

**From:** Ian Peace [REDACTED]  
**Sent:** Sunday, February 7, 2021 9:39 PM  
**To:** Islands2050  
**Subject:** policy statement review

Dear Gillian and Clare,

Thank you, for the extended opportunity to contribute to your policy statement review. Please emphasize public interests above private interests wherever possible. For example, lack of enforcement on the STVR issue contributes to the apparent market failure in affordable housing. In a similar way, large, multi-bedroom homes allow owners to profit from STVR arrangements.

I am particularly concerned the attention focused on affordable housing needs necessarily dilutes the attention required to preserve and protect the Islands Trust Area. The serious shortage of affordable housing exists far beyond the islands so, keep in mind the trust object. The object does not exist beyond the islands. The object is the law for trustees here not, the need for affordable housing. Several recent affordable housing developments completed recently so, progress does occur. I fear a focus on affordable housing masquerades as various justifications to overlook the preserve and protect mandate.

Please restrict tree cutting. Clearing land for residential development appears to proceed unabated by anything but market forces. This situation threatens to reduce the trust mandate to a "mere piety." A tree cutting permit costed above the price of lumber could discourage a significant number of lots from wholesale logging. A few trees should be permitted for discretionary purposes however, beyond a few (3) trees stringent, expensive, costs should discourage landowners from exercising their "right" to cut trees.

Please pay more attention to the need for expanded, agricultural activities. Food security resonates with the preserve and protect mandate. Your policy directions report contains about three words on agriculture, "low carbon agriculture." Please develop policies that encourage local, low carbon agriculture.

I wish you the very best in this difficult task. In my opinion, when people become too accustomed to privileges they conflate privileges with rights and feel entitled to more than their share of the common good. The most common form of subsidy is lack of enforcement of social and environmental activities. For examples, STVR's and clear cutting.

Yours truly,  
Ian Peace