

SCENARIO CARD

Date: 4-26-14

Group Number: 16

Total 2 1/2

A Location	B Number of homes from prior Housing Element	C # Market Rate Homes (61 minimum)	D # Moderate Income Homes (37 minimum)	E # Lower Income Homes (87 minimum)
1. Marinwood Plaza -	82 ✓		20	10
2. Oak Manor	10 ✓	5		5
3. California Park	50 ✓		18	18
4. Old Chevron Station	10 0			
5. St. Vincent's / Silveira -	221 ✓	10	20	20
6. Easton Point - The Martha Property	43 ✓	43	Legal settlement for 43 Market Rate homes	
7. Tamarin Lane	3 ✓	3		
8. Indian Valley	5 ✓	5		
9. Manzanita	3 0			
10. Grandi Building	2 0			
11. 650 North San Pedro	In March 2014, the property was purchased to preserve from development			
12. Golden Gate Seminary	60 ✓		20	20
13. Marin City CDC	15 ✓			15
14. Armstrong Nursery	10 ✓		10	
15. Inverness Valley Inn	Location is not included in final Site Inventory for the certified Housing Element			
16. Grady Ranch	240 0			
17. Roosevelt	2 0			
Totals	---			

66 88 88

SCENARIO CARD

Date: 26 APRIL 2014

Group Number: 8

A <i>Location</i>	B <i>Number of homes from prior Housing Element</i>	C <i># Market Rate Homes (61 minimum)</i>	D <i># Moderate Income Homes (37 minimum)</i>	E <i># Lower Income Homes (87 minimum)</i>
1. Marinwood Plaza	82	10		72
2. Oak Manor	10		3	7
3. California Park	50		40	40
4. Old Chevron Station	10	1		
5. St. Vincent's / Silveira	221		40	40
6. Easton Point	43	43	<i>Legal settlement for 43 Market Rate homes</i>	
7. Tamarin Lane	3			
8. Indian Valley	5			
9. Manzanita	3			
10. Grandi Building	2			
11. 650 North San Pedro	<i>In March 2014, the property was purchased to preserve from development</i>			
12. Golden Gate Seminary	60		20	40
13. Marin City CDC	15			
14. Armstrong Nursery	10			
15. Inverness Valley Inn	<i>Location is not included in final Site Inventory for the certified Housing Element</i>			
16. Grady Ranch	240			
17. Roosevelt	2			2
Totals	---	53	63	161

* 25% to 50% from 2nd units

SCENARIO CARD

Date: 4/26/14

Group Number: 3

NOT FINISHED

A	B	C	D	E
Location	Number of homes from prior Housing Element	# Market Rate Homes (61 minimum)	# Moderate Income Homes (37 minimum)	# Lower Income Homes (87 minimum)
1. Marinwood Plaza	82	10		
2. Oak Manor	10	2	6	2
3. California Park	50		10	20
4. Old Chevron Station	10			
5. St. Vincent's / Silveira	221			
6. Easton Point	43		Legal settlement for 43 Market Rate homes	
7. Tamarin Lane	3		5	3
8. Indian Valley	5		8	
9. Manzanita	3		5	3
10. Grandi Building	2			2
11. 650 North San Pedro	In March 2014, the property was purchased to preserve from development			
12. Golden Gate Seminary	60	10	10	10
13. Marin City CDC	15			15
14. Armstrong Nursery	10	5	5	
15. Inverness Valley Inn	Location is not included in final Site Inventory for the certified Housing Element			
16. Grady Ranch	240			
17. Roosevelt	2			2
Totals	---		<u>39</u>	

SCENARIO CARD

Date: _____

Group Number: _____

The total for each location cannot exceed the maximum indicated in column B below. "XXX" indicates where homes cannot be placed for a particular income category. These assumptions are based on zoning and land use policies as they apply to specific locations. Totals for columns C-E represent the minimum number of homes needed for each income category.

A <i>Location</i>	B <i>Number of homes per location</i>	C <i># Market Rate Homes (61 minimum)</i>	D <i># Moderate Income Homes (37 minimum)</i>	E <i># Lower Income Homes (87 minimum)</i>
1. Marinwood Plaza	82			
2. Oak Manor	10			
3. California Park	50	10	10	30
4. Old Chevron Station	10			
5. St. Vincent's / Silveira	221	21	100	100
6. Easton Point	43		XXX	XXX
7. Tamarin Lane	3	3		XXX
8. Indian Valley	5			XXX
9. Manzanita	3			
10. Grandi Building	2		2	XXX
11. 650 North San Pedro	<i>In March 2014, the property was purchased to preserve from development</i>			
12. Golden Gate Seminary	60	XXX	XXX	30
13. Marin City CDC	15			
14. Armstrong Nursery	10			XXX
15. Inverness Valley Inn	<i>Location is not included in final Site Inventory for the certified Housing Element</i>			
16. Grady Ranch	240	XXX	XXX	
17. Roosevelt	2			
Totals	---	34	112	160

SCENARIO CARD

Date: 4-26-14

Group Number: _____

A	B	C	D	E
Location	Number of homes from prior Housing Element	# Market Rate Homes (61 minimum)	# Moderate Income Homes (37 minimum)	# Lower Income Homes (87 minimum)
1. Marinwood Plaza	82	10	72	
2. Oak Manor	10		3	7
3. California Park	50			
4. Old Chevron Station	10			
5. St. Vincent's / Silveira	221		40	40
6. Easton Point	43	43	Legal settlement for 43 Market Rate homes	
7. Tamarin Lane	3			
8. Indian Valley	5			
9. Manzanita	3			
10. Grandi Building	2			
11. 650 North San Pedro	In March 2014, the property was purchased to preserve from development			
12. Golden Gate Seminary	60		20	40
13. Marin City CDC	15			
14. Armstrong Nursery	10			
15. Inverness Valley Inn	Location is not included in final Site Inventory for the certified Housing Element			
16. Grady Ranch	240			
17. Roosevelt	2			2
Totals	---	53	135	89

Instructions for Group Exercise

Date: _____ Name: _____ Group #: _____

Purpose: The purpose of the exercise is twofold: for community members to share different perspectives about housing in Marin; and to collaborate in identifying locations for at least 185 homes in unincorporated Marin County. Your small group facilitator is present to help guide the process and make sure everyone has a voice.

To Prepare:

- Nominate a Recorder. The Recorder’s job is to take notes and record the group’s discussion and takeaways. *Please use the writing pad provided and turn in your group notes at the end of the Workshop.*
- Nominate a group member to use the Scenario Card to keep a running tally of the homes that are placed on the map. *Please turn in your Scenario Card at the end of the Workshop.*

To Begin the Exercise:

1. Each group member takes 5 minutes in silence to read the Instructions and study the map. Begin to get an idea of where you might want to place the homes. The Location Fact Sheets are available for reference.
2. Begin a group discussion about where to place the homes. Remember to listen to each group member’s perspective and to make group decisions. The group works together to place at least 185 homes on the map, using the color-coded Post-it notes as follows:
 - Yellow:** at least 61 in the Market Rate range (= income above \$116,500, 4-person household)
 - Blue:** at least 37 in the Moderate Income range (= income up to \$116,500, 4-person household)
 - Green:** at least 87 in the Lower Income range (= income below \$88,600, 4-person household)

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1. Marinwood Plaza	82			
2. Oak Manor	10			
3. California Park	50			
4. Old Chevron Station	10			
5. St. Vincent’s / Silveira	221			
6. Easton Point	43	<i>Legal settlement for 43 Market Rate homes</i>		
7. Tamarin Lane	3			
8. Indian Valley	5			
9. Manzanita	3			
10. Grandi Building	2			
11. 650 North San Pedro	<i>In March 2014, the property was purchased to preserve from development</i>			
12. Golden Gate Seminary	60			
13. Marin City CDC	15			
14. Armstrong Nursery	10			
15. Inverness Valley Inn	<i>Location is not included in final Site Inventory for the certified Housing Element</i>			
16. Grady Ranch	240			
17. Roosevelt	2			
Totals	---			

(Please turn over for debrief info)

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:

*need a wholistic perspective
Jurisdiction*

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3. California Park	50			
4. Old Chevron Station	10			
5. St. Vincent's / Silveira	221			
6. Easton Point	43		<i>Legal settlement for 43 Market Rate homes</i>	
7. Tamarin Lane	3			
8. Indian Valley	5			
9. Manzanita	3			
10. Grandi Building	2			
11. 650 North San Pedro	<i>In March 2014, the property was purchased to preserve from development</i>			
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13. Marin City CDC	15			
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Totals	---			

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Notes:

Takeaways:

Avoid building isolated islands

Consult with local communities

Address topics

Don't want to be San Jose
Don't want what we like about Marin to
be taken away.

Have concerns about setting precedents for
future housing elements.

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1. Marinwood Plaza	82		20	10
2. Oak Manor	10			
3. California Park	50		18 18	18
4. Old Chevron Station	10			
5. St. Vincent’s / Silveira	221			
6. Easton Point	43	43	Legal settlement for 43 Market Rate homes	
7. Tamarin Lane	3	3		3
8. Indian Valley	5			
9. Manzanita	3			
10. Grandi Building	2			
11. 650 North San Pedro	<i>In March 2014, the property was purchased to preserve from development</i>			
12. Golden Gate Seminary	60			
13. Marin City CDC	15			
14. Armstrong Nursery	10			
15. Inverness Valley Inn	<i>Location is not included in final Site Inventory for the certified Housing Element</i>			
16. Grady Ranch	240			
17. Roosevelt	2			
Totals	---			

(Please turn over for debrief info)

Instructions for Group Exercise

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1. Marinwood Plaza	82			
2. Oak Manor	10			
3. California Park	50			
4. Old Chevron Station	10 -21			
5. St. Vincent's / Silveira	221			
6. Easton Point	43		<i>Legal settlement for 43 Market Rate homes</i>	
7. Tamarin Lane	3			
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10. Grandi Building	2			
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16. Grady Ranch	240			
17. Roosevelt	2			
Totals	---			

(Please turn over for debrief info)

61
 37
 87

 185

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:

- Frustrating - time constraint
+ lack of information
Reality check -
Active listening
- ~~Not our job in 5 minutes~~
Community is not well known
Placing homes - Physical constraints
Improve the neighborhood

• Wholistic - other perspectives
• funding sources -
not important -
Property value
• Realistic

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: MARLIN'S AFFORDABILITY PROBLEMS STEMS FROM LACK OF SUPPLY VS TOO MUCH DEMAND. INCREASING MARLIN'S SUPPLY OF MARKET RATE HOMES IS THE BEST WAY TO INFLUENCE LOWER PRICES w/o DEFUNDING ESSENTIAL SERVICES.

Instructions for Group Exercise

Date: 26 April 17 Name: DAVID KUNHARDT Group #: 8

Purpose: The purpose of the exercise is twofold: for community members to share different perspectives about housing in Marin; and to collaborate in identifying locations for at least 185 homes in unincorporated Marin County. Your small group facilitator is present to help guide the process and make sure everyone has a voice.

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A Location	B Number of homes from prior Housing Element	C # Market Rate Homes (61 minimum)	D # Moderate Income Homes (37 minimum)	E # Lower Income Homes (87 minimum)
1. Marinwood Plaza	82	10	0	72 82
2. Oak Manor	10		3	7
3. California Park	50	0	0	0
4. Old Chevron Station	10		3	7
5. St. Vincent's / Silveira	221		40	0 40
6. Easton Point	43	43	Legal settlement for 43 Market Rate homes	
7. Tamarin Lane	3			
8. Indian Valley	5			
9. Manzanita	3	0	0	0
10. Grandi Building	2			
11. 650 North San Pedro	In March 2014, the property was purchased to preserve from development			
12. Golden Gate Seminary	60	0	20	40
13. Marin City CDC	15			
14. Armstrong Nursery	10			
15. Inverness Valley Inn	Location is not included in final Site Inventory for the certified Housing Element			
16. Grady Ranch	240	200		
17. Roosevelt	2			
Totals	---	253	86	166

(Please turn over for debrief info)

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:

~~There are pieces~~

Instructions for Group Exercise

Date: 4/26/14 Name: MIKE RALSTON Group #: 8

Purpose: The purpose of the exercise is twofold: for community members to share different perspectives about housing in Marin; and to collaborate in identifying locations for at least 185 homes in unincorporated Marin County. Your small group facilitator is present to help guide the process and make sure everyone has a voice.

To Prepare:

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1. Marinwood Plaza	82			
2. Oak Manor	10			
3. California Park	50			
4. Old Chevron Station	10 (20)			
5. St. Vincent’s / Silveira	221			
6. Easton Point	43		<i>Legal settlement for 43 Market Rate homes</i>	
7. Tamarin Lane	3			
8. Indian Valley	5			
9. Manzanita	3			
10. Grandi Building	2			
11. 650 North San Pedro	<i>In March 2014, the property was purchased to preserve from development</i>			
12. Golden Gate Seminary	60			
13. Marin City CDC	15			
14. Armstrong Nursery	10 (53)			
15. Inverness Valley Inn	<i>Location is not included in final Site Inventory for the certified Housing Element</i>			
16. Grady Ranch	240			
17. Roosevelt	2			
Totals	---			

(Please turn over for debrief info)

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?

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Notes:

Handwritten notes in cursive script with arrows pointing from the debrief questions to the notes:

- An arrow from the question "What was it like listening to everyone's perspectives?" points to the word "respectful".
- An arrow from the question "What did you discover about placing the homes?" points to the phrase "can be done with a consensus process".
- An arrow from the question "What are your top three takeaways from the exercise?" points to the phrase "consensus process worked at our table".

Recording Notes:

① Alysa presented some data
What houses looked like

Map will be available
describing all sites

② Christine: asked everyone
to read scenario and to
understand the description

③ Density:
Alyssa: We have not
included all information
to site. This may add to
confusion. Call planners
to answer question
- For this exercise, the
discussion is about
the sites
- Not getting into specific

(4) Kate: expert facilitator
will be at every meeting

(5) Kristine = asked for ideas
to get started!

A - Put in a word of concern
about Oak Knoll site
due to unbearable
site conditions

B - Any alternatives?

C - Maybe - St. Vincent side

D - that is on back of
and this may impact
traffic

E - Oak Knoll → Only a
sites will this truly
increase traffic?

How much more traffic may increase

x = Any other thoughts on that topic.

- Prop sites close to bus route maybe better

- St. Silvana land?

Leelee: Only 5% on 55 hours

Describe: St. Vincent Silvana
there is only 5%

Leelee:

the minimum 185

Can place more throughout.

= looking at whole map
transfer Ratio:

Sites further away from
freeway
TR residents will have
their own car
MI → Place units close
BT → to grocery stores,
pharmacies, close
to transit

= TamarindCamp = TR

= Agree w/ TR further away

= Balance LT and TR

* Tamarind Woods w/ store on
site / mixed, impact to
school district - to offset
cost to school district

Good well served site.

Krist: Some people who haven't talked?

Jina: ? = Mixed and separation. Point Reyes there is a dash of hours for low income.

Do we want to make West Marin inaccessible to LI folks?

Stargroah is not adequate but support for diversity of income.

Conversation about LI and what other mixed housing program is available.

- Areas that are x out, don't meet state requirements.
- XXX → Redefine: credit cannot be attained in this area.
- Cal Park: Entrance to tunnel → Good place for SO L.I.
- You would be creating a ghetto?
- location, gang change
- community
- Good potential - Part of a long term improvement
- Upgrade area so people want to live there.

- Be careful w/ freeway.
- Some people don't mind being close to freeway.
- Blend of socio-economic strata is a better way to create an identity of diversity.
- E. Van split of income category. It may be a prime location for mixing.
- Propose to county where use is proposed for location.
- Create an interesting endave.
- South Beach, UCSF changed the entire area.

(3) Cal Park → there
to a consensus —

30 LI
10 MI
10

→ Grand Site → Todd

GRADY RANCH? How are
we placing this many?

Silverna? Major transit
route to SF

Diversity is good =
there is no reason to
subdivide.

- Can the projects be proposed to go close to Smith Ranch?

- There are policies in place that establish where houses will be built

- Looking at Southern Marin

Seminary: If we place all 60 units there, does it make more likely

Levell:

- Affordable housing at least 30 units

- Access to SF?

Is more emphasis going to be placed on Southern Marin?

- It is ultimately ~~seen~~ up
for the owner and
developer.

- Affordable housing; Most
residents work in County

- 30 units in Sevinery

Sevinery A/H designed
30 units of housing
2 acres within perimeter

*
1. We disagree with the selection of housing sites for this exercise & we see the opportunity for other areas to be included which the CDA body not to include, e.g. Oakview, Hatfield & #11.

2. I disagree with requirement to respond to ABI.

*
3. The I objects to not including alternative housing to meet the goals of this exercise, e.g. 2nd Quanta, equity sharing housing, Habitat for Humanity, & others.

*
4. No sites should be developed exclusively for affordable housing but should be 80/20.

*
5. ~~Not~~ ^{RENTAL} Non-profit developments are bullshit.

6. How affordable housing is done is a problem, e.g. non-profit developer does not pay taxes, selling tax credits,

7. Locating all ^{100%} affordable developments to one area is detrimental ~~to~~ ^{for} community.

8. Location of sites on transit corridors does not work - pollution.

9. Subsidies by ^{local, state, & gov.} government are being paid by people in community + increase in services.

10. What is the cost to community for non-profit developers to build one these sites e.g. non-pymt of property taxes, minimal payment of parcel taxes e.g. non-profit developer pays 1 or 2 parcel taxes for 82 units whereas single-family owner pays ^{more} in taxes than developer.

* 11. Leading us to solution, not taking our comments into housing plan.

12. Sites should be designated 80/20 + this will meet requirements.

~~Largest state subsidy is Prop 13~~

(Framework)

① Not liking the Fundamental Premise of this exercise w/ locations already chosen
Framework is broken from start

Des. for 100% affordable via 2nd units
infill, above ^{retail} commercial, repurposed commercial

Expand the process
② Involve other jurisdictions, rehab housing, above stores BUT - also ok w/ small development sites.

③ Need to ~~really~~ locate real sites where we can get affordable housing e.g. Yardbirds. Likes Marinwood, as a viable possibility. Viable sites
~~At~~ Basic division between groups who want enviro preserved vs "drawbridge" thinking.

infill or small development

Table A: Environmental Constraints & Hazards at the Tam Junction Affordable Housing Opportunity Sites

		Tam Junction Affordable Housing Opportunity Sites				
		Site #4 Chevron	Site #9 Manzanita	Site #14 Armstrong	Site #18 Manzanita	Site #19 TJ Retail
E N V I R O N M E N T A L C O N S T R A I N T S	Traffic Congestion (LOS "F")	✓	✓	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓	✓	✓
	Sea Level Rise	✓	✓	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud Displacement	✓	✓	✓	✓	✓
	Toxic Air & Noise Pollution from Hwy 101		✓		✓	
	Toxic Air & Noise Pollution from Hwy 1	✓	✓	✓	✓	✓
	Cancer Causing TACs from Dry Cleaners	✓		✓		✓
	Probable Contaminated Groundwater, Soil & Vapors from Hazardous Materials at Gas Stations	✓	✓		✓	✓
	Probable Endangered Species			✓	✓	

TAKEAWAYS FROM ALL TABLES

Planners should take holistic approach + 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.

Relieved that quota has been reduced to 185 homes.

Surprise at some of the sites.

People with different viewpoints came to consensus, appreciated being heard.

People have legitimate concerns about where housing is placed.

Need to consider impacts + constraints (schools, geology, etc.)

Object to fundamentals of this exercise, why be limited to this list of sites.

Concerned about sea level rise, toxics, etc., financial feasibility.

Want small infill projects, housing over retail, ~~repurposing~~ repurposing retail.

Involve other jurisdictions in the planning.

One person suggested we have Bob Silvestre present to balance the County's presentation.

Don't build socioeconomic islands. Prefer infill.

Planners should consult with local communities.

Avoid land toxicity issues.

Marin doesn't want to be like San Jose.

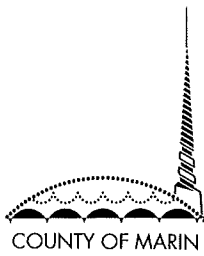
Disagree with the sites that were chosen for this exercise

Should have also considered second units, equity sharing, Habitat for Humanity, etc.

No project should be more than 20% affordable.

Don't build near transit because that means building near highway pollution.

Nonprofit rental developments are bullshit; they wind up making a profit at the expense of the taxpayers.



April 26, 2014
 Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): _____

1. How did you hear about this workshop? City Email

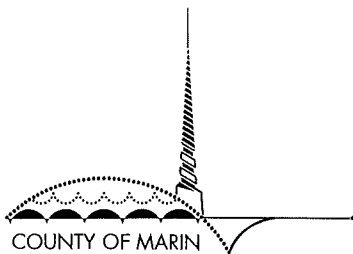
2. What is the most valuable thing you are taking away from this workshop?
The process is fundamentally broken due to a forgone conclusion

2. What other input would you like to give us about the Housing Element?
Future presentations should include alternative presentations by opposing points of view

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)

Please rate the extent to which you agree with each statement. (Check one box for each item.)	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way. BIASED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful. BIASED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back



April 26, 2014
 Community Workshop: Housing Element

Participant Feedback

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Name (optional): _____

1. How did you hear about this workshop? *email*

2. What is the most valuable thing you are taking away from this workshop?

*That universally, everyone wants infill housing over
 retail (i.e. Northgate) and Ind units to be used to meet RHNA #s.*

2. What other input would you like to give us about the Housing Element?

We (univ. Co) do not need anymore market rate SF housing.

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)

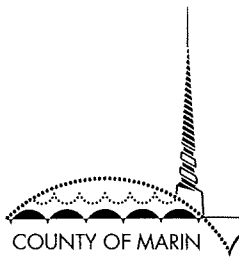
<i>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Continued on back

Additional Comments:

Allow ^{any} ~~rental~~ homeowners
to create 2nd units for low + moderate
income housing.

Reduce property taxes for these as an
incentive.



April 26, 2014
 Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

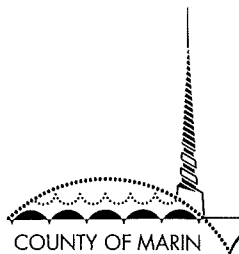
Name (optional): _____

1. How did you hear about this workshop? Email
2. What is the most valuable thing you are taking away from this workshop? *Ability to hear + discuss these issues with people who have different perspectives*
2. What other input would you like to give us about the Housing Element?
Please listen:

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>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Continued on back



April 26, 2014
 Community Workshop: Housing Element

Participant Feedback

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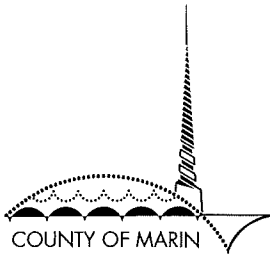
Name (optional): DAVID KUHNARDT

1. How did you hear about this workshop? *e-mail invitation fr. Co.*
2. What is the most valuable thing you are taking away from this workshop?
I found it could sit in a small group and actually agree with Richard Hall, and disagree respectfully
2. What other input would you like to give us about the Housing Element?
2nd Units ~~are~~ need to be added

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>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Continued on back



April 26, 2014
 Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Joy SCHEIBMAN

1. How did you hear about this workshop? web email

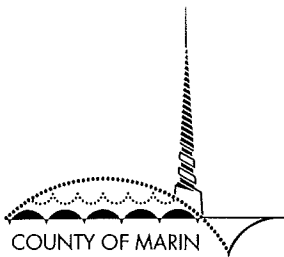
2. What is the most valuable thing you are taking away from this workshop?
better than SMART or ASAB process

2. What other input would you like to give us about the Housing Element?
more info before

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>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back



April 26, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Elizabeth Ferris

1. How did you hear about this workshop? IT, Nextdoor

2. What is the most valuable thing you are taking away from this workshop?

Need more info and time.

The existing framework is broken -

2. What other input would you like to give us about the Housing Element?

Too ~~dense~~ dense, too meeting islands (ghettos), too dismissive of communities -

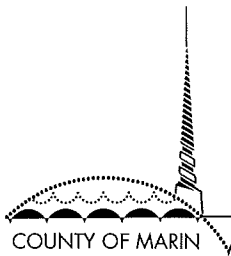
3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)

see meeting notes -

Please rate the extent to which you agree with each statement. (Check one box for each item.)	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

was very frustrating given the County's framework -

Continued on back



April 26, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): _____

1. How did you hear about this workshop? *Justin Kai*

2. What is the most valuable thing you are taking away from this workshop?
Many people are misinformed and need more community input

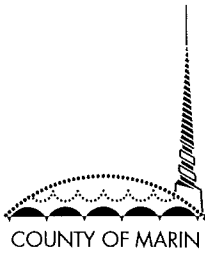
2. What other input would you like to give us about the Housing Element?
PLEASE *listen to the community and be partionate in divison of housing in density and income level*

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) *More presentations*

perpolio

<i>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Continued on back



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

April 26, 2014
 Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): _____

1. How did you hear about this workshop?

nextdoor.com / MONT MARIN

2. What is the most valuable thing you are taking away from this workshop?

IT'S NOT DONE!

2. What other input would you like to give us about the Housing Element?

MORE MORE WHOLEISTIC VIEW NEEDS FOR COUNTYWIDE PLAN

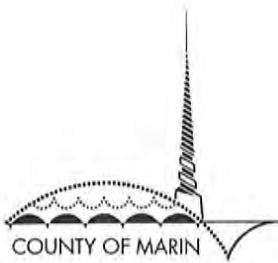
OTHER JURISDICTIONS NEED TO BE CONSIDERED

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>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NEEDS COMPLETE COUNTYWIDE INFO AVAILABLE TO BE ABLE TO MAKE VALID DECISIONS.

Continued on back



April 26, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): PAMELA KING

1. How did you hear about this workshop? Flyer

2. What is the most valuable thing you are taking away from this workshop?
A clear understanding of the Housing Element.

2. What other input would you like to give us about the Housing Element?
N/A

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)
N/A

<i>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

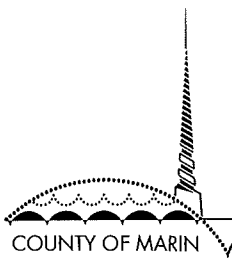
Thank you!!!

Continued on back

Additional Comments:

I really enjoyed
the workshop.

Thank you so much for your feedback!



April 26, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Jon Gregoriew

1. How did you hear about this workshop? Justin Kai

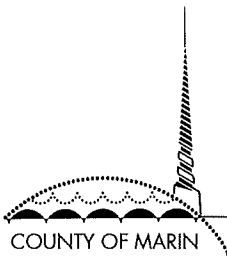
2. What is the most valuable thing you are taking away from this workshop?
That sitting in a room and arbitrarily picking locations and types of housing to meet quotas is a broken system.

2. What other input would you like to give us about the Housing Element?
Integrate new housing into communities do not create socio/economic islands

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>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back



April 26, 2014
Community Workshop: Housing Element

Participant Feedback

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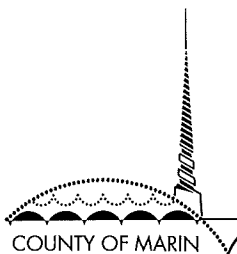
Name (optional): _____

1. **How did you hear about this workshop?** *Justin Kai*
2. **What is the most valuable thing you are taking away from this workshop?**
Collaboration, information sharing.
2. **What other input would you like to give us about the Housing Element?**
It's a very serious topic

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>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Continued on back



April 26, 2014
 Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): _____

1. How did you hear about this workshop?

EMAIL

2. What is the most valuable thing you are taking away from this workshop?

The similarity of views by local homeowners on how they see development in MARIN.

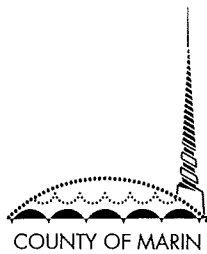
2. What other input would you like to give us about the Housing Element?

Need to get out of ABAG

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>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Putting on the decision's maker's hat was valuable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

April 26, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Jim ROBINSON

1. How did you hear about this workshop?

WIFE POINTED IT OUT IN IJ

2. What is the most valuable thing you are taking away from this workshop?

THE DISLIKE IN MARIN FOR STUFFING AFFORDABLES DOWN OTHER NEIGHBORHOOD'S THROAT IS Quite Large (90%)?

2. What other input would you like to give us about the Housing Element?

I DON'T FEEL THAT WE HAVE TO SATISFY AB 1. WE SHOULD RECALL LEGIS. ^{PARYLL} Steinberg

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)

FATE OF PDA NEWS ON PROJECT.

Please rate the extent to which you agree with each statement. (Check one box for each item.)	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved. <i>INCREASED</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 5. Putting on the decision's maker's hat was valuable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* IT CONVINCED ME MORE THAN EVER NOT TO WANT TO WISH THIS ON ANY ONE ELSE.

Continued on back