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To: [Stacie Pratschner](#)
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Caution External Message

If the drive to increase the supply of affordable housing is behind legislative/regulatory changes across the State and in our City then there is an additional point I would like to address.

The concurrency requirement in 17.73 requiring mfr to be built before sfr can be constructed is backwards. Council imbedded that requirement to insure that the mfr would be built, however, the reality is that it's only delaying construction of sfr homes, and they're needed just as badly as mfr.

If you're building sfr homes in an existing mfr neighborhood, you'll diminish the values of the sfr homes. However, if you construct mfr in an existing sfr neighborhood the value of the mfr housing will increase.

Stated simpler, if you build an apartment in a sfr neighborhood the value of the apartment will increase..... if you build a sfr in a neighborhood of mfr the value of the sfr will diminish.

It's backwards....the sfr should be built first or be allowed to be built first.

Regards.

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