



December 5, 2022

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415.302.0110

San Rafael City Council  
1400 Fifth Avenue  
San Rafael, CA 94901

**RE: San Rafael 2023-2031 Housing Element (Item 3.a)**

Honorable Mayor and Council Members,  
Sustainable San Rafael appreciates the opportunity to have served on the Housing Element Working Group, and we support the City moving forward with the Housing Element's review, refinement, and adoption.

As you do so, we suggest the following:

1. Flag housing affordability as foundational by rewording the Element's 4th goal, "Meet housing needs by providing a range of housing choices and affordability throughout the city."
2. Identify specific funding sources to achieve RHNA low and very low income targets, such as a countywide tax measure.
3. Fund planning for the Canal and North San Rafael PDAs.
4. Coordinate housing in sea level rise flood zones with the upcoming Resilience Plan for the Canal and other shorelines.
5. Complete and adopt 'objective design standards' as soon as possible to guide development proposals already imminent.
6. Pursue early codification of General Plan 2040 zoning recommendations, including adjusting heights to account for affordability bonuses while keeping buildings at desired size.
7. Expand inclusionary housing to include 5% of total units for moderate income, in addition to 10% for low and very low.
8. Assure sufficient funding for 'green building' standards.
9. Encourage housing development in walkable, bike and transit supportive neighborhoods to reduce car dependence.

We applaud staff's thorough work preparing the Housing Element, and the Council's ongoing support of its programs.

Sincerely,

William Carney  
SSR President