

SCENARIO CARD

Date: 5/10/14

Group Number: 5

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			
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	10	10	10
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	---			

SCENARIO CARD

Date: 5/10/14

Group Number: 8

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			
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	---			

No units were placed.

SCENARIO CARD

Date: 5/10/14

Group Number: 2

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	∅	∅	∅
2. Oak Manor	10 ?			
3. California Park	50 <i>too many</i>			
4. Old Chevron Station	10 <i>too many</i>			
5. St. Vincent's / Silveira	221	∅	∅	∅
6. Easton Point	43	43	<i>Legal settlement for 43 Market Rate homes</i>	
7. Tamarin Lane	3 ?			
8. Indian Valley	5	<i>did not get this far</i>		
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	---			

SCENARIO CARD

Date: MAY 10

Group Number: 6

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			40 live work
2. Oak Manor	10			
3. California Park	50			
4. Old Chevron Station	10			
5. St. Vincent's / Silveira	221	0	0	0
6. Easton Point	43	OK	Legal settlement for 43 Market Rate homes	
7. Tamarin Lane	3			0
8. Indian Valley	5			0
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	OK	0	0
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	OK		0
17. Roosevelt	2			
Totals	---			

Instructions for Group Exercise

Date: 5/10/14 Name: MARK INBODY Group #: 2

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	∅	∅	∅
2. Oak Manor	10	∅	∅	∅
3. California Park	50	∅	∅	∅
4. Old Chevron Station	10	∅	∅	∅
5. St. Vincent’s / Silveira	221	∅	∅	∅
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	∅	∅	∅
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? *excellent*
- What did you discover about placing the homes? *difficult with limited information*

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

Notes: *exercise* This, puts the cart before the horse. *There should be squares for "none of the above"*
This exercise improperly assumes we cannot!

- ① amend the Housing Element
 - ② withdraw the County from ABAG
 - ③ decline State Transportation funding in favor of determining a zero-growth policy
- The table appears to be in agreement with this point, ie that we must accept a housing allocation
 - Why did the County spend money on a sales pitch video? It clearly overlooks pits like Kruger Pines, to put a gloss on what affordable housing is.
 - I am not willing to tell other neighborhoods they must have high-density housing and I don't want them telling Strawberry must have.

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			
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			
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)

Recorder - Ann
Scenario card - Mark

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)

51
43
18

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	TOXC		
2. Oak Manor	10			
3. California Park	50			
4. Old Chevron Station	10			
5. St. Vincent's / Silveira	221	TOXC		
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			
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			
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?
- ϕ sufficient info

① more info. Schools
Roads
Sewage
Immed residents
costs to community

② why the sites?

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

Notes:

Don't want to be win capped

- ③ Development in general vs Affordable hsg
- ④ Exercise
Call before noise
- ⑤ ϕ trust process; Lots of distrust
- ⑥ Illusion of local control

Instructions for Group Exercise

Date: 5/10/14 Name: Ann Group #: 2

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			
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)

Group 2

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:

1. This exercise puts the cart before the horse in that we don't agree with 185 units and don't have information about all these sites. We want to know:
 1. Before making any decisions on any of these properties,
 - impact on water, traffic, schools;
 - what immediate residents want to happen to the property.
 2. Why were some of these sites picked? Many have toxins, flood issues, etc.
 3. Video made it seem like everyone has a right to live in Marin, even if you can't afford it. We question the 185 unit requirement.
2. We were a hard working group, really tried to do our job, listened carefully to each other.
3. Insufficient info. to place homes

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:

Hidden costs to Marin's taxpayers when people with special needs move out of the county.

County planners should develop & show alternative plans so we can choose other approaches in meeting housing needs.

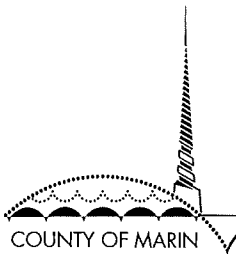
We should know the costs of a project before it's approved including social services.

Each community knows its own area best so focus on local concerns. Can't make decisions about sites where we don't live.

Not presented with impacts of development (social & financial price) such as schools, traffic, sea level rise, seismic regulations etc. We have 20% miles per hour in Co. It's not like we are not doing anything.

Numbers on handout regarding sites do not identify potentials for density based on possible state density bonuses & environmental streamlining.

No development of Tam Valley constrained sites.



Community Workshop: Housing Element

Participant Feedback

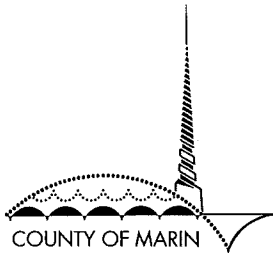
Your feedback will help us prepare for future workshops.

Date: 5/10/24 Name (optional): Ann Spoke

1. How did you hear about this workshop? *email*
2. What is the most valuable thing you are taking away from this workshop?
Information about Strawberry and special needs residents.
2. What other input would you like to give us about the Housing Element?
Develop alternative approaches to meet actual market needs
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/10/2014 Name (optional): DEAN WOODRUM

1. How did you hear about this workshop?

County Employee

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

INTERESTING PEOPLE

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

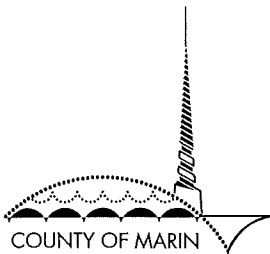
ADMINISTRABLE COUNTY HOUSING GOALS

IT'S NECESSARY

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"/>
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. 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: 5/10/2014 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?

WE NEED MORE INFORMATION,

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

*WE NEE ALTERNATIVE PLANS
 AND AN ANALYSIS OF EACH ALTERNATIVE'S COSTS*

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)

- NOTICE OF MEETINGS*
- STAFF REPORTS*
- ALL CORRESPONDENCE FROM INTEREST PARTIES*

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

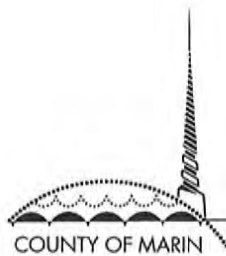
Continued on back

Additional Comments:

DIDN'T SEE THE NEED FOR PAYING FOR A CONSULTANT TO
RUN THE MEETING.

PLANNING STAFF COULD HAVE DONE THE JOB ON ITS OWN.

Thank you so much for your feedback!



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: MAY 10, 2014 Name (optional): BASIA CRANE

1. How did you hear about this workshop? FROM JOAN BENNETT

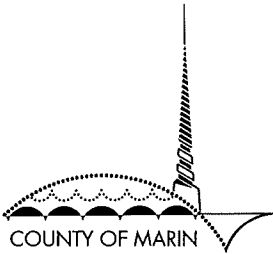
2. What is the most valuable thing you are taking away from this workshop?
HOW COMPLEX HOUSING FOR WORKFORCE IS AND HOW UNINFORMED VOTERS COULD ~~NOT~~ VOTE IN SB 375 AND SB 743 TO CREATE THIS.

2. What other input would you like to give us about the Housing Element?
IT'S NOT NEAR TRANSIT (SMART) CORRIDOR

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"/>
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 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 checked="" 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: 5/10 Name (optional): _____

1. How did you hear about this workshop? KARL SEARS

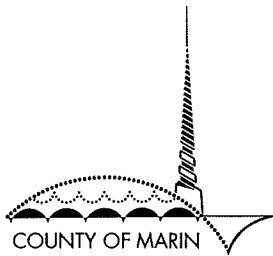
2. What is the most valuable thing you are taking away from this workshop?
THAT THERE IS A CLEAR MESSAGE TO THE COUNTY THAT THE DEVELOPER-PROFILING DENSITY APPROACH IS NOT ACCEPTABLE TO RESIDENTS (AND NOT THE ONLY WAY TO GET AFFORDABLE HOUSING)

2. What other input would you like to give us about the Housing Element?
IDENTIFY LOW DENSITY DEVELOPMENT AREAS AND COMMUNITIES WHO NOT OBJECT

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) BRIAN/LEE LEE SHOULD DO A ROAD SHOW AND EXPLAIN WHY WE'RE TAKING THE APPROACH WE ARE

<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 type="checkbox"/>
2. I shared perspectives and ideas with other participants.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 DEVELOPMENT AGENCY
PLANNING DIVISION

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: May 13/14 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? — Good info came from ^{community} participants — how income buildings should not be tied to high density —
2. What other input would you like to give us about the Housing Element? Community needs info on various ^{state} laws and their impact on development — SB 375, SB 743, SB 1
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)

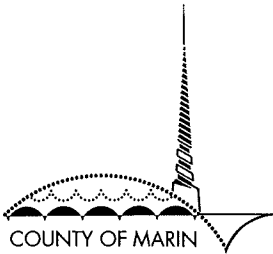
Please rate the extent to which you agree with each statement. (Check one box for each item.)	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>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

Continued on back

Additional Comments:

Developments should be well planned,
and not tied to high density -
In-file, second units could be
very helpful -

Thank you so much for your feedback!



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: ~~4/10~~ 5/10/14 Name (optional): _____

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

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?

Want local control

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 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 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 Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5.10.2014 Name (optional): _____

1. How did you hear about this workshop? Online

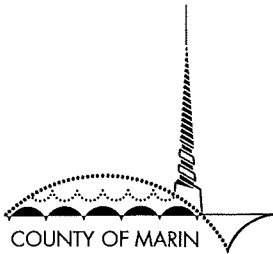
2. What is the most valuable thing you are taking away from this workshop?

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)*

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

Continued on back



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Community Workshop: Housing Element

table 9

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/10/2014 Name (optional): Stephen Ward

1. How did you hear about this workshop?

Marin II

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

How the public is being manipulated with false choices and misleading data

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

The majority of the residents have serious ~~press~~ problems with basic assumptions. A full discussion from all 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)

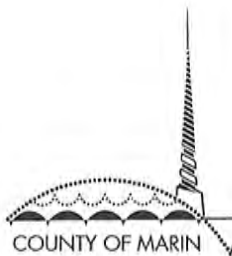
<i>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

Continued on back

Additional Comments:

Facilitators were nice people

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: 5/10 Name (optional): KAY HARRIS

1. How did you hear about this workshop? EMAIL

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

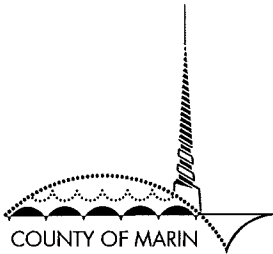
MAKE WORK NEEDED - EACH community meet w/
county to discuss development of own area

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)

<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 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 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 type="checkbox"/>

Continued on back



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/10 Name (optional): AL DUGAN

1. How did you hear about this workshop? ON LINE

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

GOT A LIST OF SITES

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

MORE COMPLETE INFO

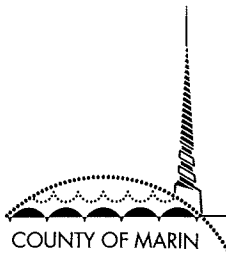
3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)

DETAILED COMPLETE INFO

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

N/A

Continued on back



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5-10-2014 Name (optional): Catherine Dunlap

1. How did you hear about this workshop? IS Nextdoor

2. What is the most valuable thing you are taking away from this workshop?
Unfair planning process. Each community should do it's own planning.

2. What other input would you like to give us about the Housing Element?
The State should have no say over Marin Planning. Local Control should be in focus.

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)
Throw out the lists.
 Start over with each community's input.
 Film was slanted to affordable housing.

<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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5-6-14 Name (optional): _____

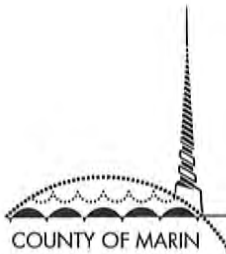
1. How did you hear about this workshop? *from Black Point Improvement Club*
a local club that doesn't reach many people in our area - only a core of about 20-25 people that are active.
2. What is the most valuable thing you are taking away from this workshop?
That remarking on other people's immediate neighborhoods is not appropriate - case in point is Black Point is not Green Point is not Stone tree etc.
2. What other input would you like to give us about the Housing Element?
~~Active public housing projects, positive feedback~~

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)
Leave ~~most~~ much of the existing Black Point Community plan in place as is - leave opportunity for units & minor review.

I need the Black Point Club to back out of coopting the entire Black Point Area. Their ideas don't work for Green Point residents and I don't believe they should ever speak for the entire ~~area~~ Community - they have an agenda - not nice.

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. My understanding of the Housing Element and the update process has improved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The handouts and other meeting materials were informative and helpful.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: 5/10/14 Name (optional): MARK INBODY

1. How did you hear about this workshop? email from Supervisor Sears

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

The County assumes that its residents want to participate in top-down planning "requirements"

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

Start over. Get out of ABAS.

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)

None -

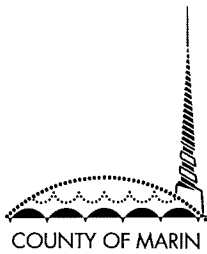
<i>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Continued on back

Additional Comments:

Thank you Jason for volunteering.

Thank you so much for your feedback!



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/10/14 Name (optional): _____

1. How did you hear about this workshop? THRU IJ - THANK YOU

2. What is the most valuable thing you are taking away from this workshop?
NEED FOR MORE CONVERSATION + TRANSPARENCY

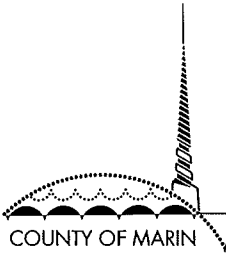
2. What other input would you like to give us about the Housing Element?
ESTABLISH A COUNTY AD HOC COMMUNITY HOUSING GROUP

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)
TO ENGAGE RESIDENTS OF SITES

GREAT FACILITATORS!
 Thanks!

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 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 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 DEVELOPMENT AGENCY
PLANNING DIVISION

good

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/16/14 Name (optional): _____

1. How did you hear about this workshop?

Website

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

We need more information before we make any decisions re any new housing units in the County.

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)

A full & complete explanation of the various Senate Bills & their impact on local control & local zoning laws.

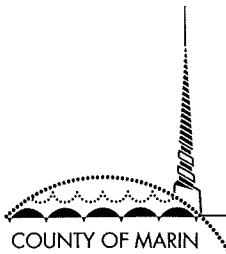
Please rate the extent to which you agree with each statement. (Check one box for each item.)	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

Jason Satterfield
Good facilitator

Thank you so much for your feedback!



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5-10-14 Name (optional): _____

1. How did you hear about this workshop? better than Plan Bay Area's

2. What is the most valuable thing you are taking away from this workshop?
Necessary information was left out

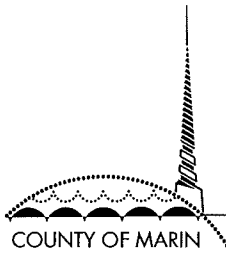
2. What other input would you like to give us about the Housing Element?
The 30 units / A default density needs to be prominent in the introduction.

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 would need to watch all of the BOS meetings, Planning Commission meetings + other housing meetings.

<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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

** Our facilitator Jean Reynolds was a peach!*



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/10/11 Name (optional): MIA BLACKLER

1. How did you hear about this workshop? Supervisor Sears' email newsletter

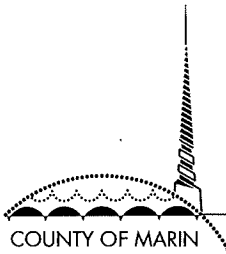
2. What is the most valuable thing you are taking away from this workshop?
That this entire process is putting the cart before the horse.

2. What other input would you like to give us about the Housing Element?
Don't ask us to analyze sites absent traffic, educational, environmental, ^{social} analysis.

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)
We have no business making these decisions absent this information, nor should our city planners.
Emails or further meetings, etc.

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

Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/10/14 Name (optional): _____

1. How did you hear about this workshop? *County website*
2. What is the most valuable thing you are taking away from this workshop?
This is a very difficult process. We didn't know enough about the sites to make decisions.
2. What other input would you like to give us about the Housing Element?
I think the ~~County~~ county should withdraw from ABA6.

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)

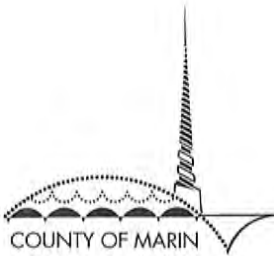
<i>Please rate the extent to which you agree with each statement. (Check one box for each item.)</i>	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
1. The information was presented in a clear way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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

Continued on back

Additional Comments:

Jason Satterfield, Facilitator
Did a great job.

Thank you so much for your feedback!



Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Date: 5/10 Name (optional): DAVE COURZ

1. How did you hear about this workshop? EMAIL

2. What is the most valuable thing you are taking away from this workshop?
THAT A LOT OF EDUCATION IS NEEDED ABOUT FEASIBILITY, FAIR HOUSING, AND NEED

2. What other input would you like to give us about the Housing Element?
PLEASE RE-DO THE WORKSHOP IN MARIN CITY

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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. 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

Nov. SAME sit, ^{few mem} choosing sites = challenging
Com Ad. Itc. group - rep members
reg, long process → consensus. + sites
How have say in other comms?
Also not fair. Conc about JA^{rnold} said
NO sites in I.V.
For every AREA.

How were sites selected? P

A: from community.

Leeloe: IN housing element just PASSED
Did straw pick their sites?

Leeloe: ... County did it w/ task force.
Which task force? gov't Agency?
wants clarification of these sites in
strawberry.

Kentfield Advisory Mtg member - need name
said Are new good sites, forced to make
selection

Best of possible suggestions
task force did A survey

Sup did not tell about IV sites.

IV she is farm, but critic. Nov / task force
wasn't involved bec. JA said not included
so feels can't comment = surprise

JIM WANTS to discuss STRAW
Wincup - is it related
Asking if wa/county doesn't know why
↓

Catherine: described housing info, sale
to a trust, in negotiation. Doesn't feel
appropo to discuss

Kevin: what about Mainwood Plaza - long
time in the news. Feels should be on
the list to receive sites.

~~trust~~ chemical/toxic pollution

How about Main City? Did they select it?
Who chose?
Leelee

Catherine thinks good site.

_____ terrified of gentrification

Catherine: PKs, ag use, ^{empl} need housing. Think
good place to add. 2' not enough.

Jim concerned w/ PC + BOS doing anything
with today's info.

Where does Transit Oriented Development
come from?

Why do we have?

What do you mean by statewide strategy?

Is this a PDA?

Is this going to affect

Trish not comfortable IV

Catherine begins with seminary.

Kevin: ↑ Marinwood can receive capacity.

↓
Jim: Susan Adams interested in hearing from MW
What right do we have to comment on their
community.

Do people in MV have any control
over the development?
Who picked Housing element task force

Catherine: why matter who?

| what are the unincorporated
islands

Califo Park: Industrial Area Good spot for
apt or too close to FWY.

Jim: How much is County paying Powers
to do this public workshop?

Describing CAL PARK site

DeBrief

- Frustration w/ process
- Inability of comm. members to comment on their community they know/they lived
- Prevents d-m
- Not county wide e.g. Indi
- Transparency
- Many ?'s
- Difficulty / Impossible to comment on other

Kevin: Task force started w/ large amount of parcels this is narrowed down

Jim: Where did Strawberry come from?

Jim: Transportation funding - where come Strawberry was a PDA from?
Does this have anything to do w/ MTC?
So SK + KR + KS

"REGIONAL PLANNING"

Don't know enough
Incentivize OPD

3 members

Group # 8 Recorder "Tablee"

Jearna Reynolds - Facilitator / not expert.
Probation Dept Cnty.

"Tablee" is like...

What the feelings + questions of the community are is the goal.

Remove from list

#7 Not approved for high density 3^{units} 2A ^{max OK}
lots minimum, for market rate only - no affordable housing overlay applies 2A per unit minimum also too remote Access to historic Baylands

Remove from list Canadian flyway, too destructive to #4 - low lying wild life

Old Chevron Station - traffic congestion, flood hazard, historic wetlands

Remove from list

#9 Manzanita - traffic congestion flood hazard, water-ponding, historic wetlands

#14 Armstrong Nursery - flood hazard, historic wetlands, 1st respondent wants high density, Recorder doesn't

Site #16 Too remote should be greenbelt.

Site #1 should remain commercial.

(Also visual impact
green buffer/open zone)

People can walk to 101

Site #5 Both respondents say leave agricultural

Site #8 Both respondents say leave agricultural

3rd Takeaway

Respondent A 3rd Party ^{professional} planning consultant insures impartiality (We don't have that) + insures that all individuals are heard + represented and noticed about all meetings + draft proposals distributed countywide to prevent small groups or nonprofits from co-opting the process (a tail that wags the dog)

Only 8 of 17 sites were discussed

No other sites were discussed.

Debrief questions:

What are top 3 takeaways

1. Citizen participation is valuable if some identification is done for ^{Marin} residents

1st respondent wants owner + tenant I.D.

2. We are not competent to comment on most of these areas + we did not comment at all on ones of which we ^{have} no knowledge

- 1) AGREE THAT WE DON'T KNOW ENOUGH TO DECIDE = - MATSUNO
- 2) LET'S SEPARATE DESIGN FROM AFFORDABLE - OR NOT - 185 OR 8 YEARS
22/9/11?
- 3) IF WE'RE GOING TO INCENTIVIZE, LET'S INCENTIVIZE ~~THE~~ INDIVIDUAL OPPORTUNITIES, NOT
DEVELOPERS
INCENTIVIZE 2nd UNITS
- 3) PERIODIC REGULATION AND 375 / 743
* LACK OF CLARITY DANGEROUS STRATEGIC

OUR PERSPECTIVES WERE PRETTY SIMILAR

Table 2

1. Marin wood 0

~~W~~ We are concerned about toxins in this property.

Also, very close to highway - poor quality of life

2. Oak Manor ?

Currently needs to be updated, is ugly.

What do the local residents want to happen?

3. California Park ?

Next to train tracks, not healthy.

50 is too many units.

4. Old Chevron Site 3-4 market rate ?

Contaminated soil.

Flood area.

10 is too many units

5. St. Vincent / Silveira 0

Toxins from site 1 flow to this area.

Agricultural ^{area} needs ^{to be preserved,} (cows)

221 is too many

6. Easton Point 43

~~43 houses already approved~~

We approve these 43 court stipulated homes provided that it undergoes rigid environmental review.

Table 2 - page 2

7. Tamarin Lane

We don't have enough information about this site.

We like trees.

8. Indian Valley

5/10/14

Table 10

Ray Bateman's
notes of
discussion

Luke

Kay

Dave Coury

Luke - The exercise makes no sense. The Tam Valley - Almonte sites are all unsuitable and I don't know enough about the other sites. We shouldn't do the exercise.

Dave - Let's do the exercise.

Kay - I'm in real estate and I don't feel qualified to discuss sites outside my neighborhood. High-density housing along the freeway is unhealthy.

Dave - Largest subsidies are mortgage interest deduction and Proposition 13, which subsidize single family homes.

Kay - Should not use eminent domain to replace freeway frontage road businesses with housing. Ok if affordable housing is set back from the freeway.

Dave - If zoning changes, land costs might go down.

Kay - Not sure of that.

Kay - There are too many rentals already in Strawberry. We need a broad range of housing choices.
Likes Ned's Way.

Agreed - We should preserve the ridges.

Dave - Countywide Plan from 1973 calls for higher densities along 101.

Kay - But the Strawberry Community Plan doesn't. Strawberry residents should suggest sites for second

units and stacked units.

Luke - More people means more traffic, regardless of where they live.

Dave - From 1995 to 2003, Marin population grew by 1%, but traffic increased by a much higher %. Affordable hsg generates fewer trips per unit than market rate housing.

Luke - Prefers reusing existing buildings rather than new construction along train route.
Supports second units without the poison pill of fees + hookup fees to legalize second units.

Luke - Opposes use of ABAG figures for the housing element.

Kay - Many who commute to Marin prefer a longer commute so they can afford a house with a yard. We need housing, we ~~we~~ need to find a way to do it realistically.

Agreement: Preserve agricultural areas, ridgelines, and wetlands.

Pave - Cities and unincorporated areas near cities should join to provide affordable housing.

Agreement: Hsg element is not just about low income units.

Dave - Tam Valley unfairly opposes affordable housing.

Luke - Issue in Tam Valley is flood zone and traffic, the sites aren't suitable. Density bonuses and CEQA streamlining can result in much higher density than stated in the hsg element.

Kay - County should hold community meetings, one meeting in each community.

5/10/14

Table 10

Roy Bateman's
notes

TAKE AWAYS

There was agreement that we should preserve agricultural areas, ridgelines, and wetlands.

There wasn't agreement about these positions that some folks around the table felt strongly about:

- Tam Valley - Almonte sites are unsuitable due to flood zone and traffic.
- Sites immediately adjacent have air quality problem.
- We may tend to exaggerate traffic and financial impacts of subsidized vs. market-rate homes.

LISTENING TO OTHERS

Better than expected, given the diversity of opinions around the table. We could have a conversation about issues on which we disagree.

PLACING THE HOMES

We don't want to be confined by the exercise.

We're reluctant to plan for neighborhoods other than where we live.

The categories the planners provide

and the categories provided for the exercise may not be the most suitable. Should expand the process to consider second units and sites at least a few blocks from the freeway (due to air quality).

Table #10

Comments

"I don't know anything about these sites.
I don't feel that we should be visiting
sites we don't know about."

↳ LL Bean

I am opposed to high density housing.
due to freeway. It's just not healthy

↳ Mrs. Reardon

⇒ I disagree with the exercise. Luke
~~It would have been much more effective.~~
we can't

we need housing, we need to do it in a reasonable way.
but protests are evident, I'm scared to death of
CEQA:

"I'm supportive of ~~affordable housing~~, affordable housing. ~~It's~~
we do need affordable housing, this is not about

"this whole thing is coming to me"

table 10

"I don't know 47% about these deer" -

I don't feel that we should be voting on sides

we don't know about. → U Beare

I am opposed to high density housing along the

Seaway →



Notes from
Lake

table 10

for us to sit and ask ^{share} ~~say~~ put some heavy
in fact flood zones \Rightarrow that makes more sense.

Strawberry Housing Workshop:

Vic: "We are not going to become San Francisco." if we can prevent it.

LINDA: "Infrastructure, water, sewer, quality of life"

Karen: How about West Marin. Is the Sacamini family behind this keeping in out of the equation.

Steve: Not enough info to make decisions. Begs the questions, what is this really about. Non-profits pay little taxes and are therefore subsidized.

Facilitators:

Amy Brown: Federal grants

DiAngello: Income assistance

What's with the "quilt tripping"
movie.

LINDA: Seniors happy with smaller
units, but not good for families.
Mini buses for seniors, more time
to organize and do group outings.
Remember our Community Plans.

Steve: This is "here's the solution,
get with it." Rotary Village (10 units)
Do not recognize the effort middle
class people make to establish themselves
in the community. Their sacrifices are not
habitat for humanity. ^{honored} here.

Clayton: Tam Valley Sites? Traffic,
popul

LINDA: What do we do with the
people on the lower end?

- 1) PROCESS SET TO CONFUSE AND DECEIVE. "A JOKE"
- 2) ALLOCATIONS ARE JUST A DEVELOPER'S SMOKE SCREEN TO BUILD MORE HIGH-DENSITY MARKET RATE HOUSING.
- 3) INFORMATION INACCURATE AND DEFICIENT.
- 4) BETTER WAY 10-12 units
- 5) Why are we limited to these sites.
- 6) Purposely so scrambled to make useful decisions on.
- 7.) ^{over-emphasis ↓} Income alone cannot be sufficient.
- 8.) Numbers and the science don't mix truthfully.
- 9.) Too much regulatory expense to effectively do infill development.

1. Indian Valley 0 Low income
- No buses
 - No sidewalks
 - No grocery within several miles
- 7.7 acres Services from Sheriff.
- *

2. Barry ~~and Estee~~ are so frustrated and leaving.

3. Tamarin Lane 0 Low income
- No transportation
 - No sidewalks

4. Grady Ranch ~~the~~ 0 Low income
- Bus service was extended
 - Water.
- could be

Lack of knowledge water supply is a troubling in a decision on all of this

5. Marinwood:
- Live/work

Solar or other greenhouse should be included in this. *

St. Vincent's - Nothing

6. ~~At~~ Easton Point

- No transportation
- ~~The~~ Difficult to build / steep

1. Gold Gate Seminary - 0

- Nothing but market rate

↳

• ~~Most~~ Most locations are unable to handle low income.

• ~~The~~ Valuable to these countries perspective, Job is difficult.

• These numbers are handed out by ABG. and if feel the local people should have control.

a After viewing the film. We question
where the numbers were based.
Please add footnote on film.

We were not happy with ^k Kate
Powers speaking over people.
Very annoying.

Tiburon 5/10

tab 7

Concerns special needs families
have to go to other counties to get care
but taxes from Marin are still increasing
to take care of them - ed, disabled housing
advocate. "hidden tax on home owners"

' tax implications on redistributing people w/
special needs to other counties.

↑ property tax gets sent to the state that doesn't
get recycled into Marin.

• high density - some ~~tax~~ areas have many, some have
more renters than home owners = not enough
revenue to offer the renters b/c they don't pay
taxes.

Fireside cost 500K to build, per unit which
tax payers subsidized, it was unfair to people w/
special needs.

vulnerable people in the most vulnerable areas of
the county.

The choices of locations are unreasonable.

20% of the kids in the county are autistic

There is not a plan to address the services
they need.

• There's not state or federal

if I were a planner, I would develop
alternative strategies ~~some~~, the sites named
are contaminated and environmentally unsound

• Tam Valley area should not be developed
we approve projects w/out understanding the
cost

each community should talk c'the areas they
know.

do people w/ special needs have access to services?

the # on

the #'s on the exercise sheet identified
for the sites this represent the potential build out
b/c a developer could apply for a state density
bonus or streamlining of enviro. review.

TABLE 1

REORDER AS DUGAN

SUMMARY

- ① INSUFFICIENT INFORMATION PROVIDED TO MAKE ANY TYPE OF MEASURED AND THOUGHTFUL DECISIONS.
- ② INFO THAT WAS PROVIDED WAS NOT CLEAR, CASE IN POINT SITE B. WHICH IS NOT A CLEAR MAP. INFO STATES ZONE FOR 5 UNITS, NOT CLEAR IF THIS WILL BE REZONED FOR HIGHER DENSITY AS SITE IS 7.7 ACRES.
- ③ "IT" IS NOT CLEAR IF THE # OF UNITS ON INFO SHEET WILL REMAIN SAME IF SITE IS PICKED.

5/9/14 Housing Element Meeting

Site 12. Golden Gate Seminary

The Strawberry neighborhood has many new, young families but also has a large population of seniors. As a member of the Strawberry Rec Board, I have the opportunity to speak to many of the Strawberry residents. It has become clear to me that there is a large population of seniors / widows who raised their families and now would like to sell their homes and stay in Strawberry in a senior housing situation. Having this incorporated in the Seminary re-development would be a smart move.

Thank You!

: FEASIBILITY

- Amount of ~~the~~ SUBSIDY PER HOUR
 - PURCHASED TODAY IN MARKET RATE PER HOUR
 - OTHER NEWS - IN TRAM VALLEY

GROWTH OF JOBS

ZONING FOR MOUNT FARM

NUMBER OF JOBS WITH ZONING
OF COMMERCIAL AND
CITY CENTER ZONING

SCHEMATIC FOR IMPLEMENTATION OF
PROGRAM IN EAST H.E.

HR IN 20 525

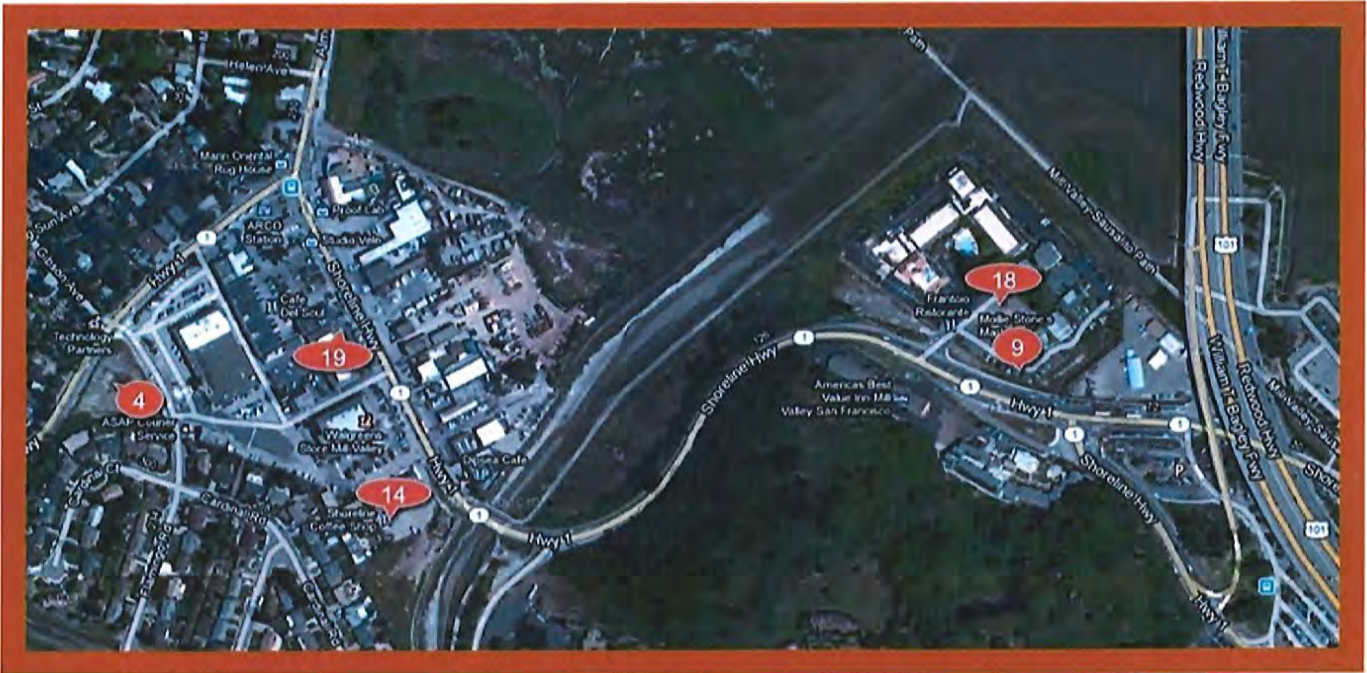
HR 90

LOW 75

90% RESID
ALFARMY PALER
COMMUNITY

NO NUMBER OF PERM HOUSES IN PRESENT
EXCEPT FOR "DISEASE CONTROL"

Tam Junction Affordable Housing Opportunity Sites



Each Marin County Housing Element includes an **Available Land Inventory** that consists of enough Affordable Housing Opportunity Sites to meet the projected housing needs of Unincorporated Marin for the housing element's planning period. Three Tam Junction sites are included in the current **2012 Marin County Housing Element (2007 to 2014)** and two Tam Junction sites are proposed for inclusion in the next Housing Element (2014 to 2022).

The Environmental Impact Report (EIR) for the 2012 Housing Element evaluated the possible development of 182 residential units at these five Tam Junction sites, which are listed below:

CURRENT HOUSING ELEMENT PLANNING CYCLE (2007 to 2014)

- Site #4: Old Chevron Station, 204 Flamingo Rd, (.79 acres) **(21 units)**
- Site #9: Manzanita Mixed Use, 150 Shoreline Hwy, (.58 acres) **(3 units)**
- Site #14: Armstrong Nursery, 217/ 221 Shoreline Hwy, (1.77 acres) **(53 units)**

NEXT HOUSING ELEMENT PLANNING CYCLE (2014 to 2022)

- Site #18: Around Manzanita (150 Shoreline Hwy), (1.48 acres) **(45 units)**
- Site #19: Tam Junction Retail, 237 Shoreline Hwy, ect., (6.8 acres) **(60 units)**

Sites included in the Available Land Inventory are targeted for potential high-density housing with a density of up to 30 units per acre (or up to 40 units per acre if the State Density Bonus is granted).

According to the Countywide Plan, our commercial mixed-use areas are supposed to have a CAP of no more than 100 new residential units, which is already too many. So, it is curious as to why the Housing Elements' EIR evaluated 182 units.

Compare the numbers above with the numbers on your map

Note: State + County Law could allow a density bonus up to 35% over these numbers
For reference, the Fireside high density housing development got 45 units an acre

Marin County Housing Element Workshop: A Flawed Exercise

1. **Expensive outside consultant chairs “Workshop”; County facilitators direct outcome.**

2. **Misleading film & presentation:**

- Presentation talks about the need for affordable housing.
Not emphasized: Housing Element sites could be developed with mostly unaffordable market-rate housing.
- Presentation talks about preserving the environment.
Not mentioned: The Baylands Corridor, the Ridge and Upland Greenbelt, and other environmentally sensitive areas have been opened up to potential high density housing development.
- Misleading claims are made that proposed development would receive full review.
Not mentioned: State laws could streamline or exempt environmental review and reduce protections.
- Questions are briefly allowed but no comments, thereby limiting available information.

3. **Site selection workshop based on insufficient site information:**

- Presumption of community agreement to urbanize Marin near transit.
No information about the fact that residents living near freeways and busy roads are exposed to high levels of air pollution, and therefore are at greater risk of developing serious illnesses, including cardiovascular disease, asthma, cancer, miscarriage and autism.
- Inaccurate description of the potential number of units that could be developed on specific sites (E.g. 10 units at one site that was evaluated by the SEIR for 53 units!)
- No information about the State Density Bonus Law that supersedes County regulations and allows for greater densities and exceptions to height limits, setbacks and parking requirements.
- No information about how development at the sites would impact the environment, traffic, public services (such as schools), public infrastructure, water supply or health and safety, etc.
- No information about alternative approaches to meeting the housing needs of lower income households rather than new development on preselected sites. (E.g.: conversion of existing units, second units, rent vouchers, a living wage, low interest loans, etc.)

4. **Most attendees tend to be:**

- ... unfamiliar with sites not in their area,
 - ... have only limited or misleading information to base any selection upon; and
 - ... are not allowed to consider other options.
- Therefore, they should not be urged into small groups to make specific selections.

5. The “Workshop” process creates the illusion of an informed public working in an open and inclusive way to find appropriate solutions but instead carefully frames a limited set of choices and drives participants to a pre-determined outcome.

OPPOSE THE FLAWED SITE SELECTION PROCESS!

- Share your knowledge about the hazards and environmental constraints of sites;
- Refuse to be pushed into selecting sites you don't know for a flawed strategy;
- Encourage others to do the same.

Marin County Housing Element Workshop: Questions that Need Answering

- Why does the promotional video prominently feature a well-known and vocal advocate for new high-density housing developments?
- Why did the County feel it necessary to hire a high-priced consultant?
- Why are we only allowed to ask questions briefly, rushed on to the “exercise”, and not allowed to make any comments?
- Why, while they are talking about environmental protection, aren't we being told that a Countywide Plan amendment opened up environmentally sensitive areas to more high-density housing development?
- Why are we not allowed in this exercise to make choices other than the sites they selected?
- Why aren't we being told the total potential number of units that could be built at the sites, which in some cases is many times more than the number given?
- Why aren't we being told that, due to density bonuses, housing developments could be built at densities that greatly exceed the densities being advertised?
- Why are we being told that proposed development would receive full review, while State laws allow for potential streamlining or exemption of environmental review and could reduce protections?
- Why can't we talk about other solutions to fulfilling the County's housing need like second units, conversions, rent vouchers, a living wage, and low interest housing loans?
- What about solutions that don't segregate, isolate, and create islands of housing?
- Why is new “Transit Oriented Development” being promoted even though it does not meaningfully reduce traffic or increase public transportation ridership? Due to Marin's inconvenient and insufficient public transportation, and the need to carry children, equipment, or large purchases, the vast majority of Marin residents rely on their personal vehicles to travel within Marin.
- Why aren't we being told that residents living near busy roads and freeways are exposed to high levels of toxic air contaminants and thus are at greater risk of developing chronic and life-threatening illnesses, such as cardiovascular disease, asthma, cancer, miscarriage and autism?
- Why aren't we being told how development at the sites would impact public health and safety, infrastructure, public services (E.g. schools), the environment, traffic congestion, water supply and the traditional character of neighborhoods, etc.?

DO YOU KNOW WHAT'S AT STAKE WITH PROPOSED NEW DEVELOPMENT IN LARKSPUR?



If unchecked, we could see FIVE TIMES the Wincup Development at Larkspur Landing!

The City of Larkspur has developed a 'preferred plan' for the Larkspur Landing area that would allow the building of 920 residential units and more than 200,000 additional square feet of retail, office and hotel space. Our tax dollars paid for an "Environmental Impact Report" that states that this level of development "would not significantly exacerbate existing...(traffic) congestion in the Station Area."

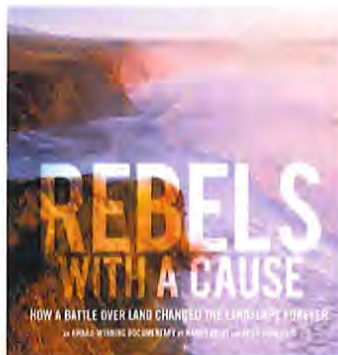
There is a 60 day public comment period on this report. That report and other 'Station Area Plan' (SAP) documents can be found at www.CityofLarkspur.org

We ask every Marin citizen to voice their opinion on this push toward development that will clog our roads, increase greenhouse gases, and add more stress on our schools, roads, police, fire, water supply and sewer systems.

Add your email at www.LarkspurFightsBack.com to receive information on City Council meetings and events associated with fighting these expensive and misguided boondoggles.

WHAT CAN YOU DO?

1. Email the Planning Department at lk_planning@cityoflarkspur.org Subject: Comment on the EIR
2. Send emails to the Larkspur City Council. No changes to our existing zoning, no allowing high density in the General Plan
Ann Morrison amorrison@cityoflarkspur.org
Larry Chu lchu@cityoflarkspur.org
Kevin Haroff kharoff@cityoflarkspur.org
Dan Hilmer dhilmer@cityoflarkspur.org
Catherine Way cway@cityoflarkspur.org
3. Send emails to Supervisor Steven Kinsey, who represents Larkspur on the Marin County Board of Supervisors. SKinsey@marincounty.org
4. Ask Assemblyman Marc Levine to get Sacramento OUT of our planning process
assemblymember.levine@assembly.ca.gov



MARK YOUR CALENDARS... COMING SOON:

Screening of "Rebels With a Cause," a stunningly beautiful film about the schemers and dreamers who fought to keep developers from taking over the breathtaking landscape of Point Reyes National Seashore and GGNRA.

Discussion with filmmakers following film!

TUESDAY, APRIL 29, 7PM, LARK THEATER

549 Magnolia Ave., Larkspur

Tickets available ONLY at the door. Doors open at 6:30pm

\$20 donation suggested to LarkspurFightsBack.com

For more information: LarkspurFightsBack.com

Environmental Constraints & Hazards at the Tam Junction Housing Opportunity Sites

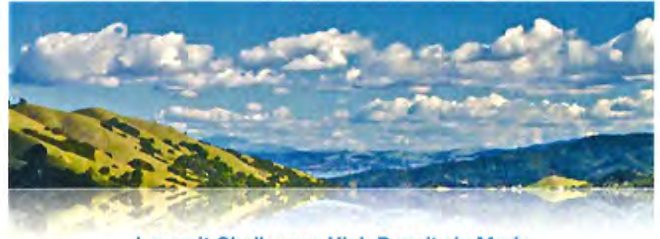
		Tam Junction Housing Opportunity Sites		
		Site #4 Chevron	Site #9 Manzanita	Site #14 Armstrong
E N V I R O N M E N T A L C O N S T R A I N T S	Traffic Congestion (LOS "F")	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓
	Sea Level Rise	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud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



Traffic on Hwy 1



Flooding in Manzanita



**Lawsuit Challenges High Density in Marin
Needs YOUR Support!**

Dear Marin County Residents,

**MCA Lawsuit is our best chance to make the Marin County
accountable to its residents and reverse densification.**

We need your help to win! Several generous donors have agreed to match your donations up
to \$12000.

This match will fully fund the lawsuit!

Your \$25 will become \$50 Donation!

Please Donate Now.

To Donate and Learn More about the Marin Community Alliance Lawsuit
Q&A and Information Flyer Available at:

www.alliancemarín.org.

Thank you for your support!

Marin Community Alliance Team