

## Alberto Quintanilla

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**From:** Lisa Danz <[lmdanz@gmail.com](mailto:lmdanz@gmail.com)>

**Sent:** Saturday, July 11, 2020 9:57 AM

**To:** Anna Guiles <[AGuiles@fremont.gov](mailto:AGuiles@fremont.gov)>

**Subject:** My public comment on Permanent Local Housing Allocation (PLHA) Draft Plan

Dear Ms. Guiles,

Thank you for your work on the PLHA draft plan (<http://www.fremont.gov/PHLAdraftplan>) and for the invitation to comment.

I agree that all of the programs in the plan are important, but I'm concerned that 100% of the funds are allocated to immediate-relief programs and 0% are allocated to solving the underlying problem of the shortage of housing.

If we provide more money for renters to pay increasing rents without increasing the housing supply, that money ultimately goes into the pockets of landlords and allows them to keep prices high. Maybe the people who navigate through the HNC will land in stable housing (which would be wonderful!), but without increasing the housing supply, that either prices another household out of their home, or contributes to overcrowding (which we now see as a major COVID-19 risk).

The §302(c)(4)(B) and §302(a)(1-2) language cited in the plan makes it sound to me that the intent of the fund is to help cities invest in long-term solutions in addition to short-term solutions.

What can the city do to increase the supply of high-density, affordable-by-design, multi-family housing that's close to public transit? I'd like to see this in the plan.

I'd also like to understand where the "unmet share of RHNA at AMI level" values of "0" come from. I've heard Councilmembers Bacon and Kassan saying that Fremont is not meeting its RHNA numbers at lower-income levels and is exceeding its RHNA numbers at higher-income levels. Is there a citation I can look at for these "0" values?

Thank you for taking the time to read my comment and for your public service.

Sincerely,

Lisa Danz (she/her)

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