

Alberto Quintanilla

From: Lisa Danz <ldanz@gmail.com>
Sent: Monday, February 6, 2023 9:51 AM
To: citycouncil
Cc: Jenny Kassin; Lily Mei; Raj Salwan; Teresa Cox; Teresa Keng; Yang Shao; Desrie Campbell
Subject: Item 6A on Feb 7 agenda: support deferral

Dear Fremont City Council,

I hope you'll support deferral of the impact fee for new housing on item 6A.

I found this part of Staff's analysis particularly compelling:

If the fee deferral resulted in more projects being built, it might result in greater total revenues, allowing for more infrastructure/affordable housing to be constructed.

Also, if the fee deferral resulted in more residential projects moving forward, it would assist the City in meeting its RHNA allocations for both market-rate and affordable units.

A decision like this always comes with some uncertainty as to the impacts, as Staff notes elsewhere in their analysis. But we should be doing all that we can to encourage more housing, and this could really help. Fremont has very high impact fees already, and the 13.65% increase this year is extremely dramatic. As we enter our new RHNA cycle with even-more-aggressive goals, the last thing we need is to suppress housing construction with a giant fee hike and nothing to mitigate its impact.

Fee deferral seems like a balanced intervention to blunt the impact of the fee hike while staying within the parameters of what Staff is already set up to support logistically. Please support deferral.

Thank you for considering my views, and thank you for your public service.

Sincerely,
Lisa Danz
District 4