STRONG SACTOWN

June 24, 2025

Railyards Public Financing Authority
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

Re: Item 3, **Adoption of the Amended Infrastructure Financing Plan**

Dear Railyards Public Financing Authority Members,

We are writing **to support with amendment** item 3 on the June 24 Railyards Public Financing Authority agenda**,** adopting the Railyards IFP. We have just one proposed amendment:

Set an upper limit of $10M on the amount eligible for EIFD refunds for parking structures.

Strong SacTown supports developing the Railyards to be a model walkable, transit-oriented neighborhood within an infill site. We understand the need to build more housing, and recognize the City's need to bolster sales & property taxes to help mitigate the structural deficit.

However, Strong SacTown advocates for the end of parking subsidies, and the $63 million proposed parking garage will force all future residents and businesses in the Railyards to pay for parking, **even if they do not use it**. Just because projections show that the tax increments will be sufficient to fully finance the garage doesn't change the fact that it will be subsidized with taxes. In turn those tax premiums will be reflected as inflated rent or inflated property taxes which residents and businesses will not be allowed to opt-out of.

Furthermore, such a large parking garage represents several **opportunity costs:**

1. It will exist in lieu of additional revenue-generating housing and businesses.
2. It will flood the neighborhood with localized parking supply which may drive down the price (and revenue) people are willing to pay for on-street parking.
3. It will inflate the city's infrastructure liabilities—we have been falling behind on maintenance obligations for decades and this will only make things worse.

Let the developers decide how much parking is actually needed beyond the first $10 million of tax increment subsidy.

Sincerely,

Strong SacTown