

Adam Zack

From: ndevaux@rockisland.com
Sent: Monday, August 14, 2017 10:13 AM
To: Ryan Page; Sandy B.- LCLT; Anna Maria de Freitas; Chris Dahl; Ingrid Gabriel; Mallory Hagel; Sherm Losee; Bill Watson; Mark Tompkins
Cc: 'Crosby Sarah'; David Gow
Subject: Comments on Housing Needs Assessment

Hi Ryan,

I want to add my thanks and appreciation for the thorough, clear document that you produced. It presents a very thought-provoking portrait of our community and should help the public understand San Juan County's housing crisis and its impact on our future.

I have a couple of specific suggestions.

1. A typo on page 26. The last word in the first sentence should be "residents" (not residence).
2. On page 29, Under 5.5.7 Housing Groups and Nonprofits, I would like to see an additional sentence inserted after the first sentence, to point out that the mission of the CLTs as "permanently affordable". I suggest inserting this sentence (after the first sentence):

"The homes built by the three Community Land/Home Trusts are aimed to be permanently affordable, with resale restrictions in place to insure that these homes will remain affordable to the same income group over time, and with construction subsidies benefitting multiple families, not only the first family to own a home."

3. Table 5-13, page 31 (Low Income Housing Inventory) should be updated for the San Juan Community Home Trust, Sun Rise (Line 2) with 22 completed single family homes and 4 under development.

A question: We also received the Department of Commerce's Expanded Comprehensive Plan Checklist. Does the Housing Needs Assessment fulfill Part 2a? With the remaining sections on policies, land identification, and provisions for existing and projected housing needs of all segments of the community --- will these be written later as part of the Housing Element? We'll need some of that info for background information for the case for a funding source, too.

Thanks Ryan,
Nancy DeVaux