Wayne Keffer

I understand the importance of planning for future risks. Nobody wants homes built in unsafe places, and it makes sense for communities to prepare for sea-level rise and other climate-related challenges. My concern is that this proposal goes well beyond planning and starts creating new barriers to housing at a time when Washington is already struggling with a housing shortage. Land costs are up, fees are up, and regulations keep piling on. This feels less like a planning effort and more like another housing constraint.

Washington needs more homes, but that becomes harder to achieve every time more land is taken off the table or new requirements are added to the development process. At some point, we need to acknowledge the tradeoffs. If these rules make it harder to build housing, they will make housing more expensive. We can prepare for future climate impacts without undermining housing affordability. Ecology should revise this proposal to ensure climate planning doesn"t come at the expense of the homes Washington families need today.