

From: [Phil Wuest](#)
To: [Susan Ellinger](#)
Subject: RE: Clark County Technical Housing Code Forum
Date: Wednesday, October 11, 2023 1:12:19 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Thank you Susan. I appreciate the update. We're really hoping for Council action before the end of this year. The need for reform is urgent . . . not just for Ginn Group projects but for the industry and overall housing market.

As you know, it will take at least 2-3 years after adoption to see results from regulatory changes manifest in the physical urban landscape. With full project permitting in Clark County now running 14-18 months from pre app through engineering, starting entitlement in the winter of 2024 could result in project construction starts in the late spring/summer of 2025, which could start to add housing inventory in 2026 and 2027. If any code were adopted this year, there would be time for many rounds of biannual code reviews to implement fixes along the way. It doesn't have to be 100% right the first time.

Phil Wuest | President | Chief Development Officer

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Licensed to practice law in Washington and Oregon



Building Something More

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From: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Sent: Wednesday, October 11, 2023 12:01 PM
To: Phil Wuest <phil@ginngrp.com>
Subject: RE: Clark County Technical Housing Code Forum

Hi Phil –

We plan to meet next week to discuss the forum and next steps. I should have a better idea after next week. In the interim, we are still hoping it might be reviewed before the end of the year, but council meetings are also limited in December, so I am not sure how that might impact the hearing schedule. Sorry I don't have anything more concrete at this time. Thanks!



Susan Ellinger
She/her/hers
Planner III

COMMUNITY PLANNING

564.397.4516



From: Phil Wuest <phil@ginngrp.com>
Sent: Tuesday, October 10, 2023 8:42 AM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Subject: RE: Clark County Technical Housing Code Forum

Good morning Susan-

Do you have any sense of when the proposed housing code changes will make it back to Council? I'm extending feasibility on a couple of contracts for properties that will only succeed as projects if the proposed zoning code changes go through, and so am trying to better understand what the timeline might be. Thank you for anything you can share.

Phil

Phil Wuest | President | Chief Development Officer

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From: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Sent: Monday, September 18, 2023 5:14 PM
To: Phil Wuest <phil@ginngrp.com>
Subject: RE: Clark County Technical Housing Code Forum

Absolutely, I know what you mean. And yes, it does make it easy for anyone to listen in.



Susan Ellinger

She/her/hers

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From: Phil Wuest <phil@ginngrp.com>
Sent: Monday, September 18, 2023 4:56 PM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Subject: RE: Clark County Technical Housing Code Forum

Yeah, I figured. It would be nice to see everyone in person for once. I understand that from a public accessibility perspective virtual is probably better.

Phil Wuest | President | Chief Development Officer

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Licensed to practice law in Washington and Oregon



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From: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Sent: Monday, September 18, 2023 4:50 PM
To: Phil Wuest <phil@ginngrp.com>
Subject: RE: Clark County Technical Housing Code Forum

Hi Phil –

I think in our contract with the consultants all of these meetings were specified as virtual, but I can check.



Susan Ellinger

She/her/hers

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COMMUNITY PLANNING

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From: Phil Wuest <phil@ginngrp.com>
Sent: Monday, September 18, 2023 4:18 PM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Subject: RE: Clark County Technical Housing Code Forum

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Is there any way to meet in person instead of virtually?

Phil Wuest | President | Chief Development Officer

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From: Susan Ellinger <Susan.Ellinger@clark.wa.gov>

Sent: Monday, September 18, 2023 4:09 PM

Cc: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; steve.faust@3j-consulting.com; Elizabeth Decker <edecker@jetplanning.net>; Amy Wooten <Amy.Wooten@clark.wa.gov>

Subject: RE: Clark County Technical Housing Code Forum

Hello Technical Housing Code Forum Members –

A meeting on October 5 from 12 to 2 pm works for the majority of members. Please block that time out on your calendar. We will send a meeting request soon. Please note the meeting request will come from Zoom.

We plan to send meeting materials one week before the meeting. Please let me know if you have any questions. Thanks so much!



Susan Ellinger

She/her/hers

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From: Susan Ellinger

Sent: Tuesday, September 12, 2023 1:00 PM

Cc: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; 'steve.faust@3j-consulting.com' <steve.faust@3j-consulting.com>; 'Elizabeth Decker' <edecker@jetplanning.net>; Amy Wooten <Amy.Wooten@clark.wa.gov>

Subject: RE: Clark County Technical Housing Code Forum

Hello Technical Housing Code Forum Members –

As outlined below, the phase 1 (middle housing/single-family) batch of code and comprehensive plan amendments were presented to the council on July 25. At the hearing, council requested staff and our consultants to complete additional work on the phase 1 proposal with review and consideration by the Technical Housing Code Forum.

To get started, we would like to schedule a two-hour forum meeting in late September or early October. Please let us know your availability during the following time periods:

- 9/28: 9:30am-2:30pm
- 9/29: 9:30am-2:30pm
- 10/4: 9:30am-2:30pm
- 10/5: 12-2pm
- 10/6: 10-12pm

Please reply to this email by **Friday, September 15, 2023.**

Thank you,



Susan Ellinger
She/her/hers
Planner III
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564.397.4516



From: Susan Ellinger

Sent: Tuesday, August 1, 2023 9:19 AM

Cc: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Susan Ellinger <Susan.Ellinger@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; steve.faust@3j-consulting.com; Elizabeth Decker <edecker@jetplanning.net>

Subject: Clark County Technical Housing Code Forum

Hello Technical Housing Code Forum Members –

The phase 1 (middle housing/single-family) batch of code and comprehensive plan amendments

were presented to the County Council on July 25. At the hearing, council requested staff and our consultants to complete additional work on the phase 1 proposal with review and consideration by the Technical Housing Code Forum.

To meet this request, staff is working with the consultant to prepare additional materials for your discussion, based on Council direction. We will contact you to schedule another phase 1 forum meeting once that work is complete.

To allow time to accomplish the work on the phase 1 portion of the project, we are pausing work on phase 2 (multi-family and regulated affordable housing strategies) for the moment. We plan to schedule the next phase 2 meeting of the Technical Housing Code Forum later this year.

We truly appreciate your work on the forum and look forward to the next meeting. Please let me know if you have any questions. Thanks!



Susan Ellinger
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