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Instructions for Group Exercise

Date: 4.8.14  Name: KEIKO EHRET  Group #: 2

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(Please turn over for debrief info)
I am very glad that we have an opportunity for feedback, but many of the concerns that we face about development are unresolved and it is unclear how much this input will have an impact on actual development and opportunity for development in the County.

Having regional input as well as County wide input is critical. Marin City Residents need opportunities for ownership elsewhere in the County as much as a moderate income in Mill Valley may need an opportunity to upgrade from apartment living.

Not sure how much these decisions will actually result in homes to be available.

Has anyone looked at taking homes already on the market and converting those "open" homes to moderate or lower income home opportunities? Rather than waiting for developers to desire a specific zoning?

Thank you so much for your feedback!
## Instructions for Group Exercise

**Date:** 
**Name:** 
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*Page 1 of 2*
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Notes:

don't continue to regret
by income —
affordable is not affordable
for any in placed near jobs with transport

Analysis of Impediment

cannot leave her own land
out of the home of Earn Constitution
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Date: 4/7/14  Name: Ellie Borch  Group #: 4

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Notes:

1. That you should engage the residents of this community
2. Still
3. Did not use more info which we were not given — Decision has not been made what kitting will be put on site acreage and Main City Resident input
Marin City
Market rate will not sell
Afraid of crime
Would improving schools & crime make it more desirable?
How to make it more desirable
Those homes would struggle
Golden Gate better community to come together
Tech
What happens if not build on up to owner

Most reasonable would be moderate
There is a severe need for affordable public housing in smaller grouping
30% of income should be directed towards rent

Rotarian → Rotary housing there because medical reasons
Decided on low moderate
Traffic is not bad
Shopping not in Marin City
Low income market (selling land)
MARIN CITY cont.

Lots of room in Sausalito unit
- Lack of density 10 units / Acre
- 30 units would be better unit
- 300-900 with no more public housing
- No more parolees
- Hard working low income
- DONAHUE/DRAKE lots of crime

St. Vincent/Marinwood

Worse corridor in Marin traffic is terrible

Problems with Hamilton

Mandate from state is bull

Small pieces of affordable housing all through county
Should be mixed to where neighbors do not know
who is low moderate or market

- Tremendous concern on infrastructure
- No place to go
- 30 min from SR to San Anselmo
- Cuts down on activities
- Not participate in BART
- SMART rail in 2 years

More people on road - commute from outside of area
Affordable housing would cut back on emissions
START THE DEBRIEF

1. Got the # of homes & the location
   Better understanding of county density

2. Better job of letting community know
   Would like better attendance from community

3. Only concerned about Marin city
   - Didn't feel the right to designate for other cities
   - There is a housing people need to do
     Supervisor needs to step up
Ground Rules
- Listen actively & respect
- Focus objectively
- Participate to the fullest

Focus on Inclusion

Marin - Slow growth
82% preserved for open space

Economy = Equity = Environment

Who, owned by who?
What, meet housing needs?
Where, Marin County - unincorporated
When, 2014-2023

above $116k 87-116k 53-88
185 = 61 market 34 Moderate 57 lower income

Regional housing needs: went to SF, Oakland & San Jose
Local workers - 60% commute to county to work

PC hearings - July - August
BS hearings - November - January
It might be helpful to address the overall number of total # of units County wide.

☐ Required to plan for it

☐ ID incentives
- **MARIN WOOD** - proposal already in place for 72 lower income & 10 moderate
  - No initial objection to this proposal
  - Some concern for noise & pollutants?
  - Some concern of developing ghettos by concentrating socio-economic

Q: How many houses can be built single vs. multifamily dwelling in same space?

- **OAK MANOR** - Discussion of lower vs. market rate availability. Decided reluctantly on a 5/5 split between low & moderate after initial proposal of 5 lower, 3 mod, 2 market

- **MARIN CITY** - Placement is in area w/ high density, low income - decision was to have moderate and market for balance.

- **Golden Gate Seminar** - Very restrictive already, so we have proposed the same as what was in the documentation.
My there will be no dealman
Potential of it not a given

Cafe Courtyard Piano goes after incorporator
became they want to do

What is the intent?

Papa - is about the fact
125 units where

Cynthia - what goes where - what fits
go deeper to what the intentions

Terry - Do the location land
(82)

Cynthia - group can we can we get more
then?
Terry: What is the truth – Mainwood 82 units

Cam Development
all we have is our data is 603

LeeLee: Things will still be tough environmentally

Plan

Already over – no applicants only one has app. Maricopa

Contention: Pots

old plan –

LeeLee: The only wide plan doesn’t meet the states

requirements as far as feasible
If nothing happens, we are still on the PDA. We still get transport and etc.

Done this is something

Honey element is identify the aspects

W. and J. Community Devon
Wang Johnson - "Private be Equity"
Economic Equity - Environment in
after that

Gang talk about housing and what are the jobs to pay for these homes.

Curly: Based on what Wang & Gang are seeing that Wang is coming too soon. Economy comes first - how will people afford to pay for housing.

Dane Zone Perpetrators Segregate.
Tell me what to see. They've changed to build more on the land where the 'pole houses'.

Wages, minimum wage, zoning, deed restrictions.

Suggested to be an over write

Term, add 20 more homes for 25 and five for students in Indian Valley.

Also, add multi unit and a mix of condo.

Over a ton and grand. What do you want? What do you have?
Terry Golden Gate Seminar increase from 60 to 100 to 140

Job creation is a must - Economy

Train personnel

Zone + Protocols for Han

Multi + Mix

Multi and Mixed - Services

2

12,000

How many acres

How many acres in 67 sites
Disappointed that it was not a meeting about this issue.

- If you are going to put housing, it should include:
  - transportation
  - density & number of housing units
  - Info on vacancy of rental/ST housing
  - Marin City

- Consider all factors assoc. w/ process
  - growth
  - aging infrastructure
  - development constraints

- Look at existing sites to address density to address aging and dilapidated structures.
  - build more or less dense

- Make sure what you have is healthy.

Wrong approach.

Questions:

1. Lack of info
   - thought it was going to be more community specific & have more community participation
   - felt being used
   - for it to be a democratic process, can we expect to have a more emotional discussion re: the topic
   - process is not balanced
   - process for the sake of process
   - Should have affordable housing developers assess the sites
- A lot of questions unanswered.
- Mann City issue
- Can't consider Mann City a dumping ground for housing
- Feel like being used to come up with conclusions that are beyond ability, expertise, knowledge, etc.
- Concerned that affordable project won't get approved
- Mann = largest oldest population
- Concerned with the Mann City Shopping Center
- Consider Mann City Shopping Center site for housing
- Mann City - negative pass
- History of no-growth - how do you get passed that
- Premise process & lack of info to be able to participate
- Came to thought it was about NC specifically. Meeting should be community specific.
- Would like a grocery store in the Mann Shopping Center.
- Would like to get rid of the stigma of discrimination of Mann city.
- Need Jonathan Logan — go into every community.
Debrief

Once the exercise is complete, take a few minutes to debrief as a group and share your thoughts about the exercise.

Questions to consider for discussion:

- What are your top three takeaways from the exercise?
- What was it like listening to everyone’s perspectives?
- What did you discover about placing the homes?

*Please turn in your group notes and Scenario Card at the end of the Workshop.*

Notes:

☐ Process should be more like a community meeting instead of a centered exercise.

☐ Community-centric issue versus planning for the county

☐ What other site is
Marin City Site

- Disappointed in turnout at Mt. Tam.
  Need more information + community discussion to be even be able to determine the:
  - # of homes
  - Marin City is not the dumping ground.

- Need to address the growing needs of seniors

- The shopping center site should be considered for mixed use at Marin City but cannot answer certain # since they need more information.

- The newspaper needs to stop reporting negative information about the MC community. There are a lot of good things about the community.

- Housing needs to be build throughout the county.

- There is discrimination. They are not respected when they go to grocery + shop.

- Need a real community meeting.

- We don't know a lot about #

- Need to focus on transportation + a range of density.

- What is the # of rental units + vacancy rate for Marin City. Would be good information to have.

- Need to ensure what we have

- Take Grady Ranch off the site. Not close to

---

Notes:

Please turn in your group notes and scenario cards at the end of the workshop.

What did you discover about placing the homes?

What was it like listening to everyone’s perspectives?

What are your top three takeaways from the exercise?

Questions to consider for discussion:

Once the exercise is complete, take a few minutes to debrief as a group and share your thoughts about the exercise.

Debrief
Debrief

1) Lack of info
   - More community-specific forum
   - Feels used (Jane). The purpose:
     we are not getting things done
     the process gets in the way of itself
April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): ____________________________

1. What is the most valuable thing you are taking away from this workshop? (Please provide your contact information if you would like staff to follow-up with you)

2. What other input would you like to give us about the Housing Element? IT MUST BE BASED ON FACTS MATCH PRESENT AND FUTURE NEEDS. INSURE THE PLAN IS DOABLE FINANCIALLY FEASIBLE, SWEEPS IF MEETS THE COUNTY NEEDS

3. What more information do you need to stay current with the Housing Element?

Please rate the extent to which you agree with each statement. (Check one box for each item.)

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April 8, 2014  
Community Workshop: Housing Element  

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): ____________________________________________

1. What is the most valuable thing you are taking away from this workshop?
   how challenging they are to put on and control.  That community cares about what happens w/ housing & affordability.

2. What other input would you like to give us about the Housing Element?
   facilitator during presentation shutdown questions too harshly. The help create animosity. I had my hand up 4 times & was never called, felt ignored.

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)

   I tried to complete online survey but the cookies had me go to another site that was confusing. So did not do it (tried several times).

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April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional):______________________________

1. What is the most valuable thing you are taking away from this workshop?
   Just general knowledge on the Housing Element

2. What other input would you like to give us about the Housing Element?
   Encourage more housing, make it easier for developers

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)

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Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): KELLO ETRET

1. What is the most valuable thing you are taking away from this workshop?
   - More constructive conversation needs to be had with developers to make real plans for building homes.

2. What other input would you like to give us about the Housing Element?
   - There needs to be a stronger connection to the communities impacted by these decisions.

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)
   - Would like to have updates on actual projects that will happen. Difficult to know if what we proposed would even be accepted by the community.

Please rate the extent to which you agree with each statement. (Check one box for each item.)

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April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Aline Blanch

1. **What is the most valuable thing you are taking away from this workshop?**
   - That they need to clean up the workshop to be local residents.

2. **What other input would you like to give us about the Housing Element?**
   - Marin City is such a community that need to develop future you as the
   - Strong Agree

3. **What more information do you need to stay current with the Housing Element?** (Please provide your contact information if you would like staff to follow-up with you)
   - How many units (Rental) are vacant
   - How many single homes are vacant

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April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Dave County

1. What is the most valuable thing you are taking away from this workshop?
   Staff seems unwilling to hear open discussion or provide facts.

2. What other input would you like to give us about the Housing Element?
   What is the number of new homes needed and how many acres are in unincorporated areas?

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)
   You know now to reach me.

Please rate the extent to which you agree with each statement. (Check one box for each item.)

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April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): [Signature]

1. What is the most valuable thing you are taking away from this workshop?
   - Building community can be fun
   - People of diverse opinions can listen & agree on goals
   - Overall plan

2. What other input would you like to give us about the Housing Element?
   - Need more people-readable conversations — open forum that allows for all conversations

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)
   - Nothing

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need new ways to engage.

Confrontation can be turned into a learning experience.

defensive + controlling behavior is met with defiance.

Listen more

Speak less

Have more graphical exchanges.

Thank you so much for your feedback!
April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): ____________________________

1. What is the most valuable thing you are taking away from this workshop?
   - The need to spread affordable housing throughout County.
   - The kind of "decision" making.

2. What other input would you like to give us about the Housing Element?
   - Meetings or more community center.

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you).
   - Participation by Housing Authority

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