

From: [Imbimbo, Jennifer](#)
To: [EnvPlanning](#)
Subject: FW: Housing element
Date: Monday, January 9, 2023 11:14:25 AM

FYI from one of District 3's constituents.

Best,

Jen

Jennifer Imbimbo
District Aide to Supervisor Stephanie Moulton-Peters | District 3
Marin County Board of Supervisors
Direct Line: (415) 473-7862

Sign up for the [Southern Marin Scoop](#)
View and participate in [Board of Supervisor meetings](#)

From: Linda Rames <ljrames@gmail.com>
Sent: Sunday, January 8, 2023 2:40 PM
To: BOS <BOS@marincounty.org>
Subject: Housing element

Members of the Board of Supervisors:

Once again I am amazed that you have chosen to add completely inappropriate and dangerous sites for possible housing to the already onerous housing element. It makes me wonder if you care at all about your constituents, the people who elected you. I also wonder if there is one ounce of courage among your members based on your willingness to be bullied by California housing decisions which make no sense. You probably know that many communities in California are preparing a lawsuit against the state to stop these insane edicts from the state government. So, where is Marin County in this effort? Instead of working for your constituents, you double down on housing units which are in dangerous locations.

With the exception of the Peace Lutheran Church site, all of your new selections are in serious danger of flooding, seismic action, or actually building in Richardson's Bay. You have all the information concerning these sites. You know the consequences of what you are suggesting. And, still you move forward as if you were making a reasonable decision. What can you be thinking?

It is time for you to step back and think about the housing element certification. The sites you have chosen are not viable and would pose horrendous problems for your constituents. Even though the state doesn't care, you should.

Linda Rames
240 Morning Sun Avenue
Mill Valley, CA 94941

From: [o.desertman](#)
To: [housingelement](#)
Cc: [Rice, Katie](#); hscoble@townofsananselmo.org
Subject: housing element- zoning at 404 San Francisco
Date: Thursday, January 5, 2023 11:41:26 AM

Some people who received this message don't often get email from odesertman@live.com. [Learn why this is important](#)

I oppose increasing the zoning at 404 San Francisco to 64 units

I am a senior age 70

i have seen 3 fires in the 30 years i have lived here

2 very close to my unit

There is only 1 road out with many streets funneling into this street- san francisco blvd.

with increased people living here it adds to the evacuation problem in case of an emergency.

at this location there are 7 seniors some with disabilities

this would be a hardship if they had to move

many people here are low income and would not be able to find housing in this area

there is a lot of wildlife that would also be displaced

thank you for refusing the increase in zoning limit

Steve Schreibman

404 San Francisco blvd

san Anselmo , ca 94960

From: [Omer Wilson](#)
To: [housingelement](#)
Subject: Housing at 404 San Francisco Blvd, San Anselmo
Date: Thursday, January 5, 2023 12:27:53 PM

You don't often get email from omer_wilson@hotmail.com. [Learn why this is important](#)

Housing at 404 San Francisco Blvd and Marin's Needy

I understand that the State has mandated Marin County to come up with plans for housing more people. Citizen Marin.org points out the State is catering to the building industry, not to true population needs.

My question is why must I and the 17 households now at 404 San Francisco Blvd. in San Anselmo be evicted from our homes in order for this to happen. Creating 17 more homeless households is going the wrong direction.

The new owner of the four properties at 404 is planning on building everything all at once, and the 17 units will be torn down (residents thrown out without compensation or assistance) to be eventually replaced by 64 new units.

Currently over half of these properties are vacant dwellings and could be developed without making anyone homeless. I understand that loss of 'vacant' natural habitat, beautiful mature trees and wild creatures, is of little concern to the shortsighted State in this issue. But I believe our local government is concerned, as 404 abuts Sorich Park Open Space and will diminish it.

I also understand doing everything all at once would be cheaper and easier for the developer/owner. I ask why this is beyond consideration more important than the 17 households, many of whom have loved living here for decades.

Another important consideration is the historic nature and 'living value' of some of the buildings. Old buildings can have desirable qualities new ones don't begin to be capable of. Thoughtful skillful remodeling of some 404 buildings would produce a charming area San Anselmo could be proud of, and provide an aesthetic balance for the new units. The one I live in has no air conditioning, rarely needs any because of thick walls, and has solar power.

I am an 80 yr. old member of the Marin Society of Artists with very low income, and I love living here at 404. I know of inspired architectural renovations and can easily imagine what could be done here. To lose that is sad and irrevocable.

I am part of a multitude making less than \$45k a year with seemingly no place in future planning. Why?

Plus it seems like cramming people closer together in multi-family homes will create more public unrest. Small homes generate pride of community.

So I urge: forethought instead of quick action, human consideration instead of bigger

profits, and a better future than tenements.
Thank you for all the good you are trying to do.

Omer Wilson
omer_wilson@hotmail.com

From: [kristin womack](#)
To: [housingelement](#)
Cc: [Rice, Katie](#)
Subject: Potential Development at 404 San Francisco Boulevard, San Anselmo
Date: Thursday, January 5, 2023 7:45:47 PM

You don't often get email from kristinwomack@yahoo.com. [Learn why this is important](#)

To Whom It May Concern:

My name is Kristin Womack and I have lived at 396 San Francisco Boulevard, San Anselmo for over 40 years. My house sits at the corner of San Francisco Boulevard and Sacramento Avenue. The street narrows considerably at that corner as it heads up towards the San Anselmo Corporation Yard and access to Sorich Park Open Space, and there have been a few collisions at my corner over the years caused by lack of visibility for cars coming to the intersection from Sacramento Avenue. Once the street narrows it is not possible for two cars traveling in opposite directions to pass each other easily, especially when some cars and trucks are parked on one side of the street. Apparently the state has identified the area next to the corporation yard as eligible for 64 units, which I find excessive, unrealistic and unsustainable. There are currently 17 occupied units in the area under consideration for development. The increase in traffic alone would be huge if the number of units increases by more than 3 times. I have gotten to know some of the residents who currently live there, and some of them have lived there many years and raised children who are now teenagers and young adults. Although most of the rental units are not fancy and are converted farm buildings, the current residents will all be displaced from a place they have called home for a long time. Some of them work 2 or 3 jobs just to afford the rent they presently pay. It saddens me greatly that it is more than likely they will all have to relocate somewhere outside of Marin County. I certainly want to see more affordable housing units built in Marin County and don't want to appear to be guilty of nimbyism, but approving 64 units would have a terrible impact on the quality of life of many nearby residents, nearby open space and wildlife. The process of destroying the current structures and removing the debris alone will be very loud, create considerable dust and air pollution and will bring a lot of large trucks and other construction vehicles into the neighborhood for a long time. I ask the Planning Commission to carefully and thoughtfully consider how many units will be approved for this property and I hope you will come to a reasonable number that will not destroy the quality of life of so many of us who live in this very special neighborhood.

Thank you for your consideration.

Sincerely, Kristin womack

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Maps Request
Date: Friday, January 6, 2023 2:31:24 PM

From: Michael Billing <michael.billing25@gmail.com>
Sent: Friday, January 6, 2023 1:44 PM
To: Sackett, Mary <MSackett@marincounty.org>
Subject: Maps Request

Supervisor Mary Sackett,

I believe the Board of Supervisors will be provided **Maps of the HOD sites will be prepared for the Board of Supervisors Hearing on January 24, 2023.**

PLEASE CONSIDER MAKING THESE PUBLICLY AVAILABLE PRIOR TO THIS HEARING.

**THANK YOU FOR YOUR CONSIDERATION
MICHAEL BILLING**

From: [Brian Karis](#)
To: [PlanningCommission](#); [BOS](#); [housingelement](#)
Subject: Housing Element and 300 Olive ave
Date: Sunday, January 8, 2023 4:13:31 PM

Some people who received this message don't often get email from zeroprey@gmail.com. [Learn why this is important](#)

Dear County,

While I have been following this effort for a while I have not voiced my concern until now. My neighbors and I haven't been happy since first learning about the plans to rezone 300 Olive but I also understand the need for more housing in our community. I saw the first plan of 120 units as absurd and surely couldn't possibly work on this land that, while large on paper, is actually mostly unbuildable due to wetlands and hills. I trusted this would sort itself out and was relieved to hear it dropped to 58 units, with 4 per acre. It will pain me to see this nature corridor built on but I understand that plan to a degree.

But now the proposed plan is 16 per acre in the small spot in the middle, focused smack dab in front of my house. This small patch of land tucked back in a quiet beautiful valley that is only accessible by a 1 lane 1/4mile long winding drive, right in front of \$3m houses on one side and farms on the other is a good spot to place a multi-story apartment or condo building? It's frankly absurd. It is clear that this property is not as usable as originally hoped but ramping up the density to compensate for the mistake and hit the original estimate doesn't make any sense. This is simply not an appropriate location for those sorts of buildings.

There is no direction that will fill in around this. In all directions from this spot are unbuildable wetlands or steep hills. See my attached pictures for the water that is north and east from here. South and west are steep hills. Anything built here will forever remain a disconnected island due to geography.

4 units per acre makes sense for this property if anything can ultimately be built here at all. 16 does not.

Sincerely,
Brian Karis
288 Olive Ave,
Novato, CA 94945

PS. I'd also like to inquire about what height limits there would be on building on this location. I am very concerned that if anything taller than a 2 story single family house is allowed to be built here that the entire design of my home, which is based on looking out on this lovely valley, will be undermined. Instead I'll be looking at a wall.

From: [Kam Jalili](#)
To: [housingelement](#)
Cc: planningcommision@marincounty.org
Subject: RE: Housing Element language STILL undermines Community Plans unnecessarily
Date: Wednesday, January 11, 2023 4:37:57 PM

You don't often get email from kamjalili@gmail.com. [Learn why this is important](#)

Dear Planning Commissioners —

Despite verbal agreements that Community Plans would not be broadly swept aside, there remains broad and contradictory language in the ITEM 6, Exhibit B. ITEM 6 is the “Housing Element Countywide Plan Amendments/Rezoning.”

In this Exhibit B, you will find the following problematic language:

Policy 1.4-3 entitled “How to Read the Countywide Plan” includes the following language:

“...no provision of a community plan may be applied by the County in a manner that conflicts with the Countywide Plan.

Policy 1.5-3 addresses land use categories now says:

“The Countywide Plan land use designations supersede Community Plan designations.”

Exhibit B can be accessed here: <https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/pc-hearing-010523/item-6-he/attachment-3.pdf?la=en>

It has been brought to my attention that land use attorney, Riley Hurd, recommended to you substitute language which could achieve Housing Element objectives without destroying Community Plans. Will you please consider and adopt his proposed language and remove the proposed broad language cited below?

"No provision of a community plan may be applied by the County in a manner that conflicts with State housing law or that physically precludes the construction of a project at its permitted density."

Thank you for your consideration and thoughtful work.

With appreciation,

Kam Jalili

109 Willis Dr

Mill Valley, Ca 94941

Sent from my iPhone

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Proposed housing units--Lucas Valley
Date: Friday, January 13, 2023 10:47:49 AM

From: Roger @rfree14@aol.com <rfree14@aol.com>
Sent: Friday, January 13, 2023 10:20 AM
To: Sackett, Mary <MSackett@marincounty.org>; bos@marinccouty.org
Subject: Proposed housing units--Lucas Valley

You don't often get email from rfree14@aol.com. [Learn why this is important](#)

Dear Ms. Sackett and colleagues,

My husband and I are homeowners in Upper Lucas Valley. I am writing to say:

1) We are VERY concerned about the proposed units (80 at 2 Jeannette Prandi; 58 at 7 Mt. Lassen; 26 at 1501 Lucas Valley Rd.) To us, it seems like HIGH IMPACTION of units for our area.

There are simply too many.

2) We are also VERY concerned that, if developed, you will allow the developer to increase the number of units on each project. This is unacceptable. Also, Upper Lucas Valley was designed with single family, one level homes. Stack and Pack units are not appropriate for the overall plan of our neighborhood.

3) The open space of Lucas Valley Park, where neighbors exercise and enjoy nature should be preserved.

4) I volunteered (pre-pandemic) at Lucas Valley School in our neighborhood. The classes there are full. Consideration should be given to school size (teacher/student ratios) as well as transportation--- bus service here is very limited and traffic going to and fro from school is already high.

Please consider this when representing us. Thank you, Janet & Roger Freeburg 6 Mt. Susitna Ct., San Rafael, CA 94903

From: [Carl Lenox](#)
To: [Sackett, Mary](#)
Cc: [BOS](#); [housingelement](#)
Subject: Lucas Valley Housing Element feedback
Date: Saturday, January 14, 2023 12:34:35 PM

Some people who received this message don't often get email from carl.lenox@gmail.com. [Learn why this is important](#)

Hello Mary, Board of Supervisors and county officials:

I am a resident of Lucas Valley (for the past ~8 years) and wanted to provide input to the Housing Element plan, as requested by the "Lucas Valley for Responsible Growth" group who is distributing flyers to that effect.

First, I am not in agreement with this group's position. I find their particular emphasis on maintaining the Lucas Valley Park as open space to be bare NIMBYism, particularly given that a good portion of that space is already semi-decrepit county buildings, and that our community abuts an enormous amount of protected, high quality open space.

I am a strong supporter of bringing affordable housing to Marin including in our community. However, I do agree that this needs to be done in a responsible manner that takes into account some unique characteristics of our community.

1) Fire safety -- as you are well aware, it is critical that any development does not constrain egress routes from a valley surrounded on two sides with wildland, with only one viable evacuation route to the East. Obviously adding housing units adds to the number of people who must use these routes. Ensuring that the capacity of these egress routes is adequate could literally be a matter of life or death for both current and new residents, so this is my biggest concern.

2) Particularly given that many of these units will be low-income, the current car dependent nature of our community is an issue. In order to alleviate this, it is critical that any new development be paired with high quality public transit options. While it is probably better to site this type of housing in locations with better access to public transit (e.g. easier access to the SMART Train and bus lines), additional low / moderate income units here will require a significant investment in public transit services that were largely ended during the pandemic. In order to avoid negative air quality (and climate) impacts, these must be zero emissions (e.g. electric) buses. In my opinion, improving public transit with high quality, zero emissions options that connect to regional transit and shopping options (e.g. Marinwood Market, Northgate) would benefit all residents of this community, current and future. I do not know if these communities are considered to be within 1/2 mile of a transit hub [so that state law overrides local parking minimums](#), but if not, it is critical that developers do not construct excessive parking due to such minimums. If parking minimums are enforced at these sites, in my opinion they are not appropriate sites. Additionally, fire evacuation plans will need to incorporate the provision of emergency transportation to residents who do not own private vehicles.

3) I have heard concerns about the capacity of Lucas Valley Elementary to accommodate a larger student body. If that is the case, clearly that needs to be addressed. I do think that having a more diverse student body (as will likely occur given a broader set of housing options

across income levels) will ultimately benefit both kids and adults in this community.

4) Similarly the capacity of core infrastructure (water, sewer, electrical) obviously must be adequate for the additional housing units to avoid issues down the road. We must insist that any new construction (here in LV, and in general) be all-electric and not expand the methane gas system. That is the only way to hit our climate objectives and frankly it would be a colossal planning, ethical and economic failure if these housing units are not all electric.

5) Last but not least, we need to ensure that the Lucas Valley Creek watershed is protected. It is quite unusual to have a creek that retains its natural course and it is a gem of Marin County, and a keystone in the Lucas Valley ecosystem. I am quite concerned about construction impacts on the creek in particular, as well as higher vehicle traffic (and associated emissions from engine oil, tire particulates, etc) on the creek especially if adequate public transit is not added, as described above.

In summary - I am in full agreement that we must add affordable housing in Marin County and believe that adding housing units in our community has many potential positives.

However, the nature of the sites in Lucas Valley creates a number of requirements that must be met to realize that potential, and avoid degradation of safety, quality of life and ecological integrity for all members of our community - current and future.

Best,

Carl

Email: carl.lenox@gmail.com

Phone: (510) 847-1490

LinkedIn: <https://www.linkedin.com/in/cjslenox>

From: [Thomas, Leelee](#)
To: [housingelement](#)
Subject: FW: Letter Regarding Draft Housing Element Update / 1501 Lucas Valley Road
Date: Wednesday, January 11, 2023 10:22:39 AM
Attachments: [Letter Regarding Draft Housing Element Update 1501 Lucas Valley Road.pdf](#)

Hello,

Please find the attached letter, which relates to the County's draft Housing Element Update.

Thanks,

Travis Brooks | Miller Starr Regalia

1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596

t: 925.935.9400 | f: 925.933.4126 | m: 518.424.8465

travis.brooks@msrlegal.com | www.msrlegal.com



MILLER STARR REGALIA CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.



**MILLER STARR
REGALIA**

1331 N. California Blvd.
Suite 600
Walnut Creek, CA 94596

T 925 935 9400
F 925 933 4126
www.msrllegal.com

Travis Brooks
travis.brooks@msrllegal.com

January 10, 2023

VIA EMAIL

Sara Jones
Director
Marin County Community Development
Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
sbjones@marincounty.org

Re: Housing Element Update and Depiction of 1501 Lucas Valley Road

Dear Director Jones:

This firm represents Andre Souang, the owner of an approximately 59-acre property at 1501 Lucas Valley Road in the County (the "Site" aka "Lucas Valley Environs"). The County's draft Housing Element Update ("HEU") has consistently identified the Site as a housing inventory site with a capacity for 26 above moderate units (7 units/acre) to help meet its Sixth Cycle Regional Housing Needs Allocation ("RHNA"). Towards this end and based on prior discussions with the County, Mr. Souang engaged a sophisticated development team with the goal of developing a high-quality housing development project after the County adopts the HEU. This project would result in rapid and meaningful progress towards meeting the County's RHNA obligations and addressing the critical housing crisis in the.

While we greatly appreciate County staff's hard work preparing the HEU, we write to address some recent discrepancies in "Developable Acreage" that the HEU assigns to the Site. Whereas the recent HEU's Residential Sites Inventory published January 9, 2023, notes that 3.5 acres of the Site are "developable" for the purposes of constructing 26 units, draft Table 2-12 (Housing Overlay Designation), provides for a much smaller development area, with 26 units "limited to 1.7 acres" for a density of 15 units per acre. This apparent reduction by more than 50 percent in the developable area on the Site came as a surprise because it is simply not feasible, given market realities and site constraints, to develop 26 above moderate units on 1.7 acres even if allowed under T3 transect zoning regulations. On the other hand, developing 26 units on 3.5 or more acres as originally contemplated is entirely feasible.

Sara Jones
January 10, 2023
Page 2

As you are likely aware, the Department of Housing and Community Development (“HCD”) is closely scrutinizing housing inventory sites to confirm the feasibility of developing the units assigned to each site in the HEU certification process. While we are preparing a more detailed letter that will discuss the above points, we ask that you work with Mr. Souang’s development team (you may contact myself or Bob Brown who has been the liaison with your department over the past year) to ensure that that a developable area is assigned to the Site that actually allows for 26 above moderate units to be developed given market realities. For this to occur, the HEU should make clear that 3.5-acres or more of the site may be developed with residential units. This approach is consistent with the County’s draft HEU materials already reviewed by HCD as well as the draft EIR prepared for the HEU.

Again, we look forward to working with the County as it adopts a compliant HEU and towards delivering a high-quality housing development project at the Site. If you have any questions about the above, please feel free to contact me directly. I will be reaching out further to address any questions or issues you may have.

Very truly yours,

MILLER STARR REGALIA



Travis Brooks

TZB/tzb

cc:

Leelee Thomas, Deputy Community Development Director, LThomas@marincounty.org
Jillian Zeiger, Senior Planner, JZeiger@marincounty.org

From: [Kutter, Rhonda](#)
To: [Tanielian, Aline](#)
Subject: FW: Board of Supervisors Contact Form
Date: Monday, January 16, 2023 2:49:46 PM

FYI

From: BOS <BOS@marincounty.org>
Sent: Friday, January 13, 2023 12:56 PM
To: BOS - Aides <BOS-AidesNOT@marincounty.org>
Subject: FW: Board of Supervisors Contact Form

Aides,

Attached is a message sent in by Victor Reizman the January 13, 2023 BOS e-mail. Please forward as you deem appropriate.

Thanks,



Joyce Evans
DEPUTY CLERK

County of Marin
Board of Supervisors
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
415 473 3768 T
415 473 3645 F

From: Victor Reizman <noreply@formresponse.com>
Sent: Friday, January 13, 2023 12:37 PM
To: BOS <BOS@marincounty.org>
Subject: Re: Board of Supervisors Contact Form

Board of Supervisors Contact Form

Your Name:	Victor Reizman
Your Email Address:	vreizman@lucasvalley.net

Subject:	Mandated Housing
Select a Routing Method:	District
What District Do You Live In?	District 1 - Damon Connolly
Message:	<p>While I recognized that the Board of Supervisors has limited flexibility regarding the State mandated housing requirements, I am opposed to any additional housing in Lucas Valley for these reasons. 1. Lucas Valley Road is a two lane road. It is the only egress route for those living in Upper Lucas Valley or the "Estates" and one of only two methods of egress for Marinwood residents. Any natural disaster, fire, flooding requiring rapid evacuation will create a nightmare scenario endangering many lives. 2. Lucas Valley Road is already experiencing back up problems throughout the day due to the new Kaiser facility on Los Gamos. An additional twenty six homes are being constructed on the hillside above Ellen Drive. It is also my understanding that a multifamily project is being considered by the YMCA. These will add to the traffic backup issues. 3. The proposed housing will add a yet to be defined burden to the Lucas Valley Elementary School and Miller Creek Middle School. 4. The design of the additional housing units is not yet settled but it appears that some will be multi-family stacked units that will be completely out of character for the affected neighborhoods. 5. There will be an additional burden placed on the well known water deficiency issues affecting the County. I am sure you are all well aware of these issues but I ask that they are carefully considered and clearly communicated to the State authorities who impose mandates without careful evaluation of the impact on affected neighborhoods. Thank you.</p>

Evans, Joyce

From: Judith Bloomberg <jabloomberg@icloud.com>
Sent: Tuesday, January 17, 2023 1:04 PM
To: BOS
Subject: I support the updated Housing Element

You don't often get email from jabloomberg@icloud.com. [Learn why this is important](#)

Dear Board of Supervisors:

As a member of the Marin Organizing Committee and a resident of Marin County for over 30 years, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

1. Currently Marin County consists of 85% dedicated as protected open space, and there is always a push to protect more land. Building multi-family housing will not deprive residents from continuing to enjoy our multitude of parks and nature.
2. Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. One of my adult children in fact moved out of the State so he could afford to purchase housing. Further, seniors like myself would like to downsize, but again there are not enough housing options available for all income levels.
3. Marin is the least racially diverse county in the Bay Area. The adoption of the updated Housing Element would be a major roadmap to develop housing for people who have diverse backgrounds both racially and by income levels.
4. The updated Housing Element is a long-term plan and provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents. It includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sincerely,
Judith Bloomberg

Evans, Joyce

From: Joan Smith <joanesq93@gmail.com>
Sent: Tuesday, January 17, 2023 12:00 PM
To: BOS
Subject: I support the updated Housing Element

Dear Supervisor,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Joan M. Smith
Greenbrae

Evans, Joyce

From: hudsonkd <hudsonkd@bellsouth.net>
Sent: Tuesday, January 17, 2023 12:04 PM
To: BOS
Subject: I support the updated Housing Element

You don't often get email from hudsonkd@bellsouth.net. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Katharine Hudson
4 Flicker Dr.
Novato 94949

Evans, Joyce

From: Judie Donovan <judie_donovan@yahoo.com>
Sent: Tuesday, January 17, 2023 12:05 PM
To: BOS
Subject: I support the updated Housing Element

[You don't often get email from judie_donovan@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Evans, Joyce

From: Allison Delman <abdelman56@gmail.com>
Sent: Tuesday, January 17, 2023 12:57 PM
To: BOS
Subject: I support the updated Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from abdelman56@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Respectfully,
Allison Delman
56 Toussin Ave.
Kentfield, CA

Evans, Joyce

From: Janice M Prochaska <janiceprochaska@gmail.com>
Sent: Tuesday, January 17, 2023 1:06 PM
To: BOS
Subject: I support the updated Housing Element

[You don't often get email from janiceprochaska@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sent from my iPad

Janice M Prochaska, PhD
Coauthor of Changing to Thrive
Prochaska Change Consultants
188 Florence Avenue
Mill Valley, California 94941
401-742-4354

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.jprochaska.com%2F&data=05%7C01%7CBO S%40marincounty.org%7Cd191cd7459304d43fac408daf8cead2c%7Cd272712e54ee458485b3934c194eeb6d%7C0%7C0 %7C638095863805939940%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwi LCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=ZsqHw%2BkP2NO9TI4efxZpsVT4XjSR3GgMP4g%2B%2BBxqO9s%3D&reserved=0>

Evans, Joyce

From: Ruth Jaeger <ruthjaeger94925@gmail.com>
Sent: Tuesday, January 17, 2023 1:42 PM
To: BOS
Subject: I support the updated Housing Element

[You don't often get email from ruthjaeger94925@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thanks - Ruth Jaeger
108 Grove Ave
Corte Madera 94925

Sent from my iPhone

Evans, Joyce

From: Nik Name <nikgay@gmail.com>
Sent: Sunday, January 15, 2023 12:21 PM
To: BOS
Subject: They're going to ruin Lucas Valley

[You don't often get email from nikgay@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Our family moved to Lucas valley a couple years ago, we have enjoyed the open space, the park, and the public schools, life sure is expensive here in California but we made the transition and we are making it work. Now we find out everything we like about our neighborhood is about to be sold off/out due to Gavin Newsom and this idea that 800,000 dollar condos and all new construction is somehow the affordable answer. We are really disappointed in all of our leadership for not pushing back to help keep Lucas Valley and Marin as whole the way it is. We are now considering moving out of state because we don't want to live next to a giant condominium building, and we don't want our park, where we play/bike/run with our children destroyed.

We are already told there isn't enough water for lawns or long showers, and we follow these rules. We are told the public school which is in need of some serious construction itself and is at capacity for children/teacher quotas will be forced to add dozens and dozens of more kids to each grade. Why does this seem like the right approach? Why do we have to ruin something so simple and great to add unaffordable and ugly housing in the name of progress ? Especially when there are areas in Marin that all this "needed" construction would go unnoticed or welcomed. There is a massive empty mall that could be demolished, there is nothing over near st Vincent's, why destroy Lucas valley ? I hate the idea of moving my family again. But now we are forced to consider that as we don't want constant construction in a quiet neighborhood, and we don't want our schools overflowing, and we don't want our parks destroyed.

It's pretty easy to see that the super rich will continue to have everything they've had, Gavin Newsom and Nancy pelosi and their billionaire and multimillionaire donors won't be put out or forced to face any kind of change, but once again the middle class is forced to eat dirt. I'm a life long democrat and so was the family I was born into. This kind of stuff makes that very difficult to maintain.

Nobody in Lucas valley wants these changes, you should respect the people and their votes and their needs. They've paid for them and worked for these "luxuries" just to watch them be torn down. It really sucks.

Sent from my iPhone

Evans, Joyce

From: Yisroel Sapan <ysapan@lucasvalley.net>
Sent: Monday, January 16, 2023 10:33 AM
To: BOS
Subject: housing inmarin

[You don't often get email from ysapan@lucasvalley.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear ms sackett, let me introduce myself. I am pearl sapan, a fifty year resident of Lucas valley. i participate in the activities of the homeowners association by my appointment to the pool committee and to the adjunct landscape committee. the county created lucas valley park a few years back and now it has become a feature of daily life for people. come see it on a nice day. please see the mothers with their infants and toddlers in their carriages please see the children learning to ride their scooters and bikes in this wonderful safe and beautiful place. come and see the older people walking, see the families together. you gave it to us and now you want to take it away. Who created this need for additional housing you are not telling the truth to the people nobody can create this here because the land is too valuable and the cost of building on it is too great. the tax rate will not be affordable as well. do the right thing. marin county needs to create a housing authority and sell bonds to fund it. it takes a lifestyle of about 450,000 per year for a new owner to live in this community. this is the way to affordable housing what horror do you intend to create at 7 mt lassen? that parcel borders on lucas valley road it borders on miller creek with a 50 foot setback and it backs up to existing houses on mt muir court. there is an established business at the corner of mount lassen that is thriving. this is the first business ever at that site to flourish. the lunch business is thriving and they have grown an early dinner business as well. come and see my neighbors and the groups they bring to that site near home at the edge of the community it does not bring traffic into the neighborhood. my typing is not good and my literary style is rambling do you want to meet me? i cannot come to you but you can come to me at the lvha facility. even better, could you consider coming as a guest speaker at a public meeting of lvha.

Evans, Joyce

From: Jeanine Strobel <jestrobel12@gmail.com>
Sent: Tuesday, January 17, 2023 10:04 AM
To: BOS
Subject: I support the updated Housing Element

You don't often get email from jestrobel12@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank you,
Jeanine Strobel

Evans, Joyce

From: Janet Garvin <jgarvin1951@yahoo.com>
Sent: Tuesday, January 17, 2023 10:15 AM
To: BOS
Subject: I support the updated Housing Element

You don't often get email from jgarvin1951@yahoo.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Evans, Joyce

From: Jeff Bialik <jvbialik@gmail.com>
Sent: Tuesday, January 17, 2023 10:16 AM
To: BOS
Subject: I support the updated Housing Element

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Jeff Bialik
Sent from my iPhone

Evans, Joyce

From: Sally Schroeder <sallyrschroeder@comcast.net>
Sent: Tuesday, January 17, 2023 10:25 AM
To: BOS
Subject: I support the updated Housing Element

[You don't often get email from sallyrschroeder@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank you in advance!
Sally Schroeder

Evans, Joyce

From: Diane Smith <sdsinsa@gmail.com>
Sent: Tuesday, January 17, 2023 10:37 AM
To: BOS
Subject: I support the updated Housing Element

You don't often get email from sdsinsa@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Evans, Joyce

From: Ms Angela Gott <angelagott@yahoo.com>
Sent: Tuesday, January 17, 2023 10:37 AM
To: BOS
Subject: I support the updated Housing Element Please build more affordable housing for Marin's seniors on very low fixed incomes

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

I am a senior age 71 and I was 35 when I moved to CA and arrived in Marin County. I was always classified as "high risk for homelessness" but back in those days there were plenty of lower rent options and so I was able to find rooms to rent in apartments and houses. I lived in Sausalito, Corte Madera, Terra Linda, & San Rafael. I worked multiple jobs and had side gigs and always had access to plenty of work but the jobs just were very low pay minimum wage jobs and this meant I always had to work multiple jobs to make ends meet. The rents began creeping upward after 2011 and more and more of my income was going toward my rent to the point I could not do it anymore. I drove an old car and it was breaking down more often too. When I turned 65 I could not afford to get on both Medicare AND keep paying the rising rent. I had been on the wait lists for subsidized housing for years. I managed to find a rent a room situation, gave up my apartment, continued working several jobs and hoped I'd finally get access to subsidized housing and this happened when I turned 66.

That was such a game changer because I knew I'd never wind up homeless in old age. A huge weight went off my shoulders and I knew how lucky and fortunate I was to have finally gotten access to subsidized rent as a senior. We need more of this housing to be built because there are so many boomer generation seniors who need this. Even with the newest COLA, my Social Security is only \$1,454 a month and I am still working 20 hours a month to supplement that for another \$310 a month. Having access to subsidized rent means I can afford a car and do not have survival worries. I am on a great Medicare Advantage Plan without copays or premiums and I just have to pay outpatient Part B and

this is much better than original Medicare because so many additional benefits are included like free dental and I get to go to my own private dentist too.

So I have a secure old age in Marin thanks to Marin Housing and am truly grateful. I want all of Marin's seniors to have this security in old age that I enjoy. Please build more subsidized senior housing for the boomer generation of seniors, especially the women who were always last hired, first fired and always paid the least. I waited to age 70 to collect Social Security since I never married and knew my social security would be low based on my lifetime of being paid very low wages. Most seniors do not do this and have lifetime penalties for not waiting to their full retirement age so they have penalties on top of an already very low check and lose 25% to 30% off their monthly benefit. This is driving them into homelessness. Only building more subsidized senior housing will fix this. Thank you.

Angela Gott age 71, still working but living a secure life in Strawberry, thanks to Marin Housing.

Evans, Joyce

From: francoise rothstein <smyledoc2@yahoo.com>
Sent: Tuesday, January 17, 2023 10:39 AM
To: BOS
Subject: I support the updated Housing Element

[You don't often get email from smyledoc2@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sent from my iPhone

Evans, Joyce

From: Gilda Harger <gilda.harger@gmail.com>
Sent: Tuesday, January 17, 2023 10:49 AM
To: BOS
Subject: I support the updated Housing Element

You don't often get email from gilda.harger@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, MVFREE.org, and board member of Mt. Tam Community Land Trust (MtTam CLT.org), I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank You,
Gilda

Gilda Harger
536 Shasta Way
Mill Valley, CA 94941
415-254-2033



January 13, 2023

Jillian Nameth Zeiger, AICP
Senior Planner
County of Marin Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Dear Ms. Nameth Zeiger,

Eden Housing understands that the County plans to create a Housing Overlay Designation in your newest Housing Element which will create ministerial approvals for projects at certain densities – generally 20 to 30 units to the acre. This minimum density is feasible for the kinds of developments that Eden pursues, and – in fact – fit with our two most recent developments in Marin. These are:

Warner Creek Apartments, Novato – 61 units on a 2.44 acre site, for a project density of 25 units to the acre. Completed in 2013.

Vivalon Senior Apartments, San Rafael – 67 units on a 0.34 acre site, for a project density of nearly 200 units to the acre. Currently under construction with completion expected this year.

Since our inception in 1968, Eden has developed, acquired, or rehabilitated more than 11,000 affordable units and currently provides homes to more than 22,000 lower-income residents. Eden works in 15 counties and has a strong presence in including Marin County where we own and operate 2 properties (over 100 homes) and have another 3 developments underway (with over 200 units). As a mission-driven non-profit, we serve low- and moderate-income families, seniors, and people living with disabilities.

Sincerely,

Andrea Osgood
Senior Vice President of Real Estate Development



From: [BOS](#)
To: [BOS - Aides](#)
Cc: [EnvPlanning](#)
Subject: FW: Support for Buck Center Vacant Site Inclusion in Housing Element
Date: Tuesday, January 17, 2023 2:37:46 PM
Attachments: [HCA LOS Buck Center Vacant Designated Site.docx](#)

Aides,

Attached is a letter from the Buck Center relating to the January 24, 2023 BOS Joint meeting. Please forward as you deem appropriate.

Thank you,



Joyce Evans
DEPUTY CLERK

County of Marin
Board of Supervisors
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
415 473 3768 T
415 473 3645 F
CRS Dial 711
jevans@marincounty.org

From: Cynthia Murray <cmurray@northbayleadership.org>
Sent: Friday, January 13, 2023 4:16 PM
To: Housing@marincounty.org; BOS <BOS@marincounty.org>
Subject: Support for Buck Center Vacant Site Inclusion in Housing Element

You don't often get email from cmurray@northbayleadership.org. [Learn why this is important](#)

Dear President Moulton-Peters and Supervisors:

Attached please find a Letter of Support for the inclusion of the Buck Center Vacant site in the list of designated sites for the Housing Element. Housing Crisis Action urges you to include this site, and all of the sites on the current list of designated sites, so that Marin County can begin to address its housing crisis.

Thank you for your consideration.

Best,

Cynthia Murray
Chair, Housing Crisis Action Steering Committee



HOUSING CRISIS ACTION

...To Create, Build, and Preserve Much-Needed Housing in Marin County

housingcrisisaction@gmail.com | housingcrisisaction.org

COALITION MEMBERS

Coalition for a Livable Marin

Community Land Trust Association of Marin

Homeward Bound of Marin

League of Women Voters of Marin

Legal Aid of Marin

Marin County Young Democrats

Marin Environmental Housing Collaborative

Marin Kids

Michael Barber Architects

North Bay Leadership Council

San Geronimo Affordable Housing Association

San Rafael Chamber of Commerce

Sustainable Marin

Sustainable San Rafael

United Educators Association for Affordable Housing

January 13, 2023

Via E-Mail Only
Housing@marincounty.org
BOS@marincounty.org

President Moulton-Peters and County Supervisors
County of Marin
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903

RE: Support for Inclusion of Buck Center Vacant Property in the Housing Element Designated Sites

Dear President Moulton-Peters and Supervisors:

Housing Crisis Action (HCA) urges you to support the inclusion of the designed site, Buck Center Vacant, in the Housing Element. The allocation of 249 units on a very small portion of the designated site could lead to fulfilling the housing needs of many of the key members of the biotech workforce which is a major economic engine of the Marin economy.

Housing Crisis Action is a robust network of over 700 Marin County housing advocates and 17 organizations working to tackle our housing crisis. As a group of business leaders, city planners, union workers, environmental advocates, public servants, and educators, living and working in Marin, we recognize the urgent need for more housing in the county. We respectfully urge the Board to include the Buck Center Vacant designated site and all of the other sites designated.

The lack of workforce housing in Marin is contributing to the scarcity of workers needed to support our community and economy. Building more housing will help retain and attract workers who are desperately needed but dissuaded from working in Marin because of the lack of workforce housing. Forcing workers to live outside the county is also harming the environment by increasing greenhouse gas emissions resulting from long commutes.

The biotech industry provides jobs that are growing, not shrinking, and are Marin's future. Providing more housing for their workforce will be a key determinant as to whether the industry grows in Marin or elsewhere. The Buck Center Vacant designated property is not only accessible to the Buck Institute but to many other biotech and life sciences-related companies like BioMarin, Ultragenyx and Dominican University.

The designated site is also close to public transit, with a SMART train depot up the street and bus service nearby. It is also near to the freeway making it an easy commute for workers.

The Buck Center Vacant site should be included as it provides much needed housing for a workforce that is growing, is near transit and the freeway, would be located on just a small portion of the site so the development would be concentrated to maximize open land, and will be a great addition to the North Marin community.

HCA looks forward to seeing the Housing Element implemented and the designated new housing units constructed. Thank you for your consideration. Please feel free to contact us if you have any questions.

Sincerely,

The Housing Crisis Action Steering Committee

Jeff Bialik	<i>Marin Organizing Committee</i>
Diana Conti	<i>College of Marin Board Trustee</i>
Linda Jackson	<i>Marin Aging Action Initiative</i>
Larry Kennings	<i>Marin Environmental Housing Collaborative</i>
Cynthia Murray	<i>North Bay Leadership Council</i>
Joanne Webster	<i>San Rafael Chamber of Commerce</i>

Sincerely,

The Housing Crisis Action Steering Committee

Cynthia Murray	<i>CEO, North Bay Leadership Council</i>
Jeff Bialik	<i>Marin Organizing Committee</i>
Diana Conti	<i>Trustee, College of Marin</i>
Linda M. Jackson	<i>Program Director, Aging Action Initiative</i>
Larry Kennings	<i>Board member, Marin Environmental Housing Collaborative</i>
Joanne Webster	<i>President and CEO, San Rafael Chamber of Commerce</i>

From: [BOS](#)
To: [BOS - Aides](#)
Cc: [EnvPlanning](#)
Subject: FW: Two New Supervisors Officially Join Board
Date: Tuesday, January 17, 2023 3:44:15 PM

Aides,

Attached is an e-mail from Katherine DaSilvaJain received in the January 17, 2023 BOS mailbox. Please forward as you deem appropriate.

Thank you,



Joyce Evans
DEPUTY CLERK

County of Marin
Board of Supervisors
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
415 473 3768 T
415 473 3645 F
CRS Dial 711
jevans@marincounty.org

From: Webmaster <Webmaster@marincounty.org>
Sent: Tuesday, January 17, 2023 3:13 PM
To: BOS <BOS@marincounty.org>
Subject: FW: Two New Supervisors Officially Join Board

Received in the Webmaster mailbox.

From: Katherine DaSilvaJain <kdsjain@yahoo.com>
Sent: Saturday, January 14, 2023 6:36 PM
To: County of Marin <camarin@public.govdelivery.com>
Subject: Re: Two New Supervisors Officially Join Board

You don't often get email from kdsjain@yahoo.com. [Learn why this is important](#)

Dear Supervisors,

I would like to congratulate and welcome our two new supervisors, Ms Sackett and Mr Lucan, and congratulate Ms Moulton-Peters on her presidency.

I feel I need to also express my concern, as a long time homeowner at the far reaches of our Lucas Valley HOA, regarding the large amount of housing that has been slated to come our way. Particularly of concern is the danger we

face in the limited escape routes during catastrophic events.

I would urge more homes be built near the Marinwood Market and on feasible parts of the Silveira ranch across the highway. We would all have safer access to 101 than if they were up in LV. Surely, also, the homes should not take up the lands as we, unfortunately, do in our single story, single family homes. Even if you must approve of homes in Lucas Park, the area bordering Jeannette Prandi Way, please note, the times, the environment now requires more conservation regarding energy efficiency as well as more ample roads.

I also urge you to 1) Not allow the numbers of units to exceed the amounts in the final housing element and 2) to preserve open space and walking paths in the Park.

I wish you all happy, successful terns as you best serve, and maintain, our beautiful community.

Sincerely,

Katherine DaSilva Jain

5 Mt Tioga Court
San Rafael 94903

On Wednesday, January 11, 2023 at 02:54:38 PM PST, County of Marin <camarin@public.govdelivery.com> wrote:

Two New Supervisors Officially Join Board

Moulton-Peters voted president; Lucan, Sackett welcomed to County leadership

San Rafael, CA – Shortly after the Marin County Board of Supervisors welcomed new representatives Eric Lucan and Mary Sackett onto the dais on January 10, the Board elected Mill Valley resident Stephanie Moulton-Peters as Board President for 2023.

The moves were part of the Board’s annual reorganization of duties as it heads into the new calendar year. Lucan, the new District 5 Supervisor from Novato, succeeds the retired Judy Arnold. Sackett, the new District 1 Supervisor from San Rafael, succeeds Damon Connolly, who was elected to the California State Assembly in November. [Arnold and Connolly were honored](#) for their service during a meeting

December 20.

The new Board voted that, for the 2023 calendar year, District 4 Supervisor Dennis Rodoni will serve as the Board's First Vice President and Sackett will be Second Vice President.

Moulton-Peters has represented District 3 in the southernmost areas of Marin since winning election in June 2020 and taking the oath of office in January 2021. She was unanimously voted by her peers to assume the title of Board President for the first time. A Los Angeles native and Stanford graduate, Moulton-Peters has managed environmental regulatory compliance and sustainability programs for business, government and nonprofits and has also worked in communications and nonprofit philanthropy. In her 12 years on the Mill Valley City Council, she served as mayor three times and emphasized wildfire safety and preparedness, streetscape and transportation improvements, and climate change adaptation.

As she holds the gavel over the next calendar year, Moulton-Peters will run the Board's meetings, work with county staff to set meeting agendas, and assure that constituents have a chance to be heard. The President speaks for the Board once the Board has acted on policy or other matters.

Moulton-Peters said she looks to build on the strengths of the Board, expand the County's communications and community engagement capacities, and support and empower County employees. She would like to make real progress on addressing racial equity, complete the Housing and Safety Element updates to the Countywide Plan, preserve and create affordable and workforce housing, and continue to address homelessness with housing and supportive services. Strengthening emergency preparedness in Marin's communities, continuing to address climate change, adapting to sea level rise, and collaborating with Marin agencies to plan for collective water and transportation futures are also among her priorities.

"I'm honored to be working with this team of trusted, smart, experienced, and effective Board of Supervisors and County Administrator's Office colleagues and their staffs who have the community's best interests at heart and work incredibly hard with great dedication," Moulton-Peters said. "The hallmarks of good government are collaboration, compromise, and consensus to move forward to meet the opportunities and challenges we face. We are stronger when we work together, and our current challenges are not ones that any one of us can solve alone."

Before the reorganization, Rice said it was an honor to serve as Board President during 2022 and talked about the core functions of local government from providing the day-to-day services residents expect, to the critically important responsibility of local government to ensure the sustainability of our communities in the years and decades to come.

"The planning, actions, policies, programs and investments we make today will make the difference in terms of what our county and communities look like tomorrow," Rice said. "They will determine how resilient we are during storm events, how safe from wildfire, how easy or difficult it is for a coffee shop to hire a barista or for our schools to hire and retain teachers, and how we address the health and well-being of our most vulnerable."

The Board meets most Tuesday mornings in the Marin County Civic Center's Board chamber in San Rafael. Since the onset of the COVID pandemic, meetings have been conducted hybrid style – in person at the chamber but also via videoconference,

increasing public engagement opportunities. Meeting start times are usually 9 a.m. but are subject to change. Occasionally agenda items are heard by the Board in the early afternoon and special workshops sometimes begin at 5 p.m.

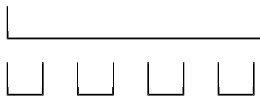
All Board meetings are televised live on Comcast channel 27 in Marin County and streamed live on www.marincounty.org. Videos of the meetings dating to 2005 are archived on the website as well.

All public meetings and events sponsored or conducted by the County of Marin are held at accessible sites. If you are a person with a disability and require information or materials in alternative formats – or if you require accommodation to participate in a county program, service or activity – please contact department staff at (415) 473-7331 or (415) 473-4381 (voice/TTY) or e-mail disabilityaccess@marincounty.org.

You have subscribed to News Releases & Advisories for Marin County. This information has recently been updated.

Visit the [Newsroom](#) to view all County news releases.

Not all events are sponsored by the County of Marin. County of Marin sponsored events are required to be accessible. If you are a person with a disability and require an accommodation to participate in a County program, service, or activity, requests may be made by calling (415) 473-4381 (Voice), Dial 711 for CA Relay, or by [email](#) at least five business days in advance of the event. We will do our best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats upon request.



SUBSCRIBER SERVICES:
[Manage Sign-up Preferences](#) | [Help](#)

This email was sent to kdsjain@yahoo.com using GovDelivery Communications Cloud on behalf of: County of Marin, California

|



From: [Thomas, Leelee](#)
To: [housingelement](#)
Cc: [Zeiger, Jillian](#)
Subject: FW: MOC Urges Approval for the Updated Housing Element
Date: Tuesday, January 17, 2023 10:52:27 AM
Attachments: [MOC Marin Housing Element Approval Letter Final Draft.docx](#)

From: jvbialik@gmail.com <jvbialik@gmail.com>
Sent: Tuesday, January 17, 2023 10:48 AM
To: BOS <BOS@marincounty.org>
Cc: Thomas, Leelee <LThomas@marincounty.org>
Subject: MOC Urges Approval for the Updated Housing Element

January 17, 2023

Marin County Board of Supervisors
RE: Marin County 2023 Housing and Safety Element Update

On behalf of the Marin Organizing Committee (MOC), we urge the Board of Supervisors to approve, without delay, the Marin County 2023 Housing and Safety Element Update and to certify the related Environmental Impact Report (EIR).

MOC is a network of 23 Marin County based member institutions—faith-based, non-profit, educational, labor, and civic organizations—representing more than 16,000 residents. We develop leaders, identify shared issues affecting our communities, and take action around these issues.

At the top of the list of critical issues facing our county is the inadequacy and inequitable distribution of housing for current residents who struggle to afford their rent as well as for our essential workers who must commute from outside the county because housing in Marin is too scarce and too expensive.

As advocates for housing equity, we are keenly aware of the pernicious legacy of housing discrimination, racial bias, and historic patterns of segregation reflected in the statistics on who lives in Marin County. As noted in the Housing Element narrative, Marin County is whiter and older than other counties in the Bay Area, with 83% of the housing stock designated single family and 72% owner occupied. More than a third of our residents sacrifice basic needs in order to afford housing and more than 1,000 of our residents are homeless.

The updated Housing Element is comprehensive and balanced in its efforts to preserve and protect environmentally sensitive areas of the county, while being purposeful in siting new housing development where it can best be accommodated. The plan proposes important programs to remove barriers that restrict access to housing for those who have been left out in the past. To comply with state law and serve as a template for local jurisdictions to follow, the plan appropriately

updates zoning and land use regulations and codes throughout the county.

We are aware that the Marin County Planning Commission recently voted to recommend that the updated Housing Element not be approved, and we cannot be more explicit in our disagreement with that recommendation. We understand that the scope of change reflected in the updated Housing Element may be jarring for some. For decades, zoning and land use policy and practice has limited and frequently denied the construction of new housing in Marin resulting in the inequitable access to housing that we are now advocating to address; not to mention the negative environmental, physical, and emotional impact of tens of thousands of commuters coming into the county each day to teach and care for our children, staff our hospitals and elder care centers, clean our homes, tend our gardens, and make our lattes.

Marin County's housing affordability crisis was decades in the making, and it will take significant and sustained effort to reverse the damage and begin to allow our essential workers and aging adults the dignity of a home close to their workplace or loved ones.

MOC stands ready to partner with individuals and organizations throughout Marin County as we tackle the critical work ahead in furtherance of the common good. There is no higher calling than to be in service to one's brothers and sisters, and no more basic need than to ensure that everyone has a home.

President John F. Kennedy spoke often about the importance of placing elected office into the hands of people who will exercise their authority for the betterment of society. In response to a question about his accountability as an elected official he said, "Our responsibility is one of decision, for to govern is to choose."

The Marin County Board of Supervisors face a decision with profound implications for the future of our county. It is a choice between the promise of housing equity or a continuation of a status quo that favors the wealthy and the landed. We hope and pray that the Board will decide to overrule the County Planning Commission in favor of a more equitable future by certifying the EIR and approving the Marin County 2023 Housing and Safety Element Update.

Sincerely,

Jeff Bialik, Marin Interfaith Council (District 1 resident)
Judith Bloomberg, Congregation Rodef Sholom (District 1 resident)
Ron Brown, Congregation Kol Shofar (District 4 resident)
Laura J. Giacomini, Congregation Kol Shofar (District 5 resident)
Linda Haumann, Unitarian Universalist Congregation of Marin (District 1 resident)
Victoria Holdridge, Unitarian Universalist Congregation of Marin (District 1 resident)
Lisa Leavitt, MD, Marin Community Clinics (District 2 resident)
Bob Pendoley, Marin Environmental Housing Collaborative (District 1 resident)
Marta B. Villela, St. Raphael Catholic Church (District 3 resident)

Jeff Bialik
12 Salvador Way
San Rafael, CA 94903



January 17, 2023

Marin County Board of Supervisors

RE: Marin County 2023 Housing and Safety Element Update

On behalf of the Marin Organizing Committee (MOC), we urge the Board of Supervisors to approve, without delay, the Marin County 2023 Housing and Safety Element Update and to certify the related Environmental Impact Report (EIR).

MOC is a network of 23 Marin County based member institutions—faith-based, non-profit, educational, labor, and civic organizations—representing more than 16,000 residents. We develop leaders, identify shared issues affecting our communities, and take action around these issues.

At the top of the list of critical issues facing our county is the inadequacy and inequitable distribution of housing for current residents who struggle to afford their rent as well as for our essential workers who must commute from outside the county because housing in Marin is too scarce and too expensive.

As advocates for housing equity, we are keenly aware of the pernicious legacy of housing discrimination, racial bias, and historic patterns of segregation reflected in the statistics on who lives in Marin County. As noted in the Housing Element narrative, Marin County is whiter and older than other counties in the Bay Area, with 83% of the housing stock designated single family and 72% owner occupied. More than a third of our residents sacrifice basic needs in order to afford housing and more than 1,000 of our residents are homeless.

The updated Housing Element is comprehensive and balanced in its efforts to preserve and protect environmentally sensitive areas of the county, while being purposeful in siting new housing development where it can best be accommodated. The plan proposes important programs to remove barriers that restrict access to housing for those who have been left out in the past. To comply with state law and serve as a template for local jurisdictions to follow, the plan appropriately updates zoning and land use regulations and codes throughout the county.

We are aware that the Marin County Planning Commission recently voted to recommend that the updated Housing Element not be approved, and we cannot be more explicit in our disagreement with that recommendation. We understand that the scope of change reflected in the updated Housing Element may be jarring for some. For decades, zoning and land use policy and practice has limited and frequently denied the construction of new housing in Marin resulting in the inequitable access to housing that we are now advocating to address; not to mention the negative environmental, physical, and emotional impact of tens of thousands of commuters coming into the county each day to teach and

care for our children, staff our hospitals and elder care centers, clean our homes, tend our gardens, and make our lattes.

Marin County's housing affordability crisis was decades in the making, and it will take significant and sustained effort to reverse the damage and begin to allow our essential workers and aging adults the dignity of a home close to their workplace or loved ones.

MOC stands ready to partner with individuals and organizations throughout Marin County as we tackle the critical work ahead in furtherance of the common good. There is no higher calling than to be in service to one's brothers and sisters, and no more basic need than to ensure that everyone has a home.

President John F. Kennedy spoke often about the importance of placing elected office into the hands of people who will exercise their authority for the betterment of society. In response to a question about his accountability as an elected official he said, "Our responsibility is one of decision, for to govern is to choose."

The Marin County Board of Supervisors face a decision with profound implications for the future of our county. It is a choice between the promise of housing equity or a continuation of a status quo that favors the wealthy and the landed. We hope and pray that the Board will decide to overrule the County Planning Commission in favor of a more equitable future by certifying the EIR and approving the Marin County 2023 Housing and Safety Element Update.

Sincerely,

Jeff Bialik, Marin Interfaith Council (District 1 resident)
Judith Bloomberg, Congregation Rodef Sholom (District 1 resident)
Ron Brown, Congregation Kol Shofar (District 4 resident)
Laura J. Giacomini, Congregation Kol Shofar (District 5 resident)
Linda Haumann, Unitarian Universalist Congregation of Marin (District 1 resident)
Victoria Holdridge, Unitarian Universalist Congregation of Marin (District 1 resident)
Lisa Leavitt, MD, Marin Community Clinics (District 2 resident)
Bob Pendoley, Marin Environmental Housing Collaborative (District 1 resident)
Marta B. Villela, St. Raphael Catholic Church (District 3 resident)

From: [Sackett, Mary](#)
To: [housingelement](#)
Cc: [Reinhard, Julia](#)
Subject: FW: Lucas Valley Responsible Growth
Date: Tuesday, January 17, 2023 11:18:37 AM

From: Tony Navarro <tony.navarro839@gmail.com>
Sent: Saturday, January 14, 2023 1:08 PM
To: Sackett, Mary <MSackett@marincounty.org>
Subject: Lucas Valley Responsible Growth

You don't often get email from tony.navarro839@gmail.com. [Learn why this is important](#)

Dear Supervisor Sackett,

Putting a halt to inequitable and irresponsible growth to our community is critical to preserving our open space and quality of life in Lucas Valley. You are well versed in the long list of reasons why from water and infrastructure, to crime and lack of services.

The far better alternatives for high density development in unincorporated Marin is a consolidation at St. Vincent's and Marinwood Market. Undoubtedly the absolute best option is to concentrate all affordable development to the abandoned golf course at San Geronimo where sensible infrastructure and services can be responsibly planned and implemented.

While I applaud the ground swell of community support for the petition it seems like nothing more than a choice between bad and worse.

Please have the courage to take a stand and stop the unwelcome development in our community that will only deteriorate the quality of life for the residents in Marinwood and Lucas Valley.

I sympathize that while it may not be the most politically expedient choice for you on a personal level you can take comfort knowing you've done everything you can to preserve our beautiful community for future generations.

Respectfully,

Tony N.
415-450-7518
tony.navarro839@gmail.com

Sent from my iPhone