

## Please join Affordable Hometown Port Townsend (AHPT) to ensure our Comp Plan delivers affordability in return for higher densities

After the City, at the last minute, revised the draft Comp Plan to dramatically increase density without requiring affordability - in violation of the Growth Management Act (GMA) - it rebuffed calls to reconsider that decision. A group of townspeople, including retired planners and others with civic experience formed our nonprofit, AHPT, and appealed the Comp Plan.

The City Council has criticized people who objected to the last-minute changes, citing an 18-month public engagement process. **But the fact is, the proposal to allow sixplexes instead of fourplexes was not revealed to the public until the end of the process, on Nov. 17.** The draft ordinance in the agenda bill for that meeting specified fourplexes, and citizens were given just one week to submit comments, which overwhelmingly opposed density without affordability.

Seattle and other big cities opted to allow fourplexes on most residential parcels, and this was also our Planning Commission's recommendation. **But Port Townsend's new Comp Plan allows a sixplex on most R-2 lots, with zero parking, only 5' from property lines.**

### What's the best way to build the housing Port Townsend needs?

#### Port Townsend Comp Plan:

The Comp Plan allows sixplexes and larger developments on all residential lots without incentives or requirements for affordability. The Comp Plan fails GMA requirements by lumping all new state-required housing units together, without showing how low and moderate income housing needs would be met.



#### Affordable Hometown PT Vision:

AHPT supports higher density that is linked to creating housing affordable to low and moderate income households. Otherwise, it's unlikely any developer would build housing needed by younger people and others who can't afford to live here.



### How can we bring the City to the table to ensure affordability?

**Support our appeal to the Growth Management Hearings Board.** Our appeal is not a wrench in the works keeping the City from working on affordability. It's the state mechanism communities use to collaborate on Comp Plans so it's not a top-down process. AHPT has made a proposal to the City: If the City agrees to a moratorium on the Comp Plan changes and a valid public process to address missing affordability requirements, AHPT will "stay" the appeal immediately.

**Contact the City Council.** You can phone Councilmembers at (360) 379-2980 or email [citycouncil@cityofpt.us](mailto:citycouncil@cityofpt.us) or send a letter to City Hall, Attn: City Council, 250 Madison Street, Port Townsend, WA 98368.

**Sign the Petition.** The Comp Plan shapes our shared future. It should have incentives and requirements for affordability instead of hoping that a sixplex on every lot will somehow meet our needs. The Petition asks the City to listen to the community and reflect our values in the Comp Plan.

**Read our Letter to the City, sign our Petition and learn more about us at [www.affordablehometownpt.org](http://www.affordablehometownpt.org)**

Affordable Hometown PT, a Washington nonprofit corporation.

Promote Affordable Growth - Engage PT Residents - Ensure Good Planning

