

Schroader, Kathy



From: Kamp, Jacqueline
Sent: Friday, April 08, 2016 12:54 PM
To: 'Carol Levanen'
Cc: Orjiako, Oliver, Cook, Christine, Euler, Gordon, Schroader, Kathy
Subject: RE: Severe Housing Shortage caused by Poor Clark County Planning

Mrs. Levanen,

Thank you for your comments. I will forward this email to the appropriate individuals, Kathy Schroader for the Comprehensive Plan record and Oliver Orjiako, Community Planning Director.

Sincerely,



Jacqui Kamp, AICP
Planner III
Clark County Community Planning
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From: Carol Levanen [<mailto:cccuinc@yahoo.com>]
Sent: Friday, April 08, 2016 12:36 PM
To: Kamp, Jacqueline
Subject: Severe Housing Shortage caused by Poor Clark County Planning

For the Public Record

Clark County has consistently proposed a no-growth environmental Comprehensive Plan since 1994. This Plan has prevented a robust economy and available housing throughout the county, that was formerly the norm before the adoption of that Plan. Now after 20 years, all of those no-growth policies have come to fruition and the result is a severe housing and job shortage. In the Rural areas, the state law (GMA) says to allow a variety of housing in the rural areas and opportunities to live and work in the rural lands. But, the 1994, 2004 and 2007 Plans, did just the opposite. The rural and resource lands are frozen in time and there is no opportunity to live and work there, or for compliance to any of these state mandates for those lands.

In the meantime, affordable housing is being represented as multi-housing and subsidized housing. Such housing will not meet the housing demands of this county and is doomed to failure. Seniors do not want to live in housing that has stairs. They want homes on a single level. That is also true for all other populations, from young to middle age. Families want space. Young marrieds want price. Clark County is not providing any of these housing market trend demands in their current proposals. In addition, Clark County is not providing reasonable opportunity to allow for the market trends of small rural acreage lots and small farms, in rural and resource areas, as well.

Clark County Planning staff is going down the wrong path in planning for affordable housing and no matter how they present it to the public, it will not be accepted. Clark County has a population of people from all walks of life. A small minority of those people are under the poverty level. Affordable housing and planning should not be based on that population of people. These housing needs should be part of the overall housing scheme, but not the focus of it. The market drives housing needs in the county and that is what planning staff and county policy needs to meet.

Sincerely,

Carol Levanen, Ex. Secretary

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