

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)

A	B	C	D	E
<i>Location</i>	<i>Number of homes from prior Housing Element</i>	<i># Market Rate Homes (61 minimum)</i>	<i># Moderate Income Homes (37 minimum)</i>	<i># Lower Income Homes (87 minimum)</i>
1. Marinwood Plaza	82	12		70
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	5		
9. Manzanita	3			
10. Grandi Building	2	8	2	
11. 650 North San Pedro	<i>In March 2014, the property was purchased to preserve from development</i>			
12. Golden Gate Seminary	60	48		12
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

Date: 5/3/14 Name: _____ Group #: 1

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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(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:

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

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

Notes:

1. Not knowing enough of the process
- # 1. DENSITY SHOULD BE CONSIDERED
2. MORE INNOVATED OUTREACH TO COMMUNITY PARTNERS to be included in process
3. TOO FAR REMOVED FROM DECISION MAKERS FOR ~~OTHER~~ VOICE TO MATTER
4. DIALOGUE ABOUT GETTING PEOPLE to be here.

2

3

Instructions for Group Exercise

Date: 5/3/14 Name: Jim Geraghty Group #: 3

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To Prepare:

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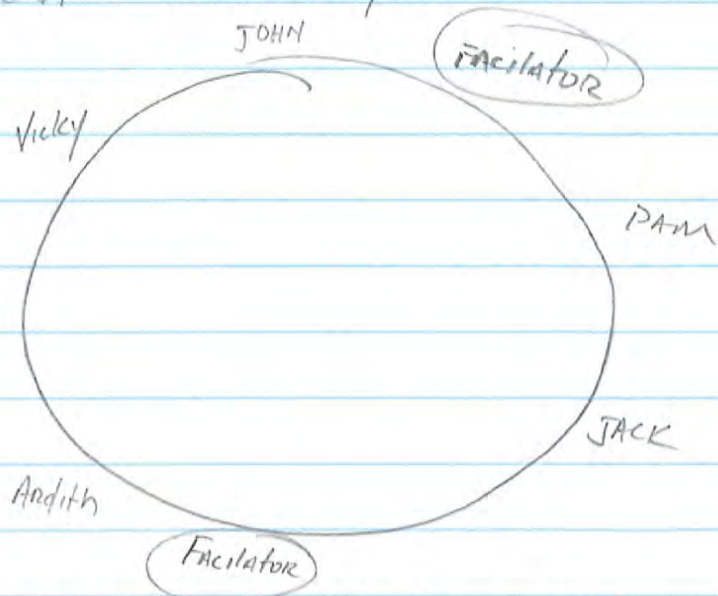
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Location	Number of homes from prior Housing Element	# Market Rate Homes (61 minimum)	# Moderate Income Homes (37 minimum)	# Lower Income Homes (87 minimum)
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2. Oak Manor	10			
3. California Park	50			✓
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>			
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Totals	---			

(Please turn over for debrief info)

May 3rd Housing Element Workshop



* feeling of info being spoon fed. How do we quantify NEEDS of county
NEED to go INTO OPEN SPACE

- * Not knowing enough of the process to participate (NOT enough specifics)
- * going out to locations
- * WILDLIFE CONCERNS (DEERS WERE @ DOOR NO WHERE for deer to go) [ENVIRONMENTAL impact.]

who is being shuttled in? proximity to each
ARE SITES closer to transit being considered more?

The one who has the most NEED. NEED to INVOLVE the community. REACH out to schools to get involvement.

Making it for IMMEDIATE neighborhoods to provide input.

Process goes through PLANNING commission. WE ^{NEED} REPRESENTATION to all. Look @ MORE INNOVATED ways to get to community.

Need to be sensitive to environmental issues. We are living with nature & need to find balance

FEAR - APATHY - DONE IN SPANISH

WHAT IS MISSING TO MAKE A GOOD DECISION

THE NEED IS GREATER THAN WHAT IS NEEDED

DOOR TO DOOR IN AREA WHERE MEETING IS BEING HELD

GET LOCAL PEOPLE INVOLVED

* SITES ALREADY SELECTED 30 UNITS ACRE (minimum density)

probability of 30 units AN ACRE

lifestyle of community

MAX may be up to 42 PER ACRE

PEP & GAH would put in good home

* DENSITY SHOULD BE CONSIDERED BY COUNTY

How do we

feeling process of RACIAL

WORKFORCE DOES NOT LIVE HERE, focus on needs of

community, more documentation of 60% workforce.

More procedure outreach

NOT affected by decision should not be present.

feel that it is hearsay. Population headed towards homelessness.

INTERESTED IN SR. HOUSING & THE SITES AVAILABLE.

PROCESS is difficult.

Sustainability

ENVIRON	ECON	Equity
---------	------	--------

→ NOT REALLY

COMING THROUGH FOR DECISION MADE TO MAKE DECISION

The county process was less coercive than plan Bay Area.
feels like voice being heard is far from truth.
its fantasy.

TABLET # 3

Tam Junction: TRAFFIC/FLOODING
NOT GOOD

Steve likes: MARINWOOD

~~MARINWOOD~~

MARILYN: MARINWOOD: SENIORS

Debbie L.

Top take aways

JIM: Misleading: wanted to
actually place sites.

Steve: Hard to keep focused on
the task at hand. Focus

MARILYN: Will leave feeling ~~negative~~
positive, liked the open conversation

MANDY
GOAL IS:

NOT BE!

CAYTON: We should building
poverty clusters & Ground
TOXICITY MUST NOT BE AVOIDED,
NOR SHOULD TRAFFIC IMPACTS
BE AVOIDED!

SAN RAFAEL Housing Element Workshop (MAY 3, 2014)

TABLE 3: Clayton Smith
Reporting
minutes

MANDY MILLER, FACILITATOR

I.) MARINWOOD PLAZA:

MARYLIN: Education, Schools.
Basic Aid District, Dixie School,
Capital, Children's bought house
have 2 children,

New Children: Property Tax Question

II.) Grady Rawch:

Lack of transit, How many homes
Market Rate.

MARYLIN: Local workers

Issue: Freeway Proximity

Senior Issue MARINWOOD
Mixed Moderate.
would senior housing

Jim

#3

Steve

Clayton

Marilyn

mainstream concerns

education - ↑ more kids ? @ how impact / sizes

government -

↑ tax concerns

→

- where will the developers come from

↳ would like to see more local labor.

mixed development -

What about seniors? Senior

debut

hard to stay focused on task

we didn't place any houses

good property tax / school, toxic waste, disuse

* to hear everyone's concerns.

Process is flawed / assumptions

everyone's perspectives when pertinent to this discussion.

political landscape now = people don't listen to e/o.

• people need to be good listeners

Information gets very misinterpreted.

3#

1-11-16

placiny homes

- can't satisfy everyone
- we shouldn't build poverty clusters
- traffic
- broad involvement of community
- community needs to have hearing.
- diversity of opinions

Site criteria:

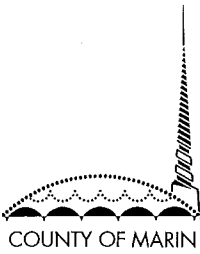
Low income – should be near urban, walkable areas

Market rate could be in the more remote areas

Richard: allow the larger areas to be reserved for open space

Going for the future transit infrastructure (i.e., transit). Need to think about students and student housing.

1. Q:
 - a. Why are things the way they are
 - b. The difficulty of making these decisions
 - c. Good and informative feedback
 - d. Strong opinion
2. Q:
 - a. We'd wear each other down a little bit, to compromise a little bit
 - b. Good to hear everyone
 - c. Consensus really is tough
 - d. If we had more time, we'd need to figure out consensus
3. Q:
 - a. We need to think about getting an education in the costs to put one of these projects in, including in the economics
 - b. Sometimes utilities and infrastructure are a huge cost
 - c. There just isn't enough time to really emulate decision-making
 - d. Great educational exercise



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: May 3, 2014 Name (optional): Ova Hatheway

1. How did you hear about this workshop?

Email

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

a:

more knowledge - met more folks -

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

b:

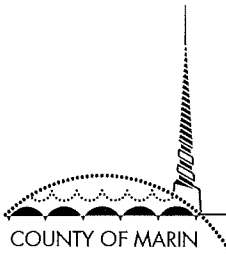
It is frustrating that H.E. is only virtual + not required to build

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)

Discussions about a change in life style -

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Sitting in the decision-makers' seat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Continued on back



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/3/14 Name (optional): _____

1. How did you hear about this workshop?

Online

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

The difficulty of finding consensus

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

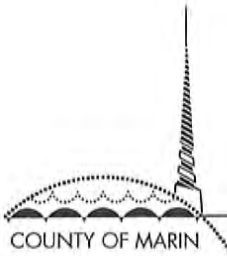
Will email

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)

d.edmundson@gmail.com

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Continued on back



Community Workshop: Housing Element

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Date: 5/3/14 Name (optional): Greg Brockbank

1. How did you hear about this workshop?

e-mail

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

Most of us, even those who have spent hundreds of hours over decades on this issue (like me), are in no way prepared to even determine how many units should be in these sites, much less the mix of low-income, moderate, + market

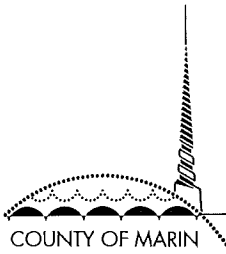
2.b. What other input would you like to give us about the Housing Element?

Although we all learned something, none of the three tables of five come to the desired results w/ # of units, + the mix

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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Community Workshop: Housing Element

Participant Feedback

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Date: 3 May 14 Name (optional): KML

1. How did you hear about this workshop? NEWSPAPER

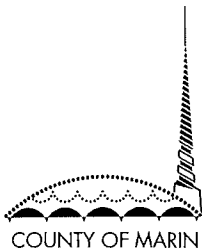
2. What is the most valuable thing you are taking away from this workshop?
LISTENING TO OTHER OPINIONS

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

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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Community Workshop: Housing Element

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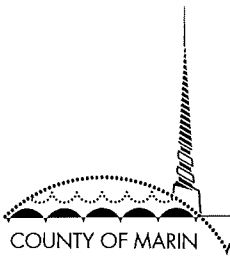
Your feedback will help us prepare for future workshops.

Date: 5-3-14 Name (optional): Steve Lamb

1. How did you hear about this workshop? *I don't remember; perhaps an email from Katie Rice*
2. What is the most valuable thing you are taking away from this workshop? *the county govt is not evil*
2. What other input would you like to give us about the Housing Element? *why ~~do~~ must we take direction from the state? How much local control do we really have?*
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 at this time*

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Community Workshop: Housing Element

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Date: 5/3/11 Name (optional): Jim Gallagher

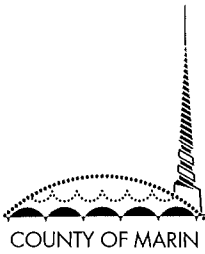
1. How did you hear about this workshop? website
2. What is the most valuable thing you are taking away from this workshop?
That many myths are circulating in the community which need clarification
2. What other input would you like to give us about the Housing Element?
serve the needs of the working people.

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)

Go to place for a calendar of events -
 a myth buster page -

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Community Workshop: Housing Element

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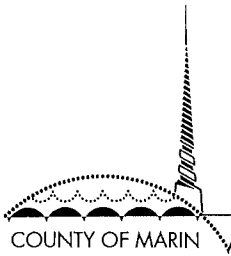
2. What is the most valuable thing you are taking away from this workshop?

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

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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Continued on back



Community Workshop: Housing Element

Participant Feedback

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Date: May 3 2014 Name (optional): Marilyn Epstein

1. How did you hear about this workshop?

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

It is a complicated process -

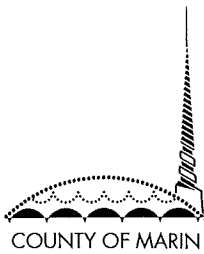
2. What other input would you like to give us about the Housing Element?

Please inform community - outreach ^{about} process

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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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 checked="" type="checkbox"/>	<input 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. Sitting in the decision-makers' seat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back



COMMUNITY DEVELOPMENT AGENCY
 PLANNING DIVISION

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/2/14 Name (optional): VICKY TUORTO

1. How did you hear about this workshop? Flyer

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

Knowing that the process for attracting participants needs to be redone so that it reflects the residents of the

2. What other input would you like to give us about the Housing Element? unincorporated areas of Marin.
We need more specific information about the statistics that are given out.

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)



toria94147@yahoo.com

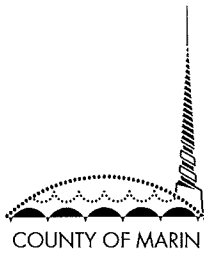
<i>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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. Sitting in the decision-makers' seat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back

Additional Comments:

Lets remember, the wildlife
needs their habitats also.

Thank you so much for your feedback!



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Community Workshop: Housing Element

Participant Feedback

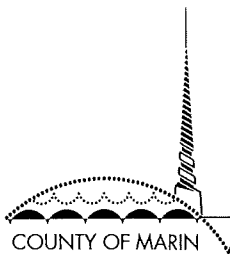
Your feedback will help us prepare for future workshops.

Date: 5-3-14 Name (optional): _____

1. How did you hear about this workshop? *e mail*
2. What is the most valuable thing you are taking away from this workshop? *It is a difficult process to meet in groups to discuss a new housing plan element.*
2. What other input would you like to give us about the Housing Element? *I found the meeting informative*
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) *There wasn't time to confirm density in new housing element. Will that be posted on website?*

<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 checked="" type="checkbox"/>	<input 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. Sitting in the decision-makers' seat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back



Community Workshop: Housing Element

Participant Feedback

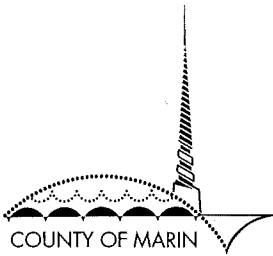
Your feedback will help us prepare for future workshops.

Date: _____ Name (optional): _____

1. How did you hear about this workshop? *NEWSPAPER ADS*
2. What is the most valuable thing you are taking away from this workshop?
BEING ABLE TO PROVIDE FEED BACK TO THE DECISION MAKERS
2. What other input would you like to give us about the Housing Element?
IT MUST BE BASED ON "QUANTIFYING" THE ACTUAL NEED. APPLYING ANS ELEMENTS/ PRECEPTS OF "SUSTAINABILITY"
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Sitting in the decision-makers' seat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5-2-14 Name (optional): Sam Dow

1. How did you hear about this workshop? BOS meeting

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

The County public participation process is less coercive than Plan Bay Areas.

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

You should pursue a 20u/A feasibility study.

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)

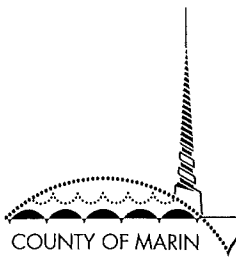
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3. My understanding of the Housing Element and the update process has improved.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Sitting in the decision-makers' seat was valuable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back

Additional Comments:

The lack of discussion of density was fundamentally dishonest. Density counts from the beginning through the end. Good design helps but does not change the density.

The government is starting to promote a fundamental citizen right to live near where they work. We cannot cause people who live in affordable housing or any other kind of housing to choose places close to where they work.



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/3/14 Name (optional): JULIA ORTEGA

1. How did you hear about this workshop?

NEWSPAPER

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

~~PRIVILEGES~~ PEOPLE AT TABLE WERE MOVING TO SHARING AND DIALOGUE!

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

YOUR PROGRAM ON COMMUNICATIONS FAILED — NO ONE FROM THE COUNCIL!

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)

PLANNING COMMISSION ATTENDANCE REPORTS

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
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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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5. Sitting in the decision-makers' seat was valuable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued on back

5-3-14

Clarifying Questions:

- ① How did you (the County) reach out to the entire community, including all ethnic groups? What specific Spanish-language outreach was done?
- ② Who picks the RHNA #'s?
- ③ How did you get median home price?
→ Marin IS posted lower figure (Countywide)
- ④ We've had no opportunity to respond/refute points made in presentation + video. When are we going to have open debate between County staff and public? (Clayton Smith)
- ⑤ When can the County's facts be tested? There are other facts out there that need to be considered. Why has Oakview site been excluded from the list of sites? Stephen Nestle
LT: was in 2003 HE, given entitlements in 2004
- ⑥ On one hand we're given 185 homes, on other hand we hear 60% workforce commutes from outside Marin. How many people does that 60% represent? How many new seniors will be needing housing in next 10 years? Need to quantify the actual need in terms of # of people. (Jack)

- ⑦ why only 185? why aren't we thinking about the more realistic need?
- ⑧ Why did the RTHNA drop so much from last HE cycle?
- ⑨ where the 773 from last cycle built? How many cycles until something is built?
- ⑩ For this HE cycle will the County be re-using sites from last cycle? Are local community based organizations having their own meetings about the HE to discuss ideas independently?
- ⑪ Please define "lower income"