

From: [Rebecca Messinger](#)
To: [Gary Medvigy](#); [Glen Yung](#); [Michelle Belkot](#); [Karen Bowerman](#); [Sue Marshall](#); [Kathleen Otto](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Susan Ellinger](#); [Sonja Wisser](#)
Subject: FW: Letter to County Council for Tuesday, March 5
Date: Monday, March 4, 2024 2:59:07 PM
Attachments: [Letter to Council regarding Housing.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good afternoon,

Please see the attached letter re: the hearing on housing code amendments.

Thank you,
Rebecca



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Ann Foster <annfoster5093@gmail.com>
Sent: Monday, March 4, 2024 2:56 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: Letter to County Council for Tuesday, March 5

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Hi Rebecca,
Please forward the attached letter to the CoCouncilors, County Manager Otto and Planning Director Orjiako regarding Housing, in preparation for Council meeting Tuesday, and place in the public record.

Thank you, as always,
Ann Foster



Friends of Clark County

PLANTING THE SEEDS OF RESPONSIBLE GROWTH

Monday, March 4, 2024

TO: Council Chair Medvigy, Councilors Yung, Belkot, Bowerman and Marshall; County Manager Otto; Community Planning Director Orjiako

Friends of Clark County has been closely following housing as part of the 2025 Comprehensive Growth Plan Update. We have attended public meetings, reviewed staff presentations and documents, such as the Housing Options Study and Action Plan, as well as public comments. We appreciate staff's consideration of the major issues and significant recommendations that have been offered.

FOCC's position is that the recommendations from staff and the Planning Commission be accepted by Council. However, we have areas of concern and questions that we do not see addressed in the presentation:

Parking and Transportation

- Narrow lot sizes and reduced parking spaces will have the unintended consequence of increasing street parking, which will create safety issues for children playing and be restrictive for residents.
- With little public transit proposed and a lack of commercial development (grocery, medical, etc.) proposed, middle- and lower-income residents will be required to commute often in single-occupancy vehicles for work, run essential errands, and recreate farther away from home without nearby opportunities. How will increased parking capacity in multiple housing locations that increases congestion and conflicts with emission reduction goals be aligned with the required Climate Element for the Comprehensive Plan Update?
- How will Clark County resolve conflicts involving vehicle issues on established single family neighborhood streets? Will Clark County utilize local law enforcement?
- Is there a plan for C-Tran, the county's public transportation agency, to quickly develop expanded routes that are comparable to vehicle commute times in high density locations to ensure ridership? Will a plan be implemented to reduce the need for parking, reduce pollution and emissions, and reduce cost of living by providing frequent and easily accessible public transportation?

Affordability and Accountability:

FOCC believes that the county government is responsible for the future of housing in Clark County. Developers should be held accountable for utilizing the new design flexibility, site size, building heights, parking and open space to provide units within the middle housing options to be truly affordable for seniors and others at middle income levels. Households within 60 to 80% of the Average Median Income (AMI) should have an opportunity to buy or rent some of the new middle housing options such as duplexes, triplexes, and quadruplexes. **The proposed code amendments do not ensure affordability.**

Frequently, the development industry has complained about increased costs due to environmental regulations and new building codes, but no information has been provided showing the degree to which this impacts their costs. **Where is evidence to support increased building costs due to local, state, and federal mandates and their impact on housing affordability for residents?**

Most importantly, how does the county, in particular county staff, plan to encourage specific strategies to support truly affordable housing? **What methods are there to incentivize developers to build smaller units and hold accountable those that do not meet true affordability standards?** Furthermore, what ongoing measures will be put in place to monitor and evaluate whether the county is on the right track?

Concurrency:

FOCC emphasizes the Growth Management Act (GMA) requirement to ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available.

Other Climate Change Considerations:

Effective land-use policy, meaning building more housing variety where people most need it can reduce greenhouse gas emissions. Continuing to build larger homes that require more energy to heat and cool are incompatible with what the climate emergency demands of us and what the state mandates that the county considers. **How will the county address energy consumption within the new code changes?**

FOCC supports improving tree canopy in new developments in alignment with ongoing and future climate mitigation and resiliency needs. We also need to preserve open space near homes to promote healthy lifestyles.

Transparency and Communication:

Single family neighborhoods that are adjacent to potential developments should be adequately informed of newly approved code changes, increased lot density, and parking impacts.

Best regards,

Ann Foster, President