

To City of Camas Commissioners and Staff

Subject: City's New Housing Plan

Unfortunately I am unable to make tonight's meeting since I coach a boys soccer team here in town, I did feel the need to comment on this plan, please accept this document as public testimony. I understand the City is in the process of creating a Housing Action Plan to support more housing diversity and affordability. The objective of this plan was to get public participation to understand current and future needs, the study included 300 participants, while we live in a City of 20,000 residents do you feel this was an accurate and thorough process by staff? What marketing or steps did staff take to get participants? I did not hear of the plan until after the public participation was closed, so I am worried that much of the public was not aware of this study. While I agree that diversity and affordability are valuable goals, I do not think these should be the primary goal of the City's Housing Plan. More importantly you may encourage developers to develop high rises and apartments, but you can't set the price tag of that house, nor their rent. That is at the discretion of the developer or landlord. Why aren't we evaluating our current housing situations and trying to build a better community landscape, ie. Require a percent of development to be open space or parks, public areas like play fields or community firepits, how about community markets or subdivision farmers markets like NorthWest Crossings in Bend, OR. High Density Developments require parking, when cars park on both sides of a narrow road and kids have nowhere to play except in the streets it creates driving hazards that are dangerous. Lookout Ridge in Washougal is a prime example of high density gone wrong. The Lookout Ridge Apartment structure has zero parking, cars are parked across sidewalk paths, cars are parked down the street into neighboring community's, this development is nowhere near a bus route and you cannot walk to a market? I was hoping that the City of Washougal would have seen the error of this development, yet they are looking at 3000sqft lots at NorthSide on 23<sup>rd</sup> St, the far edge of the City's UGB. There are plenty of spaces closer to Washougal and Camas Downtown Core that would accommodate 3000sqft lots. I'd encourage the City to look at Infill and redevelopment inside the city core first before adding incentives to the developers building at the edge or periphery of our town.

If the City wants to focus on affordability, I ask that you look at costs you have direct control over, like water and sewer rates, our city has some of the highest sewer and water rates in the county. Perhaps the city should be looking at sharing the cost of sewer and water extensions with our neighbor Washougal utilizing conditional use agreements. How about looking at outsourcing these services to Clark Regional WasteWater District or Clark Public Utilities. Has there ever been a study on these topics?

I ask the Council to consider these comments before making a housing plan that has incentives for developers and not the residents of Camas.

Ken Navidi

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