

We need the Comprehensive Plan to be Comprehensive. And to work for all PT residents.

Have you found yourself asking - Why do the new zoning regulations passed by the City Council focus only on increasing density, while punting on affordability?

Ignoring widespread public input, the Comp Plan zoning changes will make housing even less affordable for working people, fixed income seniors, and those in need.

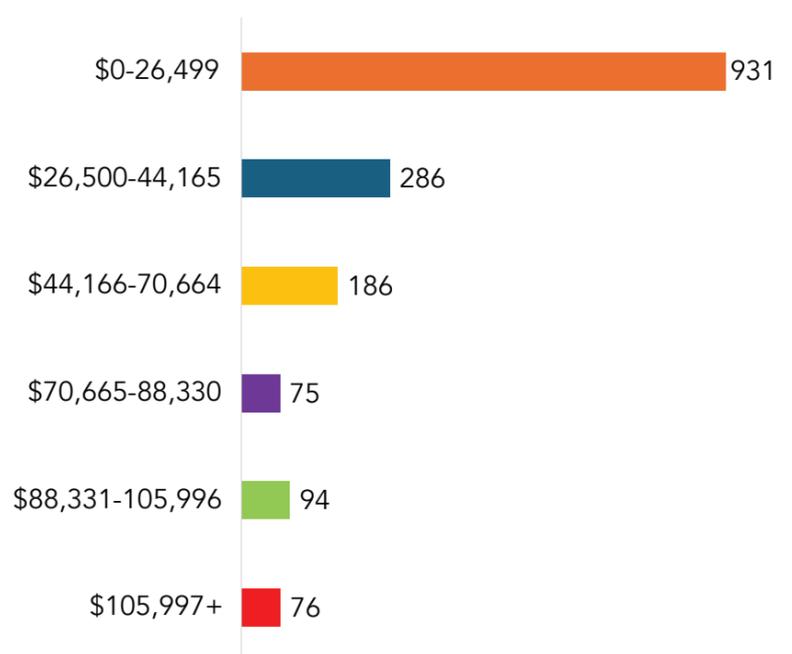
A member of the City's Planning Commission testified to City Council that a 6x density increase is "super-radical" and leads to displacement of existing renters, higher rents, and gentrification – all of which hurts affordability efforts. The negative consequences will hurt all of us and disproportionately impact the group with the highest need for affordable housing.

The Comp Plan states the greatest need for housing through 2045 will be for low and middle income households. The only aspect of the zoning changes aimed at affordability is increased density per lot. It's a gamble that leads to increased housing costs and irrevocable community impacts.

WA's Department of Commerce says that Port Townsend needs to build roughly 83 housing units each year -

44 of these need to be affordable for people with income below \$26,500 a year

1,648 Housing Units are Needed in PT Over the Next 20 Years - by Income Level



Source: Numbers derived from 2025 Port Townsend Comprehensive Plan, pg 46, which also identified the need for 280 emergency housing beds.

The City is placing an all-in, high-stakes bet on PT's future with scant evidence and without meaningful community consultation. No city our size allows R2 residential density this high – nor do larger cities such as Seattle or Portland.

What will change forever are the character of our town and your quality of life.

We need a real plan, not a roll of the dice!

Here's what you can do:

- Get informed and join other citizens to support long-term housing affordability.
- Spread the word to friends and neighbors - this is the most important issue confronting Port Townsend in decades.
- Get involved - ask City Council to provide a new transparent process with meaningful public participation so we can fix the Comp Plan.

Visit www.affordablehometownpt.org for more information

Promote Appropriate Growth - Engage
PT Residents - Ensure Good Planning

