



October 9, 2020

Mayor Jesse Arreguin, President  
Executive Board, Association of Bay Area Governments  
375 Beale Street, Suite 700  
San Francisco, CA 94105

Dear Chair Arreguin:

On behalf of the City of San Rafael, we are writing in to express our solidarity with the concerns of our neighboring Marin jurisdictions on the Regional Housing Needs Allocation (RHNA) methodology that will be considered by the ABAG Executive Board on October 15.

We deeply appreciate the efforts and dedication of the diverse stakeholder group of the Housing Methodology Committee (HMC) members over the last year in attempting to make a collective recommendation regarding the appropriate distribution of 441,000 new housing units.

The sixth-cycle regional housing allocation is a significant increase over previous cycles and all jurisdictions must do their part to address our housing crisis. San Rafael has prioritized efforts over the last two years to encourage housing by lowering the barriers to development and implementing new ways to streamline permitting. Last month, the City Council directed staff to lower the City's inclusionary housing requirement and expand the use of affordable housing in-lieu fees in order to make housing development more feasible in the City.

We understand that by using the Plan Bay Area Blueprint 2050 Households as the baseline allocation, the HMC recommended methodology is attempting to control for sea level rise, fire hazards, and open space. We also recognize that the approved factors and weights, like jobs proximity, also indirectly control for these impacts.

However, the concerns expressed by our neighboring Marin jurisdictions regarding the recommended HMC methodology compel us to submit a letter in solidarity. The validity of these concerns should not be understated and deserve to be considered as part of the Executive Board's decision.

With appreciation for your Bay Area regional work, we thank you for your time and consideration.

Sincerely,

Mayor Gary O. Phillips

Jim Schutz  
City Manager