



HOUSING CRISIS ACTION

...To Create, Build, and Preserve Much-Needed Housing in Marin County

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COALITION MEMBERS

Coalition for a Livable Marin

Community Land Trust Association of Marin

Homeward Bound of Marin

League of Women Voters of Marin

Legal Aid of Marin

Marin County Young Democrats

Marin Environmental Housing Collaborative

Marin Kids

Michael Barber Architects

North Bay Leadership Council

San Geronimo Affordable Housing Association

San Rafael Chamber of Commerce

Sustainable Marin

Sustainable San Rafael

United Educators Association for Affordable Housing

January 25, 2022

Subject: Northgate Walk

Dear San Rafael Planning Commission,

On behalf of Housing Crisis Action, a robust network of over 800 Marin County housing advocates and 17 organizations working to tackle our housing crisis, we urge you to allow the modification of Northgate Walk's affordable housing component to include 14 Low Income units in its 136-unit residential development.

When the City of San Rafael enacted the ordinance lowering the City's affordable housing requirements from 20% to 10%, it did so to incentivize approval and construction of housing. Northgate Walk went through a lengthy approval process; the project had design and density changes that decreased expected revenue. Additionally, labor, materials, and construction costs have soared. Reducing the number of affordable units will help the project reduce costs and make construction feasible. The Northgate Walk's team has listed that "a requirement to provide 10% of a project's units as BMR could be a decisive factor to facilitate the actual construction of Northgate Walk."

The opportunity cost of Northgate Walk, an already approved project, not being realized into housing is significant. We recognize the dire need for housing and the efforts made to ensure this project becomes 136 places to call home for our community. While we want to ensure affordable housing gets built, this project stalling means no units are being built.

As a group of business leaders, union workers, environmental advocates, public servants, and educators living and working in Marin, we respectfully ask you to support the 10% affordable housing requirement. Let's get this housing built!

Sincerely,

The Housing Crisis Action Steering Committee

Cynthia Murray *CEO, North Bay Leadership Council*

Jeff Bialik *Marin Organizing Committee*

Diana Conti *Trustee, College of Marin*

Linda M. Jackson *Program Director, Aging Action Initiative*

Larry Kennings *Board member, Marin Environmental Housing Collaborative*

Ethan Strull *Marin Housing Activist*

Joanne Webster *President and CEO, San Rafael Chamber of Commerce*