

Time / Participant	Chat
17:03:48 From Ana Padilla   MIG to Waiting Room Participants:	Hi there, Thank you for your interest we will begin at 6pm
17:55:35 From Ana Padilla to Waiting Room Participants:	Hi there, Thank you for your interest we will begin at 6pm
18:02:36 From Ana Padilla to Everyone:	Welcome we will start shortly
18:05:47 From Joey Nielsen to Everyone:	Si necesita interpretación en español y está en su computadora portátil o de escritorio, ubique el ícono con forma de globo en la parte inferior de su pantalla, haga clic en interpretación de idioma y luego seleccione Español. Si está en su teléfono, iPad o dispositivo similar, busque el menú de tres puntos en la esquina superior derecha de su pantalla, haga clic en interpretación de idioma y luego seleccione Español o "Spanish".
18:12:29 From Caroline Bruister to Everyone:	In order to enable the interpretation, if you are using your laptop or desktop, please locate the icon shaped like a globe at the bottom of your screen, click on language interpretation, and then select English. If you are on your phone, iPad, or similar device, then locate the three-dot menu in the upper right corner of your screen, click on language interpretation and select "English".
18:18:55 From Lisa H to Everyone:	Unincorporated San Anselmo- that was not an option
18:19:45 From Mark Raskoff to Everyone:	What methodology was used to allocate the 14,210 units within Marin?
18:20:26 From Valerie Robbins - Marin Humane to Ana Padilla(Directo	With population declining why are the numbers believed to be accurate and meaningful
18:20:58 From Valerie Robbins - Marin Humane to Ana Padilla(Directo	Hi Ana, Hi Ana, I see you're the host. Will the link for the recording be emailed to everyone who registered for the live event? Thanks!
18:21:15 From Jillian Zeiger   County of Marin to Everyone:	Hi Everyone here is a link to the ABAG methodology: <a href="https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf">https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf</a>
18:21:40 From Jillian Zeiger   County of Marin to Everyone:	Any sites questions should be emailed to housingelement@marincounty.org, thank you.
18:22:08 From Albert Straus to Everyone:	Is the county looking at regulating STR, identifying abandoned houses to be salvaged as well as new housing?
18:23:19 From James Higgins (he/him) to Everyone:	c
18:23:20 From Jillian Zeiger   County of Marin to Everyone:	Hi Albert- yes, we are considering similar policies that we will go through next. If you don't see a policy idea in the slides, please put them in the chat.
18:30:18 From ilene wolf to Everyone:	How do low cost rentals get figured in and included in affordable housing?
18:31:12 From Albert Straus to Everyone:	Can employees of local businesses have preference?
18:32:42 From Joey Nielsen to Everyone:	Go to <a href="http://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
18:32:54 From Patti Breitman to Everyone:	Re. adding to housing stock: The county should make it easier to create ADUs and JADUs. Now the regulations are cumbersome and paralyzing.
18:33:18 From laura szawarzenski to Everyone:	I agree with Patti Breitman
18:33:36 From Leelee Thomas   County of Marin to Everyone:	Albert, local businesses can have preferences if no public funds are used
18:33:51 From Jillian Zeiger   County of Marin to Everyone:	Hi Ilene- We are required to plan for at least 1,734 lower income units as part of our sites work. The programs and policies will add even more.
18:34:09 From James Higgins (he/him) to Everyone:	.Whats the centimeter code again?
18:34:16 From Jillian Zeiger   County of Marin to Everyone:	Thanks, Patti and Laura, noted. We have some ADU policies in the slides, but if were missing anything please let us know
18:34:20 From Aline Tanielian   County of Marin to Everyone:	Go to <a href="http://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
18:35:03 From laura szawarzenski to Everyone:	Get rid of short term rentals.
18:35:15 From Lili Balfour to Everyone:	Oakland has a vacancy tax for any empty homes. The city earned \$7M last year. SF is considering it.
18:35:40 From eileen schatz to Everyone:	outlaw short term rentals
18:35:45 From Peter Oppenheimer to Everyone:	I went to <a href="http://www.menti.com">menti.com</a> on my phone, and it is asking for a code.
18:35:56 From laura szawarzenski to Everyone:	or do what Sausalito houseboats do - make them 30 day rentals
18:35:56 From Ana Padilla to Everyone:	Go to <a href="http://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
18:36:26 From James Higgins (he/him) to Everyone:	Separate answers ? Or ...?
18:36:46 From Meehyun Kim Kurtzman to Everyone:	Please look at underutilized industrial and commercial spaces to be redeveloped as adaptive reuse residential or mixed use housing. Creative way to obtain the land or buildings with a cooperation of owners so the preproject cost can be minimized. If they are brown fields, the government super fund maybe used to eradicate contaminated sites.
18:36:52 From Aline Tanielian   County of Marin to Everyone:	Please consider each program independently. You do not need to rank the options. Limit share term rentals or prohibit them. Vacant home tax is important as well. Do both!
18:37:05 From Ken Levin to Everyone:	Yes to a tax on vacant homes
18:37:13 From Victoria Holdridge to Everyone:	Great idea Meehyun!
18:37:13 From Lisa H to Everyone:	Get rid of short term rentals and have a vacant tax
18:37:20 From Lane Arye to Everyone:	We need more single level housing for our aging community...not just for renters, but for owners as well. Or require elevators both, in single story separate housing as well.
18:37:26 From Norleen Kocen to Everyone:	Everyone who is in code enforcement for less than legal ADU's should get amnesty. And have the county hold the hands of all that have to go through it.
18:37:43 From laura szawarzenski to Everyone:	How is the vacancy tax enforced? (How do you know that a property is vacant?)
18:37:46 From Michael Gallagher to Everyone:	Short-term rentals: get rid of them (VRBO, Air BnB, etc.)
18:38:05 From James Higgins (he/him) to Everyone:	

18:38:28 From Albert Straus to Everyone:	Corporations/ Conglobates have purchased vast amounts of housing in WM as STR. The county needs to enforce residential zoning
18:38:37 From Meehyun Kim Kurtzman to Everyone:	I cannot access mentions; short term rental - limit use by limiting quantity of STR, license the units
18:38:38 From James Higgins (he/him) to Everyone:	Penalizing people who can't live there all the time seems tricky. There may be special circumstances.
18:38:42 From Lane Arye to Everyone:	What is an ADU?
18:38:43 From Betsyann Gallagher to Everyone:	vacant home tax sounds good!
18:38:57 From Annabelle Scott to Everyone:	Additional Dwelling Unit
18:39:00 From Michelle Rutledge to Everyone:	adu = accessory dwelling unit
18:39:05 From Jillian Zeiger   County of Marin to Everyone:	ADU= additional dwelling unit, often referred to as a granny flat or second unit
18:39:05 From laura szawarzenski to Everyone:	accessory dwelling unit - granny units.
18:39:19 From Annabelle Scott to Everyone:	Accessory**
18:39:20 From Joey Nielsen to Everyone:	Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
18:39:56 From Meehyun Kim Kurtzman to Everyone:	Vacant home tax - 5
18:39:59 From Lane Arye to Everyone:	thnx
18:40:23 From Betsyann Gallagher to Everyone:	vacant home tax 5
18:40:41 From Betsyann Gallagher to Everyone:	short term rental tax 5
18:40:44 From laura szawarzenski to Everyone:	When Steve Kinsey was our supervisor, there was amnesty for legalizing ADU's and it was very simple and easy.
18:40:54 From Joan Chaplick to Everyone:	AFFH - tenant protection
18:41:13 From Laura J. Giacomini to Everyone:	I didn't see the results of the last poll on my mentimeter.
18:41:24 From ilene wolf to Everyone:	thanks Jillian! How to best implement is everyone's question. We desperately need affordable rentals for people cannot afford to buy. So many fixer uppers on the market, can't the county pick up these, and build a kit- some are very nice or tiny homes? Traffic congestion is an increasing concern, SF CHronicle NEwspaper in last week: Pioneer tree in Samuel P Taylor park last week, 20,000 homes had been proposed for tennessee valley, but did not go through.
18:41:55 From laura szawarzenski to Everyone:	NO RENT CONTROL
18:42:28 From ilene wolf to Everyone:	Pioneer tree burned down in the park, and it took 8 hours to contain fire... how are we going to manage further traffic
18:42:44 From gail schreuder to Everyone:	No rent control
18:42:52 From Joan Diamond to Everyone:	yes rent control
18:43:01 From ilene wolf to Everyone:	in the event of fire
18:43:12 From Dirk DiGiorgio-Haag to Everyone:	yes, rent control!
18:43:18 From laura szawarzenski to Everyone:	Michael Sewell here, my though after attending several of these zoom sessions is this: Most of us agree 6000+ homes is a lot to digest and fit into our existing roads and water resources. So, why not offer a blanket amnesty for existing units, waive all fees, offer support in bringing things to code or even waiving some minor code issues. Offer a cash incentive in fact to come forward. In other words, find ALL existing units, make them legal without burden or tax increase to owners and see if we can add 500 or even more units without building a single home. This would reduce impact and reduce pressure to build in rural Marin which most of us agree is the charm and value of this County that no other county has...Then, going forward, build along the 101 and keep development near transportation and existing development.
18:43:21 From Victoria Holdridge to Everyone:	expand the just cause ordinance
18:43:22 From Joey Nielsen to Everyone:	Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
18:44:07 From Meehyun Kim Kurtzman to Everyone:	As any regulation on rental control - both sides of owner and tenant has to be protected. Tenants weaponizing rent control to extort owners is as common as bad actor owners who abuse their tenants. It has to be balanced.
18:44:30 From Olympia Vouitsis Montgomery to Everyone:	are you sharing a poll?
18:44:43 From laura szawarzenski to Everyone:	my mento meter did not let me answer the question;
18:44:44 From Olympia Vouitsis Montgomery to Everyone:	no rent control
18:44:48 From Aline Tanielian   County of Marin to Everyone:	To access the poll: Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
18:45:01 From Aline Tanielian   County of Marin to Everyone:	Be sure to click submit after selecting your options
18:45:07 From Ethan Strull to Everyone:	What does expanding our just cause ordinance mean? How is it currently inadequate?
18:45:50 From Ana Padilla to Everyone:	Results of the Mentimeter polling are shown on the Zoom screen/ app
18:46:55 From Ken Levin to Everyone:	Why not a tenant-landlord commission? Can't we discourage polarization?
18:47:13 From laura szawarzenski to Everyone:	I think it was county of Marin mediation - where Eleanor Bloch worked about 10 years ago, and that was great - free for both parties.
18:47:14 From Aline Tanielian   County of Marin to Everyone:	Hi Ethan - great question. The current local Just Cause ordinance applies to a subset of properties (those with 3 or more units). Additionally, the State passed a Just Cause law after our local one that includes other protections, like relocation assistance. Expanding the local ordinance could include expanding the properties it applies to, or offering relocation assistance.
18:47:21 From Lane Arye to Everyone:	tenant commission is wise. SO much power in landowners
18:47:22 From James Higgins (he/him) to Everyone:	Both ideas seem to promote justice.
18:47:33 From Joey Nielsen to Everyone:	Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>

18:47:53 From Aline Tanielian   County of Marin to Everyone:	The County continues to offer free landlord-tenant mediation services through the Consumer Protection Unit.
18:48:13 From laura szawarzenski to Everyone:	So good to read Aline!
18:48:46 From Lucie Hollingsworth to Everyone:	Provide longer notice periods when tenants are displaced when units are demolished. Allow tenants to return to rebuilt units at the rent they were paying when displaced.
18:48:51 From Joan Diamond to Everyone:	require landlords to be educated on their responsibilities as landlords so tenants are not taken advantage of
18:48:57 From Meehyun Kim Kurtzman to Everyone:	It should be both tenant and landlord rights commission.
18:49:38 From Kevin Curtiss to Everyone:	County could fund specific programs (using the available back end State grant funding sources), to create renter programs and support in Marin. Same for seniors. Non-profits do the outreach and both entities support advertising/outreach.
18:49:40 From Suzanne Sadowsky to Everyone:	Expand rent subsidies ==ADD Section * availability
18:49:51 From laura szawarzenski to Everyone:	I love the home match program. I know a young woman who lives in a home with a senior citizen. It was through Whistle stop. A win win situation.
18:50:19 From Laura J. Giacomini to Everyone:	ADUs and tiny homes
18:50:25 From Pamela Dorr to Everyone:	I think most seniors would benefit from a second unit on the property for family, extra income or caretaker. Could a low cost loan, streamlined permitting and pre-approved plans for ADU's be made available for seniors?
18:50:26 From Joan Diamond to Everyone:	allow caregiver cottages and tiny homes
18:50:31 From Meehyun Kim Kurtzman to Everyone:	Senior housing subsidies like rent subsidies
18:50:35 From Ken Levin to Everyone:	Program to support seniors modifying their homes so they can stay.
18:50:37 From Suzanne Sadowsky to Everyone:	Provide more shared/co-hous9g oppotunites for senior and also younger single adults
18:51:03 From laura szawarzenski to Everyone:	I agree with Pamela
18:51:10 From ilene wolf to Everyone:	Point Reyes and Mill Valley Redwoods have Successfully created lovely senior communities.
18:51:10 From Peter Oppenheimer to Everyone:	Promote opportunities for intergenerational Housing though Co-Housing and Small Communities housed together in separate units with common areas.
18:51:26 From Olympia Vouitsis Montgomery to Everyone:	agree with Peter
18:51:34 From Wendy Nuessle to Everyone:	Yes, rent subsidies to low income seniors
18:51:35 From Norleen Kocen to Everyone:	Most are set in their homes until unable to be alone. Matching with another will help low income only. Senior communities with activities for owners such as Robson in Texas or Arizona would be welcome.
18:51:43 From Joan Diamond to Everyone:	intergenerational cohousing
18:51:50 From Meehyun Kim Kurtzman to Everyone:	Im building ADU so my 87 year old mother can live there. Is their subsidies for that?
18:51:55 From Pamela Dorr to Everyone:	Could small lots (1,200sf) with small homes for 800sf homes be available for purchase - similar to AB 803 starter home reg?
18:52:12 From Sami Mason to Everyone:	Create more senior housing for purchase.
18:52:21 From Wendy Nuessle to Everyone:	Yes, Intergenerational Housing
18:52:24 From Joan Diamond to Everyone:	yes, small lots for modular homes
18:52:37 From ilene wolf to Everyone:	how to make tiny homes legal in (West) Marin
18:52:39 From laura szawarzenski to Everyone:	I love all the senior citizen ideas!
18:52:44 From Pamela Dorr to Everyone:	Could regulations similar to SB 9 provide for lots splits so seniors can provide another family space for a home but not have to take on the debt from building a second unit.
18:53:02 From Judy Slater to Everyone:	cohousing is a specific type of housing - I think you mean co-living
18:53:10 From Meehyun Kim Kurtzman to Everyone:	Build more senior housing in Marin because the population is aged.
18:53:16 From Joan Diamond to Everyone:	yes, splitting lots
18:53:22 From Lane Arye to Everyone:	Tiny homes good, difficult with septic systems in West Marin
18:53:26 From Betsyann Gallagher to Everyone:	yes caregiver cottages and tiny homes
18:53:31 From Joey Nielsen to Everyone:	Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
18:53:36 From Mickey Allison to Everyone:	Some seniors don't want to be around only other seniors, some like being in multigenerational communities
18:53:58 From Betsyann Gallagher to Everyone:	home match program 4
18:54:48 From Joan Chaplick to Everyone:	Farmworkers
18:55:39 From laura szawarzenski to Everyone:	I think the farms could provide housing. Ask the farmers what they want.
18:55:45 From Meehyun Kim Kurtzman to Everyone:	Are these workers seasonal workers? Then are they for short term rental?
18:56:23 From Pamela Dorr to Everyone:	Farm Employers are generally not in the business of providing affordable housing. Can we allow for master leasing of their units so non-profits can provide decent and safe housing to provide AFFH?
18:56:26 From Lane Arye to Everyone:	Since most farms are dairy, I'm guessing they are not seasonal workers.
18:56:28 From Albert Straus to Everyone:	Dairy farms supply free housing for employees and their families. Need to help upgrade housing on farms
18:56:33 From Jillian Zeiger   County of Marin to Everyone:	Farmworkers in Marin County are typically employed by Dairy Farmers, they are not seasonal.
18:56:39 From Patti Breitman to Everyone:	Let's be sure to talk with the farmworkers themselves and their families to hear what would be best for them. They must be at the table when policies are being debated and decided.
18:56:41 From laura szawarzenski to Everyone:	I'm not a farmer, but I would think it would be a benefit to the farmer to have their workers live on site.
18:56:56 From laura szawarzenski to Everyone:	especially if it's a dairy.



18:56:58 From Peter Oppenheimer to Everyone:	Farmworkers are our most essential workers and should be protected and rewarded however we can.
18:57:03 From Betsyann Gallagher to Everyone:	yes develop and set aside space for farm workers on the farms 5
18:57:25 From Janine Aroyan to Everyone:	amend the Williamson act to allow farmers to create housing for non farm workers
18:57:35 From Mickey Allison to Everyone:	Farmworker affordable housing should be encouraged on farms, perhaps forming a village with adjacent farms that allow for families with children can play or to be picked up for school.
18:57:54 From Pamela Dorr to Everyone:	It might benefit farmworkers to have the option to keep housing when their employment ends if they are still employed in the same field.
18:57:57 From laura szawarzenski to Everyone:	I DISAGREE with Janine Aroyan
18:58:00 From Lane Arye to Everyone:	Since farmworkers may be less white, let's welcome them into the new housing, too, not opush them into farms only
18:58:20 From Betsyann Gallagher to Everyone:	talk with farmers themselves about this issue 5
18:58:40 From laura szawarzenski to Everyone:	The point of the farmworkers living on site is that there is no commute.
18:58:43 From Maya Gladstern to Everyone:	Change 60 acre zoning
18:58:44 From Anna Dirkse to Everyone:	Talk to the farm workers, not just the farmers
18:58:48 From Meehyun Kim Kurtzman to Everyone:	How would you police that the farm worker housing is actually farm workers??
18:58:48 From Annabelle Scott to Everyone:	+1 Patti Breitman - essential to communicate with farmworkers themselves
18:58:49 From Lane Arye to Everyone:	and welcome them into our communities!
18:59:14 From Pamela Dorr to Everyone:	Anna - Terrific point!
18:59:30 From Jack Liebster to Everyone:	The agriculture zoning does not restrictfarmworker housing - it encourages it
19:00:35 From Joan Chaplick to Everyone:	People with disabilities
19:01:51 From Suzanne Sadowsky to Everyone:	Housing needs of caregivers and in home health support workers.
19:01:56 From ilene wolf to Everyone:	Temporary moratorium on Airb&b's for tourists until we can settle accomadate people who live and work here
19:02:04 From Susan Scott to Everyone:	Sorry lost the chat for awhile...TOPA/COPA legislation should be explored for renters to purchase their buildings when they're being r=foreclosed upon or sold (with funding for land trusts and limited equitable co-ops to purchase...and preference for "essential workers" , rather than "local preference. This would benefit workers who don't have the option to telecommute...
19:02:09 From Jeff Shankle to Everyone:	expedited review is extremely important... so many of our projects get bogged down in beauracracy
19:02:42 From Joey Nielsen to Everyone:	Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
19:03:52 From Meehyun Kim Kurtzman to Everyone:	ADA is a necessary regulation but the definition of disability has gone way too onerous. Definition of their disability almost make everyone has some sort of disability. I believe these issues can be again weaponized by bad actors.
19:04:19 From ilene wolf to Everyone:	Wondering we need to expedite opening possibilities for alternative housing/ co housing as isn't there a deadline to decide by November December this year, no?
19:04:53 From Patti Breitman to Everyone:	Aging people may (likely) be temporarily disabled at some point. We ALL need housing policies to help us as we age.
19:05:07 From Meehyun Kim Kurtzman to Everyone:	All new construction has to be built with ADA and accessibility regulation in place. It is old building that is problematic.
19:05:23 From Norleen Kocen to Everyone:	This presses for more single story housing units both rentals and for purchase.
19:05:50 From Jeff Shankle to Everyone:	could you further define multi-family? How many occupants or units?
19:05:54 From Meehyun Kim Kurtzman to Everyone:	You mean single family? Multifamily is already governed by ADA and Universal Design Guidelines.
19:06:31 From laura szawarzenski to Everyone:	I'm not sure if this is about ADU's, but if it is, I would say that such regulations would make it hard to legalize many ADU's.
19:06:44 From Jillian Zeiger   County of Marin to Everyone:	Ilene- these are programs and policies. We are taking ideas on programs and policies through 4/12 and the draft programs and policies will be included in the Housing Element draft that will go to the public this summer
19:07:20 From Jeff Shankle to Everyone:	seems like 5 or more units would be built by a developer or managed by a property owner who can reasonably handle ADA compliance
19:07:25 From Bonita Marmor to Everyone:	What about housing for people with developmental disabilities? Are there plans for independent and supported living options?
19:07:51 From Ken Levin to Everyone:	Not sure it's a good idea to push multi-family housing in rural areas
19:07:57 From Joey Nielsen to Everyone:	Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
19:09:08 From Joan Chaplick to Everyone:	Homelessness
19:10:03 From Ken Levin to Everyone:	Help alternative-housed individuals remain in their communities
19:10:10 From Michelle Rutledge to Everyone:	Any program for the chronically homeless must require substance abuse and/or mental illness counseling
19:10:53 From laura szawarzenski to Everyone:	Whatever is happening for the homeless right now is not working.
19:11:23 From Jeff Shankle to Everyone:	a mass majority of the homeless suffer from mental health challenges. Long ago we offered permanent housing for such people in hospitals. We should do it again and better than we did pre-80s
19:11:48 From Aline Tanielian   County of Marin to Everyone:	Hi Bonita - yes, thank you for this suggestion. The County already supports housing for people with developmental disabilities by working with/offering funding to local nonprofits that engage in this work. Through this process, though, the County could work to expand this.
19:12:03 From Lane Arye to Everyone:	Any ideas about how to do tiny homes in areas where there is limited septic capacity?

19:12:15 From Ken Levin to Everyone:	Help alternative-housed individuals remain in their communities
19:12:20 From Meehyun Kim Kurtzman to Everyone:	Tiny homes or private living quarters(tent structures)are a quick way to house them, so the tent cities do not become health hazard and over populate.
19:12:28 From laura szawarzenski to Everyone:	unfortunately, I don't think there are any homeless people on this zoom meeting. It would be good to ask them these questions.
19:12:32 From Norleen Kocen to Everyone:	Job trading and work placement program.
19:12:42 From Norleen Kocen to Everyone:	Raining
19:12:49 From Albert Straus to Everyone:	House homeless where they can have employment
19:12:56 From James Higgins (he/him) to Everyone:	Decriminalize "compostable toilets."
19:12:57 From Norleen Kocen to Everyone:	Training that is
19:13:06 From Pamela Dorr to Everyone:	Can tiny homes be allowed in campgrounds or backyards? This could be a good option for folks that want them.
19:13:11 From Jennie Pfeiffer to Everyone:	Must keep in mind water limitations, drainage issues, solar electricity assistance, sustainability
19:13:13 From ilene wolf to Everyone:	I am a medical professional who has worked with many homeless people over the years- day treatment and substance abuse services as an adjunct to housing is essential. All these programs were defunded and closed down by Reagan
19:13:25 From Steve Antonaros to Everyone:	One policy for all tiny home development could cover senior disabled and homeless populations; one idea is to make the permits temporary and revocable se who are not a problem can find stability
19:13:32 From Pamela Dorr to Everyone:	+ James - YES!!!
19:13:42 From Jeff Shankle to Everyone:	How does the county plan on preventing Project HomeKey being consistently turned down by the neighborhoods they're found in?
19:14:12 From Cheryl Paddack to Everyone:	It takes a community to create effective solutions. this will take partnerships that meet often to share resources
19:14:17 From Judy Slater to Everyone:	tiny homes are one of the most expensive ways to house a person
19:14:38 From Betsyann Gallagher to Everyone:	please keep in mind water limitations, sustainability and drainage issues
19:14:48 From Joey Nielsen to Everyone:	Go to <a href="https://www.menti.com">www.menti.com</a> and use the code 6287 1134 or click the link below: <a href="https://www.menti.com/3ob3dddin2">https://www.menti.com/3ob3dddin2</a>
19:16:13 From Laura J. Giacomini to Everyone:	Use Lee Gerner park in Novato as a model for transition housing for homeless community
19:16:19 From Phil Sotter to Everyone:	Congrats to all of those who could a.) listen to presenters, b.) watch all the slides, c.) read all the chat comments, d.) think about the issues, d.) come up with good ideas, e.) post them in the chats, f.) respond to the ideas of others, and g.) answer Menti-meter polls in a second window. Sadly, I'm not one of them.
19:16:23 From James Higgins (he/him) to Everyone:	What is M.I.G.?
19:17:05 From Jeff Shankle to Everyone:	@Joan, very impressive MC'ing of this whole thing!
19:18:01 From Leelee Thomas   County of Marin to Everyone:	<a href="https://www.migcom.com/">https://www.migcom.com/</a> MIG is a planning firm hired by the County to assist with the housing and safety elements
19:18:54 From Albert Straus to Everyone:	Can the county increase the percentage of required affordable housing for projects? Like 50%
19:19:25 From Lisa H to Everyone:	Thanks Leelee. Can you please tell us more about how MIG assists with the housing and safety elements?
19:19:29 From Aline Tanielian   County of Marin to Everyone:	Hi Phil - thanks for sharing that. We will post the presentation and video recording of this meeting on our website in the next few days. You are welcome to review the sections and offer any additional feedback and/or suggestions directly via email to <a href="mailto:housingelement@marincounty.org">housingelement@marincounty.org</a> until Monday, April 11th.
19:20:20 From Phil Sotter to Everyone:	Thanks, Aline!
19:20:24 From Lisa H to Everyone:	Before the 4/11 meeting, If you want to weigh in on housing element site lists before the April 12 meeting, there is a workshop this week - March 31, 2022, 6:00 - 7:00 PM: Additional Candidate Housing Sites Community Workshop (Novato's Atherton and San Geronimo Valley)
19:20:33 From Pamela Dorr to Everyone:	Can by-right or streamlined permitting + increased density (>200%) for all affordable projects (regardless of size) be considered.
19:20:47 From Pamela Dorr to Everyone:	Incentives for ADU production when new units are rented to families earning <80% AMI:
	Low cost lending pool to produced units for low income homeowners since access to cash-out refinance options are limited to low wealth families without 6 months of reserves.
	One-stop-shop for free project management and approved ADU building plans (Studio, 1, 2 and 3 bedroom units)
19:21:06 From Aline Tanielian   County of Marin to Everyone:	Yes, thank you Lisa! Here is the registration link for the additional sites meeting this Thursday: <a href="https://us06web.zoom.us/j/84481111111">https://us06web.zoom.us/j/84481111111</a>
19:21:13 From Diana Hammer to Everyone:	How about in fill housing over shopping centers that are already in transportation hubs?
19:21:50 From Leelee Thomas   County of Marin to Everyone:	@Albert - If we have more then 20% inclusionary we would be required to do an economic impact study and have it reviewed by the State (HCD)
19:21:50 From Pamela Dorr to Everyone:	Work with Environmental Health to:
	Allow for a prescriptive septic design for set geographic areas to save money
	Allows for shared septic systems for permanently deed restricted unit development

	Change flows to be reflective of 65g per day per bedroom now that we have low flow fixtures.
19:21:59 From Michelle Rutledge to Everyone:	Can you please restate or clarify an earlier statement about Marin not submitting local preferences because... why?
19:22:20 From ilene wolf to Everyone:	Can the county buy some lots and put tiny homes on these?
19:22:47 From Pamela Dorr to Everyone:	Support self-help housing so local families can be part of the solution by building their own homes. Use set plans and streamlined permit process to support them in helping themselves
19:23:17 From Owen Clapp to Everyone:	Seconding everything Pamela suggested re: septic
19:23:30 From Wendy Nuessle to Everyone:	Again, shallow rent subsidies for low income residents
19:24:58 From Ken Levin to Everyone:	Stop flushing our toilets with drinking water
19:25:05 From Leelee Thomas   County of Marin to Everyone:	Michelle - Marin has a long history of segregation, which we can see in the demographics of the County today (marin is much whiter than the Bay Area as a whole) any local preferences would likely further those patterns
19:26:03 From Ken Levin to Everyone:	Thank you for this presentation. Excellent job Joan Chaplick.
19:26:06 From ilene wolf to Everyone:	Can the chat and mentimeter poll results be sent to everyone in the meeting
19:26:15 From Victoria Holdridge to Everyone:	This is way too small to read
19:26:19 From Albert Straus to Everyone:	Facilitate communities building septic systems to allow for infill
19:27:25 From Ken Levin to Everyone:	How will these screen shots be shared following the meeting?
19:27:40 From Mickey Allison to Everyone:	Community bathrooms, kitchens could in Tiny Home and Tent communities. It would foster a sense of community and lessen individuals feeling isolated and unwanted.
19:28:13 From Meehyun Kim Kurtzman to Everyone:	We need to help people, be able to build housing all around. Not just affordable housing but all forms of housing. When regulation make it impossible to renovate let alone build new homes, it depresses building activity in general. Streamlined development application should be applied to all forms of residential housing.
19:28:32 From Owen Clapp to Everyone:	Legalizing Tiny Houses countywide
19:29:22 From Pamela Dorr to Everyone:	We need small sewer or package plants for infill projects instead of septic. Using valuable land for housing (not leach) is crucial.
19:29:24 From ilene wolf to Everyone:	Novato Library has a homeless encampment, and social services are there.... this needs to go hand and hand
19:29:30 From Ken Levin to Everyone:	Thanks for the fast and accurate tech facilitation (Joey?)
19:30:01 From ilene wolf to Everyone:	How will traffic concerns be addressed given risk of fire?
19:32:48 From Jeff Shankle to Everyone:	Great observation about the market Phil. I'd agree that we need to (unfortunately) force the issue. Im personally glad that the state is forcing the issue
19:33:21 From laura szawarzenski to Everyone:	Everyone watch "Rebels with a Cause", a documentary about how Marin County came to be developed - Keeping West Marin rural and agricultural and developing East Marin along the 101 corridor. Everyone benefits from keeping West Marin Rural, including visitors who come here to relax.
19:36:06 From laura szawarzenski to Everyone:	Is there a meeting on March 31 about sites?
19:36:09 From Mickey Allison to Everyone:	2nd and 3rd homes are a big problem, by raising costs of housing and by leaving these homes empty for large portions or rental out as short term rentals. perhaps it's time to stop all single home, apartment, etc rentals. AirBB's are a real problems everywhere in Marin.
19:36:40 From Lisa H to Everyone:	Want to remind everyone that you don't have to wait until 4/12 to have input into the site selection.
19:37:06 From Lisa H to Everyone:	There is a workshop this week - March 31, 2022, 6:00 - 7:00 PM: Additional Candidate Housing Sites Community Workshop
19:37:14 From Suzanne Sadowsky to Everyone:	What about a transaction tax on home sales to provide County funds for additional affordable housing?
19:37:20 From Aline Tanielian   County of Marin to Everyone:	Yes, there is a meeting this Thursday (March 31) about additional sites under consideration in the Novato Atherton area and San Geronimo Valley. Register here: <a href="https://us06web.zoom.us/join/zoom/register/tZwudO-hqzlvG9z6hBSeY_RX5KhBmeNiTzmZ">https://us06web.zoom.us/join/zoom/register/tZwudO-hqzlvG9z6hBSeY_RX5KhBmeNiTzmZ</a>
19:37:58 From Aline Tanielian   County of Marin to Everyone:	To continue to receive the latest developments, we encourage you to subscribe to the Housing and Safety Elements list: <a href="https://public.govdelivery.com/accounts/CAMARIN/subscriber/new?topic_id=CAMARIN_1795">https://public.govdelivery.com/accounts/CAMARIN/subscriber/new?topic_id=CAMARIN_1795</a>
19:38:11 From Aline Tanielian   County of Marin to Everyone:	Website: <a href="https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements">https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements</a>
19:38:24 From Albert Straus to Everyone:	Does the county have a count on the number of abandoned houses?
19:38:57 From Jillian Zeiger   County of Marin to Everyone:	Albert- not at this time
19:39:24 From laura szawarzenski to Everyone:	Is there a county of how many ADU's are in code enforcement at this time?
19:39:36 From laura szawarzenski to Everyone:	count, not county...
19:39:44 From Jennie Pfeiffer to Everyone:	Can we get this information sent to us?
19:39:47 From Aline Tanielian   County of Marin to Everyone:	We will share the presentation, recording, chat and feedback received in a follow-up email and on our website.
19:39:53 From Lili Balfour to Everyone:	Great presentation! Thanks everyone who organized the information.
19:39:55 From Jeff Shankle to Everyone:	Could we possibly levy a tax on AirBnBs since nobody seems to like them? The funding going to many of these housing ideas
19:40:30 From Aline Tanielian   County of Marin to Everyone:	Please send additional thoughts to <a href="mailto:housingelement@marincounty.org">housingelement@marincounty.org</a> until April 11