
From: Vince Wang <ruoniu_wang@hotmail.com>
Sent: Monday, May 24, 2021 9:59 PM
To: Sarah Fox
Cc: Melissa Mailloux
Subject: RE: Let's Talk Camas Housing: Sharing some resources about inclusionary zoning

Sarah and Melissa,

Thanks for inviting me to the meeting last week. You both did an excellent job in presenting the plan and facilitating the meeting. And I think all the strategies you brought to the commissioners for consideration are on target in addressing community's needs. I stayed for the most of the meeting; and I, sadness to say, left the meeting with much disappointment. I was going to put my comments below to the public channel. But now I am passing them to you, feeling this way may be more "polite." I don't know how much can be changed/challenged at this stage given decisions have already been made by the commissioners. Feel free to share my comments with anyone you think should be aware of.

In essence, I question the validity of decisions made by the commissioners in meeting the due diligence.

I left the May 18 planning commission meeting with disappointment. When commissioners interpreted community's ask for "diversity" and "affordability," what I heard is a narrow definition of those terms. Their intentionally leaving out of lower-/moderate-income residents when talking about affordability and not even say a word about race and ethnicity when talking about diversity is concerning. Also, I don't like the process of how the commissioners killed strategies 6 and 11. I observed that a couple commissioners essentially used their subjective opinions of "I feel this is wrong" to object demonstrated successful programs with long-term effect in at least some communities across the country. To be clear, I am not saying these strategies will surely be effective in our community. But the concerns brought up by a couple commissioners show plainly superficial and partial understanding of those strategies. And I don't see them bother to learn more about how these strategies could potentially benefit the community and directly help promote diversity and affordability - despite the fact that our planner and consultant have put effort to investigate more upon their previous request and suggested them to think further during the meeting. The City has invested tremendous time and resources to come up a housing plan that – ideally and desirably – works for all, but fundamental issues are intentionally left out and potentially important strategies are stricken out by in my view some short-sighted commissioners who only prioritize "lower hanging fruits."

The City is becoming more diverse, and housing market dynamics caused by regional, national, and global forces have made the affordability issue more severe to existing residents (let alone those who want to move here) and to higher income levels (and unfortunately we know that this trend is ongoing and is very likely to stay). Without the real commitment and dare to confronting these challenges, we are more likely to be headed in a more expensive, exclusive community.

Vince