

From: notify=proudcity.com@getproudcity.com <notify=proudcity.com@getproudcity.com> **On Behalf Of** NoahBugbee

Sent: Sunday, June 14, 2026 7:41 PM

To: Distrib- City Clerk <city.clerk@cityofsanrafael.org>

Subject: Public Hearing 1a - Update to Park Impact Fee Programs and Nexus Study | New submission from Contact the City Clerk's Office

Name

Noah Bugbee

Email

[REDACTED]

Subject

Public Hearing 1a - Update to Park Impact Fee Programs and Nexus Study

Message

As I sat in a San Rafael city council meeting, a public hearing came to a close, and the time for public comment arrived. People began speaking, and what I thought had been a run-of-the-mill proposal transformed into a battle for the future of young people in San Rafael. The council was looking to change park impact fee structures, rightfully so, as it is long overdue, but along the way, it decided to adopt the maximum proposed fees. Doing so will only exacerbate the housing crisis as it disproportionately burdens the multifamily housing market. It also rests on a study that barely addresses a landmark Supreme Court case.

San Rafael is seeking to build more homes for future generations, but the only category that is consistently approved is multifamily dwelling units. With these increases in park impact fees, the fees for multifamily housing will be 85% higher than single-family fees. Rather than redirecting production, burdening the dominant category only reduces it. The city justifies this by claiming the impact fees will be around the regional average, citing Novato as an example. Yet nearby jurisdictions are suffering, with Novato issuing just 15 new housing permits in 2025. Matching our failing peers is not a justification for the maximum fees.

This is further complicated by a justification that fails to address a pivotal 2024 Supreme Court case, *Sheetz v. County of El Dorado*. This case updated the requirements to justify the imposed impact fees and increased developers' ability to legally challenge them. Putting these factors together exposes San Rafael to courtroom battles and can slow down housing production. Our city must update the fee structure, but set the fees below the maximum to ensure a place to live for the children of tomorrow.

-Noah Bugbee, rising senior at Archie Williams High School



June 15, 2026

Mayor Kate Colin and Members of the San Rafael City Council
City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

RE: Public Comment on item 1(A): Update to Park Impact Fee Programs and Nexus Study

Dear Mayor Colin and Council Members:

On behalf of Eden Housing, I am writing in support of the staff recommendation to reduce park impact fees for affordable housing developments. We appreciate the City's recognition that affordable housing projects operate under fundamentally different financial constraints than market-rate developments and that impact fee policies should reflect those realities.

Eden Housing is a nonprofit affordable housing developer with more than 57 years of experience creating and preserving affordable homes throughout California. In Marin County, we have been proud partners in addressing the region's housing needs, including the recent completion of Vivalon Healthy Aging Campus and Casa Canal – both in the City of San Rafael. These developments provide critical housing opportunities for seniors, families, and formerly homeless households while advancing community goals related to equity, stability, and economic inclusion.

We support the proposed reduction for 100% affordable housing because it acknowledges a simple reality: every dollar collected in fees is a dollar that cannot be invested in affordable housing. Affordable housing projects are financed through a complex combination of public subsidies, tax credits, and restricted rents. When costs increase, affordable housing developers cannot simply raise rents to absorb those costs. Instead, higher fees typically result in fewer affordable units, additional requests for scarce public subsidy, or projects that become financially infeasible altogether. As well, these fee waivers can also help developments be more competitive for critical State funding sources, which prioritize applications with local investments.

While we support the proposed reduction, we respectfully urge the Council to go one step further and establish a clear, predictable path toward a full waiver or alternative financing mechanism for 100% affordable housing developments.

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Affordable housing providers need certainty early in the development process. If the City determines that park impact fees should continue to apply in some form, we encourage the Council to direct staff to return with a specific policy that allows these fees to be satisfied through a residual receipts loan or similar long-term deferred payment mechanism. Such an approach would recognize the public benefit created by affordable housing while preserving the City's ability to recover funds over time if and when project cash flow allows.

A clear policy framework would provide several important benefits:

- It would improve the financial feasibility of affordable housing developments in San Rafael.
- It would reduce the need for additional local subsidy contributions.
- It would create transparency and consistency for nonprofit developers and financing partners.
- It would align the City's fee policies with its adopted housing goals and commitment to expanding affordable housing opportunities.

San Rafael has demonstrated strong leadership on housing production and affordability. The proposed fee reduction is an important step in the right direction. We respectfully ask the Council to direct staff to return with a clear recommendation establishing either a full waiver for 100% affordable housing developments or a formal mechanism that allows payment of these fees through a residual receipts loan or other deferred financing structure.

Thank you for your consideration and for your continued commitment to creating housing opportunities for San Rafael residents of all incomes.

Sincerely,



Andrea Osgood
Chief of Real Estate Development and Executive Vice President
Eden Housing
aosgood@edenhousing.org