

From: [REDACTED]
To: [Desmond, Jim](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#)
Cc: [FGG, Public Comment](#); [Union Tribune Editorial Assistant](#)
Subject: [External] 2024 GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORT (Please include with Land Use Agenda #3)
Date: Thursday, April 17, 2025 3:55:49 PM

Good Afternoon, Supervisors,

Table 1 in the Board letter sums up my view on the affordability crisis. That is, the Regional Housing Needs report, apart from misdefining very low income (HUD says it is up to 30% AMI, not 50%) says that the goal was to build 1,824 housing units for very low income people, of which 24% have been permitted.

The other categories, low to above moderate, all had 99% or higher built. This is a developer's dream – higher rent, and no way to solve the affordability crisis. BIG, BIG SCAM. Highly discriminatory. I would call it UNsteady progress toward the County's goals.

And yes, there is something YOU could do. That is, create faster, cheaper housing. As I said yesterday, This is no way to solve the affordability or homeless crises. You should embrace less costly housing – 3D printed houses, tiny houses, shipping crate houses, adobe houses. And as I pointed out, if you build homes that don't take as long to build, it will be easier to build the number of units actually needed, so you won't get stuck with a bunch of unfinished houses when the housing crises end.

Also, limit rent increases in an emergency as long as the emergency lasts, and insist on a larger proportion of affordable housing.

And asking SANDAG for grant money is highly unlikely to pan out. Their budget, 44% funded by the Feds and about 30% by the State, both of which have huge deficits, is unrealistic. Prop. G, their tax measure, failed in large part because the people don't trust them, with their lies, distortions, and fiscal mismanagement over the years.

So unsteady progress and you're asking the wrong people for funding help. Let's rely

more on what we can do as a County.

Regards,

Paul Henkin