

Adam Zack

From: John Campbell <jmc779@rockisland.com>
Sent: Tuesday, August 15, 2017 10:52 AM
To: Ryan Page
Cc: Rick Hughes; 'Jeffrey Otis'; 'Fred Klein'; stephanie@sanjuans.org; 'joe symons'
Subject: Projected housing growth in UGA's

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Dear Ryan, Further thoughts on projected housing growth in the UGA's.

1. It would be interesting to know what proportion on total housing growth in recent years has actually occurred in the Friday Harbor and Eastsound UGA's. In 2009, in order to encourage growth in urban areas (and achieve GMA "compliance"), the county "assigned" 50% of housing growth to those UGA's. If that growth in the UGA's has not occurred it may be appropriate to re-evaluate current policies.
2. A related question for the HNA is "what will be the planning target for housing in the Friday Harbor and Eastsound UGA's?" That number should include
 - a. Half of projected population growth,
 - b. All low/moderate income population growth (mostly the same folks as a. I think),
 - c. Half of (non-population i.e. vacant) housing growth. At Crossroads, a condominium here in Eastsound, nearly half of the units are usually vacant, owned by non-residents for occasional use.

Discussion. HNA 5.1 line 11 states.....*"any projection of future housing needs must acknowledge that nearly 70% of all new housing created in the county will not be used foroccupied housing."* That tells me that to accommodate the 252 units required for 50% of population growth (Table 5-1) Eastsound must be planned to accommodate $252/0.3 = 840$ units. To that number an allowance for "liquidity" would be added. Similarly, Friday Harbor's target would be $442/0.3 = 1,473$. If that is correct it should be made explicit.

.....jmc

From: John Campbell [mailto:jmc779@rockisland.com]
Sent: Sunday, August 13, 2017 2:13 PM
To: 'Ryan Page' <ryanp@sanjuanco.com>
Cc: 'director@homesforislanders.org' <director@homesforislanders.org>
Subject: SJC 2017 Housing Needs Analysis

Dear Ryan, Thank you for a thorough job. Comments include:

5.5.1 I wonder if it would be possible to use the USDA Income limit Guidelines instead of the HUD guidelines? USDA limits are slightly different and the operative ones in this rural area. (See attached page 446)

Table 5-13 San Juan Island-Homes for Islanders-next development should include Maypole Meadows 20 units (under construction) and Foxcroft 16 units (sites purchased).

5.6 Land Availability. This is a difficult, complicated subject but any discussion should include hearing from Justin Roche at Homes for Islanders, 370-5944, on the situation in Friday Harbor.

Finally, I wonder if it might help clarify the housing needs assessment if SJC was described as an advancing state of rural gentrification?

Thanks,,,,,,,,,,,,,,,,,,,,,jmc