

Community Workshop on the Housing Element

April 26, 2014

Summary of Large Group Debrief

What are your top three takeaways?	What did you discover about placing the homes?
<ul style="list-style-type: none"> • Planners should take holistic approach and consider what towns and cities are doing. • Public should know more about how affordable housing is financed. • Be proportional in how the housing is distributed. 	<ul style="list-style-type: none"> • Frustrating process due to the time constraints. • More information is needed about the specific sites and communities to make decisions.
<ul style="list-style-type: none"> • Relieved that quota has been reduced to 185 homes. • Surprised at the sites that are being considered. • People with different viewpoints came to consensus, appreciated being heard. • Process for getting second units approved should be streamlined and the fees should be greatly reduced. Second units could meet 25% to 50% of the RHNA numbers 	<ul style="list-style-type: none"> • Our group used compromise and focused on logic. • Places with overlap were discussed and agreed upon. • We Agreed!!
<ul style="list-style-type: none"> • People have legitimate concerns about where housing is placed. • Need to consider impacts and constraints (environmental, geological, public services, schools, and infrastructure). • Object to the fundamentals of this exercise; why should we be limited to this list of sites? 	<p><i>N/A – no feedback regarding this question</i></p>
<ul style="list-style-type: none"> • Concerned about sea level rise, toxics, financial feasibility, and more related to the specific sites being considered. • Want small infill projects, housing over retail, repurposing retail, in-law units. • Involve other jurisdictions in the planning process. 	<ul style="list-style-type: none"> • High energy discussion. • Everyone felt heard. • Some agreement and some disagreement among group members. • Hard to get an answer to our specific questions.
<ul style="list-style-type: none"> • Don't build socio-economic islands; infill development is preferred. • Planners should consult with local communities • Avoid land toxicity and other environmental issues. • Marin doesn't want to be like San Jose. 	<ul style="list-style-type: none"> • We have a common interest; we are Marin. • Want to preserve Marin County • It was good process and discussion!

What are your top three takeaways?	What did you discover about placing the homes?
<ul style="list-style-type: none">• Disagreed with the sites that were chosen for this exercise.• Should have also considered second units, equity sharing, Habitat for Humanity, etc.• No housing development should be more than 20% affordable.• Don't build near transit because that means building near highway pollution.• Non-profit rental developments are "BS"; they wind up making a profit at the expense of the taxpayers.	<ul style="list-style-type: none">• Fascinating discussion, everyone was involved.• People felt heard.• We all recorded and agreed upon sites.