

Miroshin, Elya

From: M KW <mthinx@gmail.com>
Sent: Monday, July 1, 2024 5:25 PM
To: Miroshin, Elya
Subject: Policy Topic 7 Affordable Housing Comments

Good Afternoon. Below are my comments and questions for staff assigned to policy topic 7 drafting.
To Whom it May Concern:

- I understand and support the requirement for identification of racially discriminatory and disparate impacts of regulation in Spokane County. However, I would ask that careful consideration of the demographic profile as it intersects and impacts housing affordability be included. Gender, age, language and other barriers such as household (census definitions) should also be factored in, along with other groups that may be disadvantaged by exclusion in housing regulations, including zoning.
- Each jurisdiction must shoulder their requirements to allocate housing affordability - regardless of "unique characteristics of small towns."
- All agencies must shoulder the requirements to equitably support housing affordability - transportation, transit, environmental, and other human needs and requirements to mitigate unfair household income impacts.
- Short term rentals must be limited, licensed, and enforced to prevent eroding of available housing stock in favor of commercial use. Disincentives may need to be applied.
- Eliminate or severely constrain any incentives (zoning, tax breaks, utility charges etc) to locally unaffordable housing per area AMI and underlying demographics. Pay attention to transfer payments as income to County residents.
- Provide definitions in draft footnotes - such as special needs, diverse housing, land trust, shared equity,.
- Work to enforce substandard housing regulation, incentives and guardrails for upgrades to meet basic human health and safety standards for habitation. County housing stock has a substantial amount of aging and substandard housing infrastructure. This impacts life safety, future development of a healthy citizenry, and ultimately, the environment.
- Is homeownership still the American Dream? If so, is it attainable for the average household by census figures currently and projected?
- Review the siting of public facilities. Not speaking of essential public facilities here, but those should be considered narrowly too. Tax land for public facility uses at fair market value, highest and best use etc and carefully consider whether drawing low paying tourism and hospitality jobs fairly meets the spreading of tax burdens for the general population.
- Under Monitor Housing Development: use "will" "shall" more liberally instead of the vague "could" "may." Although this is a policy draft, well-intentioned, and meeting state legislation, the language is entirely too loose to avoid loopholes that a truck could drive through, let alone guide a defensible and enforceable regulatory structure. Include an enforcement platform statement with fee structure reference.

I apologize, I meant this to be a standalone document, not an email, but I was constrained by my location and available equipment. Please let me know if further efforts are needed.

Regards,

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