

for public record in
the SEIS, *Leah Higgins*

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CP16#0380

Clark County Board of Commissioners

October 24, 2014

Dear Commissioners,

The United States is one of the most obese societies in the world. Kaiser Permanente recommends that children only watch television for one hour and the rest of the time they need to get out and play. It's time for America to raise healthy and educated children, who will eventually become the U.S. work force. Housing is very important and should be healthy, safe and affordable. Children don't do well in confined spaces. Apartment living is not the best choice for our families. Children should be able to access the natural environment, swing sets, backyard swimming pools, pets, gardens, trees, and sand boxes, in the security of their back yard, under adult supervision.

Housing needs to be manageable for the owner, both physically and financially. In the real estate market, buyers are looking for a home with space around it. The ideal is a home on one acre and the market bears that out with premium prices. Adults owning homes have pride in ownership and stay healthier maintaining their homes. The community also benefits with increased tax revenue, and neighborhood involvement. Even the small attached homes on small parcels can be a good starting point for responsible home ownership, particularly for first time buyers. These homes are affordable and the money they spend goes toward equity. As a realtor, I see that small lots are limiting and do not fit with families, as the children play in the street, creating a safety hazard. But, they are better than apartments. All too often, we see apartment complexes in disrepair because the owner is only trying to make income from the property and has no interest in adding expenses to keep a good maintenance schedule. If apartments are on the high end and well maintained, they are also expensive to rent. This limits the market for that type of housing. To meet the multi-housing quota, I believe people living in the small attached homes is preferable.

LH The ideal lot sizes, and what the market is looking for is one to five acres. Any thing larger than that is not financially doable for the majority of home buyers. Employment numbers will increase with good paying jobs, if there are more desirable lots and builders are able to meet the demand. The increase in additional property tax will benefit the county, too. People want to have their own space and the real estate market reflects that. Homeownership is also good for the mental and physical well being of the whole family. Apartment dwellers are often transient and low income who are, for whatever reason, struggling financially. When they can finally buy a little home somewhere to call their own, it elevates their social status and self confidence and that of their family as they now have their own space. Multi-housing is a stepping stone to home ownership. The real estate industry would like to see more home options available in Clark County that provide for a multitude of housing types in all areas of the county to reflect the many types of people wanting to live here. The people of Clark County want and need to buy for their life style, whether that be attached homes, small homes on small lots or a medium size home on a large lot. Since I'm in the market every day, I see so many buyers who ask why there are not half and 1-5 acres available? If this is coming up so often, why haven't things changed? I believe our county needs to be working for the good of the people of Clark County.

Sincerely,

Leah Higgins
Leah Higgins

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Thursday, October 30, 2014 8:50 AM
To: Euler, Gordon; Alvarez, Jose; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Written Comments re: Comp Plan Update
Attachments: Carol Levanen comments_102814.pdf; Susan Rasmussen comments_102814.pdf

Just FYI

From: Tilton, Rebecca
Sent: Wednesday, October 29, 2014 4:32 PM
To: Mielke, Tom; Madore, David; Barnes, Ed; Orjiako, Oliver; O'Donnell, Mary Beth; Silliman, Peter
Subject: Written Comments re: Comp Plan Update

Hello,

Please find attached written testimony received during the public comment portion of the Board's October 28, 2014 hearing from Carol Levanen and Susan Rasmussen.

Thank you,
Rebecca

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