

## **Comment on: Accessory Dwelling Units Unified Development Code Amendments**

December 6, 2022

I am firmly opposed to the proposed Accessory Dwelling Units Unified Development Code Amendments.

I wish the city would be as concerned with the continued, ongoing city park shortfall that has existed for many, many decades as they are with what they call "the city's 2035 housing capacity shortfall".

By allowing the construction of houses to be built in backyards, we will have even less outdoor areas in which to provide for activities to benefit our minds, bodies, spirits and over-all-well-being.

Currently there are at least eleven major housing projects under construction, bringing in over 1500 new housing units. If this were occurring in a low-density community, it might not be so impactful. But this is being done in a city that has been fully established for a long time. We are one of the first major cities established in the Washington State.

Our infrastructure is already overburdened. It is even making the local TV news of how our hospital, which in recent years was fully remodeled and increased in size, cannot meet the communities' current needs. The hospital is turning away people who have "significant threats to life or function" because there is no space.

The police cannot keep up with the increasing number and growing degree of violence within the city of Everett. Police officers are even apologizing for not being able to handle it.

The public schools and roads are beyond capacity. How do you create more space for schools and roads, when there is no more space?

The idea that someone would build a house in their backyard for someone they care for is a ruse in order to turn a residential area into a commercial area for rental units under reduced building requirements. It is a "false narrative" in order to end up doing something completely different. It has nothing to do with taking care of a family member.

What it has to do with is creating a business model for builders, landlords and rental agencies to make a profit at the expense of the neighborhood. By allowing this type of construction, they will be able to buy a property with a house on it and build 2 more in the backyard. It will be a windfall for builders, landlords and rental agencies. If they can make a profit, they will do it over and over again. It is a cookie-cutter business model. It will completely change the character of the neighborhood. You will never recognize what the neighborhood was before this crazy building deregulation occurred. Eventually, the city of Everett will become the city of tenants.

Currently we have many residential areas. These are neighborhoods, where overtime the property owners have built relationships with their neighbors and in their own fashion look out for each other. But by placing a structure that is set up to be a permanent rental, they are changing the culture of the neighborhood from residential to commercial. Instead of having homeowners who take care and maintain their homes, they will have people in transitory situations, who rely on their landlords to keep up the property. The goal for the landlord, however, is to make a profit. So whatever maintenance takes place will be minimal, lacking the outlook of a homeowner, who would upgrade their home and property into something appealing, due to pride of ownership.

Some people believe that houses built right behind the owner's primary residence will be better looked after than rentals owned by out-of-state landlords or corporate landlords. That makes perfect sense. Unfortunately, even with current city of Everett regulations, the owner does not necessarily have to live on the property. There is no enforcement of this regulation. We find ourselves in the lurch of a very problematic and uncontrollable state of affairs. Perhaps this is exactly why it is proposed to remove the homeowner requirement on properties with houses built in the backyard. But that just places you directly into the hands of out-of-state landlords and corporate landlords.

What is being proposed is a permanent downgrade to our neighborhoods. Once it is done, it cannot be undone.

I respectfully ask the City of Everett Planning Commission to reject all Accessory Dwelling Units Unified Development Code "Proposed" Amendments.

Sincerely,

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