From: Jeffrey Delapena
To: "Ingrid Bradley"
Cc: Oliver Orjiako; Jose Alvarez; Rebecca Messinger
Subject: RE: Public testimony for the Clark County Comp Plan Update
Date: Friday, January 9, 2026 8:35:00 AM
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Good day, Ingrid,

Thank you for providing this feedback related to the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of the Planning Commission and Council ahead of the continuation of the Hearing on Jan. 15th. This will also be added to the Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

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From: Ingrid Bradley <ingridf@tapani.com>
Sent: Thursday, January 8, 2026 9:49 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Subject: Public testimony for the Clark County Comp Plan Update
Importance: High

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Jeffrey,

I'm not sure that I'll have the opportunity to present my testimony this evening given the time constraints. Please see my excerpted testimony included below:

Public Comment – Clark County Comprehensive Plan Update

Thank you for the opportunity to speak this evening. My name is Ingrid Bradley.

I want to begin by stating clearly that I am concerned about housing affordability, and I support granting the cities' requests for strategic expansion and thoughtful consideration of all relevant and viable site-specific requests as part of this Comp Plan update.

This is not a call for unchecked growth. It is a call for responsible, data-driven planning that produces real housing outcomes.

Housing policy in the United States has never been neutral.

For generations, entire populations were systematically excluded from homeownership through redlining, racially restrictive covenants, exclusionary zoning, and discriminatory lending. These policies were deliberate, and because homeownership has been the primary mechanism for asset building, they created lasting wealth disparities that persist today.

That history matters, because today's land-use decisions can either correct that legacy, or reinforce it.

When land-use policy constrains opportunities for homeownership, even unintentionally, it reproduces exclusionary outcomes. A housing system that primarily produces rental units, especially corporate-owned rentals, does not build wealth. It creates permanent renters, not stakeholders.

The American Dream is not lifelong rent payments with no equity and no ability to pass wealth forward.

It is also important to state plainly that forcing density alone does not make housing financially feasible or affordable. Density only reduces costs when it aligns with land availability, infrastructure capacity, construction economics, and financing realities. When imposed without those fundamentals, it raises per-unit costs and shifts production toward higher-rent housing instead of attainable homeownership.

Affordability cannot be regulated into existence. It depends on supply, feasibility, and choice.

The current scope of review does not adequately evaluate financial feasibility or infrastructure realities. Without that analysis, zoning capacity remains theoretical, and homeownership becomes increasingly infeasible to deliver. Restricting land supply while demand continues to grow only drives up costs and concentrates development into rental models, undermining equity.

Cities understand this reality. They are closest to infrastructure planning, implementation, and local market conditions. Supporting strategic expansions and viable site-specific requests allows housing to be built where it can actually support long-term affordability and homeownership.

Homeownership supports household stability, intergenerational wealth, and a resilient tax base. Limiting access to homeownership risks deepening the very inequities we claim to be addressing.

Housing policy is equity policy. Land-use policy is economic policy.

I urge you to support affordability by granting strategic expansions, considering viable site-specific requests, and ensuring this plan produces real housing outcomes, not just theoretical capacity.

Thank you for your time.

Sincerely,

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Ingrid Friedberg | Special Projects Manager

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