

## Adam Zack

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**From:** San Juan Island Inn Collection <guests@tuckerhouse.com>  
**Sent:** Monday, August 14, 2017 2:08 PM  
**To:** Ryan Page; Mark Tompkins  
**Subject:** RE: Comments on Housing Needs Assessment

HI!

I too echo that this is a well-researched and written document. I didn't hit reply to all since we would be conducting business electronically so I am directing my thoughts to you directly. Of course, I am happy to share my \$.02.

1. The document could benefit from a section of definitions. This would help the reader have one place to go to find all the acronyms and "jargon" words. For starters, I thought Air Bnb and VRBO. These words were probably not even called out in the last version of the housing needs assessment as the landscape has changed so much in the last few years. For completeness we should include a short laundry list of others. It took me a year on the committee until I had a handle on the vocabulary words we use as a matter of course wrt housing. This is such an important document and will have a lot of interest, I want to ensure it is accessible.
2. Perhaps as part of the definition section or the opening on 5.4.1 include how we define a vacant home. How long does a house need to be empty to be considered vacant? Or is anything other than full time residency considered vacant? Is someone who lives here 6 – 9 months a year and whose house is vacant for the winter considered a vacant home? Someone who lives here on weekends and commutes to Seattle considered vacant?
3. On page 14 bottom paragraph, I am not sure that I see the corollary between increased service occupations to tourism. The hospital has significantly changed the landscape of jobs in our community. Victoria Compton from the EDC may have some data to support this statement.
4. p. 8 need a hard return after bullet #1.

Just some really small changes/suggestions.

Thanks for your work on this. I feel that you laid out some really important ground work and research that will be able to be repurposed for the financial funding plan.

Thanks,

am

Anna Maria de Freitas

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**From:** ndevaux@rockisland.com [mailto: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