

**From:** [Zachary Pyle](#)  
**To:** [Susan Ellinger](#); [Jose Alvarez](#)  
**Cc:** [Elise Chelak](#)  
**Subject:** RE: Multifamily Strategies Work Update  
**Date:** Monday, November 13, 2023 9:22:57 AM  
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Thank you for the update, Susan.

On a quick scan through the work to-date, I noticed some positive preliminary recommendations, including the higher density break to the open space requirement. I didn't see mention of programs that would directly affect property taxes (MFTE) or SDC/permit fee rate reductions. Is it fair to say those types of financial incentives that are being offered in some adjacent city jurisdictions would not be on the table for Clark County?

Thanks, Zach

**Zachary Pyle**  
Development Manager

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**From:** Susan Ellinger <[Susan.Ellinger@clark.wa.gov](mailto:Susan.Ellinger@clark.wa.gov)>  
**Sent:** Monday, November 13, 2023 9:09 AM  
**To:** Zachary Pyle <[zacharyp@pahlisch.com](mailto:zacharyp@pahlisch.com)>; Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>  
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**Subject:** RE: Multifamily Strategies Work Update

Hi Zachary –

Unfortunately, we do not have a date set for restarting the multifamily portion of the housing code changes at this time. We are working to wrap up the single-family portion of the work and have a technical housing code forum meeting this week. That should help us determine the potential schedule for that portion of the project, which will in turn help outline the remainder of the schedule. We should likely know more in early 2024.

If you haven't seen the work that was done so far on the multifamily portion of the project, you can access the meeting materials and meeting recordings for the 6/6/2023 and 4/25/23 technical housing code forum meetings in the meeting grid at the bottom of this webpage: <https://clark.wa.gov/community-planning/housing-options-study-and-action-plan>. You can also find materials for this week's meeting on the single-family portion of the project on that page, if you are interested.

Please let me know if you have any other questions and feel free to check back in at any time. Thanks!



**Susan Ellinger**  
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**From:** Zachary Pyle <[zacharyp@pahlisch.com](mailto:zacharyp@pahlisch.com)>  
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**Subject:** Multifamily Strategies Work Update

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Hi Jose and Susan –

I'm reaching out to see if there's an updated kick-off date for the multifamily portion of the housing strategies study? Our team is evaluating the feasibility of a multifamily project on a fairly complex property in Salmon Creek at the moment. I'm trying to gauge the possible outcomes of the multifamily strategy work and understand if our project could benefit (or be hurt) by upcoming strategy work. And what the goal for the study/implementation will be. I'd also be happy to contribute to the discussion once things are kicked off.

Thank you, Zach

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