

**From:** [Virginia Erwin](#)  
**To:** [housingelement](#)  
**Subject:** Fair housing in Marin and beyond  
**Date:** Sunday, March 20, 2022 9:08:44 PM

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To whom it may concern,

Inflation is running rampant all over the country. It is true that Marin's housing, and places to rent, have been "lacking" over the past ten years. I am hoping that the state of California and its governments will get handle on all of it. Housing can not ALL be for profit, because all the people that need housing can not afford the housing that is currently available in Marin. I had my own ups and downs with renting in Marin county; something that I did not experience when I lived in Chicago or Florida. I could afford to purchase a home (townhomes) in both states. My job in healthcare was enough for me to qualify for a loan. Well, that all changed when I moved back home to Marin in 2011. My salary was never enough to get a loan, and then people who made much more money than I did, had the compulsion to buy one or two homes, flip them, or rent them on Airbnb, and make real estate a business investment for them. My last landlord used intimidation, and the pandemic to force me to move out of the condo I was renting. Luckily some friends allowed me to move in with them. I could have easily become homeless for the first time in my life. This is NOT a joke.

I truly hope and pray that our government will put a stop to the craziness of paying top dollar for a run-down home or apartment. Who has the power? The developers? The property owners? The government? It's definitely not the people who actually need a decent place to live.

And now that San Francisco is so undesirable for living and working, many people are leaving the city, and moving into Marin and Sonoma. My sister lives in Auburn, and it's crazy up there as well.

I think California needs a moratorium for second (etc.) home buyers. Only primary residence buyers should be allowed to buy homes for the next ten years. Also, in Marin we need to allow more people to put ADU's in their homes or yards. There are many people living in large homes and only two people are living in them. I see in my town of Sausalito, people have second homes elsewhere, and their homes are vacant for months at a time. Sadly, rents are way out of line with what people make for salaries in Marin. I know two doctors from Colorado that could not move here, because they could not afford too. It is time for drastic measures, and time to pull back the curtain on the great real estate steal.

Thank you for your time.

Virginia Erwin  
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Ginny Erwin MS,RDN,CHC,CES,CPT  
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**From:** [Jude Vasconcellos](#)  
**To:** [housingelement](#)  
**Subject:** Housing Meetings  
**Date:** Thursday, March 17, 2022 3:17:29 PM

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Thank you for letting me know about the upcoming March 29th meeting.

I may not make this meeting but would like to make the following statement:

One thing that always seems absent from meetings I have attended in the past is any mention of housing for artist such as live/work situations. It is imperative to keep a cultural community as part of Marin County's landscape. This does not mean only support for arts organizations but support for individual artist's. As you know many artist's have marginal incomes and housing is prohibitively priced here. Therefore, it becomes evident that some kind of housing that includes studio space or workshop space should be an important part of the discussion.

Another thing I would like to point out is that since these meetings have started I have seen signs put up expressing concern about any housing being added to San Geronimo Valley for one example. This has happened in the past in Lucas Valley. It's always a classic case of NIMBY. In the case of Lucas Valley those people who opposed housing won simply because they were given more credibility because they made a lot of noise at Supervisors and Housing meetings and I believe were given more voice because they are homeowners.

It is time to listen to those in need instead of those who are not.

Sincerely,  
Jude Vasconcellos  
Jude Vasconcellos Fine Art  
Marshall CA

**From:** [Kay McMahon](#)  
**To:** [housingelement](#)  
**Subject:** Convert vacant shopping lots to innovative units  
**Date:** Thursday, March 31, 2022 3:55:00 PM

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Sent from my iPhone

Kay McMahon

**From:** [Jenny Kerrigan](#)  
**To:** [housingelement](#)  
**Subject:** Public comment Housing Element  
**Date:** Monday, April 11, 2022 1:12:45 PM

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Greetings Board of Supervisors.

I am writing to you as a permanently disabled citizen and renter of Marin County for 12 years, who has been paying market share rent for 36 years. Currently my rent and utilities are 80 percent of my social security disability insurance income; I must supplement income with work in order to just maintain mediocre baseline of survival. My neurological disability prevents me from working with computers or people; so I have been doing manual labor jobs for over 20 years at the expense of my physical and physiological health; all of which barely keeps me housed. I cannot sustain another 20 years of this poverty cycle, nor can others less fortunate than I can.

I have been eligible for HUD and section 8 housing my entire adult life and yet none of the waitlists or lotteries or even the pandemic has facilitated a functioning and legitimate system for the disabled, poor, and unhoused. In my opinion your private public partnerships have yielded cursory and inhumane results. This philanthropy poverty paradigm is not working!

Thus I submit these suggestions as real time solutions:

- 1) Rezone commercial properties for the entire county ( not just unincorporated) to either be in use and to code within 90 days. If not compliant, then immediate tax of 80 percent for land misuse (payable in 30 days) which would could be put in escrow account utilized for renovations of commercial property to residential. If another 90 days passed and no change by property owner then initiate eminent domain under health and safety of housing element foundation; whereby the property would only be used for low income or disability income housing. This would solve all the incongruences of equity and discrimination and get the working class citizens in stable housing.
- 2) Residential housing needs oversight and enforcement of building which remain empty for the sole purpose of investment and resale. See above and apply same measures. Rental inflation will never be contained under your current system.
- 3) Moratorium on short term rentals which only increase wealth and benefit property owners while jeopardizing the integrity of community stability. Tourists can stay at hotels for a year until this land use is remedied.

If you want to encourage tourism, then you can't have your citizens that do all the manual labor for that tourism impoverished, unhoused, or commuting from another county. Also noteworthy this is why crime and homelessness has increased in this county for past 10 years.

- 4) HUD and section 8 program must be reestablished in Marin County with trained county employees. The third party contracts with other states is completely irresponsible! It has amplified all of the problems the housing elements program is now addressing and it has caused great harm to all the residents of Marin County, whether is housing disparity or inflation of property values.

Thanks for your attention!  
I hope you are listening!

Best regards,

Jennifer Lynn Kerrigan

**From:** [Zeiger, Jillian](#)  
**To:** [housingelement](#)  
**Cc:** [Thomas, Leelee](#); [Tanielian, Aline](#)  
**Subject:** FW: Housing element policy - initial input 4/12/22 hearing  
**Date:** Monday, April 11, 2022 4:14:07 PM

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FYI

Jillian Nameth Zeiger, AICP  
Senior Planner  
Housing & Federal Grants Division  
County of Marin

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**From:** Stacey Laumann <[stacey@clam-ptreyes.org](mailto:stacey@clam-ptreyes.org)>  
**Sent:** Monday, April 11, 2022 4:12 PM  
**To:** BOSAgenda <[BOSAgenda@marincounty.org](mailto:BOSAgenda@marincounty.org)>; Zeiger, Jillian <[JZeiger@marincounty.org](mailto:JZeiger@marincounty.org)>  
**Subject:** Housing element policy - initial input 4/12/22 hearing

Dear Supervisors, Commissioners and Staff,  
CLAM believes the work of the County to advance housing access and equity in Marin County is critical. As a West Marin housing provider, CLAM works, in collaboration with you, to provide stable and permanently affordable homes in an environmentally responsible way in the communities surrounding Tomales Bay. We request that the County pay special attention to, and advance, the following policy issues in the forthcoming housing element.

1. Continue fee waivers for ADU and JADU production, when used for affordable housing, for a minimum period of 6 years. This is related to current Program 1.e.
2. Continue Program 2.e - Support efforts to house the homeless.
3. Continue Program 2.j - Promote the development of agricultural worker units in agricultural zones, including dedicated resources to support and advance housing development for ag workers.
4. Continue Program. 2.v - Study housing needs and constraints specific to West Marin.
5. Continue Program. 3.m - Raise funds from a variety of sources. The County's leadership in accessing funds on behalf of project sponsors is critical to project financial success.
6. Expand the effectiveness of Density Bonus regulations to allow bonuses to apply to projects of any size (1+ units) that provide permanently affordable housing. Increase the bonus to 200% for an affordable project.
7. Establish an [SB9](#) equivalent in the coastal zone, as SB9 is currently not intended for implementation in the Coastal Zone. For example, this lot split regulation should allow 100% affordable projects to be able to have a duplex on the front lot and a duplex on the back lot with a minimum of 800sf units by right.
8. In the coastal zone, allowing for small starter home lots with shared septic where appropriate "by right" with a minimum house size of 800sf and a 1,200sf lot minimum. This could allow for starter homes, co-housing and rental housing for affordable projects. See [AB 803](#).

We appreciate the County's earnest work to use the housing element as a vehicle to secure and improve housing resources for the community.

Sincerely,  
Stacey Laumann

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