. How big is the foot print of the dwelling on the lot? This is the significant change to getting the most out of the investment and lowering the cost of the dwelling.
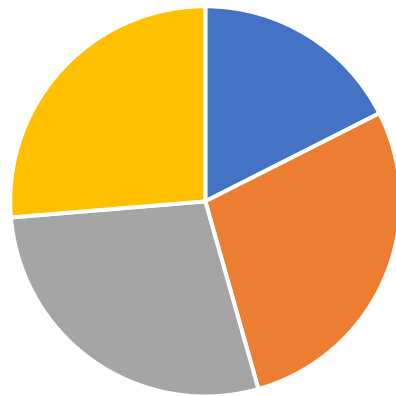
■ Profit   ■ Material   ■ Labor   ■ Land

If you reduce lot sizes, mandate dwelling footprints to be 50% or greater, reduce setbacks and allow the for smaller house to come onto the market by zoning changes, you will lower, labor, materials and land prices per house. This is of course a function of supply and demand. Currently the supply of land is low, and you are not putting enough house on the available land, therefore only houses in the $500K price range are coming online. They are competing for land in which duplexes, townhomes and such are also trying to fit in. The demand for starter homes is high as we are all aware. The demand for land is high, so please pass this set of recommendations and then tackle the zoning and regulations that are needed for small lot development of 2 thousand sq. ft. or smaller. That would fit many housing types.

Thank you, Ron Barca