

Linda Ann Kuller

From: Sandy Bishop <lclt@rockisland.com>
Sent: Friday, January 31, 2020 2:10 PM
To: Jamie Stephens; Rick Hughes; Bill Watson
Cc: Ryan Page; Linda Ann Kuller; Mike Thomas
Subject: Listened to Housing Element tape

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Hi Rick, Bill and Jamie -

I listened to the hearing from 1/27/20 on the Housing Element. I got confused starting at about 2:18 on the recording which refers to the Goal: *Increase number of resale restricted housing units*. Perhaps I have misunderstood the nature of your comments so wanted to reach out. Rick mentions rentals and then wonders if this suggested Goal is based on "the community land trust model where you can't make a profit when you are selling". Given you all were present I won't go into the details of the conversation but I don't understand that this Goal is about rental or ownership or non-profit or for-profit or community land trust or other models. The point of the Goal, as I understand it, is to call attention to a specific action which supports the overall Housing Policy. It is a stand alone goal because it promotes fiscal conservatism and if pursued would give rise to an increased stock of housing that would be available for generations to come. Investing once in housing and allowing it to work for many generations has merit. It creates a stock of housing without constantly drawing on public funds for replenishment. It is a wise investment. Other goals call out homelessness, seniors, rentals, energy, etc. These goals do not diminish the Plan in any way. Likewise, this goal does not decrease flexibility or cause the Plan to be diminished. It simply calls out that it is a wise investment and has merit. The question was asked, "don't we just want to create more affordable housing", and another comment saying that this Goal "is changing the Housing Policy all together". These comments caused me to wonder why this one goal would have such a dramatic effect and I wonder what I am missing.

I hope this goal doesn't get diluted or tossed.

As always thanks for work and service - sending my appreciation and hope to understand your concerns

better.. Sandy

Sandy Bishop

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