Hi there, Thank you for your interest we will begin at 6pm

Welcome we will start shortly

Si necesita interpretación en español y está en su computadora portátil o de escritorio, ubiqué 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”.

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”.

With population declining why are the numbers believed to be accurate and meaningful

Get rid of short term rentals and have a vacant tax

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!

Hi Everyone here is a link to the ABAG methodology: https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf

Any sites questions should be emailed to housingelement@marincounty.org, thank you.

Is the county looking at regulating STR, identifying abandoned houses to be salvaged as well as new housing?

Re. adding to housing stock: The county should make it easier to create ADUs and JADUs. Now the regulations are cumbersome and paralyzing.

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 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.

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!

Yes to a tax on vacant homes

 Oakland has a vacancy tax for any empty homes. The city earned $7M last year. SF is considering it.

Oakland has a vacancy tax for any empty homes. The city earned $7M last year. SF is considering it.

I agree with Patti Breitman

Albert, local businesses can have preferences if no public funds are used

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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 well.

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Yes to a tax on vacant homes

Great idea Meehyun!

How do low cost rentals get figured in and included in affordable housing?

Please consider each program independently. You do not need to rank the options.

Hi there, Thank you for your interest we will begin at 6pm

Get rid of short term rentals.

Can employees of local businesses have preference?

Unincorporated San Anselmo- that was not an option

Welcome we will start shortly

I went to menti.com on my phone, and it is asking for a code.

Separate answers ? Or …?

Albert, local businesses can have preferences if no public funds are used

Get rid of short term rentals and have a vacant tax

Please consider each program independently. You do not need to rank the options.

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Get rid of short term rentals and have a vacant tax

Please consider each program independently. You do not need to rank the options.
What is an ADU?

adu = accessory dwelling unit

Be sure to click submit after selecting your options to vote.

vacant home tax sounds good!

no rent control

tenant commission is wise. SO much power in landowners.

Both ideas seem to promote justice.

Go to www.menti.com and use the code 6287 1134 or click the link below:

short term rental tax

vacant home tax sounds good!

Accessory**

Why not a tenant-landlord commission? Can't we discourage polarization?

thnx

Additional Dwelling Unit

Results of the Mentimeter polling are shown on the Zoom screen/app.

NO RENT CONTROL

yes rent control

expand the just cause ordinance

my mento meter did not let me answer the question;

I didn't see the results of the last poll on my mentimeter.

it applies to, or offering relocation assistance.

assistance. Expanding the local ordinance could include expanding the properties

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

inadequate?

What does expanding our just cause ordinance mean? How is it currently

Pioneer tree burned down in the park, and it took 8 hours to contain fire... how are

we going to manage further traffic?

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.

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forward, build along the 101 and keep development near transportation and

existing development.
So good to read Aline!

Yes, rent subsidies to low income seniors
yes caregiver cottages and tiny homes
Program to support seniors modifying their homes so they can stay.
Create more senior housing for purchase.
I agree with Pamela
allow caregiver cottages and tiny homes
Farmworkers
Tiny homes good, difficult with septic systems in West Marin
yes, small lots for modular homes
ADUs and tiny homes
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?
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.
I agree with Pamela
Point Reyes and Mill Valley Redwoods have Successfully created lovely senior communities.
Promote opportunities for intergenerational Housing though Co-Housing and Small Communities housed together in separate units with common areas.
agree with Peter
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.
Intergenerational cohousing
Im building ADU so my 87 year old mother can live there. Is their subsidies for that?
Could small lots (1,200sf) with small homes for 800sf homes be available for purchase - similar to AB 803 starter home reg?
Create more senior housing for purchase.
Yes, Intergenerational Housing
yes, small lots for modular homes

I love all the senior citizen ideas!

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.

cohousing is a specific type of housing - I think you mean co-living
Build more senior housing in Marin because the population is aged.

Yes, splitting lots
Tiny homes good, difficult with septic systems in West Marin
yes caregiver cottages and tiny homes
Go to www.menti.com and use the code 6287 1134 or click the link below:
https://www.menti.com/3ob3ddm2

Some seniors don’t want to be around only other seniors, some like being in multigenerational communities
home match program 4
Farmworkers
I think the farms could provide housing. Ask the farmers what they want.
Are these workers seasonal workers? Then are they for short term rental?
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?
Since most farms are dairy, I’m guessing they are not seasonal workers.
Dairy farms supply free housing for employees and their families. Need to help upgrade housing on farms
Farmworkers in Marin County are typically employed by Dairy Farmers, they are not seasonal.
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.
I’m not a farmer, but I would think it would be a benefit to the farmer to have their workers live on site.
especially if it’s a dairy.
Develop and set aside space for farm workers on farms.

Talk to the farm workers, not just the farmers.

Go to www.menti.com and use the code 6287 1134 or click the link below:

- With/offer funding to local housing needs of caregivers and in home health support workers.
- Temporary moratorium on Airbnb’s for tourists until we can settle accommodations for people who live and work here.
- With/offer funding to local for people with developmental disabilities by working with/offering funding to local housing needs of caregivers and in home health support workers.
- Go to www.menti.com and use the code 6287 1134 or click the link below:
- Where there is limited septic capacity?
- We ALL need housing policies to help us as we age.
- All new construction has to be built with ADA and accessibility regulations in place.
- It is old building that is problematic.
- This presses for more single story housing units both rentals and for purchase.
- Could you further define multi-family? How many occupants or units?
- I believe these issues can be again weaponized by bad actors.

Amend the Williamson act to allow farmers to create housing for non farm workers.

Housing Element draft that will go to the public this summer

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

- What about housing for people with developmental disabilities? Are there plans for independent and supported living options?
- Not sure is it a good idea to push multi-family housing in rural areas
- Go to www.menti.com and use the code 6287 1134 or click the link below:

www.menti.com/3ob3dddin2

- Woman living with disabilities
- I mean single family? Multifamily is already governed by ADA and Universal Design Guidelines.

People with disabilities

All new construction has to be built with ADA and accessibility regulation in place. It is old building that is problematic.

You mean single family? Multifamily is already governed by ADA and Universal Design Guidelines.

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.

It is old building that is problematic.

All new construction has to be built with ADA and accessibility regulation in place.

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Aging people may (likely) be temporarily disabled at some point. We ALL need housing policies to help us as we age.

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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.
Help alternative-housed individuals remain in their communities

Tiny homes or private living quarters (tent structures) are a quick way to house them, so the tent cities do not become health hazards and over populate.

I don't think there are any homeless people on this zoom meeting. It would be good to ask them these questions.

Can tiny homes be allowed in campgrounds or backyards? This could be a good option for folks who want them.

Must keep in mind water limitations, drainage issues, solar electricity assistance, sustainability

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

One policy for all tiny home development could cover senior disabled and homeless populations; one idea is to make the permits temporary and revocable so who are not a problem can find stability

One idea is to make the permits temporary and revocable so who are not a problem can find stability

Go to www.menti.com and use the code 6287 1134 or click the link below: https://www.menti.com/?ob3dddin2

Use Lee Gerner park in Novato as a model for transition housing for homeless community

@Joan, very impressiveMC’ing of this whole thing!

https://www.migcom.com/ MIG is a planning firm hired by the County to assist with the housing and safety elements

Can the county increase the percentage of required affordable housing for projects? Like 50%

Thanks Leelee, Can you please tell us more about how MIG assists with the housing and safety elements?

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 housingelement@marincounty.org until Monday, April 11th.

Thanks, Aline!

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)

Thanks, Aline!

Can by-right or streamlined permitting + increased density (>200%) for all affordable projects (regardless of size) be considered?

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 refinancing 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)

Yes, thank you Lisa! Here is the registration link for the additional sites meeting this Thursday: https://us06web.zoom.us/meeting/register/tZwudO-hqzIvG9z2h8SeY_RX59khBmeTNtzmZ

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Thanks, Aline!
Can the county buy some lots and put tiny homes on these?

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.

Can the county buy some lots and put tiny homes on these?

Can the chat and mentimeter poll results be sent to everyone in the meeting?

Seconding everything Pamela suggested re: septic

Thank you for this presentation. Excellent job Joan Chaplick.

Please send additional thoughts to housingelement@marincounty.org until April 11

Does the county have a count on the number of abandoned houses?

Is there a county of how many ADU's are in code enforcement at this time?

Can we get this information sent to us?

Albert- not at this time

Legalizing Tiny Houses countywide

How will these screen shots be shared following the meeting?

This is way too small to read

Stop flushing our toilets with drinking water

Again, shallow rent subsidies for low income residents

Is there a meeting on March 31 about sites?

Facilitate communities building septic systems to allow for infill

How will traffic concerns be addressed given risk of fire?

Great presentation! Thanks everyone who organized the information.

Thanks for the fast and accurate tech facilitation (Joey?)

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Albert- not at this time

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