

**RESOLUTION NO. 2023 - 004**

**RESOLUTION TO ADDRESS THE OPPOSITION OF THE MARIN CITY COMMUNITY SERVICE DISTRICT TO THE PROPOSED DEVELOPMENT AT 825 DRAKE AV IN MARIN CITY**

**WHEREAS** 825 Drake AV, is within the boundary of the Marin City Community Services District, MCCSD,

**WHEREAS** the Board of Directors of the Marin City Community Services District expressly communicated its strong opposition to the housing development planned at 825 Drake AV to the Marin County Community Development Agency, to the leadership of its Planning Department, and to the Supervisor elected to represent District 3 in Marin. This opposition was communicated as early as October 2020, January 2021, and again in October 2023, and,

**WHEREAS** the Marin City Community Services District and members of the Marin City Community have at all times communicated and documented for the County of Marin, its relevant agencies, and its District Supervisor the harmful and dangerous impact this development would have on the residents of Marin City including its Children and its Senior Citizens, and,

**WHEREAS** the Marin City Community Services District has multiple safety concerns about this project, including that Marin City has been designated a very high fire severity zone, is a high flood occurrence area, and has one road for egress and ingress in and out of Marin City. The increased number of residents will significantly reduce the ability to evacuate the community, and,

**WHEREAS** this proposed project would entirely block sunlight from seniors residing in Village Oduduwa, and,

**WHEREAS** this proposed project would have a significant impact on the parking available for residents and would impede access for emergency vehicles into Village Oduduwa on Park Circle adjacent to 825 Drake Av., and,

**WHEREAS** this project would result in inadequate parking and unsafe traffic patterns due to the blind curve around Rocky Graham Park, the only public park in Marin City located across the street from this proposed development, and,

**WHEREAS** the affordability of this project is based on Marin County's median income, while Marin City's median household income is considerably lower, and

**WHEREAS** this project is one in a long line of projects that have been thrust upon the Marin City Community, with little or no regard or respect shown to the governing body of Marin City, the Marin City Community Services District, and,

**WHEREAS** there was no communication by the County of Marin, its relevant agencies, or its District Supervisor with the Marin City Community Services District when the County considered providing a 40-million-dollar Bond to the developers of the housing development planned at 825 Drake AV, and,

**WHEREAS** there was no communication by the County of Marin, its relevant agencies, or its District Supervisor with the Marin City Community Services District when the County of Marin set a Tax Equity and Fiscal Responsibility Act of 1982 ( Pub. L. 97–248), TEFRA hearing wherein the County approved a California Municipal Finance Authority (CMFA) Bond for 40 million dollars to support the developer in building a 74-unit, 24 parking spaces, 5 story building on 1.01 acre of land at 825 Drake AV, and,

**WHEREAS** Marin City is a .5 square-mile unincorporated community of 3,094 people representing 1.2% of the total Marin County population of 260,206, and physically occupies .1% of the total 520.4 square miles that constitute Marin County, and,

**WHEREAS** Marin City occupies .1% of the total square miles of Marin County yet holds 44% of the total Publicly Assisted Multi-Family Rental Units and 41% of the Affordable Housing Units that exist in Marin County, and,

**WHEREAS** the developer would receive a welfare tax, exempting the project from some or all property tax. Whereas the Marin City Community Services District is in an area with a substantial number of real properties that are tax reduced or tax free because of the public subsidies that support them, thereby reducing substantially the income and fiscal resources available to the Marin City Community Services District, and to the local School District which is funded by income from property taxes.

NOW, THEREFORE, BE IT RESOLVED that the Marin City Community Services District Board of Directors approve, unanimously, this resolution. Adopted this day of June 27, 2023, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_ Lynnette Egenlauf, Chair, Board of Directors

\_\_\_\_\_ Henry Mims, Treasurer, Board of Directors

\_\_\_\_\_ Terrie Harris Green, Board of Directors

\_\_\_\_\_ Angela Haynes, Board of Directors

\_\_\_\_\_ Kevin Douglas, Board of Directors