

From: [REDACTED]
To: [Lawson-Remer, Terra](#); [MontgomerySteppe, Monica](#); [BOS, District1Community](#); [Anderson, Joel](#); [Desmond, Jim](#)
Cc: [FGG, Public Comment](#)
Subject: [External] ADOPT THE COUNTY"s INCLUSIONARY HOUSING ORDINANCE (please include with documents for Land Use Agenda 5.)
Date: Wednesday, June 17, 2026 4:47:18 PM

Good Morning, Supervisors,

My full remarks:

A step in the right direction. Devil's in the details, which seem to favor other than housing. It could lead to good things, like a truly integrated society.

I do not like Section 6341.D.2 which permits the developer to create off-site affordable units, the equivalent of low-income income projects or ghettos.

This ordinance will only be truly inclusionary at the smallest possible project size. Section 6341B Option 1 is the way to go. However subsection 6341b.1.ii exempting units at 80% AMI has gotta go. This basically EXcludes most low income and homeless people.

Section 6341c.2 mandating the duration of affordability at 55 years should be subject to modification if, for instance, the number of people needing affordable housing decreases dramatically. Otherwise, it becomes too restrictive on the property owners.

I do not favor in-lieu fees. We are talking about housing people, not letting rich developers pay their way out of providing affordable housing by contributing to another fund, which might be raided like the unlocked reserves.

No, I like the land donation alternative of Section 6341,d,4 which again allows rich developers to bypass creating affordable housing.

One good feature is rehabbing units Section 6341c.5 but I do not like option 1 which seems to discourage rehabbing by mandating twice the rate of new built units, which would discourage rehabbing units in older developments.

However, that the applicant must prove a remaining useful life of 55 years is ridiculous. Housing is housing.

This needs to be revised. Everyone needs dignity in housing as well as affordability and this ordinance doesn't do it.

Regards,

Paul Henkin