

# CITIZEN SUBMITTED TESTIMONY

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**Current Multi family housing policy****3 messages****Daniel Howlett <danielhowlett@gmail.com>****Wed, Feb 15 at 9:11 AM****To: Sandra Johnson <s.l.johnson2021@gmail.com>****Hi Sandy,**

**Greetings from Nice, France! I'm on vacation for the next few months, but I've been following local Rockaway politics from afar. Yeah, I know... too much time on my hands! :) I know that you've got a planning commission meeting tomorrow. Unfortunately, it is 9 hours ahead here, which is too late for me to attend remotely.**

**I wanted to reach out and ask if the planning commission as part of the housing needs steering committee would please include an evaluation of Rockaway's current Multi-Family Housing Policy? Can we please take a closer look at Ordinance 53.05 to evaluate the effect of these high costs for housing construction and higher rents?**

**Ordinance 53.05 requires that each "dwelling" must have its own water meter, incurring an additional SDC charge, connection fee, and extra monthly water/sewer fees. This means that each additional dwelling is required to pay an additional \$11,007 for an extra water meter and an additional \$1200 per year per dwelling for water and sewer. This \$1200 per year usually gets passed on to the tenants, resulting in higher rents. If it's a new triplex, the impact fees are \$32,904 and \$3600 per year in water, which again just makes rents higher. See attached fee structure.**

**Other cities have lowered or waived these fees to encourage workforce housing. Other cities charge SDCs based on water supply pipe size used, not housing class. For example, a 5 bedroom 4 bath single family home pays \$15,420 in SDC fees and \$1200 per year for water. In contrast, a duplex with 2 bed 1 bath units pays \$24,162 in SDC fees and \$2400 per year for water. This fee structure incentivizes single family homes and discourages workforce housing construction. If you compare this ordinance to what other cities are charging, it will become clear why we have limited multi-family housing construction. The most recent housing study in 2007 showed multi-family housing at 9% with the goal of increasing to 20% of the housing stock. It would be great if we had policies that increase workforce housing in Rockaway Beach for the long-term health of the local economy.**

**Thank you in advance for your consideration.**