

Craig K. Murray
Civic Center Arms Homeowners Association
San Rafael , CA 94903

San Rafael City Council Meeting - July 19, 2021 ITEM 7B Merrydale Townhomes – Cash not LMI Housing

I continue to support the quality Owner-occupied Townhome housing development planned for our neighborhood on an underutilized parcel. I do not support CASH (not enough) for LMI Owner Occupied Unit Policy and continued extraction of project cash and now units out of the much needed offsite improvements for our neighborhood.

Property owner and project designer have been quite fair to the community in engaging a series of meetings with neighborhood the anticipating the 45 new townhomes and 9 reserved as low and moderate income. Neighborhood will continue to expect the delivery of quality.

San Rafael's City Manager delivered bad news Friday July 16 that City is contemplating taking cash in amount of \$863,922.50 so the developer would not have to build seven (7) low moderate income owner occupied units. City would receive \$123,417.50 per unit. It is improbable that the City will be able to rebuild in our neighborhood let alone the incorporated boundaries and replace seven (7) owner-occupied units with a cash-out of only \$123,417.50/unit. City may want to consider other policies such as participating in the Ups of appreciating base real estate prices to build these units or way to add more units to allow for the LMI units without having to restart the process.

How many have heard I wish my Son, Daughter, kids Teacher, elderly parents Caretaker, public servant could have an opportunity to live here. This is a decision tonight where City Council needs to look at its Bad Policy of cashing out building low and moderate income owner-occupied housing and what it is getting in exchange. I am afraid the current hyper focus on Homeless end of housing will be the draw of In Lieu funds and many working people in San Rafael will continue to be shut out due to policy decisions.

Craig K. Murray