

Gregory Andrew

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August 1, 2022

San Rafael City Council
1400 Fifth Street
San Rafael, CA. 94901
Via email: city.clerk@cityofsanrafael.org

Re: Commentary on Item 4c of San Rafael City Council Meeting – August 1, 2022

Dear Mayor Hello Mayor Colin and Councilmembers Ketrz, Bushey, Hill, and Gulati,

I have previously submitted a comment letter on Item 4c of the August 1, 2022 City Council meeting. I am now writing with a commentary on Senate Bill No. 9 and City Ordinance 2013.

I have a skeptical view of SB 9. While I understand the City is required to adhere to the requirements of SB9, I see that Ordinance 2013 mirrors a major shortcoming of SB9 - SB9 and Ordinance 2013 make no requirement and have no provision for increasing the supply of affordable housing.

While politicians and housing advocates may espouse a mantra that SB9 and Ordinance 2013 are a solution for affordable housing and a way for families of municipal and emergency service employees to live where they work, there is nothing in this legislation or ordinance that will facilitate this false claim.

The only mention of affordable housing in SB9 or Ordinance 2013 is to prevent demolition of existing affordable rental units. Instead, they will only promote the development of four, market-rate houses on single-family parcels. All of the homes developed as SB9 housing will be sold as market rate housing with developers seeking to maximize their profits for the houses they develop. SB9 and Ordinance 2013 do not require and will not provide for a single moderate-, low-, or very low-income house.

I believe this law has come about through the political influence of developers and the development lobby. In my view, SB9 and Ordinance 2013 will lead to greater density of homes that are beyond affordable for moderate and lower income families.

I offer (attached) what I see as a typical scenario playing out in San Rafael through implementation of SB9 and Ordinance 2013. While the dollar amounts I present are not precise, I would not be the least bit surprised if the relative percentage changes are within the range of what will result. I hope you plan to monitor the implementation of Ordinance 2013 and scrutinize it closely. Thank you.

Sincerely,



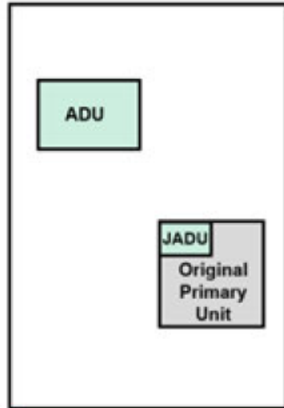
Gregory Andrew

Encl.

A Skeptical Assessment of Senate Bill No. 9

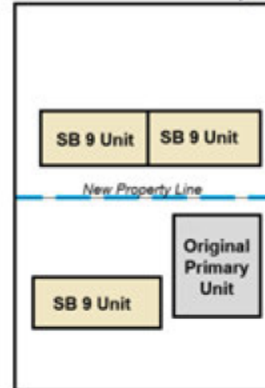
A Typical Single-Family Neighborhood Parcel In San Rafael

Existing Single-Family Zoned Parcel



3 Units Total:
Primary Unit + ADU + JADU

SB 9 Development w/
Urban Lot Split
(current
recommendation)



4 Units Total:
4 Primary Units

Move Out
of State

Three Families
Make Offers =
\$900K
\$1.0 million
\$1.1 million
(All Rejected)

Family Puts House on Market
\$1.0 million Asking Price

Developer
Makes Offer =
\$1.3 million

ACCEPTED
SOLD!

Developer Sells
Four Homes =
\$3 million

Developer Invests \$700K
for Redevelopment

\$2 million Total Investment

State Enacts More Pro-
Development / Anti-
Environment Laws

Developer Makes
Donations to Politicians
\$200K

Developer
Profits
\$800K

\$1 million